

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
AUGUST 12, 2020  
MEETING MINUTES**

Vice-Chairman Pepe called the meeting to order at 7:30 p.m.

Salute to the Flag.

Reading of Adequate Notice by the Secretary.

Roll Call: Present: Beck, Curtis, Grbelja, Pado, Pepe, Oxley, Ziner and Arpaia  
Absent: Conoscenti, Newman and Pinney

**APPROVAL OF MEETING MINUTES: July 8, 2020**

The Board having reviewed the meeting Minutes, Mr. Ziner made a Motion to approve and Ms. Curtis offered a Second. Roll Call Vote: Ziner, Curtis, Beck, Arpaia, Grbelja and Pado voted yes to approve.

**PUBLIC COMMENT PORTION:** 15-Minute Limit. Chairman Newman will open the public comment portion at the end of the Meeting.

**P20-01 NOVAD COURT LLC.** – Block 57.01, Lot 19.03 known as 35 Pine Drive consisting of 3.59 Acres located in the HC-1 Zone. Applicant sought and received Preliminary and Final Site Plan approval to construct a 15,997 s.f. two-story retail building with office.

The Board having read the Resolution, Mr. Arpaia made a Motion to memorialize the Resolution and Mr. Pado offered a Second. Roll Call Vote: Arpaia, Pado, Beck , Curtis, Grbelja and Ziner voted yes to memorialize the Resolution.

**P19-12 2020 ACQUISITIONS-** Block 23, Lot 8 located at 505 State Highway 33, consisting of 140.08 acres located in the PCD Zoning District. Applicant seeks Preliminary and Final Major Site Plan approval to construct a 1,222,000 s.f. warehouse building. No variances requested. Deemed Complete 6-11-20. Date of Action: 7-26-20; next available meeting dated 8-12-20, ext granted. Noticing Required.

As attached:

Respectfully submitted,

Pamela D'Andrea

1 TOWNSHIP OF MILLSTONE PLANNING BOARD  
2 COUNTY OF MONMOUTH - STATE OF NEW JERSEY

3 - - - - -

4 REGULAR MEETING FOR:

5 2020 ACQUISITIONS  
6 BLOCK 23, LOT 8  
7 505 STATE HIGHWAY 33

8 APPLICATION NO. P19-12

9 - - - - -

10 MUNICIPAL TOWNSHIP MEETING HALL  
11 215 MILLSTONE ROAD  
12 MILLSTONE TOWNSHIP, NEW JERSEY 08535

13 WEDNESDAY, AUGUST 12, 2020  
14 COMMENCING AT 7:30 P.M.

15 BOARD MEMBERS PRESENT:

- 16 CHRIS PEPE, VICE-CHAIRMAN
- 17 TONY ARPAIA
- 18 ROBERT BECK
- 19 STACIE M. CURTIS
- 20 NANCY GRBELJA, DEPUTY MAYOR
- 21 ROSE OXLEY
- 22 THOMAS PADO
- 23 JEFFREY ZINER

24 ALSO PRESENT:

- 25 MICHAEL STEIB, ESQUIRE, Board Attorney
- 26 MATT SHAFAI, P.E., Board Engineer
- 27 M. MCKINLEY MERTZ, P.P., AICP, Board Planner
- 28 PAMELA D'ANDREA, Board Secretary

29 STENOGRAPHICALLY REPORTED BY:

30 ANGELA BUONANTUONO, CCR, RPR, CLR  
31 NJ License No. 30XI00233100

32 AB COURT REPORTING, LLC  
33 Certified Stenographers  
34 26 Algonquin Terrace  
35 Millstone Township, New Jersey 08535  
36 Tel: (732)882-3590  
37 angelabuonocsr@gmail.com

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

2 HEILBRUNN PAPE

BY: KENNETH L. PAPE, ESQUIRE

3 516 State Highway 33

Millstone Township, New Jersey 08535

4 T: (732)-679-8844

F: (732)-679-6554

5 Email:kpape@hpnjlaw.com

6 --Counsel for the Applicant

7

8

9

10

11

I N D E X

12

For the Applicant

13

14 EXAMINATION BY ATTORNEY PAPE:

PAGE

15

JEROMIE LANGE, P.E. .... 18

16

LAWRENCE VALENZA, RA .... 115

17

18

19

20

21

22

23

24

25

## 1 E X H I B I T S

2  
3 FOR THE APPLICANT:

4	EXHIBIT	<u>DESCRIPTION</u>	<u>PAGE</u>
5	A-1	Jurisdictional Packet	7
6	A-2	Application dated 4-27-20	7
7	A-3	Web Site Notice and Key Map	7
8	A-4	Boundary and Topographic Survey of the	7
9		Property prepared by	
10		Bowman Consulting Group dated 4-15-20	
11	A-5	Preliminary and Final Major Site Plan	7
12		Prepared by Maser	
		Consulting consisting of 75 pages dated	
		10-13-19	
13	A-6	Stormwater Management Report prepared	7
14		by Maser Consulting	
		Dated 4-15-20	
15	A-7	Stormwater Management Operations and	7
16		Maintenance Manual	
		Prepared by Maser Consulting dated	
		4-15-20	
17	A-8	Engineer's Report for Water Demand	7
18		prepared by Maser	
		Consulting dated 4-14-20	
19	A-9	Preliminary Report of Infiltration	7
20		Evaluation prepared by Maser	
		Consulting dated 10-14-19	
21	A-10	Flood Hazard Verification Engineering	7
22		Report dated 4-22-20	
23	A-11	NJDEP Flood Hazard Area Verification	7
24		Plan consisting of 7 pages	
		Prepared by Maser Consulting dated	
		4-24-20	

25

1 (Continued)

2 E X H I B I T S

3 FOR THE APPLICANT:

4	A-12	NJDOT Major Access Permit Application packet prepared by Stonefield Engineering dated 3-23-20	7
5			
6	A-13	EIS prepared by Maser Consulting dated 4-2020	7
7			
8	A-14	Traffic Impact Study prepared by Stonefield Engineering dated 4-15-20	7
9	A-15	Architectural Plans for Building I prepared by Mitchell and Hugeback Architects, Inc, dated 11-08-19	7
10			
11	A-16	Architectural Plans for Building II prepared by Mitchell and Hugeback Architects, Inc., dated 11-08-19	7
12			
13			
14	A-17	Tree location plan prepared by Maser Consulting consisting of 3 Pages dated 10-23-19; last revised 4-16-20	7
15			
16			
17	A-18	NJDEP Approved Wetland Plan, dated 12-14-16	7
18	A-19	NJDEP LOI Approval 12-14-16	7
19	A-20	Fiscal Impact Statement prepared by Maser Consulting dated 10-22-19, last rev. April 2020	7
20			
21	A-21	Engineers report for Sanitary Sewer Flow prepared by Maser Consulting dated 4-14-20	7
22			
23	A-22	Color Aerial prepared by Maser Consulting	7
24			

25 (Continued)

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

E X H I B I T S

FOR THE APPLICANT:

A-23	Aerial Photograph of Subject Property Showing Property boundary	24
A-24	Aerial imagery AA-33 site plan rendering, dated 5-24-18	32
A-25	Aerial Drone Simulation of subject property from south	75
A-26	Elevation Color Rendering of subject property from north	77
A-27	Aerial Drone simulation of subject property from the north	80
A-28	Sign Exhibit dated 8-12-20	120

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

E X H I B I T S

FOR THE BOARD:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
PB-1	Report of Board Engineer, dated 7-24-20	7
PB-2	Report of board planner, dated 7-25-20	7
PB-3	Report of Fire Department, dated 5-9-20	7
PB-4	Report of Environmental Commission, dated 7-27-20	7
PB-5	Report of Shade Tree Commission, dated 7-8-20	7
PB-6	Monmouth County Planning Board conditional approval, dated 5-26-20	7
PB-7	Monmouth County Planning Board resolution 2020-15 for Site-Specific Amendment to an Areawide Water Quality Management Plan, dated 6-15-20	7
PB-8	Copy of agreement to Resolve issues between Millstone Fair Share Housing Center and Showplace Farms, LLC, concerning the Mount Laurel fair share obligations	7
PB-9	Ordinance 20-06, adopted 3-18-20 implementing the settlement Agreement to satisfy the Township's Constitutional obligation to Provide its fair share of affordable housing	7
PB-10	Freehold Conservation District report, dated 7-1-20	7

EXHIBITS RETAINED BY THE BOARD - NOT ATTACHED

7

1 (Exhibits A-1 through A-21, were  
 2 received and marked prior to commencement.)  
 3 (Exhibits PB-1 through PB-10 were  
 4 received and marked prior to commencement.  
 5 (Time Noted, 7:40 p.m.)  
 6 VICE-CHAIRMAN PEPE: Next item on the  
 7 agenda is a new application, P19-12 2020...  
 8 Is there anybody here to represent that  
 9 application?  
 10 ATTORNEY PAPE: Mr. Chairman, members  
 11 of the board, good evening. Kenneth Pape on behalf  
 12 of the applicant.  
 13 ATTORNEY STEIB: Mr. Chairman, before  
 14 we start, if I can advise the board that I've  
 15 reviewed service. Service is in order. The board  
 16 has the jurisdiction to proceed with the hearing.  
 17 I'm also aware that the board has  
 18 received a number of exhibits in connection with the  
 19 application. Those exhibits include exhibits:  
 20 A-1, which is the jurisdictional  
 21 packet.  
 22 Exhibit A-2 is the application, dated  
 23 April 27th, 2020.  
 24 Exhibit A-3 is the website notice and  
 25 key map.

8

1 Exhibit A-4 is the boundary and  
 2 topographic survey of the property prepared by  
 3 Bowman Consulting Group. That's dated April 15th,  
 4 2020.  
 5 Exhibit A-5 is a preliminary and final  
 6 major site plan prepared by Maser Consulting,  
 7 consisting of 75 pages. That's dated October 13th,  
 8 2019.  
 9 Exhibit A-6 is a stormwater management  
 10 report prepared by Maser Consulting. That's dated  
 11 April 15th, 2020.  
 12 Exhibit A-7 is a stormwater management  
 13 operations and maintenance manual. That's also  
 14 prepared by Maser Consulting, dated April 15th,  
 15 2020.  
 16 Exhibit A-8, "Engineer's Report For  
 17 Water Demand" prepared by Maser Consulting. That's  
 18 dated April 14th, 2020.  
 19 Exhibit A-9 is a preliminary report of  
 20 infiltration evaluation. That's prepared by Maser  
 21 Consulting. That's dated October 14th, 2019.  
 22 Exhibit A-10 is a flood hazard  
 23 verification engineering report. That's dated  
 24 April 22, 2020.  
 25 Exhibit A-11 is an NJDEP flood hazard

9

1 area verification plan, consists of seven pages.  
 2 Prepared by Maser Consulting. It's dated  
 3 April 24th, 2020.  
 4 Exhibit A-12 is a NJDOT major access  
 5 permit application packet. That's prepared by  
 6 Stonefield Engineering. That has a date of  
 7 March 23, 2020.  
 8 Exhibit A-13 is an Environmental Impact  
 9 Statement prepared by Maser Consulting. That's  
 10 dated April of 2020.  
 11 Exhibit A-14, is a Traffic Impact Study  
 12 prepared by Stonefield Engineering, dated April 15,  
 13 2020.  
 14 Exhibit A-15 are architectural plans  
 15 for Building I prepared by Mitchell and Hugeback  
 16 Consultant -- Architects, Incorporated. That's  
 17 dated November 8th, 2019.  
 18 Exhibit A-16 are architectural plans  
 19 for Building II prepared by Mitchell and Hugeback  
 20 Architects, Incorporated, dated November 8th, 2019.  
 21 Exhibit A-17 is a tree location plan  
 22 prepared by Maser Consulting consisting of three  
 23 sheets, dated October 23, 2019, last revised  
 24 April 16th, 2020.  
 25 Exhibit A-18 is an NJDEP-approved

10

1 wetland plan. That's dated December 14th, 2016.  
 2 Exhibit A-19 is an NJDEP letter of  
 3 interpretation approval. That's dated  
 4 December 14th, 2016.  
 5 Exhibit A-20 is a fiscal impact  
 6 statement prepared by Maser Consulting, dated  
 7 October 22nd, 2019, last revised April 2020.  
 8 Exhibit A-21, is an engineer's report  
 9 for sanitary sewer flow prepared by Maser  
 10 Consulting, dated April 14th, 2020.  
 11 Exhibit A-22 is a color aerial prepared  
 12 by Maser Consulting.  
 13 Those are the applicant's exhibits.  
 14 The board has received the following:  
 15 Exhibit PB-1 is a report of the board  
 16 engineer, dated July 24th, 2020.  
 17 PB-2 is a report from your board  
 18 planner. That's dated July 25, 2020.  
 19 PB-3 is a report from the Millstone  
 20 Fire Department. That's dated May 9th, 2020.  
 21 And PB-4 is a report from the Millstone  
 22 Environmental Commission.  
 23 PB-5 is a report of the Shade Tree  
 24 Commission.  
 25 MS. D'ANDREA: We did not receive the



11

1 Shade Tree Commission report.

2 ATTORNEY STEIB: Sorry. We're pulling

3 that, it stays open.

4 PB-6 is a Monmouth County Planning

5 Board conditional approval, dated May 26th, 2020.

6 Exhibit PB-7 is a Monmouth County

7 Planning Board resolution 2020-15 for site-specific

8 amendment to an area-wide water quality management

9 plan, that's dated June 15th, 2020.

10 Exhibit PB-8 is a copy of the agreement

11 to resolve issues between Millstone Fair Share

12 Housing Center and Showplace Farms, LLC, concerning

13 the Mount Laurel fair share obligations.

14 Exhibit PB-9 is Ordinance 20-06,

15 adopted March 18th, 2020, implementing the

16 settlement agreement to satisfy the township's

17 constitutional obligation to provide its fair share

18 of affordable housing.

19 And PB-10 is a freehold conservation

20 district report, and that's dated July 1st, 2020.

21 Those are the exhibits that the board

22 has received thus far in connection with this case.

23 And Mr. Pape is here on behalf of the applicant to

24 present the application.

25 ATTORNEY PAPE: Thank you.

12

1 A little protocol: I am comfortable

2 pushing my voice through this face covering. I'll

3 keep doing it. When the witnesses testify and

4 they're at this podium testifying, would there be

5 any offense or any sense of danger to anyone if the

6 witness testifying has their face covering removed?

7 I want to make certain that you're

8 comfortable with that. I wouldn't take that liberty

9 without your -- I think it would -- I can push my

10 voice through. Jeromie's got a lot of talking.

11 VICE-CHAIRMAN PEPE: By the way, if

12 anybody here is uncomfortable, you can just move

13 back. I mean, we have the amplification here. You

14 know, we have space.

15 Actually, getting up on the stage is

16 also an option as well, which we can do a little

17 song and dance later.

18 ATTORNEY PAPE: And just, I don't know

19 how I got but you didn't, I have a July Shade Tree

20 letter, a one-page Shade Tree letter. I can share

21 it with you. Is there a photocopier around or --

22 MS. D'ANDREA: We can take a picture

23 with the camera.

24 ATTORNEY PAPE: It's a single page.

25 MS. D'ANDREA: Mr. Steib, what should

13

1 I do?

2 ATTORNEY STEIB: Well, I'm going to

3 take the original and mark it.

4 ATTORNEY PAPE: Sure. It's my only

5 original, so it has a couple of notes on it. You're

6 welcome to it.

7 ATTORNEY STEIB: It's going to be

8 PB-5.

9 MS. D'ANDREA: What's the date on

10 that, sir?

11 ATTORNEY STEIB: July 8th, 2020,

12 7:30 p.m.

13 ATTORNEY PAPE: Thank you for that

14 permission.

15 Just for the record, this is an

16 application for preliminary and final site plan.

17 It's for two warehouse buildings on lands that

18 Millstone has called for many years the Showplace

19 Farms parcel. It's a 140-acre parcel on Route 33 on

20 the eastbound side, directly across the street from

21 my office.

22 The proposal is two warehouse

23 buildings. They total 1,220,000 square feet. There

24 is an ordinance that we followed, and that ordinance

25 was borne out of the litigation and the settlement

14

1 that was entered into by the Fair Share Housing, the

2 township, and the property owners. The ordinance is

3 very precise.

4 We, tonight, ask this board for

5 preliminary and final site plan approval with not a

6 single -- not a single variance. We are pleased

7 that the design left something on the table.

8 Although these are large buildings on the property,

9 they are consistent with the ordinance, and the

10 total coverage is less than was contemplated when

11 the matter was resolved.

12 The work that was done before we came

13 here is substantial, and I know that the chairman

14 will describe some of that to you, but you should

15 know we have made preapplications to the DOT. We

16 have -- and you can see the file with the DOT. We

17 have an obligation to pursue approvals for the

18 on-site sanitary waste system. We are well along

19 with the county and the state. That process started

20 immediately after the settlement, and that process

21 is ongoing.

22 We have been to the County Planning

23 Board and have received their approval. They gave

24 the approvals in place. And as you would come to

25 expect from an applicant of this caliber, they went

1 to all the township's commissions and met with the  
2 township commissions, some on multiple occasions,  
3 made two separate presentations that Jeromie Lange  
4 and I made to the Environmental Commission. We're  
5 pleased that they issued a report indicating that we  
6 addressed their concerns.

7 We went to the Shade Tree Commission,  
8 directly with them. We are pleased that we received  
9 their report, and we're pleased to comply with their  
10 recommendations.

11 Jeromie and I spent an afternoon with  
12 four of the fire officials for the town. The  
13 professionals who were there, and then there were  
14 also some experienced staff members who were asked  
15 to join us, and it was for the purpose of reviewing  
16 these plans in detail. Their concerns were about  
17 the building. Their concerns were about the  
18 firefighting capacity and circulation on the site.

19 They issued a written report. We're pleased to tell  
20 you that we can and will comply with all of those.

21 I just -- this is not an application  
22 tonight, August 12th, that we're starting out. This  
23 is an application where all of that work has been  
24 done before we are here before you. And I think  
25 that is important and it's telling.

1 Those are the witnesses that I intend  
2 to call. There are environmentalists here if  
3 there's environmental questions. And there are  
4 traffic experts if there are traffic questions.

5 That is my opening. We ask if we could  
6 begin by swearing in Jeromie Lange. Due to the  
7 importance of this application, I'll take some extra  
8 time sharing his credentials with you. He has some  
9 very special credentials. And then we'll ask that  
10 you accept him and allow him to present his  
11 testimony as a professional engineer.

12 VICE-CHAIRMAN PEPE: That sounds  
13 great. Thank you very much.

14 Mr. Lange.

15 ATTORNEY PAPE: Are we Zooming at the  
16 same time that we're live?

17 VICE-CHAIRMAN PEPE: I don't feel like  
18 I'm speeding through anything right now. I don't  
19 know. Are we?

20 MS. D'ANDREA: No, we are not. No.

21 ATTORNEY PAPE: This is a live  
22 hearing?

23 MS. D'ANDREA: That's correct.

24 ATTORNEY PAPE: Okay. Wonderful.

25 ATTORNEY STEIB: Mr. Lange, would you

1 The gentlemen who are here for your  
2 applicants are behind me. These two masked men --  
3 this is Mr. Gerszberg and Mr. Macheimer. They are  
4 the representatives of the company. Ultimately they  
5 are the gentlemen who will be supervising the  
6 development of the site. The witness -- there is a  
7 number of people here so that I want to make  
8 certain, not knowing if that was going to be a full  
9 room, or not I want to make certain that there was  
10 one witness for every discipline.

11 I intend, Mr. Chairman, board members,  
12 to call two witnesses and have available, to you,  
13 others. Jeromie Lange is the principal responsible  
14 for supervising all of these plans and reports. He  
15 is the gentleman at Maser who is responsible for all  
16 of those exhibits, except the architectural ones and  
17 the traffic ones that were marked into evidence.  
18 And Jeromie will make most of tonight's  
19 presentation. He is familiar with the materials  
20 that have been filed on the site plan.

21 Also with us is Lawrence Valenza. He's  
22 an architect. He has flown in to be here with us.  
23 His 32 years of experience, and his expertise  
24 includes the design of these types of buildings, and  
25 he will present the building to you.

1 raise your right hand and be sworn, please.

2 J E R O M I E L A N G E, P.E., sworn.

3 ATTORNEY STEIB: And state your full  
4 name and business address.

5 MR. LANGE: It's Jeromie Lange,  
6 L-A-N-G-E. And business address is 331 Newman  
7 Springs Road, Suite 203, Red Bank, New Jersey.

8 E X A M I N A T I O N

9 BY MR. PAPE:

10 Q. Mr. Lange, you're -- you're authorized  
11 to remove your face covering, and I would like you  
12 to do so. The board gave you that permission to.

13 A. Thanks. I sincerely appreciate that.

14 Q. I'll just stay 6 feet away.

15 A. I will have some talking to do.

16 Q. Jeromie, please share with all gathered  
17 tonight your professional and educational  
18 background.

19 A. So I'm with Maser Consulting,  
20 Incorporated. I've been running the land  
21 development group there for quite some time. I've  
22 been employed there for 26 years, essentially the  
23 whole of my experience in civil engineering, doing a  
24 wide variety of work for them, not the least of  
25 which is the application before you this evening.

1 In that 26 years I've become a licensed  
2 professional engineer, and I've been so since 1999  
3 in the state of New Jersey. Also a professional  
4 planner since 2000 in the state of New Jersey. I'm  
5 a certified municipal engineer since 1999. I'm a  
6 certified floodplain manager since 2008. And I've  
7 been designated an engineering expert witness by the  
8 American Council of Engineering Companies since  
9 2009.

10 I have testified in over 65  
11 municipalities, including municipalities like  
12 Freehold, Upper Freehold, and Howell, throughout the  
13 state and have been accepted as an expert witness  
14 both in venues like this. I've also been accepted  
15 in state tax court as an engineering and planning  
16 expert.

17 And I have a boatload of stormwater  
18 experience, which takes up another page and a half  
19 in terms of --

20 ATTORNEY PAPE: I don't want the page  
21 and a half, but Mr. Lange has been at the forefront  
22 of the state's stormwater regulations and I -- just  
23 a very brief -- because there's stormwater elements  
24 to this plan, and I want there to be a confidence in  
25 this board, the township, and the public that the

1 stormwater system is designed by a true expert.  
2 BY ATTORNEY PAPE:

3 Q. Could you take just a few minutes to  
4 share what you've done in the last few years down at  
5 the DEP.

6 A. So one of the -- I think one of the  
7 highlights is I was lucky enough to get a grant or  
8 do some work under a grant administered by the Brick  
9 Township Municipal Utilities Authority. That was  
10 for the Metedeconk Watershed. The purpose of that  
11 grant -- it was actually multiple grants -- but that  
12 particular one was to develop a model ordinance for  
13 the Metedeconk Watershed. That was based on green  
14 infrastructure. It was actually before what the  
15 state recently adopted as the statewide stormwater  
16 rule, so the whole concept of replacing  
17 nonstructural standards with specific green  
18 infrastructure-based BMPs was kind of borne out of  
19 that grant work where I was the primary author.

20 So I have definitely some role in the  
21 current state stormwater management rules.

22 Q. Thanks for being modest.

23 ATTORNEY PAPE: Mr. Chairman, members  
24 of the board, may I ask that you accept Mr. Lange as  
25 an expert as a professional engineer and allow him

1 to so testify?

2 VICE-CHAIRMAN PEPE: By all means, we  
3 accept you as an expert.

4 THE WITNESS: Thank you.

5 ATTORNEY PAPE: I'm going to just ask  
6 you take --

7 Does this work? What works?

8 VICE-CHAIRMAN PEPE: I can see it, but  
9 I don't know if you guys can see it. So let's --

10 and what are these screens behind us going to do?  
11 THE WITNESS: I have my laptop with  
12 me, and I have all of these electronically on that  
13 laptop which I --

14 VICE-CHAIRMAN PEPE: What do you guys  
15 think? Do you guys --

16 DEPUTY MAYOR GRBELJA: I would like to  
17 see it up there.

18 THE WITNESS: It's my first live  
19 hearing. Everything else I've done has been Zoom.

20 VICE-CHAIRMAN PEPE: We try to be  
21 revolutionary here. No pressure on your I.T.  
22 skills.

23 THE WITNESS: I wish I had one of my  
24 daughters with me.

25 ATTORNEY PAPE: I never go out in

1 public without Jared.

2 While Jeromie is setting up, we were  
3 contacted by a representative of the cemetery  
4 located to our east, the cemetery that's on Conover  
5 contiguous, and we were contacted a couple of times  
6 with a specific request, and that was to embellish  
7 the landscaping with additional evergreens on our  
8 common border.

9 Jeromie and I went to the property, and  
10 while we were there we contacted the cemetery's  
11 representative. We identified what we were looking  
12 at while we were there. We identified the  
13 evergreens that they had planted years ago and that  
14 we had opportunity to add evergreens and supplement  
15 them.

16 We made a commitment to them that we  
17 would make a commitment on the record that we will  
18 meet with the cemetery, and we will supplement the  
19 evergreen separation between the cemetery and our  
20 property. There is plenty of room to do it. So we  
21 made a promise that that would be on the record.

22 VICE-CHAIRMAN PEPE: At some point, we  
23 have -- we have some sort of vegetation or landscape  
24 plan?

25 ATTORNEY PAPE: Yes.

1 VICE-CHAIRMAN PEPE: Is that reflected  
2 on that landscaping plan?

3 ATTORNEY PAPE: No. This was worked  
4 out in the last 24 hours.

5 VICE-CHAIRMAN PEPE: So you'll  
6 supplement the plans. So whatever you see  
7 tonight...

8 Jeromie, how are you looking?

9 THE WITNESS: I think we're looking  
10 good. If I can ask for the board's indulgence, it  
11 might be easier if I testified from over there  
12 because then I can zoom in. Unfortunately, the  
13 projector is in the center has a little bit more  
14 resolution, but when you zoom in, everything becomes  
15 breakable, and that would be much easier to do from  
16 my laptop.

17 So, if you don't all mind? I can take  
18 the mic with me.

19 BY ATTORNEY PAPE:

20 Q. Ready, Mr. Lange?

21 A. Okay.

22 Q. So I'm going to ask if you'd begin with  
23 a thorough description of existing conditions at the  
24 property.

25 A. Yes, certainly. So we have an exhibit

1 -- which do we need to mark this, Ken?

2 VICE-CHAIRMAN PEPE: Just mark the  
3 hard copy.

4 ATTORNEY PAPE: You got it.

5 VICE-CHAIRMAN PEPE: Is that  
6 acceptable to everybody, even though it's not what  
7 we're working off of?

8 ATTORNEY PAPE: It's exactly the same.

9 DEPUTY MAYOR GRBELJA: What exhibit is  
10 that?

11 ATTORNEY STEIB: Is that part of the  
12 prior package that was submitted?

13 ATTORNEY PAPE: This is  
14 color-enhanced.

15 ATTORNEY STEIB: What page is it?

16 THE WITNESS: It's really a separate  
17 exhibit, so we should just mark it as a straight-out  
18 exhibit.

19 ATTORNEY STEIB: It's going to be  
20 A-23.

21 (Exhibit A-23, Aerial photograph of  
22 subject property with boundary, was marked  
23 for identification.)

24 ATTORNEY STEIB: Can you describe what  
25 it is.

1 THE WITNESS: So A-23 is an aerial  
2 photograph of the subject site and the surrounding  
3 area. Superimposed upon that, we've got the  
4 property boundary in red, so you can see the red  
5 line that is going around the site. And then in the  
6 middle of the site we have in yellow the actual  
7 layout of the proposed warehouse complex and the  
8 pertinent improvements. And then on the subject  
9 portion we've got a series of dimensions that just  
10 show some vertical setbacks and distances.

11 And then also there's four -- there's  
12 two up here and two down here -- that are view  
13 sheds. I'll get a bit more on there in testimony.

14 ATTORNEY PAPE: Mr. Chair and  
15 Mr. Attorney, are all exhibits marked up front or as  
16 he progresses through them?

17 ATTORNEY STEIB: We'll take them as  
18 they come.

19 ATTORNEY PAPE: That'll be fine.

20 BY ATTORNEY PAPE:

21 Q. A-23, if you can begin your testimony.

22 A. Absolutely. So this is the former  
23 site of Showplace Farms. And if you look through  
24 the yellow, you can actually see -- and it's still  
25 visibly out there, all the different driveways and

1 cartways that connect with all the former horse farm  
2 buildings. There used to be a lot of paddocks, and  
3 barns, and other types of improvements here, but  
4 what is left now are the floor slabs and the  
5 driveways that connected them all.

6 There's also a track, a horse racing  
7 track you can see here. It's an oval shape located  
8 in the southern portion of the site. That is still  
9 there, but there's no vertical improvements to speak  
10 of on the site. Everything -- all the buildings,  
11 et cetera, has been razed. Obviously, the site is  
12 not in operation as a horse farm.

13 There is some ongoing regular  
14 agricultural farming operations. There's evidence  
15 of that in the fields. I have spoken to the  
16 gentleman who has the lease to do that farming. So  
17 that's the only active type of use on the site  
18 currently.

19 It's Lot 8, Block 23. It's on the  
20 south side of Route 33. On Exhibit A-23, 33 is  
21 running east/west up in the upper right corner. The  
22 site is located east of Dugans Grove Road and west  
23 of Conover Road. The next signal down past Conover  
24 Road is Iron Ore and Smithburg Road and Route 33.  
25 The subject site is approximately 140 acres.

1 As you have heard and are aware, the  
2 project is a result of a settlement agreement from  
3 September 2019. The zoning that enables this  
4 project was codified in Ordinance Number 20-06,  
5 which was adopted on March 18th of 2020.

6 So by virtue of that ordinance, we're  
7 in the Planned Commercial District. As I noted, the  
8 site was previously developed as a horse farm,  
9 although that is now defunct. In terms of the  
10 overall kind of area, we're in the Millstone River  
11 watershed. We are above Perrineville Lake. We are  
12 east of the Millstone River, which runs on the left  
13 side of the exhibit, and we're north of the  
14 tributary of the Millstone River, which runs to our  
15 south.

16 The site is historically farmed, so we  
17 did do some environmental sampling. We did find  
18 some background of arsenic, but we were able to  
19 prove almost conclusively that it was background as  
20 opposed to a result of farming operations, and we  
21 did that in a couple of different ways. One, we  
22 looked at the ratio of lead to arsenic, which was  
23 either a 1-to-1 or 2-to-1 relationship as opposed to  
24 a 4-to-1 relationship, which we typically see as a  
25 residual from some kind of pesticide use.

1 The other thing we did is sampling at  
2 multiple depths or horizons in the soil, and we  
3 found that, actually, as you got deeper and deeper  
4 into the soil, the concentrations increased, which  
5 is, again, consistent with, again, the background  
6 situation.

7 The site has a pair of manmade ponds on  
8 it. There's one kind of hidden over here in the  
9 woods. There's another one up here in the  
10 northwesterly corner. Those are former irrigation  
11 ponds. One of them actually has a pump house in it  
12 and some piping that's still there.

13 The site has freshwater wetlands on it  
14 that are essentially confined around the Millstone  
15 River and the tributary to the river. Those  
16 wetlands have been delineated. There's a letter of  
17 interpretation from the NJDEP that was issued on  
18 December 14th, 2016.

19 The transition area for those wetlands  
20 is either zero feet or 50 feet, depending where you  
21 are. There are some ditch features and some other  
22 isolated features in the center of the site. And  
23 then the wetlands up at the intermediate resource  
24 value of 50-foot transition area presently located  
25 around the south and western perimeters.

1 In a similar fashion, there are  
2 riparian zones associated with the Millstone River,  
3 as well as the tributary. Those riparian zones are  
4 50 feet.

5 And there's also a flood hazard area,  
6 again, with those two waterways. Both the riparian  
7 zone and the flood hazard way area are in for a  
8 review with the NJDEP to verify both the extensive  
9 flood hazard area and the location of the riparian  
10 zone. I will note that the riparian zone was  
11 located by survey. We surveyed from the top of the  
12 bank and took the appropriate offset.

13 In terms of the flood hazard area  
14 elevations, they range from 128 to 138 feet in  
15 elevation, whereas the main site ranges anywhere  
16 from 140s to 150s in elevation, generally speaking.  
17 So the site is well above the flood hazard area  
18 except, of course, at the periphery where we're  
19 getting closer to the waterways.

20 We are in the DRCC jurisdiction,  
21 Delaware and Raritan Canal Commission. So there is  
22 a stream corridor buffer that is measured off the  
23 flood hazard area. That is a 100-foot stream  
24 corridor buffer.

25 So it's the combination of that buffer,

1 the flood hazard area, the riparian zones, and the  
2 wetlands that basically form the constraints around  
3 the site. Depending on where you are, different  
4 constraints are controlling, but one of the things  
5 we did early on was essentially delineate all those  
6 controlling points and lay out what our available  
7 buffer area was, and that is included in the plan  
8 set and other submission documents that you have.

9 The project's not currently in a sewer  
10 storage area, so we have a -- what's called a  
11 wastewater management plan amendment pending. That  
12 has been approved by Monmouth County, and we are  
13 currently submitted and pending review comments from  
14 the NJDEP.

15 In terms of threatened and endangered  
16 species, a couple different things: We have  
17 requested and reviewed a Natural Heritage Program  
18 search. That was from April of last year. There  
19 are no records of rare or endangered species on the  
20 site. We also have the LOI that I mentioned, which  
21 indicates intermediate or ordinary resource value  
22 wetlands and indicative that there are no endangered  
23 species on the site. And then Maser's own ecology  
24 staff has been out on the site extensively,  
25 delineating wetlands and other things, and they have

1 not observed threatened or endangered species being  
2 on the -- on the property.

3 Q. I'm going to interrupt you here. I'm  
4 looking for my microphone. I'm going to interrupt  
5 you here just for a second.

6 I think what you just took us through  
7 in great detail is a demonstration that before you  
8 took pen to paper to design the site plan that you  
9 determined the areas that were going to be  
10 restricted, either through Delaware and Raritan's  
11 restrictions, or through the DEP flood hazard  
12 restrictions, or wetland restrictions, and only when  
13 those were determined and plotted, did you begin the  
14 actual site design.

15 Fair statement?

16 A. Yes.

17 Q. And with regard to the environmental  
18 investigation of the soils, I appreciate that you  
19 shared with the board the depth of the additional  
20 work that was done. The board and anyone from this  
21 area knows that the entire Route 33 corridor on the  
22 southern side is filled with glauconite clay. And  
23 they're finding arsenic just about everywhere. The  
24 steps that you took are distinguished naturally from  
25 contamination. I appreciate you putting that on the

1 record.

2 If you would take us to the site plan  
3 and this is -- begin, if you would, with a  
4 5-miles-up-looking-down global description.

5 MR. PAPE: And know, board members, I'm  
6 going to ask Jeromie to go through the elements of  
7 the site plan in detail after that initial  
8 presentation.

9 THE WITNESS: So I'm going to introduce  
10 a second exhibit.

11 ATTORNEY STEIB: Before he starts, are  
12 we adding another exhibit which has not yet been  
13 marked?

14 ATTORNEY PAPE: We are.

15 ATTORNEY STEIB: It'll be 24.

16 ATTORNEY PAPE: I'll read to you the  
17 title block: "Aerial imagery shown here taken from  
18 Google Earth, dated May 24th, 2018, AA-33 site plan  
19 exhibit rendering."

20 (Exhibit A-24, Aerial imagery AA-33  
21 site plan rendering, dated May 24th, 2018,  
22 is marked.)

23 VICE-CHAIRMAN PEPE: And, Matt, at  
24 this moment do you think -- is there anything that  
25 you're concerned with thus far?

1 BOARD ENGINEER: So far, no.

2 VICE-CHAIRMAN PEPE: So far it makes  
3 sense to you?

4 BOARD ENGINEER: You saw our report,  
5 and I discussed it with Jeromie at one long meeting  
6 we had. Everything is satisfactory.

7 VICE-CHAIRMAN PEPE: Okay. Thank you.

8 ATTORNEY STEIB: Is there a date on  
9 that?

10 ATTORNEY PAPE: No, sir.

11 THE WITNESS: There is a date in the  
12 lower left corner, I think.

13 ATTORNEY PAPE: In the lower left  
14 corner it says August 12th, 2020.

15 I shared with you, board members, all  
16 the work that was done. I didn't share with you the  
17 work that your professionals did. Their reports  
18 were available to us early. And under a big tent  
19 they agreed to meet with us, and we had an outdoor  
20 meeting with them where we spent the afternoon going  
21 through all of this material that was presented to  
22 you this evening. So there's a thank you to them  
23 for doing that.

24 BY ATTORNEY PAPE:

25 Q. Jeromie...

1 A. So the exhibit that's been marked A-24  
2 is up on the screen now. So just to give you a  
3 high-altitude overview, there are two warehouse  
4 buildings proposed on the site. Building I is on  
5 the right side or east side of the property. That's  
6 approximately 1 million square feet in gross floor  
7 area. Similarly, there's a Building II on the west  
8 side that's significantly smaller at approximately  
9 220,000 square feet.

10 MEMBER PADO: Jeromie, the two  
11 west-end corners, the two squares, what are they  
12 designated as?

13 VICE-CHAIRMAN PEPE: Up top? Top  
14 left?

15 MEMBER PADO: Yeah, top left.

16 THE WITNESS: So these are -- the site  
17 is not serviced by public sewer, which should be no  
18 surprise, so we do have a very modern wastewater  
19 treatment plant. This is not a septic system. This  
20 is an actual treatment plant that will significantly  
21 treat the water. The treated water will go into a  
22 drip irrigation disposal field. There is a backup  
23 field, which is this reserved disposal area. So in  
24 the event that this over time, for whatever reason,  
25 fails or becomes unserviceable, then there's another

1 location that's identical in size, and the soils are  
2 suitable in both fields.

3 VICE-CHAIRMAN PEPE: And as long as  
4 we're here tonight, that's not something this board  
5 has ever really dealt with so -- or at least I  
6 haven't. So if I can go into a little bit of detail  
7 about exactly how this works.

8 First of all, it's a private facility,  
9 so it'll be maintained by that -- the people who own  
10 these warehouses. Who maintain -- or who regulates  
11 that this thing is working properly?

12 THE WITNESS: So the state actually  
13 regulates these. This system will require what's  
14 called a licensed operator. So there will be a  
15 state-licensed operator that will have to be hired  
16 by the property owner because it would still be a  
17 private facility. It's not tax-funded in any way.  
18 So the owner of the property will hire the licensed  
19 operator who will then run and maintain this system.  
20 And there's a whole series of protocol; they have to  
21 check it every now and again --

22 VICE-CHAIRMAN PEPE: And it's  
23 regulated by the state?

24 THE WITNESS: Totally regulated by the  
25 state. There's a comprehensive set of regulations

1 that govern these types of plants. None of this is  
2 groundbreaking. What is a little bit  
3 groundbreaking, the --

4 (Stenographer clarification.)

5 THE WITNESS: Well, what is  
6 groundbreaking about it in a little bit of a way is  
7 that the batch reactor that's in here to treat this  
8 was actually approved by the Pinelands Commission.  
9 It can actually reduce, for instance, nitrogen to an  
10 extremely low level. So this is very -- a very good  
11 system.

12 ATTORNEY PAPE: If I -- if I may, when  
13 these matters were resolved and the court order and  
14 the settlement agreement, there's very specific  
15 language about the procedures to pursue that  
16 approval. The township and the applicant's  
17 professionals are jointly pursuing those approvals.

18 Mr. Lange isn't responsible for those.  
19 They are all being prepared by an expert. They're  
20 -- that process has started. Informational, we're  
21 pleased to share it with you, but Jeromie's not the  
22 designer of that system.

23 VICE-CHAIRMAN PEPE: No. It's just so  
24 I have some indication, and this may be a little bit  
25 out of sequence, but I understand that the warehouse

1 will have trucks and people that are coming and  
2 going, but how many full-time employees do we  
3 imagine working in -- in the entire facility? So  
4 the million, plus the 200,000-square-foot facility?

5 ATTORNEY PAPE: So nobody knows.

6 VICE-CHAIRMAN PEPE: Well, and I don't  
7 know. That's why I'm asking.

8 ATTORNEY PAPE: The square footage of  
9 the warehouse -- from the square footage of the  
10 warehouse, you can impute. And from that, you can  
11 create the required parking. And from that, you can  
12 create the required disposal field.

13 VICE-CHAIRMAN PEPE: Right.

14 ATTORNEY PAPE: So you would impute  
15 typically just one employee per 5,000 square feet.  
16 That -- that's what's imputed.

17 VICE-CHAIRMAN PEPE: Okay.

18 ATTORNEY PAPE: That's what we use.

19 VICE-CHAIRMAN PEPE: Yeah.

20 ATTORNEY PAPE: That's...

21 MEMBER OXLEY: Can you explain what the  
22 bioretention basin is?

23 ATTORNEY PAPE: Before we get into  
24 details, let's -- let's get back up there at 5 miles  
25 and let's look at the site, go through it, and then

1 let's do responses.

2 THE WITNESS: So I do have answers to  
3 all that in my testimony, so we'll definitely get to  
4 that.

5 So just to start out on Route 33, which  
6 is in the upper left corner of this exhibit, we have  
7 what's called an English driveway. So it's a little  
8 unusual in that you pass the site, come to the  
9 inbound lane -- so this is a one-way inbound lane,  
10 and then kind of the pair to that, the outbound  
11 lane, is actually upstream, you know, relative to  
12 the traffic. So you would exit here, enter here.  
13 What that allows us to do is because we have a  
14 relatively short frontage -- it's really not that  
15 short, but compared to the property it is. This  
16 allows us to use the same lane as both an  
17 acceleration lane and deceleration lane. We call  
18 that a leaving lane. So that lane then allows us to  
19 come on and off Route 33. It's about 15 feet wide.  
20 And then, you know, those vehicles can either  
21 accelerate or slow down, as the case may be, and  
22 enter the site.

23 Once they're in the site, they're at a  
24 36-foot-wide -- in this location -- driveway. The  
25 driveways vary in width from 30 to 36 feet,

1 depending on where you are. But they circulate all  
2 the way around the site so that the trucks are able  
3 to maneuver to the various loading bays, which are  
4 located on both sides of both buildings. So on the  
5 -- the larger, Building I, we have loading docks on  
6 both the east and west side. And then kind of the  
7 opposite on Building II, we have docks on the north  
8 and south side.

9 Passenger vehicles have separate  
10 parking areas. They're located on the ends, kind of  
11 the short ends, if you will, of both Building I  
12 and II. So we have, in the case of Building I,  
13 north and south, and then east and west on  
14 Building II. There's parking layouts behind about  
15 18 parking stalls and 25-foot-wide aisles  
16 circulating amongst them. Of course, they don't  
17 have to be as wide since there are no  
18 tractor-trailers on those driveways.

19 MEMBER CURTIS: How many did you say?  
20 How many parking spots?

21 THE WITNESS: I haven't gotten there  
22 yet, but I will.

23 We have done -- and I have a separate  
24 exhibit for it, which I don't want to bring up right  
25 now, just don't want to switch back and forth, but

1 we did do a truck exhibit that shows those trucks.  
2 In fact, we used the over-the-road WB-67, which is  
3 essentially the largest kind of standard vehicle  
4 that would be on the highway, and that can circulate  
5 through the entire site with the truck circulation.

6 In terms of phasing, we do have this  
7 set up in two phases. Phase 1 is Building I. And  
8 essentially everything to the right of and including  
9 this drive aisle that comes north/south in the  
10 center of Exhibit A-24, that's all in Phase 1. Also  
11 in Phase 1 are our three stormwater facilities --  
12 two wet pond and infiltration basin and the other  
13 wet pond, those are also in Phase 1.

14 And then Building II, the surrounding  
15 loading and parking, and this last stormwater basin  
16 on the west side are all Phase 2. None of those  
17 need to be built in order for Phase 1 to operate.

18 In addition to that, we have some  
19 land-banked features. Specifically, this  
20 lighter-colored strip that has the wavy lines in it,  
21 that is an additional truck storage area -- not  
22 really truck storage but trailer storage area. So  
23 in other words, it's common for warehouses like this  
24 to park trailer bodies so they can be staged for  
25 loading and unloading. We already have some

1 located, obviously, at the loading docks, and for  
2 many users that will be enough. It's possible that  
3 there could be a user that will need more. So we  
4 have land-banked this area that is available for  
5 that. That's for the vacant stormwater calculations  
6 and overall design, but it wouldn't be built on day  
7 one unless either a tenant initially or a person  
8 down the road would need that area.

9 Similar fashion, we have an extra  
10 circulation aisle located on the east side. That's  
11 not really required for the circulation even for a  
12 multitenant type of use of the building, but it does  
13 provide some extra flexibility in terms of the  
14 circulation. But, again, that will be land-banked  
15 as well.

16 So in terms of the numbers, for total  
17 parking, the warehouse is regulated at one stall for  
18 5,000 square feet. The office component is  
19 regulated at one stall for 200 square feet, and  
20 they're -- and that -- basically what that means is  
21 for Building I there are 260 required parking  
22 stalls. We have proposed 448 between the two  
23 parking lots at either end. So we have certainly  
24 met and exceeded that parking requirement. There is  
25 no other kind of alternate place to park, so we want

1 to make sure that under any scenario -- again,  
2 because we don't have the final end user yet -- that  
3 there is appropriate parking on-site, that people  
4 aren't parking in fire lanes or anything like that.  
5 So we've provided the appropriate parking.

6 Similarly, in Building II, 104 parking  
7 stalls are required. We have proposed 160. Again,  
8 that provides that extra that buffer to make sure  
9 that people are appropriately parking on the site.

10 So in total we have 608 stalls proposed  
11 for the 364 required.

12 In terms of the loading zones -- so the  
13 dock positions that I described earlier -- they are  
14 counted under the ordinance at one for the first  
15 5,000 square feet and then one per 10,000 square  
16 feet after. Those loading dock spaces are 13 1/2  
17 feet wide, 60 feet long, and they have 70-foot  
18 aisles between the loading docks and that trailer  
19 storage that is opposite them. In Building I there  
20 are 171 of those positions where 101 are required.  
21 For Building II, there are 50 of those positions  
22 where 23 are required.

23 And then finally on the trailer storage  
24 side, the -- there is not an ordinance requirement  
25 for that, but it is something that is typically done



1 for a warehousing type of use. So in this case, for  
2 Building I there are a total of 217 proposed. There  
3 is an additional 129 land-banked that I described  
4 earlier. And then on Building II there are a total  
5 of 34 positions proposed.

6 Finally, the buildings also have  
7 driving ramps essentially on the four corners, and  
8 that's true in both buildings. So they're --  
9 essentially it's driving ramp overhead doors into  
10 the building so that forklifts or other types of  
11 vehicles can get in and out because obviously there  
12 -- that type of equipment is necessary inside the  
13 warehouse.

14 MEMBER OXLEY: All right. Can I ask a  
15 question? What is the maximum amount of trailer  
16 storage on this property if you add them all up?

17 THE WITNESS: If you added them all up  
18 and you -- and including the land bank, the maximum  
19 trailer storage would be 380.

20 VICE-CHAIRMAN PEPE: So that's  
21 including -- that's saying if every bay is full in  
22 Phase 1, plus the land bank?

23 MEMBER OXLEY: Yes.

24 THE WITNESS: And when I say "bay," I  
25 mean in the trailer storage. The docks are separate

1 from that.

2 VICE-CHAIRMAN PEPE: Right. So I  
3 don't have a trailer docked up to the building,  
4 right?

5 THE WITNESS: Right.

6 VICE-CHAIRMAN PEPE: But I have  
7 trailers that are in the land bank, plus the other  
8 storage area that's there before we even build the  
9 land bank -- you're saying is how many?

10 THE WITNESS: So in total, including  
11 the land bank, is 380.

12 VICE-CHAIRMAN PEPE: So does that  
13 sound -- 308 [sic]. But now this -- again, I'm not  
14 in the warehouse business. Is there ever a time  
15 where trailers are parked in bays as well?

16 And if that is the scenario, how many  
17 bays do we have, or how many trailers do we have?

18 THE WITNESS: So there are a total of  
19 -- in terms of the bays, there are 221 bays in total  
20 between the two buildings.

21 MEMBER OXLEY: So that could be  
22 potentially over 500 and some -- what?

23 VICE-CHAIRMAN PEPE: Trailers.

24 MEMBER OXLEY: Trailers?

25 THE WITNESS: Right. These aren't

1 trucks, so these aren't tractors. These are just  
2 trailers.

3 And it would be rare for them all to be  
4 occupied. It's more to have the flexibility of  
5 jockeying trailers as they -- they load them or  
6 unload them. They can move them out of the way  
7 because it's -- the trailers are tied to storage  
8 positions in the facilities. So they want the  
9 flexibility to bring the trucks in, either load or  
10 unload, you know, within that specific area, then  
11 get that trailer out of the way, the trailer body  
12 out of the way, while they -- they're bringing a new  
13 one to load or unload.

14 VICE-CHAIRMAN PEPE: So now, do we  
15 know who the tenant is for this building? And the  
16 reason I ask -- maybe you can answer or you can't.  
17 My concern would be if it's a refrigerated warehouse  
18 of any sort and there's trailers actually out there  
19 and maintaining the refrigeration scenario, there  
20 would be noise that's associated with that. And I  
21 don't know much about that noise. I know there  
22 would be some. I don't know how loud that would be.  
23 So do you have any idea who the tenant is, or do you  
24 have any --

25 ATTORNEY PAPE: I have an answer for

1 that. We do not know who the tenants are. I'll be  
2 very candid with you; it would be improperly  
3 presumptuous to allow us to market this before this  
4 board granted approvals.

5 VICE-CHAIRMAN PEPE: Of course.

6 ATTORNEY PAPE: We have explored the  
7 market, and there's certain facility interest along  
8 the 33 corridor for a warehouse, but I can -- there  
9 will be no refrigeration element.

10 VICE-CHAIRMAN PEPE: Okay.

11 ATTORNEY PAPE: And we'll stipulate  
12 there will be no refrigeration.

13 VICE-CHAIRMAN PEPE: Thank you.

14 THE WITNESS: It's a different design  
15 for refrigerated so --

16 VICE-CHAIRMAN PEPE: Again, I  
17 apologize for not knowing enough about it.

18 ATTORNEY PAPE: I am glad you asked  
19 the question. It gave me the opportunity to answer  
20 the question.

21 THE WITNESS: So just -- I'm not going  
22 to go through all the bulk standards, but just a  
23 couple highlights: We are meeting the maximum  
24 floor-area ratio requirement of .20. We would be  
25 under the maximum height requirement at 50 feet.

1 The impervious coverage -- as this plan you see  
2 here, it says it's at 46 percent where 50 percent is  
3 permitted. The other 4 percent was intentionally  
4 left over because we don't know exactly how big the  
5 company's small features -- like wastewater  
6 treatment plant.

7 A lot of this will actually be tanks  
8 underground. The actual building will be much  
9 smaller than the square you see here. There'll be a  
10 water tank here for fire suppression, so that  
11 has -- it's 35 feet tall, but it has a footprint as  
12 well. There'll be a small pump house next to that  
13 to pressurize the fire suppression system.

14 So there's little odds and ends like  
15 that, generator, some other things like that. And  
16 there's some generator pads that are shown on the  
17 site plan as well. But all that stuff adds up, but  
18 still way, way under the additional 4 percent --

19 VICE-CHAIRMAN PEPE: You said that's  
20 -- that's 35 feet tall. And how tall is the  
21 warehouse?

22 THE WITNESS: The warehouse is about  
23 50 feet.

24 VICE-CHAIRMAN PEPE: 50 --

25 THE WITNESS: Just under 50 feet,

1 yeah.

2 VICE-CHAIRMAN PEPE: And what is it --  
3 what do we allow?

4 ATTORNEY STEIB: 50 feet.

5 VICE-CHAIRMAN PEPE: Okay.

6 MR. ZINER: What kind of generator  
7 system is it?

8 THE WITNESS: I'm sorry?

9 MR. ZINER: What kind of generator  
10 system is it?

11 THE WITNESS: Most likely it would be  
12 a diesel generator. That hasn't been designed yet,  
13 but they're typically diesel.

14 MR. ZINER: So there'll be testing of  
15 it on a regular...

16 THE WITNESS: It'd be a monthly test  
17 that would be done during the daytime. Standards  
18 that -- well, the township's noise code actually  
19 refers to the state noise code, and that mandates  
20 that emergency generator testing be done during the  
21 daytime.

22 ATTORNEY PAPE: And they're -- it's  
23 emergency generators. It's emergency generators.

24 THE WITNESS: Correct.

25 MR. ZINER: Well, we just had an

1 emergency, and we had generators running for a week.

2 ATTORNEY PAPE: I wish that I had one  
3 running.

4 THE WITNESS: Fortunately, I had one,  
5 so -- I learned my lesson from Sandy.

6 ATTORNEY PAPE: We were a very quiet  
7 office.

8 BY ATTORNEY PAPE:

9 Q. Jeromie, are you ready to go through  
10 specific elements of the site plan design?

11 A. Yes.

12 Q. I'm going to ask if you could talk  
13 about grading. When you talk about grading, again,  
14 start global, but then let's -- let's get specific  
15 and talk about the existing grading on the property,  
16 the high side of the property, the low side of the  
17 property. And when you're finished, where will the  
18 high and low sides be?

19 A. So essentially, the project slopes  
20 away from Route 33 and either goes to the west  
21 and/or to the south. There are some localized  
22 -- it's a large site, obviously, there's some local  
23 areas that go in different directions, but generally  
24 speaking it's moving toward either of the tributary  
25 of the Millstone River down here or the Millstone

1 River and south, which is off-site, to the west. So  
2 that's the general grading pattern.

3 In terms of the elevations on Route 33,  
4 they run from 152 on the east side to about 160 on  
5 the west side along the site frontage. So that's  
6 152 to 160. Then as you go into the site, the  
7 proposed gradings -- well, the finished floor is 160  
8 and a half of the actual building. Then, of course,  
9 the loading docks drop down for obvious reasons, and  
10 the grade is essentially falling away from the  
11 building in all directions. So that's essentially  
12 the new ridge line which -- essentially, where the  
13 ridge line is today, there is some -- because of the  
14 race track and, you know, there's some other  
15 historic grading that's done at the horse farm. But  
16 more or less, this was the ridge of the site, a  
17 small piece of the site that kind of goes off this  
18 way and then drains down. But most of the site  
19 heads down this way or heads over, and the building  
20 is making that -- doing that, and we're also using  
21 storm sewer systems to get around to our seven  
22 different best management practice and stormwater  
23 facilities located throughout the site.

24 This building now is significantly  
25 lower. As we are today -- you were out here on this

1 race track right in this area, there's a significant  
2 fall off the edge of the race track down to this  
3 portion of the site, but you're really kind of up in  
4 the air. So this finished floor we have at 145.  
5 We're 15 feet lower than this finished floor. The  
6 reason for that is the existing topography is much  
7 lower in this area so --

8 MEMBER PADO: Will there be -- will  
9 the soil be contained to the property, or will you  
10 be transporting or exporting soil off the ground --  
11 off the premises?

12 THE WITNESS: We're blessed, with the  
13 site being so large, while we have more topsoil than  
14 we need, we are proposing a lot of berms around the  
15 perimeter, which I'll get to later. But we intend  
16 to consume the topsoil on-site. Mostly berms and  
17 there'll be a few other areas where we can spread  
18 out topsoil, but we don't expect to export soil off  
19 the site.

20 BY ATTORNEY PAPE:

21 Q. Jeromie, there is the possibility of  
22 some import to the site. I just want to make it  
23 clear that there is that possibility and that you  
24 have gone over with your clients that this town  
25 regulates importing soils. There's a lot of

1 concern. And I don't know if we can resolve all of  
2 the concerns, but there is a very specific concern  
3 with Mr. Harris that owns Liberty Insurance.

4 If you could just give the board a  
5 sense of where the Liberty Insurance building is,  
6 and then I'm going to ask you to have a very  
7 specific --

8 A. I'm going to have to go back to the  
9 other exhibit because I don't believe it appears on  
10 this one.

11 As I understand, Liberty Insurance --

12 Q. Nice driveway system.

13 A. Yeah. It's one of these.

14 Q. The last one.

15 A. This one right here?

16 Q. Yes.

17 A. Okay.

18 Q. And the concern that Mr. Harris with  
19 Liberty Insurance shared was he wants to be  
20 absolutely certain that your design is not going to  
21 create a wet or flooding condition on his property.

22 Again, Jeromie and I went to the  
23 property and inspected the conditions that were  
24 there.

25 Jeromie, if you would share with the

1 regulation, that we're aware of it, and if import is  
2 necessary, we will abide by all of the certified --

3 MEMBER PADO: Yes.

4 THE WITNESS: Absolutely. We'll  
5 stipulate that the entire ordinance process will be  
6 followed. Not that we have a choice, but that will,  
7 of course, be followed.

8 The only thing I have to say -- this is  
9 such a large site, it's almost 100 acres of grading.  
10 And while we did a lot of geotechnical testing, on a  
11 site this large, we just can't test everything, so  
12 we can't be sure exactly how much topsoil is here,  
13 exactly how much usable structural fill is in the  
14 ground. And frankly, it won't be until construction  
15 when they really start doing all the heavy  
16 earthwork, then we're going to really know exactly  
17 what we'll need. So it's a possibility that there  
18 could be a need for import.

19 We always try to balance the site, and  
20 at the moment we're very close to balancing, but we  
21 may need an import.

22 BY ATTORNEY PAPE:

23 Q. I have a question on grading. Vincent  
24 Halleran is an attorney who was kind enough to  
25 contact me in advance to tell me of his client's

1 board and with Mr. Halleran your observation, and  
2 I'm going to ask if you have a professional opinion  
3 about whether flooding will occur.

4 A. Certainly. So there's several answers  
5 to that. One is that we've done, as part of our  
6 initial due diligence that I described in the first  
7 half of this testimony -- we did an actual flood  
8 hazard area model, what they call a Method 6 model,  
9 using an Army Corps software called HEC-RAS, River  
10 Analysis System, and we have determined that the  
11 flood elevations along the -- this entire stretch  
12 are in the range of the elevation 128 to 138. This  
13 section of the highway is up in the 160 range, so  
14 this is well above the floodplain in this area.

15 Furthermore, under the state rules the  
16 development and any major development subject to  
17 these regulations has to not only not increase the  
18 peak flow, but actually reduce the peak flow. And  
19 we have designed a stormwater system on the site to  
20 achieve that. Mr. Shafai has reviewed that. And we  
21 will not be increasing those peak flows off the  
22 site.

23 So a combination of where the  
24 floodplain is now to where the insurance agency is  
25 and then our proposed stormwater management, if that

1 area were to flood, it would be a -- excuse the  
2 expression -- but a biblical proportion type of  
3 storm event.

4 Q. There's more than a 20-foot  
5 differential at the final grade of our property and  
6 Mr. Harris' building, correct?

7 A. Correct.

8 ATTORNEY PAPE: I just wanted that to  
9 be part of the record. Mr. Harris is a friend and a  
10 neighbor. Mr. Halleran has been a friend for many  
11 years. I wanted the record to reflect that.

12 MEMBER ZINER: So a couple questions --

13 ATTORNEY PAPE: If you're comfortable,  
14 I'd like to go to the stormwater design evidence.

15 Mr. Lange, are you ready to go there?

16 THE WITNESS: Is there a question?

17 MEMBER ZINER: Yeah. It was -- it was  
18 about the stormwater design.

19 THE WITNESS: Okay. Then I'll --

20 MEMBER ZINER: Yes, when you get to  
21 that, then I'll ask.

22 ATTORNEY PAPE: I think the most  
23 important thing, I've made a point of having Jeromie  
24 share with you his unique credentials in stormwater  
25 management.

1 BY ATTORNEY PAPE:

2 Q. Jeromie, you're familiar with the  
3 township's ordinances?

4 A. I am.

5 Q. You're familiar with the township  
6 ordinances on stormwater management?

7 A. Yes.

8 Q. And you know that there are multiple  
9 elements. There's water quality. There's volume  
10 control. There's storage. I just want the board to  
11 hear you say you're familiar with it and you've  
12 designed the system to be 100 percent consistent  
13 with the township ordinances?

14 A. Yes. So we've designed this to be  
15 consistent with the township ordinance, the NJDEP  
16 regulations and the DRCC regulations. We are, you  
17 know, in those approval processes, that, you know,  
18 externally are simultaneous with this effort. So we  
19 have designed seven BMPs on the site at various  
20 locations to handle the stormwater management  
21 specifically to achieve the nonstructural quality  
22 recharge and quantity control measures.

23 All of these facilities will be  
24 privately owned and maintained so, again, there's no  
25 burden on Millstone Township. And we will certainly

1 address the comments in Mr. Shafai's July 24th  
2 review letter.

3 Q. I think there's an opportunity here to  
4 share with the board. The fire department asked in  
5 addition to having the water tower so that there was  
6 a firefighting water supply, they asked if we would  
7 take steps to make the bodies of water available for  
8 firefighting purposes.

9 And if you can just share your response  
10 and how it will be addressed?

11 A. Certainly. So they asked to have for  
12 this larger wet pond both a drafting point and a  
13 fire department connection essentially next to it to  
14 charge the system. So that in the event there was a  
15 problem with the water tower that there was a  
16 Plan B, essentially. So the fire department would  
17 be able to lift up draft water out of the wet pond.

18 For those of you that may not know how  
19 these work, while they do take on stormwater and  
20 release it over time, they do have a current body of  
21 water as well. And this particular pond is actually  
22 a fairly substantial amount of water. So whether it  
23 was an event here or maybe just an event nearby, if  
24 the fire department needed to access water -- this  
25 driveway comes right along the edge of the pond --

1 we would bring a draft pipe that would be located at  
2 the top -- in the pond under the ground right next  
3 to the road. They'd be able to hook up to that.  
4 They can either fill their trucks and go to an  
5 emergency off-site. Or if it's an emergency in one  
6 of these buildings, then we have a remote fire  
7 department connection as far as that fire  
8 suppression system right here.

9 MEMBER PADO: Will it be well fed or  
10 will that just drain off?

11 THE WITNESS: No. These actually are  
12 -- have a significant enough drainage area that they  
13 do not need to be well fed. I have done well fed as  
14 a backup, but there's so much -- you can see the  
15 size of these, you know --

16 MEMBER PADO: Are they going to be  
17 lined ponds?

18 THE WITNESS: Yes. They'll be lined.  
19 We have, actually, pretty good soils on the site in  
20 terms of infiltration. So if we didn't line it, we  
21 would probably lose a lot of water.

22 MEMBER PADO: Isn't there -- I thought  
23 there was a pond in the front too, I think isn't  
24 there? Or no, that was for the retention?

25 THE WITNESS: Yeah. There's a fire

1 retention up front --

2 MEMBER PADO: Yeah.

3 THE WITNESS: -- but that won't have

4 standing water. These two here and here would have

5 standing or permanent water bodies.

6 MEMBER ZINER: So currently the

7 property as it is now, does it feed the tributary

8 and the river?

9 THE WITNESS: Yes.

10 MR. ZINER: So how much water is being

11 diverted from those two water masses to feed the

12 storm pond here?

13 THE WITNESS: It's kind of the other

14 way around. We're more slowing down the amount of

15 water being diverted there. That's what's happening

16 by virtue of all this impervious cover. And there

17 is -- you saw in the aerial photograph, there are a

18 lot of driveways, and the track, and other paved

19 areas. But you know, they're certainly much smaller

20 than what's proposed here. Just the roof here alone

21 is a million square feet. That's a lot of water.

22 So the water that used to hit the

23 ground and go into the ground here now becomes

24 stormwater runoff. So we're mitigating that with

25 seven different BMPs that are spread around the

1 site. But -- and some of that mitigation is

2 restoring that water in these two wet ponds. So

3 we're not -- if anything --

4 MR. ZINER: No, no, no, no. I'm not

5 worried about mitigation. I'm worried about drying

6 out the tributary because you're diverting water

7 that would naturally flow there.

8 THE WITNESS: Well, that's the point

9 I'm trying to make. We're -- if anything, we're

10 going to send more water there.

11 ATTORNEY PAPE: Slow.

12 THE WITNESS: The supply in the runoff

13 would increase, so that's why groundwater recharge

14 is so important. We're actually recharging

15 significantly more than the required standard. The

16 current numbers are around double the required

17 standard for recharge.

18 MR. ZINER: So you're claiming that

19 you'll be feeding the tributary more than what's

20 currently being fed?

21 THE WITNESS: Yes. It would --

22 MR. ZINER: Then --

23 THE WITNESS: It would be more volume

24 in surface runoff, and we're also going to

25 significantly exceed the recharge requirement that

1 is set by the state for groundwater.

2 MR. ZINER: And how are you going to

3 protect against flooding of the tributary on the

4 southern part of the property?

5 THE WITNESS: Because we find the

6 larger storm events, these -- all these BMPs can

7 hold back significant amounts of water and really

8 flatten the curve. I mean, they -- you hear that

9 with the COVID situation. It's the same kind of

10 thing, actually. We don't want to over -- overrun

11 the emergency room with COVID patients. Here, we

12 don't want to overrun the river or the tributary

13 with stormwater. So to flatten the curve, we just

14 don't put a mask on it; we put a BMP on it.

15 VICE-CHAIRMAN PEPE: I think there's

16 -- there is a little plain language here.

17 MR. ZINER: Yeah.

18 VICE-CHAIRMAN PEPE: Correct me if I'm

19 wrong. You're saying that you are going to put more

20 water in. I think what you're actually saying,

21 Mr. Lange, is that you're putting more water back

22 into the system, into the ecosystem here, than is

23 required. Because in theory, if there was no

24 impervious surface or a minimal amount of impervious

25 surface -- keep in mind, those parking lots, despite

1 the warehouse being a million square feet, the

2 parking lot, just by guesstimating, looks like

3 that's about 6 or 700 square feet. So how could

4 that be -- how can it create more, right?

5 So I think -- are you saying that

6 you're just putting that -- more back than is required?

7 You can't create more or put more back than is there

8 today, can you?

9 MR. ZINER: It's the difference

10 between the present land absorbing the water versus

11 them collecting it --

12 VICE-CHAIRMAN PEPE: That's right.

13 MR. ZINER: -- because it's now solid.

14 VICE-CHAIRMAN PEPE: Because you can't

15 collect more than what is being absorbed.

16 THE WITNESS: Correct. Right.

17 There's still the same amount of rainfall from the

18 skies on the site so --

19 VICE-CHAIRMAN PEPE: But I think your

20 words of saying, We're going to put more there,

21 means more than is required.

22 THE WITNESS: Correct.

23 VICE-CHAIRMAN PEPE: Is that correct?

24 THE WITNESS: That is correct.

25 VICE-CHAIRMAN PEPE: So I don't know

1 if that's the point you were bringing up or that's  
 2 where you were confused. So I think there's less  
 3 water there ultimately, right? But there's more  
 4 than required by the state.

5 DEPUTY MAYOR GRBELJA: I think what he  
 6 was saying is that what you're doing is you're  
 7 collecting it, and you're directing it in the  
 8 appropriate way, which would be into the Millstone  
 9 River. So what would happen is rather than some of  
 10 that water being discharged in an area that it's not  
 11 going to be directed into the Millstone River, by  
 12 collecting it in these three basins, what you're  
 13 doing is you're actually directing it to the area of  
 14 the Millstone River flow. So therefore, what you're  
 15 doing, the recharge, is actually better.

16 ATTORNEY PAPE: Jeromie, Deputy Mayor  
 17 should have a microphone to speak to the drainage.

18 THE WITNESS: No doubt.

19 MR. ZINER: I just want to know if  
 20 there's going to be any kind of monitoring of the  
 21 environment to make sure that not too much water  
 22 creates flooding for the tributary or the river in  
 23 that local area.

24 ATTORNEY PAPE: So those drainage  
 25 basins would be encompassed in drainage easements if

1 that is the request of the town. Typically it is.  
 2 Those basins are the responsibility of the property  
 3 owner to maintain. But when we put them in  
 4 easements, it grants the township the right to  
 5 supervise. And in the event that the town finds  
 6 that the basins are not properly maintained, they  
 7 either undertake the work and tax the property owner  
 8 or direct the property owner to make the changes.  
 9 We're very comfortable with all of those  
 10 protections.

11 MR. ZINER: Okay.

12 DEPUTY MAYOR GRBELJA: Actually, what  
 13 we had done is we had applied for a grant in  
 14 Millstone -- I'm not going to say where the property  
 15 was, but very close to here -- where we were looking  
 16 to develop basins such as this to collect water to  
 17 stop the flooding in Manville. And really, that was  
 18 to collect water here to regulate the flow of water  
 19 that was going down the Millstone River that caused  
 20 flooding in Manville and Bound Brook.

21 So -- and I was part of that committee  
 22 for a number of years, but the money actually went  
 23 to lower parts of the Millstone River. But it was  
 24 an area that they were seriously looking at because  
 25 it is an extremely effective way -- just as the

1 Assunpink Lakes prevent flooding in Trenton. So  
 2 this really is accomplishing that, some of it.

3 MEMBER PADO: Are airways required?  
 4 THE WITNESS: Yes.

5 MEMBER OXLEY: Can you talk to the  
 6 east side of the property and the properties next to  
 7 it, how you're handling those, what you're doing  
 8 with the actual -- because you're saying it's at a  
 9 higher elevation than the properties next to it and  
 10 on the south side too. How are you handling that?

11 THE WITNESS: So on this side, we're  
 12 using a storm sewer system to essentially cut off  
 13 the water from the paved areas and bring it around  
 14 somewhere in the middle. It basically goes in each  
 15 direction around the building. So there is a cutoff  
 16 point here.

17 Once you get out of the paved area, you  
 18 are then letting the natural grade -- which really  
 19 wouldn't all be natural because this will be berms  
 20 and so forth in here, but it'll all be vegetative  
 21 landscaping that will also act to retard the  
 22 stormwater. Even though they're not formally  
 23 designed to do that, the reality is that they will.  
 24 So those areas will continue to run off in the same  
 25 direction that they do today, but we will have

1 reduced the drainage area similar to that point and  
 2 redirect it, essentially shortcutting it a little  
 3 bit and discharging it a little further downstream  
 4 from the Millstone tributary.

5 But there will still be some  
 6 stormwater. Essentially all these green areas on  
 7 the east side will continue to flow to the east.

8 BY ATTORNEY PAPE:

9 Q. Catch basins, pipes underground, get it  
 10 over to the basins?

11 A. Yes.

12 Q. Thank you.

13 If you're comfortable, Mr. Lange, I'm  
 14 going to ask if you could describe the lighting  
 15 elements at this time. Again, I know that you're  
 16 familiar with 20-06, the ordinance, the very  
 17 specific requirements. We have very specific  
 18 requirements for the site, protective requirements  
 19 with the lighting design.

20 If you can point out how you've  
 21 followed those requirements and how you accomplished  
 22 it?

23 A. Certainly. So I'll start with that;  
 24 we are fully compliant with the ordinance.  
 25 We are proposing LED fixtures. All

1 fixtures throughout the site are LED. They're  
 2 mounted at either 20 or 24 feet. Some of the  
 3 building mounts are at 24 feet. All the  
 4 freestanding are at 20 feet tall.  
 5           These lights are state-of-the-art.  
 6 They have the cutoff control, the directional  
 7 controls all programmed in the lensing that's inside  
 8 the fixture. So it's a very sharp, crisp cutoff.  
 9 They're dark-sky compliant as a result. We've met  
 10 all the minimum lighting levels.  
 11           And you know, the point was not to  
 12 overlight the site either. So we've used the  
 13 shorter fixtures, with better than what's required,  
 14 they're at 20 or 24 feet. So we're not getting a  
 15 lot of hot spots or anything like. They reduce the  
 16 sky glow. And again, the LED is so much more  
 17 optically efficient.  
 18           The final thing I'll touch on lighting  
 19 is that the monument sign, which is located here on  
 20 33, will be up-lit. So that will be a nice effect.  
 21 And there's an exhibit that I think the architect  
 22 has and can share what that looks like.  
 23           Q.    So all of the lighting that's designed  
 24 on this plan is compliant with 20-06, including  
 25 those protective measures that require shorter

1 fixtures to avoid some hot spots?  
 2           A.    That's correct.  
 3           Q.    The most interesting element of the  
 4 plan, and the one I know you're most anxious to  
 5 present, is the landscape elements.  
 6           While you were preparing, I shared with  
 7 the board the commitment that was made to the  
 8 cemetery that you and I made. If you could just  
 9 identify on the board where that area is. Describe  
 10 it on the record?  
 11           VICE-CHAIRMAN PEPE: Actually,  
 12 Mr. Pape, just one question about the lighting.  
 13           ATTORNEY PAPE: Oh, I'm sorry.  
 14           VICE-CHAIRMAN PEPE: I apologize.  
 15           What sort of hours -- right? I'm  
 16 assuming a warehouse operates 24 hours a day.  
 17           ATTORNEY PAPE: This is -- this is a  
 18 24/7 operation.  
 19           VICE-CHAIRMAN PEPE: So, you know,  
 20 traditionally we do have cutoffs of time in relation  
 21 to lighting in town, whether it's part of the  
 22 municipality or not. Is there a scenario that we  
 23 imagine that some of the lighting would be reduced  
 24 at certain hours or maybe you don't? I don't -- I  
 25 don't know again.

1           ATTORNEY PAPE: The very best answer  
 2 is that when the facility is operational, we can  
 3 meet in the field with the township engineer,  
 4 township professionals and explore areas where  
 5 dimming could occur or lights could go off. But  
 6 safety becomes the primary factor.  
 7           VICE-CHAIRMAN PEPE: I have to imagine  
 8 it's just as busy at 2:00 in the afternoon as it is  
 9 at 2:00 a.m., right? So --  
 10           ATTORNEY PAPE: Not necessarily.  
 11           VICE-CHAIRMAN PEPE: I don't -- yeah.  
 12 Okay.  
 13           ATTORNEY PAPE: Not necessarily.  
 14           VICE-CHAIRMAN PEPE: Maybe there is an  
 15 opportunity here to be a little more conservative  
 16 than we are being.  
 17           ATTORNEY PAPE: One of the things that  
 18 Jeromie is about to share is from our disturbed area  
 19 to the first residents is --  
 20           500?  
 21           THE WITNESS: There's about 500 feet  
 22 of vegetation, yes.  
 23           ATTORNEY PAPE: We're at 500 feet.  
 24 Okay? So point well-made.  
 25           MEMBER PADO: That's the rear of the

1 site?  
 2           THE WITNESS: I have exhibits. I'm  
 3 going to go through all of them.  
 4           ATTORNEY PAPE: You're going to switch  
 5 exhibits?  
 6           Mr. Chair, more on lighting?  
 7           VICE-CHAIRMAN PEPE: No. That's it.  
 8           ATTORNEY PAPE: Okay.  
 9           VICE-CHAIRMAN PEPE: Thank you.  
 10 BY ATTORNEY PAPE:  
 11           Q.    Landscaping?  
 12           A.    So --  
 13           Q.    You need to switch exhibits?  
 14           A.    I do. But before I leave this one,  
 15 just for efficiency, the area that we're talking  
 16 about -- the cemetery is located to the southeast of  
 17 us. So in the area I'm indicating here, the  
 18 southeast of the property, we would be landscaping  
 19 -- we've shown a little bit of green area anyway,  
 20 and there's a very mature evergreen line right along  
 21 the property line. So all this area behind it, we  
 22 can essentially supplement with additional evergreen  
 23 landscaping.  
 24           ATTORNEY PAPE: There is a -- I'm going  
 25 to say 20- to 40-foot tall evergreen wall. And

1 they're not white pines. There's an evergreen wall  
2 there. It's hard to see through it, but there is an  
3 opportunity on our client's property to supplement  
4 it. And we've made that commitment to them, and we  
5 make it here tonight.

6 THE WITNESS: And then I'll just say  
7 that in general perimeter landscaping was the main  
8 focus. Obviously in a warehousing-type use, we  
9 don't do interior landscaping. While we do have it,  
10 it's not the main focus. It's not like this is a  
11 residential campus where, you know, you would have a  
12 lot of interior focus. So the perimeter focus was  
13 definitely the key. I'll just start -- and I have  
14 several other exhibits that show this much better,  
15 but just to orient everybody.

16 In the northerly section of the  
17 property, we have substantial landscaping. For  
18 instance, the berm landscaping that is in front of  
19 the site is 12 feet tall, our landscaping on top of  
20 that. We've used that in a very creative way.  
21 Again, I'll show you a much better picture of that  
22 in a second.

23 Also, we have substantial landscaping  
24 down the easterly side where we're going to add  
25 additional landscaping in the southeasterly area and

1 we have substantial berming and landscaping here on  
2 the south end. And then there's the whole Millstone  
3 River tributary and all that protected area till you  
4 get to the subdivision that's to the south of us.  
5 So we have some additional exhibits that highlight  
6 those areas.

7 So I want to go back to this exhibit.  
8 It starts to the south of us. So there are  
9 some -- so we have a whole variety of dimensions  
10 here. Some of the dimensions are to the property  
11 line. Some are to the building line. Some are from  
12 the homes or the cul-de-sacs. So it kind of gives  
13 you a whole variety of different dimensions.

14 The upshot is the existing vegetation  
15 which is just south of our most southerly drive  
16 aisle to the -- kind of the back of the homes along  
17 the Meadow Court and Autumn Court are -- it's about  
18 500 feet of vegetative area. The actual distance  
19 between the homes and the building is more like  
20 800-some-odd feet. You can see the dimensions here.  
21 This is 835, it looks like. This is 820. This is  
22 761 over here. It looks it would be about the  
23 closest structure-to-structure setback.

24 This area that I pointed out in the  
25 prior exhibit, A-24 -- I'm now looking at A-23.

1 This whole area will have supplemental landscaping  
2 and berming. There'll be supplemental berming in  
3 this area with additional landscaping. And then  
4 you've got all this mature, you know, hardwood --  
5 kind of hardwood-type trees in this area which will  
6 remain. Much of that is protected in the  
7 tributary's riparian zone, so it's not like it can  
8 be cleared or radically changed in the future.

9 MEMBER OXLEY: Do you know what the  
10 height of those trees are behind the house?

11 THE WITNESS: We do. So we have what  
12 are called photorealistic, you know, renderings that  
13 were done. One is right on this exhibit, and this  
14 is from the ground. And we did this in the winter  
15 setting, so it's -- it's very consistent in terms of  
16 the types of trees, the mix of trees where it's  
17 mostly deciduous. There's some evergreen, but it's  
18 mostly deciduous. We did it in the wintertime for  
19 the purposes of this. We put some stuff on the  
20 ground and on the tree branches just to drive that  
21 home.

22 And this is elevation corrected. So  
23 this is the real ground elevation, and that is the  
24 way the building will look on the ground from the  
25 backyards of those neighboring homes. And the

1 reason you can't see the building is because you  
2 can't see the building. It's so far away that  
3 you're looking straight over the lines of sight. By  
4 the time they get to where the building is, you're  
5 looking straight over the building, so you're not  
6 seeing it.

7 MEMBER OXLEY: Did you put the  
8 building into that photo?

9 THE WITNESS: Yeah. The building's in  
10 this photo, and you can't see it. This is done with  
11 3D modeling, so it's very accurate. They -- we use  
12 the actual survey, the actual site plan so it can  
13 just model the environment. And then what they do  
14 is they move the camera around, and then create this  
15 view and then just color render it based on what's  
16 actually there. And again, we put the actual trees.  
17 It's a very realistic view of the world.

18 And then I've got three other views  
19 that I think will be useful. So we'll jump to that.  
20 That was View 2, and that's the location where  
21 View 2 was. That's where View 2 was taken from.  
22 It's right at that tree line behind Meadow Court.

23 And then we have a View 4 which I'm  
24 about to show you. This one was taken up in the  
25 air. So imagine if it was a drone flying. So



1 you're up at, you know, bird level, not at people  
2 level.  
3 So this is that drone view. If you  
4 were up in the air, you can tell by the kind of  
5 perspective how high in the air you are. We'll need  
6 to mark that as A-25.

7 ATTORNEY STEIB: 25.

8 (Exhibit A-25, Aerial Drone simulation  
9 of subject property from south, was marked.)

10 THE WITNESS: So, again, it's taken  
11 very close to the position of View 2, which we just  
12 looked at on the ground, but again, up in the air.  
13 In this view, a couple key things to point out:

14 One, you can see all that existing  
15 vegetation -- again, primarily deciduous.

16 Then you can see that heavy landscaping  
17 that we're adding just off the driveway to provide  
18 additional buffer to make sure that if there were  
19 any breaks through the trees that we got that fully  
20 covered. And because of the sheer distance of where  
21 you are back, you know, off the screen here, the way  
22 -- if you're looking up through the trees, you're  
23 looking clean over the warehouse roofs. So you're  
24 just looking up at the sky over that.

25 But this was -- if you flew a drone up

1 and then the other is up in the air, just like View  
2 4 that we just saw.

3 So this is View 1 on the ground. This  
4 is the exit driveway, so this is coming out this way  
5 and --

6 ATTORNEY PAPE: A-26?

7 THE WITNESS: I'm sorry. Yes.

8 (Exhibit A-26, Elevation color

9 rendering of subject property from north, was  
10 marked.)

11 THE WITNESS: So a couple of things to  
12 note here:

13 One of the things that the  
14 English-style driveway allowed us to do was instead  
15 of having a conditional wide-throated driveway that  
16 was just straight into the site, which -- while it's  
17 very efficient from a traffic standpoint, also gives  
18 you very efficient viewing of the site. So we were  
19 able to now put this 12-foot berm and all this  
20 landscaping out on the highway and block the bulk of  
21 the building. And we've also set it up that where  
22 you do get this kind of peek through the corridor.  
23 You're looking at the front office area at the  
24 corner of the warehouse. So it's a nicer  
25 architectural piece of the building that you're

1 from somebody's backyard well off the ground, this  
2 is, you know, what it would look like.

3 MEMBER CURTIS: Where is the water  
4 treatment facility?

5 THE WITNESS: It's -- actually, it's  
6 here by the building. You can see the -- yeah.  
7 They -- I have another view, the same type of view,  
8 coming from Route 33. I don't know if it's much  
9 more visible, but the top of the tank is right  
10 there. You can just see the top of the tank. It's  
11 -- unfortunately the resolution on the screen is --  
12 it's tough to see, but right there is the top of the  
13 water tower. But we're just glimpsing, you know --  
14 it's 15 feet shorter than the building, but because  
15 we're up above the building, we're looking down at  
16 the bottom, so just catching the top.

17 The wastewater treatment disposal  
18 fields are in this grass area, and the shelter  
19 building would be just behind this wall. You're not  
20 seeing that there. We've got that view.

21 And then we've got two more views,  
22 which I'll show you first further out, and then I'll  
23 just show you incrementally. So Views 1 and 3, both  
24 from Route 33. One is on the ground, very similar  
25 to the View 2 because we're doing it from Route 33,

1 seeing.

2 Just for scale, this is the 35-foot  
3 water tower over here. So that's -- that's the  
4 look. This is another berm here. There's another  
5 berm down on the other end opposite the inbound  
6 side, so it's kind of a mirror image of this. And  
7 over there, you're looking at the other corner of  
8 the warehouse building.

9 MR. ZINER: So question on the  
10 entrance to Route 33: Is there going to be, like,  
11 an extended ramp for trucks to speed up to highway  
12 speed? How is this going to work?

13 THE WITNESS: So what's going to  
14 happen, there's a ramp that runs from that -- an  
15 auxiliary lane, really, that runs from this outbound  
16 all the way to the inbound, and actually goes a  
17 little bit past the inbound lane.

18 So a truck coming out of here would  
19 accelerate this whole distance along the frontage,  
20 and then a little bit beyond the inbound movement  
21 and rejoin the highway. So they have that whole  
22 distance to achieve highway speed.

23 ATTORNEY PAPE: I think it's important  
24 for you to state that's how you designed it. The  
25 DOT is going to tell you what it's going to look

1 like.

2 THE WITNESS: That is correct. Yeah.

3 This is obviously a DOT highway. It's fully under

4 their jurisdiction, and so that -- that's our plan.

5 MEMBER CURTIS: This is the exit.

6 Where is the entrance?

7 THE WITNESS: The entrance is

8 basically --

9 MR. ZINER: Quarter mile down the

10 road.

11 THE WITNESS: -- the mirror image of

12 this. It's off of this view. We'll actually see it

13 in the next view that I show you. We'll be up in

14 the air; we'll be able to see everything. So maybe

15 I'll just switch to that.

16 MR. ZINER: So New Jersey DOT has not

17 approved this for the access to the highway yet?

18 ATTORNEY PAPE: We preapp'd it with

19 them, and the application has been filed. It's

20 there. So we believe that we have designed it the

21 way they want it to be, but any action taken by this

22 board is necessarily conditioned on the receipt of

23 that. That also has been memorialized in the

24 settlement that the DOT -- an application that we

25 would be making --

1 MR. ZINER: Okay.

2 ATTORNEY PAPE: -- and relief granted

3 by this board would be subject to the DOT.

4 THE WITNESS: Then we have a final

5 view. And this we have to mark as -- A-27?

6 ATTORNEY STEIB: A-27.

7 (Exhibit A-27, Aerial drone simulation

8 of subject property from the north, was

9 marked.)

10 MR. ZINER: So what is the distance

11 between the inbound and exit-bound ramps to the

12 facility?

13 THE WITNESS: Let me just

14 double-check. I want to say it's around, like, 600

15 -- 5/600 feet, something like that. But -- and then

16 it goes -- the acceleration part of the ramp

17 actually continues beyond and taking off over here.

18 So the whole ramp goes a little bit longer than that

19 but -- but, again, we have to meet the DOT

20 specifications, and we believe we have. Matt

21 Seckler, who is the traffic engineer for the

22 project, is very familiar with the DOT standards.

23 We preapp'd with them, so believe we're on the same

24 page, but, of course, we need their -- their formal

25 approval.

1 MEMBER CURTIS: Are they going to have

2 to widen the road?

3 MR. ZINER: No. They're cutting into

4 their own property.

5 THE WITNESS: No, not the main through

6 line. The widening would happen along our frontage.

7 MEMBER CURTIS: Okay.

8 MEMBER OXLEY: Now, the water towers,

9 is that the only location right there? Is that the

10 ideal location?

11 THE WITNESS: That is the ideal

12 location because we're on the high side of the site,

13 and we want as much pressure as we can develop.

14 MEMBER OXLEY: Because it is above the

15 tree line, isn't it?

16 THE WITNESS: Yes. And as you know

17 from seeing water towers, they're generally at the

18 highest points of topography and they're generally

19 visible.

20 MEMBER CURTIS: Is this a private

21 system?

22 THE WITNESS: This is, yes.

23 MEMBER CURTIS: So no one from

24 Manalapan or anybody else can say, We want a bigger

25 water tank; like, you know, tap into it?

1 MR. ZINER: No.

2 THE WITNESS: No. The only thing that

3 would be more generally available for the fire

4 departments, you know -- really any fire department,

5 as far as I'm concerned can use it -- is a draft

6 from the wet pond. So if somebody needed more

7 water, that wet pond has a substantial volume of

8 current water, so it would be an excellent source

9 for firefighters or whoever needs that.

10 VICE-CHAIRMAN PEPE: Do you have to

11 fence those ponds in for safety because they're so

12 deep and robust?

13 THE WITNESS: This is always a debate.

14 I'm on the "no fence" side of this debate for a

15 whole variety of reasons. But the state does

16 mandate safety ledges. So there are two ledges --

17 one above the permanent waterline and one just below

18 it. And those are designed into both of the wet

19 ponds so that you have a flat area essentially.

20 I find that the fences -- first of all,

21 motivated teenagers is not going to get stopped by

22 any fence. Me, on the other hand with just, you

23 know, my office exercise routine, probably can't get

24 over that fence to assist the teenager if they were

25 to get into trouble. The other thing is that fences

1 tend to collect garbage and be unsightly.  
 2 I grew up on the shore, so I'm used to  
 3 having unfenced water. So my preference would be  
 4 not to fence it. If these were backyard areas, if  
 5 this was a townhome community and, you know,  
 6 backyards were right up to it, it'd be a whole  
 7 different story because then you have toddlers or  
 8 something like that. Obviously, in this  
 9 environment, I don't envision toddlers running  
 10 around or anything like that.  
 11 So my personal -- professional, I  
 12 should say -- professional opinion would be that  
 13 fences are not required, that safety ledgers are  
 14 adequate. That said, if the board felt strongly,  
 15 it's certainly something we could do.  
 16 ATTORNEY PAPE: The personal  
 17 perspective is valuable to be shared. If -- if this  
 18 town chose to have fences around them, it's not  
 19 impossible. If we look in town, we've got a number  
 20 of basins in industrial parks that are not fenced.  
 21 The one behind my office, I insisted on putting a  
 22 fence around.  
 23 VICE-CHAIRMAN PEPE: You have a day  
 24 care back there.  
 25 ATTORNEY PAPE: I have a day care, and

1 so there's a distinction.  
 2 We look to you as the board for  
 3 guidance. Our preference is not to fence them, but  
 4 we look to you for guidance.  
 5 MEMBER CURTIS: There is a home there  
 6 and we don't know if there's children there,  
 7 correct?  
 8 ATTORNEY PAPE: That home has about  
 9 20 men who go to work every morning. I look out the  
 10 window every morning. I watch them go to work.  
 11 There's no kids there.  
 12 MEMBER OXLEY: In the past, we talked  
 13 about heights of water towers, right? Now, is this  
 14 acceptable, this height which is really pretty high  
 15 for this kind of application to us? I mean, because  
 16 I know the ordinance, and we have asked people to  
 17 look at alternatives to these large water towers.  
 18 What are we thinking about this  
 19 application, if anything?  
 20 DEPUTY MAYOR GRBELJA: This is the  
 21 first water tower I've ever seen in Millstone,  
 22 actually. I just had to make sure where the water  
 23 was coming from. I wanted to make sure that Matt  
 24 wasn't sneaking something --  
 25 BOARD ENGINEER: Most towns are 60 to

1 70 feet up, so 35 is really not that bad.  
 2 MEMBER OXLEY: We did -- we did  
 3 address one about a year ago, and we had asked them  
 4 to kind of give us an alternative to the water  
 5 tower.  
 6 BOARD ENGINEER: Pumping out from the  
 7 pond?  
 8 MEMBER OXLEY: Yes. So why -- are we  
 9 going to be looking at this and addressing this, or  
 10 are we saying that, you know --  
 11 BOARD ENGINEER: On the building, it  
 12 would make it difficult to pump from the pond up  
 13 the --  
 14 MEMBER ARPAIA: Isn't the building  
 15 elevation 50 feet?  
 16 THE WITNESS: Yes.  
 17 MEMBER ARPAIA: So the water tower is  
 18 less than the height of the building. It's  
 19 insignificant.  
 20 ATTORNEY PAPE: There are mature trees  
 21 that are there. We're looking at it from the drone  
 22 point of view. If we were on the ground looking  
 23 from my office across through those trees, you're  
 24 going to have a very different perspective.  
 25 MEMBER OXLEY: We did see the prior

1 one. We saw the top of it as well as the trees and,  
 2 you know, you can see it right there.  
 3 THE WITNESS: And that's because these  
 4 -- these trees are not fully mature yet. We used  
 5 something -- they're not quite at planting, but  
 6 they're not at full maturity either. So as these  
 7 trees grow, they will get taller than the water  
 8 tower, but we like to try to be, you know, honest in  
 9 our renderings.  
 10 VICE-CHAIRMAN PEPE: You're not going  
 11 to plant a 20-foot Norway spruce right now, so it's  
 12 more like a 10-foot.  
 13 THE WITNESS: Right. So these are  
 14 smaller trees, but they will block this as they  
 15 mature.  
 16 ATTORNEY PAPE: Without any  
 17 authorization from my client, and at the risk of  
 18 getting chastised, I will tell you recently in  
 19 Cranbury, we did something very similar, but we used  
 20 a combination of grays, whites and blues to create a  
 21 sky appearance on the tower, and it became very  
 22 unobtrusive.  
 23 BOARD ENGINEER: Light blue color.  
 24 ATTORNEY PAPE: Just a gray, white and  
 25 blue.

1 You're okay with that?  
 2 THE WITNESS: The other thing I'll  
 3 point out, this is --  
 4 ATTORNEY PAPE: Thank you.  
 5 THE WITNESS: This is right along the  
 6 highway. We -- we're stopped on a road that you  
 7 would normally be going 55 miles an hour on and  
 8 looking directly across the road.  
 9 That's not really the view of the  
 10 general public. It's going to be, you know, facing  
 11 -- the water tower is going to be off to their right  
 12 shoulder, and they're going to be looking ahead down  
 13 the road. Nobody is going to notice this in  
 14 reality.  
 15 If you look at the -- let me go back to  
 16 the other view. So you can see how far off the road  
 17 -- and really, as you're going by it, directly off  
 18 the shoulder you've got the -- you've got the  
 19 existing structures that are in the way, and it's  
 20 only when you're over here or if you're coming this  
 21 way, but it's way off the road. So it's not really  
 22 something that you're going to be focused on, you  
 23 know, in terms of -- maybe if you're sitting here in  
 24 the parking lot, you could look across and see it  
 25 through the treetops, you know, especially until the

1 these get more matured.  
 2 VICE-CHAIRMAN PEPE: Looking through  
 3 the landscape plan, the berm is about 7 foot high?  
 4 THE WITNESS: In this area, it's about  
 5 7 foot high. And then the trees on top of it.  
 6 These are relatively fast-growing trees. So, you  
 7 know, it's not day one, but they will be covered.  
 8 If we paint it, as Mr. Pape just  
 9 suggested against the skyline, it's really going to  
 10 disappear. It is much shorter. I think Mr. Arpaia  
 11 was making that point earlier. Typically water  
 12 towers are as much as 100 feet, like the municipal  
 13 water tower.  
 14 But I do feel it's important. One, it  
 15 provides a steady source of drinking water in case  
 16 there's an issue with a well or anything like that.  
 17 And then you have two different sources of  
 18 firefighting water, which for a structure this  
 19 large, in particular, it makes me feel a lot better  
 20 especially because we do not have a municipal  
 21 supply, so we really have to be self-sufficient.  
 22 So I like having a Plan A and B for  
 23 firefighting.  
 24 ATTORNEY PAPE: So did the fire  
 25 official also.

1 VICE-CHAIRMAN PEPE: Well, again, to  
 2 satisfy everyone's concerns, is there any other  
 3 alternative, anything else you can think of outside  
 4 of the box that can help this be a little more  
 5 palatable?  
 6 So we're going to go with a color  
 7 scheme. That sounds like that's an interesting  
 8 concept. We have a 7-foot berm, and let's assume  
 9 we're going to put 10-foot trees on there. So we're  
 10 at 17 feet. We're not quite halfway home, but we're  
 11 part of the way home.  
 12 Just on this picture, not assuming the  
 13 picture is gospel, but it looks like that landscape  
 14 berm stops there. If you could extend it, which I'm  
 15 sure you're not going to have a problem doing, and  
 16 maybe your actual landscape plan does that.  
 17 Is there anything else you can think...  
 18 MEMBER CURTIS: Anything you can put  
 19 around it, a silo around it, or a barn or --  
 20 VICE-CHAIRMAN PEPE: That's an  
 21 interesting concept. Maybe we could put lipstick on  
 22 the pig, you know what I mean?  
 23 MEMBER CURTIS: You make it sound like  
 24 a farm. It's landscaping.  
 25 MR. ZINER: Is it possible --

1 MEMBER CURTIS: Could be a silo, could  
 2 be a barn?  
 3 THE WITNESS: Yes, you could. I don't  
 4 know that it goes with the warehouse to have, like,  
 5 a silo look and the warehouse but --  
 6 VICE-CHAIRMAN PEPE: I know. Just --  
 7 MEMBER CURTIS: It still looks better  
 8 than that.  
 9 MEMBER OXLEY: Maybe capsule it into  
 10 a structure that matches the warehouse, a smaller  
 11 structure?  
 12 VICE-CHAIRMAN PEPE: That's going to  
 13 be just as high. It's going to be --  
 14 DEPUTY MAYOR GRBELJA: We didn't get  
 15 to what the warehouse should look like yet.  
 16 VICE-CHAIRMAN PEPE: The barn concept  
 17 or something -- something more rural in appearance,  
 18 may be something of interest, but I definitely  
 19 wouldn't want to see it painted that way.  
 20 MR. ZINER: It looks like a silo.  
 21 MEMBER OXLEY: Those houses right  
 22 there are -- you know, you have those houses. Yeah,  
 23 we don't know that anybody lives there, but somebody  
 24 can move in there and you know what, it's really  
 25 not -- there's more houses along the way there, not

1 just that one.

2 MR. ZINER: So instead of it being  
3 35 feet tall, can we have two 25 feet equaling the  
4 same water volume?

5 VICE-CHAIRMAN PEPE: Is it the  
6 elevation that creates the suppression or is it --  
7 is it --

8 THE WITNESS: We need --

9 VICE-CHAIRMAN PEPE: -- the amount of  
10 water?

11 THE WITNESS: No. We need them both,  
12 but we need a pump regardless. But I like to --  
13 again, this is a redundancy thing. The more  
14 pressure I get out of this, even if the pump isn't  
15 fully working or something or there's -- first of  
16 all, there'd be pressure created by gravity.  
17 There'd be a level of pressure that'll have even if  
18 it weren't working.

19 With the fire pumps on -- and there'll  
20 be a generator backed up for the diesel pumps  
21 themselves. You know, then they create the balance  
22 of the pressure and then, of course, the fire  
23 department can just come in and connect to the fire  
24 pump connection and use the water in the tank, use  
25 the water in the pond. And then, of course, the

1 fire trucks themselves have pumping.

2 So there's many ways to pump it, but  
3 the pumping will be easier with all of those pumps  
4 at this height at this portion of the site because  
5 the water is already flowing in the downhill  
6 direction.

7 MR. ZINER: Well, the question is, what  
8 is the difference of pressure of 10 feet in height?  
9 And if you actually have two of them, you actually  
10 get double the throughput going through two 25-foot  
11 towers instead of one 35, if it's going to be pumped  
12 anyways.

13 THE WITNESS: It's going to be pumped  
14 anyways, but 10 feet is significant in the pressure  
15 world. I'm not telling you that it can't be done.  
16 It -- but it is significant.

17 MR. ZINER: Well, 10 -- 10 feet is  
18 still 10 feet. Or even 5 feet, anything lower than  
19 the 35 feet.

20 VICE-CHAIRMAN PEPE: I think it sounds  
21 more realistic to put lipstick on.

22 MEMBER CURTIS: Hopefully a stealth  
23 design.

24 MEMBER ARPAIA: Comparable to a  
25 million-square-foot building, that's insignificant.

1 VICE-CHAIRMAN PEPE: You're probably  
2 right, but it's -- you know what, it's just one  
3 little element on top of it.

4 MEMBER OXLEY: My concern is it's  
5 setting a precedent. Here it's 30 and somebody down  
6 the street would want it 30 also.

7 VICE-CHAIRMAN PEPE: Yeah, but I  
8 suspect it really is about the elevation.

9 And correct me, Mr. Lange -- you know  
10 more about this than I do -- but the idea is that's  
11 the highest point on the property. If we come up  
12 with a 35-foot elevation to that in relation to a  
13 50-foot building, I'm assuming it's because of the  
14 location of where it is.

15 But again, if you're uncomfortable with  
16 it, we need to talk about it. Okay? So that's it.  
17 If you're uncomfortable with it, it means we got to  
18 come up with a solution about it.

19 ATTORNEY PAPE: I have two more  
20 ingredients that the client and Dee Santos, the  
21 landscape expert, just shared. On that portion, we  
22 can increase the height of the berm to 10 feet and  
23 we would be willing to use 12-foot trees -- pretty  
24 expensive trees -- 12-foot trees on the 10-foot  
25 berms of that portion so at day one we're at

1 22 feet.

2 THE WITNESS: And then because of the  
3 concept, we're shortening the distance and the  
4 angle. You're going to look from here through the  
5 treetops, and then that shoots you over. So even  
6 though this is at 28 feet, by the time your line of  
7 sight goes through here, that line of sight is well  
8 up in the air here. Without doing the math, I can't  
9 be sure where exactly, but it's going to be right  
10 around the 35-foot mark. So the other exhibit --

11 ATTORNEY PAPE: The clients are  
12 comfortable with the color scheme too, if you want.

13 VICE-CHAIRMAN PEPE: It's something,  
14 right?

15 THE WITNESS: Right. So if you  
16 imagine that this berm and this landscaping  
17 essentially, you know -- the berm's taller. The  
18 landscaping's taller. Now we have -- now these  
19 treetops, instead of down here, they're up here.

20 MEMBER CURTIS: So it's going to cover  
21 it?

22 THE WITNESS: Yeah. It's right at the  
23 top. I mean, I'm not going to say you couldn't see  
24 little patches of it, but you're not going to see  
25 the -- especially if you paint it so it's kind of

1 indistinguishable from the sky, it's going to be --  
 2 and it's well -- again, well off the road.  
 3 This is kind of a weird -- this is if  
 4 you're pulled over on the side of the highway and  
 5 you're looking at it, but that's not how people will  
 6 observe it in real life.  
 7 ATTORNEY PAPE: So 3-plus feet of berm  
 8 and 4-plus feet of planting is 7-plus feet greater  
 9 than what we're showing schematically, and we ask  
 10 that you consider that.  
 11 MEMBER CURTIS: So how tall will the  
 12 trees be?  
 13 VICE-CHAIRMAN PEPE: 12-foot trees,  
 14 10-foot berm.  
 15 MEMBER CURTIS: Okay. 22 feet, and  
 16 that's 45.  
 17 ATTORNEY PAPE: And clouds on that  
 18 water tower.  
 19 THE WITNESS: So I think with the  
 20 combination of the paint scheme, the additional  
 21 berming, the additional landscaping, the sheer  
 22 distance of this from the highway, and the fact that  
 23 this is -- this is really a worst-case view. We're  
 24 trying to, you know, really show you the worst case  
 25 so you can't say, Whoa --

1 VICE-CHAIRMAN PEPE: We have an  
 2 ordinance that says that you can't have any signage  
 3 on there. I just -- not that you're proposing that,  
 4 but I just was curious. This is the first time  
 5 we've dealt with something like this. Are we  
 6 protected that nobody can paint anything on there?  
 7 Outside of kids putting graffiti that, you know,  
 8 "Johnny loves Mary," you know? I'm curious about  
 9 it.  
 10 ATTORNEY PAPE: I'm thinking  
 11 "Heilbrunn Pape."  
 12 THE WITNESS: Since it is right across  
 13 from your office.  
 14 ATTORNEY PAPE: Such a good location.  
 15 VICE-CHAIRMAN PEPE: Yeah. And that  
 16 should be, but overall for the township, we should  
 17 think about this, if we ever do encounter it.  
 18 ATTORNEY PAPE: No signage.  
 19 THE WITNESS: Right. Yeah. We'll  
 20 stipulate to no signage.  
 21 ATTORNEY PAPE: Zero signage.  
 22 VICE-CHAIRMAN PEPE: Listen, if that's  
 23 the best -- I'm curious what anybody else on the  
 24 board thinks. The best thing we can come up with is  
 25 22 feet of masking it.

1 MEMBER OXLEY: And there's no other  
 2 alternatives -- I'm talking about -- and I  
 3 appreciate, you know -- I understand that there has  
 4 to be a certain amount of pressure that you need.  
 5 Is there any other resolution to have this lower?  
 6 Maybe two, maybe -- you're the expert.  
 7 THE WITNESS: Okay. Anything is  
 8 possible. It's just how much it costs.  
 9 MEMBER OXLEY: I understand that and I  
 10 appreciate that.  
 11 THE WITNESS: If it's a good idea or  
 12 not is kind of what we're balancing here.  
 13 This is the -- the best design for this  
 14 facility, and that's the best design. We can do a  
 15 less-ideal design and make it work, yes. But I  
 16 think this is the best design.  
 17 And that's why we're trying so hard.  
 18 We're willing to spend the money on the landscaping.  
 19 The 12-foot trees are not inexpensive, I could tell  
 20 you. So, you know, that's going to be an expensive  
 21 piece of landscaping but --  
 22 VICE-CHAIRMAN PEPE: Well, how big are  
 23 the trees you're proposing on the rest of it?  
 24 Probably 10 foot or 8 foot?  
 25 THE WITNESS: They're 8 to 10 --

1 VICE-CHAIRMAN PEPE: Okay. So it's  
 2 not a dramatic increase in price. It's not 40 bucks  
 3 a tree or 30 bucks a tree. It's probably closer to  
 4 20 bucks a tree. When we're talking about a hundred  
 5 of them, it's not that much. But, you know, to  
 6 satisfy this project, you know, it's an interesting  
 7 element. And you have to keep in mind, you know --  
 8 with all due respect, the town is concerned about  
 9 this, right?  
 10 THE WITNESS: Sure.  
 11 VICE-CHAIRMAN PEPE: This is kind of a  
 12 big deal for us because we haven't dealt with  
 13 anything like this. So as naive as the questions  
 14 might be and as paranoid as our questions might be,  
 15 you know, bear with us if you can.  
 16 THE WITNESS: Absolutely. And that's  
 17 why we went through, you know -- these renderings  
 18 obviously take some effort to do and that's why we  
 19 really --  
 20 VICE-CHAIRMAN PEPE: Yeah, I know.  
 21 And they're great, actually. This is -- I think  
 22 this is extremely helpful.  
 23 MEMBER CURTIS: With regards to the  
 24 tank again, you said it's going to be painted with  
 25 those colors or does it come -- the material come

J. Lange, P.E. 99

1 that color?

2 THE WITNESS: We would paint it.

3 MEMBER CURTIS: So after a while,

4 everything chips.

5 THE WITNESS: Well, it's just -- yeah.

6 It's just like the -- any other facility, anything

7 else, the pavement, the building, it all has to be

8 maintained by the private ownership so --

9 VICE-CHAIRMAN PEPE: Yeah. At that

10 point, the trees get taller too, in theory but --

11 MEMBER CURTIS: The chipping on the

12 water tower is awful.

13 VICE-CHAIRMAN PEPE: You've got to

14 hope that they maintain the paint, whoever owns this

15 thing.

16 THE WITNESS: So to your point,

17 though, the trees will quickly hide the tank, and it

18 would be a little bit --

19 MEMBER OXLEY: We just have to feel

20 comfortable with all of this. Now you're

21 introducing a 35-foot tank, is it?

22 THE WITNESS: Yes.

23 MEMBER OXLEY: Water tower into the

24 town. That's the best we have to, so think about

25 it. That's all I'm asking.

J. Lange, P.E. 100

1 THE WITNESS: It is several hundred

2 feet off the road, though, and --

3 MEMBER OXLEY: It's not just your

4 property and --

5 THE WITNESS: I understand.

6 MEMBER OXLEY: It probably is -- fits

7 this scenario and now we're --

8 MEMBER CURTIS: We're worried about

9 setting a precedent for anybody else that comes in

10 and says, Oh, we want to have that.

11 ATTORNEY PAPE: I can share with you

12 that, you know, anyone who comes in with a warehouse

13 in Millstone needs a firefighting system, and the

14 tower is just about the only system. So as you see

15 the warehouses come -- the warehouses in Monroe have

16 a firefighting supply. The warehouses in Manalapan

17 have a firefighting supply. Warehouses in

18 Millstone, you know that you have --

19 MEMBER CURTIS: I'm not concerned

20 about warehouses. We're just concerned about

21 anything new coming. That's the concern.

22 So is this going to set a precedent for

23 a planning community to come into Millstone and want

24 water towers? That's the problem.

25 ATTORNEY PAPE: I think that because

J. Lange, P.E. 101

1 this is -- what makes this project unique -- and it

2 is unique. It is identified in the affordable

3 housing litigation. It has specific provisions that

4 distinguish it from all of the other properties in

5 the zone. It has its own design designation.

6 So I don't think -- I didn't even think

7 of that consideration, but this one is defined as

8 separate and distinct and has its own ordinances. I

9 think you're pretty safe that you're not creating

10 precedent, unless you want all the warehouses to

11 fund your affordable housing.

12 VICE-CHAIRMAN PEPE: Okay. I think we

13 have -- what's everybody thinking right now? I

14 mean, we're stuck here on this thing. I think we've

15 kind of beaten it -- we've made the provisions that

16 we can.

17 Why don't we go on and come back, if we

18 need to.

19 Thank you.

20 THE WITNESS: Okay, thank you. That's

21 it.

22 ATTORNEY PAPE: I had asked Jeromie to

23 be prepared to go through the grading, and the

24 drainage, and the lighting, and the landscaping.

25 BY ATTORNEY PAPE:

J. Lange, P.E. 102

1 Q. I'm going to ask if you could just take

2 a few more minutes to go through the on-site

3 circulation. I know you've done that a bit. I just

4 want you to emphasize dimensions.

5 And you pointed out a WB-67 can

6 traverse. I'd like the board members to hear that

7 the fire officials gave you their fire vehicles --

8 told you what their fire vehicles were and asked

9 that you demonstrate that their vehicles could

10 traverse the site.

11 Just take us through that briefly.

12 A. So actually, I should switch. I have

13 one more exhibit.

14 ATTORNEY PAPE: Why don't we take a --

15 could we take a five-minute break?

16 VICE-CHAIRMAN PEPE: That'd be fine

17 with me.

18 (Recess is taken at 9:15 p.m.)

19 (Proceedings resume at 9:25 p.m.)

20 ATTORNEY PAPE: Mr. Chair, members of

21 the board, I'll tell you where we are. I'm going to

22 ask Mr. Lange if he has examined the reports that

23 were received from Mr. Shafai and Ms. Mertz. I'm

24 going to ask him to put an affirmative

25 representation of all of the outstanding technical

1 requirements on this very short list that he can and  
2 will address.

3 And then I'm going to share with you  
4 the status of the approvals and permits from the  
5 outside agencies in a fairly quick fashion. And  
6 then, in my very famous words: I'm finished with  
7 this guy, he's available to you.

8 The architect is here to tell you what  
9 you're looking at with the group of photos. He's  
10 going to talk about how he designed it. I give him  
11 three and a half to five minutes. And then, board  
12 members, that's the end of the direct presentation  
13 made by the applicant.

14 VICE-CHAIRMAN PEPE: I'd like to see  
15 if we can include -- I think everybody's concerned  
16 about the traffic. Can we have a presentation about  
17 traffic?

18 ATTORNEY PAPE: Sure. I didn't plan  
19 on it on simply because it's 100 percent --

20 VICE-CHAIRMAN PEPE: I think if we  
21 just address that.

22 ATTORNEY PAPE: -- DOT. It's  
23 100 percent DOT. We won't put any traffic on the  
24 local roads, only on the state highway. And they  
25 have total jurisdiction. It was written that way in

1 the settlement, and it is that way.

2 VICE-CHAIRMAN PEPE: Do we know what  
3 -- what we should expect in relation to traffic,  
4 just out of curiosity?

5 ATTORNEY PAPE: The traffic associated  
6 with -- there is report that was filed. It  
7 quantifies it. I didn't -- I honestly didn't  
8 prepare any testimony on that --

9 VICE-CHAIRMAN PEPE: Okay.

10 ATTORNEY PAPE: -- because it's state  
11 highway traffic, and it's --

12 VICE-CHAIRMAN PEPE: I mean, we can  
13 all imagine that. I think we need to talk about  
14 that, you know, amongst ourselves. Okay?

15 So go ahead. Continue.

16 ATTORNEY PAPE: Sure. Sure.

17 BY ATTORNEY PAPE:

18 Q. Mr. Lange.

19 A. Yes.

20 Q. Have you received and reviewed the  
21 professional reports issued by Ms. Mertz and  
22 Mr. Shafai?

23 A. Yes, I have.

24 Q. Have you had an opportunity to review  
25 those reports with Ms. Mertz and Mr. Shafai?

1 A. Yes.

2 Q. Are you comfortable advising the board  
3 that you can and you will address all of their  
4 technical requirements as set forth in those  
5 reports?

6 A. Yes.

7 Q. I'm going to just go through what we  
8 understand to be the approval process. There is the  
9 Millstone Township Planning Board preliminary and  
10 final site plan, and that's the application that is  
11 here this evening.

12 There's the Monmouth County Planning  
13 Board site plan, and that application has been  
14 approved.

15 A. Correct.

16 Q. Freehold Soil Conservation District.  
17 Status, please?

18 A. That is pending. We've gotten  
19 comments from them and responded. So we believe we  
20 will be receiving that certification in the near  
21 future.

22 Q. NJ -- NJDEP approvals associated with  
23 the wetlands?

24 A. We have a letter of interpretation  
25 which verifies the limits. That was approved on

1 December 14th, 2016. We need to file for a  
2 transitional waiver averaging plan and general  
3 permits 6, 7 and 11 for various things around the  
4 site, and we also need a flood hazard area permit  
5 for the stormwater outfalls.

6 Q. Wastewater management, which we talked  
7 about earlier -- that's the sanitary system that's  
8 approved by the state of New Jersey that'll  
9 ultimately have an operator?

10 A. That's correct. There are three  
11 permits that happen sequentially. The first is the  
12 wastewater management plan. That is currently  
13 approved at the county. It's pending with the  
14 state. Once that is approved with the state, we  
15 will then get the NJPDES T1 General Permit for the  
16 discharge to groundwater and treatment works  
17 approval for the treatment plant itself.

18 Q. We have the Millstone Township Shade  
19 Tree Commission. They gave us a letter, and you're  
20 comfortable advising the board that you can and will  
21 address their concerns?

22 A. Yes.

23 Q. The Millstone Environmental Commission,  
24 we met with them twice. They issued a letter  
25 indicating they're satisfied, that they would like



1 to see your final design of the drainage system and  
2 ask that you provide a copy. Would you agree to do  
3 so?

4 A. Yes.

5 Q. The historical -- I don't think we have  
6 a historical committee on this one.

7 We do have the fire department. We  
8 spent time with the fire department.

9 Delaware and Raritan Canal Commission,  
10 we're in their jurisdiction. Preapp'd already?

11 A. Yes.

12 Q. And an application will be filed once  
13 this board approves the site plan?

14 A. Correct. Those won't happen until the  
15 board approval.

16 Q. I think that's the package of approvals  
17 and permits?

18 A. Yes.

19 Q. I thank you.

20 ATTORNEY PAPE: I have nothing further  
21 of Mr. Lange on direct. He is available to the  
22 board, and the board's professionals and to the  
23 extent that we have visiting public, for their  
24 examination.

25 Mr. Chair, he's all yours.

1 at this point. We've set it up that it can be done  
2 so if the specific user has those security  
3 requirements.

4 MEMBER BECK: Because if the trucks  
5 back up on 33 from the guard shack -- I've seen them  
6 at other facilities. They're going to be backed up  
7 past the driveway exit.

8 THE WITNESS: Yeah. No. That --

9 MEMBER BECK: There's no bullpen  
10 parking? There's no overflow parking, bullpen?

11 THE WITNESS: It's not -- there is  
12 on-site stacking available and, you know, they can  
13 circulate around and do a lot of different things.

14 Until we have a final tenant, though, it's kind of  
15 speculation. That's another reason it's not shown  
16 in the rendering. Well, we've got that land-banked  
17 driveway through here too. So there are plenty of  
18 ways for us to set this up if we get an actual  
19 tenant that requires that. They generally are not.

20 Even though we have a shown fence just in case --

21 MEMBER BECK: Oh, I have seen a lot  
22 where they're closed off. The truckers get in  
23 there, and they leave their garbage. And then they  
24 put a guard shack to tell them they're not entering  
25 the property until certain hours, and then it backs

1 VICE-CHAIRMAN PEPE: Okay. So do we  
2 have any other questions for him?

3 MEMBER PADO: One more, Chris. Can  
4 you go back to your street-view rendering. I didn't  
5 see the signage on that. Can you show the board the  
6 location of the sign.

7 THE WITNESS: So that's a good catch.  
8 We are missing it. It would be right about where  
9 this utility pole is. So it would be right about  
10 here. It's 15 feet off the right-of-way line, which  
11 is somewhere around here. So it's back in front of  
12 this fence, and it's pretty much the middle of the  
13 site.

14 VICE-CHAIRMAN PEPE: What do we expect  
15 it to look like?

16 THE WITNESS: It's -- the architect  
17 has a nice rendering on it, but it's 6 feet tall,  
18 16 feet wide, about 80 square feet in this front  
19 area. The overall structure is just under  
20 100 square feet, but it's low to the ground and very  
21 modest, uplit.

22 MEMBER BECK: Is there any guard  
23 shacks or anything controlling the trucks coming in?

24 THE WITNESS: If there would be, it  
25 would be well off in the site. They would be back

1 up on the highway. I could show you a place that  
2 they back up a mile.

3 THE WITNESS: I'm not saying it  
4 doesn't happen. I've worked with a lot of  
5 industrial users. I know exactly what you're  
6 talking about.

7 VICE-CHAIRMAN PEPE: If that's the  
8 case, though, is this back to -- back to the  
9 state -- it's the state highway, then we have no  
10 jurisdiction over that situation.

11 MR. ZINER: Nothing you can do.

12 VICE-CHAIRMAN PEPE: The state would  
13 be widening the road to accommodate that if it  
14 started to back up to 33.

15 ATTORNEY PAPE: You make a good point.  
16 Jeromie has shared with me that if there's a guard  
17 shack, it's going to be on the other side of the  
18 property, so you'll have this entire driveway across  
19 the building all the way to the driveway that is on  
20 the western edge. And that's, if there's a guard  
21 house, that's where it would be.

22 THE WITNESS: Right. Because the  
23 trucks circulate counterclockwise from a visibility  
24 standpoint, so they would be coming through -- the  
25 first part they would enter a restricted area would

1 be all the way over here, and you have this entire  
 2 distance, and that's the closest one. All the other  
 3 access points are much further into the site, but  
 4 this is, you know -- well over 1,000 feet, this  
 5 distance here, maybe 2,000 feet almost.  
 6 ATTORNEY PAPE: Good point, Chairman.  
 7 VICE-CHAIRMAN PEPE: Well, hold on. I  
 8 don't know if I follow it necessarily. So in theory  
 9 you enter -- as you know, we enter down there. We  
 10 come around as you had said, right? But let's think  
 11 about that. So they park there. But if they exit,  
 12 they're going to exit here, so why would they come  
 13 back in that congested lane?  
 14 Do you see what I'm saying? So --  
 15 ATTORNEY PAPE: They have to.  
 16 THE WITNESS: They have to. This  
 17 is --  
 18 VICE-CHAIRMAN PEPE: Yeah. But -- so I  
 19 come in, right?  
 20 BOARD MEMBER: Creating a bottle-neck  
 21 on your own property.  
 22 THE WITNESS: Right.  
 23 VICE-CHAIRMAN PEPE: I go here.  
 24 THE WITNESS: Yeah.  
 25 VICE-CHAIRMAN PEPE: I go to your

1 guard shack, in theory, there.  
 2 THE WITNESS: Right.  
 3 VICE-CHAIRMAN PEPE: And so I rotate  
 4 around, right?  
 5 THE WITNESS: Right.  
 6 VICE-CHAIRMAN PEPE: I'm finishing  
 7 here. I unload. I unload here. I unload anywhere,  
 8 right? I can come back. Now I'm back in the  
 9 traffic here, right?  
 10 MEMBER CURTIS: It widens right there.  
 11 THE WITNESS: But that's --  
 12 VICE-CHAIRMAN PEPE: Do you see what  
 13 I'm saying? So -- but, again, if it's wider, the  
 14 situation is you have the cross-traffic, right? So  
 15 that's why I'm saying it doesn't kind of make sense.  
 16 It definitely alleviates a little bit of it, right?  
 17 THE WITNESS: They're not -- they're  
 18 not going to back up this far. It's not going to be  
 19 that many trucks.  
 20 MEMBER BECK: Oh, I've seen them a  
 21 mile.  
 22 VICE-CHAIRMAN PEPE: Yeah. But it  
 23 won't be with respect --  
 24 MEMBER CURTIS: How about a holding  
 25 area?

1 MEMBER BECK: They have specifically  
 2 for this.  
 3 DEPUTY MAYOR GRBELJA: Yeah. A  
 4 holding area on the property.  
 5 MEMBER BECK: Yeah.  
 6 THE WITNESS: It's such a large site  
 7 and we're so far off the highway, that it's just --  
 8 we could certainly do a stipulation in the approval  
 9 that there'll be no trucks, you know -- that that's  
 10 not permitted as a condition of approval, but it's  
 11 not going to happen. The distance to this first  
 12 checkpoint -- I mean, it's just too far. This is a  
 13 36-foot wide road, so this is -- easily accommodates  
 14 a two-way traffic.  
 15 VICE-CHAIRMAN PEPE: It's never going  
 16 to happen. If it did happen, you would create two  
 17 lanes in one direction.  
 18 THE WITNESS: Right.  
 19 VICE-CHAIRMAN PEPE: And now  
 20 it's -- but that doesn't stop.  
 21 ATTORNEY PAPE: 36 feet is essentially  
 22 two lanes and two full shoulders. That's the --  
 23 VICE-CHAIRMAN PEPE: Three lanes,  
 24 yeah.  
 25 THE WITNESS: Yes, it's three full

1 lanes, so you could have two lanes -- if it really  
 2 came to that, you could have two full lanes going  
 3 this direction, if you really had to have that much  
 4 queuing, but that would be unusual.  
 5 VICE-CHAIRMAN PEPE: Good catch.  
 6 Architect.  
 7 ATTORNEY PAPE: Architect. Yes?  
 8 Anything further --  
 9 ATTORNEY STEIB: Open to the public.  
 10 VICE-CHAIRMAN PEPE: Open to the  
 11 public right now? Okay.  
 12 Is anybody here from the public that  
 13 would like to address Mr. Lange, the expert that Mr.  
 14 Pape has provided thus far?  
 15 Seeing nobody, I'm going to close that  
 16 portion of the meeting.  
 17 ATTORNEY PAPE: Thank you.  
 18 VICE-CHAIRMAN PEPE: Thank you.  
 19 ATTORNEY PAPE: Thank you, Mr. Lange.  
 20 The second witness this evening is  
 21 Lawrence Valenza, the architect responsible for the  
 22 plans.  
 23 Are you working from the boards?  
 24 MR. VALENZA: I'm going to have to  
 25 because I didn't bring electronic copies, not

1 knowing that there was that capability.  
2 ATTORNEY PAPE: Let's get you sworn in  
3 with a big voice.

4 L A W R E N C E V A L E N Z A, sworn.  
5 ATTORNEY STEIB: State your full name  
6 and address, and spell your last name.

7 THE WITNESS: Lawrence Valenza,  
8 V-A-L-E-N-Z-A, 2150 Schuetz, S-C-H-U-E-T-Z, Road,  
9 St. Louis, Missouri.

10 E X A M I N A T I O N

11 BY ATTORNEY PAPE:

12 Q. Mr. Valenza, we would all like to hear  
13 your professional and educational background.

14 A. I am a licensed architect in the state  
15 of New Jersey and 16 other states. I have a  
16 bachelor of architecture degree from the University  
17 of Kansas. I have been practicing architecture for  
18 32 years since my graduation.

19 I am a principal at our firm. I lead  
20 the industrial design market for our company. We've  
21 done probably 25 million square feet of exactly this  
22 kind of building in the state of New Jersey. A  
23 great deal of it's in Cranbury. I have testified in  
24 front of the Cranbury --

25 ATTORNEY STEIB: Mr. Valenza, I'm

1 testified.

2 A. Sure. Asking an architect to take  
3 three minutes to describe his baby is a difficult  
4 task, but I'll do my best.

5 The main entrance of the building is  
6 the -- kind of the main feature, and you saw on the  
7 -- a ground view exhibit from this view that that's  
8 really the focal point as you pull into the site.

9 First of all, both of these buildings  
10 are companion buildings. So whatever I say about  
11 the larger building applies to the smaller building  
12 as well.

13 So the office entrance is brought down  
14 to more of a human scale by making it shorter than  
15 the rest of the building. So that -- that white  
16 mass, the box with all the glass on it at the -- at  
17 the lower right-hand corner of the building, is the  
18 main office entrance. And so we lowered it down.  
19 We used vertical pieces of glass to accentuate the  
20 verticality of that element. On such a long  
21 building, we wanted to introduce some vertical  
22 elements. And then we put that against the backdrop  
23 of the medium grade panels to kind of -- even though  
24 it's one big rectangular building, it gives it  
25 depth.

1 sorry to interrupt you. But during the break,  
2 someone commented to me the people back there are  
3 having a hard time hearing. I'd like you to use the  
4 microphone, please.

5 THE WITNESS: Where was I?

6 ATTORNEY PAPE: 25 million square foot  
7 of warehouse space in New Jersey that's located in  
8 Cranbury.

9 THE WITNESS: Cranbury, very recently.  
10 Franklin, very recently. Piscataway, very recently.  
11 Middlesex, very recently. Probably testified in  
12 front of a dozen township planning boards.

13 VICE-CHAIRMAN PEPE: We accept your  
14 credentials as an expert on the subject.

15 BY ATTORNEY PAPE:

16 Q. Before you begin, the building that  
17 you're presenting to us this evening, is this a  
18 building of your design?

19 A. Yes, it is.

20 Q. So the board's been looking at your  
21 building, looking at the other exhibits. I'm going  
22 to ask you if you could identify the design of the  
23 building -- I've given you three and a half  
24 minutes -- design of the building and the feature  
25 elements of the building that Mr. Lange had

1 And then there's a canopy over the  
2 entrance doors, and then a little eyebrow canopy at  
3 the top of glass, and that provides shadow lines  
4 that gives some more depth. So we're trying to  
5 layer depth into the building at that office focal  
6 point.

7 And then we used earth tone colors,  
8 not -- earth tone is referred to a lot in the  
9 development standards or the -- the ordinance  
10 standards. This is a very neutral palette -- light  
11 gray, medium gray, dark gray. And we use those same  
12 colors throughout. And what we do is we put a base  
13 on the building, and then we incorporate those  
14 vertical darker gray elements along all the facades  
15 of building. And that acts to give it some rhythm  
16 and some relief. So instead of, like, a horizontal  
17 stripe around the building which would accentuate  
18 the length of the building, we're trying to break it  
19 into smaller chunks, give it some rhythm, bring it  
20 down to a more medium scale.

21 And then the darker gray elements also  
22 are shorter panels than the -- than the light panels  
23 which also breaks up that ridge line or that parapet  
24 line along the building to kind of give it -- also  
25 break up all the -- the linear look of the building.

L. Valenza, RA

119

1 Q. Mr. Valenza, where are the mechanicals?

2 A. The mechanical units are on the roof,

3 and we always hold them in one column grid from the

4 perimeter of the building. So they're 50 to 60 feet

5 in from the edge of the building. And because this

6 building is 50 feet tall at its highest point, the

7 parapet of the building actually cuts off your view.

8 So you cannot see the mechanical units because

9 they're held back from the edge.

10 Q. They're screened off?

11 A. Right.

12 VICE-CHAIRMAN PEPE: How high are the

13 units on the roof?

14 THE WITNESS: They are typically maybe

15 5 feet tall, probably 8 feet long and 4 to 5 feet

16 wide.

17 VICE-CHAIRMAN PEPE: They're not

18 visible?

19 THE WITNESS: Not visible.

20 ATTORNEY PAPE: I have no further

21 questions of Mr. Valenza.

22 VICE-CHAIRMAN PEPE: Do you have a

23 picture of the sign?

24 THE WITNESS: Yes.

25 ATTORNEY PAPE: This would be a new

L. Valenza, RA

120

1 exhibit.

2 ATTORNEY STEIB: A-28.

3 (Exhibit A-28, Sign Exhibit, dated

4 8-12-20, is marked.)

5 BY ATTORNEY PAPE:

6 Q. Describe it.

7 A. This is called -- the title of the

8 drawing is "Typical Signage," and it's dated

9 August 12th, 2020.

10 So this exhibit shows the office entry

11 enlarged and the monument sign elevation. So the

12 monument sign is, as Jeromie described, 16 feet

13 long, 6 feet high. It's made out of the same

14 materials, the same detailing, the same colors as

15 the building. So it's a -- it's an element of the

16 site which relates back to the buildings.

17 Q. Uplighting down the front?

18 A. Uplighting down the front.

19 And then we also show an area for a

20 tenant sign above the main entrance doors. And

21 since we don't know who the tenant is, we can't tell

22 you what the sign looks like, but we identified an

23 area, a maximum height, a maximum length, everything

24 that complies with the ordinance.

25 And the final sign design will comply

L. Valenza, RA

121

1 with the ordinance. We just don't know what it is

2 at this point.

3 MEMBER OXLEY: The sign on the

4 building is not going to be anything lighted; it's

5 only on the ground, right?

6 THE WITNESS: I think the ordinance

7 allows lighted wall signs. That would be internally

8 lit or backlit.

9 MEMBER OXLEY: That's what you're

10 planning on?

11 THE WITNESS: Whatever the ordinance

12 will allow. We won't do something that's outside of

13 the ordinance. There are lots of different options.

14 VICE-CHAIRMAN PEPE: Questions,

15 anybody?

16 BOARD SECRETARY: Do you want to show

17 that to the audience?

18 VICE-CHAIRMAN PEPE: I would love to

19 show that to the audience. But I think there's

20 nobody in the audience that is not a professional;

21 is that correct?

22 Is anybody -- I'd take this moment in

23 time if there's anybody in the audience who would

24 like to address this topic or this expert, if they

25 would come forward now.

L. Valenza, RA

122

1 Seeing nobody, I'm going to close that

2 portion of the meeting.

3 Thank you very much.

4 ATTORNEY PAPE: Thank you.

5 That is the applicant's intended direct

6 presentation, Mr. Chair.

7 VICE-CHAIRMAN PEPE: Okay. So thank

8 you very much, Mr. Pape. We appreciate your time

9 and providing us with all these experts.

10 Amongst us, some of the questions I

11 have is -- again, I understand that the traffic is

12 mandated by the state and the road is not in our

13 control, and so on and so forth. But naturally,

14 when I think about a project of this nature, I am

15 concerned about what ultimately that does to the

16 town, considering the town we live in, and we fight

17 to keep this town rural, hence the traffic light

18 situations that we are so proud of, that we don't

19 have things of that nature.

20 What's everybody's opinion about the

21 500 trucks?

22 MR. ZINER: As long as they stay on

23 33, it's not an issue.

24 VICE-CHAIRMAN PEPE: Well, as much as

25 we would like to think that they're just going to

1 stay on 33, we have to be realistic if they don't  
2 stay on 33. Today, if you're driving through town,  
3 every once in a while, despite there being an  
4 ordinance saying that you can't use the town just to  
5 go through that way, people do do it.

6 But I don't suspect -- I mean, any  
7 warehouse, the intention is naturally to get back to  
8 the turnpike, right? Its quest is to come, pick up  
9 and leave. Nobody's going for a joy ride.

10 However, you know, warehouses have  
11 changed in complexion over a short period of time.  
12 I mean, if you look at Amazon advertising that they  
13 can deliver things in two hours. Is this warehouse  
14 ultimately going to be a facility like that? I  
15 don't know. But they're not going to deliver with  
16 tractor-trailers. We all probably know that.

17 But I am concerned about that -- that  
18 road, 33, is part of who and what the crux of this  
19 town is. And the fact of the matter is we've always  
20 had a desire to never make it be like Route 18 or  
21 Route 9, for that matter. We're faced with a  
22 different sort of animal here because warehouses can  
23 come and go versus strip malls. Tractor-trailers  
24 are your enemy, not the SUV with three kids in it.

25 So it's different, but we do have to

1 think about that as we -- as we think about guiding  
2 our town forward. However, I don't know if there's  
3 much we can do about it. So I really welcome  
4 anybody's opinion.

5 McKinley, I'd love to hear your opinion  
6 of things, considering you're the planner and may  
7 have a little more experience than we do.

8 BOARD PLANNER: Sure. I guess in  
9 terms of traffic, I'm not a traffic engineer, so I  
10 can't speak to the volume. I can only rely on what  
11 the expert reports gave us.

12 Generally speaking, you're probably  
13 going to get more -- you're certainly going to get a  
14 lot fewer trips generated from this than you would  
15 if this were to be developed with a multifamily  
16 development, for example, which in the past was  
17 actually an option for that site, and that's  
18 obviously not that case now.

19 So the potential for this site, the use  
20 that's being put on, we're going to get a lot less  
21 traffic than what could be done. And I think it was  
22 testified or mentioned by you, Mr. Pepe, that the  
23 vehicles going in and out of this site are really  
24 not going to be going into the Township of  
25 Millstone. That's not -- that's not their purpose.

1 They would be turning around, I'm assuming, at the  
2 jug handle on the end and going straight back to the  
3 turnpike. That's my assumption.

4 I don't know if you want me to put  
5 anything else then on the record, but that seems to  
6 be the logical direction of the path.

7 MR. ZINER: Well, that's a good  
8 question. Where do they jug -- jug handle to go on  
9 33 west?

10 VICE-CHAIRMAN PEPE: So that's -- you  
11 know where it's located, right? It ultimately goes  
12 up to that light where the -- that vape shop is,  
13 that I'm so proud to say is in our town, right? So  
14 it's that small jug handle.

15 Ultimately, you know, we've talked  
16 about the backing up of the warehouse. I'm more  
17 concerned about -- even though the traffic is going  
18 to be feathered out of there, for lack of a better  
19 description, it's going to sort come out of there  
20 not at one time but as different things get loaded  
21 and unloaded. That light backs up already, right?  
22 So just to intensify that jug handle -- but that's  
23 not our jurisdiction, and it's not this -- this  
24 potential tenant, or whoever is the potential  
25 tenant, or this developer to fix that jug handle,

1 right? That's -- that's a very different animal,  
2 but it is something that we're ultimately going to  
3 have to live with, you know? With the approval of  
4 this item, that jug handle will be -- it will be  
5 intensified.

6 ATTORNEY PAPE: I'd share this with  
7 you: That intersection, it's 33 and county road.  
8 So the county and the DOT have jurisdiction of that.  
9 And some of you may be aware that I have handled, a  
10 year and a half ago, the Skeba Farms, which is on  
11 that corner, has been approved by Manalapan as a --  
12 just under a million-square-foot complex with two  
13 buildings, very similar to this. The same  
14 statements were made: DOT has jurisdiction of the  
15 road -- the DOT and county have jurisdiction of the  
16 road.

17 In that instance, the applicant,  
18 Mr. Joseph Skeba, was required to make improvements  
19 to that jug handle. Those improvements were not  
20 specific to the big project. That's the DOT and the  
21 county reacting to the warehouse changes on the  
22 highway. If you begin in Hightstown and go then to  
23 East Windsor, and then to Monroe, and then here, and  
24 then to Manalapan, and then to Freehold, and then to  
25 Howell, between the turnpike and The Cabin on Old

1 33, there are approved or in the pipeline 22 million  
2 square feet of warehousing. The Route 33 corridor  
3 and that Exit 8 improvement are matched.

4 So the state -- I'm going to share with  
5 you that the state and the county on their roadways  
6 are making provisions for the road improvements.  
7 For that one which is right on the Skeba property,  
8 the jug handle improvements, the widening of 527 and  
9 the introduction of additional travel lanes were all  
10 imposed.

11 VICE-CHAIRMAN PEPE: You said that  
12 there's 22 million square feet of warehouse space  
13 on, you know -- coming? That's probably, you know,  
14 22 farms that are gone. It's kind of sad.

15 MR. ZINER: Oh, yeah. You've got the  
16 properties in Manalapan.

17 VICE-CHAIRMAN PEPE: But I don't see  
18 what we can do here. I just think it's bigger than  
19 us, and I don't think it has any bearing on  
20 approving or not proving this but --

21 ATTORNEY PAPE: They're all coming.

22 VICE-CHAIRMAN PEPE: Again, it's the  
23 -- I don't know what we can do. Just like the water  
24 tower, you know, maybe we can get a little lipstick  
25 on that. But in this case, I don't know. I don't

1 know where we're going to go from here.

2 BOARD PLANNER: Also, I do want to  
3 mention the township doesn't want 33 to turn into  
4 Route 18 and Route 9, and that's absolutely  
5 understandable. I think bringing in these things  
6 that are -- the parts of those highways that are the  
7 worse are the ones that have the small strip malls  
8 with a lot of curb cuts back to back to back, and  
9 that's definitely something we're not going to be  
10 getting with these larger warehouses. So I think  
11 the use lends itself to less -- move away from that  
12 model that you see there.

13 VICE-CHAIRMAN PEPE: You could have  
14 the slowest moving vehicles and the loudest  
15 vehicles --

16 BOARD PLANNER: That is true.

17 VICE-CHAIRMAN PEPE: -- and the ones  
18 that pollute, in theory, the most and are less  
19 technologically advanced. But nonetheless, you're  
20 right; it's less stopping and starting. In theory,  
21 it's professional drivers. In theory, there's less  
22 deaths. There's less people. There's a lot of good  
23 things you could say about this as much as you can  
24 say bad things.

25 I just don't know -- I mean, this is

1 the nature of warehouse business. You know, this is  
2 the business that we're deciding to enter into.

3 ATTORNEY PAPE: I can tell that the --  
4 to say I think it's designed 100.0 percent  
5 consistent with the ordinance that was drafted.

6 VICE-CHAIRMAN PEPE: I know that.

7 ATTORNEY PAPE: And a lot of care went  
8 into it.

9 VICE-CHAIRMAN PEPE: Well, I  
10 appreciate your applicant doing things to  
11 accommodate us.

12 On that note, is there any other  
13 questions from this board for any of the experts who  
14 are here or any questions for each other that we'd  
15 like to talk about now before we propose the idea of  
16 a resolution for this?

17 BOARD PLANNER: Mr. Chairman, if I can  
18 just add real quickly something me and Matt just  
19 discussed over the break, but I thought it would be  
20 nice to address the whole board. Going back to the  
21 question of the water tower and any potential that  
22 this height and location might set a precedence,  
23 it's important to remember that this site is the  
24 subject of a litigation making it completely unique,  
25 and it cannot be used as a precedent. Any part of

1 this site is not going to be used -- it cannot be  
2 used as a precedence if somebody says, Well, look  
3 what they did to Showplace Farms, it's -- it really  
4 can't be used that way.

5 So it was designed specifically for the  
6 size of this warehouse, and I think -- it's my  
7 opinion that increasing that berm and increasing the  
8 height of the trees, it really is going to be just  
9 -- and the beautiful paint job that they propose for  
10 that also, it really will reduce the impact the  
11 residents see from the houses or the people driving  
12 by.

13 But I did just want to add that from a  
14 planning perspective, this is not going to create a  
15 precedent.

16 MEMBER PADO: I have one last question  
17 for this. Given the -- the overall size of this  
18 site -- and I know that they fall within our  
19 ordinance as far as the lighting is concerned, and I  
20 guess we have no say against it. But, however,  
21 given the overall site and how many lights are  
22 potentially going to be put on the site, you know,  
23 looking from a half a mile away, is this going to be  
24 like a glow at night?

25 VICE-CHAIRMAN PEPE: Well, the fact of

1 the matter is -- the example I'm going to give you  
 2 is, you know, if you're on the Turnpike, you get on  
 3 at Exit 8, and Amazon is on the left-hand side if  
 4 you're heading north, or it's on your right-hand  
 5 side, et cetera. The fact of the matter is that you  
 6 are above it, right? You are above it, so you do  
 7 see it. And it is interesting to look at because if  
 8 you get a good look at the whole thing and the  
 9 lighting structure or the lighting plan on it, it's  
 10 pretty bright.

11 MEMBER PADO: Oh, I know.

12 VICE-CHAIRMAN PEPE: And you would  
 13 think that a large building in the middle would  
 14 create this, like, sort of black hole, but for some  
 15 reason it doesn't. It -- the entire site is lit up.

16 MEMBER PADO: It intensifies.

17 VICE-CHAIRMAN PEPE: I respect that  
 18 you followed the lighting ordinance, and I respect  
 19 that it's going to be state-of-the-art as Mr. Lange  
 20 had mentioned, but I know personally I'm  
 21 uncomfortable with it. But at the same time,  
 22 there's nothing for you to do. I mean, I'm asking  
 23 you to be concerned with it and respectful with it,  
 24 but I can't force you to do much more.

25 ATTORNEY PAPE: There's a low -- we

1 didn't put it on, we said we matched the ordinance,  
 2 .2 foot-candles is the -- the average level. It's  
 3 not -- it's not Miami. It's not bright.

4 And we'll gladly, when it's  
 5 operational, go out there with Matt and the board,  
 6 and we'll figure out where we can do light controls.  
 7 I don't think that we need to have the entire place  
 8 illuminated throughout the night.

9 VICE-CHAIRMAN PEPE: I don't.

10 MEMBER PADO: No. I think that's  
 11 important. I mean, I'm just thinking of the  
 12 development behind, even though I appreciate the  
 13 vegetation and the, you know, the natural trees that  
 14 are there and so on and so forth. But given our  
 15 town, we're not -- we haven't seen this massive  
 16 structure before, hence the overall lighting  
 17 concept. And, you know, like you say, it glows.

18 VICE-CHAIRMAN PEPE: It does.

19 MEMBER PADO: It's a lot of lights. I  
 20 mean, I can tell you right now, you look at our  
 21 industrial park over on Rike Drive --

22 VICE-CHAIRMAN PEPE: That's right.

23 MEMBER PADO: -- the lights, I mean --

24 VICE-CHAIRMAN PEPE: They do.

25 MEMBER PADO: -- I can see them

1 through the trees.

2 VICE-CHAIRMAN PEPE: Yeah. And that's  
 3 a problem because this is bigger than anything we've  
 4 ever done in town. So, you know, we have to live  
 5 with this decision. But at the same time, our  
 6 lighting ordinances allow it.

7 ATTORNEY PAPE: Your lighting  
 8 ordinance -- everything about the ordinances for  
 9 this is specific, and we dropped down the bulbs.  
 10 The bulbs are not what they could have been.

11 VICE-CHAIRMAN PEPE: No. And that  
 12 helps. There's no question it helps. But in a very  
 13 dark town where we deliberately don't put traffic  
 14 lights in neighborhoods -- right? -- except at the  
 15 ends of roads it's -- or intersections and  
 16 developments, you see a real effort to try to avoid  
 17 it. But again --

18 MEMBER ARPAIA: Question, Chris. Is  
 19 this the only site that's available for something of  
 20 this magnitude in Millstone? Is there any -- is  
 21 there any farm that could ever be developed that can  
 22 be bigger than this?

23 VICE-CHAIRMAN PEPE: Let's try to  
 24 think about that. Nobody's going to be interested  
 25 in an interior piece of property in a place on,

1 like, Spring Road.

2 MEMBER ARPAIA: No.

3 VICE-CHAIRMAN PEPE: But I don't think  
 4 there's --

5 MEMBER ARPAIA: So this is really --  
 6 there's not like anything could surpass this so...

7 VICE-CHAIRMAN PEPE: No. But I am  
 8 respectful of the people who live around it, and I'm  
 9 respectful to even people that don't. I have to  
 10 drive by this thing and look at it, and I have to  
 11 think about those people. And there's actually --  
 12 there's some property over off of Conover that's  
 13 just -- that hasn't been developed yet. There's  
 14 that one development -- yeah. And you look at that,  
 15 you know, this building that we're in right here in  
 16 this parking lot, we went to great lengths to make  
 17 sure this was pretty dim. This is a place where  
 18 children come, right? So when we dimmed something  
 19 where children are going to be, and considered their  
 20 safety, for example, to be in this actual room where  
 21 there's a play and kids come out of here, you know,  
 22 running around, and so on and so forth, basketball  
 23 practice or whatever, and we're concerned about  
 24 children's safety. Here, you know, I'm not as  
 25 concerned about their safety because I'm assuming

1 that professional adults who are handling themselves  
2 appropriately. The gates have lights and so on and  
3 so forth.

4           So I want to make it as dim as  
5 possible. I want to make it -- I want to make it as  
6 unintrusive as possible. But I don't -- I think  
7 that the way we've written this is the way we've  
8 written it.

9           ATTORNEY PAPE: Please don't miss  
10 there are two things that are significant, lower  
11 poles and dimmer lights were built into the  
12 ordinance.

13           VICE-CHAIRMAN PEPE: We spoke of it,  
14 right? I mean, there's LED and --

15           ATTORNEY PAPE: And shielded.

16           VICE-CHAIRMAN PEPE: But it's --

17           MEMBER PADO: It still glows.

18           VICE-CHAIRMAN PEPE: It still glows.

19           On that note, any other questions?

20 Anything else we want to try do?

21           Mr. Pape, I'm going to trust that you  
22 guys will put that in, right?

23           ATTORNEY PAPE: We'll look to put that  
24 language in.

25           VICE-CHAIRMAN PEPE: At this point,

1 I'd like to, once again, open this up to the public.  
2 If there's anybody here that would like to come and  
3 address the board or make a comment for the record,  
4 if they would come and approach the board now?

5           Seeing nobody, I'm going to close that  
6 portion.

7           So let's talk about drafting an  
8 ordinance or a resolution. Thank you. So  
9 obviously, any resolution would include the things  
10 that have not been completed, that they are  
11 completed, right?

12           MEMBER PADO: Tower.

13           VICE-CHAIRMAN PEPE: The tower. There  
14 was something coming back from the DEP.

15           ATTORNEY PAPE: All of the outside  
16 agency approvals I placed on the record.

17           VICE-CHAIRMAN PEPE: Right. So we got  
18 that.

19           ATTORNEY STEIB: The applicants are  
20 going to comply with the Shade Tree report  
21 requirements --

22           (Reporter clarification.)

23           ATTORNEY STEIB: Comply with the Shade  
24 Tree comments. Comply with the Environmental  
25 Commission comments. Comply with the fire

1 department comments.

2           And they also discussed with the  
3 cemetery adjacent to it, they're going to embellish  
4 the common border with evergreen at the southeast  
5 corner of the subject property.

6           There's going to be no refrigeration  
7 element in connection with this facility.

8           If they're importing any soil, they're  
9 going to be distributed under the township ordinance  
10 requirements.

11           Stormwater management, they will comply  
12 with Mr. Shafai's review letter of July 24th, 2020.

13           And with regard to this water tower,  
14 the understanding is the water tower is going to  
15 have a maximum height of 35 feet. There's going to  
16 be no signs, symbols, lettering or otherwise on the  
17 tower. It will have a sky painting with clouds  
18 appearance. It will also be enhanced with a berm  
19 along the frontage of 10 feet with trees of 12 feet  
20 in height.

21           The drainage basins will be placed in  
22 easements. The applicant is going to comply with  
23 the technical recommendations in your planner,  
24 Ms. Mertz's, report and comply with the technical  
25 recommendations of Mr. Shafai's report.

1           They also indicated that they're going  
2 to comply with the Shade Tree Environmental  
3 Commission recommendations.

4           They're going to get all the outside  
5 approvals. And they have agreed to a  
6 post-construction review with your board engineer to  
7 determine optimum lighting levels to minimize any  
8 off-site impacts.

9           VICE-CHAIRMAN PEPE: That being said,  
10 does anybody make a motion to approve?

11           MR. ZINER: I've got one more  
12 question, Chris.

13           VICE-CHAIRMAN PEPE: Please.

14           MR. ZINER: Do we have any commercial  
15 properties today that are managed 24 hours or run  
16 24 hours?

17           ATTORNEY PAPE: Yes.

18           MEMBER PADO: Rike.

19           ATTORNEY PAPE: Red Valley Industrial  
20 Park and Rike Drive and a number of other businesses  
21 out on 537. You don't impose hour restrictions on  
22 the highway commercials.

23           VICE-CHAIRMAN PEPE: Right.

24           Significantly smaller, obviously.

25           MR. ZINER: Yeah. So there's no



1 ordinance around 24-hour operations as to noise  
 2 levels or anything like that?  
 3 ATTORNEY PAPE: Oh, sure.  
 4 VICE-CHAIRMAN PEPE: Noise, there is,  
 5 but not 24-hour operation.  
 6 ATTORNEY PAPE: There is -- sound is  
 7 regulated at two levels from the state and locally.  
 8 The state regulations are 65 decibels during the day  
 9 hours, I think it's 7:00 to 10:00, and then it drops  
 10 to 50. When this ordinance was -- when this  
 11 property was approved, the state standard was  
 12 imposed on it. It's in the ordinance. We have no  
 13 relief from sound regulation. We must comply. We  
 14 must comply because there's no one who can give us  
 15 relief from the nighttime or daytime.  
 16 MEMBER CURTIS: I have another  
 17 question. Just fast-forward into the future. As  
 18 you know, my background is wireless for many years.  
 19 I don't know if you can do this, but it's something  
 20 for you guys to think about, wireless  
 21 telecommunication facilities next to that water  
 22 tower, and if they want to start putting  
 23 installations on it.  
 24 So I don't know if it's something we  
 25 want to think about for an ordinance for the future,

1 since we don't have any of those in town if you want  
 2 to prohibit it. I'm not sure. But it's just  
 3 something for you to think about.  
 4 ATTORNEY PAPE: We'll stipulate.  
 5 DEPUTY MAYOR GRBELJA: We don't have  
 6 anything with water towers because we never needed  
 7 them, but it's something at this particular time we  
 8 can talk about.  
 9 VICE-CHAIRMAN PEPE: Why don't we put  
 10 it in as a condition, then.  
 11 ATTORNEY PAPE: If we could cross the  
 12 street to go right down my office, there is the  
 13 biggest tower.  
 14 MEMBER CURTIS: They're upgrading them  
 15 to 5G and everything.  
 16 ATTORNEY PAPE: We'll stipulate  
 17 there's no adornments. There's no adornments going  
 18 on.  
 19 MEMBER OXLEY: I want to go back to my  
 20 first question. I want it answered in 30 seconds,  
 21 what's the bioretention? That was the first  
 22 question I asked.  
 23 (Reporter clarification.)  
 24 ATTORNEY PAPE: It's part of the  
 25 sanitary sewer treatment system that's going to be

1 approved by the DEP. It's just one of the elements  
 2 of the treatment.  
 3 MEMBER OXLEY: So it services the  
 4 water that feeds --  
 5 ATTORNEY PAPE: It's part of  
 6 the treatment facility.  
 7 VICE-CHAIRMAN PEPE: Anybody else?  
 8 By the way, thank you everybody for  
 9 working. This is a tough one.  
 10 So does anybody make a motion to  
 11 approve -- and correct me if I word this wrong --  
 12 preliminary and final site plan approval for this  
 13 project?  
 14 DEPUTY MAYOR GRBELJA: I'll move it.  
 15 VICE-CHAIRMAN PEPE: Do I have a  
 16 second?  
 17 MEMBER PADO: I'll second it.  
 18 MEMBER OXLEY: I'll second it.  
 19 VICE-CHAIRMAN PEPE: Pam, if you can  
 20 call the roll?  
 21 MS. D'ANDREA: Yes. Deputy Mayor  
 22 Grbelja?  
 23 DEPUTY MAYOR GRBELJA: Yes.  
 24 MS. D'ANDREA: Ms. Oxley?  
 25 MEMBER OXLEY: Yes.

1 MS. D'ANDREA: Mr. Beck?  
 2 MEMBER BECK: Yes.  
 3 MS. D'ANDREA: Mr. Pado?  
 4 MEMBER PADO: Yes.  
 5 MS. D'ANDREA: Ms. Curtis?  
 6 MEMBER CURTIS: Yes.  
 7 MS. D'ANDREA: Mr. Ziner?  
 8 MR. ZINER: Abstain.  
 9 MS. D'ANDREA: Mr. Arpaia?  
 10 MEMBER ARPAIA: Yes.  
 11 MS. D'ANDREA: And Vice-Chairman Pepe?  
 12 VICE-CHAIRMAN PEPE: Yes.  
 13 ATTORNEY PAPE: Mr. Chairman, members  
 14 of the board, board professionals, all, thank you  
 15 for this evening. Thank you for all the efforts to  
 16 create this evening. On behalf of the applicant,  
 17 thank you very much.  
 18 VICE-CHAIRMAN PEPE: Thank you very  
 19 much. Apologize for the questions.  
 20 ATTORNEY PAPE: It was a pleasure.  
 21 It's a process, Mr. Chairman.  
 22 VICE-CHAIRMAN PEPE: This is so  
 23 uncomfortable.  
 24 ATTORNEY PAPE: It's what we're doing.  
 25 (Reporter clarification.)

1 ATTORNEY PAPE: Good night all.  
 2 VICE-CHAIRMAN PEPE: Do we have any  
 3 old business to discuss?  
 4 Do we have any new business to discuss?  
 5 Anything going on at this time?  
 6 MS. D'ANDREA: No, not at this time.  
 7 Nothing yet. But September 9th, please let me know.  
 8 We're going to Zoom that meeting.  
 9 VICE-CHAIRMAN PEPE: Motion to  
 10 adjourn? Everybody say, "Aye."  
 11 BOARD MEMBERS IN UNISON: Aye.

12  
 13 (Hearing concluded at 10:06 p.m.)  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 CERTIFICATE



2  
 3 I, ANGELA C. BUONANTUONO, a Notary Public  
 4 and Certified Court Reporter of the State of New  
 5 Jersey and Registered Professional Reporter, do  
 6 hereby certify that prior to the commencement, the  
 7 witness was duly sworn to testify the truth, the  
 8 whole truth and nothing but the truth.

9 I DO FURTHER CERTIFY that the foregoing is a  
 10 true and accurate transcript of the deposition as  
 11 taken stenographically by and before me at the time,  
 12 place and on the date hereinbefore set forth.

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

19  
 20  
 21  
 22  
 23 \_\_\_\_\_  
 Angela C. Buonantuono, CCR, RPR, CLR

24 NJ State Board of Court Reporting  
 License No. 30XI00233100  
 25 Dated: September 25, 2020

<b>0</b>	<p><b>15</b> [5] - 9:12, 38:19, 51:5, 76:14, 108:10</p> <p><b>150s</b> [1] - 29:16</p> <p><b>152</b> [2] - 50:4, 50:6</p> <p><b>15th</b> [4] - 8:3, 8:11, 8:14, 11:9</p> <p><b>16</b> [3] - 108:18, 115:15, 120:12</p> <p><b>160</b> [5] - 42:7, 50:4, 50:6, 50:7, 54:13</p> <p><b>16th</b> [1] - 9:24</p> <p><b>17</b> [1] - 89:10</p> <p><b>171</b> [1] - 42:20</p> <p><b>18</b> [4] - 2:15, 39:15, 123:20, 128:4</p> <p><b>18th</b> [2] - 11:15, 27:5</p> <p><b>1999</b> [2] - 19:2, 19:5</p> <p><b>1st</b> [1] - 11:20</p>	<p><b>2150</b> [1] - 115:8</p> <p><b>217</b> [1] - 43:2</p> <p><b>22</b> [7] - 8:24, 94:1, 95:15, 96:25, 127:1, 127:12, 127:14</p> <p><b>220,000</b> [1] - 34:9</p> <p><b>221</b> [1] - 44:19</p> <p><b>22nd</b> [1] - 10:7</p> <p><b>23</b> [5] - 1:5, 9:7, 9:23, 26:19, 42:22</p> <p><b>24</b> [9] - 5:4, 23:4, 32:15, 67:2, 67:3, 67:14, 68:16, 138:15, 138:16</p> <p><b>24-hour</b> [2] - 139:1, 139:5</p> <p><b>24/7</b> [1] - 68:18</p> <p><b>24th</b> [6] - 9:3, 10:16, 32:18, 32:21, 57:1, 137:12</p> <p><b>25</b> [6] - 10:18, 75:7, 91:3, 115:21, 116:6, 144:25</p> <p><b>25-foot</b> [1] - 92:10</p> <p><b>25-foot-wide</b> [1] - 39:15</p> <p><b>26</b> [3] - 1:24, 18:22, 19:1</p> <p><b>260</b> [1] - 41:21</p> <p><b>26th</b> [1] - 11:5</p> <p><b>27th</b> [1] - 7:23</p> <p><b>28</b> [1] - 94:6</p> <p><b>2:00</b> [2] - 69:8, 69:9</p>	<p><b>35</b> [7] - 47:11, 47:20, 85:1, 91:3, 92:11, 92:19, 137:15</p> <p><b>35-foot</b> [4] - 78:2, 93:12, 94:10, 99:21</p> <p><b>36</b> [2] - 38:25, 113:21</p> <p><b>36-foot</b> [1] - 113:13</p> <p><b>36-foot-wide</b> [1] - 38:24</p> <p><b>364</b> [1] - 42:11</p> <p><b>380</b> [2] - 43:19, 44:11</p> <p><b>3D</b> [1] - 74:11</p>	<p><b>5G</b> [1] - 140:15</p>											
<b>1</b>	<p><b>1</b> [9] - 34:6, 40:7, 40:10, 40:11, 40:13, 40:17, 43:22, 76:23, 77:3</p> <p><b>1,000</b> [1] - 111:4</p> <p><b>1,220,000</b> [1] - 13:23</p> <p><b>1-to-1</b> [1] - 27:23</p> <p><b>1/2</b> [1] - 42:16</p> <p><b>10</b> [9] - 92:8, 92:14, 92:17, 92:18, 93:22, 97:24, 97:25, 137:19</p> <p><b>10,000</b> [1] - 42:15</p> <p><b>10-13-19</b> [1] - 3:12</p> <p><b>10-14-19</b> [1] - 3:20</p> <p><b>10-22-19</b> [1] - 4:19</p> <p><b>10-23-19</b> [1] - 4:15</p> <p><b>10-foot</b> [4] - 86:12, 89:9, 93:24, 95:14</p> <p><b>100</b> [6] - 52:9, 56:12, 88:12, 103:19, 103:23, 108:20</p> <p><b>100-foot</b> [1] - 29:23</p> <p><b>100.0</b> [1] - 129:4</p> <p><b>101</b> [1] - 42:20</p> <p><b>104</b> [1] - 42:6</p> <p><b>10:00</b> [1] - 139:9</p> <p><b>10:06</b> [1] - 143:13</p> <p><b>11</b> [1] - 106:3</p> <p><b>11-08-19</b> [2] - 4:10, 4:13</p> <p><b>115</b> [1] - 2:16</p> <p><b>12</b> [3] - 1:10, 71:19, 137:19</p> <p><b>12-14-16</b> [2] - 4:17, 4:18</p> <p><b>12-foot</b> [5] - 77:19, 93:23, 93:24, 95:13, 97:19</p> <p><b>120</b> [1] - 5:11</p> <p><b>128</b> [2] - 29:14, 54:12</p> <p><b>129</b> [1] - 43:3</p> <p><b>12th</b> [3] - 15:22, 33:14, 120:9</p> <p><b>13</b> [1] - 42:16</p> <p><b>138</b> [2] - 29:14, 54:12</p> <p><b>13th</b> [1] - 8:7</p> <p><b>140</b> [1] - 26:25</p> <p><b>140-acre</b> [1] - 13:19</p> <p><b>140s</b> [1] - 29:16</p> <p><b>145</b> [1] - 51:4</p> <p><b>14th</b> [7] - 8:18, 8:21, 10:1, 10:4, 10:10, 28:18, 106:1</p>	<b>2</b>	<p><b>2</b> [7] - 40:16, 74:20, 74:21, 75:11, 76:25, 132:2</p> <p><b>2,000</b> [1] - 111:5</p> <p><b>2-to-1</b> [1] - 27:23</p> <p><b>20</b> [7] - 46:24, 67:2, 67:4, 67:14, 70:25, 84:9, 98:4</p> <p><b>20-06</b> [5] - 6:19, 11:14, 27:4, 66:16, 67:24</p> <p><b>20-foot</b> [2] - 55:4, 86:11</p> <p><b>200</b> [1] - 41:19</p> <p><b>200,000-square-foot</b> [1] - 37:4</p> <p><b>2000</b> [1] - 19:4</p> <p><b>2008</b> [1] - 19:6</p> <p><b>2009</b> [1] - 19:9</p> <p><b>2016</b> [4] - 10:1, 10:4, 28:18, 106:1</p> <p><b>2018</b> [2] - 32:18, 32:21</p> <p><b>2019</b> [7] - 8:8, 8:21, 9:17, 9:20, 9:23, 10:7, 27:3</p> <p><b>2020</b> [29] - 1:5, 1:10, 4:20, 7:23, 8:4, 8:11, 8:15, 8:18, 8:24, 9:3, 9:7, 9:10, 9:13, 9:24, 10:7, 10:10, 10:16, 10:18, 10:20, 11:5, 11:9, 11:15, 11:20, 13:11, 27:5, 33:14, 120:9, 137:12, 144:25</p> <p><b>2020-15</b> [2] - 6:14, 11:7</p> <p><b>2020..</b> [1] - 7:7</p> <p><b>203</b> [1] - 18:7</p> <p><b>215</b> [1] - 1:8</p>	<b>3</b>	<p><b>3</b> [2] - 4:14, 76:23</p> <p><b>3-18-20</b> [1] - 6:19</p> <p><b>3-23-20</b> [1] - 4:5</p> <p><b>3-plus</b> [1] - 95:7</p> <p><b>30</b> [5] - 38:25, 93:5, 93:6, 98:3, 140:20</p> <p><b>308</b> [1] - 44:13</p> <p><b>30XI00233100</b> [2] - 1:21, 144:24</p> <p><b>32</b> [3] - 5:5, 16:23, 115:18</p> <p><b>33</b> [28] - 1:6, 2:3, 13:19, 26:20, 26:24, 31:21, 38:5, 38:19, 46:8, 49:20, 50:3, 67:20, 76:8, 76:24, 76:25, 78:10, 109:5, 110:14, 122:23, 123:1, 123:2, 123:18, 125:9, 126:7, 127:1, 127:2, 128:3</p> <p><b>331</b> [1] - 18:6</p> <p><b>34</b> [1] - 43:5</p>	<b>4</b>	<p><b>4</b> [5] - 47:3, 47:18, 74:23, 77:2, 119:15</p> <p><b>4-14-20</b> [2] - 3:18, 4:22</p> <p><b>4-15-20</b> [4] - 3:9, 3:14, 3:16, 4:8</p> <p><b>4-16-20</b> [1] - 4:15</p> <p><b>4-2020</b> [1] - 4:6</p> <p><b>4-22-20</b> [1] - 3:22</p> <p><b>4-24-20</b> [1] - 3:24</p> <p><b>4-27-20</b> [1] - 3:6</p> <p><b>4-plus</b> [1] - 95:8</p> <p><b>4-to-1</b> [1] - 27:24</p> <p><b>40</b> [1] - 98:2</p> <p><b>40-foot</b> [1] - 70:25</p> <p><b>448</b> [1] - 41:22</p> <p><b>45</b> [1] - 95:16</p> <p><b>46</b> [1] - 47:2</p>	<b>5</b>	<p><b>5</b> [4] - 37:24, 92:18, 119:15</p> <p><b>5,000</b> [3] - 37:15, 41:18, 42:15</p> <p><b>5-24-18</b> [1] - 5:6</p> <p><b>5-26-20</b> [1] - 6:13</p> <p><b>5-9-20</b> [1] - 6:8</p> <p><b>5-miles-up-looking-down</b> [1] - 32:4</p> <p><b>5/600</b> [1] - 80:15</p> <p><b>50</b> [13] - 28:20, 29:4, 42:21, 46:25, 47:2, 47:23, 47:24, 47:25, 48:4, 85:15, 119:4, 119:6, 139:10</p> <p><b>50-foot</b> [2] - 28:24, 93:13</p> <p><b>500</b> [6] - 44:22, 69:20, 69:21, 69:23, 72:18, 122:21</p> <p><b>505</b> [1] - 1:6</p> <p><b>516</b> [1] - 2:3</p> <p><b>527</b> [1] - 127:8</p> <p><b>537</b> [1] - 138:21</p> <p><b>55</b> [1] - 87:7</p>	<b>6</b>	<p><b>6</b> [6] - 18:14, 54:8, 62:3, 106:3, 108:17, 120:13</p> <p><b>6-15-20</b> [1] - 6:15</p> <p><b>60</b> [3] - 42:17, 84:25, 119:4</p> <p><b>600</b> [1] - 80:14</p> <p><b>608</b> [1] - 42:10</p> <p><b>65</b> [2] - 19:10, 139:8</p>	<b>7</b>	<p><b>7</b> [36] - 3:5, 3:6, 3:7, 3:8, 3:10, 3:13, 3:15, 3:17, 3:19, 3:21, 3:23, 3:23, 4:4, 4:6, 4:7, 4:9, 4:11, 4:14, 4:16, 4:18, 4:19, 4:21, 4:23, 6:6, 6:7, 6:8, 6:9, 6:11, 6:12, 6:14, 6:16, 6:19, 6:23, 88:3, 88:5, 106:3</p> <p><b>7-1-20</b> [1] - 6:23</p> <p><b>7-24-20</b> [1] - 6:6</p> <p><b>7-25-20</b> [1] - 6:7</p> <p><b>7-27-20</b> [1] - 6:10</p> <p><b>7-8-20</b> [1] - 6:11</p> <p><b>7-foot</b> [1] - 89:8</p> <p><b>7-plus</b> [1] - 95:8</p> <p><b>70</b> [1] - 85:1</p> <p><b>70-foot</b> [1] - 42:17</p> <p><b>700</b> [1] - 62:3</p> <p><b>732)-679-6554</b> [1] - 2:4</p> <p><b>732)-679-8844</b> [1] - 2:4</p> <p><b>732)882-3590</b> [1] - 1:25</p> <p><b>75</b> [3] - 3:11, 5:7, 8:7</p> <p><b>761</b> [1] - 72:22</p> <p><b>77</b> [1] - 5:8</p> <p><b>7:00</b> [1] - 139:9</p> <p><b>7:30</b> [2] - 1:10, 13:12</p> <p><b>7:40</b> [1] - 7:5</p>	<b>8</b>	<p><b>8</b> [7] - 1:5, 26:19, 97:24, 97:25, 119:15, 127:3, 131:3</p> <p><b>8-12-20</b> [2] - 5:11, 120:4</p> <p><b>80</b> [2] - 5:10, 108:18</p> <p><b>800-some-odd</b> [1] - 72:20</p> <p><b>820</b> [1] - 72:21</p> <p><b>835</b> [1] - 72:21</p>

<p><b>8th</b> [3] - 9:17, 9:20, 13:11</p>	<p><b>absorbing</b> [1] - 62:10 <b>abstain</b> [1] - 142:8 <b>accelerate</b> [2] - 38:21, 78:19 <b>acceleration</b> [2] - 38:17, 80:16 <b>accentuate</b> [2] - 117:19, 118:17 <b>accept</b> [4] - 17:10, 20:24, 21:3, 116:13 <b>acceptable</b> [2] - 24:6, 84:14 <b>accepted</b> [2] - 19:13, 19:14 <b>Access</b> [1] - 4:4 <b>access</b> [4] - 9:4, 57:24, 79:17, 111:3 <b>accommodate</b> [2] - 110:13, 129:11 <b>accommodates</b> [1] - 113:13 <b>accomplished</b> [1] - 66:21 <b>accomplishing</b> [1] - 65:2 <b>accurate</b> [2] - 74:11, 144:10 <b>achieve</b> [3] - 54:20, 56:21, 78:22 <b>ACQUISITIONS</b> [1] - 1:5 <b>acres</b> [2] - 26:25, 52:9 <b>act</b> [1] - 65:21 <b>action</b> [3] - 79:21, 144:15, 144:18 <b>active</b> [1] - 26:17 <b>acts</b> [1] - 118:15 <b>actual</b> [14] - 25:6, 31:14, 34:20, 47:8, 50:8, 54:7, 65:8, 72:18, 74:12, 74:16, 89:16, 109:18, 134:20 <b>add</b> [5] - 22:14, 43:16, 71:24, 129:18, 130:13 <b>added</b> [1] - 43:17 <b>adding</b> [2] - 32:12, 75:17 <b>addition</b> [2] - 40:18, 57:5 <b>additional</b> [13] - 22:7, 31:19, 40:21, 43:3, 47:18, 70:22, 71:25, 72:5, 73:3, 75:18, 95:20, 95:21, 127:9 <b>address</b> [13] - 18:4, 18:6, 57:1, 85:3, 103:2, 103:21, 105:3, 106:21,</p>	<p>114:13, 115:6, 121:24, 129:20, 136:3 <b>addressed</b> [2] - 15:6, 57:10 <b>addressing</b> [1] - 85:9 <b>adds</b> [1] - 47:17 <b>adequate</b> [1] - 83:14 <b>adjacent</b> [1] - 137:3 <b>adjourn</b> [1] - 143:10 <b>administered</b> [1] - 20:8 <b>adopted</b> [4] - 6:19, 11:15, 20:15, 27:5 <b>adornments</b> [2] - 140:17 <b>adults</b> [1] - 135:1 <b>advance</b> [1] - 52:25 <b>advanced</b> [1] - 128:19 <b>advertising</b> [1] - 123:12 <b>advise</b> [1] - 7:14 <b>advising</b> [2] - 105:2, 106:20 <b>aerial</b> [4] - 10:11, 25:1, 32:17, 59:17 <b>Aerial</b> [9] - 4:23, 5:4, 5:5, 5:7, 5:10, 24:21, 32:20, 75:8, 80:7 <b>affordable</b> [4] - 6:21, 11:18, 101:2, 101:11 <b>afternoon</b> [3] - 15:11, 33:20, 69:8 <b>agencies</b> [1] - 103:5 <b>agency</b> [2] - 54:24, 136:16 <b>agenda</b> [1] - 7:7 <b>ago</b> [3] - 22:13, 85:3, 126:10 <b>agree</b> [1] - 107:2 <b>agreed</b> [2] - 33:19, 138:5 <b>agreement</b> [6] - 6:16, 6:20, 11:10, 11:16, 27:2, 36:14 <b>agricultural</b> [1] - 26:14 <b>ahead</b> [2] - 87:12, 104:15 <b>AICP</b> [1] - 1:19 <b>air</b> [8] - 51:4, 74:25, 75:4, 75:5, 75:12, 77:1, 79:14, 94:8 <b>airways</b> [1] - 65:3 <b>aisle</b> [3] - 40:9, 41:10, 72:16 <b>aisles</b> [2] - 39:15, 42:18 <b>Algonquin</b> [1] - 1:24 <b>alleviates</b> [1] - 112:16</p>	<p><b>allow</b> [6] - 17:10, 20:25, 46:3, 48:3, 121:12, 133:6 <b>allowed</b> [1] - 77:14 <b>allows</b> [4] - 38:13, 38:16, 38:18, 121:7 <b>almost</b> [3] - 27:19, 52:9, 111:5 <b>alone</b> [1] - 59:20 <b>ALSO</b> [1] - 1:17 <b>alternate</b> [1] - 41:25 <b>alternative</b> [2] - 85:4, 89:3 <b>alternatives</b> [2] - 84:17, 97:2 <b>altitude</b> [1] - 34:3 <b>Amazon</b> [2] - 123:12, 131:3 <b>Amendment</b> [1] - 6:15 <b>amendment</b> [2] - 11:8, 30:11 <b>American</b> [1] - 19:8 <b>amount</b> [7] - 43:15, 57:22, 59:14, 61:24, 62:17, 91:9, 97:4 <b>amounts</b> [1] - 61:7 <b>amplification</b> [1] - 12:13 <b>Analysis</b> [1] - 54:10 <b>ANGELA</b> [2] - 1:21, 144:3 <b>angela</b> [1] - 144:23 <b>angelabuonocsr @ gmail.com</b> [1] - 1:25 <b>angle</b> [1] - 94:4 <b>animal</b> [2] - 123:22, 126:1 <b>answer</b> [4] - 45:16, 45:25, 46:19, 69:1 <b>answered</b> [1] - 140:20 <b>answers</b> [2] - 38:2, 54:4 <b>anxious</b> [1] - 68:4 <b>anyway</b> [1] - 70:19 <b>anyways</b> [2] - 92:12, 92:14 <b>apologize</b> [3] - 46:17, 68:14, 142:19 <b>appearance</b> [3] - 86:21, 90:17, 137:18 <b>Applicant</b> [2] - 2:6, 2:12 <b>applicant</b> [8] - 7:12, 11:23, 14:25, 103:13, 126:17, 129:10, 137:22, 142:16 <b>APPLICANT</b> [3] - 3:2, 4:3, 5:2 <b>applicant 's</b> [3] -</p>	<p>10:13, 36:16, 122:5 <b>applicants</b> [2] - 16:2, 136:19 <b>Application</b> [2] - 3:6, 4:4 <b>APPLICATION</b> [1] - 1:7 <b>application</b> [18] - 7:7, 7:9, 7:19, 7:22, 9:5, 11:24, 13:16, 15:21, 15:23, 17:7, 18:25, 79:19, 79:24, 84:15, 84:19, 105:10, 105:13, 107:12 <b>applied</b> [1] - 64:13 <b>applies</b> [1] - 117:11 <b>appreciate</b> [8] - 18:13, 31:18, 31:25, 97:3, 97:10, 122:8, 129:10, 132:12 <b>approach</b> [1] - 136:4 <b>appropriate</b> [4] - 29:12, 42:3, 42:5, 63:8 <b>appropriately</b> [2] - 42:9, 135:2 <b>Approval</b> [1] - 4:18 <b>approval</b> [15] - 6:13, 10:3, 11:5, 14:5, 14:23, 36:16, 56:17, 80:25, 105:8, 106:17, 107:15, 113:8, 113:10, 126:3, 141:12 <b>approvals</b> [9] - 14:17, 14:24, 36:17, 46:4, 103:4, 105:22, 107:16, 136:16, 138:5 <b>approve</b> [2] - 138:10, 141:11 <b>approved</b> [13] - 9:25, 30:12, 36:8, 79:17, 105:14, 105:25, 106:8, 106:13, 106:14, 126:11, 127:1, 139:11, 141:1 <b>Approved</b> [1] - 4:16 <b>approves</b> [1] - 107:13 <b>approving</b> [1] - 127:20 <b>April</b> [14] - 4:20, 7:23, 8:3, 8:11, 8:14, 8:18, 8:24, 9:3, 9:10, 9:12, 9:24, 10:7, 10:10, 30:18 <b>architect</b> [9] - 16:22, 67:21, 103:8, 108:16, 114:6, 114:7, 114:21, 115:14, 117:2</p>
<p><b>9</b></p>				
<p><b>9</b> [2] - 123:21, 128:4 <b>9:15</b> [1] - 102:18 <b>9:25</b> [1] - 102:19 <b>9th</b> [2] - 10:20, 143:7</p>				
<p><b>A</b></p>				
<p><b>A-1</b> [3] - 3:5, 7:1, 7:20 <b>A-10</b> [2] - 3:21, 8:22 <b>A-11</b> [2] - 3:23, 8:25 <b>A-12</b> [2] - 4:4, 9:4 <b>A-13</b> [2] - 4:6, 9:8 <b>A-14</b> [2] - 4:7, 9:11 <b>A-15</b> [2] - 4:9, 9:14 <b>A-16</b> [2] - 4:11, 9:18 <b>A-17</b> [2] - 4:14, 9:21 <b>A-18</b> [2] - 4:16, 9:25 <b>A-19</b> [2] - 4:18, 10:2 <b>A-2</b> [2] - 3:6, 7:22 <b>A-20</b> [2] - 4:19, 10:5 <b>A-21</b> [3] - 4:21, 7:1, 10:8 <b>A-22</b> [2] - 4:23, 10:11 <b>A-23</b> [7] - 5:4, 24:20, 24:21, 25:1, 25:21, 26:20, 72:25 <b>A-24</b> [5] - 5:5, 32:20, 34:1, 40:10, 72:25 <b>A-25</b> [3] - 5:7, 75:6, 75:8 <b>A-26</b> [3] - 5:8, 77:6, 77:8 <b>A-27</b> [4] - 5:10, 80:5, 80:6, 80:7 <b>A-28</b> [3] - 5:11, 120:2, 120:3 <b>A-3</b> [2] - 3:7, 7:24 <b>A-4</b> [2] - 3:8, 8:1 <b>A-5</b> [2] - 3:10, 8:5 <b>A-6</b> [2] - 3:13, 8:9 <b>A-7</b> [2] - 3:15, 8:12 <b>A-8</b> [2] - 3:17, 8:16 <b>A-9</b> [2] - 3:19, 8:19 <b>a.m</b> [1] - 69:9 <b>AA-33</b> [3] - 5:5, 32:18, 32:20 <b>AB</b> [1] - 1:23 <b>abide</b> [1] - 52:2 <b>able</b> [6] - 27:18, 39:2, 57:17, 58:3, 77:19, 79:14 <b>absolutely</b> [5] - 25:22, 52:4, 53:20, 98:16, 128:4 <b>absorbed</b> [1] - 62:15</p>				

**Architects** [4] - 4:10, 4:12, 9:16, 9:20  
**architectural** [4] - 9:14, 9:18, 16:16, 77:25  
**Architectural** [2] - 4:9, 4:11  
**architecture** [2] - 115:16, 115:17  
**Area** [1] - 3:23  
**area** [61] - 9:1, 11:8, 25:3, 27:10, 28:19, 28:24, 29:5, 29:7, 29:9, 29:13, 29:17, 29:23, 30:1, 30:7, 30:10, 31:21, 34:7, 34:23, 40:21, 40:22, 41:4, 41:8, 44:8, 45:10, 46:24, 51:1, 51:7, 54:8, 54:14, 55:1, 58:12, 63:10, 63:13, 63:23, 64:24, 65:17, 66:1, 68:9, 69:18, 70:15, 70:17, 70:19, 70:21, 71:25, 72:3, 72:18, 72:24, 73:1, 73:3, 73:5, 76:18, 77:23, 82:19, 88:4, 106:4, 108:19, 110:25, 112:25, 113:4, 120:19, 120:23  
**area-wide** [1] - 11:8  
**areas** [11] - 31:9, 39:10, 49:23, 51:17, 59:19, 65:13, 65:24, 66:6, 69:4, 72:6, 83:4  
**Areawide** [1] - 6:15  
**Army** [1] - 54:9  
**Arpaia** [2] - 88:10, 142:9  
**ARPAIA** [8] - 1:13, 85:14, 85:17, 92:24, 133:18, 134:2, 134:5, 142:10  
**arsenic** [3] - 27:18, 27:22, 31:23  
**art** [2] - 67:5, 131:19  
**assist** [1] - 82:24  
**associated** [4] - 29:2, 45:20, 104:5, 105:22  
**assume** [1] - 89:8  
**assuming** [5] - 68:16, 89:12, 93:13, 125:1, 134:25  
**assumption** [1] - 125:3  
**Assunpink** [1] - 65:1  
**AT** [1] - 1:10

**ATTACHED** [1] - 6:25  
**Attorney** [1] - 1:18  
**attorney** [4] - 25:15, 52:24, 144:14, 144:16  
**ATTORNEY** [160] - 2:14, 7:10, 7:13, 11:2, 11:25, 12:18, 12:24, 13:2, 13:4, 13:7, 13:11, 13:13, 17:15, 17:21, 17:24, 17:25, 18:3, 19:20, 20:2, 20:23, 21:5, 21:25, 22:25, 23:3, 23:19, 24:4, 24:8, 24:11, 24:13, 24:15, 24:19, 24:24, 25:14, 25:17, 25:19, 25:20, 32:11, 32:14, 32:15, 32:16, 33:8, 33:10, 33:13, 33:24, 36:12, 37:5, 37:8, 37:14, 37:18, 37:20, 37:23, 45:25, 46:6, 46:11, 46:18, 48:4, 48:22, 49:2, 49:6, 49:8, 51:20, 52:22, 55:8, 55:13, 55:22, 56:1, 60:11, 63:16, 63:24, 66:8, 68:13, 68:17, 69:1, 69:10, 69:13, 69:17, 69:23, 70:4, 70:8, 70:10, 70:24, 75:7, 77:6, 78:23, 79:18, 80:2, 80:6, 83:16, 83:25, 84:8, 85:20, 86:16, 86:24, 87:4, 88:24, 93:19, 94:11, 95:7, 95:17, 96:10, 96:14, 96:18, 96:21, 100:11, 100:25, 101:22, 101:25, 102:14, 102:20, 103:18, 103:22, 104:5, 104:10, 104:16, 104:17, 107:20, 110:15, 111:6, 111:15, 113:21, 114:7, 114:9, 114:17, 114:19, 115:2, 115:5, 115:11, 115:25, 116:6, 116:15, 119:20, 119:25, 120:2, 120:5, 122:4, 126:6, 127:21, 129:3, 129:7, 131:25, 133:7, 135:9, 135:15, 135:23, 136:15,

136:19, 136:23, 138:17, 138:19, 139:3, 139:6, 140:4, 140:11, 140:16, 140:24, 141:5, 142:13, 142:20, 142:24, 143:1  
**audience** [4] - 121:17, 121:19, 121:20, 121:23  
**August** [3] - 15:22, 33:14, 120:9  
**AUGUST** [1] - 1:10  
**author** [1] - 20:19  
**Authority** [1] - 20:9  
**authorization** [1] - 86:17  
**authorized** [1] - 18:10  
**Autumn** [1] - 72:17  
**auxiliary** [1] - 78:15  
**available** [10] - 16:12, 30:6, 33:18, 41:4, 57:7, 82:3, 103:7, 107:21, 109:12, 133:19  
**average** [1] - 132:2  
**averaging** [1] - 106:2  
**avoid** [2] - 68:1, 133:16  
**aware** [4] - 7:17, 27:1, 52:1, 126:9  
**awful** [1] - 99:12  
**Aye** [2] - 143:10, 143:11

## B

**baby** [1] - 117:3  
**bachelor** [1] - 115:16  
**backdrop** [1] - 117:22  
**backed** [2] - 91:20, 109:6  
**background** [6] - 18:18, 27:18, 27:19, 28:5, 115:13, 139:18  
**backing** [1] - 125:16  
**backlit** [1] - 121:8  
**backs** [2] - 109:25, 125:21  
**backup** [2] - 34:22, 58:14  
**backyard** [2] - 76:1, 83:4  
**backyards** [2] - 73:25, 83:6  
**bad** [2] - 85:1, 128:24  
**balance** [2] - 52:19, 91:21  
**balancing** [2] - 52:20, 97:12

**Bank** [1] - 18:7  
**bank** [6] - 29:12, 43:18, 43:22, 44:7, 44:9, 44:11  
**banked** [5] - 40:19, 41:4, 41:14, 43:3, 109:16  
**barn** [3] - 89:19, 90:2, 90:16  
**barns** [1] - 26:3  
**base** [1] - 118:12  
**based** [3] - 20:13, 20:18, 74:15  
**basin** [3] - 37:22, 40:12, 40:15  
**basins** [9] - 63:12, 63:25, 64:2, 64:6, 64:16, 66:9, 66:10, 83:20, 137:21  
**basketball** [1] - 134:22  
**batch** [1] - 36:7  
**bay** [2] - 43:21, 43:24  
**bays** [5] - 39:3, 44:15, 44:17, 44:19  
**bear** [1] - 98:15  
**bearing** [1] - 127:19  
**beaten** [1] - 101:15  
**beautiful** [1] - 130:9  
**became** [1] - 86:21  
**BECK** [9] - 1:14, 108:22, 109:4, 109:9, 109:21, 112:20, 113:1, 113:5, 142:2  
**Beck** [1] - 142:1  
**become** [1] - 19:1  
**becomes** [4] - 23:14, 34:25, 59:23, 69:6  
**begin** [7] - 17:6, 23:22, 25:21, 31:13, 32:3, 116:16, 126:22  
**behalf** [3] - 7:11, 11:23, 142:16  
**behind** [9] - 16:2, 21:10, 39:14, 70:21, 73:10, 74:22, 76:19, 83:21, 132:12  
**below** [1] - 82:17  
**berm** [13] - 71:18, 77:19, 78:4, 78:5, 88:3, 89:8, 89:14, 93:22, 94:16, 95:7, 95:14, 130:7, 137:18  
**berm's** [1] - 94:17  
**berming** [4] - 72:1, 73:2, 95:21  
**berms** [4] - 51:14, 51:16, 65:19, 93:25  
**best** [9] - 50:22, 69:1,

96:23, 96:24, 97:13, 97:14, 97:16, 99:24, 117:4  
**better** [7] - 63:15, 67:13, 71:14, 71:21, 88:19, 90:7, 125:18  
**between** [10] - 6:17, 11:11, 22:19, 41:22, 42:18, 44:20, 62:10, 72:19, 80:11, 126:25  
**beyond** [2] - 78:20, 80:17  
**biblical** [1] - 55:2  
**big** [7] - 33:18, 47:4, 97:22, 98:12, 115:3, 117:24, 126:20  
**bigger** [4] - 81:24, 127:18, 133:3, 133:22  
**biggest** [1] - 140:13  
**bioretention** [2] - 37:22, 140:21  
**bird** [1] - 75:1  
**bit** [14] - 23:13, 25:13, 35:6, 36:2, 36:6, 36:24, 66:3, 70:19, 78:17, 78:20, 80:18, 99:18, 102:3, 112:16  
**black** [1] - 131:14  
**blessed** [1] - 51:12  
**block** [3] - 32:17, 77:20, 86:14  
**Block** [1] - 26:19  
**BLOCK** [1] - 1:5  
**blue** [2] - 86:23, 86:25  
**blues** [1] - 86:20  
**BMP** [1] - 61:14  
**BMPs** [4] - 20:18, 56:19, 59:25, 61:6  
**Board** [12] - 1:18, 1:18, 1:19, 1:19, 6:6, 6:12, 6:14, 11:5, 11:7, 14:23, 105:9, 105:13  
**BOARD** [17] - 1:1, 1:12, 6:3, 6:25, 33:1, 33:4, 84:25, 85:6, 85:11, 86:23, 111:20, 121:16, 124:8, 128:2, 128:16, 129:17, 143:11  
**board** [48] - 6:7, 7:11, 7:14, 7:15, 7:17, 10:14, 10:15, 10:17, 11:21, 14:4, 16:11, 18:12, 19:25, 20:24, 31:19, 31:20, 32:5, 33:15, 35:4, 46:4, 53:4, 54:1, 56:10,

<p>57:4, 68:7, 68:9, 79:22, 80:3, 83:14, 84:2, 96:24, 102:6, 102:21, 103:11, 105:2, 106:20, 107:13, 107:15, 107:22, 108:5, 129:13, 129:20, 132:5, 136:3, 136:4, 138:6, 142:14</p> <p><b>board 's</b> [3] - 23:10, 107:22, 116:20</p> <p><b>boards</b> [2] - 114:23, 116:12</p> <p><b>boatload</b> [1] - 19:17</p> <p><b>bodies</b> [3] - 40:24, 57:7, 59:5</p> <p><b>body</b> [2] - 45:11, 57:20</p> <p><b>border</b> [2] - 22:8, 137:4</p> <p><b>borne</b> [2] - 13:25, 20:18</p> <p><b>bottle</b> [1] - 111:20</p> <p><b>bottle-neck</b> [1] - 111:20</p> <p><b>bottom</b> [1] - 76:16</p> <p><b>Bound</b> [1] - 64:20</p> <p><b>bound</b> [1] - 80:11</p> <p><b>boundary</b> [4] - 5:4, 8:1, 24:22, 25:4</p> <p><b>Boundary</b> [1] - 3:8</p> <p><b>Bowman</b> [2] - 3:9, 8:3</p> <p><b>box</b> [2] - 89:4, 117:16</p> <p><b>branches</b> [1] - 73:20</p> <p><b>break</b> [5] - 102:15, 116:1, 118:18, 118:25, 129:19</p> <p><b>breakable</b> [1] - 23:15</p> <p><b>breaks</b> [2] - 75:19, 118:23</p> <p><b>Brick</b> [1] - 20:8</p> <p><b>brief</b> [1] - 19:23</p> <p><b>briefly</b> [1] - 102:11</p> <p><b>bright</b> [2] - 131:10, 132:3</p> <p><b>bring</b> [6] - 39:24, 45:9, 58:1, 65:13, 114:25, 118:19</p> <p><b>bringing</b> [3] - 45:12, 63:1, 128:5</p> <p><b>Brook</b> [1] - 64:20</p> <p><b>brought</b> [1] - 117:13</p> <p><b>bucks</b> [3] - 98:2, 98:3, 98:4</p> <p><b>buffer</b> [6] - 29:22, 29:24, 29:25, 30:7, 42:8, 75:18</p> <p><b>build</b> [1] - 44:8</p> <p><b>building</b> [66] - 15:17, 16:25, 41:12, 43:10,</p>	<p>44:3, 45:15, 47:8, 50:8, 50:11, 50:19, 50:24, 53:5, 55:6, 65:15, 67:3, 72:11, 72:19, 73:24, 74:1, 74:2, 74:4, 74:5, 74:8, 76:6, 76:14, 76:15, 76:19, 77:21, 77:25, 78:8, 85:11, 85:14, 85:18, 92:25, 93:13, 99:7, 110:19, 115:22, 116:16, 116:18, 116:21, 116:23, 116:24, 116:25, 117:5, 117:11, 117:15, 117:17, 117:21, 117:24, 118:5, 118:13, 118:15, 118:17, 118:18, 118:24, 118:25, 119:4, 119:5, 119:6, 119:7, 120:15, 121:4, 131:13, 134:15</p> <p><b>Building</b> [19] - 4:9, 4:11, 9:15, 9:19, 34:4, 34:7, 39:5, 39:7, 39:11, 39:12, 39:14, 40:7, 40:14, 41:21, 42:6, 42:19, 42:21, 43:2, 43:4</p> <p><b>building 's</b> [1] - 74:9</p> <p><b>buildings</b> [16] - 13:17, 13:23, 14:8, 16:24, 26:2, 26:10, 34:4, 39:4, 43:6, 43:8, 44:20, 58:6, 117:9, 117:10, 120:16, 126:13</p> <p><b>built</b> [3] - 40:17, 41:6, 135:11</p> <p><b>bulbs</b> [2] - 133:9, 133:10</p> <p><b>bulk</b> [2] - 46:22, 77:20</p> <p><b>bullpen</b> [2] - 109:9, 109:10</p> <p><b>BUONANTUONO</b> [2] - 1:21, 144:3</p> <p><b>Buonantuono</b> [1] - 144:23</p> <p><b>burden</b> [1] - 56:25</p> <p><b>business</b> [7] - 18:4, 18:6, 44:14, 129:1, 129:2, 143:3, 143:4</p> <p><b>businesses</b> [1] - 138:20</p> <p><b>busy</b> [1] - 69:8</p> <p><b>BY</b> [20] - 1:20, 2:2, 2:14, 6:25, 18:9,</p>	<p>20:2, 23:19, 25:20, 33:24, 49:8, 51:20, 52:22, 56:1, 66:8, 70:10, 101:25, 104:17, 115:11, 116:15, 120:5</p> <p style="text-align: center;"><b>C</b></p> <p><b>Cabin</b> [1] - 126:25</p> <p><b>calculations</b> [1] - 41:5</p> <p><b>caliber</b> [1] - 14:25</p> <p><b>camera</b> [2] - 12:23, 74:14</p> <p><b>campus</b> [1] - 71:11</p> <p><b>Canal</b> [2] - 29:21, 107:9</p> <p><b>candid</b> [1] - 46:2</p> <p><b>candles</b> [1] - 132:2</p> <p><b>cannot</b> [3] - 119:8, 129:25, 130:1</p> <p><b>canopy</b> [2] - 118:1, 118:2</p> <p><b>capability</b> [1] - 115:1</p> <p><b>capacity</b> [1] - 15:18</p> <p><b>capsulate</b> [1] - 90:9</p> <p><b>care</b> [3] - 83:24, 83:25, 129:7</p> <p><b>cartways</b> [1] - 26:1</p> <p><b>case</b> [11] - 11:22, 38:21, 39:12, 43:1, 88:15, 95:23, 95:24, 109:20, 110:8, 124:18, 127:25</p> <p><b>catch</b> [3] - 66:9, 108:7, 114:5</p> <p><b>catching</b> [1] - 76:16</p> <p><b>caused</b> [1] - 64:19</p> <p><b>CCR</b> [2] - 1:21, 144:23</p> <p><b>cemetery</b> [7] - 22:3, 22:4, 22:18, 22:19, 68:8, 70:16, 137:3</p> <p><b>cemetery 's</b> [1] - 22:10</p> <p><b>Center</b> [2] - 6:17, 11:12</p> <p><b>center</b> [3] - 23:13, 28:22, 40:10</p> <p><b>certain</b> [8] - 12:7, 16:8, 16:9, 46:7, 53:20, 68:24, 97:4, 109:25</p> <p><b>certainly</b> [10] - 23:25, 41:23, 54:4, 56:25, 57:11, 59:19, 66:23, 83:15, 113:8, 124:13</p> <p><b>certification</b> [1] - 105:20</p> <p><b>certified</b> [4] - 1:23, 19:5, 19:6, 52:2</p> <p><b>Certified</b> [1] - 144:4</p>	<p><b>certify</b> [1] - 144:6</p> <p><b>CERTIFY</b> [2] - 144:9, 144:13</p> <p><b>cetera</b> [2] - 26:11, 131:5</p> <p><b>Chair</b> [3] - 70:6, 102:20, 122:6</p> <p><b>chair</b> [2] - 25:14, 107:25</p> <p><b>CHAIRMAN</b> [151] - 1:13, 7:6, 12:11, 17:12, 17:17, 21:2, 21:8, 21:14, 21:20, 22:22, 23:1, 23:5, 24:2, 24:5, 32:23, 33:2, 33:7, 34:13, 35:3, 35:22, 36:23, 37:6, 37:13, 37:17, 37:19, 43:20, 44:2, 44:6, 44:12, 44:23, 45:14, 46:5, 46:10, 46:13, 46:16, 47:19, 47:24, 48:2, 48:5, 61:15, 61:18, 62:12, 62:14, 62:19, 62:23, 62:25, 68:11, 68:14, 68:19, 69:7, 69:11, 69:14, 70:7, 70:9, 82:10, 83:23, 86:10, 88:2, 89:1, 89:20, 90:6, 90:12, 90:16, 91:5, 91:9, 92:20, 93:1, 93:7, 94:13, 95:13, 96:1, 96:15, 96:22, 97:22, 98:1, 98:11, 98:20, 99:9, 99:13, 101:12, 102:16, 103:14, 103:20, 104:2, 104:9, 104:12, 108:1, 108:14, 110:7, 110:12, 111:7, 111:18, 111:23, 111:25, 112:3, 112:6, 112:12, 112:22, 113:15, 113:19, 113:23, 114:5, 114:10, 114:18, 116:13, 119:12, 119:17, 119:22, 121:14, 121:18, 122:7, 122:24, 125:10, 127:11, 127:17, 127:22, 128:13, 128:17, 129:6, 129:9, 130:25, 131:12, 131:17, 132:9, 132:18, 132:22,</p>	<p>132:24, 133:2, 133:11, 133:23, 134:3, 134:7, 135:13, 135:16, 135:18, 135:25, 136:13, 136:17, 138:9, 138:13, 138:23, 139:4, 140:9, 141:7, 141:15, 141:19, 142:12, 142:18, 142:22, 143:2, 143:9</p> <p><b>Chairman</b> [9] - 7:10, 7:13, 16:11, 20:23, 111:6, 129:17, 142:11, 142:13, 142:21</p> <p><b>chairman</b> [1] - 14:13</p> <p><b>changed</b> [2] - 73:8, 123:11</p> <p><b>changes</b> [2] - 64:8, 126:21</p> <p><b>charge</b> [1] - 57:14</p> <p><b>chastised</b> [1] - 86:18</p> <p><b>check</b> [2] - 35:21, 80:14</p> <p><b>checkpoint</b> [1] - 113:12</p> <p><b>children</b> [3] - 84:6, 134:18, 134:19</p> <p><b>children 's</b> [1] - 134:24</p> <p><b>chipping</b> [1] - 99:11</p> <p><b>chips</b> [1] - 99:4</p> <p><b>choice</b> [1] - 52:6</p> <p><b>chose</b> [1] - 83:18</p> <p><b>Chris</b> [3] - 108:3, 133:18, 138:12</p> <p><b>CHRIS</b> [1] - 1:13</p> <p><b>chunks</b> [1] - 118:19</p> <p><b>circulate</b> [4] - 39:1, 40:4, 109:13, 110:23</p> <p><b>circulating</b> [1] - 39:16</p> <p><b>circulation</b> [6] - 15:18, 40:5, 41:10, 41:11, 41:14, 102:3</p> <p><b>civil</b> [1] - 18:23</p> <p><b>claiming</b> [1] - 60:18</p> <p><b>clarification</b> [4] - 36:4, 136:22, 140:23, 142:25</p> <p><b>clay</b> [1] - 31:22</p> <p><b>clean</b> [1] - 75:23</p> <p><b>clear</b> [1] - 51:23</p> <p><b>cleared</b> [1] - 73:8</p> <p><b>client</b> [2] - 86:17, 93:20</p> <p><b>client 's</b> [2] - 52:25, 71:3</p> <p><b>clients</b> [2] - 51:24, 94:11</p>
--	--	--	--	--

<p><b>close</b> [6] - 52:20, 64:15, 75:11, 114:15, 122:1, 136:5</p> <p><b>closed</b> [1] - 109:22</p> <p><b>closer</b> [2] - 29:19, 98:3</p> <p><b>closest</b> [2] - 72:23, 111:2</p> <p><b>clouds</b> [2] - 95:17, 137:17</p> <p><b>CLR</b> [2] - 1:21, 144:23</p> <p><b>code</b> [2] - 48:18, 48:19</p> <p><b>codified</b> [1] - 27:4</p> <p><b>collect</b> [4] - 62:15, 64:16, 64:18, 83:1</p> <p><b>collecting</b> [3] - 62:11, 63:7, 63:12</p> <p><b>Color</b> [2] - 4:23, 5:8</p> <p><b>color</b> [8] - 10:11, 24:14, 74:15, 77:8, 86:23, 89:6, 94:12, 99:1</p> <p><b>color-enhanced</b> [1] - 24:14</p> <p><b>colored</b> [1] - 40:20</p> <p><b>colors</b> [4] - 98:25, 118:7, 118:12, 120:14</p> <p><b>column</b> [1] - 119:3</p> <p><b>combination</b> [4] - 29:25, 54:23, 86:20, 95:20</p> <p><b>comfortable</b> [9] - 12:1, 12:8, 55:13, 64:9, 66:13, 94:12, 99:20, 105:2, 106:20</p> <p><b>coming</b> [12] - 37:1, 76:8, 77:4, 78:18, 84:23, 87:20, 100:21, 108:23, 110:24, 127:13, 127:21, 136:14</p> <p><b>commencement</b> [3] - 7:2, 7:4, 144:6</p> <p><b>COMMENCING</b> [1] - 1:10</p> <p><b>comment</b> [1] - 136:3</p> <p><b>commented</b> [1] - 116:2</p> <p><b>comments</b> [6] - 30:13, 57:1, 105:19, 136:24, 136:25, 137:1</p> <p><b>Commercial</b> [1] - 27:7</p> <p><b>commercial</b> [1] - 138:14</p> <p><b>commercials</b> [1] - 138:22</p> <p><b>Commission</b> [14] - 6:9, 6:11, 10:22,</p>	<p>10:24, 11:1, 15:4, 15:7, 29:21, 36:8, 106:19, 106:23, 107:9, 136:25, 138:3</p> <p><b>commissions</b> [2] - 15:1, 15:2</p> <p><b>commitment</b> [4] - 22:16, 22:17, 68:7, 71:4</p> <p><b>committee</b> [2] - 64:21, 107:6</p> <p><b>common</b> [3] - 22:8, 40:23, 137:4</p> <p><b>community</b> [2] - 83:5, 100:23</p> <p><b>Companies</b> [1] - 19:8</p> <p><b>companion</b> [1] - 117:10</p> <p><b>company</b> [2] - 16:4, 115:20</p> <p><b>company 's</b> [1] - 47:5</p> <p><b>comparable</b> [1] - 92:24</p> <p><b>compared</b> [1] - 38:15</p> <p><b>completed</b> [2] - 136:10, 136:11</p> <p><b>completely</b> [1] - 129:24</p> <p><b>complex</b> [2] - 25:7, 126:12</p> <p><b>complexion</b> [1] - 123:11</p> <p><b>compliant</b> [3] - 66:24, 67:9, 67:24</p> <p><b>complies</b> [1] - 120:24</p> <p><b>comply</b> [13] - 15:9, 15:20, 120:25, 136:20, 136:23, 136:24, 136:25, 137:11, 137:22, 137:24, 138:2, 139:13, 139:14</p> <p><b>component</b> [1] - 41:18</p> <p><b>comprehensive</b> [1] - 35:25</p> <p><b>concentrations</b> [1] - 28:4</p> <p><b>concept</b> [6] - 20:16, 89:8, 89:21, 90:16, 94:3, 132:17</p> <p><b>concern</b> [6] - 45:17, 53:1, 53:2, 53:18, 93:4, 100:21</p> <p><b>concerned</b> [13] - 32:25, 82:5, 98:8, 100:19, 100:20, 103:15, 122:15, 123:17, 125:17, 130:19, 131:23, 134:23, 134:25</p>	<p><b>concerning</b> [2] - 6:18, 11:12</p> <p><b>concerns</b> [6] - 15:6, 15:16, 15:17, 53:2, 89:2, 106:21</p> <p><b>concluded</b> [1] - 143:13</p> <p><b>conclusively</b> [1] - 27:19</p> <p><b>condition</b> [3] - 53:21, 113:10, 140:10</p> <p><b>conditional</b> [3] - 6:13, 11:5, 77:15</p> <p><b>conditioned</b> [1] - 79:22</p> <p><b>conditions</b> [2] - 23:23, 53:23</p> <p><b>confidence</b> [1] - 19:24</p> <p><b>confined</b> [1] - 28:14</p> <p><b>confused</b> [1] - 63:2</p> <p><b>congested</b> [1] - 111:13</p> <p><b>connect</b> [2] - 26:1, 91:23</p> <p><b>connected</b> [1] - 26:5</p> <p><b>connection</b> [6] - 7:18, 11:22, 57:13, 58:7, 91:24, 137:7</p> <p><b>Conover</b> [4] - 22:4, 26:23, 134:12</p> <p><b>conservation</b> [1] - 11:19</p> <p><b>Conservation</b> [2] - 6:23, 105:16</p> <p><b>conservative</b> [1] - 69:15</p> <p><b>consider</b> [1] - 95:10</p> <p><b>consideration</b> [1] - 101:7</p> <p><b>considered</b> [1] - 134:19</p> <p><b>considering</b> [2] - 122:16, 124:6</p> <p><b>consistent</b> [6] - 14:9, 28:5, 56:12, 56:15, 73:15, 129:5</p> <p><b>consisting</b> [5] - 3:11, 3:23, 4:14, 8:7, 9:22</p> <p><b>consists</b> [1] - 9:1</p> <p><b>constitutional</b> [1] - 11:17</p> <p><b>Constitutional</b> [1] - 6:21</p> <p><b>constraints</b> [2] - 30:2, 30:4</p> <p><b>construction</b> [2] - 52:14, 138:6</p> <p><b>Consultant</b> [1] - 9:16</p> <p><b>Consulting</b> [25] - 3:9, 3:11, 3:13, 3:16,</p>	<p>3:18, 3:20, 3:24, 4:6, 4:14, 4:19, 4:22, 4:23, 8:3, 8:6, 8:10, 8:14, 8:17, 8:21, 9:2, 9:9, 9:22, 10:6, 10:10, 10:12, 18:19</p> <p><b>consume</b> [1] - 51:16</p> <p><b>contact</b> [1] - 52:25</p> <p><b>contacted</b> [3] - 22:3, 22:5, 22:10</p> <p><b>contained</b> [1] - 51:9</p> <p><b>contamination</b> [1] - 31:25</p> <p><b>contemplated</b> [1] - 14:10</p> <p><b>contiguous</b> [1] - 22:5</p> <p><b>continue</b> [3] - 65:24, 66:7, 104:15</p> <p><b>Continued</b> [2] - 4:1, 4:25</p> <p><b>continues</b> [1] - 80:17</p> <p><b>control</b> [4] - 56:10, 56:22, 67:6, 122:13</p> <p><b>controlling</b> [3] - 30:4, 30:6, 108:23</p> <p><b>controls</b> [2] - 67:7, 132:6</p> <p><b>copies</b> [1] - 114:25</p> <p><b>Copy</b> [1] - 6:16</p> <p><b>copy</b> [3] - 11:10, 24:3, 107:2</p> <p><b>corner</b> [10] - 26:21, 28:10, 33:12, 33:14, 38:6, 77:24, 78:7, 117:17, 126:11, 137:5</p> <p><b>corners</b> [2] - 34:11, 43:7</p> <p><b>Corps</b> [1] - 54:9</p> <p><b>correct</b> [18] - 17:23, 48:24, 55:6, 55:7, 61:18, 62:16, 62:22, 62:23, 62:24, 68:2, 79:2, 84:7, 93:9, 105:15, 106:10, 107:14, 121:21, 141:11</p> <p><b>corrected</b> [1] - 73:22</p> <p><b>corridor</b> [6] - 29:22, 29:24, 31:21, 46:8, 77:22, 127:2</p> <p><b>costs</b> [1] - 97:8</p> <p><b>Council</b> [1] - 19:8</p> <p><b>Counsel</b> [1] - 2:6</p> <p><b>counsel</b> [2] - 144:14, 144:17</p> <p><b>counted</b> [1] - 42:14</p> <p><b>counterclockwise</b> [1] - 110:23</p> <p><b>COUNTY</b> [1] - 1:2</p>	<p><b>county</b> [7] - 14:19, 106:13, 126:7, 126:8, 126:15, 126:21, 127:5</p> <p><b>County</b> [7] - 6:12, 6:14, 11:4, 11:6, 14:22, 30:12, 105:12</p> <p><b>couple</b> [8] - 13:5, 22:5, 27:21, 30:16, 46:23, 55:12, 75:13, 77:11</p> <p><b>course</b> [8] - 29:18, 39:16, 46:5, 50:8, 52:7, 80:24, 91:22, 91:25</p> <p><b>court</b> [2] - 19:15, 36:13</p> <p><b>Court</b> [4] - 72:17, 74:22, 144:4</p> <p><b>COURT</b> [1] - 1:23</p> <p><b>cover</b> [2] - 59:16, 94:20</p> <p><b>coverage</b> [2] - 14:10, 47:1</p> <p><b>covered</b> [2] - 75:20, 88:7</p> <p><b>covering</b> [3] - 12:2, 12:6, 18:11</p> <p><b>COVID</b> [2] - 61:9, 61:11</p> <p><b>Cranbury</b> [5] - 86:19, 115:23, 115:24, 116:8, 116:9</p> <p><b>create</b> [12] - 37:11, 37:12, 53:21, 62:4, 62:7, 74:14, 86:20, 91:21, 113:16, 130:14, 131:14, 142:16</p> <p><b>created</b> [1] - 91:16</p> <p><b>creates</b> [2] - 63:22, 91:6</p> <p><b>creating</b> [2] - 101:9, 111:20</p> <p><b>creative</b> [1] - 71:20</p> <p><b>credentials</b> [4] - 17:8, 17:9, 55:24, 116:14</p> <p><b>crisp</b> [1] - 67:8</p> <p><b>cross</b> [2] - 112:14, 140:11</p> <p><b>cross-traffic</b> [1] - 112:14</p> <p><b>crux</b> [1] - 123:18</p> <p><b>cul</b> [1] - 72:12</p> <p><b>cul-de-sacs</b> [1] - 72:12</p> <p><b>curb</b> [1] - 128:8</p> <p><b>curiosity</b> [1] - 104:4</p> <p><b>curious</b> [3] - 96:4, 96:8, 96:23</p>
--	---	--	---	---

<p><b>current</b> [4] - 20:21, 57:20, 60:16, 82:8</p> <p><b>Curtis</b> [1] - 142:5</p> <p><b>CURTIS</b> [27] - 1:14, 39:19, 76:3, 79:5, 81:1, 81:7, 81:20, 81:23, 84:5, 89:18, 89:23, 90:1, 90:7, 92:22, 94:20, 95:11, 95:15, 98:23, 99:3, 99:11, 100:8, 100:19, 112:10, 112:24, 139:16, 140:14, 142:6</p> <p><b>curve</b> [2] - 61:8, 61:13</p> <p><b>cut</b> [1] - 65:12</p> <p><b>cutoff</b> [3] - 65:15, 67:6, 67:8</p> <p><b>cutoffs</b> [1] - 68:20</p> <p><b>cuts</b> [2] - 119:7, 128:8</p> <p><b>cutting</b> [1] - 81:3</p>	<p>48:21, 139:15</p> <p><b>de</b> [1] - 72:12</p> <p><b>deal</b> [2] - 98:12, 115:23</p> <p><b>dealt</b> [3] - 35:5, 96:5, 98:12</p> <p><b>deaths</b> [1] - 128:22</p> <p><b>debate</b> [2] - 82:13, 82:14</p> <p><b>deceleration</b> [1] - 38:17</p> <p><b>December</b> [4] - 10:1, 10:4, 28:18, 106:1</p> <p><b>decibels</b> [1] - 139:8</p> <p><b>deciding</b> [1] - 129:2</p> <p><b>deciduous</b> [3] - 73:17, 73:18, 75:15</p> <p><b>decision</b> [1] - 133:5</p> <p><b>Dee</b> [1] - 93:20</p> <p><b>deep</b> [1] - 82:12</p> <p><b>deeper</b> [2] - 28:3</p> <p><b>defined</b> [1] - 101:7</p> <p><b>definitely</b> [6] - 20:20, 38:3, 71:13, 90:18, 112:16, 128:9</p> <p><b>defunct</b> [1] - 27:9</p> <p><b>degree</b> [1] - 115:16</p> <p><b>Delaware</b> [3] - 29:21, 31:10, 107:9</p> <p><b>deliberately</b> [1] - 133:13</p> <p><b>delineate</b> [1] - 30:5</p> <p><b>delineated</b> [1] - 28:16</p> <p><b>delineating</b> [1] - 30:25</p> <p><b>deliver</b> [2] - 123:13, 123:15</p> <p><b>Demand</b> [2] - 3:17, 8:17</p> <p><b>demonstrate</b> [1] - 102:9</p> <p><b>demonstration</b> [1] - 31:7</p> <p><b>DEP</b> [4] - 20:5, 31:11, 136:14, 141:1</p> <p><b>Department</b> [2] - 6:8, 10:20</p> <p><b>department</b> [10] - 57:4, 57:13, 57:16, 57:24, 58:7, 82:4, 91:23, 107:7, 107:8, 137:1</p> <p><b>departments</b> [1] - 82:4</p> <p><b>depth</b> [4] - 31:19, 117:25, 118:4, 118:5</p> <p><b>depths</b> [1] - 28:2</p> <p><b>DEPUTY</b> [11] - 1:15, 21:16, 24:9, 63:5, 64:12, 84:20, 90:14, 113:3, 140:5, 141:14, 141:23</p>	<p><b>deputy</b> [1] - 141:21</p> <p><b>Deputy</b> [1] - 63:16</p> <p><b>describe</b> [6] - 14:14, 24:24, 66:14, 68:9, 117:3, 120:6</p> <p><b>described</b> [4] - 42:13, 43:3, 54:6, 120:12</p> <p><b>description</b> [3] - 23:23, 32:4, 125:19</p> <p><b>DESCRIPTION</b> [2] - 3:4, 6:5</p> <p><b>design</b> [23] - 14:7, 16:24, 31:8, 31:14, 41:6, 46:14, 49:10, 53:20, 55:14, 55:18, 66:19, 92:23, 97:13, 97:14, 97:15, 97:16, 101:5, 107:1, 115:20, 116:18, 116:22, 116:24, 120:25</p> <p><b>designated</b> [2] - 19:7, 34:12</p> <p><b>designation</b> [1] - 101:5</p> <p><b>designed</b> [14] - 20:1, 48:12, 54:19, 56:12, 56:14, 56:19, 65:23, 67:23, 78:24, 79:20, 82:18, 103:10, 129:4, 130:5</p> <p><b>designer</b> [1] - 36:22</p> <p><b>desire</b> [1] - 123:20</p> <p><b>despite</b> [2] - 61:25, 123:3</p> <p><b>detail</b> [4] - 15:16, 31:7, 32:7, 35:6</p> <p><b>detailing</b> [1] - 120:14</p> <p><b>details</b> [1] - 37:24</p> <p><b>determine</b> [1] - 138:7</p> <p><b>determined</b> [3] - 31:9, 31:13, 54:10</p> <p><b>develop</b> [3] - 20:12, 64:16, 81:13</p> <p><b>developed</b> [4] - 27:8, 124:15, 133:21, 134:13</p> <p><b>developer</b> [1] - 125:25</p> <p><b>development</b> [8] - 16:6, 18:21, 54:16, 118:9, 124:16, 132:12, 134:14</p> <p><b>developments</b> [1] - 133:16</p> <p><b>diesel</b> [3] - 48:12, 48:13, 91:20</p> <p><b>difference</b> [2] - 62:9, 92:8</p> <p><b>different</b> [18] - 25:25, 27:21, 30:3, 30:16,</p>	<p>46:14, 49:23, 50:22, 59:25, 72:13, 83:7, 85:24, 88:17, 109:13, 121:13, 123:22, 123:25, 125:20, 126:1</p> <p><b>differential</b> [1] - 55:5</p> <p><b>difficult</b> [2] - 85:12, 117:3</p> <p><b>diligence</b> [1] - 54:6</p> <p><b>dim</b> [2] - 134:17, 135:4</p> <p><b>dimensions</b> [6] - 25:9, 72:9, 72:10, 72:13, 72:20, 102:4</p> <p><b>dimmed</b> [1] - 134:18</p> <p><b>dimmer</b> [1] - 135:11</p> <p><b>dimming</b> [1] - 69:5</p> <p><b>direct</b> [4] - 64:8, 103:12, 107:21, 122:5</p> <p><b>directed</b> [1] - 63:11</p> <p><b>directing</b> [2] - 63:7, 63:13</p> <p><b>direction</b> [6] - 65:15, 65:25, 92:6, 113:17, 114:3, 125:6</p> <p><b>directional</b> [1] - 67:6</p> <p><b>directions</b> [2] - 49:23, 50:11</p> <p><b>directly</b> [4] - 13:20, 15:8, 87:8, 87:17</p> <p><b>disappear</b> [1] - 88:10</p> <p><b>discharge</b> [1] - 106:16</p> <p><b>discharged</b> [1] - 63:10</p> <p><b>discharging</b> [1] - 66:3</p> <p><b>discipline</b> [1] - 16:10</p> <p><b>discuss</b> [2] - 143:3, 143:4</p> <p><b>discussed</b> [3] - 33:5, 129:19, 137:2</p> <p><b>disposal</b> [4] - 34:22, 34:23, 37:12, 76:17</p> <p><b>distance</b> [10] - 72:18, 75:20, 78:19, 78:22, 80:10, 94:3, 95:22, 111:2, 111:5, 113:11</p> <p><b>distances</b> [1] - 25:10</p> <p><b>distinct</b> [1] - 101:8</p> <p><b>distinction</b> [1] - 84:1</p> <p><b>distinguish</b> [1] - 101:4</p> <p><b>distinguished</b> [1] - 31:24</p> <p><b>distributed</b> [1] - 137:9</p> <p><b>District</b> [3] - 6:23, 27:7, 105:16</p> <p><b>district</b> [1] - 11:20</p> <p><b>disturbed</b> [1] - 69:18</p> <p><b>ditch</b> [1] - 28:21</p> <p><b>diverted</b> [2] - 59:11, 59:15</p>	<p><b>diverting</b> [1] - 60:6</p> <p><b>DO</b> [2] - 144:9, 144:13</p> <p><b>dock</b> [2] - 42:13, 42:16</p> <p><b>docked</b> [1] - 44:3</p> <p><b>docks</b> [6] - 39:5, 39:7, 41:1, 42:18, 43:25, 50:9</p> <p><b>documents</b> [1] - 30:8</p> <p><b>done</b> [22] - 14:12, 15:24, 20:4, 21:19, 31:20, 33:16, 39:23, 42:25, 48:17, 48:20, 50:15, 54:5, 58:13, 64:13, 73:13, 74:10, 92:15, 102:3, 109:1, 115:21, 124:21, 133:4</p> <p><b>doors</b> [3] - 43:9, 118:2, 120:20</p> <p><b>DOT</b> [15] - 14:15, 14:16, 78:25, 79:3, 79:16, 79:24, 80:3, 80:19, 80:22, 103:22, 103:23, 126:8, 126:14, 126:15, 126:20</p> <p><b>double</b> [3] - 60:16, 80:14, 92:10</p> <p><b>double-check</b> [1] - 80:14</p> <p><b>doubt</b> [1] - 63:18</p> <p><b>down</b> [27] - 20:4, 25:12, 26:23, 38:21, 41:8, 49:25, 50:9, 50:18, 50:19, 51:2, 59:14, 64:19, 71:24, 76:15, 78:5, 79:9, 87:12, 93:5, 94:19, 111:9, 117:13, 117:18, 118:20, 120:17, 120:18, 133:9, 140:12</p> <p><b>downhill</b> [1] - 92:5</p> <p><b>downstream</b> [1] - 66:3</p> <p><b>dozen</b> [1] - 116:12</p> <p><b>draft</b> [3] - 57:17, 58:1, 82:5</p> <p><b>drafted</b> [1] - 129:5</p> <p><b>drafting</b> [2] - 57:12, 136:7</p> <p><b>drain</b> [1] - 58:10</p> <p><b>drainage</b> [8] - 58:12, 63:17, 63:24, 63:25, 66:1, 101:24, 107:1, 137:21</p> <p><b>drains</b> [1] - 50:18</p> <p><b>dramatic</b> [1] - 98:2</p> <p><b>drawing</b> [1] - 120:8</p> <p><b>DRCC</b> [2] - 29:20, 56:16</p>
<b>D</b>				
<p><b>D'ANDREA</b> [16] - 1:19, 10:25, 12:22, 12:25, 13:9, 17:20, 17:23, 141:21, 141:24, 142:1, 142:3, 142:5, 142:7, 142:9, 142:11, 143:6</p> <p><b>dance</b> [1] - 12:17</p> <p><b>danger</b> [1] - 12:5</p> <p><b>dark</b> [3] - 67:9, 118:11, 133:13</p> <p><b>dark-sky</b> [1] - 67:9</p> <p><b>darker</b> [2] - 118:14, 118:21</p> <p><b>date</b> [5] - 9:6, 13:9, 33:8, 33:11, 144:12</p> <p><b>Dated</b> [1] - 144:25</p> <p><b>dated</b> [56] - 3:6, 3:9, 3:11, 3:14, 3:16, 3:18, 3:20, 3:22, 3:24, 4:5, 4:6, 4:8, 4:10, 4:12, 4:15, 4:16, 4:19, 4:22, 5:6, 5:11, 6:6, 6:7, 6:8, 6:10, 6:11, 6:13, 6:15, 6:23, 7:22, 8:3, 8:7, 8:10, 8:14, 8:18, 8:21, 8:23, 9:2, 9:10, 9:12, 9:17, 9:20, 9:23, 10:1, 10:3, 10:6, 10:10, 10:16, 10:18, 10:20, 11:5, 11:9, 11:20, 32:18, 32:21, 120:3, 120:8</p> <p><b>daughters</b> [1] - 21:24</p> <p><b>daytime</b> [3] - 48:17,</p>				



<p><b>drinking</b> [1] - 88:15  <b>drip</b> [1] - 34:22  <b>Drive</b> [2] - 132:21, 138:20  <b>drive</b> [4] - 40:9, 72:15, 73:20, 134:10  <b>drivers</b> [1] - 128:21  <b>driveway</b> [12] - 38:7, 38:24, 53:12, 57:25, 75:17, 77:4, 77:14, 77:15, 109:7, 109:17, 110:18, 110:19  <b>driveways</b> [5] - 25:25, 26:5, 38:25, 39:18, 59:18  <b>driving</b> [4] - 43:7, 43:9, 123:2, 130:11  <b>drone</b> [5] - 74:25, 75:3, 75:25, 80:7, 85:21  <b>Drone</b> [3] - 5:7, 5:10, 75:8  <b>drop</b> [1] - 50:9  <b>dropped</b> [1] - 133:9  <b>drops</b> [1] - 139:9  <b>drying</b> [1] - 60:5  <b>due</b> [3] - 17:6, 54:6, 98:8  <b>Dugans</b> [1] - 26:22  <b>duly</b> [1] - 144:7  <b>during</b> [4] - 48:17, 48:20, 116:1, 139:8</p>	<p><b>effect</b> [1] - 67:20  <b>effective</b> [1] - 64:25  <b>efficiency</b> [1] - 70:15  <b>efficient</b> [3] - 67:17, 77:17, 77:18  <b>effort</b> [3] - 56:18, 98:18, 133:16  <b>efforts</b> [1] - 142:15  <b>EIS</b> [1] - 4:6  <b>either</b> [14] - 27:23, 28:20, 31:10, 38:20, 41:7, 41:23, 45:9, 49:20, 49:24, 58:4, 64:7, 67:2, 67:12, 86:6  <b>electronic</b> [1] - 114:25  <b>electronically</b> [1] - 21:12  <b>element</b> [7] - 46:9, 68:3, 93:3, 98:7, 117:20, 120:15, 137:7  <b>elements</b> [11] - 19:23, 32:6, 49:10, 56:9, 66:15, 68:5, 116:25, 117:22, 118:14, 118:21, 141:1  <b>elevation</b> [11] - 29:15, 29:16, 54:12, 65:9, 73:22, 73:23, 85:15, 91:6, 93:8, 93:12, 120:11  <b>Elevation</b> [2] - 5:8, 77:8  <b>elevations</b> [3] - 29:14, 50:3, 54:11  <b>Email :kpape @hpnjlaw .com</b> [1] - 2:5  <b>embellish</b> [2] - 22:6, 137:3  <b>emergency</b> [7] - 48:20, 48:23, 49:1, 58:5, 61:11  <b>emphasize</b> [1] - 102:4  <b>employed</b> [1] - 18:22  <b>employee</b> [3] - 37:15, 144:14, 144:16  <b>employees</b> [1] - 37:2  <b>enables</b> [1] - 27:3  <b>encompassed</b> [1] - 63:25  <b>encounter</b> [1] - 96:17  <b>end</b> [7] - 34:11, 41:23, 42:2, 72:2, 78:5, 103:12, 125:2  <b>endangered</b> [4] - 30:15, 30:19, 30:22, 31:1  <b>ends</b> [4] - 39:10,</p>	<p>39:11, 47:14, 133:15  <b>enemy</b> [1] - 123:24  <b>engineer</b> [9] - 10:16, 17:11, 19:2, 19:5, 20:25, 69:3, 80:21, 124:9, 138:6  <b>Engineer</b> [2] - 1:18, 6:6  <b>ENGINEER</b> [6] - 33:1, 33:4, 84:25, 85:6, 85:11, 86:23  <b>engineer 's</b> [1] - 10:8  <b>Engineer 's</b> [1] - 8:16  <b>Engineering</b> [6] - 3:21, 4:5, 4:8, 9:6, 9:12, 19:8  <b>engineering</b> [4] - 8:23, 18:23, 19:7, 19:15  <b>Engineers</b> [1] - 4:21  <b>Engineer 's</b> [1] - 3:17  <b>English</b> [2] - 38:7, 77:14  <b>English -style</b> [1] - 77:14  <b>enhanced</b> [2] - 24:14, 137:18  <b>enlarged</b> [1] - 120:11  <b>enter</b> [6] - 38:12, 38:22, 110:25, 111:9, 129:2  <b>entered</b> [1] - 14:1  <b>entering</b> [1] - 109:24  <b>entire</b> [9] - 31:21, 37:3, 40:5, 52:5, 54:11, 110:18, 111:1, 131:15, 132:7  <b>entrance</b> [8] - 78:10, 79:6, 79:7, 117:5, 117:13, 117:18, 118:2, 120:20  <b>entry</b> [1] - 120:10  <b>environment</b> [3] - 63:21, 74:13, 83:9  <b>Environmental</b> [7] - 6:9, 9:8, 10:22, 15:4, 106:23, 136:24, 138:2  <b>environmental</b> [3] - 17:3, 27:17, 31:17  <b>environmentalists</b> [1] - 17:2  <b>envision</b> [1] - 83:9  <b>equaling</b> [1] - 91:3  <b>equipment</b> [1] - 43:12  <b>especially</b> [3] - 87:25, 88:20, 94:25  <b>ESQUIRE</b> [2] - 1:18, 2:2  <b>essentially</b> [20] - 18:22, 28:14, 30:5,</p>	<p>40:3, 40:8, 43:7, 43:9, 49:19, 50:10, 50:11, 50:12, 57:13, 57:16, 65:12, 66:2, 66:6, 70:22, 82:19, 94:17, 113:21  <b>et</b> [2] - 26:11, 131:5  <b>Evaluation</b> [1] - 3:20  <b>evaluation</b> [1] - 8:20  <b>evening</b> [8] - 7:11, 18:25, 33:22, 105:11, 114:20, 116:17, 142:15, 142:16  <b>event</b> [6] - 34:24, 55:3, 57:14, 57:23, 64:5  <b>events</b> [1] - 61:6  <b>evergreen</b> [7] - 22:19, 70:20, 70:22, 70:25, 71:1, 73:17, 137:4  <b>evergreens</b> [3] - 22:7, 22:13, 22:14  <b>everywhere</b> [1] - 31:23  <b>evidence</b> [3] - 16:17, 26:14, 55:14  <b>exactly</b> [9] - 24:8, 35:7, 47:4, 52:12, 52:13, 52:16, 94:9, 110:5, 115:21  <b>EXAMINATION</b> [1] - 2:14  <b>examination</b> [1] - 107:24  <b>examined</b> [1] - 102:22  <b>example</b> [3] - 124:16, 131:1, 134:20  <b>exceed</b> [1] - 60:25  <b>exceeded</b> [1] - 41:24  <b>excellent</b> [1] - 82:8  <b>except</b> [3] - 16:16, 29:18, 133:14  <b>excuse</b> [1] - 55:1  <b>exercise</b> [1] - 82:23  <b>Exhibit</b> [32] - 5:11, 7:22, 7:24, 8:1, 8:5, 8:9, 8:12, 8:16, 8:19, 8:22, 8:25, 9:8, 9:11, 9:14, 9:18, 9:21, 9:25, 10:2, 10:5, 10:8, 10:11, 10:15, 11:14, 24:21, 26:20, 32:20, 40:10, 75:8, 77:8, 80:7, 120:3  <b>exhibit</b> [25] - 9:4, 11:6, 11:10, 23:25, 24:9, 24:17, 24:18, 27:13, 32:10, 32:12, 32:19, 34:1, 38:6, 39:24, 40:1, 53:9, 67:21,</p>	<p>72:7, 72:25, 73:13, 94:10, 102:13, 117:7, 120:1, 120:10  <b>EXHIBIT</b> [2] - 3:4, 6:5  <b>EXHIBITS</b> [1] - 6:25  <b>exhibits</b> [13] - 7:18, 7:19, 10:13, 11:21, 16:16, 25:15, 70:2, 70:5, 70:13, 71:14, 72:5, 116:21  <b>Exhibits</b> [2] - 7:1, 7:3  <b>existing</b> [6] - 23:23, 49:15, 51:6, 72:14, 75:14, 87:19  <b>exit</b> [7] - 38:12, 77:4, 79:5, 80:11, 109:7, 111:11, 111:12  <b>Exit</b> [2] - 127:3, 131:3  <b>exit-bound</b> [1] - 80:11  <b>expect</b> [4] - 14:25, 51:18, 104:3, 108:14  <b>expensive</b> [2] - 93:24, 97:20  <b>experience</b> [4] - 16:23, 18:23, 19:18, 124:7  <b>experienced</b> [1] - 15:14  <b>expert</b> [13] - 19:7, 19:13, 19:16, 20:1, 20:25, 21:3, 36:19, 93:21, 97:6, 114:13, 116:14, 121:24, 124:11  <b>expertise</b> [1] - 16:23  <b>experts</b> [3] - 17:4, 122:9, 129:13  <b>explain</b> [1] - 37:21  <b>explore</b> [1] - 69:4  <b>explored</b> [1] - 46:6  <b>export</b> [1] - 51:18  <b>exporting</b> [1] - 51:10  <b>expression</b> [1] - 55:2  <b>extend</b> [1] - 89:14  <b>extended</b> [1] - 78:11  <b>extensive</b> [1] - 29:8  <b>extensively</b> [1] - 30:24  <b>extent</b> [1] - 107:23  <b>externally</b> [1] - 56:18  <b>extra</b> [4] - 17:7, 41:9, 41:13, 42:8  <b>extremely</b> [3] - 36:10, 64:25, 98:22  <b>eyebrow</b> [1] - 118:2</p>
<b>E</b>				
<p><b>early</b> [2] - 30:5, 33:18  <b>Earth</b> [1] - 32:18  <b>earth</b> [2] - 118:7, 118:8  <b>earthwork</b> [1] - 52:16  <b>easements</b> [3] - 63:25, 64:4, 137:22  <b>easier</b> [3] - 23:11, 23:15, 92:3  <b>easily</b> [1] - 113:13  <b>east</b> [11] - 22:4, 26:22, 27:12, 34:5, 39:6, 39:13, 41:10, 50:4, 65:6, 66:7  <b>East</b> [1] - 126:23  <b>east/west</b> [1] - 26:21  <b>eastbound</b> [1] - 13:20  <b>easterly</b> [1] - 71:24  <b>ecology</b> [1] - 30:23  <b>ecosystem</b> [1] - 61:22  <b>edge</b> [5] - 51:2, 57:25, 110:20, 119:5, 119:9  <b>educational</b> [2] - 18:17, 115:13</p>	<p><b>effect</b> [1] - 67:20  <b>effective</b> [1] - 64:25  <b>efficiency</b> [1] - 70:15  <b>efficient</b> [3] - 67:17, 77:17, 77:18  <b>effort</b> [3] - 56:18, 98:18, 133:16  <b>efforts</b> [1] - 142:15  <b>EIS</b> [1] - 4:6  <b>either</b> [14] - 27:23, 28:20, 31:10, 38:20, 41:7, 41:23, 45:9, 49:20, 49:24, 58:4, 64:7, 67:2, 67:12, 86:6  <b>electronic</b> [1] - 114:25  <b>electronically</b> [1] - 21:12  <b>element</b> [7] - 46:9, 68:3, 93:3, 98:7, 117:20, 120:15, 137:7  <b>elements</b> [11] - 19:23, 32:6, 49:10, 56:9, 66:15, 68:5, 116:25, 117:22, 118:14, 118:21, 141:1  <b>elevation</b> [11] - 29:15, 29:16, 54:12, 65:9, 73:22, 73:23, 85:15, 91:6, 93:8, 93:12, 120:11  <b>Elevation</b> [2] - 5:8, 77:8  <b>elevations</b> [3] - 29:14, 50:3, 54:11  <b>Email :kpape @hpnjlaw .com</b> [1] - 2:5  <b>embellish</b> [2] - 22:6, 137:3  <b>emergency</b> [7] - 48:20, 48:23, 49:1, 58:5, 61:11  <b>emphasize</b> [1] - 102:4  <b>employed</b> [1] - 18:22  <b>employee</b> [3] - 37:15, 144:14, 144:16  <b>employees</b> [1] - 37:2  <b>enables</b> [1] - 27:3  <b>encompassed</b> [1] - 63:25  <b>encounter</b> [1] - 96:17  <b>end</b> [7] - 34:11, 41:23, 42:2, 72:2, 78:5, 103:12, 125:2  <b>endangered</b> [4] - 30:15, 30:19, 30:22, 31:1  <b>ends</b> [4] - 39:10,</p>	<p>39:11, 47:14, 133:15  <b>enemy</b> [1] - 123:24  <b>engineer</b> [9] - 10:16, 17:11, 19:2, 19:5, 20:25, 69:3, 80:21, 124:9, 138:6  <b>Engineer</b> [2] - 1:18, 6:6  <b>ENGINEER</b> [6] - 33:1, 33:4, 84:25, 85:6, 85:11, 86:23  <b>engineer 's</b> [1] - 10:8  <b>Engineer 's</b> [1] - 8:16  <b>Engineering</b> [6] - 3:21, 4:5, 4:8, 9:6, 9:12, 19:8  <b>engineering</b> [4] - 8:23, 18:23, 19:7, 19:15  <b>Engineers</b> [1] - 4:21  <b>Engineer 's</b> [1] - 3:17  <b>English</b> [2] - 38:7, 77:14  <b>English -style</b> [1] - 77:14  <b>enhanced</b> [2] - 24:14, 137:18  <b>enlarged</b> [1] - 120:11  <b>enter</b> [6] - 38:12, 38:22, 110:25, 111:9, 129:2  <b>entered</b> [1] - 14:1  <b>entering</b> [1] - 109:24  <b>entire</b> [9] - 31:21, 37:3, 40:5, 52:5, 54:11, 110:18, 111:1, 131:15, 132:7  <b>entrance</b> [8] - 78:10, 79:6, 79:7, 117:5, 117:13, 117:18, 118:2, 120:20  <b>entry</b> [1] - 120:10  <b>environment</b> [3] - 63:21, 74:13, 83:9  <b>Environmental</b> [7] - 6:9, 9:8, 10:22, 15:4, 106:23, 136:24, 138:2  <b>environmental</b> [3] - 17:3, 27:17, 31:17  <b>environmentalists</b> [1] - 17:2  <b>envision</b> [1] - 83:9  <b>equaling</b> [1] - 91:3  <b>equipment</b> [1] - 43:12  <b>especially</b> [3] - 87:25, 88:20, 94:25  <b>ESQUIRE</b> [2] - 1:18, 2:2  <b>essentially</b> [20] - 18:22, 28:14, 30:5,</p>	<p>40:3, 40:8, 43:7, 43:9, 49:19, 50:10, 50:11, 50:12, 57:13, 57:16, 65:12, 66:2, 66:6, 70:22, 82:19, 94:17, 113:21  <b>et</b> [2] - 26:11, 131:5  <b>Evaluation</b> [1] - 3:20  <b>evaluation</b> [1] - 8:20  <b>evening</b> [8] - 7:11, 18:25, 33:22, 105:11, 114:20, 116:17, 142:15, 142:16  <b>event</b> [6] - 34:24, 55:3, 57:14, 57:23, 64:5  <b>events</b> [1] - 61:6  <b>evergreen</b> [7] - 22:19, 70:20, 70:22, 70:25, 71:1, 73:17, 137:4  <b>evergreens</b> [3] - 22:7, 22:13, 22:14  <b>everywhere</b> [1] - 31:23  <b>evidence</b> [3] - 16:17, 26:14, 55:14  <b>exactly</b> [9] - 24:8, 35:7, 47:4, 52:12, 52:13, 52:16, 94:9, 110:5, 115:21  <b>EXAMINATION</b> [1] - 2:14  <b>examination</b> [1] - 107:24  <b>examined</b> [1] - 102:22  <b>example</b> [3] - 124:16, 131:1, 134:20  <b>exceed</b> [1] - 60:25  <b>exceeded</b> [1] - 41:24  <b>excellent</b> [1] - 82:8  <b>except</b> [3] - 16:16, 29:18, 133:14  <b>excuse</b> [1] - 55:1  <b>exercise</b> [1] - 82:23  <b>Exhibit</b> [32] - 5:11, 7:22, 7:24, 8:1, 8:5, 8:9, 8:12, 8:16, 8:19, 8:22, 8:25, 9:8, 9:11, 9:14, 9:18, 9:21, 9:25, 10:2, 10:5, 10:8, 10:11, 10:15, 11:14, 24:21, 26:20, 32:20, 40:10, 75:8, 77:8, 80:7, 120:3  <b>exhibit</b> [25] - 9:4, 11:6, 11:10, 23:25, 24:9, 24:17, 24:18, 27:13, 32:10, 32:12, 32:19, 34:1, 38:6, 39:24, 40:1, 53:9, 67:21,</p>	<p>72:7, 72:25, 73:13, 94:10, 102:13, 117:7, 120:1, 120:10  <b>EXHIBIT</b> [2] - 3:4, 6:5  <b>EXHIBITS</b> [1] - 6:25  <b>exhibits</b> [13] - 7:18, 7:19, 10:13, 11:21, 16:16, 25:15, 70:2, 70:5, 70:13, 71:14, 72:5, 116:21  <b>Exhibits</b> [2] - 7:1, 7:3  <b>existing</b> [6] - 23:23, 49:15, 51:6, 72:14, 75:14, 87:19  <b>exit</b> [7] - 38:12, 77:4, 79:5, 80:11, 109:7, 111:11, 111:12  <b>Exit</b> [2] - 127:3, 131:3  <b>exit-bound</b> [1] - 80:11  <b>expect</b> [4] - 14:25, 51:18, 104:3, 108:14  <b>expensive</b> [2] - 93:24, 97:20  <b>experience</b> [4] - 16:23, 18:23, 19:18, 124:7  <b>experienced</b> [1] - 15:14  <b>expert</b> [13] - 19:7, 19:13, 19:16, 20:1, 20:25, 21:3, 36:19, 93:21, 97:6, 114:13, 116:14, 121:24, 124:11  <b>expertise</b> [1] - 16:23  <b>experts</b> [3] - 17:4, 122:9, 129:13  <b>explain</b> [1] - 37:21  <b>explore</b> [1] - 69:4  <b>explored</b> [1] - 46:6  <b>export</b> [1] - 51:18  <b>exporting</b> [1] - 51:10  <b>expression</b> [1] - 55:2  <b>extend</b> [1] - 89:14  <b>extended</b> [1] - 78:11  <b>extensive</b> [1] - 29:8  <b>extensively</b> [1] - 30:24  <b>extent</b> [1] - 107:23  <b>externally</b> [1] - 56:18  <b>extra</b> [4] - 17:7, 41:9, 41:13, 42:8  <b>extremely</b> [3] - 36:10, 64:25, 98:22  <b>eyebrow</b> [1] - 118:2</p>
<b>F</b>				
<p><b>facades</b> [1] - 118:14  <b>face</b> [3] - 12:2, 12:6, 18:11</p>				

<p><b>faced</b> [1] - 123:21  <b>facilities</b> [6] - 40:11, 45:8, 50:23, 56:23, 109:6, 139:21  <b>facility</b> [13] - 35:8, 35:17, 37:3, 37:4, 46:7, 69:2, 76:4, 80:12, 97:14, 99:6, 123:14, 137:7, 141:6  <b>facings</b> [1] - 87:10  <b>fact</b> [5] - 40:2, 95:22, 123:19, 130:25, 131:5  <b>factor</b> [1] - 69:6  <b>fails</b> [1] - 34:25  <b>Fair</b> [3] - 6:17, 11:11, 14:1  <b>fair</b> [5] - 6:18, 6:21, 11:13, 11:17, 31:15  <b>fairly</b> [2] - 57:22, 103:5  <b>fall</b> [2] - 51:2, 130:18  <b>falling</b> [1] - 50:10  <b>familiar</b> [6] - 16:19, 56:2, 56:5, 56:11, 66:16, 80:22  <b>famous</b> [1] - 103:6  <b>far</b> [13] - 11:22, 32:25, 33:1, 33:2, 58:7, 74:2, 82:5, 87:16, 112:18, 113:7, 113:12, 114:14, 130:19  <b>farm</b> [6] - 26:1, 26:12, 27:8, 50:15, 89:24, 133:21  <b>farmed</b> [1] - 27:16  <b>farming</b> [3] - 26:14, 26:16, 27:20  <b>farms</b> [1] - 127:14  <b>Farms</b> [6] - 6:17, 11:12, 13:19, 25:23, 126:10, 130:3  <b>fashion</b> [3] - 29:1, 41:9, 103:5  <b>fast</b> [2] - 88:6, 139:17  <b>fast-forward</b> [1] - 139:17  <b>fast-growing</b> [1] - 88:6  <b>feathered</b> [1] - 125:18  <b>feature</b> [2] - 116:24, 117:6  <b>features</b> [4] - 28:21, 28:22, 40:19, 47:5  <b>fed</b> [4] - 58:9, 58:13, 60:20  <b>feed</b> [2] - 59:7, 59:11  <b>feeding</b> [1] - 60:19  <b>feeds</b> [1] - 141:4  <b>feet</b> [80] - 13:23,</p>	<p>18:14, 28:20, 29:4, 29:14, 34:6, 34:9, 37:15, 38:19, 38:25, 41:18, 41:19, 42:15, 42:16, 42:17, 46:25, 47:11, 47:20, 47:23, 47:25, 48:4, 51:5, 59:21, 62:1, 62:3, 67:2, 67:3, 67:4, 67:14, 69:21, 69:23, 71:19, 72:18, 72:20, 76:14, 80:15, 85:1, 85:15, 88:12, 89:10, 91:3, 92:8, 92:14, 92:17, 92:18, 92:19, 93:22, 94:1, 94:6, 95:7, 95:8, 95:15, 96:25, 100:2, 108:10, 108:17, 108:18, 108:20, 111:4, 111:5, 113:21, 115:21, 119:4, 119:6, 119:15, 120:12, 120:13, 127:2, 127:12, 137:15, 137:19  <b>felt</b> [1] - 83:14  <b>fence</b> [9] - 82:11, 82:14, 82:22, 82:24, 83:4, 83:22, 84:3, 108:12, 109:20  <b>fenced</b> [1] - 83:20  <b>fences</b> [4] - 82:20, 82:25, 83:13, 83:18  <b>few</b> [4] - 20:3, 20:4, 51:17, 102:2  <b>fewer</b> [1] - 124:14  <b>field</b> [4] - 34:22, 34:23, 37:12, 69:3  <b>fields</b> [3] - 26:15, 35:2, 76:18  <b>fight</b> [1] - 122:16  <b>figure</b> [1] - 132:6  <b>file</b> [2] - 14:16, 106:1  <b>filed</b> [4] - 16:20, 79:19, 104:6, 107:12  <b>fill</b> [2] - 52:13, 58:4  <b>filled</b> [1] - 31:22  <b>Final</b> [1] - 3:10  <b>final</b> [12] - 8:5, 13:16, 14:5, 42:2, 55:5, 67:18, 80:4, 105:10, 107:1, 109:14, 120:25, 141:12  <b>finally</b> [2] - 42:23, 43:6  <b>financially</b> [1] - 144:17  <b>fine</b> [2] - 25:19, 102:16  <b>finished</b> [5] - 49:17, 50:7, 51:4, 51:5,</p>	<p>103:6  <b>finishing</b> [1] - 112:6  <b>Fire</b> [2] - 6:8, 10:20  <b>fire</b> [24] - 15:12, 42:4, 47:10, 47:13, 57:4, 57:13, 57:16, 57:24, 58:6, 58:7, 58:25, 82:3, 82:4, 88:24, 91:19, 91:22, 91:23, 92:1, 102:7, 102:8, 107:7, 107:8, 136:25  <b>firefighters</b> [1] - 82:9  <b>firefighting</b> [8] - 15:18, 57:6, 57:8, 88:18, 88:23, 100:13, 100:16, 100:17  <b>firm</b> [1] - 115:19  <b>first</b> [16] - 21:18, 35:8, 42:14, 54:6, 69:19, 76:22, 82:20, 84:21, 91:15, 96:4, 106:11, 110:25, 113:11, 117:9, 140:20, 140:21  <b>fiscal</b> [1] - 10:5  <b>Fiscal</b> [1] - 4:19  <b>fits</b> [1] - 100:6  <b>five</b> [2] - 102:15, 103:11  <b>five-minute</b> [1] - 102:15  <b>fix</b> [1] - 125:25  <b>fixture</b> [1] - 67:8  <b>fixtures</b> [4] - 66:25, 67:1, 67:13, 68:1  <b>flat</b> [1] - 82:19  <b>flatten</b> [2] - 61:8, 61:13  <b>flew</b> [1] - 75:25  <b>flexibility</b> [3] - 41:13, 45:4, 45:9  <b>flood</b> [14] - 8:22, 8:25, 29:5, 29:7, 29:9, 29:13, 29:17, 29:23, 30:1, 31:11, 54:7, 54:11, 55:1, 106:4  <b>Flood</b> [2] - 3:21, 3:23  <b>flooding</b> [7] - 53:21, 54:3, 61:3, 63:22, 64:17, 64:20, 65:1  <b>floodplain</b> [3] - 19:6, 54:14, 54:24  <b>floor</b> [6] - 26:4, 34:6, 46:24, 50:7, 51:4, 51:5  <b>floor-area</b> [1] - 46:24  <b>Flow</b> [1] - 4:21  <b>flow</b> [7] - 10:9, 54:18, 60:7, 63:14, 64:18,</p>	<p>66:7  <b>flowing</b> [1] - 92:5  <b>flown</b> [1] - 16:22  <b>flows</b> [1] - 54:21  <b>flying</b> [1] - 74:25  <b>focal</b> [2] - 117:8, 118:5  <b>focus</b> [4] - 71:8, 71:10, 71:12  <b>focused</b> [1] - 87:22  <b>follow</b> [1] - 111:8  <b>followed</b> [5] - 13:24, 52:6, 52:7, 66:21, 131:18  <b>following</b> [1] - 10:14  <b>foot</b> [8] - 88:3, 88:5, 92:25, 97:24, 116:6, 126:12, 132:2  <b>foot-candles</b> [1] - 132:2  <b>footage</b> [2] - 37:8, 37:9  <b>footprint</b> [1] - 47:11  <b>FOR</b> [5] - 1:4, 3:2, 4:3, 5:2, 6:3  <b>force</b> [1] - 131:24  <b>forefront</b> [1] - 19:21  <b>foregoing</b> [1] - 144:9  <b>forklifts</b> [1] - 43:10  <b>form</b> [1] - 30:2  <b>formal</b> [1] - 80:24  <b>formally</b> [1] - 65:22  <b>former</b> [3] - 25:22, 26:1, 28:10  <b>forth</b> [8] - 39:25, 65:20, 105:4, 122:13, 132:14, 134:22, 135:3, 144:12  <b>fortunately</b> [1] - 49:4  <b>forward</b> [3] - 121:25, 124:2, 139:17  <b>four</b> [3] - 15:12, 25:11, 43:7  <b>Franklin</b> [1] - 116:10  <b>frankly</b> [1] - 52:14  <b>freehold</b> [1] - 11:19  <b>Freehold</b> [5] - 6:23, 19:12, 105:16, 126:24  <b>freestanding</b> [1] - 67:4  <b>freshwater</b> [1] - 28:13  <b>friend</b> [2] - 55:9, 55:10  <b>front</b> [11] - 25:15, 58:23, 59:1, 71:18, 77:23, 108:11, 108:18, 115:24, 116:12, 120:17, 120:18  <b>frontage</b> [5] - 38:14,</p>	<p>50:5, 78:19, 81:6, 137:19  <b>full</b> [9] - 16:8, 18:3, 37:2, 43:21, 86:6, 113:22, 113:25, 114:2, 115:5  <b>full-time</b> [1] - 37:2  <b>fully</b> [5] - 66:24, 75:19, 79:3, 86:4, 91:15  <b>fund</b> [1] - 101:11  <b>funded</b> [1] - 35:17  <b>FURTHER</b> [2] - 144:9, 144:13  <b>furthermore</b> [1] - 54:15  <b>future</b> [4] - 73:8, 105:21, 139:17, 139:25</p> <p style="text-align: center;"><b>G</b></p> <p><b>garbage</b> [2] - 83:1, 109:23  <b>gates</b> [1] - 135:2  <b>gathered</b> [1] - 18:16  <b>general</b> [4] - 50:2, 71:7, 87:10, 106:2  <b>General</b> [1] - 106:15  <b>generally</b> [7] - 29:16, 49:23, 81:17, 81:18, 82:3, 109:19, 124:12  <b>generated</b> [1] - 124:14  <b>generator</b> [7] - 47:15, 47:16, 48:6, 48:9, 48:12, 48:20, 91:20  <b>generators</b> [3] - 48:23, 49:1  <b>gentleman</b> [2] - 16:15, 26:16  <b>gentlemen</b> [2] - 16:1, 16:5  <b>geotechnical</b> [1] - 52:10  <b>Gerszberg</b> [1] - 16:3  <b>given</b> [4] - 116:23, 130:17, 130:21, 132:14  <b>glad</b> [1] - 46:18  <b>gladly</b> [1] - 132:4  <b>glass</b> [3] - 117:16, 117:19, 118:3  <b>glaucconite</b> [1] - 31:22  <b>glimpsing</b> [1] - 76:13  <b>global</b> [2] - 32:4, 49:14  <b>glow</b> [2] - 67:16, 130:24  <b>glows</b> [3] - 132:17, 135:17, 135:18  <b>Google</b> [1] - 32:18</p>
--	---	---	---	---

<p><b>gospel</b> [1] - 89:13  <b>govern</b> [1] - 36:1  <b>grade</b> [4] - 50:10, 55:5, 65:18, 117:23  <b>grading</b> [8] - 49:13, 49:15, 50:2, 50:15, 52:9, 52:23, 101:23  <b>gradings</b> [1] - 50:7  <b>graduation</b> [1] - 115:18  <b>graffiti</b> [1] - 96:7  <b>grant</b> [5] - 20:7, 20:8, 20:11, 20:19, 64:13  <b>granted</b> [2] - 46:4, 80:2  <b>grants</b> [2] - 20:11, 64:4  <b>grass</b> [1] - 76:18  <b>gravity</b> [1] - 91:16  <b>gray</b> [6] - 86:24, 118:11, 118:14, 118:21  <b>grays</b> [1] - 86:20  <b>Grbelja</b> [1] - 141:22  <b>GRBELJA</b> [11] - 1:15, 21:16, 24:9, 63:5, 64:12, 84:20, 90:14, 113:3, 140:5, 141:14, 141:23  <b>great</b> [5] - 17:13, 31:7, 98:21, 115:23, 134:16  <b>greater</b> [1] - 95:8  <b>green</b> [4] - 20:13, 20:17, 66:6, 70:19  <b>grew</b> [1] - 83:2  <b>grid</b> [1] - 119:3  <b>gross</b> [1] - 34:6  <b>ground</b> [17] - 51:10, 52:14, 58:2, 59:23, 73:14, 73:20, 73:23, 73:24, 75:12, 76:1, 76:24, 77:3, 85:22, 108:20, 117:7, 121:5  <b>groundbreaking</b> [3] - 36:2, 36:3, 36:6  <b>groundwater</b> [3] - 60:13, 61:1, 106:16  <b>group</b> [2] - 18:21, 103:9  <b>Group</b> [2] - 3:9, 8:3  <b>Grove</b> [1] - 26:22  <b>grow</b> [1] - 86:7  <b>growing</b> [1] - 88:6  <b>guard</b> [6] - 108:22, 109:5, 109:24, 110:16, 110:20, 112:1  <b>guess</b> [2] - 124:8, 130:20</p>	<p><b>guesstimating</b> [1] - 62:2  <b>guidance</b> [2] - 84:3, 84:4  <b>guiding</b> [1] - 124:1  <b>guy</b> [1] - 103:7  <b>guys</b> [5] - 21:9, 21:14, 21:15, 135:22, 139:20</p> <p style="text-align: center;"><b>H</b></p> <p><b>half</b> [8] - 19:18, 19:21, 50:8, 54:7, 103:11, 116:23, 126:10, 130:23  <b>halfway</b> [1] - 89:10  <b>HALL</b> [1] - 1:8  <b>Halleran</b> [3] - 52:24, 54:1, 55:10  <b>hand</b> [5] - 18:1, 82:22, 117:17, 131:3, 131:4  <b>handle</b> [9] - 56:20, 125:2, 125:8, 125:14, 125:22, 125:25, 126:4, 126:19, 127:8  <b>handled</b> [1] - 126:9  <b>handling</b> [3] - 65:7, 65:10, 135:1  <b>hard</b> [4] - 24:3, 71:2, 97:17, 116:3  <b>hardwood</b> [2] - 73:4, 73:5  <b>hardwood -type</b> [1] - 73:5  <b>Harris</b> [3] - 53:3, 53:18, 55:9  <b>Harris'</b> [1] - 55:6  <b>Hazard</b> [2] - 3:21, 3:23  <b>hazard</b> [12] - 8:22, 8:25, 29:5, 29:7, 29:9, 29:13, 29:17, 29:23, 30:1, 31:11, 54:8, 106:4  <b>heading</b> [1] - 131:4  <b>heads</b> [2] - 50:19  <b>hear</b> [5] - 56:11, 61:8, 102:6, 115:12, 124:5  <b>heard</b> [1] - 27:1  <b>hearing</b> [5] - 7:16, 17:22, 21:19, 116:3, 144:10  <b>Hearing</b> [1] - 143:13  <b>heavy</b> [2] - 52:15, 75:16  <b>HEC</b> [1] - 54:9  <b>HEC-RAS</b> [1] - 54:9  <b>height</b> [12] - 46:25, 73:10, 84:14, 85:18,</p>	<p>92:4, 92:8, 93:22, 120:23, 129:22, 130:8, 137:15, 137:20  <b>heights</b> [1] - 84:13  <b>HEILBRUNN</b> [1] - 2:2  <b>Heilbrunn</b> [1] - 96:11  <b>held</b> [1] - 119:9  <b>help</b> [1] - 89:4  <b>helpful</b> [1] - 98:22  <b>helps</b> [2] - 133:12  <b>hence</b> [2] - 122:17, 132:16  <b>hereby</b> [1] - 144:6  <b>hereinbefore</b> [1] - 144:12  <b>Heritage</b> [1] - 30:17  <b>hidden</b> [1] - 28:8  <b>hide</b> [1] - 99:17  <b>high</b> [11] - 34:3, 49:16, 49:18, 75:5, 81:12, 84:14, 88:3, 88:5, 90:13, 119:12, 120:13  <b>high-altitude</b> [1] - 34:3  <b>higher</b> [1] - 65:9  <b>highest</b> [3] - 81:18, 93:11, 119:6  <b>highlight</b> [1] - 72:5  <b>highlights</b> [2] - 20:7, 46:23  <b>Hightstown</b> [1] - 126:22  <b>highway</b> [18] - 40:4, 54:13, 77:20, 78:11, 78:21, 78:22, 79:3, 79:17, 87:6, 95:4, 95:22, 103:24, 104:11, 110:1, 110:9, 113:7, 126:22, 138:22  <b>HIGHWAY</b> [1] - 1:6  <b>Highway</b> [1] - 2:3  <b>highways</b> [1] - 128:6  <b>hire</b> [1] - 35:18  <b>hired</b> [1] - 35:15  <b>historic</b> [1] - 50:15  <b>historical</b> [2] - 107:5, 107:6  <b>historically</b> [1] - 27:16  <b>hit</b> [1] - 59:22  <b>hold</b> [3] - 61:7, 111:7, 119:3  <b>holding</b> [2] - 112:24, 113:4  <b>hole</b> [1] - 131:14  <b>home</b> [5] - 73:21, 84:5, 84:8, 89:10, 89:11</p>	<p><b>homes</b> [4] - 72:12, 72:16, 72:19, 73:25  <b>honest</b> [1] - 86:8  <b>honestly</b> [1] - 104:7  <b>hook</b> [1] - 58:3  <b>hope</b> [1] - 99:14  <b>hopefully</b> [1] - 92:22  <b>horizons</b> [1] - 28:2  <b>horizontal</b> [1] - 118:16  <b>horse</b> [5] - 26:1, 26:6, 26:12, 27:8, 50:15  <b>hot</b> [2] - 67:15, 68:1  <b>hour</b> [2] - 87:7, 138:21  <b>hours</b> [9] - 23:4, 68:15, 68:16, 68:24, 109:25, 123:13, 138:15, 138:16, 139:9  <b>house</b> [4] - 28:11, 47:12, 73:10, 110:21  <b>houses</b> [4] - 90:21, 90:22, 90:25, 130:11  <b>Housing</b> [3] - 6:17, 11:12, 14:1  <b>housing</b> [4] - 6:22, 11:18, 101:3, 101:11  <b>Howell</b> [2] - 19:12, 126:25  <b>Hugeback</b> [4] - 4:10, 4:12, 9:15, 9:19  <b>human</b> [1] - 117:14  <b>hundred</b> [2] - 98:4, 100:1</p> <p style="text-align: center;"><b>I</b></p> <p><b>I.T</b> [1] - 21:21  <b>idea</b> [4] - 45:23, 93:10, 97:11, 129:15  <b>ideal</b> [3] - 81:10, 81:11, 97:15  <b>identical</b> [1] - 35:1  <b>identification</b> [1] - 24:23  <b>identified</b> [4] - 22:11, 22:12, 101:2, 120:22  <b>identify</b> [2] - 68:9, 116:22  <b>II</b> [10] - 4:11, 9:19, 34:7, 39:7, 39:12, 39:14, 40:14, 42:6, 42:21, 43:4  <b>illuminated</b> [1] - 132:8  <b>image</b> [2] - 78:6, 79:11  <b>imagery</b> [3] - 5:5, 32:17, 32:20  <b>imagine</b> [6] - 37:3, 68:23, 69:7, 74:25, 94:16, 104:13  <b>immediately</b> [1] -</p>	<p>14:20  <b>impact</b> [2] - 10:5, 130:10  <b>Impact</b> [4] - 4:7, 4:19, 9:8, 9:11  <b>impacts</b> [1] - 138:8  <b>impervious</b> [4] - 47:1, 59:16, 61:24  <b>implementing</b> [2] - 6:20, 11:15  <b>import</b> [4] - 51:22, 52:1, 52:18, 52:21  <b>importance</b> [1] - 17:7  <b>important</b> [7] - 15:25, 55:23, 60:14, 78:23, 88:14, 129:23, 132:11  <b>importing</b> [2] - 51:25, 137:8  <b>impose</b> [1] - 138:21  <b>imposed</b> [2] - 127:10, 139:12  <b>impossible</b> [1] - 83:19  <b>improperly</b> [1] - 46:2  <b>improvement</b> [1] - 127:3  <b>improvements</b> [7] - 25:8, 26:3, 26:9, 126:18, 126:19, 127:6, 127:8  <b>impute</b> [2] - 37:10, 37:14  <b>imputed</b> [1] - 37:16  <b>IN</b> [1] - 143:11  <b>inbound</b> [7] - 38:9, 78:5, 78:16, 78:17, 78:20, 80:11  <b>Inc</b> [2] - 4:10, 4:12  <b>include</b> [3] - 7:19, 103:15, 136:9  <b>included</b> [1] - 30:7  <b>includes</b> [1] - 16:24  <b>including</b> [6] - 19:11, 40:8, 43:18, 43:21, 44:10, 67:24  <b>incorporate</b> [1] - 118:13  <b>Incorporated</b> [3] - 9:16, 9:20, 18:20  <b>increase</b> [4] - 54:17, 60:13, 93:22, 98:2  <b>increased</b> [1] - 28:4  <b>increasing</b> [3] - 54:21, 130:7  <b>incrementally</b> [1] - 76:23  <b>indicated</b> [1] - 138:1  <b>indicates</b> [1] - 30:21  <b>indicating</b> [3] - 15:5, 70:17, 106:25</p>
---	---	---	---	---

<p><b>indication</b> [1] - 36:24  <b>indicative</b> [1] - 30:22  <b>indistinguishable</b> [1] - 95:1  <b>indulgence</b> [1] - 23:10  <b>Industrial</b> [1] - 138:19  <b>industrial</b> [4] - 83:20, 110:5, 115:20, 132:21  <b>inexpensive</b> [1] - 97:19  <b>Infiltration</b> [1] - 3:19  <b>infiltration</b> [3] - 8:20, 40:12, 58:20  <b>informational</b> [1] - 36:20  <b>infrastructure</b> [2] - 20:14, 20:18  <b>infrastructure -based</b> [1] - 20:18  <b>ingredients</b> [1] - 93:20  <b>initial</b> [2] - 32:7, 54:6  <b>inside</b> [2] - 43:12, 67:7  <b>insignificant</b> [2] - 85:19, 92:25  <b>insisted</b> [1] - 83:21  <b>inspected</b> [1] - 53:23  <b>installations</b> [1] - 139:23  <b>instance</b> [3] - 36:9, 71:18, 126:17  <b>instead</b> [5] - 77:14, 91:2, 92:11, 94:19, 118:16  <b>Insurance</b> [4] - 53:3, 53:5, 53:11, 53:19  <b>insurance</b> [1] - 54:24  <b>intend</b> [3] - 16:11, 17:1, 51:15  <b>intended</b> [1] - 122:5  <b>intensified</b> [1] - 126:5  <b>intensifies</b> [1] - 131:16  <b>intensify</b> [1] - 125:22  <b>intention</b> [1] - 123:7  <b>intentionally</b> [1] - 47:3  <b>interest</b> [2] - 46:7, 90:18  <b>interested</b> [2] - 133:24, 144:17  <b>interesting</b> [5] - 68:3, 89:7, 89:21, 98:6, 131:7  <b>interior</b> [3] - 71:9, 71:12, 133:25  <b>intermediate</b> [2] - 28:23, 30:21  <b>internally</b> [1] - 121:7  <b>interpretation</b> [3] - 10:3, 28:17, 105:24</p>	<p><b>interrupt</b> [3] - 31:3, 31:4, 116:1  <b>intersection</b> [1] - 126:7  <b>intersections</b> [1] - 133:15  <b>introduce</b> [2] - 32:9, 117:21  <b>introducing</b> [1] - 99:21  <b>introduction</b> [1] - 127:9  <b>investigation</b> [1] - 31:18  <b>Iron</b> [1] - 26:24  <b>irrigation</b> [2] - 28:10, 34:22  <b>isolated</b> [1] - 28:22  <b>issue</b> [2] - 88:16, 122:23  <b>issued</b> [5] - 15:5, 15:19, 28:17, 104:21, 106:24  <b>issues</b> [2] - 6:16, 11:11  <b>it'd</b> [2] - 48:16, 83:6  <b>it'll</b> [3] - 32:15, 35:9, 65:20  <b>item</b> [2] - 7:6, 126:4  <b>itself</b> [2] - 106:17, 128:11</p>	<p><b>jointly</b> [1] - 36:17  <b>Joseph</b> [1] - 126:18  <b>joy</b> [1] - 123:9  <b>jug</b> [9] - 125:2, 125:8, 125:14, 125:22, 125:25, 126:4, 126:19, 127:8  <b>July</b> [7] - 10:16, 10:18, 11:20, 12:19, 13:11, 57:1, 137:12  <b>jump</b> [1] - 74:19  <b>June</b> [1] - 11:9  <b>jurisdiction</b> [10] - 7:16, 29:20, 79:4, 103:25, 107:10, 110:10, 125:23, 126:8, 126:14, 126:15  <b>jurisdictional</b> [1] - 7:20  <b>Jurisdictional</b> [1] - 3:5</p>	<p><b>Lakes</b> [1] - 65:1  <b>land</b> [12] - 18:20, 40:19, 41:4, 41:14, 43:3, 43:18, 43:22, 44:7, 44:9, 44:11, 62:10, 109:16  <b>land-banked</b> [5] - 40:19, 41:4, 41:14, 43:3, 109:16  <b>lands</b> [1] - 13:17  <b>landscape</b> [6] - 22:23, 68:5, 88:3, 89:13, 89:16, 93:21  <b>landscaping</b> [24] - 22:7, 23:2, 65:21, 70:11, 70:18, 70:23, 71:7, 71:9, 71:17, 71:18, 71:19, 71:23, 71:25, 72:1, 73:1, 73:3, 75:16, 77:20, 89:24, 94:16, 95:21, 97:18, 97:21, 101:24  <b>landscaping 's</b> [1] - 94:18  <b>lane</b> [11] - 38:9, 38:11, 38:16, 38:17, 38:18, 78:15, 78:17, 111:13  <b>lanes</b> [8] - 42:4, 113:17, 113:22, 113:23, 114:1, 114:2, 127:9  <b>Lange</b> [22] - 15:3, 16:13, 17:6, 17:14, 17:25, 18:5, 18:10, 19:21, 20:24, 23:20, 36:18, 55:15, 61:21, 66:13, 93:9, 102:22, 104:18, 107:21, 114:13, 114:19, 116:25, 131:19  <b>LANGHE</b> [2] - 2:15, 18:5  <b>language</b> [3] - 36:15, 61:16, 135:24  <b>laptop</b> [3] - 21:11, 21:13, 23:16  <b>large</b> [9] - 14:8, 49:22, 51:13, 52:9, 52:11, 84:17, 88:19, 113:6, 131:13  <b>larger</b> [5] - 39:5, 57:12, 61:6, 117:11, 128:10  <b>largest</b> [1] - 40:3  <b>last</b> [11] - 4:15, 4:19, 9:23, 10:7, 20:4, 23:4, 30:18, 40:15, 53:14, 115:6, 130:16  <b>Laurel</b> [2] - 6:18, 11:13  <b>LAWRENCE</b> [1] - 2:16</p>	<p><b>Lawrence</b> [3] - 16:21, 114:21, 115:7  <b>lay</b> [1] - 30:6  <b>layer</b> [1] - 118:5  <b>layout</b> [1] - 25:7  <b>layouts</b> [1] - 39:14  <b>lead</b> [2] - 27:22, 115:19  <b>learned</b> [1] - 49:5  <b>lease</b> [1] - 26:16  <b>least</b> [2] - 18:24, 35:5  <b>leave</b> [3] - 70:14, 109:23, 123:9  <b>leaving</b> [1] - 38:18  <b>LED</b> [4] - 66:25, 67:1, 67:16, 135:14  <b>ledgers</b> [1] - 83:13  <b>ledges</b> [2] - 82:16  <b>left</b> [10] - 14:7, 26:4, 27:12, 33:12, 33:13, 34:14, 34:15, 38:6, 47:4, 131:3  <b>left-hand</b> [1] - 131:3  <b>lends</b> [1] - 128:11  <b>length</b> [2] - 118:18, 120:23  <b>lengths</b> [1] - 134:16  <b>lensing</b> [1] - 67:7  <b>less</b> [11] - 14:10, 50:16, 63:2, 85:18, 97:15, 124:20, 128:11, 128:18, 128:20, 128:21, 128:22  <b>less-ideal</b> [1] - 97:15  <b>lesson</b> [1] - 49:5  <b>letter</b> [9] - 10:2, 12:20, 28:16, 57:2, 105:24, 106:19, 106:24, 137:12  <b>lettering</b> [1] - 137:16  <b>letting</b> [1] - 65:18  <b>level</b> [5] - 36:10, 75:1, 75:2, 91:17, 132:2  <b>levels</b> [4] - 67:10, 138:7, 139:2, 139:7  <b>liberty</b> [1] - 12:8  <b>Liberty</b> [4] - 53:3, 53:5, 53:11, 53:19  <b>License</b> [2] - 1:21, 144:24  <b>licensed</b> [5] - 19:1, 35:14, 35:15, 35:18, 115:14  <b>life</b> [1] - 95:6  <b>lift</b> [1] - 57:17  <b>light</b> [7] - 86:23, 118:10, 118:22, 122:17, 125:12, 125:21, 132:6</p>
<b>J</b>	<b>J</b>	<b>K</b>	<b>K</b>	<b>K</b>
<p><b>Jared</b> [1] - 22:1  <b>JEFFREY</b> [1] - 1:16  <b>Jeromie</b> [21] - 15:3, 16:13, 16:18, 17:6, 18:5, 18:16, 22:2, 22:9, 23:8, 32:6, 33:5, 34:10, 49:9, 53:22, 53:25, 55:23, 56:2, 69:18, 101:22, 110:16, 120:12  <b>JEROMIE</b> [1] - 2:15  <b>jeromie</b> [3] - 15:11, 51:21, 63:16  <b>Jeromie 's</b> [2] - 12:10, 36:21  <b>Jeromie ..</b> [1] - 33:25  <b>JERSEY</b> [2] - 1:2, 1:9  <b>Jersey</b> [11] - 1:24, 2:3, 18:7, 19:3, 19:4, 79:16, 106:8, 115:15, 115:22, 116:7, 144:5  <b>job</b> [1] - 130:9  <b>jockeying</b> [1] - 45:5  <b>Johnny</b> [1] - 96:8  <b>join</b> [1] - 15:15</p>	<p><b>Jared</b> [1] - 22:1  <b>JEFFREY</b> [1] - 1:16  <b>Jeromie</b> [21] - 15:3, 16:13, 16:18, 17:6, 18:5, 18:16, 22:2, 22:9, 23:8, 32:6, 33:5, 34:10, 49:9, 53:22, 53:25, 55:23, 56:2, 69:18, 101:22, 110:16, 120:12  <b>JEROMIE</b> [1] - 2:15  <b>jeromie</b> [3] - 15:11, 51:21, 63:16  <b>Jeromie 's</b> [2] - 12:10, 36:21  <b>Jeromie ..</b> [1] - 33:25  <b>JERSEY</b> [2] - 1:2, 1:9  <b>Jersey</b> [11] - 1:24, 2:3, 18:7, 19:3, 19:4, 79:16, 106:8, 115:15, 115:22, 116:7, 144:5  <b>job</b> [1] - 130:9  <b>jockeying</b> [1] - 45:5  <b>Johnny</b> [1] - 96:8  <b>join</b> [1] - 15:15</p>	<p><b>Kansas</b> [1] - 115:17  <b>keep</b> [4] - 12:3, 61:25, 98:7, 122:17  <b>Ken</b> [1] - 24:1  <b>Kenneth</b> [1] - 7:11  <b>KENNETH</b> [1] - 2:2  <b>Key</b> [1] - 3:7  <b>key</b> [3] - 7:25, 71:13, 75:13  <b>kids</b> [4] - 84:11, 96:7, 123:24, 134:21  <b>kind</b> [37] - 20:18, 27:10, 27:25, 28:8, 38:10, 39:6, 39:10, 40:3, 41:25, 48:6, 48:9, 50:17, 51:3, 52:24, 59:13, 61:9, 63:20, 72:12, 72:16, 73:5, 75:4, 77:22, 78:6, 84:15, 85:4, 94:25, 95:3, 97:12, 98:11, 101:15, 109:14, 112:15, 115:22, 117:6, 117:23, 118:24, 127:14  <b>knowing</b> [3] - 16:8, 46:17, 115:1  <b>knows</b> [2] - 31:21, 37:5</p>	<p><b>lane</b> [11] - 38:9, 38:11, 38:16, 38:17, 38:18, 78:15, 78:17, 111:13  <b>lanes</b> [8] - 42:4, 113:17, 113:22, 113:23, 114:1, 114:2, 127:9  <b>Lange</b> [22] - 15:3, 16:13, 17:6, 17:14, 17:25, 18:5, 18:10, 19:21, 20:24, 23:20, 36:18, 55:15, 61:21, 66:13, 93:9, 102:22, 104:18, 107:21, 114:13, 114:19, 116:25, 131:19  <b>LANGHE</b> [2] - 2:15, 18:5  <b>language</b> [3] - 36:15, 61:16, 135:24  <b>laptop</b> [3] - 21:11, 21:13, 23:16  <b>large</b> [9] - 14:8, 49:22, 51:13, 52:9, 52:11, 84:17, 88:19, 113:6, 131:13  <b>larger</b> [5] - 39:5, 57:12, 61:6, 117:11, 128:10  <b>largest</b> [1] - 40:3  <b>last</b> [11] - 4:15, 4:19, 9:23, 10:7, 20:4, 23:4, 30:18, 40:15, 53:14, 115:6, 130:16  <b>Laurel</b> [2] - 6:18, 11:13  <b>LAWRENCE</b> [1] - 2:16</p>	<p><b>left-hand</b> [1] - 131:3  <b>lends</b> [1] - 128:11  <b>length</b> [2] - 118:18, 120:23  <b>lengths</b> [1] - 134:16  <b>lensing</b> [1] - 67:7  <b>less</b> [11] - 14:10, 50:16, 63:2, 85:18, 97:15, 124:20, 128:11, 128:18, 128:20, 128:21, 128:22  <b>less-ideal</b> [1] - 97:15  <b>lesson</b> [1] - 49:5  <b>letter</b> [9] - 10:2, 12:20, 28:16, 57:2, 105:24, 106:19, 106:24, 137:12  <b>lettering</b> [1] - 137:16  <b>letting</b> [1] - 65:18  <b>level</b> [5] - 36:10, 75:1, 75:2, 91:17, 132:2  <b>levels</b> [4] - 67:10, 138:7, 139:2, 139:7  <b>liberty</b> [1] - 12:8  <b>Liberty</b> [4] - 53:3, 53:5, 53:11, 53:19  <b>License</b> [2] - 1:21, 144:24  <b>licensed</b> [5] - 19:1, 35:14, 35:15, 35:18, 115:14  <b>life</b> [1] - 95:6  <b>lift</b> [1] - 57:17  <b>light</b> [7] - 86:23, 118:10, 118:22, 122:17, 125:12, 125:21, 132:6</p>
<b>L</b>	<b>L</b>	<b>L</b>	<b>L</b>	<b>L</b>
<p><b>L-A-N-G-E</b> [1] - 18:6  <b>lack</b> [1] - 125:18  <b>Lake</b> [1] - 27:11</p>	<p><b>L-A-N-G-E</b> [1] - 18:6  <b>lack</b> [1] - 125:18  <b>Lake</b> [1] - 27:11</p>	<p><b>L-A-N-G-E</b> [1] - 18:6  <b>lack</b> [1] - 125:18  <b>Lake</b> [1] - 27:11</p>	<p><b>L-A-N-G-E</b> [1] - 18:6  <b>lack</b> [1] - 125:18  <b>Lake</b> [1] - 27:11</p>	<p><b>L-A-N-G-E</b> [1] - 18:6  <b>lack</b> [1] - 125:18  <b>Lake</b> [1] - 27:11</p>

<p><b>lighted</b> [2] - 121:4, 121:7</p> <p><b>lighter</b> [1] - 40:20</p> <p><b>lighter-colored</b> [1] - 40:20</p> <p><b>lighting</b> [18] - 66:14, 66:19, 67:10, 67:18, 67:23, 68:12, 68:21, 68:23, 70:6, 101:24, 130:19, 131:9, 131:18, 132:16, 133:6, 133:7, 138:7</p> <p><b>lights</b> [8] - 67:5, 69:5, 130:21, 132:19, 132:23, 133:14, 135:2, 135:11</p> <p><b>likely</b> [1] - 48:11</p> <p><b>limits</b> [1] - 105:25</p> <p><b>line</b> [16] - 25:5, 50:12, 50:13, 58:20, 70:20, 70:21, 72:11, 74:22, 81:6, 81:15, 94:6, 94:7, 108:10, 118:23, 118:24</p> <p><b>linear</b> [1] - 118:25</p> <p><b>lined</b> [2] - 58:17, 58:18</p> <p><b>lines</b> [3] - 40:20, 74:3, 118:3</p> <p><b>lipstick</b> [3] - 89:21, 92:21, 127:24</p> <p><b>list</b> [1] - 103:1</p> <p><b>listen</b> [1] - 96:22</p> <p><b>lit</b> [3] - 67:20, 121:8, 131:15</p> <p><b>litigation</b> [3] - 13:25, 101:3, 129:24</p> <p><b>live</b> [7] - 17:16, 17:21, 21:18, 122:16, 126:3, 133:4, 134:8</p> <p><b>lives</b> [1] - 90:23</p> <p><b>LLC</b> [3] - 1:23, 6:17, 11:12</p> <p><b>load</b> [3] - 45:5, 45:9, 45:13</p> <p><b>loaded</b> [1] - 125:20</p> <p><b>loading</b> [9] - 39:3, 39:5, 40:15, 40:25, 41:1, 42:12, 42:16, 42:18, 50:9</p> <p><b>local</b> [3] - 49:22, 63:23, 103:24</p> <p><b>localized</b> [1] - 49:21</p> <p><b>locally</b> [1] - 139:7</p> <p><b>located</b> [15] - 22:4, 26:7, 26:22, 28:24, 29:11, 39:4, 39:10, 41:1, 41:10, 50:23, 58:1, 67:19, 70:16, 116:7, 125:11</p> <p><b>location</b> [13] - 4:14,</p>	<p>9:21, 29:9, 35:1, 38:24, 74:20, 81:9, 81:10, 81:12, 93:14, 96:14, 108:6, 129:22</p> <p><b>locations</b> [1] - 56:20</p> <p><b>logical</b> [1] - 125:6</p> <p><b>LOI</b> [2] - 4:18, 30:20</p> <p><b>look</b> [26] - 25:23, 37:25, 73:24, 76:2, 78:4, 78:25, 83:19, 84:2, 84:4, 84:9, 84:17, 87:15, 87:24, 90:5, 90:15, 94:4, 108:15, 118:25, 123:12, 130:2, 131:7, 131:8, 132:20, 134:10, 134:14, 135:23</p> <p><b>looked</b> [2] - 27:22, 75:12</p> <p><b>looking</b> [26] - 22:11, 23:8, 23:9, 31:4, 64:15, 64:24, 72:25, 74:3, 74:5, 75:22, 75:23, 75:24, 76:15, 77:23, 78:7, 85:9, 85:21, 85:22, 87:8, 87:12, 88:2, 95:5, 103:9, 116:20, 116:21, 130:23</p> <p><b>looks</b> [8] - 62:2, 67:22, 72:21, 72:22, 89:13, 90:7, 90:20, 120:22</p> <p><b>lose</b> [1] - 58:21</p> <p><b>LOT</b> [1] - 1:5</p> <p><b>loud</b> [1] - 45:22</p> <p><b>loudest</b> [1] - 128:14</p> <p><b>Louis</b> [1] - 115:9</p> <p><b>love</b> [2] - 121:18, 124:5</p> <p><b>loves</b> [1] - 96:8</p> <p><b>low</b> [5] - 36:10, 49:16, 49:18, 108:20, 131:25</p> <p><b>lower</b> [10] - 33:12, 33:13, 50:25, 51:5, 51:7, 64:23, 92:18, 97:5, 117:17, 135:10</p> <p><b>lowered</b> [1] - 117:18</p> <p><b>lucky</b> [1] - 20:7</p>	<p><b>maintain</b> [4] - 35:10, 35:19, 64:3, 99:14</p> <p><b>maintained</b> [4] - 35:9, 56:24, 64:6, 99:8</p> <p><b>maintaining</b> [1] - 45:19</p> <p><b>maintenance</b> [1] - 8:13</p> <p><b>Maintenance</b> [1] - 3:15</p> <p><b>major</b> [3] - 8:6, 9:4, 54:16</p> <p><b>Major</b> [2] - 3:10, 4:4</p> <p><b>malls</b> [2] - 123:23, 128:7</p> <p><b>managed</b> [1] - 138:15</p> <p><b>Management</b> [3] - 3:13, 3:15, 6:15</p> <p><b>management</b> [13] - 8:9, 8:12, 11:8, 20:21, 30:11, 50:22, 54:25, 55:25, 56:6, 56:20, 106:6, 106:12, 137:11</p> <p><b>manager</b> [1] - 19:6</p> <p><b>Manalapan</b> [5] - 81:24, 100:16, 126:11, 126:24, 127:16</p> <p><b>mandate</b> [1] - 82:16</p> <p><b>mandated</b> [1] - 122:12</p> <p><b>mandates</b> [1] - 48:19</p> <p><b>maneuver</b> [1] - 39:3</p> <p><b>manmade</b> [1] - 28:7</p> <p><b>manual</b> [1] - 8:13</p> <p><b>Manual</b> [1] - 3:15</p> <p><b>Manville</b> [2] - 64:17, 64:20</p> <p><b>Map</b> [1] - 3:7</p> <p><b>map</b> [1] - 7:25</p> <p><b>March</b> [3] - 9:7, 11:15, 27:5</p> <p><b>mark</b> [7] - 13:3, 24:1, 24:2, 24:17, 75:6, 80:5, 94:10</p> <p><b>marked</b> [12] - 7:2, 7:4, 16:17, 24:22, 25:15, 32:13, 32:22, 34:1, 75:9, 77:10, 80:9, 120:4</p> <p><b>market</b> [3] - 46:3, 46:7, 115:20</p> <p><b>Mary</b> [1] - 96:8</p> <p><b>Maser</b> [24] - 3:11, 3:13, 3:16, 3:18, 3:20, 3:24, 4:6, 4:14, 4:19, 4:21, 4:23, 8:6, 8:10, 8:14, 8:17, 8:20, 9:2, 9:9, 9:22, 10:6, 10:9, 10:12,</p>	<p>16:15, 18:19</p> <p><b>Maser's</b> [1] - 30:23</p> <p><b>mask</b> [1] - 61:14</p> <p><b>masked</b> [1] - 16:2</p> <p><b>masking</b> [1] - 96:25</p> <p><b>mass</b> [1] - 117:16</p> <p><b>masses</b> [1] - 59:11</p> <p><b>massive</b> [1] - 132:15</p> <p><b>matched</b> [2] - 127:3, 132:1</p> <p><b>matches</b> [1] - 90:10</p> <p><b>material</b> [2] - 33:21, 98:25</p> <p><b>materials</b> [2] - 16:19, 120:14</p> <p><b>math</b> [1] - 94:8</p> <p><b>MATT</b> [1] - 1:18</p> <p><b>Matt</b> [4] - 32:23, 84:23, 129:18, 132:5</p> <p><b>mat</b> [1] - 80:20</p> <p><b>matter</b> [5] - 14:11, 123:19, 123:21, 131:1, 131:5</p> <p><b>matters</b> [1] - 36:13</p> <p><b>mature</b> [5] - 70:20, 73:4, 85:20, 86:4, 86:15</p> <p><b>matured</b> [1] - 88:1</p> <p><b>maturity</b> [1] - 86:6</p> <p><b>maximum</b> [7] - 43:15, 43:18, 46:23, 46:25, 120:23, 137:15</p> <p><b>MAYOR</b> [11] - 1:15, 21:16, 24:9, 63:5, 64:12, 84:20, 90:14, 113:3, 140:5, 141:14, 141:23</p> <p><b>Mayor</b> [2] - 63:16, 141:21</p> <p><b>McKinley</b> [2] - 1:19, 124:5</p> <p><b>Meadow</b> [2] - 72:17, 74:22</p> <p><b>mean</b> [17] - 12:13, 43:25, 61:8, 84:15, 89:22, 94:23, 101:14, 104:12, 113:12, 123:6, 123:12, 128:25, 131:22, 132:11, 132:20, 132:23, 135:14</p> <p><b>means</b> [4] - 21:2, 41:20, 62:21, 93:17</p> <p><b>measured</b> [1] - 29:22</p> <p><b>measures</b> [2] - 56:22, 67:25</p> <p><b>mechanical</b> [2] - 119:2, 119:8</p> <p><b>mechanicals</b> [1] -</p>	<p>119:1</p> <p><b>medium</b> [3] - 117:23, 118:11, 118:20</p> <p><b>meet</b> [4] - 22:18, 33:19, 69:3, 80:19</p> <p><b>MEETING</b> [2] - 1:4, 1:8</p> <p><b>meeting</b> [6] - 33:5, 33:20, 46:23, 114:16, 122:2, 143:8</p> <p><b>MEMBER</b> [98] - 34:10, 34:15, 37:21, 39:19, 43:14, 43:23, 44:21, 44:24, 51:8, 52:3, 55:12, 55:17, 55:20, 58:9, 58:16, 58:22, 59:2, 59:6, 65:3, 65:5, 69:25, 73:9, 74:7, 76:3, 79:5, 81:1, 81:7, 81:8, 81:14, 81:20, 81:23, 84:5, 84:12, 85:2, 85:8, 85:14, 85:17, 85:25, 89:18, 89:23, 90:1, 90:7, 90:9, 90:21, 92:22, 92:24, 93:4, 94:20, 95:11, 95:15, 97:1, 97:9, 98:23, 99:3, 99:11, 99:19, 99:23, 100:3, 100:6, 100:8, 100:19, 108:3, 108:22, 109:4, 109:9, 109:21, 111:20, 112:10, 112:20, 112:24, 113:1, 113:5, 121:3, 121:9, 130:16, 131:11, 131:16, 132:10, 132:19, 132:23, 132:25, 133:18, 134:2, 134:5, 135:17, 136:12, 138:18, 139:16, 140:14, 140:19, 141:3, 141:17, 141:18, 141:25, 142:2, 142:4, 142:6, 142:10</p> <p><b>members</b> [10] - 7:10, 15:14, 16:11, 20:23, 32:5, 33:15, 102:6, 102:20, 103:12, 142:13</p> <p><b>MEMBERS</b> [2] - 1:12, 143:11</p> <p><b>memorialized</b> [1] - 79:23</p> <p><b>men</b> [2] - 16:2, 84:9</p> <p><b>mention</b> [1] - 128:3</p> <p><b>mentioned</b> [3] - 30:20,</p>
	<p><b>M</b></p>	<p><b>machemer</b> [1] - 16:3</p> <p><b>magnitude</b> [1] - 133:20</p> <p><b>main</b> [8] - 29:15, 71:7, 71:10, 81:5, 117:5, 117:6, 117:18, 120:20</p>		

<p>124:22, 131:20  <b>mertz</b> [2] - 102:23, 104:21  <b>MERTZ</b> [1] - 1:19  <b>Mertz</b> [1] - 104:25  <b>mertz's</b> [1] - 137:24  <b>met</b> [4] - 15:1, 41:24, 67:9, 106:24  <b>Metedeconk</b> [2] - 20:10, 20:13  <b>Method</b> [1] - 54:8  <b>Miami</b> [1] - 132:3  <b>mic</b> [1] - 23:18  <b>MICHAEL</b> [1] - 1:18  <b>microphone</b> [3] - 31:4, 63:17, 116:4  <b>middle</b> [4] - 25:6, 65:14, 108:12, 131:13  <b>Middlesex</b> [1] - 116:11  <b>might</b> [4] - 23:11, 98:14, 129:22  <b>mile</b> [4] - 79:9, 110:2, 112:21, 130:23  <b>miles</b> [2] - 37:24, 87:7  <b>million</b> [10] - 34:6, 37:4, 59:21, 62:1, 92:25, 115:21, 116:6, 126:12, 127:1, 127:12  <b>million-square-foot</b> [2] - 92:25, 126:12  <b>Millstone</b> [32] - 1:24, 2:3, 6:17, 10:19, 10:21, 11:11, 13:18, 27:10, 27:12, 27:14, 28:14, 29:2, 49:25, 56:25, 63:8, 63:11, 63:14, 64:14, 64:19, 64:23, 66:4, 72:2, 84:21, 100:13, 100:18, 100:23, 105:9, 106:18, 106:23, 124:25, 133:20  <b>MILLSTONE</b> [3] - 1:1, 1:8, 1:9  <b>mind</b> [3] - 23:17, 61:25, 98:7  <b>minimal</b> [1] - 61:24  <b>minimize</b> [1] - 138:7  <b>minimum</b> [1] - 67:10  <b>minute</b> [1] - 102:15  <b>minutes</b> [5] - 20:3, 102:2, 103:11, 116:24, 117:3  <b>mirror</b> [2] - 78:6, 79:11  <b>miss</b> [1] - 135:9  <b>missing</b> [1] - 108:8  <b>Missouri</b> [1] - 115:9</p>	<p><b>Mitchell</b> [4] - 4:9, 4:12, 9:15, 9:19  <b>mitigating</b> [1] - 59:24  <b>mitigation</b> [2] - 60:1, 60:5  <b>mix</b> [1] - 73:16  <b>model</b> [5] - 20:12, 54:8, 74:13, 128:12  <b>modeling</b> [1] - 74:11  <b>modern</b> [1] - 34:18  <b>modest</b> [2] - 20:22, 108:21  <b>moment</b> [3] - 32:24, 52:20, 121:22  <b>money</b> [2] - 64:22, 97:18  <b>monitoring</b> [1] - 63:20  <b>MONMOUTH</b> [1] - 1:2  <b>Monmouth</b> [6] - 6:12, 6:14, 11:4, 11:6, 30:12, 105:12  <b>Monroe</b> [2] - 100:15, 126:23  <b>monthly</b> [1] - 48:16  <b>monument</b> [3] - 67:19, 120:11, 120:12  <b>morning</b> [2] - 84:9, 84:10  <b>most</b> [9] - 16:18, 48:11, 50:18, 55:22, 68:3, 68:4, 72:15, 84:25, 128:18  <b>mostly</b> [3] - 51:16, 73:17, 73:18  <b>motion</b> [3] - 138:10, 141:10, 143:9  <b>motivated</b> [1] - 82:21  <b>Mount</b> [2] - 6:18, 11:13  <b>mounted</b> [1] - 67:2  <b>mounts</b> [1] - 67:3  <b>move</b> [6] - 12:12, 45:6, 74:14, 90:24, 128:11, 141:14  <b>movement</b> [1] - 78:20  <b>moving</b> [2] - 49:24, 128:14  <b>MR</b> [38] - 18:5, 18:9, 32:5, 48:6, 48:9, 48:14, 48:25, 59:10, 60:4, 60:18, 60:22, 61:2, 61:17, 62:9, 62:13, 63:19, 64:11, 78:9, 79:9, 79:16, 80:1, 80:10, 81:3, 82:1, 89:25, 90:20, 91:2, 92:7, 92:17, 110:11, 114:24, 122:22, 125:7, 127:15, 138:11,</p>	<p>138:14, 138:25, 142:8  <b>MS</b> [15] - 10:25, 12:22, 12:25, 13:9, 17:20, 17:23, 141:21, 141:24, 142:1, 142:3, 142:5, 142:7, 142:9, 142:11, 143:6  <b>multifamily</b> [1] - 124:15  <b>multiple</b> [4] - 15:2, 20:11, 28:2, 56:8  <b>multitenant</b> [1] - 41:12  <b>Municipal</b> [1] - 20:9  <b>municipal</b> [3] - 19:5, 88:12, 88:20  <b>MUNICIPAL</b> [1] - 1:8  <b>municipalities</b> [2] - 19:11  <b>municipality</b> [1] - 68:22  <b>must</b> [2] - 139:13, 139:14</p>	<p>133:14  <b>neighboring</b> [1] - 73:25  <b>neutral</b> [1] - 118:10  <b>never</b> [4] - 21:25, 113:15, 123:20, 140:6  <b>New</b> [11] - 1:24, 2:3, 18:7, 19:3, 19:4, 79:16, 106:8, 115:15, 115:22, 116:7, 144:4  <b>new</b> [6] - 7:7, 45:12, 50:12, 100:21, 119:25, 143:4  <b>NEW</b> [2] - 1:2, 1:9  <b>Newman</b> [1] - 18:6  <b>next</b> [9] - 7:6, 26:23, 47:12, 57:13, 58:2, 65:6, 65:9, 79:13, 139:21  <b>nice</b> [4] - 53:12, 67:20, 108:17, 129:20  <b>nicer</b> [1] - 77:24  <b>night</b> [3] - 130:24, 132:8, 143:1  <b>nighttime</b> [1] - 139:15  <b>nitrogen</b> [1] - 36:9  <b>NJ</b> [2] - 1:21, 105:22  <b>NJDEP</b> [11] - 3:23, 4:16, 4:18, 8:25, 9:25, 10:2, 28:17, 29:8, 30:14, 56:15, 105:22  <b>NJDEP-approved</b> [1] - 9:25  <b>NJDOT</b> [2] - 4:4, 9:4  <b>NJPDES</b> [1] - 106:15  <b>NO</b> [1] - 1:7  <b>nobody</b> [7] - 37:5, 87:13, 96:6, 114:15, 121:20, 122:1, 136:5  <b>nobody's</b> [2] - 123:9, 133:24  <b>noise</b> [6] - 45:20, 45:21, 48:18, 48:19, 139:1, 139:4  <b>none</b> [2] - 36:1, 40:16  <b>nonetheless</b> [1] - 128:19  <b>nonstructural</b> [2] - 20:17, 56:21  <b>normally</b> [1] - 87:7  <b>north</b> [8] - 5:9, 5:10, 27:13, 39:7, 39:13, 77:9, 80:8, 131:4  <b>north/south</b> [1] - 40:9  <b>northerly</b> [1] - 71:16  <b>northwesterly</b> [1] - 28:10</p>	<p><b>Norway</b> [1] - 86:11  <b>NOT</b> [1] - 6:25  <b>Notary</b> [1] - 144:3  <b>note</b> [4] - 29:10, 77:12, 129:12, 135:19  <b>noted</b> [1] - 27:7  <b>Noted</b> [1] - 7:5  <b>notes</b> [1] - 13:5  <b>nothing</b> [5] - 107:20, 110:11, 131:22, 143:7, 144:8  <b>Notice</b> [1] - 3:7  <b>notice</b> [2] - 7:24, 87:13  <b>November</b> [2] - 9:17, 9:20  <b>Number</b> [1] - 27:4  <b>number</b> [5] - 7:18, 16:7, 64:22, 83:19, 138:20  <b>numbers</b> [2] - 41:16, 60:16</p>
		<b>N</b>	<b>O</b>	
		<p><b>naive</b> [1] - 98:13  <b>name</b> [3] - 18:4, 115:5, 115:6  <b>NANCY</b> [1] - 1:15  <b>Natural</b> [1] - 30:17  <b>natural</b> [3] - 65:18, 65:19, 132:13  <b>naturally</b> [4] - 31:24, 60:7, 122:13, 123:7  <b>nature</b> [3] - 122:14, 122:19, 129:1  <b>near</b> [1] - 105:20  <b>nearby</b> [1] - 57:23  <b>necessarily</b> [4] - 69:10, 69:13, 79:22, 111:8  <b>necessary</b> [2] - 43:12, 52:2  <b>neck</b> [1] - 111:20  <b>need</b> [22] - 24:1, 40:17, 41:3, 41:8, 51:14, 52:17, 52:18, 52:21, 58:13, 70:13, 75:5, 80:24, 91:8, 91:11, 91:12, 93:16, 97:4, 101:18, 104:13, 106:1, 106:4, 132:7  <b>needed</b> [3] - 57:24, 82:6, 140:6  <b>needs</b> [2] - 82:9, 100:13  <b>neighbor</b> [1] - 55:10  <b>neighborhoods</b> [1] -</p>	<p><b>obligation</b> [3] - 6:21, 11:17, 14:17  <b>obligations</b> [2] - 6:18, 11:13  <b>observation</b> [1] - 54:1  <b>observe</b> [1] - 95:6  <b>observed</b> [1] - 31:1  <b>obvious</b> [1] - 50:9  <b>obviously</b> [11] - 26:11, 41:1, 43:11, 49:22, 71:8, 79:3, 83:8, 98:18, 124:18, 136:9, 138:24  <b>occasions</b> [1] - 15:2  <b>occupied</b> [1] - 45:4  <b>occur</b> [2] - 54:3, 69:5  <b>October</b> [4] - 8:7, 8:21, 9:23, 10:7  <b>odds</b> [1] - 47:14  <b>OF</b> [3] - 1:1, 1:2  <b>off-site</b> [3] - 50:1, 58:5, 138:8  <b>offense</b> [1] - 12:5  <b>office</b> [13] - 13:21, 41:18, 49:7, 77:23, 82:23, 83:21, 85:23, 96:13, 117:13, 117:18, 118:5, 120:10, 140:12  <b>official</b> [1] - 88:25  <b>officials</b> [2] - 15:12, 102:7  <b>offset</b> [1] - 29:12  <b>Old</b> [1] - 126:25</p>	

<p><b>old</b> [1] - 143:3</p> <p><b>on-site</b> [5] - 14:18, 42:3, 51:16, 102:2, 109:12</p> <p><b>once</b> [6] - 38:23, 65:17, 106:14, 107:12, 123:3, 136:1</p> <p><b>one</b> [64] - 12:20, 16:10, 20:6, 20:12, 21:23, 27:21, 28:8, 28:9, 28:11, 30:4, 33:5, 37:15, 38:9, 41:7, 41:17, 41:19, 42:14, 42:15, 45:13, 49:2, 49:4, 53:10, 53:13, 53:14, 53:15, 54:5, 58:5, 68:4, 68:12, 69:17, 70:14, 73:13, 74:24, 75:14, 76:24, 77:13, 81:23, 82:17, 83:21, 85:3, 86:1, 88:7, 88:14, 91:1, 92:11, 93:2, 93:25, 101:7, 102:13, 107:6, 111:2, 113:17, 117:24, 119:3, 125:20, 127:7, 130:16, 134:14, 138:11, 139:14, 141:1, 141:9</p> <p><b>One</b> [1] - 108:3</p> <p><b>one-page</b> [1] - 12:20</p> <p><b>one-way</b> [1] - 38:9</p> <p><b>ones</b> [4] - 16:16, 16:17, 128:7, 128:17</p> <p><b>ongoing</b> [2] - 14:21, 26:13</p> <p><b>open</b> [3] - 11:3, 114:9, 136:1</p> <p><b>Open</b> [1] - 114:10</p> <p><b>opening</b> [1] - 17:5</p> <p><b>operate</b> [1] - 40:17</p> <p><b>operates</b> [1] - 68:16</p> <p><b>operation</b> [3] - 26:12, 68:18, 139:5</p> <p><b>operational</b> [2] - 69:2, 132:5</p> <p><b>Operations</b> [1] - 3:15</p> <p><b>operations</b> [4] - 8:13, 26:14, 27:20, 139:1</p> <p><b>operator</b> [4] - 35:14, 35:15, 35:19, 106:9</p> <p><b>opinion</b> [6] - 54:2, 83:12, 122:20, 124:4, 124:5, 130:7</p> <p><b>opportunity</b> [6] - 22:14, 46:19, 57:3, 69:15, 71:3, 104:24</p> <p><b>opposed</b> [2] - 27:20,</p>	<p>27:23</p> <p><b>opposite</b> [3] - 39:7, 42:19, 78:5</p> <p><b>optically</b> [1] - 67:17</p> <p><b>optimum</b> [1] - 138:7</p> <p><b>option</b> [2] - 12:16, 124:17</p> <p><b>options</b> [1] - 121:13</p> <p><b>order</b> [3] - 7:15, 36:13, 40:17</p> <p><b>ordinance</b> [33] - 13:24, 14:2, 14:9, 20:12, 27:6, 42:14, 42:24, 52:5, 56:15, 66:16, 66:24, 84:16, 96:2, 118:9, 120:24, 121:1, 121:6, 121:11, 121:13, 123:4, 129:5, 130:19, 131:18, 132:1, 133:8, 135:12, 136:8, 137:9, 139:1, 139:10, 139:12, 139:25</p> <p><b>Ordinance</b> [3] - 6:19, 11:14, 27:4</p> <p><b>ordinances</b> [6] - 56:3, 56:6, 56:13, 101:8, 133:6, 133:8</p> <p><b>ordinary</b> [1] - 30:21</p> <p><b>Ore</b> [1] - 26:24</p> <p><b>orient</b> [1] - 71:15</p> <p><b>original</b> [2] - 13:3, 13:5</p> <p><b>otherwise</b> [1] - 137:16</p> <p><b>ourselves</b> [1] - 104:14</p> <p><b>outbound</b> [2] - 38:10, 78:15</p> <p><b>outdoor</b> [1] - 33:19</p> <p><b>outfalls</b> [1] - 106:5</p> <p><b>outside</b> [6] - 89:3, 96:7, 103:5, 121:12, 136:15, 138:4</p> <p><b>outstanding</b> [1] - 102:25</p> <p><b>oval</b> [1] - 26:7</p> <p><b>over-the-road</b> [1] - 40:2</p> <p><b>overall</b> [7] - 27:10, 41:6, 96:16, 108:19, 130:17, 130:21, 132:16</p> <p><b>overflow</b> [1] - 109:10</p> <p><b>overhead</b> [1] - 43:9</p> <p><b>overlight</b> [1] - 67:12</p> <p><b>overrun</b> [2] - 61:10, 61:12</p> <p><b>overview</b> [1] - 34:3</p> <p><b>own</b> [6] - 30:23, 35:9,</p>	<p>81:4, 101:5, 101:8, 111:21</p> <p><b>owned</b> [1] - 56:24</p> <p><b>owner</b> [5] - 35:16, 35:18, 64:3, 64:7, 64:8</p> <p><b>owners</b> [1] - 14:2</p> <p><b>ownership</b> [1] - 99:8</p> <p><b>owns</b> [2] - 53:3, 99:14</p> <p><b>Oxley</b> [1] - 141:24</p> <p><b>OXLEY</b> [30] - 1:15, 37:21, 43:14, 43:23, 44:21, 44:24, 65:5, 73:9, 74:7, 81:8, 81:14, 84:12, 85:2, 85:8, 85:25, 90:9, 90:21, 93:4, 97:1, 97:9, 99:19, 99:23, 100:3, 100:6, 121:3, 121:9, 140:19, 141:3, 141:18, 141:25</p>	<p>95:20, 96:6, 99:2, 99:14, 130:9</p> <p><b>painted</b> [2] - 90:19, 98:24</p> <p><b>painting</b> [1] - 137:17</p> <p><b>pair</b> [2] - 28:7, 38:10</p> <p><b>palatable</b> [1] - 89:5</p> <p><b>palette</b> [1] - 118:10</p> <p><b>Pam</b> [1] - 141:19</p> <p><b>PAMELA</b> [1] - 1:19</p> <p><b>panels</b> [3] - 117:23, 118:22</p> <p><b>Pape</b> [8] - 7:11, 11:23, 68:12, 88:8, 96:11, 114:14, 122:8, 135:21</p> <p><b>PAPE</b> [140] - 2:2, 2:2, 2:14, 7:10, 11:25, 12:18, 12:24, 13:4, 13:13, 17:15, 17:21, 17:24, 18:9, 19:20, 20:2, 20:23, 21:5, 21:25, 22:25, 23:3, 23:19, 24:4, 24:8, 24:13, 25:14, 25:19, 25:20, 32:5, 32:14, 32:16, 33:10, 33:13, 33:24, 36:12, 37:5, 37:8, 37:14, 37:18, 37:20, 37:23, 45:25, 46:6, 46:11, 46:18, 48:22, 49:2, 49:6, 49:8, 51:20, 52:22, 55:8, 55:13, 55:22, 56:1, 60:11, 63:16, 63:24, 66:8, 68:13, 68:17, 69:1, 69:10, 69:13, 69:17, 69:23, 70:4, 70:8, 70:10, 70:24, 77:6, 78:23, 79:18, 80:2, 83:16, 83:25, 84:8, 85:20, 86:16, 86:24, 87:4, 88:24, 93:19, 94:11, 95:7, 95:17, 96:10, 96:14, 96:18, 96:21, 100:11, 100:25, 101:22, 101:25, 102:14, 102:20, 103:18, 103:22, 104:5, 104:10, 104:16, 104:17, 107:20, 110:15, 111:6, 111:15, 113:21, 114:7, 114:17, 114:19, 115:2, 115:11, 116:6, 116:15, 119:20, 119:25, 120:5, 122:4, 126:6,</p>	<p>127:21, 129:3, 129:7, 131:25, 133:7, 135:9, 135:15, 135:23, 136:15, 138:17, 138:19, 139:3, 139:6, 140:4, 140:11, 140:16, 140:24, 141:5, 142:13, 142:20, 142:24, 143:1</p> <p><b>paper</b> [1] - 31:8</p> <p><b>paranoid</b> [1] - 98:14</p> <p><b>parapet</b> [2] - 118:23, 119:7</p> <p><b>parcel</b> [2] - 13:19</p> <p><b>park</b> [4] - 40:24, 41:25, 111:11, 132:21</p> <p><b>Park</b> [1] - 138:20</p> <p><b>parked</b> [1] - 44:15</p> <p><b>parking</b> [21] - 37:11, 39:10, 39:14, 39:15, 39:20, 40:15, 41:17, 41:21, 41:23, 41:24, 42:3, 42:4, 42:5, 42:6, 42:9, 61:25, 62:2, 87:24, 109:10, 134:16</p> <p><b>parks</b> [1] - 83:20</p> <p><b>part</b> [13] - 24:11, 54:5, 55:9, 61:4, 64:21, 68:21, 80:16, 89:11, 110:25, 123:18, 129:25, 140:24, 141:5</p> <p><b>particular</b> [4] - 20:12, 57:21, 88:19, 140:7</p> <p><b>parties</b> [1] - 144:15</p> <p><b>parts</b> [2] - 64:23, 128:6</p> <p><b>pass</b> [1] - 38:8</p> <p><b>passenger</b> [1] - 39:9</p> <p><b>past</b> [5] - 26:23, 78:17, 84:12, 109:7, 124:16</p> <p><b>patches</b> [1] - 94:24</p> <p><b>path</b> [1] - 125:6</p> <p><b>patients</b> [1] - 61:11</p> <p><b>pattern</b> [1] - 50:2</p> <p><b>paved</b> [3] - 59:18, 65:13, 65:17</p> <p><b>pavement</b> [1] - 99:7</p> <p><b>PB-1</b> [3] - 6:6, 7:3, 10:15</p> <p><b>PB-10</b> [3] - 6:23, 7:3, 11:19</p> <p><b>PB-2</b> [2] - 6:7, 10:17</p> <p><b>PB-3</b> [2] - 6:8, 10:19</p> <p><b>PB-4</b> [2] - 6:9, 10:21</p> <p><b>PB-5</b> [3] - 6:11, 10:23,</p>
		<b>P</b>		
		<p><b>P.E</b> [3] - 1:18, 2:15, 18:2</p> <p><b>p.m</b> [5] - 7:5, 13:12, 102:18, 102:19, 143:13</p> <p><b>P.M</b> [1] - 1:10</p> <p><b>P.P</b> [1] - 1:19</p> <p><b>P19-12</b> [2] - 1:7, 7:7</p> <p><b>package</b> [2] - 24:12, 107:16</p> <p><b>packet</b> [3] - 4:4, 7:21, 9:5</p> <p><b>Packet</b> [1] - 3:5</p> <p><b>paddocks</b> [1] - 26:2</p> <p><b>PADO</b> [24] - 1:16, 34:10, 34:15, 51:8, 52:3, 58:9, 58:16, 58:22, 59:2, 65:3, 69:25, 108:3, 130:16, 131:11, 131:16, 132:10, 132:19, 132:23, 132:25, 135:17, 136:12, 138:18, 141:17, 142:4</p> <p><b>Pado</b> [1] - 142:3</p> <p><b>pads</b> [1] - 47:16</p> <p><b>page</b> [6] - 12:20, 12:24, 19:18, 19:20, 24:15, 80:24</p> <p><b>PAGE</b> [3] - 2:14, 3:4, 6:5</p> <p><b>pages</b> [5] - 3:11, 3:23, 4:15, 8:7, 9:1</p> <p><b>paint</b> [7] - 88:8, 94:25,</p>		

<p>13:8</p> <p><b>PB-6</b> [2] - 6:12, 11:4</p> <p><b>PB-7</b> [2] - 6:14, 11:6</p> <p><b>PB-8</b> [2] - 6:16, 11:10</p> <p><b>PB-9</b> [2] - 6:19, 11:14</p> <p><b>peak</b> [3] - 54:18, 54:21</p> <p><b>peek</b> [1] - 77:22</p> <p><b>pen</b> [1] - 31:8</p> <p><b>pending</b> [4] - 30:11, 30:13, 105:18, 106:13</p> <p><b>people</b> [15] - 16:7, 35:9, 37:1, 42:3, 42:9, 75:1, 84:16, 95:5, 116:2, 123:5, 128:22, 130:11, 134:8, 134:9, 134:11</p> <p><b>Pepe</b> [2] - 124:22, 142:11</p> <p><b>PEPE</b> [151] - 1:13, 7:6, 12:11, 17:12, 17:17, 21:2, 21:8, 21:14, 21:20, 22:22, 23:1, 23:5, 24:2, 24:5, 32:23, 33:2, 33:7, 34:13, 35:3, 35:22, 36:23, 37:6, 37:13, 37:17, 37:19, 43:20, 44:2, 44:6, 44:12, 44:23, 45:14, 46:5, 46:10, 46:13, 46:16, 47:19, 47:24, 48:2, 48:5, 61:15, 61:18, 62:12, 62:14, 62:19, 62:23, 62:25, 68:11, 68:14, 68:19, 69:7, 69:11, 69:14, 70:7, 70:9, 82:10, 83:23, 86:10, 88:2, 89:1, 89:20, 90:6, 90:12, 90:16, 91:5, 91:9, 92:20, 93:1, 93:7, 94:13, 95:13, 96:1, 96:15, 96:22, 97:22, 98:1, 98:11, 98:20, 99:9, 99:13, 101:12, 102:16, 103:14, 103:20, 104:2, 104:9, 104:12, 108:1, 108:14, 110:7, 110:12, 111:7, 111:18, 111:23, 111:25, 112:3, 112:6, 112:12, 112:22, 113:15, 113:19, 113:23, 114:5, 114:10, 114:18, 116:13, 119:12, 119:17, 119:22,</p>	<p>121:14, 121:18, 122:7, 122:24, 125:10, 127:11, 127:17, 127:22, 128:13, 128:17, 129:6, 129:9, 130:25, 131:12, 131:17, 132:9, 132:18, 132:22, 132:24, 133:2, 133:11, 133:23, 134:3, 134:7, 135:13, 135:16, 135:18, 135:25, 136:13, 136:17, 138:9, 138:13, 138:23, 139:4, 140:9, 141:7, 141:15, 141:19, 142:12, 142:18, 142:22, 143:2, 143:9</p> <p><b>per</b> [2] - 37:15, 42:15</p> <p><b>percent</b> [8] - 47:2, 47:3, 47:18, 56:12, 103:19, 103:23, 129:4</p> <p><b>perimeter</b> [4] - 51:15, 71:7, 71:12, 119:4</p> <p><b>perimeters</b> [1] - 28:25</p> <p><b>period</b> [1] - 123:11</p> <p><b>periphery</b> [1] - 29:18</p> <p><b>permanent</b> [2] - 59:5, 82:17</p> <p><b>permission</b> [2] - 13:14, 18:12</p> <p><b>permit</b> [2] - 9:5, 106:4</p> <p><b>Permit</b> [2] - 4:4, 106:15</p> <p><b>permits</b> [4] - 103:4, 106:3, 106:11, 107:17</p> <p><b>permitted</b> [2] - 47:3, 113:10</p> <p><b>Perrineville</b> [1] - 27:11</p> <p><b>person</b> [1] - 41:7</p> <p><b>personal</b> [2] - 83:11, 83:16</p> <p><b>personally</b> [1] - 131:20</p> <p><b>perspective</b> [4] - 75:5, 83:17, 85:24, 130:14</p> <p><b>pertinent</b> [1] - 25:8</p> <p><b>pesticide</b> [1] - 27:25</p> <p><b>Phase</b> [7] - 40:7, 40:10, 40:11, 40:13, 40:16, 40:17, 43:22</p> <p><b>phases</b> [1] - 40:7</p> <p><b>phasing</b> [1] - 40:6</p> <p><b>photo</b> [2] - 74:8, 74:10</p> <p><b>photocopier</b> [1] -</p>	<p>12:21</p> <p><b>Photograph</b> [1] - 5:4</p> <p><b>photograph</b> [3] - 24:21, 25:2, 59:17</p> <p><b>photorealistic</b> [1] - 73:12</p> <p><b>photos</b> [1] - 103:9</p> <p><b>pick</b> [1] - 123:8</p> <p><b>picture</b> [5] - 12:22, 71:21, 89:12, 89:13, 119:23</p> <p><b>piece</b> [4] - 50:17, 77:25, 97:21, 133:25</p> <p><b>pieces</b> [1] - 117:19</p> <p><b>pig</b> [1] - 89:22</p> <p><b>Pinelands</b> [1] - 36:8</p> <p><b>pin</b> [1] - 71:1</p> <p><b>pipe</b> [1] - 58:1</p> <p><b>pipeline</b> [1] - 127:1</p> <p><b>pipes</b> [1] - 66:9</p> <p><b>piping</b> [1] - 28:12</p> <p><b>Piscataway</b> [1] - 116:10</p> <p><b>place</b> [7] - 14:24, 41:25, 110:1, 132:7, 133:25, 134:17, 144:12</p> <p><b>placed</b> [2] - 136:16, 137:21</p> <p><b>plain</b> [1] - 61:16</p> <p><b>Plan</b> [6] - 3:10, 3:23, 4:16, 6:15, 57:16, 88:22</p> <p><b>plan</b> [37] - 4:14, 5:5, 8:6, 9:1, 9:21, 10:1, 11:9, 13:16, 14:5, 16:20, 19:24, 22:24, 23:2, 30:7, 30:11, 31:8, 32:2, 32:7, 32:18, 32:21, 47:1, 47:17, 49:10, 67:24, 68:4, 74:12, 79:4, 88:3, 89:16, 103:18, 105:10, 105:13, 106:2, 106:12, 107:13, 131:9, 141:12</p> <p><b>Planned</b> [1] - 27:7</p> <p><b>Planner</b> [1] - 1:19</p> <p><b>PLANNER</b> [4] - 124:8, 128:2, 128:16, 129:17</p> <p><b>planner</b> [5] - 6:7, 10:18, 19:4, 124:6, 137:23</p> <p><b>PLANNING</b> [1] - 1:1</p> <p><b>Planning</b> [7] - 6:12, 6:14, 11:4, 11:7, 14:22, 105:9, 105:12</p> <p><b>planning</b> [5] - 19:15,</p>	<p>100:23, 116:12, 121:10, 130:14</p> <p><b>plans</b> [6] - 9:14, 9:18, 15:16, 16:14, 23:6, 114:22</p> <p><b>Plans</b> [2] - 4:9, 4:11</p> <p><b>plant</b> [5] - 34:19, 34:20, 47:6, 86:11, 106:17</p> <p><b>planted</b> [1] - 22:13</p> <p><b>planting</b> [2] - 86:5, 95:8</p> <p><b>plants</b> [1] - 36:1</p> <p><b>play</b> [1] - 134:21</p> <p><b>pleased</b> [6] - 14:6, 15:5, 15:8, 15:9, 15:19, 36:21</p> <p><b>pleasure</b> [1] - 142:20</p> <p><b>plenty</b> [2] - 22:20, 109:17</p> <p><b>plotted</b> [1] - 31:13</p> <p><b>plus</b> [3] - 37:4, 43:22, 44:7</p> <p><b>podium</b> [1] - 12:4</p> <p><b>point</b> [25] - 22:22, 55:23, 57:12, 60:8, 63:1, 65:16, 66:1, 66:20, 67:11, 69:24, 75:13, 85:22, 87:3, 88:11, 93:11, 99:10, 99:16, 109:1, 110:15, 111:6, 117:8, 118:6, 119:6, 121:2, 135:25</p> <p><b>pointed</b> [2] - 72:24, 102:5</p> <p><b>points</b> [3] - 30:6, 81:18, 111:3</p> <p><b>pole</b> [1] - 108:9</p> <p><b>poles</b> [1] - 135:11</p> <p><b>pollute</b> [1] - 128:18</p> <p><b>pond</b> [14] - 40:12, 40:13, 57:12, 57:17, 57:21, 57:25, 58:2, 58:23, 59:12, 82:6, 82:7, 85:7, 85:12, 91:25</p> <p><b>ponds</b> [6] - 28:7, 28:11, 58:17, 60:2, 82:11, 82:19</p> <p><b>portion</b> [9] - 25:9, 26:8, 51:3, 92:4, 93:21, 93:25, 114:16, 122:2, 136:6</p> <p><b>position</b> [1] - 75:11</p> <p><b>positions</b> [5] - 42:13, 42:20, 42:21, 43:5, 45:8</p> <p><b>possibility</b> [3] - 51:21, 51:23, 52:17</p>	<p><b>possible</b> [5] - 41:2, 89:25, 97:8, 135:5, 135:6</p> <p><b>post</b> [1] - 138:6</p> <p><b>post-construction</b> [1] - 138:6</p> <p><b>potential</b> [4] - 124:19, 125:24, 129:21</p> <p><b>potentially</b> [2] - 44:22, 130:22</p> <p><b>practice</b> [2] - 50:22, 134:23</p> <p><b>practicing</b> [1] - 115:17</p> <p><b>preapp 'd</b> [3] - 79:18, 80:23, 107:10</p> <p><b>preapplications</b> [1] - 14:15</p> <p><b>precedence</b> [2] - 129:22, 130:2</p> <p><b>precedent</b> [6] - 93:5, 100:9, 100:22, 101:10, 129:25, 130:15</p> <p><b>precise</b> [1] - 14:3</p> <p><b>preference</b> [2] - 83:3, 84:3</p> <p><b>preliminary</b> [6] - 8:5, 8:19, 13:16, 14:5, 105:9, 141:12</p> <p><b>Preliminary</b> [2] - 3:10, 3:19</p> <p><b>premises</b> [1] - 51:11</p> <p><b>prepare</b> [1] - 104:8</p> <p><b>prepared</b> [33] - 3:9, 3:13, 3:16, 3:18, 3:20, 3:24, 4:4, 4:6, 4:7, 4:9, 4:12, 4:14, 4:19, 4:21, 4:23, 8:2, 8:6, 8:10, 8:14, 8:17, 8:20, 9:2, 9:5, 9:9, 9:12, 9:15, 9:19, 9:22, 10:6, 10:9, 10:11, 36:19, 101:23</p> <p><b>Prepared</b> [1] - 3:11</p> <p><b>preparing</b> [1] - 68:6</p> <p><b>PRESENT</b> [2] - 1:12, 1:17</p> <p><b>present</b> [5] - 11:24, 16:25, 17:10, 62:10, 68:5</p> <p><b>presentation</b> [5] - 16:19, 32:8, 103:12, 103:16, 122:6</p> <p><b>presentations</b> [1] - 15:3</p> <p><b>presented</b> [1] - 33:21</p> <p><b>presenting</b> [1] - 116:17</p> <p><b>presently</b> [1] - 28:24</p> <p><b>pressure</b> [9] - 21:21,</p>
---	--	---	--	---



<p>81:13, 91:14, 91:16, 91:17, 91:22, 92:8, 92:14, 97:4</p> <p><b>pressurize</b> [1] - 47:13</p> <p><b>presumptuous</b> [1] - 46:3</p> <p><b>pretty</b> [7] - 58:19, 84:14, 93:23, 101:9, 108:12, 131:10, 134:17</p> <p><b>prevent</b> [1] - 65:1</p> <p><b>previously</b> [1] - 27:8</p> <p><b>price</b> [1] - 98:2</p> <p><b>primarily</b> [1] - 75:15</p> <p><b>primary</b> [2] - 20:19, 69:6</p> <p><b>principal</b> [2] - 16:13, 115:19</p> <p><b>private</b> [4] - 35:8, 35:17, 81:20, 99:8</p> <p><b>privately</b> [1] - 56:24</p> <p><b>problem</b> [4] - 57:15, 89:15, 100:24, 133:3</p> <p><b>procedures</b> [1] - 36:15</p> <p><b>proceed</b> [1] - 7:16</p> <p><b>Proceedings</b> [1] - 102:19</p> <p><b>process</b> [6] - 14:19, 14:20, 36:20, 52:5, 105:8, 142:21</p> <p><b>processes</b> [1] - 56:17</p> <p><b>Professional</b> [1] - 144:5</p> <p><b>professional</b> [13] - 17:11, 18:17, 19:2, 19:3, 20:25, 54:2, 83:11, 83:12, 104:21, 115:13, 121:20, 128:21, 135:1</p> <p><b>professionals</b> [6] - 15:13, 33:17, 36:17, 69:4, 107:22, 142:14</p> <p><b>Program</b> [1] - 30:17</p> <p><b>programmed</b> [1] - 67:7</p> <p><b>progresses</b> [1] - 25:16</p> <p><b>prohibit</b> [1] - 140:2</p> <p><b>project</b> [9] - 27:2, 27:4, 49:19, 80:22, 98:6, 101:1, 122:14, 126:20, 141:13</p> <p><b>project 's</b> [1] - 30:9</p> <p><b>projector</b> [1] - 23:13</p> <p><b>promise</b> [1] - 22:21</p> <p><b>properly</b> [2] - 35:11, 64:6</p> <p><b>properties</b> [5] - 65:6, 65:9, 101:4, 127:16, 138:15</p>	<p><b>property</b> [51] - 5:7, 5:9, 5:10, 8:2, 14:2, 14:8, 22:9, 22:20, 23:24, 24:22, 25:4, 31:2, 34:5, 35:16, 35:18, 38:15, 43:16, 49:15, 49:16, 49:17, 51:9, 53:21, 53:23, 55:5, 59:7, 61:4, 64:2, 64:7, 64:8, 64:14, 65:6, 70:18, 70:21, 71:3, 71:17, 72:10, 75:9, 77:9, 80:8, 81:4, 93:11, 100:4, 109:25, 110:18, 111:21, 113:4, 127:7, 133:25, 134:12, 137:5, 139:11</p> <p><b>Property</b> [3] - 3:9, 5:4, 5:4</p> <p><b>proportion</b> [1] - 55:2</p> <p><b>proposal</b> [1] - 13:22</p> <p><b>propose</b> [2] - 129:15, 130:9</p> <p><b>proposed</b> [10] - 25:7, 34:4, 41:22, 42:7, 42:10, 43:2, 43:5, 50:7, 54:25, 59:20</p> <p><b>proposing</b> [4] - 51:14, 66:25, 96:3, 97:23</p> <p><b>protect</b> [1] - 61:3</p> <p><b>protected</b> [3] - 72:3, 73:6, 96:6</p> <p><b>protections</b> [1] - 64:10</p> <p><b>protective</b> [2] - 66:18, 67:25</p> <p><b>protocol</b> [2] - 12:1, 35:20</p> <p><b>proud</b> [2] - 122:18, 125:13</p> <p><b>prove</b> [1] - 27:19</p> <p><b>provide</b> [5] - 6:21, 11:17, 41:13, 75:17, 107:2</p> <p><b>provided</b> [2] - 42:5, 114:14</p> <p><b>provides</b> [3] - 42:8, 88:15, 118:3</p> <p><b>providing</b> [1] - 122:9</p> <p><b>proving</b> [1] - 127:20</p> <p><b>provisions</b> [3] - 101:3, 101:15, 127:6</p> <p><b>public</b> [9] - 19:25, 22:1, 34:17, 87:10, 107:23, 114:9, 114:11, 114:12, 136:1</p> <p><b>Public</b> [1] - 144:3</p>	<p><b>pull</b> [1] - 117:8</p> <p><b>pulled</b> [1] - 95:4</p> <p><b>pulling</b> [1] - 11:2</p> <p><b>pump</b> [7] - 28:11, 47:12, 85:12, 91:12, 91:14, 91:24, 92:2</p> <p><b>pumped</b> [2] - 92:11, 92:13</p> <p><b>pumping</b> [3] - 85:6, 92:1, 92:3</p> <p><b>pumps</b> [3] - 91:19, 91:20, 92:3</p> <p><b>purpose</b> [3] - 15:15, 20:10, 124:25</p> <p><b>purposes</b> [2] - 57:8, 73:19</p> <p><b>pursue</b> [2] - 14:17, 36:15</p> <p><b>pursuing</b> [1] - 36:17</p> <p><b>push</b> [1] - 12:9</p> <p><b>pushing</b> [1] - 12:2</p> <p><b>put</b> [27] - 61:14, 61:19, 62:7, 62:20, 64:3, 73:19, 74:7, 74:16, 77:19, 89:9, 89:18, 89:21, 92:21, 102:24, 103:23, 109:24, 117:22, 118:12, 124:20, 125:4, 130:22, 132:1, 133:13, 135:22, 135:23, 140:9</p> <p><b>putting</b> [6] - 31:25, 61:21, 62:6, 83:21, 96:7, 139:22</p>	<p style="text-align: center;"><b>R</b></p> <p><b>RA</b> [1] - 2:16</p> <p><b>race</b> [3] - 50:14, 51:1, 51:2</p> <p><b>racing</b> [1] - 26:6</p> <p><b>radically</b> [1] - 73:8</p> <p><b>rainfall</b> [1] - 62:17</p> <p><b>raise</b> [1] - 18:1</p> <p><b>ramp</b> [5] - 43:9, 78:11, 78:14, 80:16, 80:18</p> <p><b>ramps</b> [2] - 43:7, 80:11</p> <p><b>range</b> [3] - 29:14, 54:12, 54:13</p> <p><b>ranges</b> [1] - 29:15</p> <p><b>rare</b> [2] - 30:19, 45:3</p> <p><b>Raritan</b> [2] - 29:21, 107:9</p> <p><b>Raritan 's</b> [1] - 31:10</p> <p><b>RAS</b> [1] - 54:9</p> <p><b>rather</b> [1] - 63:9</p> <p><b>ratio</b> [2] - 27:22, 46:24</p> <p><b>razed</b> [1] - 26:11</p> <p><b>reacting</b> [1] - 126:21</p> <p><b>reactor</b> [1] - 36:7</p> <p><b>read</b> [1] - 32:16</p> <p><b>ready</b> [3] - 23:20, 49:9, 55:15</p> <p><b>real</b> [4] - 73:23, 95:6, 129:18, 133:16</p> <p><b>realistic</b> [3] - 74:17, 92:21, 123:1</p> <p><b>reality</b> [2] - 65:23, 87:14</p> <p><b>really</b> [35] - 24:16, 35:5, 38:14, 40:22, 41:11, 51:3, 52:15, 52:16, 61:7, 64:17, 65:2, 65:18, 78:15, 82:4, 84:14, 85:1, 87:9, 87:17, 87:21, 88:9, 88:21, 90:24, 93:8, 95:23, 95:24, 98:19, 114:1, 114:3, 117:8, 124:3, 124:23, 130:3, 130:8, 130:10, 134:5</p> <p><b>rear</b> [1] - 69:25</p> <p><b>reason</b> [6] - 34:24, 45:16, 51:6, 74:1, 109:15, 131:15</p> <p><b>reasons</b> [2] - 50:9, 82:15</p> <p><b>receipt</b> [1] - 79:22</p> <p><b>receive</b> [1] - 10:25</p> <p><b>received</b> [9] - 7:2, 7:4, 7:18, 10:14, 11:22, 14:23, 15:8, 102:23, 104:20</p>	<p><b>receiving</b> [1] - 105:20</p> <p><b>recently</b> [6] - 20:15, 86:18, 116:9, 116:10, 116:11</p> <p><b>recess</b> [1] - 102:18</p> <p><b>recharge</b> [5] - 56:22, 60:13, 60:17, 60:25, 63:15</p> <p><b>recharging</b> [1] - 60:14</p> <p><b>recommendations</b> [4] - 15:10, 137:23, 137:25, 138:3</p> <p><b>record</b> [10] - 13:15, 22:17, 22:21, 32:1, 55:9, 55:11, 68:10, 125:5, 136:3, 136:16</p> <p><b>records</b> [1] - 30:19</p> <p><b>rectangular</b> [1] - 117:24</p> <p><b>red</b> [2] - 25:4</p> <p><b>Red</b> [2] - 18:7, 138:19</p> <p><b>redirect</b> [1] - 66:2</p> <p><b>reduce</b> [4] - 36:9, 54:18, 67:15, 130:10</p> <p><b>reduced</b> [2] - 66:1, 68:23</p> <p><b>redundancy</b> [1] - 91:13</p> <p><b>referred</b> [1] - 118:8</p> <p><b>refers</b> [1] - 48:19</p> <p><b>reflect</b> [1] - 55:11</p> <p><b>reflected</b> [1] - 23:1</p> <p><b>refrigerated</b> [2] - 45:17, 46:15</p> <p><b>refrigeration</b> [4] - 45:19, 46:9, 46:12, 137:6</p> <p><b>regard</b> [2] - 31:17, 137:13</p> <p><b>regardless</b> [1] - 91:12</p> <p><b>regards</b> [1] - 98:23</p> <p><b>Registered</b> [1] - 144:5</p> <p><b>regular</b> [1] - 26:13</p> <p><b>REGULAR</b> [1] - 1:4</p> <p><b>regular ..</b> [1] - 48:15</p> <p><b>regulate</b> [1] - 64:18</p> <p><b>regulated</b> [5] - 35:23, 35:24, 41:17, 41:19, 139:7</p> <p><b>regulates</b> [3] - 35:10, 35:13, 51:25</p> <p><b>regulation</b> [2] - 52:1, 139:13</p> <p><b>regulations</b> [6] - 19:22, 35:25, 54:17, 56:16, 139:8</p> <p><b>rejoin</b> [1] - 78:21</p> <p><b>relates</b> [1] - 120:16</p> <p><b>relation</b> [3] - 68:20, 93:12, 104:3</p>
		<p style="text-align: center;"><b>Q</b></p> <p><b>quality</b> [3] - 11:8, 56:9, 56:21</p> <p><b>Quality</b> [1] - 6:15</p> <p><b>quantifies</b> [1] - 104:7</p> <p><b>quantity</b> [1] - 56:22</p> <p><b>quarter</b> [1] - 79:9</p> <p><b>quest</b> [1] - 123:8</p> <p><b>questions</b> [13] - 17:3, 17:4, 55:12, 98:13, 98:14, 108:2, 119:21, 121:14, 122:10, 129:13, 129:14, 135:19, 142:19</p> <p><b>queuing</b> [1] - 114:4</p> <p><b>quick</b> [1] - 103:5</p> <p><b>quickly</b> [2] - 99:17, 129:18</p> <p><b>quiet</b> [1] - 49:6</p> <p><b>quite</b> [3] - 18:21, 86:5, 89:10</p>		

<p><b>relationship</b> [2] - 27:23, 27:24</p> <p><b>relative</b> [3] - 38:11, 144:14, 144:16</p> <p><b>relatively</b> [2] - 38:14, 88:6</p> <p><b>release</b> [1] - 57:20</p> <p><b>relief</b> [4] - 80:2, 118:16, 139:13, 139:15</p> <p><b>rely</b> [1] - 124:10</p> <p><b>remain</b> [1] - 73:6</p> <p><b>remember</b> [1] - 129:23</p> <p><b>remote</b> [1] - 58:6</p> <p><b>remove</b> [1] - 18:11</p> <p><b>removed</b> [1] - 12:6</p> <p><b>render</b> [1] - 74:15</p> <p><b>rendering</b> [7] - 5:6, 32:19, 32:21, 77:9, 108:4, 108:17, 109:16</p> <p><b>Rendering</b> [1] - 5:8</p> <p><b>renderings</b> [3] - 73:12, 86:9, 98:17</p> <p><b>rentention</b> [1] - 59:1</p> <p><b>replacing</b> [1] - 20:16</p> <p><b>Report</b> [10] - 3:13, 3:17, 3:19, 3:22, 6:6, 6:7, 6:8, 6:9, 6:11, 8:16</p> <p><b>report</b> [21] - 4:21, 6:23, 8:10, 8:19, 8:23, 10:8, 10:15, 10:17, 10:19, 10:21, 10:23, 11:1, 11:20, 15:5, 15:9, 15:19, 33:4, 104:6, 136:20, 137:24, 137:25</p> <p><b>REPORTED</b> [1] - 1:20</p> <p><b>reporter</b> [2] - 136:22, 142:25</p> <p><b>Reporter</b> [3] - 140:23, 144:4, 144:5</p> <p><b>REPORTING</b> [1] - 1:23</p> <p><b>reports</b> [7] - 16:14, 33:17, 102:22, 104:21, 104:25, 105:5, 124:11</p> <p><b>represent</b> [1] - 7:8</p> <p><b>representation</b> [1] - 102:25</p> <p><b>representative</b> [2] - 22:3, 22:11</p> <p><b>representatives</b> [1] - 16:4</p> <p><b>request</b> [2] - 22:6, 64:1</p> <p><b>requested</b> [1] - 30:17</p> <p><b>require</b> [2] - 35:13, 67:25</p>	<p><b>required</b> [18] - 37:11, 37:12, 41:11, 41:21, 42:7, 42:11, 42:20, 42:22, 60:15, 60:16, 61:23, 62:6, 62:21, 63:4, 65:3, 67:13, 83:13, 126:18</p> <p><b>requirement</b> [5] - 41:24, 42:24, 46:24, 46:25, 60:25</p> <p><b>requirements</b> [9] - 66:17, 66:18, 66:21, 103:1, 105:4, 109:3, 136:21, 137:10</p> <p><b>requires</b> [1] - 109:19</p> <p><b>reserved</b> [1] - 34:23</p> <p><b>residential</b> [1] - 71:11</p> <p><b>residents</b> [2] - 69:19, 130:11</p> <p><b>residual</b> [1] - 27:25</p> <p><b>resolution</b> [8] - 6:14, 11:7, 23:14, 76:11, 97:5, 129:16, 136:8, 136:9</p> <p><b>resolve</b> [2] - 11:11, 53:1</p> <p><b>Resolve</b> [1] - 6:16</p> <p><b>resolved</b> [2] - 14:11, 36:13</p> <p><b>resource</b> [2] - 28:23, 30:21</p> <p><b>respect</b> [4] - 98:8, 112:23, 131:17, 131:18</p> <p><b>respectful</b> [3] - 131:23, 134:8, 134:9</p> <p><b>responded</b> [1] - 105:19</p> <p><b>response</b> [1] - 57:9</p> <p><b>responses</b> [1] - 38:1</p> <p><b>responsibility</b> [1] - 64:2</p> <p><b>responsible</b> [4] - 16:13, 16:15, 36:18, 114:21</p> <p><b>rest</b> [2] - 97:23, 117:15</p> <p><b>restoring</b> [1] - 60:2</p> <p><b>restricted</b> [2] - 31:10, 110:25</p> <p><b>restrictions</b> [4] - 31:11, 31:12, 138:21</p> <p><b>result</b> [3] - 27:2, 27:20, 67:9</p> <p><b>resume</b> [1] - 102:19</p> <p><b>RETAINED</b> [1] - 6:25</p> <p><b>retard</b> [1] - 65:21</p> <p><b>retention</b> [1] - 58:24</p> <p><b>rev</b> [1] - 4:20</p> <p><b>review</b> [6] - 29:8, 30:13, 57:2, 104:24,</p>	<p>137:12, 138:6</p> <p><b>reviewed</b> [4] - 7:15, 30:17, 54:20, 104:20</p> <p><b>reviewing</b> [1] - 15:15</p> <p><b>revised</b> [3] - 4:15, 9:23, 10:7</p> <p><b>revolutionary</b> [1] - 21:21</p> <p><b>rhythm</b> [2] - 118:15, 118:19</p> <p><b>ride</b> [1] - 123:9</p> <p><b>ridge</b> [4] - 50:12, 50:13, 50:16, 118:23</p> <p><b>right-hand</b> [2] - 117:17, 131:4</p> <p><b>right-of-way</b> [1] - 108:10</p> <p><b>Rike</b> [3] - 132:21, 138:18, 138:20</p> <p><b>riparian</b> [7] - 29:2, 29:3, 29:6, 29:9, 29:10, 30:1, 73:7</p> <p><b>risk</b> [1] - 86:17</p> <p><b>River</b> [14] - 27:10, 27:12, 27:14, 28:15, 29:2, 49:25, 50:1, 54:9, 63:9, 63:11, 63:14, 64:19, 64:23, 72:3</p> <p><b>river</b> [4] - 28:15, 59:8, 61:12, 63:22</p> <p><b>ROAD</b> [1] - 1:8</p> <p><b>road</b> [20] - 40:2, 41:8, 58:3, 79:10, 81:2, 87:6, 87:8, 87:13, 87:16, 87:21, 95:2, 100:2, 110:13, 113:13, 122:12, 123:18, 126:7, 126:15, 126:16, 127:6</p> <p><b>Road</b> [7] - 18:7, 26:22, 26:23, 26:24, 115:8, 134:1</p> <p><b>roads</b> [2] - 103:24, 133:15</p> <p><b>roadways</b> [1] - 127:5</p> <p><b>ROBERT</b> [1] - 1:14</p> <p><b>robust</b> [1] - 82:12</p> <p><b>role</b> [1] - 20:20</p> <p><b>roll</b> [1] - 141:20</p> <p><b>roof</b> [3] - 59:20, 119:2, 119:13</p> <p><b>roofs</b> [1] - 75:23</p> <p><b>room</b> [4] - 16:9, 22:20, 61:11, 134:20</p> <p><b>ROSE</b> [1] - 1:15</p> <p><b>rotate</b> [1] - 112:3</p> <p><b>Route</b> [17] - 13:19, 26:20, 26:24, 31:21,</p>	<p>38:5, 38:19, 49:20, 50:3, 76:8, 76:24, 76:25, 78:10, 123:20, 123:21, 127:2, 128:4</p> <p><b>routine</b> [1] - 82:23</p> <p><b>RPR</b> [2] - 1:21, 144:23</p> <p><b>rule</b> [1] - 20:16</p> <p><b>rules</b> [2] - 20:21, 54:15</p> <p><b>run</b> [4] - 35:19, 50:4, 65:24, 138:15</p> <p><b>running</b> [6] - 18:20, 26:21, 49:1, 49:3, 83:9, 134:22</p> <p><b>runoff</b> [3] - 59:24, 60:12, 60:24</p> <p><b>runs</b> [4] - 27:12, 27:14, 78:14, 78:15</p> <p><b>rural</b> [2] - 90:17, 122:17</p>	<p><b>Seckler</b> [1] - 80:21</p> <p><b>second</b> [7] - 31:5, 32:10, 71:22, 114:20, 141:16, 141:17, 141:18</p> <p><b>seconds</b> [1] - 140:20</p> <p><b>SECRETARY</b> [1] - 121:16</p> <p><b>Secretary</b> [1] - 1:19</p> <p><b>section</b> [2] - 54:13, 71:16</p> <p><b>security</b> [1] - 109:2</p> <p><b>see</b> [44] - 14:16, 21:8, 21:9, 21:17, 23:6, 25:4, 25:24, 26:7, 27:24, 47:1, 47:9, 58:14, 71:2, 72:20, 74:1, 74:2, 74:10, 75:14, 75:16, 76:6, 76:10, 76:12, 79:12, 79:14, 85:25, 86:2, 87:16, 87:24, 90:19, 94:23, 94:24, 100:14, 103:14, 107:1, 108:5, 111:14, 112:12, 119:8, 127:17, 128:12, 130:11, 131:7, 132:25, 133:16</p> <p><b>seeing</b> [7] - 74:6, 76:20, 78:1, 81:17, 114:15, 122:1, 136:5</p> <p><b>self</b> [1] - 88:21</p> <p><b>self-sufficient</b> [1] - 88:21</p> <p><b>send</b> [1] - 60:10</p> <p><b>sense</b> [4] - 12:5, 33:3, 53:5, 112:15</p> <p><b>separate</b> [6] - 15:3, 24:16, 39:9, 39:23, 43:25, 101:8</p> <p><b>separation</b> [1] - 22:19</p> <p><b>September</b> [3] - 27:3, 143:7, 144:25</p> <p><b>septic</b> [1] - 34:19</p> <p><b>sequence</b> [1] - 36:25</p> <p><b>sequentially</b> [1] - 106:11</p> <p><b>series</b> [2] - 25:9, 35:20</p> <p><b>seriously</b> [1] - 64:24</p> <p><b>service</b> [2] - 7:15</p> <p><b>serviced</b> [1] - 34:17</p> <p><b>services</b> [1] - 141:3</p> <p><b>set</b> [11] - 30:8, 35:25, 40:7, 61:1, 77:21, 100:22, 105:4, 109:1, 109:18, 129:22, 144:12</p> <p><b>setback</b> [1] - 72:23</p>
<b>S</b>				
			<p><b>sacs</b> [1] - 72:12</p> <p><b>sad</b> [1] - 127:14</p> <p><b>safe</b> [1] - 101:9</p> <p><b>safety</b> [7] - 69:6, 82:11, 82:16, 83:13, 134:20, 134:24, 134:25</p> <p><b>sampling</b> [2] - 27:17, 28:1</p> <p><b>Sandy</b> [1] - 49:5</p> <p><b>sanitary</b> [4] - 10:9, 14:18, 106:7, 140:25</p> <p><b>Sanitary</b> [1] - 4:21</p> <p><b>Santos</b> [1] - 93:20</p> <p><b>satisfactory</b> [1] - 33:6</p> <p><b>satisfied</b> [1] - 106:25</p> <p><b>satisfy</b> [4] - 6:20, 11:16, 89:2, 98:6, 77:2, 86:1, 117:6</p> <p><b>scale</b> [3] - 78:2, 117:14, 118:20</p> <p><b>scenario</b> [5] - 42:1, 44:16, 45:19, 68:22, 100:7</p> <p><b>schematically</b> [1] - 95:9</p> <p><b>scheme</b> [3] - 89:7, 94:12, 95:20</p> <p><b>Schuetz</b> [1] - 115:8</p> <p><b>SCHUETZ</b> [1] - 115:8</p> <p><b>screen</b> [3] - 34:2, 75:21, 76:11</p> <p><b>screened</b> [1] - 119:10</p> <p><b>screens</b> [1] - 21:10</p> <p><b>search</b> [1] - 30:18</p>	

<p><b>setbacks</b> [1] - 25:10</p> <p><b>setting</b> [4] - 22:2, 73:15, 93:5, 100:9</p> <p><b>settlement</b> [8] - 6:20, 11:16, 13:25, 14:20, 27:2, 36:14, 79:24, 104:1</p> <p><b>seven</b> [4] - 9:1, 50:21, 56:19, 59:25</p> <p><b>several</b> [3] - 54:4, 71:14, 100:1</p> <p><b>Sewer</b> [1] - 4:21</p> <p><b>sewer</b> [6] - 10:9, 30:9, 34:17, 50:21, 65:12, 140:25</p> <p><b>shack</b> [4] - 109:5, 109:24, 110:17, 112:1</p> <p><b>shacks</b> [1] - 108:23</p> <p><b>Shade</b> [10] - 6:11, 10:23, 11:1, 12:19, 12:20, 15:7, 106:18, 136:20, 136:23, 138:2</p> <p><b>shadow</b> [1] - 118:3</p> <p><b>SHAFAI</b> [1] - 1:18</p> <p><b>Shafai</b> [4] - 54:20, 102:23, 104:22, 104:25</p> <p><b>Shafai 's</b> [3] - 57:1, 137:12, 137:25</p> <p><b>shape</b> [1] - 26:7</p> <p><b>Share</b> [3] - 6:17, 11:11, 14:1</p> <p><b>share</b> [19] - 6:18, 6:21, 11:13, 11:17, 12:20, 18:16, 20:4, 33:16, 36:21, 53:25, 55:24, 57:4, 57:9, 67:22, 69:18, 100:11, 103:3, 126:6, 127:4</p> <p><b>shared</b> [7] - 31:19, 33:15, 53:19, 68:6, 83:17, 93:21, 110:16</p> <p><b>sharing</b> [1] - 17:8</p> <p><b>sharp</b> [1] - 67:8</p> <p><b>sheds</b> [1] - 25:13</p> <p><b>sheer</b> [2] - 75:20, 95:21</p> <p><b>sheets</b> [1] - 9:23</p> <p><b>shelter</b> [1] - 76:18</p> <p><b>shielded</b> [1] - 135:15</p> <p><b>shoots</b> [1] - 94:5</p> <p><b>shop</b> [1] - 125:12</p> <p><b>shore</b> [1] - 83:2</p> <p><b>short</b> [5] - 38:14, 38:15, 39:11, 103:1, 123:11</p> <p><b>shortcutting</b> [1] - 66:2</p> <p><b>shortening</b> [1] - 94:3</p>	<p><b>shorter</b> [6] - 67:13, 67:25, 76:14, 88:10, 117:14, 118:22</p> <p><b>shoulder</b> [2] - 87:12, 87:18</p> <p><b>shoulders</b> [1] - 113:22</p> <p><b>show</b> [13] - 25:10, 71:14, 71:21, 74:24, 76:22, 76:23, 79:13, 95:24, 108:5, 110:1, 120:19, 121:16, 121:19</p> <p><b>showing</b> [1] - 95:9</p> <p><b>Showing</b> [1] - 5:4</p> <p><b>shown</b> [5] - 32:17, 47:16, 70:19, 109:15, 109:20</p> <p><b>Showplace</b> [5] - 6:17, 11:12, 13:18, 25:23, 130:3</p> <p><b>shows</b> [2] - 40:1, 120:10</p> <p><b>sic</b>] [1] - 44:13</p> <p><b>side</b> [28] - 13:20, 26:20, 27:13, 31:22, 34:5, 34:8, 39:6, 39:8, 40:16, 41:10, 42:24, 49:16, 50:4, 50:5, 65:6, 65:10, 65:11, 66:7, 71:24, 78:6, 81:12, 82:14, 95:4, 110:17, 131:3, 131:5</p> <p><b>sides</b> [2] - 39:4, 49:18</p> <p><b>sight</b> [3] - 74:3, 94:7</p> <p><b>sign</b> [9] - 67:19, 108:6, 119:23, 120:11, 120:12, 120:20, 120:22, 120:25, 121:3</p> <p><b>Sign</b> [2] - 5:11, 120:3</p> <p><b>Signage</b> [1] - 120:8</p> <p><b>signage</b> [5] - 96:2, 96:18, 96:20, 96:21, 108:5</p> <p><b>signal</b> [1] - 26:23</p> <p><b>significant</b> [6] - 51:1, 58:12, 61:7, 92:14, 92:16, 135:10</p> <p><b>significantly</b> [6] - 34:8, 34:20, 50:24, 60:15, 60:25, 138:24</p> <p><b>signs</b> [2] - 121:7, 137:16</p> <p><b>silos</b> [4] - 89:19, 90:1, 90:5, 90:20</p> <p><b>similar</b> [6] - 29:1, 41:9, 66:1, 76:24, 86:19, 126:13</p> <p><b>similarly</b> [2] - 34:7,</p>	<p>42:6</p> <p><b>simply</b> [1] - 103:19</p> <p><b>Simulation</b> [1] - 5:7</p> <p><b>simulation</b> [3] - 5:10, 75:8, 80:7</p> <p><b>simultaneous</b> [1] - 56:18</p> <p><b>sincerely</b> [1] - 18:13</p> <p><b>single</b> [3] - 12:24, 14:6</p> <p><b>site</b> [106] - 5:5, 8:6, 11:7, 13:16, 14:5, 14:18, 15:18, 16:6, 16:20, 25:2, 25:5, 25:6, 25:23, 26:8, 26:10, 26:11, 26:17, 26:22, 26:25, 27:8, 27:16, 28:7, 28:13, 28:22, 29:15, 29:17, 30:3, 30:20, 30:23, 30:24, 31:8, 31:14, 32:2, 32:7, 32:18, 32:21, 34:4, 34:16, 37:25, 38:8, 38:22, 38:23, 39:2, 40:5, 42:3, 42:9, 47:17, 49:10, 49:22, 50:1, 50:5, 50:6, 50:16, 50:17, 50:18, 50:23, 51:3, 51:13, 51:16, 51:19, 51:22, 52:9, 52:11, 52:19, 54:19, 54:22, 56:19, 58:5, 58:19, 60:1, 62:18, 66:18, 67:1, 67:12, 70:1, 71:19, 74:12, 77:16, 77:18, 81:12, 92:4, 102:2, 102:10, 105:10, 105:13, 106:4, 107:13, 108:13, 108:25, 109:12, 111:3, 113:6, 117:8, 120:16, 124:17, 124:19, 124:23, 129:23, 130:1, 130:18, 130:21, 130:22, 131:15, 133:19, 138:8, 141:12</p> <p><b>Site</b> [3] - 3:7, 3:10, 6:14</p> <p><b>site-specific</b> [1] - 11:7</p> <p><b>Site-Specific</b> [1] - 6:14</p> <p><b>sitting</b> [1] - 87:23</p> <p><b>situation</b> [4] - 28:6, 61:9, 110:10, 112:14</p> <p><b>situations</b> [1] - 122:18</p> <p><b>size</b> [4] - 35:1, 58:15, 130:6, 130:17</p>	<p><b>Skeba</b> [3] - 126:10, 126:18, 127:7</p> <p><b>skies</b> [1] - 62:18</p> <p><b>skills</b> [1] - 21:22</p> <p><b>sky</b> [6] - 67:9, 67:16, 75:24, 86:21, 95:1, 137:17</p> <p><b>skyline</b> [1] - 88:9</p> <p><b>slabs</b> [1] - 26:4</p> <p><b>slopes</b> [1] - 49:19</p> <p><b>slow</b> [2] - 38:21, 60:11</p> <p><b>slowest</b> [1] - 128:14</p> <p><b>slowing</b> [1] - 59:14</p> <p><b>small</b> [5] - 47:5, 47:12, 50:17, 125:14, 128:7</p> <p><b>smaller</b> [8] - 34:8, 47:9, 59:19, 86:14, 90:10, 117:11, 118:19, 138:24</p> <p><b>Smithburg</b> [1] - 26:24</p> <p><b>sneaking</b> [1] - 84:24</p> <p><b>so..</b> [1] - 134:6</p> <p><b>software</b> [1] - 54:9</p> <p><b>Soil</b> [1] - 105:16</p> <p><b>soil</b> [6] - 28:2, 28:4, 51:9, 51:10, 51:18, 137:8</p> <p><b>soils</b> [4] - 31:18, 35:1, 51:25, 58:19</p> <p><b>solid</b> [1] - 62:13</p> <p><b>solution</b> [1] - 93:18</p> <p><b>someone</b> [1] - 116:2</p> <p><b>somewhere</b> [2] - 65:14, 108:11</p> <p><b>song</b> [1] - 12:17</p> <p><b>sorry</b> [5] - 11:2, 48:8, 68:13, 77:7, 116:1</p> <p><b>sort</b> [6] - 22:23, 45:18, 68:15, 123:22, 125:19, 131:14</p> <p><b>sound</b> [4] - 44:13, 89:23, 139:6, 139:13</p> <p><b>sounds</b> [3] - 17:12, 89:7, 92:20</p> <p><b>source</b> [2] - 82:8, 88:15</p> <p><b>sources</b> [1] - 88:17</p> <p><b>south</b> [14] - 5:7, 26:20, 27:15, 28:25, 39:8, 39:13, 49:21, 50:1, 65:10, 72:2, 72:4, 72:8, 72:15, 75:9</p> <p><b>southeast</b> [3] - 70:16, 70:18, 137:4</p> <p><b>southeasterly</b> [1] - 71:25</p> <p><b>southerly</b> [1] - 72:15</p> <p><b>southern</b> [3] - 26:8, 31:22, 61:4</p> <p><b>space</b> [3] - 12:14,</p>	<p>116:7, 127:12</p> <p><b>spaces</b> [1] - 42:16</p> <p><b>speaking</b> [3] - 29:16, 49:24, 124:12</p> <p><b>special</b> [1] - 17:9</p> <p><b>species</b> [4] - 30:16, 30:19, 30:23, 31:1</p> <p><b>specific</b> [15] - 11:7, 20:17, 22:6, 36:14, 45:10, 49:10, 49:14, 53:2, 53:7, 66:17, 101:3, 109:2, 126:20, 133:9</p> <p><b>Specific</b> [1] - 6:14</p> <p><b>specifically</b> [4] - 40:19, 56:21, 113:1, 130:5</p> <p><b>specifications</b> [1] - 80:20</p> <p><b>speculation</b> [1] - 109:15</p> <p><b>speed</b> [3] - 78:11, 78:12, 78:22</p> <p><b>speeding</b> [1] - 17:18</p> <p><b>spell</b> [1] - 115:6</p> <p><b>spend</b> [1] - 97:18</p> <p><b>spent</b> [3] - 15:11, 33:20, 107:8</p> <p><b>spoken</b> [1] - 26:15</p> <p><b>spots</b> [3] - 39:20, 67:15, 68:1</p> <p><b>spread</b> [2] - 51:17, 59:25</p> <p><b>Spring</b> [1] - 134:1</p> <p><b>Springs</b> [1] - 18:7</p> <p><b>spruce</b> [1] - 86:11</p> <p><b>square</b> [22] - 13:23, 34:6, 34:9, 37:8, 37:9, 37:15, 41:18, 41:19, 42:15, 47:9, 59:21, 62:1, 62:3, 92:25, 108:18, 108:20, 115:21, 116:6, 126:12, 127:2, 127:12</p> <p><b>squares</b> [1] - 34:11</p> <p><b>St</b> [1] - 115:9</p> <p><b>STACIE</b> [1] - 1:14</p> <p><b>stacking</b> [1] - 109:12</p> <p><b>staff</b> [2] - 15:14, 30:24</p> <p><b>stage</b> [1] - 12:15</p> <p><b>staged</b> [1] - 40:24</p> <p><b>stall</b> [2] - 41:17, 41:19</p> <p><b>stalls</b> [4] - 39:15, 41:22, 42:7, 42:10</p> <p><b>standard</b> [4] - 40:3, 60:15, 60:17, 139:11</p> <p><b>standards</b> [6] - 20:17, 46:22, 48:17, 80:22, 118:9, 118:10</p>
--	--	---	--	---

<p><b>standing</b> [2] - 59:4, 59:5</p> <p><b>standpoint</b> [2] - 77:17, 110:24</p> <p><b>start</b> [7] - 7:14, 38:5, 49:14, 52:15, 66:23, 71:13, 139:22</p> <p><b>started</b> [3] - 14:19, 36:20, 110:14</p> <p><b>starting</b> [2] - 15:22, 128:20</p> <p><b>starts</b> [2] - 32:11, 72:8</p> <p><b>state</b> [37] - 14:19, 18:3, 19:3, 19:4, 19:13, 19:15, 20:15, 20:21, 35:12, 35:15, 35:23, 35:25, 48:19, 54:15, 61:1, 63:4, 67:5, 78:24, 82:15, 103:24, 104:10, 106:8, 106:14, 110:9, 110:12, 115:5, 115:14, 115:22, 122:12, 127:4, 127:5, 131:19, 139:7, 139:8, 139:11</p> <p><b>State</b> [2] - 2:3, 144:4</p> <p><b>STATE</b> [2] - 1:2, 1:6</p> <p><b>state's</b> [1] - 19:22</p> <p><b>state-licensed</b> [1] - 35:15</p> <p><b>state-of-the-art</b> [2] - 67:5, 131:19</p> <p><b>Statement</b> [2] - 4:19, 9:9</p> <p><b>statement</b> [2] - 10:6, 31:15</p> <p><b>statements</b> [1] - 126:14</p> <p><b>states</b> [1] - 115:15</p> <p><b>statewide</b> [1] - 20:15</p> <p><b>status</b> [2] - 103:4, 105:17</p> <p><b>stay</b> [4] - 18:14, 122:22, 123:1, 123:2</p> <p><b>stays</b> [1] - 11:3</p> <p><b>steady</b> [1] - 88:15</p> <p><b>stealth</b> [1] - 92:22</p> <p><b>Steib</b> [1] - 12:25</p> <p><b>STEIB</b> [25] - 1:18, 7:13, 11:2, 13:2, 13:7, 13:11, 17:25, 18:3, 24:11, 24:15, 24:19, 24:24, 25:17, 32:11, 32:15, 33:8, 48:4, 75:7, 80:6, 114:9, 115:5, 115:25, 120:2, 136:19, 136:23</p>	<p><b>Stenographer</b> [1] - 36:4</p> <p><b>Stenographers</b> [1] - 1:23</p> <p><b>stenographically</b> [1] - 144:11</p> <p><b>STENOGRAPHICAL LY</b> [1] - 1:20</p> <p><b>steps</b> [2] - 31:24, 57:7</p> <p><b>still</b> [11] - 25:24, 26:8, 28:12, 35:16, 47:18, 62:17, 66:5, 90:7, 92:18, 135:17, 135:18</p> <p><b>stipulate</b> [5] - 46:11, 52:5, 96:20, 140:4, 140:16</p> <p><b>stipulation</b> [1] - 113:8</p> <p><b>Stonefield</b> [4] - 4:5, 4:8, 9:6, 9:12</p> <p><b>stop</b> [2] - 64:17, 113:20</p> <p><b>stopped</b> [2] - 82:21, 87:6</p> <p><b>stopping</b> [1] - 128:20</p> <p><b>stops</b> [1] - 89:14</p> <p><b>storage</b> [12] - 30:10, 40:21, 40:22, 42:19, 42:23, 43:16, 43:19, 43:25, 44:8, 45:7, 56:10</p> <p><b>storm</b> [5] - 50:21, 55:3, 59:12, 61:6, 65:12</p> <p><b>stormwater</b> [26] - 8:9, 8:12, 19:17, 19:22, 19:23, 20:1, 20:15, 20:21, 40:11, 40:15, 41:5, 50:22, 54:19, 54:25, 55:14, 55:18, 55:24, 56:6, 56:20, 57:19, 59:24, 61:13, 65:22, 66:6, 106:5, 137:11</p> <p><b>Stormwater</b> [2] - 3:13, 3:15</p> <p><b>story</b> [1] - 83:7</p> <p><b>straight</b> [5] - 24:17, 74:3, 74:5, 77:16, 125:2</p> <p><b>straight-out</b> [1] - 24:17</p> <p><b>stream</b> [2] - 29:22, 29:23</p> <p><b>street</b> [4] - 13:20, 93:6, 108:4, 140:12</p> <p><b>street-view</b> [1] - 108:4</p> <p><b>stretch</b> [1] - 54:11</p> <p><b>strip</b> [3] - 40:20, 123:23, 128:7</p>	<p><b>stripe</b> [1] - 118:17</p> <p><b>strongly</b> [1] - 83:14</p> <p><b>structural</b> [1] - 52:13</p> <p><b>structure</b> [8] - 72:23, 88:18, 90:10, 90:11, 108:19, 131:9, 132:16</p> <p><b>structure-to-structure</b> [1] - 72:23</p> <p><b>structures</b> [1] - 87:19</p> <p><b>stuck</b> [1] - 101:14</p> <p><b>Study</b> [2] - 4:7, 9:11</p> <p><b>stuff</b> [2] - 47:17, 73:19</p> <p><b>style</b> [1] - 77:14</p> <p><b>subdivision</b> [1] - 72:4</p> <p><b>Subject</b> [1] - 5:4</p> <p><b>subject</b> [15] - 5:7, 5:8, 5:10, 24:22, 25:2, 25:8, 26:25, 54:16, 75:9, 77:9, 80:3, 80:8, 116:14, 129:24, 137:5</p> <p><b>submission</b> [1] - 30:8</p> <p><b>submitted</b> [2] - 24:12, 30:13</p> <p><b>substantial</b> [6] - 14:13, 57:22, 71:17, 71:23, 72:1, 82:7</p> <p><b>sufficient</b> [1] - 88:21</p> <p><b>suggested</b> [1] - 88:9</p> <p><b>suitable</b> [1] - 35:2</p> <p><b>Suite</b> [1] - 18:7</p> <p><b>superimposed</b> [1] - 25:3</p> <p><b>supervise</b> [1] - 64:5</p> <p><b>supervising</b> [2] - 16:5, 16:14</p> <p><b>supplement</b> [5] - 22:14, 22:18, 23:6, 70:22, 71:3</p> <p><b>supplemental</b> [2] - 73:1, 73:2</p> <p><b>supply</b> [5] - 57:6, 60:12, 88:21, 100:16, 100:17</p> <p><b>suppression</b> [4] - 47:10, 47:13, 58:8, 91:6</p> <p><b>surface</b> [3] - 60:24, 61:24, 61:25</p> <p><b>surpass</b> [1] - 134:6</p> <p><b>surprise</b> [1] - 34:18</p> <p><b>surrounding</b> [2] - 25:2, 40:14</p> <p><b>Survey</b> [1] - 3:8</p> <p><b>survey</b> [3] - 8:2, 29:11, 74:12</p> <p><b>surveyed</b> [1] - 29:11</p> <p><b>suspect</b> [2] - 93:8, 123:6</p>	<p><b>SUV</b> [1] - 123:24</p> <p><b>swearing</b> [1] - 17:6</p> <p><b>switch</b> [5] - 39:25, 70:4, 70:13, 79:15, 102:12</p> <p><b>sworn</b> [5] - 18:1, 18:2, 115:2, 115:4, 144:7</p> <p><b>symbols</b> [1] - 137:16</p> <p><b>System</b> [1] - 54:10</p> <p><b>system</b> [23] - 14:18, 20:1, 34:19, 35:13, 35:19, 36:11, 36:22, 47:13, 48:7, 48:10, 53:12, 54:19, 56:12, 57:14, 58:8, 61:22, 65:12, 81:21, 100:13, 100:14, 106:7, 107:1, 140:25</p> <p><b>systems</b> [1] - 50:21</p>	<p>42:12, 44:19, 50:3, 58:20, 73:15, 87:23, 124:9</p> <p><b>Terrace</b> [1] - 1:24</p> <p><b>test</b> [2] - 48:16, 52:11</p> <p><b>testified</b> [6] - 19:10, 23:11, 115:23, 116:11, 117:1, 124:22</p> <p><b>testify</b> [3] - 12:3, 21:1, 144:7</p> <p><b>testifying</b> [2] - 12:4, 12:6</p> <p><b>testimony</b> [6] - 17:11, 25:13, 25:21, 38:3, 54:7, 104:8</p> <p><b>testing</b> [3] - 48:14, 48:20, 52:10</p> <p><b>that'd</b> [1] - 102:16</p> <p><b>that'll</b> [3] - 25:19, 91:17, 106:8</p> <p><b>that's..</b> [1] - 37:20</p> <p><b>THE</b> [130] - 3:2, 4:3, 5:2, 6:3, 6:25, 21:4, 21:11, 21:18, 21:23, 23:9, 24:16, 25:1, 32:9, 33:11, 34:16, 35:12, 35:24, 36:5, 38:2, 39:21, 43:17, 43:24, 44:5, 44:10, 44:18, 44:25, 46:14, 46:21, 47:22, 47:25, 48:8, 48:11, 48:16, 48:24, 49:4, 51:12, 52:4, 55:16, 55:19, 58:11, 58:18, 58:25, 59:3, 59:9, 59:13, 60:8, 60:12, 60:21, 60:23, 61:5, 62:16, 62:22, 62:24, 63:18, 65:4, 65:11, 69:21, 70:2, 71:6, 73:11, 74:9, 75:10, 76:5, 77:7, 77:11, 78:13, 79:2, 79:7, 79:11, 80:4, 80:13, 81:5, 81:11, 81:16, 81:22, 82:2, 82:13, 85:16, 86:3, 86:13, 87:2, 87:5, 88:4, 90:3, 91:8, 91:11, 92:13, 94:2, 94:15, 94:22, 95:19, 96:12, 96:19, 97:7, 97:11, 97:25, 98:10, 98:16, 99:2, 99:5, 99:16, 99:22, 100:1, 100:5, 101:20, 108:7, 108:16, 108:24, 109:8, 109:11,</p>
<b>T</b>				
<p><b>T1</b> [1] - 106:15</p> <p><b>table</b> [1] - 14:7</p> <p><b>tall</b> [11] - 47:11, 47:20, 67:4, 70:25, 71:19, 91:3, 95:11, 108:17, 119:6, 119:15</p> <p><b>taller</b> [4] - 86:7, 94:17, 94:18, 99:10</p> <p><b>tank</b> [8] - 47:10, 76:9, 76:10, 81:25, 91:24, 98:24, 99:17, 99:21</p> <p><b>tanks</b> [1] - 47:7</p> <p><b>tap</b> [1] - 81:25</p> <p><b>task</b> [1] - 117:4</p> <p><b>tax</b> [3] - 19:15, 35:17, 64:7</p> <p><b>tax-funded</b> [1] - 35:17</p> <p><b>technical</b> [4] - 102:25, 105:4, 137:23, 137:24</p> <p><b>technologically</b> [1] - 128:19</p> <p><b>teenager</b> [1] - 82:24</p> <p><b>teenagers</b> [1] - 82:21</p> <p><b>Tel</b> [1] - 1:25</p> <p><b>telecommunication</b> [1] - 139:21</p> <p><b>tenant</b> [9] - 41:7, 45:15, 45:23, 109:14, 109:19, 120:20, 120:21, 125:24, 125:25</p> <p><b>tenants</b> [1] - 46:1</p> <p><b>tend</b> [1] - 83:1</p> <p><b>tent</b> [1] - 33:18</p> <p><b>terms</b> [14] - 19:19, 27:9, 29:13, 30:15, 40:6, 41:13, 41:16,</p>				

<p>110:3, 110:22, 111:16, 111:22, 111:24, 112:2, 112:5, 112:11, 112:17, 113:6, 113:18, 113:25, 115:7, 116:5, 116:9, 119:14, 119:19, 119:24, 121:6, 121:11</p> <p><b>themselves</b> [3] - 91:21, 92:1, 135:1</p> <p><b>theory</b> [7] - 61:23, 99:10, 111:8, 112:1, 128:18, 128:20, 128:21</p> <p><b>there 'd</b> [2] - 91:16, 91:17</p> <p><b>there 'll</b> [7] - 47:9, 47:12, 48:14, 51:17, 73:2, 91:19, 113:9</p> <p><b>therefore</b> [1] - 63:14</p> <p><b>theres '</b> [1] - 137:15</p> <p><b>think ..</b> [1] - 89:17</p> <p><b>thinking</b> [4] - 84:18, 96:10, 101:13, 132:11</p> <p><b>thinks</b> [1] - 96:24</p> <p><b>THOMAS</b> [1] - 1:16</p> <p><b>thorough</b> [1] - 23:23</p> <p><b>threatened</b> [2] - 30:15, 31:1</p> <p><b>three</b> [11] - 9:22, 40:11, 63:12, 74:18, 103:11, 106:10, 113:23, 113:25, 116:23, 117:3, 123:24</p> <p><b>throated</b> [1] - 77:15</p> <p><b>throughout</b> [5] - 19:12, 50:23, 67:1, 118:12, 132:8</p> <p><b>throughput</b> [1] - 92:10</p> <p><b>tied</b> [1] - 45:7</p> <p><b>title</b> [2] - 32:17, 120:7</p> <p><b>today</b> [6] - 50:13, 50:25, 62:8, 65:25, 123:2, 138:15</p> <p><b>toddlers</b> [2] - 83:7, 83:9</p> <p><b>tone</b> [2] - 118:7, 118:8</p> <p><b>tonight</b> [5] - 14:4, 15:22, 18:17, 35:4, 71:5</p> <p><b>tonight 's</b> [1] - 16:18</p> <p><b>tonight ..</b> [1] - 23:7</p> <p><b>TONY</b> [1] - 1:13</p> <p><b>took</b> [4] - 29:12, 31:6, 31:8, 31:24</p> <p><b>top</b> [15] - 29:11, 34:13,</p>	<p>34:15, 58:2, 71:19, 76:9, 76:10, 76:12, 76:16, 86:1, 88:5, 93:3, 94:23, 118:3</p> <p><b>topic</b> [1] - 121:24</p> <p><b>Topographic</b> [1] - 3:8</p> <p><b>topographic</b> [1] - 8:2</p> <p><b>topography</b> [2] - 51:6, 81:18</p> <p><b>topsoil</b> [4] - 51:13, 51:16, 51:18, 52:12</p> <p><b>total</b> [10] - 13:23, 14:10, 41:16, 42:10, 43:2, 43:4, 44:10, 44:18, 44:19, 103:25</p> <p><b>totally</b> [1] - 35:24</p> <p><b>touch</b> [1] - 67:18</p> <p><b>tough</b> [2] - 76:12, 141:9</p> <p><b>toward</b> [1] - 49:24</p> <p><b>tower</b> [24] - 57:5, 57:15, 76:13, 78:3, 84:21, 85:5, 85:17, 86:8, 86:21, 87:11, 88:13, 95:18, 99:12, 99:23, 100:14, 127:24, 129:21, 136:12, 136:13, 137:13, 137:14, 137:17, 139:22, 140:13</p> <p><b>towers</b> [8] - 81:8, 81:17, 84:13, 84:17, 88:12, 92:11, 100:24, 140:6</p> <p><b>town</b> [21] - 15:12, 51:24, 64:1, 64:5, 68:21, 83:18, 83:19, 98:8, 99:24, 122:16, 122:17, 123:2, 123:4, 123:19, 124:2, 125:13, 132:15, 133:4, 133:13, 140:1</p> <p><b>townhome</b> [1] - 83:5</p> <p><b>towns</b> [1] - 84:25</p> <p><b>TOWNSHIP</b> [3] - 1:1, 1:8, 1:9</p> <p><b>township</b> [14] - 14:2, 15:2, 19:25, 36:16, 56:5, 56:13, 56:15, 64:4, 69:3, 69:4, 96:16, 116:12, 128:3, 137:9</p> <p><b>Township</b> [7] - 1:24, 2:3, 20:9, 56:25, 105:9, 106:18, 124:24</p> <p><b>township 's</b> [4] - 11:16, 15:1, 48:18,</p>	<p>56:3</p> <p><b>Township 's</b> [1] - 6:20</p> <p><b>track</b> [6] - 26:6, 26:7, 50:14, 51:1, 51:2, 59:18</p> <p><b>tractor</b> [3] - 39:18, 123:16, 123:23</p> <p><b>tractor -trailers</b> [3] - 39:18, 123:16, 123:23</p> <p><b>tractors</b> [1] - 45:1</p> <p><b>traditionally</b> [1] - 68:20</p> <p><b>Traffic</b> [2] - 4:7, 9:11</p> <p><b>traffic</b> [22] - 16:17, 17:4, 38:12, 77:17, 80:21, 103:16, 103:17, 103:23, 104:3, 104:5, 104:11, 112:9, 112:14, 113:14, 122:11, 122:17, 124:9, 124:21, 125:17, 133:13</p> <p><b>trailer</b> [10] - 40:22, 40:24, 42:18, 42:23, 43:15, 43:19, 43:25, 44:3, 45:11</p> <p><b>trailers</b> [12] - 39:18, 44:7, 44:15, 44:17, 44:23, 44:24, 45:2, 45:5, 45:7, 45:18, 123:16, 123:23</p> <p><b>transcript</b> [1] - 144:10</p> <p><b>transition</b> [2] - 28:19, 28:24</p> <p><b>transitional</b> [1] - 106:2</p> <p><b>transporting</b> [1] - 51:10</p> <p><b>travel</b> [1] - 127:9</p> <p><b>traverse</b> [2] - 102:6, 102:10</p> <p><b>treat</b> [2] - 34:21, 36:7</p> <p><b>treated</b> [1] - 34:21</p> <p><b>treatment</b> [10] - 34:19, 34:20, 47:6, 76:4, 76:17, 106:16, 106:17, 140:25, 141:2, 141:6</p> <p><b>tree</b> [7] - 9:21, 73:20, 74:22, 81:15, 98:3, 98:4</p> <p><b>Tree</b> [11] - 4:14, 6:11, 10:23, 11:1, 12:19, 12:20, 15:7, 106:19, 136:20, 136:24, 138:2</p> <p><b>trees</b> [29] - 73:5, 73:10, 73:16, 74:16,</p>	<p>75:19, 75:22, 85:20, 85:23, 86:1, 86:4, 86:7, 86:14, 88:5, 88:6, 89:9, 93:23, 93:24, 95:12, 95:13, 97:19, 97:23, 99:10, 99:17, 130:8, 132:13, 133:1, 137:19</p> <p><b>treetops</b> [3] - 87:25, 94:5, 94:19</p> <p><b>Trenton</b> [1] - 65:1</p> <p><b>tributary</b> [12] - 27:14, 28:15, 29:3, 49:24, 59:7, 60:6, 60:19, 61:3, 61:12, 63:22, 66:4, 72:3</p> <p><b>tributary 's</b> [1] - 73:7</p> <p><b>trips</b> [1] - 124:14</p> <p><b>trouble</b> [1] - 82:25</p> <p><b>truck</b> [5] - 40:1, 40:5, 40:21, 40:22, 78:18</p> <p><b>truckers</b> [1] - 109:22</p> <p><b>trucks</b> [14] - 37:1, 39:2, 40:1, 45:1, 45:9, 58:4, 78:11, 92:1, 108:23, 109:4, 110:23, 112:19, 113:9, 122:21</p> <p><b>true</b> [4] - 20:1, 43:8, 128:16, 144:10</p> <p><b>trust</b> [1] - 135:21</p> <p><b>truth</b> [3] - 144:7, 144:8</p> <p><b>try</b> [6] - 21:20, 52:19, 86:8, 133:16, 133:23, 135:20</p> <p><b>trying</b> [5] - 60:9, 95:24, 97:17, 118:4, 118:18</p> <p><b>turn</b> [1] - 128:3</p> <p><b>turning</b> [1] - 125:1</p> <p><b>Turnpike</b> [1] - 131:2</p> <p><b>turnpike</b> [3] - 123:8, 125:3, 126:25</p> <p><b>twice</b> [1] - 106:24</p> <p><b>two</b> [36] - 13:17, 13:22, 15:3, 16:2, 16:12, 25:12, 29:6, 34:3, 34:10, 34:11, 40:7, 40:12, 41:22, 44:20, 59:4, 59:11, 60:2, 76:21, 82:16, 88:17, 91:3, 92:9, 92:10, 93:19, 97:6, 113:14, 113:16, 113:22, 114:1, 114:2, 123:13, 126:12, 135:10, 139:7</p> <p><b>two-way</b> [1] - 113:14</p>	<p><b>type</b> [8] - 26:17, 41:12, 43:1, 43:12, 55:2, 71:8, 73:5, 76:7</p> <p><b>types</b> [5] - 16:24, 26:3, 36:1, 43:10, 73:16</p> <p><b>Typical</b> [1] - 120:8</p> <p><b>typically</b> [7] - 27:24, 37:15, 42:25, 48:13, 64:1, 88:11, 119:14</p>
<b>U</b>				
				<p><b>ultimately</b> [8] - 16:4, 63:3, 106:9, 122:15, 123:14, 125:11, 125:15, 126:2</p> <p><b>uncomfortable</b> [5] - 12:12, 93:15, 93:17, 131:21, 142:23</p> <p><b>under</b> [13] - 20:8, 33:18, 42:1, 42:14, 46:25, 47:18, 47:25, 54:15, 58:2, 79:3, 108:19, 126:12, 137:9</p> <p><b>underground</b> [2] - 47:8, 66:9</p> <p><b>understandable</b> [1] - 128:5</p> <p><b>undertake</b> [1] - 64:7</p> <p><b>unfenced</b> [1] - 83:3</p> <p><b>Unfortunately</b> [1] - 23:12</p> <p><b>unfortunately</b> [1] - 76:11</p> <p><b>unintrusive</b> [1] - 135:6</p> <p><b>unique</b> [4] - 55:24, 101:1, 101:2, 129:24</p> <p><b>UNISON</b> [1] - 143:11</p> <p><b>units</b> [3] - 119:2, 119:8, 119:13</p> <p><b>University</b> [1] - 115:16</p> <p><b>unless</b> [2] - 41:7, 101:10</p> <p><b>unload</b> [6] - 45:6, 45:10, 45:13, 112:7</p> <p><b>unloaded</b> [1] - 125:21</p> <p><b>unloading</b> [1] - 40:25</p> <p><b>unobtrusive</b> [1] - 86:22</p> <p><b>unserviceable</b> [1] - 34:25</p> <p><b>unsightly</b> [1] - 83:1</p> <p><b>unusual</b> [2] - 38:8, 114:4</p> <p><b>up</b> [63] - 12:15, 19:18, 21:17, 22:2, 25:12, 25:15, 26:21, 28:9, 28:23, 34:2, 34:13, 37:24, 39:24, 40:7,</p>

<p>43:16, 43:17, 44:3, 47:17, 51:3, 54:13, 57:17, 58:3, 59:1, 63:1, 67:20, 74:24, 75:1, 75:4, 75:12, 75:22, 75:24, 75:25, 76:15, 77:1, 77:21, 78:11, 79:13, 83:2, 83:6, 85:1, 85:12, 91:20, 93:11, 93:18, 94:8, 94:19, 96:24, 109:1, 109:5, 109:6, 109:18, 110:1, 110:2, 110:14, 112:18, 118:23, 118:25, 123:8, 125:12, 125:16, 125:21, 131:15, 136:1</p> <p><b>up-lit</b> [1] - 67:20</p> <p><b>upgrading</b> [1] - 140:14</p> <p><b>uplighting</b> [2] - 120:17, 120:18</p> <p><b>uplit</b> [1] - 108:21</p> <p><b>Upper</b> [1] - 19:12</p> <p><b>upper</b> [2] - 26:21, 38:6</p> <p><b>upshot</b> [1] - 72:14</p> <p><b>upstream</b> [1] - 38:11</p> <p><b>usable</b> [1] - 52:13</p> <p><b>useful</b> [1] - 74:19</p> <p><b>user</b> [3] - 41:3, 42:2, 109:2</p> <p><b>users</b> [2] - 41:2, 110:5</p> <p><b>Utilities</b> [1] - 20:9</p> <p><b>utility</b> [1] - 108:9</p>	<p><b>vegetative</b> [2] - 65:20, 72:18</p> <p><b>vehicle</b> [1] - 40:3</p> <p><b>vehicles</b> [9] - 38:20, 39:9, 43:11, 102:7, 102:8, 102:9, 124:23, 128:14, 128:15</p> <p><b>venues</b> [1] - 19:14</p> <p><b>verification</b> [2] - 8:23, 9:1</p> <p><b>Verification</b> [2] - 3:21, 3:23</p> <p><b>verifies</b> [1] - 105:25</p> <p><b>verify</b> [1] - 29:8</p> <p><b>versus</b> [2] - 62:10, 123:23</p> <p><b>vertical</b> [5] - 25:10, 26:9, 117:19, 117:21, 118:14</p> <p><b>verticality</b> [1] - 117:20</p> <p><b>Vice</b> [1] - 142:11</p> <p><b>VICE</b> [151] - 1:13, 7:6, 12:11, 17:12, 17:17, 21:2, 21:8, 21:14, 21:20, 22:22, 23:1, 23:5, 24:2, 24:5, 32:23, 33:2, 33:7, 34:13, 35:3, 35:22, 36:23, 37:6, 37:13, 37:17, 37:19, 43:20, 44:2, 44:6, 44:12, 44:23, 45:14, 46:5, 46:10, 46:13, 46:16, 47:19, 47:24, 48:2, 48:5, 61:15, 61:18, 62:12, 62:14, 62:19, 62:23, 62:25, 68:11, 68:14, 68:19, 69:7, 69:11, 69:14, 70:7, 70:9, 82:10, 83:23, 86:10, 88:2, 89:1, 89:20, 90:6, 90:12, 90:16, 91:5, 91:9, 92:20, 93:1, 93:7, 94:13, 95:13, 96:1, 96:15, 96:22, 97:22, 98:1, 98:11, 98:20, 99:9, 99:13, 101:12, 102:16, 103:14, 103:20, 104:2, 104:9, 104:12, 108:1, 108:14, 110:7, 110:12, 111:7, 111:18, 111:23, 111:25, 112:3, 112:6, 112:12, 112:22, 113:15, 113:19, 113:23, 114:5,</p>	<p>114:10, 114:18, 116:13, 119:12, 119:17, 119:22, 121:14, 121:18, 122:7, 122:24, 125:10, 127:11, 127:17, 127:22, 128:13, 128:17, 129:6, 129:9, 130:25, 131:12, 131:17, 132:9, 132:18, 132:22, 132:24, 133:2, 133:11, 133:23, 134:3, 134:7, 135:13, 135:16, 135:18, 135:25, 136:13, 136:17, 138:9, 138:13, 138:23, 139:4, 140:9, 141:7, 141:15, 141:19, 142:12, 142:18, 142:22, 143:2, 143:9</p> <p><b>Vice-Chairman</b> [1] - 142:11</p> <p><b>VICE-CHAIRMAN</b> [151] - 1:13, 7:6, 12:11, 17:12, 17:17, 21:2, 21:8, 21:14, 21:20, 22:22, 23:1, 23:5, 24:2, 24:5, 32:23, 33:2, 33:7, 34:13, 35:3, 35:22, 36:23, 37:6, 37:13, 37:17, 37:19, 43:20, 44:2, 44:6, 44:12, 44:23, 45:14, 46:5, 46:10, 46:13, 46:16, 47:19, 47:24, 48:2, 48:5, 61:15, 61:18, 62:12, 62:14, 62:19, 62:23, 62:25, 68:11, 68:14, 68:19, 69:7, 69:11, 69:14, 70:7, 70:9, 82:10, 83:23, 86:10, 88:2, 89:1, 89:20, 90:6, 90:12, 90:16, 91:5, 91:9, 92:20, 93:1, 93:7, 94:13, 95:13, 96:1, 96:15, 96:22, 97:22, 98:1, 98:11, 98:20, 99:9, 99:13, 101:12, 102:16, 103:14, 103:20, 104:2, 104:9, 104:12, 108:1, 108:14, 110:7, 110:12, 111:7, 111:18, 111:23, 111:25, 112:3, 112:6, 112:12, 112:22, 113:15, 113:19, 113:23, 114:5,</p>	<p>112:3, 112:6, 112:12, 112:22, 113:15, 113:19, 113:23, 114:5, 114:10, 114:18, 116:13, 119:12, 119:17, 119:22, 121:14, 121:18, 122:7, 122:24, 125:10, 127:11, 127:17, 127:22, 128:13, 128:17, 129:6, 129:9, 130:25, 131:12, 131:17, 132:9, 132:18, 132:22, 132:24, 133:2, 133:11, 133:23, 134:3, 134:7, 135:13, 135:16, 135:18, 135:25, 136:13, 136:17, 138:9, 138:13, 138:23, 139:4, 140:9, 141:7, 141:15, 141:19, 142:12, 142:18, 142:22, 143:2, 143:9</p> <p><b>View</b> [8] - 74:20, 74:21, 74:23, 75:11, 76:25, 77:1, 77:3</p> <p><b>view</b> [19] - 25:12, 74:15, 74:17, 75:3, 75:13, 76:7, 76:20, 79:12, 79:13, 80:5, 85:22, 87:9, 87:16, 95:23, 108:4, 117:7, 119:7</p> <p><b>viewing</b> [1] - 77:18</p> <p><b>views</b> [2] - 74:18, 76:21</p> <p><b>Views</b> [1] - 76:23</p> <p><b>Vincent</b> [1] - 52:23</p> <p><b>virtue</b> [2] - 27:6, 59:16</p> <p><b>visibility</b> [1] - 110:23</p> <p><b>visible</b> [4] - 76:9, 81:19, 119:18, 119:19</p> <p><b>visibly</b> [1] - 25:25</p> <p><b>visiting</b> [1] - 107:23</p> <p><b>voice</b> [3] - 12:2, 12:10, 115:3</p> <p><b>volume</b> [5] - 56:9, 60:23, 82:7, 91:4, 124:10</p>	<p>76:19, 121:7</p> <p><b>wants</b> [1] - 53:19</p> <p><b>warehouse</b> [32] - 13:17, 13:22, 25:7, 34:3, 36:25, 37:9, 37:10, 41:17, 43:13, 44:14, 45:17, 46:8, 47:21, 47:22, 62:1, 68:16, 75:23, 77:24, 78:8, 90:4, 90:5, 90:10, 90:15, 100:12, 116:7, 123:7, 123:13, 125:16, 126:21, 127:12, 129:1, 130:6</p> <p><b>warehouses</b> [11] - 35:10, 40:23, 100:15, 100:16, 100:17, 100:20, 101:10, 123:10, 123:22, 128:10</p> <p><b>warehousing</b> [3] - 43:1, 71:8, 127:2</p> <p><b>warehousing -type</b> [1] - 71:8</p> <p><b>waste</b> [1] - 14:18</p> <p><b>wastewater</b> [6] - 30:11, 34:18, 47:5, 76:17, 106:6, 106:12</p> <p><b>watch</b> [1] - 84:10</p> <p><b>water</b> [72] - 11:8, 34:21, 47:10, 56:9, 57:5, 57:6, 57:7, 57:15, 57:17, 57:21, 57:22, 57:24, 58:21, 59:4, 59:5, 59:10, 59:11, 59:15, 59:21, 59:22, 60:2, 60:6, 60:10, 61:7, 61:20, 61:21, 62:10, 63:3, 63:10, 63:21, 64:16, 64:18, 65:13, 76:3, 76:13, 78:3, 81:8, 81:17, 81:25, 82:7, 82:8, 83:3, 84:13, 84:17, 84:21, 84:22, 85:4, 85:17, 86:7, 87:11, 88:11, 88:13, 88:15, 88:18, 91:4, 91:10, 91:24, 91:25, 92:5, 95:18, 99:12, 99:23, 100:24, 127:23, 129:21, 137:13, 137:14, 139:21, 140:6, 141:4</p> <p><b>Water</b> [3] - 3:17, 6:15, 8:17</p> <p><b>waterline</b> [1] - 82:17</p> <p><b>Watershed</b> [2] - 20:10, 20:13</p>
<b>V</b>				
<p><b>vacant</b> [1] - 41:5</p> <p><b>VALENZA</b> [3] - 2:16, 114:24, 115:8</p> <p><b>Valenza</b> [7] - 16:21, 114:21, 115:7, 115:12, 115:25, 119:1, 119:21</p> <p><b>Valley</b> [1] - 138:19</p> <p><b>valuable</b> [1] - 83:17</p> <p><b>value</b> [2] - 28:24, 30:21</p> <p><b>vape</b> [1] - 125:12</p> <p><b>variance</b> [1] - 14:6</p> <p><b>variety</b> [4] - 18:24, 72:9, 72:13, 82:15</p> <p><b>various</b> [3] - 39:3, 56:19, 106:3</p> <p><b>vary</b> [1] - 38:25</p> <p><b>vegetation</b> [5] - 22:23, 69:22, 72:14, 75:15, 132:13</p>			<b>W</b>	
			<p><b>waiver</b> [1] - 106:2</p> <p><b>wall</b> [4] - 70:25, 71:1,</p>	

<p><b>watershed</b> [1] - 27:11</p> <p><b>waterways</b> [2] - 29:6, 29:19</p> <p><b>wavy</b> [1] - 40:20</p> <p><b>ways</b> [3] - 27:21, 92:2, 109:18</p> <p><b>WB-67</b> [2] - 40:2, 102:5</p> <p><b>Web</b> [1] - 3:7</p> <p><b>website</b> [1] - 7:24</p> <p><b>WEDNESDAY</b> [1] - 1:10</p> <p><b>week</b> [1] - 49:1</p> <p><b>weird</b> [1] - 95:3</p> <p><b>welcome</b> [2] - 13:6, 124:3</p> <p><b>well-made</b> [1] - 69:24</p> <p><b>west</b> [10] - 26:22, 34:7, 34:11, 39:6, 39:13, 40:16, 49:20, 50:1, 50:5, 125:9</p> <p><b>west-end</b> [1] - 34:11</p> <p><b>western</b> [2] - 28:25, 110:20</p> <p><b>wet</b> [9] - 40:12, 40:13, 53:21, 57:12, 57:17, 60:2, 82:6, 82:7, 82:18</p> <p><b>Wetland</b> [1] - 4:16</p> <p><b>wetland</b> [2] - 10:1, 31:12</p> <p><b>wetlands</b> [8] - 28:13, 28:16, 28:19, 28:23, 30:2, 30:22, 30:25, 105:23</p> <p><b>whereas</b> [1] - 29:15</p> <p><b>white</b> [3] - 71:1, 86:24, 117:15</p> <p><b>whites</b> [1] - 86:20</p> <p><b>Whoa</b> [1] - 95:25</p> <p><b>whole</b> [15] - 18:23, 20:16, 35:20, 72:2, 72:9, 72:13, 73:1, 78:19, 78:21, 80:18, 82:15, 83:6, 129:20, 131:8, 144:8</p> <p><b>wide</b> [9] - 11:8, 18:24, 38:19, 39:17, 42:17, 77:15, 108:18, 113:13, 119:16</p> <p><b>wide-throated</b> [1] - 77:15</p> <p><b>widen</b> [1] - 81:2</p> <p><b>widening</b> [3] - 81:6, 110:13, 127:8</p> <p><b>widens</b> [1] - 112:10</p> <p><b>wider</b> [1] - 112:13</p> <p><b>width</b> [1] - 38:25</p> <p><b>willing</b> [2] - 93:23, 97:18</p>	<p><b>window</b> [1] - 84:10</p> <p><b>Windsor</b> [1] - 126:23</p> <p><b>winter</b> [1] - 73:14</p> <p><b>wintertime</b> [1] - 73:18</p> <p><b>wireless</b> [2] - 139:18, 139:20</p> <p><b>wish</b> [2] - 21:23, 49:2</p> <p><b>witness</b> [6] - 12:6, 16:6, 16:10, 19:7, 19:13, 114:20</p> <p><b>WITNESS</b> [125] - 21:4, 21:11, 21:18, 21:23, 23:9, 24:16, 25:1, 32:9, 33:11, 34:16, 35:12, 35:24, 36:5, 38:2, 39:21, 43:17, 43:24, 44:5, 44:10, 44:18, 44:25, 46:14, 46:21, 47:22, 47:25, 48:8, 48:11, 48:16, 48:24, 49:4, 51:12, 52:4, 55:16, 55:19, 58:11, 58:18, 58:25, 59:3, 59:9, 59:13, 60:8, 60:12, 60:21, 60:23, 61:5, 62:16, 62:22, 62:24, 63:18, 65:4, 65:11, 69:21, 70:2, 71:6, 73:11, 74:9, 75:10, 76:5, 77:7, 77:11, 78:13, 79:2, 79:7, 79:11, 80:4, 80:13, 81:5, 81:11, 81:16, 81:22, 82:2, 82:13, 85:16, 86:3, 86:13, 87:2, 87:5, 88:4, 90:3, 91:8, 91:11, 92:13, 94:2, 94:15, 94:22, 95:19, 96:12, 96:19, 97:7, 97:11, 97:25, 98:10, 98:16, 99:2, 99:5, 99:16, 99:22, 100:1, 100:5, 101:20, 108:7, 108:16, 108:24, 109:8, 109:11, 110:3, 110:22, 111:16, 111:22, 111:24, 112:2, 112:5, 112:11, 112:17, 113:6, 113:18, 113:25, 115:7, 116:5, 116:9, 119:14, 119:19, 119:24, 121:6, 121:11</p> <p><b>witnesses</b> [4] - 12:3, 16:12, 17:1, 144:7</p> <p><b>wonderful</b> [1] - 17:24</p>	<p><b>woods</b> [1] - 28:9</p> <p><b>word</b> [1] - 141:11</p> <p><b>words</b> [3] - 40:23, 62:20, 103:6</p> <p><b>works</b> [3] - 21:7, 35:7, 106:16</p> <p><b>world</b> [2] - 74:17, 92:15</p> <p><b>worried</b> [3] - 60:5, 100:8</p> <p><b>worse</b> [1] - 128:7</p> <p><b>worst</b> [2] - 95:23, 95:24</p> <p><b>worst-case</b> [1] - 95:23</p> <p><b>written</b> [4] - 15:19, 103:25, 135:7, 135:8</p>
<b>Y</b>		
<p><b>year</b> [3] - 30:18, 85:3, 126:10</p> <p><b>years</b> [10] - 13:18, 16:23, 18:22, 19:1, 20:4, 22:13, 55:11, 64:22, 115:18, 139:18</p> <p><b>yellow</b> [2] - 25:6, 25:24</p>		
<b>Z</b>		
<p><b>zero</b> [2] - 28:20, 96:21</p> <p><b>ZINER</b> [39] - 1:16, 48:6, 48:9, 48:14, 48:25, 55:12, 55:17, 55:20, 59:6, 59:10, 60:4, 60:18, 60:22, 61:2, 61:17, 62:9, 62:13, 63:19, 64:11, 78:9, 79:9, 79:16, 80:1, 80:10, 81:3, 82:1, 89:25, 90:20, 91:2, 92:7, 92:17, 110:11, 122:22, 125:7, 127:15, 138:11, 138:14, 138:25, 142:8</p> <p><b>Ziner</b> [1] - 142:7</p> <p><b>zone</b> [5] - 29:7, 29:10, 73:7, 101:5</p> <p><b>zones</b> [4] - 29:2, 29:3, 30:1, 42:12</p> <p><b>zoning</b> [1] - 27:3</p> <p><b>Zoom</b> [2] - 21:19, 143:8</p> <p><b>zoom</b> [2] - 23:12, 23:14</p> <p><b>Zooming</b> [1] - 17:15</p>		