

COUNTY OF BERGEN
VILLAGE OF RIDGEWOOD

)	
)	
)	
IN THE MATTER OF THE)	TRANSCRIPT
APPLICATION OF LES)	OF
DANN, LLC,)	PROCEEDINGS
)	
)	
-----*		

Tuesday, July 8, 2025
8:13 p.m.
Ridgewood, New Jersey

ZONING BOARD OF ADJUSTMENT MEMBERS:

- GREG BROWN, Chairman
- MATTHEW BANDELT, Vice Chairman
- JASON CURRERI
- DIANA RUHL
- JONATHAN PAPIETRO
- JAMIE FOX **(Absent)**
- YELENA RAYSTER
- MATTHEW SWAN, Alternate 1 **(Absent)**
- KHIDIR ABDALLA, Alternate 2

LYNANN DRAGONE
CERTIFIED COURT REPORTER
54 STIRLING TERRACE
TOTOWA, NEW JERSEY 07512
(973) 519-9562
lynanna220@gmail.com

ALSO PRESENT:

McDONNELL & WHITAKER, LLC
BY: BRUCE E. WHITAKER, ESQ.
Attorney for the Zoning Board
of Adjustment

CHRIS RUTISHAUSER
Village Engineer

HEYER, GRUEL & ASSOCIATES
BY: SUSAN GRUEL
Village Planner

NEGLIA ENGINEERING
BY: AUGUST MATARAZZO
Village Traffic Engineer

JANE WONDERGEM
Board Secretary

APPEARANCES:

SEMERARO & FAHRNEY, LLC
BY: MARK J. SEMERARO, ESQ.
Attorney for the Applicant, LES Dann, LLC

I N D E X

<u>WITNESS</u>	<u>PAGE</u>
CALISTO BERTIN	
BY MR. SEMERARO	5
STEVE LYDON	
BY MR. SEMERARO	21

EXHIBITS

<u>NO.</u>	<u>DESCRIPTION</u>	<u>ID.</u>
A-94	Plan dated May 12, 2025, entitled: 246-264 South Broad Street	24
A-95	Series of six photographs	27
A-96	Photos of surrounding area	38
A-97	Photos	40
BOARD-1	Transmittal letter from Ridgewood Police Department Traffic Safety Bureau dated July 8th	113

1 CHAIRMAN BROWN: Next up a LES Dann. An
2 application for use variance approval, preliminary
3 and final site plan approval and bulk variances
4 related to the consolidation of three existing
5 lots into one property to be developed with a new
6 auto body shop at 246 through 264 South Broad
7 Street, Block 3905, Lots 12, 13, 14, in an R-3
8 Zone. Continued from June 10, 2025.

9 Good evening.

10 MR. SEMERARO: Good evening, Chairman.
11 Good evening, Members of the Board.

12 CHAIRMAN BROWN: Take your time to get
13 settled, no worries.

14 MR. SEMERARO: Good evening. I'm Mark
15 Semeraro. Law firm of Semeraro & Fahrney on
16 behalf of Plaintiff -- not Plaintiff, listen to
17 me, Applicant, LES Dann, LLC.

18 If the Board will recall at the time of
19 the last hearing we had completed our traffic
20 engineer testimony. We completed our site plan
21 testimony with our civil engineer. But there was
22 a request that we revisit the driveway mouth, the
23 curb cut. So pursuant to that request, our
24 engineer did propose an alternate driveway curb
25 cut. He's here this evening to provide testimony.

1 As the Board will recall. He was
2 cross-examined on the balance of all his
3 testimony, so his testimony this evening will just
4 be limited to explaining how the plan changed with
5 this alternate. Certainly, the applicant will go
6 with whichever of the two designs the Board
7 prefers. And it was proposing -- not proposing,
8 it was submitting this upon the request of the
9 Board.

10 So Calisto Bertin's our engineer. He was
11 previously sworn and I would like to call him.

12 MR. WHITAKER: You're still under oath.
13 If you can just identify the plan that you are
14 going to refer to tonight for the revision date.

15
16 C A L I S T O B E R T I N, having been
17 previously sworn, testified as follows:

18
19 MR. BERTIN: Yes, we submitted two
20 drawings; C-2.2, the site plan, with a revision
21 date of 6/20/25 and C-2.6 Vehicle Circulation Plan
22 also revision date of 6/20/25.

23
24 EXAMINATION BY MR. SEMERARO:

25 Q Could you please walk the members of the

1 Board through those plans and discuss the changes that
2 were made?

3 A Sure.

4 The second plan will show the reason why we made
5 the change. There was a concern about vehicles swinging
6 out in the opposite lane of traffic to enter the site, so
7 I suggested that we could put a radius on the driveway
8 and still maintain the ten-foot setback to the adjacent
9 property line, because we happened to have 20 feet, so I
10 put a 10-foot radius, so we kept 10 feet, so that worked
11 out well. We didn't move the driveway.

12 So instead of the typical driveway where you have
13 an apron and then the sidewalk stays level with the
14 sidewalks on either side, we dropped the sidewalk and we
15 put the curbs in there. So that's how this driveway is
16 set up.

17 The second plan is C-2.7 -- 2.6.

18 CHAIRMAN BROWN: Yeah, you just needed to
19 grab the mic, please.

20 A Okay. And looking at the plan, you'll see we have
21 the vehicles entering the site. We have the car hauler,
22 the fire truck, and the roll-off truck entering the site
23 without crossing the center line. We put a dash line
24 there to show the center line.

25 The fire truck, when it does come out, it does

1 kind of cross the line, but it's a fire truck, it could
2 do whatever it wants.

3 Anyway, so with that little change in the
4 driveway, nobody has to cross the line to come in or out.

5 And I think it's an improvement, it's a better
6 driveway for a project like this for people driving
7 without having the apron.

8 Q So the driveway's wider at the curb?

9 A At the curb.

10 Q And wider how far from the curb into the
11 site?

12 A Well, the driveway stayed the same width as it was
13 before, I think it was 24 feet. And the curb radius on
14 the right side is 10 feet; the curb radius on the left
15 side is 15 feet. So we added 25 feet wider at the curb.
16 The depressed curb opening is 25 feet wider.

17 MR. SEMERARO: Okay. I have no further
18 questions.

19 I just want to reiterate to the Board that
20 we're okay with whichever driveway design the
21 Board would prefer.

22 CHAIRMAN BROWN: Board members have any
23 questions?

24 My only question is back to confirm with
25 you said, it's a better design when it comes to

1 traffic flow? Does it take away any of the
2 landscaping buffers?

3 MR. BERTIN: No, the radius is really
4 within the right-of-way. I mean, it doesn't
5 really impact the landscaping at all, just, that
6 triangle where the radius is. But then, again,
7 that's mostly in the right of way.

8 And I think for a building like this, this
9 is a better design to have depressed curb and an
10 entrance to come in.

11 So what happens is the sidewalks on either
12 side of the driveway are ramped down and then the
13 sidewalk continues across the driveway, but it's
14 flush with the pavement, with the street,
15 basically.

16 So thank you for that suggestion.

17 CHAIRMAN BROWN: Board members have any
18 questions?

19 MR. RUTISHAUSER: Yes. Members of the
20 Board, looking at the circulation plan that's just
21 been presented, I have one suggestion. I see that
22 across on either side of the driveway it appears
23 you're depicting a DWS. Is that correct?

24 MR. BERTIN: A what? Vehicle?

25 MR. RUTISHAUSER: No, detectable warning

1 service.

2 MR. BERTIN: Oh, yeah, yeah, on the
3 sidewalks coming into the driveway.

4 MR. RUTISHAUSER: Yes, as they that lead
5 to that. Those are DWS's, right?

6 MR. BERTIN: Correct.

7 MR. RUTISHAUSER: And the other concern or
8 suggestion is, is the throat of this entrance to
9 be asphalt or would you consider continuing a
10 concrete curb across that to provide a firmer
11 delineation that it's not really just a roadway,
12 but actually it's an entranceway to the facility?

13 MR. BERTIN: It will be a depressed curb
14 across the driveway followed by a little strip of
15 asphalt and then the concrete sidewalk and then
16 asphalt from there on. So, yes, it will be a
17 depressed curb.

18 MR. RUTISHAUSER: All right. Because
19 sometimes what we've seen and what we've done in
20 an active driveway like this may be, is not just
21 leave that as concrete, but make a concrete
22 sidewalk. An example that would be the entrance
23 here at the Village Hall parking lot. When we
24 designed it, we looked carefully with the traffic
25 volumes and pedestrian safety and we elected

1 working with Bergen County to make it a concrete
2 sidewalk across fully.

3 MR. BERTIN: So you want concrete from the
4 sidewalk to the curb? That's fine.

5 MR. RUTISHAUSER: Well, concrete. No
6 DWS's, just a whole concrete sidewalk across,
7 maybe depress it slightly and have the driveway
8 come in.

9 When you leave tonight, take a look at how
10 the entrance is here at Village Hall.

11 MR. BERTIN: Okay, we're fine.

12 MR. RUTISHAUSER: We found that since we
13 built that over 20 years ago, it's worked quite
14 well.

15 MR. BERTIN: Okay, very good.

16 CHAIRMAN BROWN: So you guys will be okay
17 to update it with concrete across?

18 MR. SEMERARO: Yes.

19 MR. BERTIN: It should be -- oh, okay.
20 It's not, it's not, I'm sorry. It should have
21 been concrete across the driveway. We did it
22 quickly to get it in. So, I apologize, it will be
23 concrete across the driveway.

24 CHAIRMAN BROWN: Okay, perfect.

25 Any other of our professionals have any

1 additional questions?

2 Okay. Opening it to the members of the
3 public to ask any questions they might have of the
4 applicant's witness.

5 Remember, it's questions specific towards
6 the testimony that he just testified to, the
7 driveway change.

8 If you could just please state your name
9 and give us your address.

10 MR. HENRY THAYER: My name is Henry
11 Thayer, 209 South Broad Street.

12 So I understand that the first driveway
13 plan posed a problem for traffic safety, so this
14 new plan addresses that concern?

15 MR. BERTIN: Well, the first plan for a
16 truck to enter the site, it had to swing out
17 across the center line of the road into oncoming
18 traffic. We didn't perceive that to be a problem
19 because there's not that much traffic on the road.
20 This design prevents that so the truck doesn't
21 have to across the center line, it can stay in its
22 lane and turn into the site.

23 Now, we show right turns in and right
24 turns out, which are harder. A left turn in would
25 not be an issue.

1 MR. HENRY THAYER: So then this second
2 plan, does this perhaps pose like a problem for
3 pedestrian safety?

4 MR. BERTIN: No, no.

5 MR. HENRY THAYER: My concern, I mean, you
6 could explain, my concern is that it's a wider
7 driveway so less sidewalk.

8 MR. BERTIN: Yeah, the driveway is wider
9 so the sidewalk in the driveway is longer, but it
10 will be delineated with a concrete sidewalk
11 across. So it's clearly, you're on the sidewalk
12 as you walk across. This is pretty common.

13 MR. HENRY THAYER: Not in that part of the
14 neighborhood I don't think.

15 And then what about, how does it affect
16 parking on South Broad Street?

17 MR. BERTIN: Excuse me?

18 MR. HENRY THAYER: How does it affect
19 parking on South Broad Street?

20 MR. BERTIN: Well, if there is parking --
21 well, first of all, there wouldn't be parking
22 allowed within 15 or 20 feet of the driveway as it
23 was. So our radiuses are in that no parking zone
24 on either side of the driveway.

25 Typically, you can't park within 15 to

1 20 feet of a driveway because if you do you can
2 get sideswiped when someone tries to leave the
3 driveway. So the curb area would be within that
4 15 or 20 feet.

5 MR. HENRY THAYER: So does it expand the
6 15 to 20 feet, if the first plan's a narrower
7 driveway and the second plan's a wider driveway?

8 MR. BERTIN: No, I don't think -- you
9 don't need as much distance then. So maybe you'll
10 lose one spot on the road.

11 MR. HENRY THAYER: Okay, thanks.

12 CHAIRMAN BROWN: Thank you.

13 Members of the public have any additional
14 questions?

15 Good evening, if you could please just
16 state your name and your address, for the record.

17 MS. KATHERINE CLARK: Hi, good evening. My
18 name is Katherine Clark. I live at 269 Woodside.

19 In regards to this new plan for the
20 driveway, you mentioned that there's not much
21 traffic on South Broad. Could you just tell us
22 how much traffic there is?

23 MR. BERTIN: There was a traffic engineer
24 who testified last time. He had statistics on the
25 amount of traffic. I don't recall his testimony.

1 I'm sorry.

2 MR. SEMERARO: Yeah, that's outside the
3 scope of his testimony this evening.

4 MS. KATHERINE CLARK: Okay. Sorry, I was
5 just responding to what he said.

6 Or do you know how much pedestrian traffic
7 there is on that street?

8 MR. BERTIN: No, I do not.

9 MS. KATHERINE CLARK: Okay. That's
10 unusual, I would say, given the scope of this
11 project.

12 And how wide is the driveway?

13 MR. BERTIN: The driveway throat is
14 24 feet and like I said, it widens at the curb.

15 MS. KATHERINE CLARK: Are you aware of any
16 other business on Broad or in Ridgewood that
17 requires that wide of a driveway?

18 MR. BERTIN: I don't really recall, but
19 many commercial properties have driveways like
20 this driving in the apron and the elevated
21 sidewalk. It's not uncommon.

22 MS. KATHERINE CLARK: I know you said it's
23 not uncommon, but it's definitely uncommon in our
24 neighborhood.

25 MR. BERTIN: Yes, along that area that's

1 why we had the original driveway. But this has
2 some traffic safety -- there's some traffic safety
3 associated with changing the driveway to this.

4 MS. KATHERINE CLARK: All right. So, for
5 example, my 9 year old rides his bike to his
6 grandmother's house, which is on Broad, so right
7 next to this building lots of people live right
8 next door. And let's say my 9 year old rides his
9 bike to his grandmother's house, what is going to
10 keep him from getting hit by a car that's coming
11 out or going in?

12 MR. BERTIN: Well, you have to stop when
13 you're exiting regardless. But people on the
14 sidewalk have the right-of-way, whether it's a
15 wide driveway or a narrow driveway, it's just...

16 MS. KATHERINE CLARK: So what is the line
17 of site if you're stopping? What is the line of
18 site to the sidewalk? How many feet out can you
19 see?

20 MR. BERTIN: Okay. We have site triangles
21 on the plan. Whatever it is, 250 feet of
22 whatever. We've got that in both directions.
23 We've got plenty of site distance here. There's
24 nothing in front of the site that would obstruct
25 site distance from someone exiting the property or

1 actually entering the property. We have no
2 landscaping, no signs, no obstructions in that
3 cone of vision.

4 MS. KATHERINE CLARK: Okay. So you
5 considered pedestrian safety here?

6 MR. BERTIN: Yeah, that's part of why you
7 have that cone of vision.

8 MS. KATHERINE CLARK: Okay. And then how
9 many cars would you say would be going in and out
10 of that driveway on a given day or given week?

11 MR. WHITAKER: That's beyond the scope of
12 his testimony, what he testified to earlier here.

13 MS. KATHERINE CLARK: Okay. Okay. Thank
14 you. I appreciate those responses.

15 So just so I'm clear, you're not aware of
16 any other business in Ridgewood that requires this
17 wide of a driveway in order to get vehicles in and
18 out?

19 MR. SEMERARO: I would just have to
20 caution, the way the question was asked I don't
21 think that that's the evidence that's here. The
22 width of this driveway isn't necessary to get
23 vehicles in and out of the site.

24 MS. KATHERINE CLARK: The reason why I
25 think it's relevant is that we're here at the

1 Village of Ridgewood at City Hall we're our Zoning
2 Board works really hard to make sure that our
3 residents are safe and that our businesses have
4 the right to move about freely. But, you know, if
5 you don't have knowledge of our community, that's
6 worrisome to me. You're business is not uncommon,
7 but it is uncommon in Ridgewood and it is uncommon
8 in our neighborhood.

9 Thank you.

10 CHAIRMAN BROWN: Thank you.

11 Any members of the public have any
12 additional questions?

13 MR. WHITAKER: So I would make the
14 recommendation before you move on with anything
15 else that the Board at this point, it's not a
16 commitment of approving or disapproving, but if
17 it's a preference of one driveway over the other,
18 to get comments from our engineers right now as to
19 what the safety standpoint, what they would
20 believe would be the more appropriate driveway,
21 that way when we hear further testimony from
22 witnesses we know what plan they are now working
23 from.

24 So with that, Chris, if you would raise
25 your hand, I'll swear you in for this hearing and

1 then you can make any comments on it.

2

3 C H R I S R U T I S H A U S H E R,
4 having been duly sworn, testified as follows:

5

6 MR. WHITAKER: So on the basis of the
7 testimony that you've now heard and your
8 background as a civil engineer, please provide us
9 with any comments you have as to what from an
10 engineering perspective would be the preference?

11 MR. RUTISHAUSER: The preference is in an
12 driveway that is adequately sized for the vehicles
13 that are intending to use it. An example of a
14 wider driveway, rewind the tape, the entrance to
15 Village Hall is considerably wider than 24 feet.
16 We built it that way. We have two lanes exiting;
17 one dedicated left, one dedicated right turn, and
18 then we have a wide lane coming in. Certainly,
19 more than 24 feet.

20 As I said, regarding the sidewalk and
21 safety, it's worked very well since we've built
22 it. I think it's been now 22 years.

23 MR. WHITAKER: So in answer to a question
24 was asked of the applicant's engineer, you're the
25 civil engineer for the Village of Ridgewood for a

1 number of years are you aware of other driveways
2 similar to this within the Village?

3 MR. RUTISHAUSER: There are other wider
4 driveways, unfortunately, I do not have those
5 widths right here. I know it's just further north
6 of here of this site is the Dayton multi-family
7 housing project. I do believe in the south and
8 north side they have both in and out access
9 driveways. I don't know what the full width of
10 those are. Again, if that's something if the
11 Board would like for clarification, I can have
12 somebody measure them.

13 MR. WHITAKER: But you're saying that the
14 driveway at Village Hall here is applicable to
15 this?

16 MR. RUTISHAUSER: The driveway here to
17 Village Hall that everybody came in is wider than
18 24 feet.

19 MR. WHITAKER: Thank you.

20 CHAIRMAN BROWN: Board members have any
21 questions?

22 Seeing none.

23 Members of the public have any questions
24 of the Village engineer?

25 Okay. Seeing none.

1 Back to you.

2 MR. SEMERARO: Thank you, Mr. Chairman.
3 That will complete our civil engineering
4 testimony.

5 Our next witness will be our professional
6 planner, Steve Lydon.

7

8 CHAIRMAN BROWN: Good evening.

9 MR. WHITAKER: Okay. Mr. Lydon.

10

11 S T E V E L Y D O N, Business address,
12 25 Westwood Avenue, Westwood, New Jersey, having
13 been duly sworn, testified as follows:

14

15 MR. WHITAKER: For the record, state your
16 full name, business address, and then we'll have
17 Counsel qualify you in the field of land use
18 planning.

19 MR. LYDON: Sure. My name is Steve, with
20 a V, Lydon. My business address is 25 Westwood
21 Avenue in Westwood, which is the home of, the
22 famous home of Burgess Associates and Associates.

23 MR. SEMERARO: Thank you.

24

25 EXAMINATION BY MR. SEMERARO:

1 Q Mr. Lydon, can you please give the benefit
2 of your education, training, and licensure to the Board?

3 A Sure. I'm a Rutgers University graduate. I won't
4 tell you when, a long time ago.

5 I have worked at the Bergen County Planning Board.

6 After that, I was working for two municipalities
7 in New Jersey, most recently Denville Township as a
8 planning director and zoning officer and I think they
9 made me Township Forester and Chief Bottle Wash, I think.

10 And I've been Burgess Associates for just under 25
11 years.

12 My license was issued I think in 1987. It's still
13 in good standing.

14 I'm also a member of the American Institute of
15 Certified Planners, which is sort of the national
16 licensure for planners.

17 Q And had you qualified as an expert in the
18 field of professional planning with any land use boards
19 in New Jersey?

20 A Yes, we're out two, three, four nights a week
21 testifying. I've testified through probably 75 percent
22 of the towns in Bergen County, most of the Morris County
23 communities, most of the Passaic County communities, and
24 fair number of Hudson County communities as well.

25 Q In fact, this Board accepted you as an

1 expert with respect to the preexisting nonconforming use
2 component of this application. Correct?

3 A That's correct. We've also testified in front of
4 the Planning Board here in the Village.

5 MR. SEMERARO: I submit Mr. Lydon as an
6 expert in the field of professional planning.

7 MR. WHITAKER: Does any Board members or
8 members of the public have any questions in
9 connection with Mr. Lydon's qualifications as a
10 licensed planner in the State of New Jersey?

11 There being none, Mr. Chairman, members of
12 the Board, he can be so qualified and on that
13 basis he can render an expert opinion in the field
14 of land use planning.

15 Please proceed.

16 MR. LYDON: Thank you, sir.

17
18 BY MR. SEMERARO: (Continued)

19 Q So, Mr. Lydon, you were retained by the
20 applicant with respect to this application. Correct?

21 A Yes, I was.

22 Q And that was to provide a professional
23 planner's opinion as to the adequacy of the proofs and
24 the relief that was requested. Correct?

25 A Yes.

1 Q Okay. And in preparation of your
2 testimony, what did you do?

3 A Been to the site numerous times. This
4 application's been going on for awhile, which is through
5 no fault of anybody, just the way it works. I've been
6 probably been to the site ten, a dozen times over the
7 course of this application. I have studied your Master
8 Plan. It's called an objective. It's land use element,
9 circulation element. I've also studied the Village code
10 the zoning ordinance and I've looked at the drawings
11 submitted on behalf of the applicant and I've also been
12 to I think every hearing convened on this application.

13 Q Okay. Can you give the Board a brief
14 description of the property?

15 A Sure.

16 First of all, it's good to identify by block and
17 lot. We're talking about the properties identified as
18 Block 3905, Lots 12, 13 and 14. It's a relatively large
19 property. It's almost 74,000 square feet, so that's
20 about 1.7 or so acres. So it's not a small property.

21 It also is a fairly wide property. It has 252
22 feet of frontage along South Broad Street. And it's
23 composed of, as I said earlier, of four lots and they're
24 all developed.

25 And looking from the north to the south, Lot 12 is

1 developed with a large building, paved parking.

2 Maybe I should introduce an exhibit.

3 MR. SEMERARO: Jane, we have this as 94.

4 Is that right? Just mark A-94 on that.

5 MR. LYDON: A-94?

6 MR. SEMERARO: Correct.

7 MR. LYDON: And date it?

8 MR. SEMERARO: Yeah, and today's date.

9

10 (Plan dated May 12, 2025, entitled:
11 246-264 South Broad Street was received and marked
12 Exhibit A-94 for identification.)

13

14 Q And can you give a description as to what
15 that is?

16 CHAIRMAN BROWN: Can you just grab the
17 mic?

18 Thanks.

19 A Sure.

20 It's dated May 12, 2025. It's entitled: 246-264
21 South Broad Street. And north if the map to the top,
22 South Broad Street runs through the aerial map about a
23 third of the way from the white border and the railroad
24 line runs through the, sort of the middle of the exhibit.
25 And I think this is a very important adjacent land use as

1 relating to this property since it's neatly adjacent to
2 the subject property.

3 The subject property itself is outlined in yellow.
4 I can't tell you exactly when this aerial photo was
5 taken, but it's from the beginning of my client's
6 ownership of the property because these cars have all
7 been removed and I can testify to that because I've been
8 to the site numerous times this year. This is more a
9 reflection of prior use, prior ownership of the property
10 and it's good, though, to remind the Board because we did
11 go through this as part of the Section 68 application,
12 there was outdoor storage of vehicles right up and
13 probably into the South Broad right-of-way line in the
14 front of the yard. And this particular exhibit doesn't
15 show it, but I've been there when there have been cars in
16 front of the northern lot between that building and the
17 road.

18 So all three lots are developed. There was a
19 large building on the northerly lot which extended pretty
20 close to South Broad Street. It does have a setback of
21 about 20 feet or so to the street and that's important
22 because there's a relatively large sign on this building,
23 and I have an exhibit showing you that later.

24 The other thing that this exhibit is good for, it
25 shows residential uses to the north, but it also shows

1 storage of junk automobiles and trucks in the rear along
2 the railroad to the property south of the subject
3 property. And just to put a point on that, the trucks
4 that I'm talking about and the wrecked autos, which I do
5 have some photos, which I'll get into later, are south of
6 the subject property and then there's a U-Haul truck
7 storage center south of this property along the railroad.

8 I've been there probably, I think it was Mother's
9 Day, there must have been 40 U-Haul trucks on the
10 property. I didn't stop to count them, I ran out of
11 fingers, but there were a tremendous number of cars and
12 trucks and I have a photo demonstration of that.

13 Then there are a series of multi-family properties
14 as you head south towards Glen Rock. There are some
15 townhouse developments. There's some multi-family
16 developments. I believe the house directly to the south
17 of the subject property along South Broad is a two-family
18 dwelling. Across the street there is what appears to
19 look like an abandoned house of worship. And then next
20 to that there is an eight-unit apartment building, which
21 is in extreme close proximity to the street. In fact, I
22 suspect it's into the street right-of-way.

23 So that's in a few words a description of the
24 subject property.

25 Q Describe the pavement and/or landscaping

1 or absence of landscaping on the lot and in that picture.

2 A I think to do that, Mark, I would like to shift to
3 another exhibit if I might.

4 Do I need to mark this one?

5 Q Yes.

6 A A-95.

7 Q A-95, today's date.

8
9 (Series of six photographs was received
10 and marked Exhibit A-95 for identification.)

11
12 A A-95 is a series of six photographs which were
13 images which were taken by me. I believe these were
14 taken in the springtime based on the vegetation. I've
15 also taken photos in the fall and in the winter.

16 When I was talking about A-94, I mentioned almost
17 in passing how close the northern building comes to the
18 street. I mentioned there was a sign on that front wall.

19 Photo 1 is a picture of that sign. It's a very
20 large sign and it was on the wall closest to the street
21 and that's about 20 feet from the right of way.

22 The other thing that I failed to mention is that
23 the entire front yard of that one lot is paved right up
24 to the sidewalk.

25 The other noticeable feature about -- there's two

1 more noticeable features about this photo exhibit. Photo
2 3 shows the chain link fence running across the width of
3 the property in the front yard between the building and
4 the sidewalk. The other noticeable feature of the site
5 is lack of any front yard landscaping.

6 And then Photo 4 is just taking a photo taken
7 through the chain link fence looking at the pavement and
8 the side yard and some plantings along the north property
9 line.

10 The last two photos on this exhibit are 5 and 6
11 and those were pictures I took of the southern lot
12 standing in the sidewalk and looking into the property
13 and what you'll see is a lack of landscaping. A lot of
14 the cars had been moved out of the way. And some
15 buildings, which are not in very good condition and have
16 been on the property for an extensive amount of time.

17 So all three of the properties that make up the
18 subject lot exhibit a very high impervious coverage
19 surface percentages and they show very little landscaping
20 and almost no meaningful screening.

21 Q You said you want to talk about what's on
22 Lots 13 and 14 building wise. Identify the number of
23 building.

24 A Lot 13 is developed with a number of buildings.
25 The one closest to the road is a residence and that you

1 can see in A-94.

2 The buildings behind it are physically separated
3 from the residence by a retaining wall which runs from
4 side line to side line and, therefore, sort of isolates
5 the front of the lot from the rear of the lot.

6 The rear of the lot is open and available and
7 cars, trucks, vehicles and parts have freely moved among
8 the three lots in the rear on the far side, the west side
9 of that retaining wall.

10 The dwelling is or has been used as a dwelling.
11 This center lot is the one lot we seek a D(1) use
12 variance for because the Board recognized after our
13 presentation earlier that the two outside lots, 12 and
14 14, have been used historically as auto body centers and
15 that that use was continuous, in some cases since the
16 '30s and at least in the other case I think it was to the
17 '50s.

18 Q And you were present when Mr. Montick
19 provided testimony as well as Mr. Daniel and you heard
20 that the rear of the middle lot has been used for related
21 uses to the auto body since the early 2020 -- 2000s.
22 Correct?

23 A Yes, and in fact this photo does capture at least
24 autos stored on the property. It also shows buildings
25 and I believe it shows a Dumpster in the back corner on

1 this property showing that it wasn't only used as a
2 residential lot, but we did not present this with the
3 Section 68 application. That was limited just to the
4 northern and southern lot.

5 Q Okay. And how many structures exist on
6 Lot 14, the southern lot?

7 A There's a large garage in the back, in the
8 southwest corner. There's a second building not too far
9 away from that along the northern property line, which is
10 adjacent to another building, which is adjacent to a
11 fourth building, and then there's a fifth building
12 towards the front. So there's five buildings on the
13 southern lot.

14 There are multiple buildings on the middle lot and
15 it's really only the northern lot that has one building
16 on the subject property.

17 Q And the uses of all the buildings on Lots
18 12 and 14 were auto body. Correct?

19 A Auto body and ancillary auto storage, which
20 encompassed the entirety of both properties with the
21 exception of the footprint of that one dwelling on Lot 14
22 occupied. But as shown --

23 Q I'm talking about the entirety of the lot.

24 A Yes.

25 Q Okay. I know the entirety of the lots

1 were used for outside storage as acknowledged by the
2 Board, but the buildings were all related to auto body
3 use. Correct?

4 A Correct.

5 Q Okay. So you started talking a little bit
6 about what the Board's earlier ruling was with respect to
7 preexisting nonconforming use and could you explain
8 quickly what portion of Lots 12 and what portion of Lots
9 14 were found to be preexisting nonconforming uses for
10 auto body?

11 A Certainly.

12 It's a little difficult to see the lot lines, the
13 internal lot lines, but Lot 14 is a southern lot and it's
14 a fairly good size lot and as shown on this exhibit, even
15 taken much later than the '50s, there were cars and
16 storage all the way up to the right of the line. There
17 was a dwelling on this property, which is not shown on
18 this area except for that area occupied by the dwelling
19 there was storage of auto parts, vehicles under repair,
20 and ancillary work requirements like Dumpsters all
21 throughout this property in addition to the buildings
22 that were constructed on the property. And so with the
23 exception of the footprint for the building, this entire
24 lot was determined to be a nonconforming use.

25 Q You're pointing to Lot 14 and you're

1 saying by building you mean the residence that was
2 previously in existence and removed?

3 A Correct.

4 Other than that, the entire lot was used by and
5 recognized by this Board as being used for auto storage
6 and auto body repair.

7 Q Okay. I want you to take a look at the
8 screen. That was exhibit number A what, 90. And in the
9 lower left-hand corner is plotted the house that was
10 previously removed. Correct?

11 A That is correct.

12 Q Okay. So the entirety of that lot was
13 previously deemed to be a preexisting nonconforming use
14 for auto body use and related outdoor storage with the
15 exception of that one house, if you could point to it,
16 and the land immediately in front of it. So even the
17 land to the left of it was permitted for outside storage
18 along with the remainder of the lot. Correct?

19 A That is correct.

20 Q Okay. And the entirety of Lot 12.
21 Correct?

22 A And the entirety of Lot 12, which is occupied by
23 this much larger building that extends down to South
24 Broad Street.

25 Q Okay. Sir, if you would please walk the

1 Board through a brief explanation as to the application.

2 A I'm going to be very quick on this.

3 We're seeking, number one, to demolish all current
4 site improvements, buildings pavement, fences, et cetera
5 and then construct a new two-story building with a -- a
6 new building with a partial second story totaling
7 approximately 22,000 square feet. We'll relocate all the
8 exterior storage to the area between the rear -- between
9 the building and the railroad tracks, and we're proposing
10 to erect one monument sign as a wayfinding sign next to
11 the driveway.

12 Q Let's just clarify what you said about
13 storage. You're talking about storage of vehicles, not
14 parts?

15 A Correct. All parts storage will be inside the
16 building.

17 Q Okay.

18 A And all -- and the only vehicles that would be in
19 front of the building are customers -- not even
20 customers, employees and vendor cars. The limited amount
21 of parking in front of the building, all work vehicles
22 will be to the side or rear of the buildings.

23 Q Okay. And walk us through the relief --

24 A Sure.

25 Q -- that we're asking for.

1 A Sure.

2 The property is in the R-3 Zone, which is a
3 two-family dwelling, two-family dwelling community homes
4 with permitted uses. Associated bulk standards have been
5 established to regulate the development of single-family
6 dwellings in this zone. So as you expect, those
7 regulations developed for single-family homes don't
8 translate very well when you're talking about auto body
9 shop, so we're seeking, in addition to the D(2) variance,
10 we are seeking for some bulk variances.

11 I'll get into details in a little bit. The
12 majority of the bulk variances being sought represent
13 improvements over current conditions. By improvements, I
14 mean, right now the impervious coverage on the property
15 is probably close to 88 percent. We're going to be
16 reducing that and the situation may still be a variance,
17 but it's an improved condition over what it has been
18 historically and as reflected in A-94.

19 In other ways, the setback requirements of both to
20 the north property and the south property line and the
21 side yards are a function of the lot width.

22 I mentioned earlier this is a wide lot, so,
23 therefore, the buffers are very wide or the setback --
24 excuse me -- not buffers, the setbacks. Right now we are
25 very narrowed setbacks to the property lines. If you

1 look at the exhibit that's on the screen, this building's
2 only about eight feet off the side property line in this
3 corner. We're going to greatly enhance that.

4 Over here, this setback to the property line, if I
5 remember right, is about 11 feet. We're going to greatly
6 increase that. Can we achieve a fully compliance side
7 yard setback on both sides, no, and not accomplish some
8 of the other desirable goals like having parts storage
9 inside and having all cars worked on inside the building.
10 To do that requires a certain building, but I think the
11 takeaway is that the setbacks of the new building, the
12 side yard setbacks will be greatly enhanced over the
13 existing condition.

14 And the last setback I'd like to talk about, since
15 no one really cares about the railroad, the front yard
16 setback. I talked a little bit on the building that
17 comes about 20 feet to South Broad Street. We're
18 proposing a hundred foot setback from the street to the
19 building. That's greatly in excess of what the ordinance
20 requires and most of that front lawn, I think 52 feet if
21 I remember, most of that front yard is 52 feet from the
22 street, that will be landscaped with the exception of the
23 driveway.

24 So from a bulk standard situation, the previous
25 development was haphazard, went on for many years, and

1 without the benefit of review.

2 We're seeking to eliminate numerous buildings and
3 consolidate them into one much more centrally located
4 building that's greatly in excess of the front yard
5 setback that's currently operating under today's
6 conditions.

7 I mentioned the maximum improvement. Your zone
8 requires 35 percent, which is pretty generous for a
9 residential zone. It had been on this property. If you
10 aggregated all the buildings, there was almost 69 percent
11 building coverage. We're going to -- I'm sorry that's
12 impervious coverage. We're going to drop that
13 significantly by about 25 percent, so it will be a
14 significant improvement.

15 The building coverage we're seeking to be at
16 23.33 percent, where for a residence you're allowed
17 20 percent.

18 And then the last variance we're seeking is
19 parking. The ordinance requires 88.5, we're proposing 84
20 cars, but I think there isn't a specific standard for
21 auto body use, so we had to apply one that was similar
22 and I think when you look at that, you realize because
23 this is an employment only business, that it really
24 doesn't need the -- has a parking demand that you would
25 suggest.

1 Q Okay. We are also seeking some waivers.
2 Correct?

3 A Yes. For instance, in the back corner along the
4 railroad we don't have a 24-foot wide drive aisle between
5 parking stalls. We have a triple situation one area;
6 tandem in another area. Those are where customers would
7 come and park their cars. They're not where vendors
8 would park vehicles. Those vehicles are under repair and
9 they'd only be moved by employees of the shop and it's a
10 very typical situation for auto body shops to have that
11 kind of an arrangement just like they do with new car
12 dealerships. If you've ever been to, I'm sure you have,
13 to new car dealerships where they store the cars, they're
14 usually bumper to bumper. So it's a typical situation
15 here.

16 Q And you also were present when our
17 engineer identified the waiver for the retaining wall
18 setback. Correct?

19 A Yes.

20 Q Okay.

21 A It's not a very tall retaining wall and what it
22 does makes for a more efficient use of the land.

23 Q The height of the retaining wall was
24 conforming with the setback?

25 A The setback.

1 Q And parking stall size?

2 A Yeah. The ordinance requires 10 by 20 and we're
3 doing 9 by 18s, which is industry standard. It's also
4 the standard that New Jersey established with a
5 residential site improvement standards. So these -- if
6 you were building an apartment building or a multi-family
7 building, these spaces would be a sufficient size
8 according to the residential standards, but they don't
9 apply to non-residential standards.

10 One thing I kind of covered very quickly is some
11 of the surrounding land uses. So if I could, I'd like to
12 mark this 96 and date it and initial it.

13

14 (Photos of surrounding area was received
15 and marked Exhibit A-96 for identification.)

16

17 A And I think these are important because if you
18 think about a lot, and I'm sure you have a lot of
19 questions from the public, they're about quality of life
20 issues and I think giving the Board an idea of some of
21 the uses that are out there and in the neighborhood and
22 in some cases immediately adjacent to the subject
23 property will give you a better context to make that
24 decision.

25 Photo 1 are two -- well, it's more than two, but

1 greatly shows, it's focused on two old SUVs which are
2 immediately south of the common property line with --

3 Q 14 is to the south?

4 A Our property line 14 is to the south and that's
5 immediately adjacent to where these two trucks are
6 stored. You may not be able to see where you are, but
7 the back windshield is not there in this car.

8 In Photo 3 there's another pickup truck, it looks
9 like it has a windshield there, but it doesn't, it has a
10 piece of plywood. I can't tell you how long these two
11 vehicles have been there, but I've done a lot of
12 inspections in my lifetime, these vehicles have not been
13 moved in a very long time.

14 Photo 2 there is a trailer that you can't see in
15 this photo because it's being shielded by the vegetation
16 which is grown around it, the vegetation and the weeds.
17 So this trailer has been here a very long time.

18 The rest of the photos, 4, 5, 6, and 7 are
19 different views of the U-Haul truck depot that's
20 operating in the R-3 Zone, the same R-3 Zone that we're
21 in along South Broad Street and I don't know how long
22 this has been here, but it's fenced with a gate. I can't
23 tell you - these trucks have been here a long time - like
24 I can with the trucks in 1, 3 and the trailer in Photo 2,
25 but there are a tremendous number of trucks that have

1 been stored there.

2 This photo was taken by me I believe this spring
3 in preparation for my testimony. What's interesting and
4 what's collaborating is the aerial photo, which I can't
5 tell you exactly when this was taken, but we know it was
6 before the current owners bought the subject property,
7 these trucks have been on this property for a very long
8 time and the two trucks I first talked about appear to be
9 immediately south of the common property line.

10 So this is part of the context we're operating in.

11 And just for... 97?

12 Q Yes.

13 A Just for closure.

14

15 (Photos was received and marked Exhibit
16 A-97 for identification.)

17

18 A This last board, which, again, are photographs
19 that I took probably this spring, shows the eight-unit
20 apartment building across the street from the subject
21 property and that's shown in Photos 3, 5, 6 and 7. It
22 juts out towards South Broad Street. Some of these
23 photos were taken from the back of the building through a
24 right-of-way.

25 Photo 4 shows what appears to be the abandoned

1 church. I say that just by looking at the physical
2 characteristics of the church.

3 And then Photo 1 is one of the two families along
4 South Broad Street.

5 And Photo 2 is one of the two-family dwellings
6 along Leonard Place.

7 And then Photo 3 shows the three-family dwelling
8 along South Broad Street.

9 Q Can you discuss the criteria for the
10 relief sought and provide testimony as to how you feel we
11 may satisfy it?

12 A Sure.

13 There's a couple of different types of relief
14 we're seeking. For Lot 13, the middle lot, we're looking
15 for a D(1) use variance and for that we need to show
16 special reasons and if the application furthers the
17 purpose of Municipal Land Use Law and the site's
18 particularly well suited for the use, we believe we can
19 do that.

20 We also need to show approval could be granted
21 without substantial detriment to the Master Plan or
22 substantial detriment to the public good.

23 For a D(2) expansion, which are Lots 12 and 14,
24 the two outside lots, that's a D(2) type application, we
25 need to show the site is particularly well suited for the

1 use. The enhanced burden of proof that's applicable to a
2 D(1) variance, it doesn't apply in a D(2) case.

3 We also need to demonstrate the negative criteria
4 that the application can be granted without a substantial
5 detriment to the public good or to the intent and
6 purpose -- substantial impairment to the intent and
7 purpose of the zoning ordinance.

8 Then for the bulk variances, like for impervious
9 coverage and the side yard setbacks, we need to show that
10 it's either, one, a hardship, a C(1) hardship case exists
11 or that C(2) benefits of the variance outweigh the
12 negative criteria aspect.

13 And with the C(2), there are two important things
14 to remember, I believe. One, the public has to benefit
15 from the C(2) variance; and the second thing is when
16 looking at a C(2) application, the Courts have suggested
17 to boards that they should look at the application in its
18 entirety, not just what that variance is, because the
19 benefits go with the application, not just necessarily
20 the variance.

21 So I think there are some key aspects of the
22 proposed development that we suggest the Board should
23 focus on.

24 One, the site plan offers the Village significant
25 advantages over current conditions. We have the

1 landscaping plan on the computer screen where you see
2 there is one driveway. There was some testimony earlier
3 tonight and some back and forth with the some of the
4 neighbors, we are eliminating two of the three driveways
5 that serve this property. These driveways that are out
6 there now are wider than what we're proposing and they
7 are not nearly as well delineated. Unfortunately, I
8 didn't think to take pictures of the sidewalk, but in
9 one -- especially for the southern lot, it's almost the
10 width of the property. So we're going to be reducing the
11 driveway curb cuts, we're going to be providing more
12 protection for pedestrians on sidewalks.

13 So we seek to merge these three lots into one and
14 have them developed as a single entity. We seek, and
15 this application seeks, to reduce the stored number of
16 body shops on the site, reduce the number of the
17 buildings, reduce the number of driveways intersecting
18 South Broad Street and reduce the impervious coverage,
19 but not just reduce impervious coverage, for the first
20 time this site will have stormwater management controls.

21 Right now, and I think one of the photos
22 demonstrates very clearly a large portion of this site is
23 draining through South Broad Street and there's nothing
24 to stop that water from running off the property and
25 crossing the sidewalk, potentially freezing in the

1 wintertime and running down South Broad into Glen Rock
2 eventually. For the first time this property will have
3 stormwater management controls and modern stormwater
4 management controls eliminating some of the inefficient
5 and dilapidated buildings that are scattered on the site,
6 especially the southern lot, is a benefit to the
7 community.

8 Without getting into too much of the building
9 code, buildings are supposed to have separation for fire
10 safety purposes. Some of these buildings are built cheap
11 to job with their building neighbor. They also don't
12 have the fire suppression systems to the degree that the
13 proposed buildings are.

14 So there are a lot of benefits, not just to our
15 client, but to the Village and I would say to the
16 neighbors as well.

17 Q What about the proposed buffers. Do they
18 provide a public welfare?

19 A Absolutely. If I go back to Exhibit A-95, there
20 is a little low row of views it looks like in front of
21 the building and then the building's there. But more
22 importantly, as indicated in Photos 2 and 3, it's a sea
23 of asphalt to the sidewalk and look how wide that
24 driveway is. It is tremendously wide.

25 So this application in almost every regard is an

1 enhanced development compared to what's been allowed to
2 develop and I'll use the word "festered" along South
3 Broad for many years.

4 Photos 5 and 6 show the area sloping down to South
5 Broad Street. It's pavement in most of it. The section
6 along the southern property line that's shown in Photo 5
7 is partially paved and partially gravel. It's
8 impervious. It's been driven over. It's compacting.
9 It's got a very high impervious coverage runoff
10 co-efficient. I'm not the engineer so I won't make an
11 estimate on it, but that stormwater is running off into
12 the South Broad Street.

13 And both of these, nowhere in these photos can you
14 find a meaningful buffer unless the buffer shown in Photo
15 2 of the units is only about 30 inches high would count
16 as a meaningful buffer.

17 Q So you walked through all the positive --

18 A I think there are more.

19 Q Okay.

20 You had asked about the landscaping buffer. I
21 pointed out there's almost none in the current
22 conditions. The screen shows the covered landscaping
23 plan.

24 If I recall correctly, the landscaping buffer is
25 52 feet wide and then there's some single bay parking and

1 then the building, which is a hundred feet set back from
2 the street.

3 So you have a very extensive healthy landscape
4 buffer along South Broad Street. You also, and I don't
5 want to downplay this, you have a residence to the south
6 of us. There's a two-family dwelling. We're not
7 ignoring them. There is a proposed landscape buffer
8 along that entire south property line. So from looking
9 to the south into the site from that property there will
10 be a much more enhanced buffer than there is under these
11 conditions. And then that's also true towards the north.

12 We're also constructing what I believe to be a
13 much more attractive building than the configuration of
14 buildings that are out there now, including the building
15 on the northern lot.

16 I keep jumping up, I'm sorry.

17 The Mountain View collision center shown in Photo
18 1. You see the wall mostly occupied by signage and then
19 a roof. It's not a very attractive building. Yet, it
20 comes out almost to the right-of-way. It think it's a
21 set back of 20 feet or so. So we're improving the built
22 environment, not just with the pavement and where
23 activities are going to be organized, but the building
24 itself.

25 Also, another advantage of this application is

1 bringing forward to the Board and the community is
2 there's been testimony and stipulations made that repair
3 work will be limited to just inside the building. That
4 has never been offered the community on these three lots
5 in the past. There will be no outside vehicle work under
6 the proposed conditions.

7 Go ahead, Mark.

8 Q You heard the traffic engineer testify
9 about the fact that reducing three driveways into one
10 reduced traffic conflicts and enhanced safety?

11 A Absolutely.

12 Q Is that a public offer?

13 A Yes, that's a benefit to motorists on South Broad
14 Street. It's an advantage to pedestrians on the sidewalk
15 of South Broad Street. And it's an advantage to
16 customers and vendors coming to and from the site. So
17 everybody wins.

18 Q So if I understood your testimony
19 regarding the existing driveways, Lot 12 you just showed
20 a picture of it, that driveway cut is almost the width of
21 that lot?

22 A Yes.

23 Q There's a driveway for the residential
24 property in between, I'm saying residential, but it's the
25 house in front?

1 A Yes.

2 Q And then there's another driveway cut for
3 the entire width of Lot 14 as well. Correct?

4 A That is correct, yes.

5 Q Okay. So a pedestrian walking along that
6 sidewalk could confront a vehicle moving in or out for
7 the entire width of Lot 12, the entire width of Lot 14,
8 and some of Lot 13?

9 A Yes.

10 Q As opposed to a driveway that's the width
11 of what the engineer testified to that's proposed.
12 Correct?

13 A That's correct. And this driveway, especially for
14 exiting vehicles, gives drivers a sense that they're
15 about to leave the site, because the driveway to the west
16 is wider. You leave the parking area, as you enter the
17 driveway, it's a narrow area and it let's you know that
18 you're in a transition area. And then it comes to South
19 Broad Street.

20 The other driveways, especially to the south,
21 don't have that. Just wider pavement. You don't know
22 where you are in relationship to the street.

23 The northern one may have because you do have a
24 fence you need to go through if you're on the other side
25 of the fence.

1 Q Okay. Sir, continue discussing the
2 criteria applicable for relief.

3 A All right. For use variances, one of the things
4 we need as an applicant to do is demonstrate that the
5 application will not do substantial impairment to the
6 Master Plan.

7 So I've reviewed your Master Plan. It was done by
8 Susan's firm. It's very good; it's very comprehensive.
9 It has a lot of elements, which is nice for a reviewing
10 planner because it's easy to organize your thoughts. It
11 was prepared in 2022 and adopted by the Planning Board.

12 It also, for my purposes, nicely articulates the
13 key thought process behind this Master Plan. It says, a
14 key principal of the Master Plan amendment is to work to
15 keep a small town Village feel while allowing aspects of
16 the Village to evolve, adapt, if necessary, and
17 beneficial to the Village and it goes on.

18 So the plan seeks the ways the Village can adapt
19 without compromising the Village's essential character.
20 And I suggest to you that's what this application's all
21 about. Take three lots, merge them into one. Knock down
22 all the buildings. Organize the use better. Build the
23 building way further from the road and landscape the heck
24 out of the parts you can. That's evolving, that's moving
25 forward. So I think the key principal of the plan is

1 adhered to.

2 The proposed development is also consistent with
3 purposes of the Municipal Land Use Law. First of all,
4 this is a very low intensity use as you heard testified
5 by the both owner/operators and the traffic engineer.
6 Daily operational hours are far less than typical.
7 They're only operational typically until about 3:30 in
8 the afternoon, far shorter than a typical retail
9 operation which is likely to extend to 10:00 or maybe
10 later, such as a 7-Eleven.

11 So special reasons exist for granting the "D"
12 variance and that is at least three purposes of Municipal
13 Land Use Law are furthered.

14 Purpose A, which is encourage municipal action to
15 guide appropriate use of the land. This use is
16 appropriate due to the size of the site, configuration of
17 the property, and its demonstrated historical use.
18 Approval to consolidate the body shops into one larger
19 building with all work being performed in the building
20 eliminating outdoor work on vehicles.

21 The proposed site plan results in good civic
22 design and arrangement. Currently, there's an
23 unorganized arrangement of buildings, sheds, garages
24 containers with much of these located in close proximity
25 to South Broad Street. If the application's approved,

1 the front yard will more closely resemble a residential
2 yard in Ridgewood and I think that is a benefit this
3 Board can take solace in.

4 This is in a residential zone. The photos that we
5 showed you tonight don't look like any residential area
6 in Ridgewood that I'm around and I've lived in the area
7 most of my life. The 52-foot buffer along South Broad
8 goes a long way towards looking more like a residential
9 front yard than what's been there for historical time.

10 So this development also resulted in approved site
11 aesthetics and superior visual environments, which is yet
12 another purpose of the Municipal Land Use Law.

13 The good civic design is achieved by reducing the
14 number of driveways intersecting with South Broad Street.

15 The Purpose C of the Municipal Land Use Law
16 provides for light area open space. We'll improve the
17 setbacks to South Broad, we're also greatly increasing
18 the setbacks to the three-story community home to the
19 north, shift the Broad Street parking to behind a
20 landscaped buffer will also provide a light area and open
21 space and an enhanced visual environment.

22 Purpose G provides sufficient space in appropriate
23 locations for a variety of uses. This use is an
24 appropriate site for repurposing of the existing
25 commercial space at the specific location because this

1 Board has found that the two outside lots have been used
2 as auto body shops for an historically long time and had
3 been used continuously as an auto body shop. So this
4 proposed development results in the superior design, more
5 controlled circulations patterns.

6 And in one Municipal Land Use Law is attaining the
7 more efficient use of land. Consolidating with existing
8 auto body to one shop with just one driveway is a more
9 efficient use of land which allows us to or allows the
10 applicant to provide the landscaping plan that's on the
11 screen.

12 As pertains to the middle lot, Lot 12, Lot 12 is
13 located between two --

14 Q 13.

15 A Lot 13, sorry, typo.

16 Is located between two nonconforming auto body
17 shops. One of the existing shops is within three feet of
18 the residential lot line under current conditions. That
19 would be eliminated if this application is approved.

20 Building on the other side of the property is
21 within 20 feet of the common lot line.

22 Both gravel and paved parking on adjacent lots
23 extend right to the common lot lines. These
24 nonconforming grandfathered conditions are allowed to
25 remain thereby -- the conditions on the adjacent lots are

1 allowed to continue basically forever, thereby
2 significantly affecting this lot's residential utility
3 and viability and resulting in a situation that is
4 dissimilar to Ridgewood residential lots.

5 The above description will make Lot 13
6 particularly well suited for the grant of a use variance.
7 The public benefits that flow from the grant of the use
8 variance to neighboring Lots 12 and 14 will be lost to
9 the public if Lot 13 is not approved as well. We have
10 one development and one building that straddles from Lot
11 14 to Lot 12 across Lot 13. Lot 13 is an integral part
12 of the development.

13 No substantial detriment to the public good will
14 occur if the application's approved.

15 Language of the Master Plan is supportive as it
16 will achieve progress in keeping Ridgewood's small town
17 feel.

18 Parking is more than sufficient and mostly hidden
19 from the street, both by distance, 52 feet of landscape
20 buffer and finally, the parking is covered by the
21 building.

22 Q With respect to the D(1) variance, we
23 heard testimony from the prior owner as well as the
24 current owner that the back parking lot -- the back of
25 Lot 13, the middle lot, is an entire parking lot and

1 vehicles go back and forth between both lots. Correct?

2 A Correct.

3 Q And we also heard testimony that the
4 garage, the structures in the rear of that property have
5 been used for the auto body use as well. Correct?

6 A That is correct.

7 Q Okay. Does the fact that those properties
8 have been used in that capacity for the past 20 some odd
9 years play a role in determining whether or not the
10 property's particularly suited for this use?

11 A I think it does. I think there's case out of
12 Closter which suggests that. The property has been used
13 that way. It's physically separate from the front of the
14 property and I think the fact that it's been used for at
15 least 40 years for that way, without approval from the
16 Board, mind you, doesn't detract from the fact that that
17 parking is suitable for use.

18 Q Okay. And if the relief wasn't granted,
19 the traffic that goes between Lots 12 and 14, as Mr.
20 Daniel testified to, would be forced to travel onto South
21 Broad Street out the driveway of one lot to the other.
22 Correct?

23 A Right, correct. And that would have a potentially
24 negative impact on the street flow of South Broad and
25 each of those vehicles would have to cross the sidewalk

1 twice to accomplish that move and then two more times to
2 go back to where it came from. So it also is a
3 deleterious impact on pedestrians in the area.

4 Q Okay. And when you were discussing the
5 benefits of the public welfare and how it furthers the
6 goals of -- this application furthers the goals of the
7 Master Plan or the MLUL, those statements apply to all
8 the relief that's being sought. Correct?

9 A Yes.

10 Q Okay.

11 A They do.

12 Q And you had testified that case law does
13 instruct the Board to look at how the site functions as a
14 whole not its individual parts. Is that correct as well?

15 A Yes, that was the Puleo decision, I believe.

16 Q Now, does this Board have to consider the
17 "C" variances and waivers separate or are they subsumed
18 in the "D" variance relief sought?

19 A It's generally felt that because the variance
20 standards that are generated by the "C" variances are
21 really in furtherance of a different use, in this case a
22 residential use, a single-family home, that those "C"
23 variances are really subsumed and become part of the use
24 variance. And I think that is very obvious in a
25 situation like this where one, the ordinance was designed

1 to single family dwellings, but an auto body shop is
2 what's proposed. So there's no real relationship between
3 the standards established with the "C" variances and the
4 use that's being sought.

5 Q Okay. Does the same hold true with
6 individual consideration for the waivers?

7 A Yes, it's a unified site plan.

8 Q So based upon your testimony, do you have
9 an opinion as to whether or not the applicant has
10 satisfied all of the criteria associated with the
11 variance relief sought in this application?

12 A Yes. I'll be very brief. I think this
13 application furthers the public safety, general welfare,
14 and I think this application also furthers the central
15 principal of the Village's Master Plan, which is a
16 laudable goal.

17 Q Okay. Now, with respect to expanding a
18 preexisting nonconforming use, can the Board consider
19 improving aesthetics as a reason to grant relief?

20 A Absolutely. That was the Burbridge v. Mine Hill
21 Township, but in this case, I believe we go well beyond
22 that, because we're improving much more than just
23 aesthetics. It's operations, it's safety, it's how the
24 site will function. So it's well beyond just aesthetics.
25 It's good civic design and safety.

1 Q Okay. So aesthetics, even if it was just
2 only aesthetic improvement, that could be enough of a
3 reason, but we have the safety and the stormwater and the
4 impervious?

5 A Reduction in impervious, yes, yes.

6 MR. SEMERARO: Thank you. I have no other
7 questions of this witness -- oh, no, I do have one
8 last.

9 Q And the opinions that you had proffered,
10 you maintain them within a reasonable degree of planning
11 certainty. Correct?

12 A Oh, yes.

13 MR. SEMERARO: No further questions, Mr.
14 Chairman.

15 CHAIRMAN BROWN: Thank you.

16 I'll open it up to our professionals
17 first. Any questions?

18 MR. RUTISHAUSER: None from me, thank you.

19 MR. MATARAZZO: No questions.

20 CHAIRMAN BROWN: Okay. Open up to Board
21 members of the applicant's planner.

22 Okay. Do you have any questions?

23 Open up to members of the public to ask
24 any questions that they might have of the
25 applicant's planner.

1 Again, if you could please state your name
2 and give us your address, for the record.

3 MR. HENRY THAYER: Yeah, my name is Henry
4 Thayer, 209 South Broad Street.

5 I have a lot of questions. Sorry, and I
6 didn't really have time to get them in order or
7 anything, but let me try.

8 So the middle lot there, that's not
9 conformed for a preexisting use. Correct?

10 MR. LYDON: Correct.

11 MR. HENRY THAYER: But it is currently
12 being used as an auto body shop.

13 MR. LYDON: In the rear, yes. There's a
14 dwelling in the front.

15 MR. HENRY THAYER: Right. So is that not
16 even a question, but like why? How? Like how
17 does that...

18 MR. LYDON: Well, I think, quite honestly,
19 we're beyond that point, because we're seeking a
20 D(1) variance to use that lot, that middle lot as
21 an auto body shop and we've put in our proofs as
22 to why we believe the Board should grant it, so I
23 don't think we have to worry too much about D(1)
24 versus D(2) or really how much it's been used in
25 the past, although that does suggest it's suitable

1 for the use.

2 MR. HENRY THAYER: So my question's
3 actually simple, maybe I'm naive, it's not clear,
4 but how is the auto body shop allowed to use that
5 space right now if it's not zoned for that and it
6 was, you know, the Board confirmed that's not that
7 preexisting use, how are they allowed to use it?

8 MR. SEMERARO: Mr. Whitaker, that's not a
9 question for this witness to answer nor is it
10 something for this Board to consider.

11 MR. WHITAKER: The Board previously
12 rendered a decision pertaining to the aspects of
13 the property that were nonconforming. What the
14 applicant is now seeking is an expansion of the
15 nonconforming use. That decision was made quite
16 awhile ago. That's not an issue for the Board or
17 of the applicant.

18 MR. HENRY THAYER: The decision was that
19 the middle lot is not approved for the
20 nonconforming use.

21 MR. WHITAKER: That's correct.

22 MR. HENRY THAYER: Yet it is being used
23 for a nonconforming use.

24 MR. WHITAKER: Well, the testimony was
25 that they would travel between the two and parking

1 to the rear, but the front of it is still
2 residential.

3 MR. SEMERARO: And that there was storage
4 in the rear and that was the extent of the auto
5 body related use.

6 MR. HENRY THAYER: Not to be so blunt, but
7 so right now the auto body shop is breaking those
8 rules, whatever the -- they're breaking the rules
9 and they're asking for some other permission that
10 they're going to bypass, another set rules. But
11 they believe they will respect those rules, even
12 though they don't respect the current rules.

13 MR. SEMERARO: That's not a question, nor
14 is it a question for this witness.

15 MR. HENRY THAYER: So the question is are
16 they expected to follow the new rules even though
17 they're not following the current rules?

18 MR. WHITAKER: That's not a question for
19 the witness. You got to question this witness
20 based upon the planning aspect that he testified
21 to.

22 MR. HENRY THAYER: Okay. I brought it up
23 to him because he mentioned --

24 MR. WHITAKER: On the action on the
25 applicant.

1 MR. HENRY THAYER: He mentioned that
2 middle lot's being used, that's why I asked him.
3 Okay.

4 Sorry, bear with me for one second.

5 So in the new plan you are saying -- this
6 has to do with kind of same the thing, you said if
7 the new plan gets approved, they won't have to
8 drive -- in the new plan they can drive back and
9 forth behind the lot and everything. They won't
10 have to drive out on South Broad Street.

11 MR. LYDON: Well, let me just clarify
12 that, if I might. There will be one driveway on
13 the proposed conditions South Broad Street.
14 People entering to go to the auto body shop will
15 use that one driveway. Cars, vehicles, parts will
16 circulate within the building on the site and cars
17 will not be forced to go out to South Broad except
18 when the vehicle's leaving after the repair is
19 finished.

20 MR. HENRY THAYER: No, I understand. So I
21 mean, I really hate to sound impolite, but let me
22 just cut to the chase in the interest of time. So
23 you said if the new plan is not approved, they're
24 going to have to drive out on South Broad Street
25 from driveway to driveway. Yet it's not approved,

1 you're not driving on South Broad Street with a
2 driveway. If the new plan does not get approved,
3 couldn't they just ask for permission to drive
4 behind?

5 MR. LYDON: Well, that's speculation. We
6 think the plan will be approved.

7 MR. HENRY THAYER: Okay. What does the
8 Master Plan say about increasing the housing close
9 to downtown?

10 MR. LYDON: It talks about allowing it in
11 certain locations, but limiting it.

12 But this isn't really about housing. It's
13 really not testimony -- I didn't testify about
14 housing originally.

15 MR. HENRY THAYER: There's a house on the
16 property, so it's about housing to me.

17 MR. LYDON: No, it's not. It's about an
18 auto body shop.

19 MR. HENRY THAYER: Is there a house on the
20 property?

21 MR. LYDON: It's not what the
22 application's about, sir. It's about an auto body
23 shop.

24 MR. HENRY THAYER: How long has the house
25 been on the property? That's a sincere question.

1 Do you know how long the house has been on the
2 property? I think it's something -- I don't know
3 the answer to that.

4 MR. LYDON: This is not a housing
5 application, this is an auto body shop
6 application. So when I looked at the land use
7 element, I was not focusing on housing, I was
8 focusing on the trends and the principal of the
9 Master Plan.

10 MR. HENRY THAYER: So you don't think it's
11 relevant that there's a house on the property that
12 you want to demolish?

13 MR. LYDON: It's not relevant at all.

14 MR. HENRY THAYER: Okay, okay. What does
15 the Master Plan say about preserving the character
16 of existing residential neighborhoods?

17 MR. LYDON: It seeks to preserve and
18 that's what this application does.

19 MR. HENRY THAYER: Does knocking down a
20 house preserve the character of the residential
21 neighborhood?

22 MR. LYDON: Once again, this is not a
23 housing application.

24 And this application does further that.
25 Look at this front yard buffer. Look at the

1 buffers along the side. Look at the reduction in
2 driveways. Look at the reduction in pervious.
3 Look at the setbacks from the north and south
4 property line. Does this improve the residential
5 character; absolutely it does. What's been done
6 on this property in the last 50 years; not much.
7 Degradation and dilapidation.

8 MR. HENRY THAYER: If my tone is impolite,
9 I apologize, I don't mean to be impolite. I can
10 see you're getting agitated. This is definitely
11 not personal. I'm not personally offended.

12 MR. LYDON: I apologize.

13 MR. HENRY THAYER: It's okay, I apologize
14 too, I'm probably being confrontational too. I
15 sincerely don't mean to be impolite.

16 So I guess does the idea of preserving the
17 character of an existing residential neighborhood
18 per the Master Plan, does that apply to this
19 neighborhood, the South Broad Street, the same way
20 that it applies to a neighborhood that's an R-1
21 Zone?

22 MR. LYDON: Yes, it does.

23 MR. HENRY THAYER: So you talked about the
24 Master Plan allowing the Village to evolve, or
25 wanting to allow the Village to evolve, do you

1 think that the Master Plan, when they say they
2 want to the Village to evolve, do you think they
3 mean they want residential property to evolve into
4 commercial or light industrial use?

5 MR. LYDON: Under circumstances like this,
6 absolutely. Look what's on this property?

7 MR. HENRY THAYER: Sir, I mean, there's a
8 lot of people here.

9 MR. LYDON: They talk about traditional
10 typical Ridgewood residential areas, which they
11 take great pride under the Master Plan and
12 rightfully so. But if you look A-96, these are
13 not the features they're talking about in these
14 photos. If you look at the site itself as shown
15 in A-94 and A-95, these are not traditional. It's
16 the typical characteristics of Ridgewood
17 neighborhoods that the Master Plan seeks to
18 preserve. It's simply a divergent area that's
19 been allowed to deteriorate and this application
20 will greatly improve it.

21 MR. LYDON: I don't want to cut you off
22 because you said that before, I heard it. I think
23 -- do you think -- I'll move on.

24 I don't really need to look at those
25 photos because I live on the street, so I know

1 what this neighborhood is like. I guess if I have
2 to phrase it like a question, how did you choose
3 to highlight those particular aspects of our
4 neighborhood?

5 MR. LYDON: Because they were immediately
6 adjacent to the subject lot.

7 MR. HENRY THAYER: You didn't talk about
8 any of the properties north of the subject lot.

9 MR. LYDON: Well, there is a constraint in
10 time. There is a new building to the north, which
11 is a group home. Again, atypical of Ridgewood
12 residential neighborhoods. North of that there is
13 a three-story building, three three-story
14 buildings on one lot, which, again, is atypical of
15 Ridgewood. And after that you get into a learning
16 center, I believe. There's a medical office.
17 There's a lot of things on South Broad Street
18 which are not typical of Ridgewood neighborhoods,
19 including the railroad track, which let's not
20 forget that that's there. That railroad track has
21 an impact on residential properties and so we did
22 look at the features most proximate to the subject
23 site.

24 MR. HENRY THAYER: The building to the
25 north is a group home. From the street it doesn't

1 really look like a group home.

2 The next building to the north is a
3 historic building at Ridgewood.

4 And the one after that is Masonic.

5 MR. WHITAKER: Question.

6 MR. HENRY THAYER: Did you notice after
7 the one is a Montessori school.

8 And as you move closer to town, did you
9 notice the brand new luxury condos?

10 I just -- did you think about including
11 photos of any of those buildings when you came
12 here?

13 MR. LYDON: No, I didn't feel I needed to
14 and I'll point out that the densities that those
15 properties that you're talking about are once
16 again atypical of traditional Ridgewood
17 neighborhoods of single-family homes. They're
18 multi-family housing. They're multi story.
19 They're a school; they're a medical office. They
20 really aren't a typical Ridgewood neighborhood,
21 but they're there.

22 MR. HENRY THAYER: But do you agree that a
23 school and multi-family home are different than an
24 auto body shop in character and some of them are
25 things that are in communities where people walk

1 to and live next to and an auto body shop at the
2 scale that you're talking about is not normally in
3 a neighborhood where people walk around?

4 MR. LYDON: I will acknowledge that an
5 auto body shop isn't typically found in a
6 residential neighborhood, but neither are those
7 other things that you're talking about, and the
8 density's in way excess of Ridgewood
9 neighborhoods.

10 MR. HENRY THAYER: When people buy homes
11 in Ridgewood, in an R-3 Zone, do they have to
12 worry that one of their neighbors' homes will be
13 knocked down to expand a commercial building next
14 door?

15 MR. LYDON: I can't say what's in a
16 buyer's mind.

17 MR. HENRY THAYER: Okay. You said that
18 you think that this will improve the safety of
19 pedestrians. Do you know how many pedestrians
20 walk by that part of the sidewalk let's say in a
21 day or in a typical hour?

22 MR. SEMERARO: That was asked and answered
23 before.

24 MR. HENRY THAYER: Sorry?

25 MR. LYDON: There's a traffic engineer

1 that testified at the previous hearing.

2 MR. HENRY THAYER: He didn't testify about
3 pedestrians as far as I remember.

4 MR. LYDON: He was the person to ask.

5 MR. HENRY THAYER: I did ask him, he said
6 he didn't know.

7 MR. LYDON: I did not do a count of
8 pedestrians while I was there.

9 MR. HENRY THAYER: If I recall correctly,
10 I asked the traffic guy how many pedestrians, he
11 said he didn't count pedestrians, only cars.

12 MR. LYDON: I didn't count pedestrians
13 either.

14 MR. HENRY THAYER: Okay.

15 MR. LYDON: But we are reducing the number
16 of driveways that will cross that section of the
17 sidewalk.

18 MR. HENRY THAYER: Okay, thank you.

19 CHAIRMAN BROWN: Thank you.

20 Please state your name and give us your
21 address, for the record.

22 MR. CHRISTIAN CLARK: Sure. It's
23 Christian Clark, 289 Woodside Avenue.

24 Okay. I think one of the things that a
25 community is very focused on is the scale of the

1 project and I was curious whether the witness knew
2 how this compares to other commercial structures
3 in Ridgewood.

4 So are there larger commercial structures
5 in Ridgewood and you're proposed structure, and if
6 so, what are those structures?

7 MR. LYDON: With all due respect, I'm not
8 sure that is a totally relevant question because
9 we're not looking at comparing us to all
10 commercial buildings in Ridgewood. We're looking
11 at does this particular site function well and
12 does it meet the statutory criteria. And for all
13 the reasons I gave in my testimony, I believe it
14 does.

15 MR. CHRISTIAN CLARK: You had all this
16 kind of testimony and -- you had all this kind of
17 unbounded testimony about - quote/unquote -
18 community benefits, what would be good for the
19 public. I did not hear Mr. Whitaker object to my
20 question. So I'm asking how does it compare to
21 other commercial structures in Ridgewood? Are
22 there bigger ones?

23 MR. LYDON: Yes, you have --

24 MR. SEMERARO: Mr. Whitaker --

25 MR. CHRISTIAN CLARK: Which ones?

1 MR. LYDON: Stop & Shop.

2 MR. CHRISTIAN CLARK: Okay. What other
3 ones?

4 MR. LYDON: The buildings along Franklin
5 Avenue that are three and four stories tall. This
6 is a relatively small building, 22,000 square
7 feet.

8 MR. CHRISTIAN CLARK: I just want to make
9 sure your testimony's clear. Did you just call
10 this building a relatively small building?

11 MR. LYDON: Yes.

12 MR. CHRISTIAN CLARK: Thanks.

13 When you talk about -- can you just kind
14 of restate how the 22,000-square foot building
15 enhances the small town village feel? I must be
16 dense because I'm just not following that.

17 MR. SEMERARO: I just have to pose an
18 objection. It didn't limit his statement to the
19 building, it was to how the site functions as a
20 whole. So if the question relates to asking him
21 to repeat his testimony as to how the application
22 complies or comports with that, he certainly can
23 answer that, but it's just not limited to the
24 building.

25 MR. WHITAKER: Go ahead and answer.

1 MR. LYDON: Sure.

2 First of all, to develop a site you have
3 to look at what's there. You have a large
4 building here. I think this testimony was this
5 building by itself is 14,000 square feet, but
6 there are other new buildings that are haphazard
7 flowing organically, if you will, on the property.
8 Those I don't believe address a small town feel.
9 I think having commercial parking up to the
10 right-of-way line and having many of these cars
11 being worked on is not furthering the small town
12 feel. I believe having relatively unattractive
13 buildings like that's out there now as shown on
14 A-95 in Photo 1 with the sign on the building
15 section that is the closest to South Broad Street,
16 which is not in any sense screened from the road
17 and then on the same exhibit, Photos 2 and 3, this
18 expansive parking area broken up only by a chain
19 link fence is not advancing the small town feel.

20 However, if we look at the proposed plan,
21 that expansive pavement that goes right up to the
22 front yard is gone. It's replaced with a narrow
23 driveway.

24 The chain link fence in the front yard is
25 gone. It's replaced with 52 feet of landscaping.

1 And this landscaping isn't lawn. I'm not going
2 repeat all the testimony about the landscape plan,
3 it's shrubs, it's bushes, it's grasses and it
4 extends along the side property lines both north
5 and south.

6 So we have a site shown on A-94 that
7 people should be embarrassed about. I don't know
8 if they are or not, but they should be. It looks
9 terrible and it's going to be replaced with this
10 development with a much more attractive building,
11 which is not shown in here because of the
12 landscaping plan.

13 And the other thing that is really
14 important about a small town feel is all of the
15 cars being worked on in the front yard under the
16 current situation and for the last 50 years will
17 be eliminated. Their customer parking, employee
18 parking is in the front. The work cars, the work
19 product and their parts and the Dumpsters and any
20 vehicles that transport them will be in the back.

21 So if I have to determine which one of
22 these two plans provides for a small town feel,
23 I'm going with the one with one driveway and a
24 52-foot buffer along South Broad Street with no
25 outdoor work on vehicles.

1 So I think that plan does a lot better job
2 of providing a small town feel than the current
3 conditions.

4 MR. CHRISTIAN CLARK: Just so the record's
5 clear, so I'm not sure, did you point to the
6 current Mountain View Auto building when you said
7 that was an unattractive building?

8 MR. LYDON: Yes, and I said that in my
9 direct testimony.

10 MR. CHRISTIAN CLARK: So what was keeping
11 our owners from enhancing the small town feel
12 through a new facade, say a Tudor style or
13 something of that sort?

14 MR. LYDON: They recently acquired this
15 property from the former long-term owners. And no
16 disrespect to anyone in the room, especially the
17 Board or its professionals, they did not think
18 July 8th they would still be here looking for an
19 approval. They thought this was going to be a
20 much shorter time frame. That's okay, I had my
21 car fixed last time, I thought it was going to be
22 faster too. That's the way life works. They
23 thought that building, as I said, was
24 unattractive, would want to be demolished and the
25 new building would be almost ready for grand

1 opening. So that's the answer to your question,
2 timing.

3 MR. CHRISTIAN CLARK: And just to go back,
4 so you called it a relatively small building. I
5 just wanted to go again back. What are the
6 buildings that are bigger in town? You said the
7 Stop & Shop. We said --

8 MR. LYDON: Valley Hospital, the schools.

9 MR. CHRISTIAN CLARK: Valley Hospital is
10 bigger.

11 MR. LYDON: This building. There are a
12 lot of buildings in town. What happens is --

13 MR. CHRISTIAN CLARK: More than --

14 MR. LYDON: They become part of the
15 landscape, you don't realize how big they are.

16 MR. CHRISTIAN CLARK: Is there a
17 22,000-square foot building currently that's part
18 of the landscape on Broad Street in this
19 neighborhood?

20 MR. LYDON: There's a multi-family
21 building you mentioned is probably over that.
22 It's three stories, it's a pretty good size
23 building. I would suspect that's 8,000 square
24 feet, yes, I would think that building is.

25 MR. CHRISTIAN CLARK: And --

1 MR. LYDON: There are a lot of buildings.

2 MR. CHRISTIAN CLARK: And this would be
3 triple that?

4 MR. LYDON: Yeah, the footprint of that
5 building, that's a three-story building, so I'm
6 thinking that building probably has an
7 8,000-square foot footprint, eight times three is
8 24,000. This is a one story with a small second
9 area for storage. So it's not -- it's about a
10 22,000-square foot building.

11 MR. CHRISTIAN CLARK: I know kind of one
12 sort of issue has been any time, you know, there's
13 a sort of criticism of the plan, per se, you know,
14 it's kind of a changing baseline. It's like,
15 well, you know, we're out there on Broad Street
16 all the time, if this isn't approved, there's
17 going to be cars going back and forth. Maybe I
18 wasn't here for this. Why would the cars need to
19 go back and forth and why can't they -- if the
20 whole thing is being used right now in
21 contravention of the current status, why would the
22 cars need to come out on Broad Street to be
23 shuttled back and forth? I don't understand that.

24 MR. LYDON: Well, this building here is
25 14,000 square feet. There's another building in

1 the corner...

2 Can you get the other drawing?

3 Don't forget, this is a three-lot
4 development presently with multiple buildings. So
5 it's got one large building here about 14,000
6 square feet or so, but has these other buildings.
7 So if you got to do something with a car in this
8 building, but it has to come over here for
9 finishing, and I'm not an auto body guy, so let's
10 assume that happens, the building's got to get
11 from here to there.

12 Under the proposal, there's one building.
13 It's unified and everything works much more
14 efficient. That's one of the purposes of the
15 Municipal Land Use Law, efficient use of land.

16 So just think about it, one, two, three,
17 four, five, six plus other buildings, it's
18 inefficient. You'd never design an auto body shop
19 like this. We're going to replace that, if the
20 Board approves it, with one unified development
21 where all the work goes on inside one building and
22 we don't have outside operations on cars. So,
23 again, furthering that small town feel.

24 MR. CHRISTIAN CLARK: Yeah, I'm
25 specifically talking about the testimony that I

1 think if this plan isn't approved that there's
2 going to be increased shuttling of cars on Broad
3 and what you showed me, I'm not understanding
4 that.

5 MR. SEMERARO: That was the result of Mr.
6 Daniel's testimony and he just referenced it in
7 his testimony.

8 Mr. Daniel when he testified indicated
9 that he is currently having vehicles transported
10 between buildings.

11 MR. WHITAKER: We're not going to revisit
12 that now. There was direct testimony.

13 MR. CHRISTIAN CLARK: Is it necessary for
14 Mr. Daniel to do that, right, like --

15 MR. WHITAKER: It's not a question. You
16 asked that when Mr. Daniel was a witness.

17 MR. LYDON: Well, I think what is
18 important is if you have a unified building on the
19 site that potential need would certainly go away,
20 because where would you transport them to, we have
21 no building.

22 MR. CHRISTIAN CLARK: What reason is there
23 to drive on Broad Street in between buildings?

24 MR. WHITAKER: There was testimony that
25 currently that's being done. That testimony is a

1 question when that witness was here. That's not
2 for the witness that's testifying now. So next
3 question.

4 MR. CHRISTIAN CLARK: Okay. I think
5 that's all I have for now.

6 Thanks.

7 CHAIRMAN BROWN: Thank you.

8 Good evening. Again, if you can just
9 state your name and give us your address, for the
10 record.

11 MS. KATHERINE CLARK: I'm Katherine Clark.
12 I'm at 269 Woodside.

13 CHAIRMAN BROWN: Thank you.

14 MR. LYDON: Before you ask any question, I
15 have a hard time hearing you.

16 MS. KATHERINE CLARK: Okay. It's actually
17 my voice.

18 MR. LYDON: Sorry.

19 MS. KATHERINE CLARK: Okay. I'll just try
20 to speak into the mic more.

21 Sir, you mentioned that the current zones
22 don't translate very well when it comes to an auto
23 body shop. Do you have a guess as to why that is?

24 MR. LYDON: Sure. I don't have to guess,
25 though, I can tell you. The current zone for this

1 property is a residential zone and they designed
2 standards that would be applicable to building, a
3 single-family dwelling. And it's throughout the
4 R-3 Zone in Ridgewood. But we're in an R-3 Zone,
5 but we're not seeking to build a single-family
6 house, so some of the criteria in that zone, in
7 that zone district, don't necessarily translate
8 well to a commercial building, for instance,
9 building coverage. At 35 feet that works fine for
10 a dwelling, but for a commercial building it's a
11 little on the small side and I think that's also
12 true for impervious coverage. For a dwelling, you
13 have a house in the driveway and you have maybe a
14 patio, something like that. But for a commercial
15 development, you have things like parking and
16 driveways which tend to drive up your impervious
17 coverage. So that's why I said they don't
18 translate necessarily so well.

19 MS. KATHERINE CLARK: Okay. Do you think
20 that the current owners understood when they
21 bought the property that this was going to require
22 a completely new zoning set of rules? I mean...

23 MR. WHITAKER: That's a speculative
24 question. What they thought is not relevant.

25 MS. KATHERINE CLARK: Okay. And then he

1 said they thought this was going to get approved
2 and he wouldn't be sitting here in July that's why
3 they haven't done anything to make it nice.

4 Okay. So based on your testimony, I think
5 you said that the previous development was
6 haphazard and I think you wished to highlight, is
7 it correct you wished to highlight that this is a
8 divergent area and we should be embarrassed about
9 what's there?

10 MR. LYDON: I may have over spoken, but I
11 was talking about how there was no plan for the
12 previous development that's on the three lots and
13 the impervious coverage that goes right up the
14 property lines that doesn't have any stormwater
15 management controls. It's an antiquated, poor
16 design and I think that the applicant has proposed
17 a development which does a much better job of
18 integrating itself into the community.

19 MS. KATHERINE CLARK: I tend to agree with
20 you that this is currently a poor design for an
21 auto body shop and I don't think it's clear as to
22 why it's purchased by them, but that's a different
23 point.

24 So I think one point that you tried to
25 make is that you're reducing the number of

1 driveways. Is that correct?

2 MR. LYDON: Yes, we are from three to one.

3 MS. KATHERINE CLARK: Okay. So on my
4 residential block there are a lot of driveways.
5 Do you think all of them are as dangerous as the
6 one that you're proposing?

7 MR. LYDON: No, I don't think any of yours
8 are dangerous nor do I think this one is
9 dangerous. What this development does, though, it
10 does reduce the other drivers going into South
11 Broad, and without getting into traffic
12 engineering, driveways and intersections are
13 conflict points. You drive down a straight road,
14 there's no driveways, there no intersection,
15 there's not too many things that can go wrong.
16 Intersections are where accidents occur, they're
17 conflict points. People turning left, people
18 turning right, whatever. So reducing the number
19 of driveways is generally a goal people look to
20 have to redesign plans and the other -- so I don't
21 know the driveway situation with your proposal,
22 but I know that this one reduces the number of
23 driveways. It also significantly reduces the
24 driveway lift and when you reduce driveway lifts
25 you reduce areas where people can park where they

1 shouldn't park and block the site distance. So
2 there are a number of good design elements that
3 are reflected in this design, proposed design,
4 that are not reflected in the current conditions.

5 MS. KATHERINE CLARK: In the current
6 condition, how many of the driveways are being
7 used?

8 MR. LYDON: All of them.

9 MS. KATHERINE CLARK: Do you know what the
10 traffic is in and out of those driveways?

11 MR. LYDON: I don't, I'm not the traffic
12 engineer.

13 MS. KATHERINE CLARK: As you studied the
14 property, did you see any cars entering or exiting
15 those driveways?

16 MR. LYDON: I saw little activity because
17 I did my site inspections off hours so I didn't
18 have to charge for and I often went on Saturday
19 and Sundays and they're pretty much closed on
20 Saturday and Sundays, so I'll admit to you I
21 didn't see much driveway activity.

22 But I'm focusing on, not on the number of
23 vehicles using the site, just the reduction in the
24 number of driveway crossings and the widths of
25 those crossings as being the good civic design.

1 MS. KATHERINE CLARK: Thank you.

2 And in your profession, what are the
3 factors that determine whether something is safer
4 when it comes to a driveway? I've heard width and
5 the number of driveways. Can you think anything
6 else?

7 MR. LYDON: Well, I'm not a traffic
8 engineer, but in downtown cities, like downtown
9 Ridgewood, you might have a building right into a
10 property line and then you take one more step and
11 you're in a driveway. That's an unsafe driveway.

12 MS. KATHERINE CLARK: Would you say that
13 the number of vehicles entering and exiting a
14 driveway contributes to whether it's safe?

15 MR. LYDON: No, no, I would not.

16 MS. KATHERINE CLARK: So you would say
17 that the traffic, the amount of traffic entering a
18 property has nothing to do with whether it's safe
19 for a pedestrian who is crossing on a sidewalk?

20 MR. SEMERARO: This is getting into the
21 field of traffic engineering and we had testimony
22 on that.

23 MR. WHITAKER: That was a question you
24 should have asked the traffic engineer when he
25 testified.

1 MS. KATHERINE CLARK: As far as I know,
2 the traffic engineer didn't have any data on
3 pedestrian traffic on that street. Does anyone?

4 MR. WHITAKER: It's up to the applicant to
5 answer.

6 MR. SEMERARO: Our traffic engineer
7 discussed, he did traffic counts, he did not do
8 pedestrian counts. Nonetheless, he testified that
9 reducing three driveways into one improves safety.
10 So regardless how many pedestrians there are,
11 reducing the number of driveways enhances safety
12 and he had indicated that even with the larger
13 consolidated building, the trip generation
14 associated with it was not significant. And he
15 provided ample testimony and sources for his
16 conclusions.

17 MS. KATHERINE CLARK: How many more cars
18 did you wish to service under this new plan?

19 MR. LYDON: That was testified to by
20 others.

21 MR. SEMERARO: That's not this witness's
22 testimony.

23 MS. KATHERINE CLARK: Is it true that
24 there would be more vehicles coming in out?

25 MR. LYDON: That was testified to by

1 others.

2 MR. WHITAKER: That was testified to by a
3 prior witness.

4 MS. KATHERINE CLARK: I'm going to assume
5 that this is to increase your business.

6 MR. WHITAKER: You have to ask the
7 questions of this witness based upon the testimony
8 he presented.

9 MS. KATHERINE CLARK: Okay. I think this
10 is relevant to the public good that is required to
11 show for the C(2) variance and I'm trying to
12 understand what exactly is the public good of this
13 plan. I don't believe that has been made clear.

14 MR. LYDON: Well, I'll start off with
15 stormwater. Right now it's running down South
16 Broad Street. It's uncontrolled, it's treated.
17 It's not recharging the ground water.

18 MS. KATHERINE CLARK: Is the stormwater in
19 its current state --

20 MR. LYDON: Please let me finish.

21 Under the proposed conditions, a lot of
22 the driveway was to be reduced. The stormwater
23 will be collected and the stormwater will be
24 treated and discharged, if I remember the
25 testimony right, to the rear. So instead of going

1 out to South Broad Street it will go to the west.

2 MS. KATHERINE CLARK: So, in your opinion,
3 the current state of the stormwater is an issue?

4 MR. LYDON: Yes, right now it may flow
5 over the sidewalk and ice in the wintertime. It's
6 not being treated. It could be causing problems
7 either in Ridgewood or Glen Rock or further
8 downstream and, yes, by treating the stormwater
9 and managing it, that's a public good and a better
10 civic design, yes.

11 MS. KATHERINE CLARK: Okay. So I think
12 maybe regardless of whether this passes, that
13 maybe is an issue that needs to be addressed by
14 the current owners.

15 Can you tell me how tall is the highest
16 building on the property currently?

17 MR. LYDON: I don't know, I'm not the
18 architect.

19 MS. KATHERINE CLARK: How many stories is
20 it?

21 MR. LYDON: I think all of the buildings
22 presently are one story and the zone allows two
23 and a half stories.

24 MS. KATHERINE CLARK: Well, that's a
25 residential zone, that doesn't apply to you.

1 Right?

2 MR. LYDON: The zone allows two and a half
3 stories.

4 MR. WHITAKER: Height requirement does
5 apply.

6 MS. KATHERINE CLARK: Oh, okay, good.

7 MR. LYDON: And it's two and a half
8 stories.

9 MS. KATHERINE CLARK: Okay. And the
10 business -- but some of the buildings are one
11 story?

12 MR. LYDON: I couldn't hear you, I'm
13 sorry.

14 MS. KATHERINE CLARK: But some of the
15 buildings are one story. Is that correct?

16 MR. LYDON: I believe they're all one
17 story.

18 MS. KATHERINE CLARK: You believe they are
19 one story currently?

20 MR. LYDON: Yes.

21 MS. KATHERINE CLARK: Okay, good.

22 MR. LYDON: I don't know how tall they
23 are. The zone allows two and a half stories.

24 MS. KATHERINE CLARK: Okay. What is the
25 highest of the proposed building?

1 MR. WHITAKER: If you know. It was
2 testified to by the architect.

3 MR. LYDON: The building height is
4 30 feet, which complies with the zone
5 requirements.

6 MS. KATHERINE CLARK: How tall is the
7 landscaping in front of that building?

8 MR. WHITAKER: Okay. The landscape
9 architect, if I recall, testified to all of this.

10 MR. SEMERARO: Site engineer, yes.

11 MR. WHITAKER: So it's not something
12 that's within his purview.

13 MS. KATHERINE CLARK: Okay. I think maybe
14 I can rephrase.

15 What comprises that landscaping? I think
16 you mentioned shrubs, grasses. Am I missing
17 anything?

18 MR. LYDON: That was all testified to when
19 the landscaping plan was offered.

20 MS. KATHERINE CLARK: Okay. But nothing
21 approaching 30 feet?

22 MR. LYDON: No, that's not necessary with
23 a landscaping plan. The landscaping plan is
24 really designed to provide a visual buffer, if you
25 will. It's not designed to make the building

1 become invisible. It's to soften the look of the
2 building. That's why you often have foundation
3 plantings, it's to draw your attention to
4 something other than the building. But right now
5 your attention's drawn to the buildings because
6 there is no landscaping out there or very minimal
7 landscaping and that will be the place, if this
8 application's approved, with a 52-foot buffer
9 along South Broad Street.

10 MS. KATHERINE CLARK: You mentioned 52
11 feet, it's 52 feet wide. Right?

12 MR. LYDON: No, it's 52 feet deep from
13 South Broad to the --

14 MS. KATHERINE CLARK: 52 feet deep.

15 MR. LYDON: To the beginning -- or the end
16 of the parking area. The lot itself has 252 feet
17 of frontage. The whole thing is going to be
18 landscaped except for the area we need to place
19 the driveway. So it's much more than -- the width
20 of is it much more than 52 feet. That's the depth
21 off of South Broad Street.

22 MS. KATHERINE CLARK: Okay. So I'm just
23 trying to piece together your testimony on the
24 public good.

25 What number of Ridgewood residents

1 currently use this business?

2 MR. WHITAKER: That would be an irrelevant
3 question --

4 MS. KATHERINE CLARK: Okay.

5 MR. WHITAKER: -- under the Municipal Land
6 Use criteria. The criteria this Board has to work
7 from is under N.J.S.A. 40:55D-70. Okay. "D"
8 variance as it pertains to nonconformity; "C"
9 variance as it pertains to bulk requirements that
10 are not being met.

11 The concept of how many people use a
12 business, if the Board were to make a decision on
13 that, it would be out of the scope of what they're
14 required to do under the law.

15 MS. KATHERINE CLARK: Okay. I guess the
16 reason I'm asking is because so much of the
17 benefits of this plan seem to me to benefit the
18 business itself and not the public.

19 MR. WHITAKER: Well, that's your opinion,
20 but that's not a question. So let's move on.

21 MS. KATHERINE CLARK: Can you help me
22 understand what are the benefits to the public?

23 MR. WHITAKER: Well, he's listed before
24 his direct testimony.

25 MR. SEMERARO: Several times.

1 MR. WHITAKER: Under the Municipal Land
2 Use Law what his opinion is as a licensed planner
3 what his opinion is. He's given that to you once.
4 He maybe can give you a synopsis of it once again
5 so he can put on the record.

6 MR. LYDON: Sure, Mr. Whitaker.

7 MR. WHITAKER: You certainly have the
8 right to dispute that with an expert witness of
9 your own that is a licensed planner. That's your
10 prerogative. But let him give a synopsis of what
11 he testified to about an hour ago.

12 MR. LYDON: Okay. I'll do it very quick,
13 Mr. Whitaker.

14 First, Purpose A of the Municipal Land Use
15 Law, to encourage municipal action, to guide the
16 appropriate use and development of all lands in
17 the state.

18 I would submit to you that the current use
19 of the property is not the appropriate use or
20 development. I believe that the proposal furthers
21 this purpose of the Municipal Land Use Law.

22 To provide adequate light air and open
23 space.

24 Right now you have a building about
25 20 feet from South Broad Street. You got a

1 building 10 feet or 12 feet of the north property
2 line, you got a building about 10 feet from the
3 south property line. All of those setbacks will
4 be greatly, and I mean greatly, increased.
5 Magnitudes of increased. So we're providing light
6 air and open space.

7 To provide sufficient space in appropriate
8 locations for a variety of purposes. I didn't
9 list them all.

10 This takes three auto body shops,
11 businesses, and consolidates them to one. It
12 takes multiple inefficient building arrangements
13 and reduces it to one. So it's providing
14 sufficient space in appropriate locations.

15 To encourage location and design of
16 transportation routes. You take three driveways
17 and we reduce them to one.

18 To promote a desirable visual environment
19 through creative development techniques.

20 You have to give me that one. Compared to
21 what it is today.

22 MS. KATHERINE CLARK: I think you've done
23 an excellent job highlighting how dilapidated it
24 is today.

25 MR. LYDON: To promote conservation of

1 historic sites and districts. To prevent urban
2 sprawl and degradation.

3 I believe the current situation is a
4 poster child of urban sprawl and degradation with
5 the number of buildings and sheds on the property,
6 with pavement going to the property lines.

7 To encourage coordination, blah, blah,
8 blah.

9 And to the more efficient use of land.

10 Having this many buildings servicing as an
11 auto body shop or shops is inefficient. We heard
12 testimony about that. We can all acknowledge it
13 doesn't seem to make a lot of sense. Having one
14 building where all of the work can be done indoors
15 as opposed to outdoors and efficiently organized
16 will support that purpose under the Municipal Land
17 Use Law.

18 I think that would be it, Mr. Whitaker.

19 MR. WHITAKER: The purposes he's
20 referencing are in Section 2 of the Municipal Land
21 Use Law.

22 MS. KATHERINE CLARK: Okay. And those are
23 supposed to answer the public good question? If
24 it fulfills that then you think it fulfills the
25 public good?

1 MR. WHITAKER: Yes.

2 MS. KATHERINE CLARK: I'm just making sure
3 it's clear.

4 MR. SEMERARO: In addition to what else he
5 testified to.

6 MS. KATHERINE CLARK: Finally, you
7 mentioned that some of the objections relate to
8 quality of life issues. Are you aware of what
9 those are?

10 MR. LYDON: I was using that as a
11 shorthand, perhaps I shouldn't have. I was
12 referring to the buildings with their insufficient
13 setbacks to all the property lines except the
14 railroad. I was referring to the excessive amount
15 of pavement that run from property line to
16 property line in close proximity to and direct
17 visibility of South Broad Street and the
18 residential homes along South Broad. I was
19 referring to the unattractive building design. I
20 was referring to the sign that's in your face on
21 the front wall of the one building. The driveway
22 safety with the reduction in number of driveways
23 and the width of those driveways. Right now it's
24 a wild, wild west out there in and around Westwood
25 in Ridgewood, but those driveways expand the

1 entire width of the lot. One of them will be
2 completely eliminated and the one on the north lot
3 will be greatly reduced in width, so there are a
4 number of factors.

5 MS. KATHERINE CLARK: Okay. As a master
6 planner tonight, you seek to explain how the
7 current use of the land is inefficient and
8 problematic. Is that right?

9 MR. LYDON: Yes, on both counts.

10 MS. KATHERINE CLARK: And I guess I don't
11 know if this question is allowed, but do you
12 believe that the current owners, even though
13 they've owned this property or actually do -- I
14 won't ask this question.

15 Okay. Finally, I think you made a few
16 characterizations of this neighborhood. You said
17 that there's a lot of things on South Broad Street
18 that are not typical of Ridgewood neighborhoods.
19 You said this is simply a divergent area and
20 alluded to the fact that the Master Plan doesn't
21 really seek to protect this kind of an area. Do
22 you wish to clarify that?

23 MR. LYDON: I don't think I said that. I
24 don't think I suggested that. I was asked about
25 some of the other land uses in there and that you

1 aren't proposing a single-family house.

2 Yes, that's true, we're not proposing a
3 single-family house, but what I was trying to do
4 was, yes, the goals and recommendations of the
5 Master Plan for the R-3 Zone apply to all of the
6 R-3 Zone. But I think you have to look at how
7 those R-3 Zones are currently developed and not
8 too many of them are auto body shops, I'll concede
9 that. But there are other land uses in this
10 neighborhood which are not shared by a lot of
11 other R-3 neighbors in Ridgewood either. And to
12 suggest that, I'm not sure if anyone is really
13 suggesting that, but it sounded like someone is
14 almost suggesting that we have a pristine perfect,
15 if you will, suburban R-3 neighborhood and you
16 want to bastardize it by putting an auto body shop
17 in the middle. No, I was pointing out that was
18 wrong for a couple of reasons. One, the auto body
19 shop is already there; and two, this use is not
20 the only use that's in this neighborhood that's
21 somewhat different from the typical R-3 Zone and
22 we respond to that and respect that by doing
23 things like expanding the setbacks, reducing the
24 impervious coverage, reducing the driveways,
25 providing for stormwater management controls,

1 producing a more attractive building, producing a
2 landscaping plan, and I don't want to be here till
3 two morning. So I think all of the context of my
4 testimony maybe wasn't recognized and maybe I
5 rushed through it, so maybe that's my fault. But
6 I was making a point that the Master Plan does
7 call for R-3 improvements, R-3 zoning
8 improvements, and I think that does it whether
9 those things are there or not.

10 MS. KATHERINE CLARK: Okay. But you agree
11 that a building like this, an auto body shop of
12 this scale would never pass in another Ridgewood
13 neighborhood, would you agree?

14 MR. LYDON: That's not the question before
15 the Board. That's not the question before the
16 Board.

17 MS. KATHERINE CLARK: I mean, I believe
18 the Board does look at the whole Ridgewood --

19 MR. WHITAKER: That's not a criteria that
20 the Board has to work with in looking at this
21 application.

22 MS. KATHERINE CLARK: Okay. So the
23 criteria on how bad is it now --

24 MR. WHITAKER: The criteria I told you
25 about before.

1 MS. KATHERINE CLARK: Okay. I have no
2 further questions.

3 Thank you.

4 CHAIRMAN BROWN: Thank you.

5 Good evening. Could you please state your
6 name and give us your address, for the record.

7 MR. DAVID CHRISTIANSON: Good evening.
8 Good to be back. My name is David Christianson.
9 I appear this evening as the clerk and trustee of
10 the Ridgewood Friends Meeting located at 224
11 Highwood Ave.

12 I had a question with regard to your
13 testimony, sir.

14 MR. LYDON: Yes.

15 MR. DAVID CHRISTIANSON: You described a
16 house of faith or church across the street from
17 the property. We couldn't see what you were
18 referring to and I'm just wondering what property
19 you were referring to. All the houses of faith
20 that I'm familiar with on the corner on Broad and
21 Highwood and our church on Highwood are clearly
22 designated with signs.

23 MR. LYDON: Yeah, I think this is a
24 Methodist church.

25 MR. DAVID CHRISTIANSON: Very good.

1 MR. LYDON: That was built in 1941, if I
2 recall.

3 MR. DAVID CHRISTIANSON: And you
4 characterized it on a number of occasions as
5 being, appearing to be abandoned. If I was a
6 member of that congregation I think I might take
7 offense of that.

8 MR. LYDON: I don't know. It looks like
9 it's abandoned to me. If it isn't, I apologize.

10 MR. DAVID CHRISTIANSON: You've been in
11 the neighborhood on a Sunday. I'm there every
12 Sunday and I see congregates there. So you've
13 been there on a Sunday, but you've not witnessed
14 it as being a lively congregation.

15 MR. LYDON: I did not. I think it was
16 Mother's Day, in fact, I did do a site inspection,
17 I did see some women getting in cars in front of
18 the property, but I did not observe from which
19 house of worship they came from.

20 MR. DAVID CHRISTIANSON: Gotcha.

21 MR. LYDON: In fact, one of them was nice
22 enough to compliment me on my car, so I liked her.

23 MR. DAVID CHRISTIANSON: There's a
24 residential property at I believe 259 South Broad
25 is the property that you're referring to. We see

1 them there every Sunday and I think their minister
2 was here as part of the -- at an earlier day of
3 testimony.

4 You testified with regard to prior
5 testimony of the applicant regarding Lot 13 and
6 I'm wondering if you're familiar, because I went
7 back and looked at it as did some of our
8 associates, and Michael Daniel testified when he
9 appeared before the Board and said that they
10 immediately, before acquiring the property,
11 cleaned up the site, removed all the tenants, I
12 think he probably meant, what I understood, that
13 is commercial tenants, and their vehicles and
14 discontinued the business activities on Lot 13.

15 Are you familiar with that testimony?

16 MR. LYDON: Lot 15?

17 MR. DAVID CHRISTIANSON: Lot 13, sorry.

18 MR. LYDON: Lot 13. If that was Mr.
19 Daniel's testimony, it was his testimony. It
20 wasn't my testimony.

21 MR. DAVID CHRISTIANSON: You made a few
22 statements with regard to the duration of time
23 that it has taken to get to this point here in
24 July of 2025. And I just wanted to ask, and I
25 know you weren't trying to point fingers at

1 anyone, but you're familiar with the initial
2 application of this applicant?

3 MR. LYDON: Yes, I was very much so.

4 MR. DAVID CHRISTIANSON: And you had
5 reviewed that plan?

6 MR. LYDON: Yes.

7 MR. DAVID CHRISTIANSON: I think someone's
8 testimony, they referred it to as a "butler"
9 building. It was very perhaps different in nature
10 and you had a plan review for that as well?

11 MR. LYDON: Yes, that was with an earlier
12 architect, yes.

13 MR. DAVID CHRISTIANSON: And are you
14 familiar with the new architect's testimony where
15 he, if I'm recalling correctly, basically said he
16 thought it was quite inappropriate and that the
17 new design was much better?

18 MR. LYDON: I've never seen an architect
19 who didn't think his design was good. I'm doing
20 this a long time, they all think their designs are
21 great. I have to agree with him that this
22 building, proposed building, is better than the
23 first iteration that we presented to the Board.

24 MR. DAVID CHRISTIANSON: Is it reasonable
25 to suggest that perhaps that transition and the

1 objections that were raised regarding those
2 earlier, the applicant's earlier plans might have
3 led to that duration that is taken from --

4 MR. WHITAKER: It's not relevant.

5 MR. DAVID CHRISTIANSON: Very good. He
6 did comment on the --

7 MR. WHITAKER: It's not relevant what the
8 Board has to consider. The Board has to consider
9 the plans before them right now.

10 MR. DAVID CHRISTIANSON: Could you comment
11 on two things, if you could, please, regarding the
12 permissibility of the sign that's proposed. I
13 know you made reference to it in passing, but did
14 you - also, it was kind of hard to hear at times -
15 make reference of an alleviation of a variance
16 being asked for with regard to the sign?

17 MR. LYDON: Yes, signs are not allowed in
18 the R-3 Zone unless they're very small nameplate
19 signs. We're proposing a building mounted sign
20 and a wayfinding sign adjacent to the driveway.
21 They both require a use variance and they are
22 subsumed into the use variance application.

23 MR. DAVID CHRISTIANSON: And am I
24 understanding correctly that the proposed sign is
25 10 feet tall on a two-foot base and forgive me, is

1 it about five-feet long and about five feet back
2 from the property line?

3 MR. LYDON: I think it's more like 10 feet
4 back.

5 MR. DAVID CHRISTIANSON: 10 feet back,
6 very good.

7 MR. LYDON: And it was even shifted
8 further back to ensure that there was adequate and
9 safe site distance, but I do believe it's 10-feet
10 high, which is consistent with the Ridgewood
11 standards for the commercial...

12 MR. DAVID CHRISTIANSON: 10-feet wide,
13 10-feet high?

14 MR. LYDON: Which is consistent in the
15 Ridgewood's zoning ordinance.

16 MR. SEMERARO: Let's take a moment and
17 look at the plans. I think it's 10-feet high.

18

19 (Brief pause)

20

21 MR. MR. DAVID CHRISTIANSON: I'm sorry,
22 what are the heights of the posts?

23 MR. SEMERARO: They're two-foot base. The
24 sign is three-feet tall from that point high and
25 it's 10-feet wide.

1 MR. DAVID CHRISTIANSON: I'm sorry, I
2 shouldn't be asking a question of the prior
3 witness.

4 MR. BERTIN: The sign itself is three-feet
5 high by 10-feet wide. I don't have the plans.
6 It's in the architectural drawings.

7 MR. DAVID CHRISTIANSON: Yeah, my
8 recollection is, and if you check it I think you
9 confirm, that the top of the sign is 10-feet tall.

10 MR. SEMERARO: While he's calling up the
11 plans, why don't you ask the next question.

12 MR. DAVID CHRISTIANSON: Sure.

13 Did you also address the issue of stacked
14 parking in the rear of the property?

15 MR. LYDON: I think the civil engineer
16 testified about that and the traffic engineer and
17 I testified that we needed a waiver for lack of a
18 drive aisle. And he said it's quite common in
19 automotive type uses such as this one and car
20 dealers.

21 MR. DAVID CHRISTIANSON: Is it permitted
22 in this use or I should say, so in a residential
23 zone it's not permitted?

24 MR. LYDON: Well, none of this is, that's
25 why we're here. But the --

1 MR. WHITAKER: It's not permitted, that's
2 why the variance.

3 MR. DAVID CHRISTIANSON: Okay.

4 MR. LYDON: But there's a requirement for
5 the waiver.

6 MR. SEMERARO: The prohibition for the
7 drive aisle.

8 MR. LYDON: The drive aisle between the
9 two -- typically, between parked cars you have
10 24-foot wide drive aisle if it's two-way traffic
11 flow. We don't have any with some of the cars
12 that are there for repair.

13 MR. WHITAKER: While they're looking, do
14 you have another question?

15 MR. DAVID CHRISTIANSON: I don't think so.

16 MR. SEMERARO: So he technically was
17 correct, the gentleman was right.

18 MR. LYDON: So there is a proposed
19 wayfinding sign adjacent to the driveway. It is
20 on a two-foot high base. The top of the sign does
21 not exceed 10 feet in elevation and the sign body
22 itself has a dimension of three-feet high and then
23 the length of the sign is 10 feet in width, so
24 it's a 30-square foot sign.

25 MR. SEMERARO: And you're looking at

1 ASK-200?

2 MR. LYDON: Correct, which was last
3 revised April 28, 2025.

4 MR. DAVID CHRISTIANSON: I'm good. I'm
5 familiar with it. Thank you very much. Thank you
6 for your time.

7 CHAIRMAN BROWN: Thank you.

8 Members of the public have any additional
9 questions?

10 Okay. Can we start over here first and
11 then you can go again.

12 If you can just state your name and give
13 us your address, for the record.

14 MR. MITCH SHUMAN: Hi Mitch Shuman, 110
15 Linwood Street.

16 Do you know how long the buildings with
17 the current sidewalk design have existed in this
18 location?

19 MR. LYDON: No, I could not identify the
20 year that they were installed.

21 MR. MITCH SHUMAN: Have there been recent
22 changes? Are we talking years? Decades?

23 MR. LYDON: If I had to guess, I'd say
24 they've been there a long time, but I don't want
25 to hazard a guess.

1 MR. MITCH SHUMAN: What do you know about,
2 have there been known incidents about pedestrians
3 on the sidewalk on Broad Street where you said
4 you're improving the safety?

5 MR. LYDON: I'm not sure I understand the
6 question.

7 MR. WHITAKER: Is there a question?

8 MR. MITCH SHUMAN: Do you know of any
9 known incidents that pedestrians, based on the
10 current design with the three sidewalks and
11 different buildings -- excuse me -- three
12 driveways, the current design?

13 MR. LYDON: If you mean pedestrian
14 accidents, I'm not aware of any.

15 MR. MITCH SHUMAN: Okay. Do you know
16 anything about a higher incident of pedestrian
17 accidents than any other type of location in
18 Ridgewood?

19 MR. LYDON: I'm not sure I understand the
20 question.

21 MR. MITCH SHUMAN: Because you were
22 talking about improving the safety. So is there a
23 higher incident of pedestrian issues or accidents
24 that have been occurring in this location compared
25 to other locations in Ridgewood.

1 MR. LYDON: I can't answer that question.

2 MR. MITCH SHUMAN: Okay. What about cars,
3 is there a higher incident here of auto accidents
4 than other locations?

5 MR. LYDON: That might be a question
6 appropriate for the traffic engineer and the site
7 engineer. I'm not sure that that's a question for
8 me.

9 MR. MITCH SHUMAN: But it's safety, it's
10 about improving safety, which is what you
11 testified this is what this is going to do. Isn't
12 that a baseline of pedestrian incidents or auto
13 incidents compared to how this is going to improve
14 that?

15 MR. SEMERARO: The traffic engineer
16 provided testimony and it was about conflict
17 points, reducing the number of conflict points
18 inherently has a safety factor associated with it.
19 That's what he testified to, that's what he
20 reiterated.

21 MR. MITCH SHUMAN: But, again, with that
22 there hasn't been any incidents that you could
23 name that have occurred here that we should be
24 aware of that we're going to help avoid by these
25 improvements you're going to be making?

1 MR. LYDON: That wasn't the basis for the
2 testimony. It was simply reducing the number of
3 conflict points from three to one and making the
4 driveways narrower.

5 MR. SEMERARO: And we have no evidence
6 that we put in.

7 MR. MITCH SHUMAN: No evidence, again, to
8 say it's going to improve safety to me at least
9 means issues have been occurring --

10 MR. SEMERARO: I don't want to get into a
11 debate. I explained what the safety point was.
12 We don't have data on accident history.

13 MR. MITCH SHUMAN: Okay. Is there any
14 residential area in Ridgewood that has a large
15 industrial structure like the one you're
16 proposing?

17 MR. LYDON: I don't know, but I'm
18 testifying about this particular site, not about
19 all sites in Ridgewood.

20 MR. WHITAKER: It's not the criteria for
21 this Board to consider in this type of decision.

22 MR. MITCH SHUMAN: Because we're talking
23 about improving the character and safety, any
24 similar town to Ridgewood that has a similar
25 industrial building like this has adjacent to a

1 residential?

2 MR. WHITAKER: It doesn't. The Board
3 doesn't look at what's being proposed here and
4 determine is this something that's in Fair Lawn,
5 Glen Rock, or Ramsey. That has nothing to do with
6 the requirements under the law to what the Board
7 has to consider. The Board has to consider this
8 application, as I said earlier, and I repeat now
9 under a state statute, Municipal Land Use Law
10 N.J.S.A. 40:55D-70 and that's what the criteria is
11 to set forth. That's what was read tonight by the
12 land use planner and the case law.

13 MR. MITCH SHUMAN: So nothing how this
14 compares to other towns and future buildings.

15 MR. WHITAKER: It's irrelevant.

16 MR. MITCH SHUMAN: All my other questions
17 were handled by others. Thank you.

18 CHAIRMAN BROWN: Okay.

19 MR. WHITAKER: If there's no other
20 questions, Mr. Chairman, at this point...

21 CHAIRMAN BROWN: I think he has one more
22 question.

23 Can you just state your name and give us
24 your address again.

25 MR. HENRY THAYER: Henry Thayer, 209 South

1 Broad Street.

2 Are auto body shops allowed in Ridgewood
3 at all, new auto body shops?

4 MR. LYDON: I believe they are.

5 MR. HENRY THAYER: The buildings on South
6 Broad Street that we spoke about earlier, you
7 mentioned a church that was abandoned that is not.
8 There is another church, the Breaker Church; the
9 Montessori school; there's another nursery school
10 within 20 feet; a dentist office; a doctor's
11 office; a gym; a multi-family, you know, luxury
12 condo building; an historic apartment building.
13 Do you see how all these buildings are different
14 than an auto body shop? Because, you know, just
15 to cut to the chase, because those are things that
16 serve the community in a way I think an auto body
17 shop doesn't. Do you agree?

18 MR. LYDON: I disagree with the last part
19 of your statement. The first part of your
20 statement I would agree they are different, but
21 lost you when you said "serve the community".

22 MR. HENRY THAYER: The auto body shop does
23 serve in a way that a Montessori school, a church,
24 another nursery school, a dentist office, a gym,
25 et cetera --

1 MR. SEMERARO: That's not part of the
2 criteria.

3 MR. HENRY THAYER: Thank you.

4 MR. WHITAKER: Mr. Chairman, if there's no
5 more questions, maybe we'll take a break before
6 public comments.

7 CHAIRMAN BROWN: That sounds good.

8 MR. WHITAKER: And just before we do that,
9 we do have a transmittal letter from Ridgewood
10 Police Department Traffic Safety Bureau. It's a
11 letter of July 8th. It will be made part of the
12 public record. It's addressed to the Village
13 engineer and it states there have been two
14 collisions before at the intersection over the
15 last ten years. The first involved a single
16 vehicle colliding with a utility pole and the
17 second was a slight accident with no available
18 data. So we'll make that part of the record
19 because there was a question at this meeting about
20 how many accidents occurred in the area. So we'll
21 have that marked as A-1 -- excuse me, Board-1.

22
23 (Transmittal letter from Ridgewood Police
24 Department Traffic Safety Bureau dated July 8th
25 was received and marked Exhibit Board-1 for

1 identification.)

2
3 CHAIRMAN BROWN: Thank you, Mr. Whitaker.

4 Thank you. We'll take five minutes and
5 then we'll be back.

6 Thank you.

7 MR. SEMERARO: So that will conclude his
8 testimony and close --

9 CHAIRMAN BROWN: Yes, sorry, yes.

10 MR. SEMERARO: Thank you.

11
12 (Recess)

13
14 CHAIRMAN BROWN: Thank you.

15 I'm going to go ahead and open it up for
16 public comments. And just for the public that
17 comes up to speak, every member of the public for
18 speaking shall provide their full name and address
19 and if they're providing testimony, shall then be
20 sworn in by Mr. Whitaker, our Board attorney.
21 Each member of the public shall not occupy more
22 than five minutes unless reduced because of the
23 volume of business on the agenda without the
24 approval of the Chairman or the unanimous consent
25 of the Board members present.

1 So I'll go ahead and open it up to public
2 comments.

3 So, again, it's time for members of the
4 public to comment on the application, ask any
5 final questions.

6 Again, come up to the podium. If you
7 could please state your name, give us your
8 address, and Mr. Whitaker, our Board attorney,
9 will swear you in.

10 MR. TERRENCE LEONE: Sure. My name is
11 Terrence Leone. I live at 215 South Broad.

12
13 (Whereupon, Terrence Leone was duly sworn)

14
15 MR. WHITAKER: Please proceed.

16 MR. TERRENCE LEONE: These are just
17 general comments.

18 So my family moved here, we moved here
19 about three years ago from Hudson County. We were
20 definitely looking for, you know, the kind of life
21 that everyone else in Ridgewood is here for, with
22 schools for our kids. I live with my wife, two
23 kids. And my in-laws, my father-in-law and
24 mother-in-law, were all a support here, so they
25 all went home for the night.

1 I kind of just wanted to add these things
2 in. My biggest concern is with the traffic in the
3 area. I know it was stated that there's not a lot
4 of traffic on Broad Street. That depends, I guess
5 that wasn't factually the number given, but
6 there's a considerable amount of traffic on Broad
7 Street. It's a street that has parking on two
8 sides. It's a two-lane street. It leads into
9 downtown Ridgewood, so it does get a good amount
10 of traffic. It is, in my opinion, it's a little
11 small. You can't -- if there's cars parked on
12 both sides you can't drive two cars at the same
13 time on each side of the street.

14 I'm sorry, I'm just find my notes here.

15 In addition to that, I live on a -- where
16 I live I have to actually go around and I come
17 onto Broad Street out of my driveway and -- sorry
18 about this.

19 There's a three-street intersection,
20 Highwood, Leonard, and Broad Street all kind of --
21 Highwood comes in like this, Leonard is here, and
22 obviously both go into Broad Street, but they both
23 kind of intersect these other two streets, side
24 streets intersect at the same point. Without a
25 traffic light already, this is right near the

1 Mountain View -- this is like I think it's next to
2 the lot, it's not next to the store, but it's next
3 to the lot, the current lot of Mountain View.

4 And so there's already traffic coming from
5 there and there's additional traffic from the new
6 facility that's going to, you know, in my opinion,
7 that would be a problem, you know. I think
8 there -- it's a difficult intersection because,
9 again, you're already having two people come this
10 way. There's slanting streets coming onto Broad
11 Street, so if I'm driving here, I have to actually
12 look through my back window to get onto Broad
13 Street, which, again, is a pretty busy street in
14 my opinion.

15 So that is my biggest concern. There's no
16 traffic lights there given that there's people
17 coming from three or four different directions
18 including a driveway. And I think it's just, you
19 know, obviously, I live there with my kids and I
20 want it to be safer and I want them to be able to
21 walk to and from Orchard School. We go to Orchard
22 School, there's a number of kids who live on Broad
23 Street, who walk to Orchard School. Beyond that,
24 there's more kids that live from between Broad
25 Street and Prospect Street. They all have to walk

1 on Orchard Street to go back and forth to Orchard
2 School. So it's a fairly high congestion area
3 with a lot of children and those are my concerns.

4 Thank you.

5 CHAIRMAN BROWN: Thank you.

6 Good evening. Again, if you could just
7 please state your name, give us your address, and
8 Mr. Whitaker, our Board attorney, will swear you
9 in.

10 MR. JOHN OROS: My name is John Oros; 128
11 Madison Place in Ridgewood.

12
13 (Whereupon, John Oros was duly sworn)

14
15 MR. WHITAKER: Thank you.

16 MR. JOHN OROS: Just a couple of general
17 comments and I'll leave it at that.

18 So I fully respect and have come to learn
19 that the two properties that are grandfathered in
20 have full right to do what they're doing and
21 that's perfect. And I think if these improvements
22 were being done to those properties at the smaller
23 scale, I don't think we'd be all here debating,
24 discussing, or pushing. I think it would all make
25 sense and be a path of that plan.

1 But I believe that this broader plan is
2 kind of counter to the Ridgewood Master Plan or
3 the benefit of Ridgewood for two main reasons.
4 One, it's just the simple fact of residential
5 space is being moved, more residential space is
6 being pushed into commercial space, the one lot,
7 that is. But it's also the merging of the three
8 lots into one.

9 You know, there was a comment made earlier
10 that this really isn't residential space, it
11 currently is not. I would agree with that as
12 well. It's not actively, but it is zoned as
13 residential space and grandfathered in with a
14 variance. But if that were to change as three
15 properties, they could become back to residential
16 space, which is their original zoning. But if it
17 becomes one big property, it's a much harder thing
18 to unwind if a future state if operations were
19 determined to not move forward.

20 So I think that there is -- you know, I
21 would challenge the Board to think about this,
22 that the prior decisions made, that's not up for
23 debate, but this variance for the one residential
24 property should be seriously considered because I
25 think we set a dangerous precedent of moving

1 residential space into commercial and then really
2 insuring with the three going to one that it will
3 never go back to residential and that gives me a
4 pause for the community of Ridgewood.

5 Additionally, there's been a lot of debate
6 about the size of the operation and there's been a
7 ton of testimony that it's not going to expand and
8 I know it's not for the Board to decide or not on
9 how that approves, but I do have concerns that
10 once this is approved, if this were to be
11 approved, that the business would scale and it
12 would become a much different operation and would
13 not be able to be kept in check to what was the
14 testimony that basically the size of the operation
15 would remain the same.

16 And then just last, just the observation,
17 there was some buildings mentioned as far as
18 commercial big buildings, Stop & Shop I think was
19 one, the movie theater. But those were all in
20 commercial, like actually designated commercial
21 zones. And then references to the nursery school
22 right around the corner, Valley Hospital. Those
23 are in residential areas, but they have direct,
24 you know, I would say reason to be there as part
25 of the community; a school, a hospital, you know,

1 multi-family apartment makes sense to be in a
2 residential zoned neighborhood, so a bigger
3 building makes sense in that case.

4 So I thank you. I appreciate it.

5 CHAIRMAN BROWN: Thank you.

6 Again, if you could just please state your
7 name, give us your address, and Mr. Whitaker will
8 swear you in.

9

10 (Whereupon, David Christian was duly
11 sworn)

12

13 MR. WHITAKER: Thank you.

14 CHAIRMAN BROWN: State your name and your
15 address.

16 MR. DAVID CHRISTIANSON: David Christian.
17 I've been here this evening as the clerk and
18 trustee of Ridgewood Friends Meeting located at
19 224 Highwood Ave.

20 First off, I'm going to try to speak as
21 fast as I can only because I think it's a lot.
22 What I prepared is more like six minutes, I didn't
23 realize there was --

24 CHAIRMAN BROWN: No worries.

25 MR. DAVID CHRISTIAN: The Ridgewood

1 Friends Meeting, properly known as "The Quakers",
2 respectfully request that the Ridgewood Zoning
3 Board of Adjustment deny LES Dann's application
4 for approval of a nonconforming commercial use of
5 Lot 13 on Broad Street, which is zoned for
6 residential use and deny other variances with
7 respect to the proposed expansion of the Mountain
8 View Auto Body Shop.

9 The Ridgewood Friends Meeting started
10 gathering in Ridgewood in 1937. We acquired the
11 property on Highwood Ave. in 1950 and built our
12 meeting house there in 1957. We've been part of
13 this residential neighborhood, which includes
14 other houses of faith, for nearly 70 years.

15 The Friends Neighborhood Nature School,
16 operating in our building and under our care,
17 celebrated its 65th anniversary a couple of weeks
18 ago.

19 In the spring of 2023, after receiving the
20 original LES Dann application, we met with other
21 neighborhood residents, including representatives
22 of another area church. We listened to their
23 concerns about the proposed project and agreed
24 with many of their objections.

25 Consequently, at a substantial cost of

1 time and resources, we've been compelled to object
2 to the applicant's proposed development because
3 the proposed large commercial entity is not
4 respectful to the residential nature of the
5 neighborhood.

6 We have listened closely to the testimony
7 of the applicant's witnesses over these past two
8 years. While we understand the owner's desire to
9 make the car repair service larger, more efficient
10 and productive, we cannot support their proposed
11 development on South Broad Street.

12 The current proposed design is an
13 improvement over the applicant's original
14 submission, but this enormous commercial
15 development remains out of scale and clashes with
16 the character and this residential neighborhood.

17 We request Lot 13 continue to be zoned for
18 residential use or that the applicant be required
19 to revise its design to retain a residential
20 component in its redevelopment of the site and to
21 file a new application.

22 With regard to Lot 13. Notices of the
23 original hearings in this matter in December
24 of 2022 and August of 2023 clearly stated that the
25 use of Lot 13 did not contain a nonconforming use

1 and that the applicant did not seek certification
2 of a nonconforming auto body use on that property.

3 I already said with regard to Mr. Daniel's
4 testimony immediately before acquiring the
5 property, they testified that they cleaned up the
6 site, removed all tenants and their vehicles, and
7 discontinued the business activities on Lot 13.
8 Therefore, any past un-permitted uses of Lot 13
9 have been gone for more than four years. Any
10 claim that these prior illegal discontinued and
11 abandoned activities would support a decision of
12 the Board granting a use variance to permit the
13 existing principal dwelling and residential use on
14 Lot 13 to be replaced by an auto body shop is not
15 supported by law.

16 In addition, any commercial activity on
17 Lot 13 in the past was contrary to the 1974
18 resolution of the Board denying the application of
19 Montick's, later Barry's Auto Body Shop on Lot 14,
20 and also violated the terms and site plan design
21 for the 1987 approval of the minor addition to the
22 structure housing the Ridgewood Vehicle's company
23 on Lot 12.

24 Neither of these documents sanctioned the
25 use of Lot 13 by adjoining businesses and there

1 has been no testimony that they lawfully occupied
2 that lot.

3 Despite Michael Dan's (sic) testimony that
4 all commercial uses on Lot 13 had ended many years
5 ago, it appears the applicant is now asserting the
6 prior illegal activities on Lot 13 constitute
7 satisfaction of a positive criteria required for a
8 grant of variance relief permitting commercial use
9 in a residential zone. But the removal of illegal
10 uses cannot be cited as a positive element of any
11 current "D" variance application in the same
12 manner as a nonconforming use that might be
13 entitled to continue at the property.

14 There is no legitimate basis here for
15 approving use variance relief to permit not only a
16 principal business use, but also a massive
17 commercial principal structure on Lot 13, neither
18 of which are permitted in an R-3 Zone and we do
19 not believe are in accordance with the Master
20 Plan.

21 If the Board nevertheless decides to
22 approve the commercial use of Lot 13, we ask that
23 the Board direct the applicant to revise its
24 building layout as follows: Require that the
25 landscaping include a berm of at least three feet

1 in height along the front of the property to
2 driveway from southern property line with
3 appropriate plantings in front of, behind, and on
4 top of the berm in a manner similar to or greater
5 than that set forth in the applicant's plan that's
6 on the website now for the Village prepared by
7 Bertin Engineering and dated February 25th, 2025.
8 And it was as a result of discussions that had
9 been had that that plan was developed. Such
10 landscaping would mitigate the visual impact of
11 the building from the street and from the
12 neighboring residential religious properties.

13 We request that you reject the applicant's
14 proposal to install a large lighted sign at the
15 front of the property. It's out of scale,
16 distracting, and not appropriate for the
17 neighborhood.

18 And we request that you require tow trucks
19 or trucks hauling vehicles to and from the LES
20 Dann property to carry or tow no more than two
21 vehicles at a time. This would lessen the impact
22 of the expanded commercial enterprise on the
23 residents, school, families and traffic in the
24 residential neighborhood.

25 The length and depth of these proceedings

1 had been warranted by the importance of this
2 matter to our community. Construction of the
3 commercial structure proposed by the applicant
4 would significantly and permanently change the
5 character of this residential neighborhood.

6 We respectfully thank the Board for its
7 consideration of our objections and your patience.

8 Thank you.

9 This minute was approved by the Ridgewood
10 Board of Friends Meeting.

11 Thank you.

12 CHAIRMAN BROWN: Thank you.

13
14 (Whereupon, Christian Clark was duly
15 sworn)

16
17 MR. CHRISTIAN CLARK: Christian Clark; 269
18 Woodside Avenue.

19 I haven't been at all of these
20 proceedings, I've been at several of them. We've
21 seen a lot of documents, we've seen a lot of
22 diagrams, we heard a lot of testimony, but at the
23 end of the day all of this relies upon ultimately
24 the credibility of the submission; the credibility
25 of the testimony. And all of this relies upon

1 essentially a plea to "trust us" to "trust" what
2 you see. "We will do what we say we're going to
3 do".

4 That trust isn't warranted in my position,
5 in my view, and I think in the view of many
6 members of the community.

7 I've heard shifting and, frankly,
8 incredible explanations in the proceedings I've
9 attended. It started with a certain reticence
10 about, talking about Route 23, a sheepishness
11 about where the other two locations were, and then
12 we finally got out that the other locations are a
13 stone's throw.

14 Why the sheepishness about Route 23?
15 Because Route 23 is really different. Anyone that
16 knows this area knows that Route 23 is super
17 different than Broad Street. Okay. But that was
18 something that was very hard to get out in the
19 testimony, but finally, there was testimony about
20 it being very close, as the bird flies, to
21 Route 23. Why were they protesting that so much,
22 right? I put that to the Board.

23 We've heard testimony that a 22,000-square
24 foot building is relatively small. Remember where
25 we started, I think I remember this correctly,

1 that we started with an over 30,000-square foot
2 building. Right. These are the same applicants.
3 And this might be an improvement, but that was the
4 original intent. The intent was not to create a
5 C(3) for the salubrious health of the neighborhood
6 and to, you know, create a committee on pedestrian
7 safety. It was to build a huge replica of the
8 facility that's near Route 23. That's where we
9 started.

10 In the testimony I heard the owners were
11 sheepish about the idea that there would be
12 increased volume. I don't know why, I mean,
13 everyone knows, right, there's a profit motive
14 here, no one denies there's a profit motive. But,
15 again, we had all these protests about it won't
16 increase volume, you know; we're going to be more
17 efficient. And the shifting explanations did not
18 really make sense to me and I think to many other
19 members of the community.

20 At one point I asked I think Mr. Dan,
21 Senior, you know, and I remember Mr. -- sorry, Mr.
22 Whitaker, was objecting to this, but we did get an
23 answer to it a few sessions ago, I said, what's
24 this all about, what is the motivation, why years
25 of this. And the answer back was, "I want to be a

1 part of the community". That's not a credible
2 answer. It has nothing to do with any of the
3 testimony we heard. It doesn't pass common sense;
4 "I want to be part of the community".

5 There's Zillow. You can buy a home in
6 Ridgewood. You can attend the 4th of July parade.
7 Opening a 22,000-square foot auto body shop, it
8 doesn't gel with the idea this is, "I want to be a
9 part of the community".

10 Lastly, every time an issue is raised with
11 the plan, we get a sort of parade of horrors or
12 a shifting baseline, which is a common argument
13 technique. Okay. And just to list some of them,
14 right, oh well, you know, we should do this plan
15 because if you oppose it, we're going to continue
16 to drive cars on Broad Street. Well, why are cars
17 being driven on Broad Street? Oh, I don't know,
18 that's what we're doing. Is that necessary?
19 Don't know, that's what we're doing. Right.

20 I think that that's called self help,
21 right. As The Friends brought up, you can't sort
22 of act with that behavior and then look to, you
23 know, shift the baseline up from there.

24 Again, right, we're going to make this
25 building magically attractive. Why is the current

1 building so ugly? Couldn't you have changed it?
2 That was their testimony that their own building
3 currently is unattractive. That can be changed if
4 the interest that they claim to be seeking were in
5 fact what they were seeking.

6 Stormwater, right, this is the first I
7 heard about the stormwater. I don't know what to
8 say. I don't know what to say. I don't think
9 most residents are really thinking and being kept
10 up about the stormwater.

11 We heard the explanation about reducing
12 the number of sidewalks. Again, this flies
13 against common sense. Right. You have 14
14 sidewalks. How many of them are being used;
15 what's the volume. It doesn't matter that you
16 just reduce the number of concrete sidewalks, that
17 doesn't automatically make something safer.

18 With just my remaining time, I'll say, you
19 know, our neighborhood is a strong and vibrant
20 neighborhood. It's the most diverse neighborhood
21 in all Ridgewood. It's historical. We have a
22 neighborhood dinner, we have a progressive dinner,
23 we have a block party. It is a vibrant
24 neighborhood. It's going through a renaissance,
25 it's going through a renaissance that matches with

1 the goals of the Master Plan. We're one of the
2 few neighborhoods that's truly walkable to the
3 downtown. This plan is at cross purposes with
4 that.

5 Thank you.

6 CHAIRMAN BROWN: Thank you.

7 Good evening. Would you please state your
8 name, give us your address, and Mr. Whitaker will
9 swear you in.

10 MR. TODD ALLIEVI: Let me set up, change
11 my glasses.

12 My name is Todd Allievi, 65 Boyce Place.

13
14 (Whereupon, Todd Allievi was duly sworn)

15
16 MR. WHITAKER: Please speak into the
17 microphone.

18 MR. TODD ALLIEVI: Ladies and gentlemen of
19 the Board, you have patiently sat and listened to
20 hours and hours of testimony over what is probably
21 years now for this application. I personally want
22 to thank you for your patience, the time and
23 attention you have provided. I'm sure it's not an
24 easy task.

25 You are the guardians of the Village.

1 Okay. You are tasked with balancing the interests
2 of commerce and protecting the beauty, the appeal,
3 the essence of what makes up Ridgewood. It's not
4 an easy job and many times it may be ordinary run
5 of the mill applications, but not today, not this
6 application. This decision is impactful, so I
7 implore you to pay careful attention to what the
8 residents have said and will say and to carefully
9 deliberate on your decision, because you are the
10 last line of defense.

11 If I may, I would like to read you some of
12 the highlights or low lights that have been
13 testified to previously.

14 We had the owner's son previously testify
15 that no worked is performed on vehicles in their
16 parking lot, however, on the one and only occasion
17 that the attorney from The Quakers came to the
18 visit the site, he took a picture of the son
19 repairing a vehicle in the parking lot.

20 Let's move onto the architect. I'm
21 paraphrasing what he said. He said he designed
22 the building to fit into the neighborhood. Yet,
23 he hardly knew anything about the neighborhood
24 when I was questioning him. He didn't know it was
25 referred to as "The Historic Section" of

1 Ridgewood. He didn't know most of the houses were
2 built around the "turn of the century". Did he
3 even look? All he had to do was drive around the
4 block. He's an architect. He would've seen all
5 the houses were built at the "turn of the
6 century". All he had to do was walk across the
7 street from the very site that he's designing to
8 see the house across the street has a plaque the
9 house was built in 1850. He didn't do it.

10 When he was questioned about a mom-and-pop
11 facility, I personally asked him that. He
12 testified he never heard of the term "mom and pop"
13 in an architectural setting. Yet, I cite Philip
14 Langdon, an article that appeared on ArchDaily.
15 The Precarious State of the Mom-and-Pop Store.

16 ArchDaily.com is the world's most visited
17 architectural platform. Again, the title, The
18 Precarious State of the Mom-and-Pop Store. I'm
19 not going to read it into the record. It goes on
20 to talk about mom-and-pop store architecture
21 facades, signage, et cetera. He said he never
22 heard of the "mop and pop" referred to as an
23 architectural term, yet, this article is from
24 April 2nd, 2021, if anyone cares.

25 Since the architect expert didn't take any

1 time to learn about the neighborhood, let me take
2 some quick time to enlighten and remind everybody
3 of this special neighborhood just in case you're
4 not all familiar with it.

5 This area is known as the Historic Section
6 of the Ridgewood. Do I repeat myself, most of the
7 homes, including my own, was built at the "turn of
8 the century". Across the street from me are the
9 three houses known as "the three sisters". I've
10 been told my house was built by the same builder
11 that built the three, but, apparently, I wasn't
12 the fourth sister, maybe I'm the forgotten son,
13 I'm not sure.

14 Down further, down Woodside as it curves
15 there's the house that is known of "the house of
16 the five sisters". Okay. It was, again, built at
17 the "turn of the century" and it was named because
18 five sisters lived in the house in the early
19 1900s. They never married. They all just lived
20 in the same house.

21 This is the history of this area one or
22 two blocks from this application site.

23 Go up further, the last one I'll talk
24 about. As you go up towards Carlisle and Ivy, the
25 house, one of the oldest houses in Ridgewood was

1 built around the 1870s. Architect didn't even
2 want to walk across the street for this.

3 I personally have lived in Ridgewood now
4 14 years and I've seen a huge transformation in
5 that time. When I first moved in with my pregnant
6 wife, there weren't many young children in the
7 area, mostly were older children, high school,
8 college age and other houses just with no
9 children. In that time I'm now considered one of
10 the, I guess, residents living in this
11 neighborhood longer now. I see it transformed.
12 The majority of the houses, they don't have one
13 kid, they have multiple kids. Two houses down
14 from me, they have three. Across the street, two.
15 Going up Woodside to my left, three. Across from
16 them, three. Directly across on the other side,
17 three. As we move up the neighborhood, I won't go
18 through all of them, okay, we skip one house who
19 doesn't have kids, then it goes two, two. The
20 other side, two. One house doesn't have any kids.
21 Then it goes one, three, four. You across over,
22 it's four, three, four and four. I'll stop there.
23 I think you get the picture. This is the
24 neighborhood.

25 I would also like to add that many people

1 don't realize that in this small two-block area
2 there are also multiple children with
3 disabilities; autistic, developmental, hard of
4 hearing. Okay.

5 I have people that come and visit me. I
6 have a nice wraparound porch like all the old
7 houses in Ridgewood do. They hang out and they're
8 looking and they're seeing all the kids all over
9 the place and they ask me, is there an elementary
10 school around the corner. I say no. They ask,
11 where the hell are all these kids coming from. I
12 say, these are the neighbors. They are absolutely
13 shocked. That's the transformation in 14 years
14 that just in case the Board didn't realize, I
15 wanted to fill you in.

16 Let's move to the traffic expert. He
17 testified regarding --

18 MR. WHITAKER: Five minutes.

19 MR. TODD ALLIEVI: Yes, I know it's five
20 minutes. I could speak really fast and I can get
21 it all in, but the court reporter will want to
22 eviscerate me. I can talk really fast, Counsel,
23 and I could have gotten it in, but you would not
24 have had a record. So I politely ask if I can
25 finish?

1 CHAIRMAN BROWN: Yes, just continue.

2 MR. TODD ALLIEVI: I'm sorry, I didn't
3 hear you.

4 CHAIRMAN BROWN: Yes, go ahead. Continue.

5 MR. TODD ALLIEVI: I appreciate that. I
6 appreciate the courtesy.

7 I have to find my spot again.

8 Okay. The traffic expert. He
9 testified -- I'm sorry, do you want me to speed up
10 or can I just talk at this? I'm more than halfway
11 through. I just don't want to talk too fast.

12 CHAIRMAN BROWN: Go ahead, you can speed
13 up a little bit. Thank you.

14 MR. TODD ALLIEVI: Okay. The traffic
15 expert. He testified regarding counting vehicular
16 traffic, the number of vehicles entering and
17 exiting the business. But, of course, didn't
18 break down how many of them were tow trucks,
19 flatbeds, small car haulers or carriers entering
20 or exiting the site.

21 He even repeated previous testimony that
22 no large carriers or haulers ever go to the
23 business. Then he was confronted with this photo
24 I came with last time and I just... It was marked
25 as an exhibit last time. I didn't have enough

1 copies last time so I made enough for everybody
2 this time on the Board.

3 So, again, I showed this photo and the
4 applicant's attorney questioned me about it and
5 the traffic expert had the gall, the temerity to
6 testify that vehicles such as this and flatbed and
7 tow trucks has a - quote - de minimis effect on
8 the neighborhood.

9 The definition of de minimis. Things that
10 are so minor as to being negligible, trivial, or
11 trifling, of little importance.

12 I ask you this, is this driving through
13 the neighborhood with all the children playing in
14 the streets, is this trivial and trifling?

15 MR. SEMERARO: Mr. Whitaker, I have to
16 object to this. It wasn't authenticated. It was
17 clearly established it was his inference because
18 it was coming from the general direction of my
19 client's property. He didn't see where it came.
20 He didn't know where it was going to.

21 MR. TODD ALLIEVI: This is comments. This
22 is not testimony now.

23 MR. WHITAKER: No, it's testimony, you
24 raised your hand. It's testimony, sir. The Board
25 will take and acknowledge the fact that the photo

1 marked as an exhibit is not in evidence and it
2 wasn't authenticated.

3 Let's move on.

4 MR. TODD ALLIEVI: I just -- I was
5 questioned --

6 MR. WHITAKER: There's an assumption that
7 it came from the site, it was never established.

8 MR. TODD ALLIEVI: It wasn't an
9 assumption, it was an inference.

10 MR. WHITAKER: Well, assumption or
11 inference, let's move on.

12 MR. TODD ALLIEVI: Excuse me, laughing is
13 not proper.

14 There's a big difference between
15 assumption and inference and both you as attorneys
16 know that.

17 I lost my place.

18 Once again, the traffic expert said it
19 wasn't just to my picture, he's referring to
20 flatbeds and tow trucks and small car carriers.
21 Even if you object to the large carrier I showed
22 you a picture of, which I testified to before, he
23 was referring to all of them and he said it's a de
24 minimis effect. Again, calling that trivial,
25 trifling, of little importance.

1 Well, it insults my intelligence to say
2 that those vehicles in our neighborhood with all
3 the kids playing is trivial and trifling and it
4 should insult every Board member here to think
5 that that is trivial. I don't know how you can
6 believe anything they had said with such
7 statements like this.

8 I have spent 30 years working for the
9 courts and the legal system and there's an old
10 saying, you can pay experts to say just about
11 anything if you pay them enough. So what we have
12 here are, they are paid handsomely and they are
13 bias.

14 In closing, the auto body shop has been
15 successfully functioning for years. Maybe it's a
16 little inefficient for them, but it's been working
17 fine for years and now they want to expand, but at
18 what cost? The cost of destroying an idyllic
19 neighborhood just so they can expand.

20 As I said earlier, you are the guardians
21 of the Village and the last line of defense. You
22 now have to make a decision that will have a major
23 impact and lasting repercussions.

24 I thank you again for your time, patience,
25 and consideration and careful deliberations. I

1 implore you to protect our beautiful historic
2 neighborhood where dozens of kids play in the
3 streets and deny the use and bulk variances, deny
4 the final site plan, and preserve our
5 neighborhood, preserve our Village, preserve
6 Ridgewood.

7 Thank you.

8 CHAIRMAN BROWN: Thank you.

9 MR. HENRY THAYER: Hello. Henry Thayer;
10 209 South Broad Street.

11
12 (Whereupon, Henry Thayer was duly sworn)

13
14 MR. HENRY THAYER: I'm going to try to be
15 short.

16 Just one quick note first, just to follow
17 on what Mr. Whitaker said about the letter for the
18 police department about the traffic accidents on
19 that intersection in front of the body shop, I
20 know of two additional accidents that happened
21 within the last year or 18 months in front of the
22 body shop. One is a parked car being sideswiped
23 by another car, hit and run. And another is a
24 pedestrian being struck while getting into her car
25 on South Broad Street across from the auto body

1 shop, a hit and run.

2 MR. WHITAKER: So the record's clear, it's
3 not anything I said. I read a letter from the
4 traffic police officer from the town. That's all
5 I did was put in evidence. The question came up
6 and I inquired. That's the response that we got.

7 MR. HENRY THAYER: Yes, sir. Well, you
8 read it.

9 Okay. This neighborhood is one of few
10 that is walkable to the town. It's seen a lot of
11 positive growth lately. I live there. It has so
12 much potential, in my view, and an approval of
13 this plan could really stymie or even halt that
14 potential.

15 If you get off the train beside you coming
16 from work and walk towards that auto body shop to
17 your home, as many of us do, you pass, you know, a
18 wine shop, a bank, a church, a school, a gym, a
19 dentist office, an historic apartment building, a
20 luxury condo, a Montessori school. These are all
21 things that are beneficial to the community. We
22 all know what those kinds of buildings are like to
23 live in and around. A giant auto body shop is not
24 like that obviously.

25 It really kind of comes down to the idea

1 of demolishing a house in a residential zone to
2 make room for someone's business. The plan calls
3 for demolition of a house that has been on Broad
4 Street for I think a hundred years, that's what it
5 looked like online, maybe more. We spent so much
6 time focusing on the improvements to the existing
7 auto body shop operation and not enough time, in
8 my view, on the idea of preserving housing, which
9 preserves the residential character, which is what
10 the Master Plan calls for.

11 The traffic engineer explained that his
12 metrics and his study apply to whether the
13 increase in traffic expected by the auto body shop
14 expansion will increase delays for car traffic.
15 He said they won't increase car traffic. I asked
16 what about the pedestrian traffic, well, what
17 affect will it have on that. He said, I don't
18 know about pedestrian traffic. I said, but the
19 metric would have to do an increased amount of
20 traffic in and out, what would it do to the
21 quality of life of people who live nearby who have
22 to watch and hear cars, big cars and trucks going
23 in and out. So there's no metrics he uses to
24 measure that.

25 So these guys, the applicants come here

1 and they say, we know how to improve the
2 neighborhood. Listen, our plans are going to
3 improve the neighborhood and I grant, they do have
4 some plans that will improve the neighborhood and
5 what they've cleaned up is a credit to them. The
6 other place was a dump, sure. But they come here
7 and say we're going to improve the neighborhood.
8 They say, okay, you're going to improve the
9 neighborhood, what affect is that going to have on
10 pedestrian traffic, well, we didn't measure that.
11 So you're going to tell us to improve the
12 neighborhood, yet you didn't look at pedestrian
13 traffic. You don't even know how many kids walk
14 to school down the street. You didn't even think
15 to study it.

16 The Master Plan calls for a preservation
17 of neighborhood and character. We know how the
18 applicants view the neighborhood. They've made it
19 very, very clear how they view the neighborhood.

20 As I said before, I'm not personally
21 offended because I know they have a job to do, but
22 if somebody walked to your neighborhood, I mean, I
23 don't know where you guys live, maybe your
24 neighborhood is nicer than mine, but if somebody
25 walked to your neighborhood and took photos of the

1 worst things and none of the good things and then
2 brought them to a group like this and said, look
3 at the dumpy neighborhood. That's what this guy
4 did. There's not a picture of my house. There's
5 not a picture of any of my neighbors' houses in
6 there who all live there. There's not a picture
7 of the Montessori school. There's not a picture
8 of the gym. You get the point, I hope.

9 From the beginning they've been acting
10 like the neighborhood is a dump. The place they
11 bought was a dump.

12 The neighborhood is not a dump. It's not
13 a rural district, but it's a neighborhood with a
14 lot of potential.

15 So the question for you guys I think I
16 want you to ask yourselves or ask you to please
17 ask yourselves when you're deciding on this is, do
18 you believe them about the character and
19 neighborhood or do you believe me and my
20 neighbors?

21 Thank you all for all your time doing
22 this. I'm grateful for it.

23 CHAIRMAN BROWN: Thank you.

24 Good evening. If you could just state
25 your name, give us your address, for the record,

1 and our board attorney will swear you in.

2 MS. KATHERINE CLARK: My name is Katherine
3 Clark and I live at 269 Woodside.

4
5 (Whereupon, Katherine Clark was duly
6 sworn)

7
8 MS. KATHERINE CLARK: I want to thank the
9 Board again for all your time. This is actually
10 the first meeting I've attended in person although
11 I've been kind of reading about everything. And I
12 think part of the reason that this is my first
13 time attending in person is part of the reason I
14 oppose what is being proposed.

15 I'm a mother of four children. We live on
16 this block and as my neighbors mentioned, there
17 are dozens and dozens and dozens of kids. And we
18 absolutely love that about where we live. And
19 when anybody asked what I love about Ridgewood, I
20 love that my kids have an open door, open lawn
21 policy, like, across the neighborhood. I let my
22 boys go out together and you stay together, you
23 ride your bikes and I know you'll be at any number
24 of these backyards, and that's special. I think
25 that's special about Ridgewood and I think that's

1 special about my neighborhood in particular. And
2 you can't create that, no amount of planning.

3 But I do think there have been certain
4 things that Ridgewood over time has done, and
5 thanks to this Board, I think, that you have done
6 to allow that idyllic childhood to exist, the
7 Ridgewood that we can all remember. It's kids
8 playing on the sidewalks safely.

9 And I think one thing I want to make sure
10 is known to this group is that I am here and I
11 feel that I represent probably about 60 other moms
12 in our neighborhood who can't come out between
13 7:30 and 11:00 p.m. on a weekday, and it's a
14 sacrifice even to have my husband come to these
15 things, but we feel so strongly. And we truly are
16 not the only ones. When we talk amongst our
17 neighbors, like everybody says, how could that
18 pass. It doesn't make sense because things have
19 been protected and we know just from doing a
20 renovation on our house what it means to have a
21 variance and, you know, we didn't apply for one
22 because we were trying to maintain the historic
23 nature of the home, so.

24 I just think that, as it has been said,
25 this proposal is counter to everything that this

1 Board works for and then also the Village of
2 Ridgewood stands for and what it means to live
3 here and to be able to move freely and safely and
4 not worry about children kind of coming into
5 contact with tow trucks and a bunch of other
6 vehicles that are going in and out of the
7 business. That doesn't really have to be in this
8 zip code. It doesn't really have to be here.

9 My concerns with the testimony is, again,
10 the absence of pedestrian traffic in any of the
11 data that has been presented. That is a huge
12 oversight and a huge part of why this proposal is
13 being opposed.

14 I'm also concerned about the disregard how
15 the amount of traffic and how the type of traffic
16 affects public safety. Our witness tonight told
17 me he doesn't think that affects public safety at
18 all. That's concerning to me.

19 I'm also concerned about how the owners
20 and the applicant's witnesses have been
21 disrespectful of the neighborhood overall and not
22 credible in their statements.

23 Michael Daniel actually posted on
24 Ridgewood Moms and Dads on October 30th, 2023,
25 with a petition asking Ridgewood Moms and Dads to

1 please sign - and I have the exact post here saved
2 if you care to see it - but it basically says,
3 hey, we bought this and we are just shocked that
4 this one other business is opposed to us and we
5 need your help to revitalize this neighborhood.
6 That did not go well on Ridgewood Moms and Dads,
7 that did not go well. And, you know, it puts
8 public opinion, it makes no sense and it did not
9 appeal to anyone.

10 And, finally, I am concerned about how
11 this application depends on the furtherance of
12 exception on existing site violations. I think
13 it's fine to uphold what this site has been zoned
14 for and not allow furtherance of it. And just to
15 acknowledge, you know, this land use law and the
16 zoning board, it's just a critical tool for how we
17 manage the growth in Ridgewood, balancing
18 development needs with the environmental and
19 community welfare, and I think in this case the
20 benefits are so grossly lopsided towards a set of
21 business owners who aren't really part of our
22 community.

23 As it has been said, this is not a small
24 decision and the number of people in this room
25 would be a hundredfold if we all could be here at

1 this hour. If you deny this proposal, we have a
2 chance to maintain the properties of scale that is
3 appropriate to the Village of Ridgewood and ensure
4 the safety measures that this Board worked so hard
5 to uphold. The business could operate as it is or
6 maybe some day we could expand affordable housing
7 or welcome a business that serves the
8 neighborhood.

9 If you approve this proposal, we will have
10 a 22,000-square foot building on three permanently
11 merged lots quite likely never to be split again
12 let's say. A huge lot with a huge building that
13 is meant to be permanent. That scale of
14 operations will be allowed to expand beyond what
15 is reasonable. All of this, all of this, for the
16 financial benefit of a single set of business
17 owners.

18 Thank you.

19 CHAIRMAN BROWN: Thank you.

20 If you could please give us your name.

21
22 (Whereupon, Frank Hillman was duly sworn)

23
24 MR. FRANK HILLMAN: Frank Hillman; 233
25 South Broad.

1 I didn't really come with much prepared.

2 I came to the first meeting in 2023, I believe.

3 I've been a resident on South Broad in
4 that house for 18 years. I've been working from
5 home since 2015, so I've seen it all. And you
6 might ask why would someone buy a house across the
7 street from a body shop. The reason for that is,
8 it was small, it was a clean operation, it was
9 efficient. They got to know everybody around
10 them. They put Christmas lights up every year.
11 They decorated it, you know, just kept it small
12 and it kind of blended in and never any real
13 complaints other than smelling paint.

14 But I, you know, we look to the Board as a
15 community, residents, people that love where we
16 live. We chose that area, you know, for all the
17 purposes that you've heard tonight and we look for
18 you to just understand, you know, someone comes to
19 your Board with a plan and wants to take away a
20 residential structure, that should set off alarms,
21 you know, immediately.

22 How about something like this that we
23 would all have been, you know, in favor of instead
24 of taking down the residential structure, we'll
25 add two or three more to the right of it and we'll

1 become landlords and we'll show the town, we'll
2 show the community, you know, we really want to be
3 involved and we're really here to, you know, work
4 with you, support you, and blend in.

5 So, you know, this, like I said, I didn't
6 really have much planned, but I know the
7 importance of what all you folks do and, you know,
8 we're counting on you to just understand what we
9 feel, what we see, and what we know is a bound to
10 happen.

11 We've been shafted before on South Broad,
12 I can contest to that personally. And I just
13 wanted to thank you for your time and your
14 understanding.

15 Thank you.

16 CHAIRMAN BROWN: Thank you. Okay. We are
17 not going to finish tonight. We're way past our
18 curfew.

19 I want to thank the public for staying out
20 and coming and commenting. Obviously, it's late
21 for everybody.

22 So we're going to have to find a new date,
23 Jane.

24 MR. SEMERARO: Mr. Chairman, do we know
25 that there's other people that want to make

1 comment?

2 CHAIRMAN BROWN: Is there anyone else here
3 that would like to make a comment?

4 MR. WHITAKER: If that's the last one, Mr.
5 Chairman, I recommend you do it only because the
6 next meeting what we'd like to have is all the
7 opinions, our professionals can give us their
8 reports, and we can move ahead.

9 CHAIRMAN BROWN: Okay.

10 MR. WHITAKER: It's late, but there's only
11 one more person.

12 CHAIRMAN BROWN: Okay. If you can come
13 forward and state your name, give us your address,
14 and Mr. Whitaker will swear you in.

15 MR. JOSH LERNER: Josh Lerner. I live at
16 250 Woodside Avenue.

17
18 (Whereupon, Mr. Josh Lerner was duly
19 sworn)

20
21 MR. JOSH LERNER: Sorry to be the last
22 thing between everybody and bedtime. This is my
23 first time attending a Zoning Board meeting. I
24 want to thank the Board for all the work you do.
25 I never appreciated how hard you work until

1 tonight, you obviously work very hard.

2 So I took a serious and open look at the
3 proposal in advance of this meeting today with
4 really an open mind. Whenever somebody wants to
5 invest a lot of money in my community, I take that
6 seriously. But for me there's only one real
7 question, which is, is this application good or
8 bad for the children that live in this
9 neighborhood? That's the one question to me.

10 I know you have a lot of factors you have
11 to consider, but to me that's the only question
12 that matters. I took a serious look at it and we
13 could debate and people obviously debated for
14 quite a long time about that detail, but to me
15 it's clearly bad for the children in this
16 neighborhood. How bad, how much worse than what's
17 currently there, I'm not sure. But I did come to
18 that definitive conclusion it is bad for the
19 children that live in this neighborhood.

20 I'm not an expert on what is good and bad
21 for children except that I am a parent of two
22 children that live in this neighborhood. I'll let
23 you decide how much of an expert that makes me.
24 My children both attend Orchard Elementary School
25 and my feeling is that this proposal, this

1 application is bad for the children of this
2 neighborhood, I can't support it and I hope you'll
3 reject it.

4 Thank you very much.

5 CHAIRMAN BROWN: Thank you.

6 We have to find a new date, Jane.

7 MR. SEMERARO: Can we close the public?

8 MR. WHITAKER: The public session is
9 closed.

10 Okay. Public comments are closed.

11 MR. SEMERARO: Thank you.

12 BOARD SECRETARY WONDERGEM: So the next
13 date would have to be the first one in September,
14 September 9th. I don't think we will have seven
15 people at a meeting between now.

16 CHAIRMAN BROWN: Are the current Board
17 members here on September 9th, the ones that are
18 here?

19 So we're down one, two of them.

20 What would be the date after the 9th? The
21 second meeting in September?

22 MR. SEMERARO: What was that date, I'm
23 sorry?

24 BOARD SECRETARY WONDERGEM: 23rd.

25 MR. SEMERARO: 23rd of September?

1 CHAIRMAN BROWN: I'd rather pick a date if
2 you don't mind where I know most of the Board will
3 be here.

4 MR. SEMERARO: Yeah, I think that that
5 makes good sense, Chairman.

6 CHAIRMAN BROWN: Everybody else okay with
7 the 23rd?

8 We're now looking at the next date.
9 What's the next date? October 14th, unless you
10 want to go with September 9th knowing that we have
11 one Board member not here and we'd have to confirm
12 the others.

13 MR. SEMERARO: We definitely would like to
14 have, that's going to end up being the vote, I
15 think we need a fully constituted Board.

16 What date are we looking at for a fully
17 constituted Board?

18 CHAIRMAN BROWN: Well, the problem is that
19 we're missing two Board members right now, who's
20 going to obviously listen, but tonight we're
21 missing two who obviously can listen, but I don't
22 know their availability, so it's difficult for me
23 to... I understand you definitely want seven
24 Board members here, so maybe what is most prudent,
25 Mr. Whitaker, just carry it to September 9th,

1 figure out the other two members' schedules and
2 then go from there.

3 MR. WHITAKER: It's not a holiday, right?

4 CHAIRMAN BROWN: Is September 9th a
5 holiday? No holidays, right. So it would be
6 September 9th and then --

7 MR. SEMERARO: And that would be for the
8 purposes of having --

9 CHAIRMAN BROWN: The purposes of the
10 summations and our professionals to do their
11 reports, yes.

12 MR. SEMERARO: So on the 9th we're going
13 to proceed is what you're saying?

14 MR. WHITAKER: Yes.

15 CHAIRMAN BROWN: Yes.

16 MR. SEMERARO: And if we don't have a full
17 constituted Board, you just won't vote?

18 MR. WHITAKER: If we don't have a full
19 Board that night, we'll carry it again.

20 MR. SEMERARO: Okay. That makes sense.
21 I'm fine with that.

22 CHAIRMAN BROWN: September 9th.

23 MR. SEMERARO: Let me look at my calendar,
24 I'm pretty sure...

25 I checked the 23rd and that was fine.

1 CHAIRMAN BROWN: The 9th for the
2 professionals? The 9th of September is okay
3 with -- no.

4 MR. RUTISHAUSER: I'll be in Europe
5 somewhere.

6 CHAIRMAN BROWN: Wonderful. It's always
7 fun trying to get a date. So the 9th isn't going
8 to work. Chris, he's not going to be here.

9 We're back to October 14th.

10 MR. SEMERARO: October 14th. The 23rd
11 didn't work?

12 MR. WHITAKER: No.

13 CHAIRMAN BROWN: No, because it's a
14 holiday.

15 MR. SEMERARO: Okay. We'll have to do
16 that.

17 Is it possible for us to consider a
18 Special Meeting in between? Can we explore that
19 with Bruce's office and then if we identify a date
20 for that, we'll have to just re-notice?

21 CHAIRMAN BROWN: We're always willing to
22 consider a Special Meeting depending on... But
23 that would be at the applicant's cost whatever's
24 associated with that meeting.

25 MR. SEMERARO: Understood. If I may

1 suggest, Chairman, we'll set it tonight for
2 October 14th and in the interim if we find a date
3 that works, we'll re-notice for a special meeting
4 at some date before that.

5 CHAIRMAN BROWN: Mr. Whitaker.

6 MR. WHITAKER: That could be done.

7 CHAIRMAN BROWN: Okay. So we're going to
8 carry it to October 14, 2025, at 7:30 p.m. We'll
9 go from there. No further notice required.

10 MR. SEMERARO: Thank you. Thank you
11 everyone.

12 CHAIRMAN BROWN: Thanks, everybody.

13 UNIDENTIFIED MALE VOICE: If there was a
14 change and it's not going to be October 14 --

15 CHAIRMAN BROWN: They have to re-notice.
16 Thanks, everyone.

17

18 (Whereupon, the proceedings concluded at
19 11:32 p.m.)

20

21

22

23

24

25

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

C E R T I F I C A T E

I, LYNANN DRAGONE, License No. XI01388, a Certified Court Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the hearing at the time and the date hereinbefore set forth.

I further certify that I am neither attorney nor Counsel for, nor employed by any of the parties to the action in which this hearing was taken.

I further certify that I am not an employee of anyone employed in this case, nor am I financially interested in this action.

LYNANN DRAGONE, CCR
Certified Court Reporter

	160:14 14,000 [3] - 72:5, 76:25, 77:5 14th [4] - 157:9, 159:9, 159:10, 160:2 15 [6] - 7:15, 12:22, 12:25, 13:4, 13:6, 101:16 18 [2] - 142:21, 152:4 1850 [1] - 134:9 1870s [1] - 136:1 18s [1] - 38:3 1900s [1] - 135:19 1937 [1] - 122:10 1941 [1] - 100:1 1950 [1] - 122:11 1957 [1] - 122:12 1974 [1] - 124:17 1987 [2] - 21:12, 124:21	129:8 23.33 [1] - 36:16 233 [1] - 151:24 23rd [5] - 156:24, 156:25, 157:7, 158:25, 159:10 24 [6] - 3:14, 7:13, 14:14, 18:15, 18:19, 19:18 24,000 [1] - 76:8 24-foot [2] - 37:4, 106:10 246 [1] - 4:6 246-264 [3] - 3:15, 24:11, 24:20 25 [6] - 7:15, 7:16, 20:12, 20:20, 21:10, 36:13 250 [2] - 15:21, 154:16 252 [2] - 23:21, 90:16 259 [1] - 100:24 25th [1] - 126:7 264 [1] - 4:6 269 [4] - 13:18, 79:12, 127:17, 147:3 27 [1] - 3:16 28 [1] - 107:3 289 [1] - 69:23 2nd [1] - 134:24	50 [2] - 64:6, 73:16 519-9562 [1] - 1:23 52 [10] - 35:20, 35:21, 45:25, 53:19, 72:25, 90:10, 90:11, 90:12, 90:14, 90:20 52-foot [3] - 51:7, 73:24, 90:8 54 [1] - 1:22	A
'30s [1] - 29:16 '50s [2] - 29:17, 31:15			6	A-1 [1] - 113:21 A-94 [9] - 3:14, 24:4, 24:5, 24:12, 27:16, 29:1, 34:18, 65:15, 73:6 A-95 [8] - 3:16, 27:6, 27:7, 27:10, 27:12, 44:19, 65:15, 72:14 A-96 [3] - 3:17, 38:15, 65:12 A-97 [2] - 3:18, 40:16 abandoned [6] - 26:19, 40:25, 100:5, 100:9, 112:7, 124:11 ABDALLA [1] - 1:16 able [4] - 39:6, 117:20, 120:13, 149:3 absence [2] - 27:1, 149:10 Absent [2] - 1:14, 1:15 absolutely [7] - 44:19, 47:11, 56:20, 64:5, 65:6, 137:12, 147:18 accepted [1] - 21:25 access [1] - 19:8 accident [2] - 110:12, 113:17 accidents [8] - 82:16, 108:14, 108:17, 108:23, 109:3, 113:20, 142:18, 142:20 accomplish [2] - 35:7, 55:1 accordance [1] - 125:19 according [1] - 38:8 accurate [1] - 161:8 achieve [2] - 35:6, 53:16 achieved [1] - 51:13 acknowledge [4] - 68:4, 94:12, 139:25, 150:15 acknowledged [1] - 31:1 acquired [2] - 74:14, 122:10 acquiring [2] - 101:10, 124:4 acres [1] - 23:20 act [1] - 130:22 acting [1] - 146:9 action [5] - 50:14, 60:24, 92:15, 161:12, 161:15 active [1] - 9:20 actively [1] - 119:12
0	2		7	
07512 [1] - 1:22	2 [8] - 1:16, 39:14, 39:24, 41:5, 44:22, 45:15, 72:17, 94:20 2.6 [1] - 6:17 20 [16] - 6:9, 10:13, 12:22, 13:1, 13:4, 13:6, 25:21, 27:21, 35:17, 36:17, 38:2, 46:21, 52:21, 54:8, 92:25, 112:10 2000s [1] - 29:21 2015 [1] - 152:5 2020 [1] - 29:21 2021 [1] - 134:24 2022 [2] - 49:11, 123:24 2023 [4] - 122:19, 123:24, 149:24, 152:2 2025 [9] - 1:8, 3:14, 4:8, 24:10, 24:20, 101:24, 107:3, 126:7, 160:8 209 [4] - 11:11, 58:4, 111:25, 142:10 21 [1] - 3:7 215 [1] - 115:11 22 [1] - 18:22 22,000 [2] - 33:7, 71:6 22,000-square [6] - 71:14, 75:17, 76:10, 128:23, 130:7, 151:10 224 [2] - 99:10, 121:19 23 [6] - 128:10, 128:14, 128:15, 128:16, 128:21,	3	8	
1		3 [7] - 28:2, 39:8, 39:24, 40:21, 41:7, 44:22, 72:17 30 [4] - 45:15, 89:4, 89:21, 141:8 30,000-square [1] - 129:1 30-square [1] - 106:24 30th [1] - 149:24 35 [2] - 36:8, 80:9 38 [1] - 3:17 3905 [2] - 4:7, 23:18 3:30 [1] - 50:7	9	
1 [7] - 1:15, 27:19, 38:25, 39:24, 41:3, 46:18, 72:14 1.7 [1] - 23:20 10 [11] - 4:8, 6:10, 7:14, 38:2, 93:1, 93:2, 103:25, 104:3, 104:5, 106:21, 106:23 10-feet [7] - 104:9, 104:12, 104:13, 104:17, 104:25, 105:5, 105:9 10-foot [1] - 6:10 10:00 [1] - 50:9 11 [1] - 35:5 110 [1] - 107:14 113 [1] - 3:21 11:00 [1] - 148:13 11:32 [1] - 160:19 12 [21] - 3:14, 4:7, 23:18, 23:25, 24:10, 24:20, 29:13, 30:18, 31:8, 32:20, 32:22, 41:23, 47:19, 48:7, 52:12, 53:8, 53:11, 54:19, 93:1, 124:23 128 [1] - 118:10 13 [30] - 4:7, 23:18, 28:22, 28:24, 41:14, 48:8, 52:14, 52:15, 53:5, 53:9, 53:11, 53:25, 101:5, 101:14, 101:17, 101:18, 122:5, 123:17, 123:22, 123:25, 124:7, 124:8, 124:14, 124:17, 124:25, 125:4, 125:6, 125:17, 125:22 14 [24] - 4:7, 23:18, 28:22, 29:14, 30:6, 30:18, 30:21, 31:9, 31:13, 31:25, 39:3, 39:4, 41:23, 48:3, 48:7, 53:8, 53:11, 54:19, 124:19, 131:13, 136:4, 137:13, 160:8,	4	9 [3] - 15:5, 15:8, 38:3 90 [1] - 32:8 94 [1] - 24:3 96 [1] - 38:12 97 [1] - 40:11 973 [1] - 1:23 9th [12] - 156:14, 156:17, 156:20, 157:10, 157:25, 158:4, 158:6, 158:12, 158:22, 159:1, 159:2, 159:7		
	5	4 [3] - 28:6, 39:18, 40:25 40 [3] - 3:18, 26:9, 54:15 40:55D-70 [2] - 91:7, 111:10 4th [1] - 130:6		
		5 [6] - 3:5, 28:10, 39:18, 40:21, 45:4, 45:6		

<p>activities [5] - 46:23, 101:14, 124:7, 124:11, 125:6</p> <p>activity [3] - 83:16, 83:21, 124:16</p> <p>adapt [2] - 49:16, 49:18</p> <p>add [3] - 116:1, 136:25, 152:25</p> <p>added [1] - 7:15</p> <p>addition [6] - 31:21, 34:9, 95:4, 116:15, 124:16, 124:21</p> <p>additional [6] - 11:1, 13:13, 17:12, 107:8, 117:5, 142:20</p> <p>additionally [1] - 120:5</p> <p>address [21] - 11:9, 13:16, 20:11, 20:16, 20:20, 58:2, 69:21, 72:8, 79:9, 99:6, 105:13, 107:13, 111:24, 114:18, 115:8, 118:7, 121:7, 121:15, 132:8, 146:25, 154:13</p> <p>addressed [2] - 87:13, 113:12</p> <p>addresses [1] - 11:14</p> <p>adequacy [1] - 22:23</p> <p>adequate [2] - 92:22, 104:8</p> <p>adequately [1] - 18:12</p> <p>adhered [1] - 50:1</p> <p>adjacent [13] - 6:8, 24:25, 25:1, 30:10, 38:22, 39:5, 52:22, 52:25, 66:6, 103:20, 106:19, 110:25</p> <p>adjoining [1] - 124:25</p> <p>ADJUSTMENT [1] - 1:11</p> <p>Adjustment [2] - 2:5, 122:3</p> <p>admit [1] - 83:20</p> <p>adopted [1] - 49:11</p> <p>advance [1] - 155:3</p> <p>advancing [1] - 72:19</p> <p>advantage [3] - 46:25, 47:14, 47:15</p> <p>advantages [1] - 42:25</p> <p>aerial [3] - 24:22, 25:4, 40:4</p> <p>aesthetic [1] - 57:2</p> <p>aesthetics [5] - 51:11, 56:19, 56:23, 56:24, 57:1</p> <p>affect [4] - 12:15,</p>	<p>12:18, 144:17, 145:9</p> <p>affecting [1] - 53:2</p> <p>affects [2] - 149:16, 149:17</p> <p>affordable [1] - 151:6</p> <p>afternoon [1] - 50:8</p> <p>age [1] - 136:8</p> <p>agenda [1] - 114:23</p> <p>aggregated [1] - 36:10</p> <p>agitated [1] - 64:10</p> <p>ago [8] - 10:13, 21:4, 59:16, 92:11, 115:19, 122:18, 125:5, 129:23</p> <p>agree [8] - 67:22, 81:19, 98:10, 98:13, 102:21, 112:17, 112:20, 119:11</p> <p>agreed [1] - 122:23</p> <p>ahead [7] - 47:7, 71:25, 114:15, 115:1, 138:4, 138:12, 154:8</p> <p>air [2] - 92:22, 93:6</p> <p>aisle [5] - 37:4, 105:18, 106:7, 106:8, 106:10</p> <p>alarms [1] - 152:20</p> <p>alleviation [1] - 103:15</p> <p>ALLIEVI [10] - 132:10, 132:18, 137:19, 138:2, 138:5, 138:14, 139:21, 140:4, 140:8, 140:12</p> <p>Allievi [2] - 132:12, 132:14</p> <p>allow [3] - 64:25, 148:6, 150:14</p> <p>allowed [12] - 12:22, 36:16, 45:1, 52:24, 53:1, 59:4, 59:7, 65:19, 96:11, 103:17, 112:2, 151:14</p> <p>allowing [3] - 49:15, 62:10, 64:24</p> <p>allows [5] - 52:9, 87:22, 88:2, 88:23</p> <p>alluded [1] - 96:20</p> <p>almost [11] - 23:19, 27:16, 28:20, 36:10, 43:9, 44:25, 45:21, 46:20, 47:20, 74:25, 97:14</p> <p>ALSO [1] - 2:2</p> <p>Alternate [2] - 1:15, 1:16</p> <p>alternate [2] - 4:24, 5:5</p>	<p>amendment [1] - 49:14</p> <p>American [1] - 21:14</p> <p>amount [10] - 13:25, 28:16, 33:20, 84:17, 95:14, 116:6, 116:9, 144:19, 148:2, 149:15</p> <p>ample [1] - 85:15</p> <p>ancillary [2] - 30:19, 31:20</p> <p>anniversary [1] - 122:17</p> <p>answer [12] - 18:23, 59:9, 63:3, 71:23, 71:25, 75:1, 85:5, 94:23, 109:1, 129:23, 129:25, 130:2</p> <p>answered [1] - 68:22</p> <p>antiquated [1] - 81:15</p> <p>anyway [1] - 7:3</p> <p>apartment [6] - 26:20, 38:6, 40:20, 112:12, 121:1, 143:19</p> <p>apologize [5] - 10:22, 64:9, 64:12, 64:13, 100:9</p> <p>appeal [2] - 133:2, 150:9</p> <p>appear [2] - 40:8, 99:9</p> <p>APPEARANCES [1] - 2:13</p> <p>appeared [2] - 101:9, 134:14</p> <p>appearing [1] - 100:5</p> <p>applicable [4] - 19:14, 42:1, 49:2, 80:2</p> <p>applicant [18] - 5:5, 22:20, 23:11, 49:4, 52:10, 56:9, 59:14, 59:17, 60:25, 81:16, 85:4, 101:5, 102:2, 123:18, 124:1, 125:5, 125:23, 127:3</p> <p>Applicant [2] - 2:15, 4:17</p> <p>applicant's [13] - 11:4, 18:24, 57:21, 57:25, 103:2, 123:2, 123:7, 123:13, 126:5, 126:13, 139:4, 149:20, 159:23</p> <p>applicants [3] - 129:2, 144:25, 145:18</p> <p>application [46] - 4:2, 22:2, 22:20, 23:7, 23:12, 25:11, 30:3, 33:1, 41:16, 41:24, 42:4, 42:16, 42:17,</p>	<p>42:19, 43:15, 44:25, 46:25, 49:5, 52:19, 55:6, 56:11, 56:13, 56:14, 63:5, 63:6, 63:18, 63:23, 63:24, 65:19, 71:21, 98:21, 102:2, 103:22, 111:8, 115:4, 122:3, 122:20, 123:21, 124:18, 125:11, 132:21, 133:6, 135:22, 150:11, 155:7, 156:1</p> <p>APPLICATION [1] - 1:5</p> <p>application's [6] - 23:4, 49:20, 50:25, 53:14, 62:22, 90:8</p> <p>applications [1] - 133:5</p> <p>applies [1] - 64:20</p> <p>apply [10] - 36:21, 38:9, 42:2, 55:7, 64:18, 87:25, 88:5, 97:5, 144:12, 148:21</p> <p>appreciate [4] - 16:14, 121:4, 138:5, 138:6</p> <p>appreciated [1] - 154:25</p> <p>approaching [1] - 89:21</p> <p>appropriate [13] - 17:20, 50:15, 50:16, 51:22, 51:24, 92:16, 92:19, 93:7, 93:14, 109:6, 126:3, 126:16, 151:3</p> <p>approval [10] - 4:2, 4:3, 41:20, 50:18, 54:15, 74:19, 114:24, 122:4, 124:21, 143:12</p> <p>approve [2] - 125:22, 151:9</p> <p>approved [18] - 50:25, 51:10, 52:19, 53:9, 53:14, 59:19, 61:7, 61:23, 61:25, 62:2, 62:6, 76:16, 78:1, 81:1, 90:8, 120:10, 120:11, 127:9</p> <p>approves [2] - 77:20, 120:9</p> <p>approving [2] - 17:16, 125:15</p> <p>April [2] - 107:3, 134:24</p> <p>apron [3] - 6:13, 7:7, 14:20</p> <p>ArchDaily [1] - 134:14</p>	<p>ArchDaily.com [1] - 134:16</p> <p>architect [9] - 87:18, 89:2, 89:9, 102:12, 102:18, 133:20, 134:4, 134:25, 136:1</p> <p>architect's [1] - 102:14</p> <p>architectural [4] - 105:6, 134:13, 134:17, 134:23</p> <p>architecture [1] - 134:20</p> <p>area [37] - 3:17, 13:3, 14:25, 31:18, 33:8, 37:5, 37:6, 38:14, 45:4, 48:16, 48:17, 48:18, 51:5, 51:6, 51:16, 51:20, 55:3, 65:18, 72:18, 76:9, 81:8, 90:16, 90:18, 96:19, 96:21, 110:14, 113:20, 116:3, 118:2, 122:22, 128:16, 135:5, 135:21, 136:7, 137:1, 152:16</p> <p>areas [3] - 65:10, 82:25, 120:23</p> <p>argument [1] - 130:12</p> <p>arrangement [3] - 37:11, 50:22, 50:23</p> <p>arrangements [1] - 93:12</p> <p>article [2] - 134:14, 134:23</p> <p>articulates [1] - 49:12</p> <p>ASK-200 [1] - 107:1</p> <p>aspect [2] - 42:12, 60:20</p> <p>aspects [4] - 42:21, 49:15, 59:12, 66:3</p> <p>asphalt [4] - 9:9, 9:15, 9:16, 44:23</p> <p>asserting [1] - 125:5</p> <p>associated [6] - 15:3, 34:4, 56:10, 85:14, 109:18, 159:24</p> <p>Associates [3] - 20:22, 21:10</p> <p>associates [1] - 101:8</p> <p>ASSOCIATES [1] - 2:7</p> <p>assume [2] - 77:10, 86:4</p> <p>assumption [4] - 140:6, 140:9, 140:10, 140:15</p> <p>attaining [1] - 52:6</p> <p>attend [2] - 130:6, 155:24</p>
---	--	---	---	--

<p>attended [2] - 128:9, 147:10</p> <p>attending [2] - 147:13, 154:23</p> <p>attention [3] - 90:3, 132:23, 133:7</p> <p>attention's [1] - 90:5</p> <p>attorney [7] - 114:20, 115:8, 118:8, 133:17, 139:4, 147:1, 161:10</p> <p>Attorney [2] - 2:4, 2:15</p> <p>attorneys [1] - 140:15</p> <p>attractive [5] - 46:13, 46:19, 73:10, 98:1, 130:25</p> <p>atypical [3] - 66:11, 66:14, 67:16</p> <p>AUGUST [1] - 2:10</p> <p>August [1] - 123:24</p> <p>authenticated [2] - 139:16, 140:2</p> <p>autistic [1] - 137:3</p> <p>Auto [3] - 74:6, 122:8, 124:19</p> <p>auto [59] - 4:6, 29:14, 29:21, 30:18, 30:19, 31:2, 31:10, 31:19, 32:5, 32:6, 32:14, 34:8, 36:21, 37:10, 52:2, 52:3, 52:8, 52:16, 54:5, 56:1, 58:12, 58:21, 59:4, 60:4, 60:7, 61:14, 62:18, 62:22, 63:5, 67:24, 68:1, 68:5, 77:9, 77:18, 79:22, 81:21, 93:10, 94:11, 97:8, 97:16, 97:18, 98:11, 109:3, 109:12, 112:2, 112:3, 112:14, 112:16, 112:22, 124:2, 124:14, 130:7, 141:14, 142:25, 143:16, 143:23, 144:7, 144:13</p> <p>automatically [1] - 131:17</p> <p>automobiles [1] - 26:1</p> <p>automotive [1] - 105:19</p> <p>autos [2] - 26:4, 29:24</p> <p>availability [1] - 157:22</p> <p>available [2] - 29:6, 113:17</p> <p>Ave [3] - 99:11,</p>	<p>121:19, 122:11</p> <p>Avenue [6] - 20:12, 20:21, 69:23, 71:5, 127:18, 154:16</p> <p>avoid [1] - 109:24</p> <p>aware [6] - 14:15, 16:15, 19:1, 95:8, 108:14, 109:24</p> <p>awhile [2] - 23:4, 59:16</p>	<p>benefits [9] - 42:11, 42:19, 44:14, 53:7, 55:5, 70:18, 91:17, 91:22, 150:20</p> <p>Bergen [3] - 10:1, 21:5, 21:22</p> <p>BERGEN [1] - 1:1</p> <p>berm [2] - 125:25, 126:4</p> <p>BERTIN [26] - 3:4, 5:19, 8:3, 8:24, 9:2, 9:6, 9:13, 10:3, 10:11, 10:15, 10:19, 11:15, 12:4, 12:8, 12:17, 12:20, 13:8, 13:23, 14:8, 14:13, 14:18, 14:25, 15:12, 15:20, 16:6, 105:4</p> <p>Bertin [1] - 126:7</p> <p>Bertin's [1] - 5:10</p> <p>beside [1] - 143:15</p> <p>better [10] - 7:5, 7:25, 8:9, 38:23, 49:22, 74:1, 81:17, 87:9, 102:17, 102:22</p> <p>between [22] - 25:16, 28:3, 33:8, 37:4, 47:24, 52:13, 52:16, 54:1, 54:19, 56:2, 59:25, 78:10, 78:23, 106:8, 106:9, 117:24, 140:14, 148:12, 154:22, 156:15, 159:18</p> <p>beyond [6] - 16:11, 56:21, 56:24, 58:19, 117:23, 151:14</p> <p>bias [1] - 141:13</p> <p>big [5] - 75:15, 119:17, 120:18, 140:14, 144:22</p> <p>bigger [4] - 70:22, 75:6, 75:10, 121:2</p> <p>biggest [2] - 116:2, 117:15</p> <p>bike [2] - 15:5, 15:9</p> <p>bikes [1] - 147:23</p> <p>bird [1] - 128:20</p> <p>bit [4] - 31:5, 34:11, 35:16, 138:13</p> <p>blah [3] - 94:7, 94:8</p> <p>blend [1] - 153:4</p> <p>blended [1] - 152:12</p> <p>block [7] - 23:16, 82:4, 83:1, 131:23, 134:4, 137:1, 147:16</p> <p>Block [2] - 4:7, 23:18</p> <p>blocks [1] - 135:22</p> <p>blunt [1] - 60:6</p> <p>BOARD [3] - 1:11,</p>	<p>156:12, 156:24</p> <p>board [4] - 8:17, 40:18, 147:1, 150:16</p> <p>Board [96] - 2:4, 2:12, 4:11, 4:18, 5:1, 5:6, 5:9, 6:1, 7:19, 7:21, 7:22, 8:20, 17:2, 17:15, 19:11, 19:20, 21:2, 21:5, 21:25, 22:4, 22:7, 22:12, 23:13, 25:10, 29:12, 31:2, 32:5, 33:1, 38:20, 42:22, 47:1, 49:11, 51:3, 52:1, 54:16, 55:13, 55:16, 56:18, 57:20, 58:22, 59:6, 59:10, 59:11, 59:16, 74:17, 77:20, 91:6, 91:12, 98:15, 98:16, 98:18, 98:20, 101:9, 102:23, 103:8, 110:21, 111:2, 111:6, 111:7, 114:20, 114:25, 115:8, 118:8, 119:21, 120:8, 122:3, 124:12, 124:18, 125:21, 125:23, 127:6, 127:10, 128:22, 132:19, 137:14, 139:2, 139:24, 141:4, 147:9, 148:5, 149:1, 151:4, 152:14, 152:19, 154:23, 154:24, 156:16, 157:2, 157:11, 157:15, 157:17, 157:19, 157:24, 158:17, 158:19</p> <p>Board's [1] - 31:6</p> <p>Board-1 [2] - 113:21, 113:25</p> <p>BOARD-1 [1] - 3:21</p> <p>boards [2] - 21:18, 42:17</p> <p>Body [2] - 122:8, 124:19</p> <p>body [60] - 4:6, 29:14, 29:21, 30:18, 30:19, 31:2, 31:10, 32:6, 32:14, 34:8, 36:21, 37:10, 43:16, 50:18, 52:2, 52:3, 52:8, 52:16, 54:5, 56:1, 58:12, 58:21, 59:4, 60:5, 60:7, 61:14, 62:18, 62:22, 63:5, 67:24, 68:1, 68:5,</p>	<p>77:9, 77:18, 79:23, 81:21, 93:10, 94:11, 97:8, 97:16, 97:18, 98:11, 106:21, 112:2, 112:3, 112:14, 112:16, 112:22, 124:2, 124:14, 130:7, 141:14, 142:19, 142:22, 142:25, 143:16, 143:23, 144:7, 144:13, 152:7</p> <p>border [1] - 24:23</p> <p>Bottle [1] - 21:9</p> <p>bought [4] - 40:6, 80:21, 146:11, 150:3</p> <p>bound [1] - 153:9</p> <p>Boyce [1] - 132:12</p> <p>boys [1] - 147:22</p> <p>brand [1] - 67:9</p> <p>break [2] - 113:5, 138:18</p> <p>Breaker [1] - 112:8</p> <p>breaking [2] - 60:7, 60:8</p> <p>brief [4] - 23:13, 33:1, 56:12, 104:19</p> <p>bringing [1] - 47:1</p> <p>Broad [89] - 3:15, 4:6, 11:11, 12:16, 12:19, 13:21, 14:16, 15:6, 23:22, 24:11, 24:21, 24:22, 25:13, 25:20, 26:17, 32:24, 35:17, 39:21, 40:22, 41:4, 41:8, 43:18, 43:23, 44:1, 45:3, 45:5, 45:12, 46:4, 47:13, 47:15, 48:19, 50:25, 51:7, 51:14, 51:17, 51:19, 54:21, 54:24, 58:4, 61:10, 61:13, 61:17, 61:24, 62:1, 64:19, 66:17, 72:15, 73:24, 75:18, 76:15, 76:22, 78:2, 78:23, 82:11, 86:16, 87:1, 90:9, 90:13, 90:21, 92:25, 95:17, 95:18, 96:17, 99:20, 100:24, 108:3, 112:1, 112:6, 115:11, 116:4, 116:6, 116:17, 116:20, 116:22, 117:10, 117:12, 117:22, 117:24, 122:5, 123:11, 128:17, 130:16, 130:17, 142:10,</p>
B				
	<p>background [1] - 18:8</p> <p>backyards [1] - 147:24</p> <p>bad [7] - 98:23, 155:8, 155:15, 155:16, 155:18, 155:20, 156:1</p> <p>balance [1] - 5:2</p> <p>balancing [2] - 133:1, 150:17</p> <p>BANDELT [1] - 1:12</p> <p>bank [1] - 143:18</p> <p>Barry's [1] - 124:19</p> <p>base [3] - 103:25, 104:23, 106:20</p> <p>based [6] - 27:14, 56:8, 60:20, 81:4, 86:7, 108:9</p> <p>baseline [4] - 76:14, 109:12, 130:12, 130:23</p> <p>basis [4] - 18:6, 22:13, 110:1, 125:14</p> <p>bastardize [1] - 97:16</p> <p>bay [1] - 45:25</p> <p>bear [1] - 61:4</p> <p>beautiful [1] - 142:1</p> <p>beauty [1] - 133:2</p> <p>become [6] - 55:23, 75:14, 90:1, 119:15, 120:12, 153:1</p> <p>becomes [1] - 119:17</p> <p>bedtime [1] - 154:22</p> <p>beginning [3] - 25:5, 90:15, 146:9</p> <p>behalf [2] - 4:16, 23:11</p> <p>behavior [1] - 130:22</p> <p>behind [6] - 29:2, 49:13, 51:19, 61:9, 62:4, 126:3</p> <p>beneficial [2] - 49:17, 143:21</p> <p>benefit [9] - 21:1, 36:1, 42:14, 44:6, 47:13, 51:2, 91:17, 119:3, 151:16</p>			

<p>142:25, 144:3, 151:25, 152:3, 153:11</p> <p>broader [1] - 119:1</p> <p>broken [1] - 72:18</p> <p>brought [3] - 60:22, 130:21, 146:2</p> <p>BROWN [59] - 1:12, 4:1, 4:12, 6:18, 7:22, 8:17, 10:16, 10:24, 13:12, 17:10, 19:20, 20:8, 24:16, 57:15, 57:20, 69:19, 79:7, 79:13, 99:4, 107:7, 111:18, 111:21, 113:7, 114:3, 114:9, 114:14, 118:5, 121:5, 121:14, 121:24, 127:12, 132:6, 138:1, 138:4, 138:12, 142:8, 146:23, 151:19, 153:16, 154:2, 154:9, 154:12, 156:5, 156:16, 157:1, 157:6, 157:18, 158:4, 158:9, 158:15, 158:22, 159:1, 159:6, 159:13, 159:21, 160:5, 160:7, 160:12, 160:15</p> <p>BRUCE [1] - 2:4</p> <p>Bruce's [1] - 159:19</p> <p>buffer [15] - 45:14, 45:16, 45:20, 45:24, 46:4, 46:7, 46:10, 51:7, 51:20, 53:20, 63:25, 73:24, 89:24, 90:8</p> <p>buffers [5] - 8:2, 34:23, 34:24, 44:17, 64:1</p> <p>build [3] - 49:22, 80:5, 129:7</p> <p>builder [1] - 135:10</p> <p>building [134] - 8:8, 15:7, 24:1, 25:16, 25:19, 25:22, 26:20, 27:17, 28:3, 28:22, 28:23, 30:8, 30:10, 30:11, 30:15, 31:23, 32:1, 32:23, 33:5, 33:6, 33:9, 33:16, 33:19, 33:21, 35:9, 35:10, 35:11, 35:16, 35:19, 36:4, 36:11, 36:15, 38:6, 38:7, 40:20, 40:23, 44:8,</p>	<p>44:11, 44:21, 46:1, 46:13, 46:14, 46:19, 46:23, 47:3, 49:23, 50:19, 52:20, 53:10, 53:21, 61:16, 66:10, 66:13, 66:24, 67:2, 67:3, 68:13, 71:6, 71:10, 71:14, 71:19, 71:24, 72:4, 72:5, 72:14, 73:10, 74:6, 74:7, 74:23, 74:25, 75:4, 75:11, 75:17, 75:21, 75:23, 75:24, 76:5, 76:6, 76:10, 76:24, 76:25, 77:5, 77:8, 77:12, 77:21, 78:18, 78:21, 80:2, 80:8, 80:9, 80:10, 84:9, 85:13, 87:16, 88:25, 89:3, 89:7, 89:25, 90:2, 90:4, 92:24, 93:1, 93:2, 93:12, 94:14, 95:19, 95:21, 98:1, 98:11, 102:9, 102:22, 103:19, 110:25, 112:12, 121:3, 122:16, 125:24, 126:11, 128:24, 129:2, 130:25, 131:1, 131:2, 133:22, 143:19, 151:10, 151:12</p> <p>building's [3] - 35:1, 44:21, 77:10</p> <p>buildings [50] - 28:15, 28:24, 29:2, 29:24, 30:12, 30:14, 30:17, 31:2, 31:21, 33:4, 33:22, 36:2, 36:10, 43:17, 44:5, 44:9, 44:10, 44:13, 46:14, 49:22, 50:23, 66:14, 67:11, 70:10, 71:4, 72:6, 72:13, 75:6, 75:12, 76:1, 77:4, 77:6, 77:17, 78:10, 78:23, 87:21, 88:10, 88:15, 90:5, 94:5, 94:10, 95:12, 107:16, 108:11, 111:14, 112:5, 112:13, 120:17, 120:18, 143:22</p> <p>built [15] - 10:13, 18:16, 18:21, 44:10, 46:21, 100:1, 122:11, 134:2, 134:5, 134:9, 135:7, 135:10, 135:11, 135:16, 136:1</p>	<p>bulk [8] - 4:3, 34:4, 34:10, 34:12, 35:24, 42:8, 91:9, 142:3</p> <p>bumper [2] - 37:14</p> <p>bunch [1] - 149:5</p> <p>Burbridge [1] - 56:20</p> <p>burden [1] - 42:1</p> <p>Bureau [3] - 3:23, 113:10, 113:24</p> <p>Burgess [2] - 20:22, 21:10</p> <p>bushes [1] - 73:3</p> <p>business [25] - 14:16, 16:16, 17:6, 20:16, 20:20, 36:23, 86:5, 88:10, 91:1, 91:12, 91:18, 101:14, 114:23, 120:11, 124:7, 125:16, 138:17, 138:23, 144:2, 149:7, 150:4, 150:21, 151:5, 151:7, 151:16</p> <p>Business [1] - 20:11</p> <p>businesses [3] - 17:3, 93:11, 124:25</p> <p>busy [1] - 117:13</p> <p>butler [1] - 102:8</p> <p>buy [3] - 68:10, 130:5, 152:6</p> <p>buyer's [1] - 68:16</p> <p>BY [9] - 2:4, 2:8, 2:10, 2:15, 3:5, 3:7, 5:24, 20:25, 22:18</p> <p>bypass [1] - 60:10</p>	<p>care [2] - 122:16, 150:2</p> <p>careful [2] - 133:7, 141:25</p> <p>carefully [2] - 9:24, 133:8</p> <p>cares [2] - 35:15, 134:24</p> <p>Carlisle [1] - 135:24</p> <p>carrier [1] - 140:21</p> <p>carriers [3] - 138:19, 138:22, 140:20</p> <p>carry [4] - 126:20, 157:25, 158:19, 160:8</p> <p>cars [35] - 16:9, 25:6, 25:15, 26:11, 28:14, 29:7, 31:15, 33:20, 35:9, 36:20, 37:7, 37:13, 61:15, 61:16, 69:11, 72:10, 73:15, 73:18, 76:17, 76:18, 76:22, 77:22, 78:2, 83:14, 85:17, 100:17, 106:9, 106:11, 109:2, 116:11, 116:12, 130:16, 144:22</p> <p>case [13] - 29:16, 42:2, 42:10, 54:11, 55:12, 55:21, 56:21, 111:12, 121:3, 135:3, 137:14, 150:19, 161:14</p> <p>cases [2] - 29:15, 38:22</p> <p>causing [1] - 87:6</p> <p>caution [1] - 16:20</p> <p>CCR [1] - 161:18</p> <p>celebrated [1] - 122:17</p> <p>center [8] - 6:23, 6:24, 11:17, 11:21, 26:7, 29:11, 46:17, 66:16</p> <p>centers [1] - 29:14</p> <p>central [1] - 56:14</p> <p>centrally [1] - 36:3</p> <p>century [1] - 135:17</p> <p>century" [3] - 134:2, 134:6, 135:8</p> <p>certain [4] - 35:10, 62:11, 128:9, 148:3</p> <p>certainly [6] - 5:5, 18:18, 31:11, 71:22, 78:19, 92:7</p> <p>certainty [1] - 57:11</p> <p>certification [1] - 124:1</p> <p>Certified [3] - 21:15, 161:6, 161:18</p>	<p>CERTIFIED [1] - 1:21</p> <p>certify [3] - 161:7, 161:10, 161:13</p> <p>cetera [3] - 33:4, 112:25, 134:21</p> <p>chain [4] - 28:2, 28:7, 72:18, 72:24</p> <p>CHAIRMAN [58] - 4:1, 4:12, 6:18, 7:22, 8:17, 10:16, 10:24, 13:12, 17:10, 19:20, 20:8, 24:16, 57:15, 57:20, 69:19, 79:7, 79:13, 99:4, 107:7, 111:18, 111:21, 113:7, 114:3, 114:9, 114:14, 118:5, 121:5, 121:14, 121:24, 127:12, 132:6, 138:1, 138:4, 138:12, 142:8, 146:23, 151:19, 153:16, 154:2, 154:9, 154:12, 156:5, 156:16, 157:1, 157:6, 157:18, 158:4, 158:9, 158:15, 158:22, 159:1, 159:6, 159:13, 159:21, 160:5, 160:7, 160:12, 160:15</p> <p>chairman [6] - 22:11, 57:14, 111:20, 113:4, 153:24, 154:5</p> <p>Chairman [7] - 1:12, 1:12, 4:10, 20:2, 114:24, 157:5, 160:1</p> <p>challenge [1] - 119:21</p> <p>chance [1] - 151:2</p> <p>change [7] - 6:5, 7:3, 11:7, 119:14, 127:4, 132:10, 160:14</p> <p>changed [3] - 5:4, 131:1, 131:3</p> <p>changes [2] - 6:1, 107:22</p> <p>changing [2] - 15:3, 76:14</p> <p>character [12] - 49:19, 63:15, 63:20, 64:5, 64:17, 67:24, 110:23, 123:16, 127:5, 144:9, 145:17, 146:18</p> <p>characteristics [2] - 41:2, 65:16</p> <p>characterizations [1] - 96:16</p>
C				
<p>C(1) [1] - 42:10</p> <p>C(2) [5] - 42:11, 42:13, 42:15, 42:16, 86:11</p> <p>C(3) [1] - 129:5</p> <p>C-2.2 [1] - 5:20</p> <p>C-2.6 [1] - 5:21</p> <p>C-2.7 [1] - 6:17</p> <p>calendar [1] - 158:23</p> <p>CALISTO [1] - 3:4</p> <p>Calisto [1] - 5:10</p> <p>cannot [2] - 123:10, 125:10</p> <p>capacity [1] - 54:8</p> <p>capture [1] - 29:23</p> <p>car [17] - 6:21, 15:10, 37:11, 37:13, 39:7, 74:21, 77:7, 100:22, 105:19, 123:9, 138:19, 140:20, 142:22, 142:23, 142:24, 144:14, 144:15</p>				

<p>characterized ^[1] - 100:4</p> <p>charge ^[1] - 83:18</p> <p>chase ^[2] - 61:22, 112:15</p> <p>cheap ^[1] - 44:10</p> <p>check ^[2] - 105:8, 120:13</p> <p>checked ^[1] - 158:25</p> <p>Chief ^[1] - 21:9</p> <p>child ^[1] - 94:4</p> <p>childhood ^[1] - 148:6</p> <p>children ^[15] - 118:3, 136:6, 136:7, 136:9, 137:2, 139:13, 147:15, 149:4, 155:8, 155:15, 155:19, 155:21, 155:22, 155:24, 156:1</p> <p>choose ^[1] - 66:2</p> <p>chose ^[1] - 152:16</p> <p>CHRIS ^[1] - 2:6</p> <p>Chris ^[2] - 17:24, 159:8</p> <p>CHRISTIAN ^[21] - 69:22, 70:15, 70:25, 71:2, 71:8, 71:12, 74:4, 74:10, 75:3, 75:9, 75:13, 75:16, 75:25, 76:2, 76:11, 77:24, 78:13, 78:22, 79:4, 121:25, 127:17</p> <p>Christian ^[5] - 69:23, 121:10, 121:16, 127:14, 127:17</p> <p>CHRISTIANSON ^[27] - 99:7, 99:15, 99:25, 100:3, 100:10, 100:20, 100:23, 101:17, 101:21, 102:4, 102:7, 102:13, 102:24, 103:5, 103:10, 103:23, 104:5, 104:12, 104:21, 105:1, 105:7, 105:12, 105:21, 106:3, 106:15, 107:4, 121:16</p> <p>Christianson ^[1] - 99:8</p> <p>Christmas ^[1] - 152:10</p> <p>church ^[10] - 41:1, 41:2, 99:16, 99:21, 99:24, 112:7, 112:8, 112:23, 122:22, 143:18</p> <p>Church ^[1] - 112:8</p> <p>circulate ^[1] - 61:16</p>	<p>circulation ^[2] - 8:20, 23:9</p> <p>Circulation ^[1] - 5:21</p> <p>circumstances ^[1] - 52:5</p> <p>circumstances ^[1] - 65:5</p> <p>cite ^[1] - 134:13</p> <p>cited ^[1] - 125:10</p> <p>cities ^[1] - 84:8</p> <p>City ^[1] - 17:1</p> <p>civic ^[5] - 50:21, 51:13, 56:25, 83:25, 87:10</p> <p>civil ^[5] - 4:21, 18:8, 18:25, 20:3, 105:15</p> <p>claim ^[2] - 124:10, 131:4</p> <p>clarification ^[1] - 19:11</p> <p>clarify ^[3] - 33:12, 61:11, 96:22</p> <p>CLARK ^[81] - 13:17, 14:4, 14:9, 14:15, 14:22, 15:4, 15:16, 16:4, 16:8, 16:13, 16:24, 69:22, 70:15, 70:25, 71:2, 71:8, 71:12, 74:4, 74:10, 75:3, 75:9, 75:13, 75:16, 75:25, 76:2, 76:11, 77:24, 78:13, 78:22, 79:4, 79:11, 79:16, 79:19, 80:19, 80:25, 81:19, 82:3, 83:5, 83:9, 83:13, 84:1, 84:12, 84:16, 85:1, 85:17, 85:23, 86:4, 86:9, 86:18, 87:2, 87:11, 87:19, 87:24, 88:6, 88:9, 88:14, 88:18, 88:21, 88:24, 89:6, 89:13, 89:20, 90:10, 90:14, 90:22, 91:4, 91:15, 91:21, 93:22, 94:22, 95:2, 95:6, 96:5, 96:10, 98:10, 98:17, 98:22, 99:1, 127:17, 147:2, 147:8</p> <p>Clark ^[7] - 13:18, 69:23, 79:11, 127:14, 127:17, 147:3, 147:5</p> <p>clashes ^[1] - 123:15</p> <p>clean ^[1] - 152:8</p> <p>cleaned ^[3] - 101:11, 124:5, 145:5</p> <p>clear ^[9] - 16:15, 59:3, 71:9, 74:5, 81:21, 86:13, 95:3, 143:2,</p>	<p>145:19</p> <p>clearly ^[6] - 12:11, 43:22, 99:21, 123:24, 139:17, 155:15</p> <p>clerk ^[2] - 99:9, 121:17</p> <p>client ^[1] - 44:15</p> <p>client's ^[2] - 25:5, 139:19</p> <p>close ^[10] - 25:20, 26:21, 27:17, 34:15, 50:24, 62:8, 95:16, 114:8, 128:20, 156:7</p> <p>closed ^[3] - 83:19, 156:9, 156:10</p> <p>closely ^[2] - 51:1, 123:6</p> <p>closer ^[1] - 67:8</p> <p>closest ^[3] - 27:20, 28:25, 72:15</p> <p>closing ^[1] - 141:14</p> <p>Closter ^[1] - 54:12</p> <p>closure ^[1] - 40:13</p> <p>co ^[1] - 45:10</p> <p>co-efficient ^[1] - 45:10</p> <p>code ^[3] - 23:9, 44:9, 149:8</p> <p>collaborating ^[1] - 40:4</p> <p>collected ^[1] - 86:23</p> <p>college ^[1] - 136:8</p> <p>colliding ^[1] - 113:16</p> <p>collision ^[1] - 46:17</p> <p>collisions ^[1] - 113:14</p> <p>coming ^[13] - 9:3, 15:10, 18:18, 47:16, 85:24, 117:4, 117:10, 117:17, 137:11, 139:18, 143:15, 149:4, 153:20</p> <p>comment ^[6] - 103:6, 103:10, 115:4, 119:9, 154:1, 154:3</p> <p>commenting ^[1] - 153:20</p> <p>comments ^[10] - 17:18, 18:1, 18:9, 113:6, 114:16, 115:2, 115:17, 118:17, 139:21, 156:10</p> <p>commerce ^[1] - 133:2</p> <p>commercial ^[28] - 14:19, 51:25, 65:4, 68:13, 70:2, 70:4, 70:10, 70:21, 72:9, 80:8, 80:10, 80:14, 101:13, 119:6, 120:1, 120:18,</p>	<p>120:20, 122:4, 123:3, 123:14, 124:16, 125:4, 125:8, 125:17, 125:22, 126:22, 127:3</p> <p>commercial.. ^[1] - 104:11</p> <p>commitment ^[1] - 17:16</p> <p>committee ^[1] - 129:6</p> <p>common ^[9] - 12:12, 39:2, 40:9, 52:21, 52:23, 105:18, 130:3, 130:12, 131:13</p> <p>communities ^[4] - 21:23, 21:24, 67:25</p> <p>community ^[21] - 17:5, 34:3, 44:7, 47:1, 47:4, 51:18, 69:25, 70:18, 81:18, 112:16, 120:4, 120:25, 127:2, 128:6, 129:19, 143:21, 150:19, 150:22, 152:15, 153:2, 155:5</p> <p>community" ^[4] - 112:21, 130:1, 130:4, 130:9</p> <p>compacting ^[1] - 45:8</p> <p>company ^[1] - 124:22</p> <p>compare ^[1] - 70:20</p> <p>compared ^[4] - 45:1, 93:20, 108:24, 109:13</p> <p>compares ^[2] - 70:2, 111:14</p> <p>comparing ^[1] - 70:9</p> <p>compelled ^[1] - 123:1</p> <p>complaints ^[1] - 152:13</p> <p>complete ^[1] - 20:3</p> <p>completed ^[2] - 4:19, 4:20</p> <p>completely ^[2] - 80:22, 96:2</p> <p>compliance ^[1] - 35:6</p> <p>complies ^[2] - 71:22, 89:4</p> <p>compliment ^[1] - 100:22</p> <p>component ^[2] - 22:2, 123:20</p> <p>comports ^[1] - 71:22</p> <p>composed ^[1] - 23:23</p> <p>comprehensive ^[1] - 49:8</p> <p>comprises ^[1] - 89:15</p>	<p>compromising ^[1] - 49:19</p> <p>computer ^[1] - 43:1</p> <p>concede ^[1] - 97:8</p> <p>concept ^[1] - 91:11</p> <p>concern ^[7] - 6:5, 9:7, 11:14, 12:5, 12:6, 116:2, 117:15</p> <p>concerned ^[3] - 149:14, 149:19, 150:10</p> <p>concerning ^[1] - 149:18</p> <p>concerns ^[4] - 118:3, 120:9, 122:23, 149:9</p> <p>conclude ^[1] - 114:7</p> <p>concluded ^[1] - 160:18</p> <p>conclusion ^[1] - 155:18</p> <p>conclusions ^[1] - 85:16</p> <p>concrete ^[13] - 9:10, 9:15, 9:21, 10:1, 10:3, 10:5, 10:6, 10:17, 10:21, 10:23, 12:10, 131:16</p> <p>condition ^[4] - 28:15, 34:17, 35:13, 83:6</p> <p>conditions ^[13] - 34:13, 36:6, 42:25, 45:22, 46:11, 47:6, 52:18, 52:24, 52:25, 61:13, 74:3, 83:4, 86:21</p> <p>condo ^[2] - 112:12, 143:20</p> <p>condos ^[1] - 67:9</p> <p>cone ^[2] - 16:3, 16:7</p> <p>configuration ^[2] - 46:13, 50:16</p> <p>confirm ^[3] - 7:24, 105:9, 157:11</p> <p>confirmed ^[1] - 59:6</p> <p>conflict ^[5] - 82:13, 82:17, 109:16, 109:17, 110:3</p> <p>conflicts ^[1] - 47:10</p> <p>conformed ^[1] - 58:9</p> <p>conforming ^[1] - 37:24</p> <p>confront ^[1] - 48:6</p> <p>confrontational ^[1] - 64:14</p> <p>confronted ^[1] - 138:23</p> <p>congestion ^[1] - 118:2</p> <p>congregates ^[1] - 100:12</p> <p>congregation ^[2] -</p>
--	---	--	---	---

<p>100:6, 100:14 connection [1] - 22:9 consent [1] - 114:24 consequently [1] - 122:25 conservation [1] - 93:25 consider [12] - 9:9, 55:16, 56:18, 59:10, 103:8, 110:21, 111:7, 155:11, 159:17, 159:22 considerable [1] - 116:6 considerably [1] - 18:15 consideration [3] - 56:6, 127:7, 141:25 considered [3] - 16:5, 119:24, 136:9 consistent [3] - 50:2, 104:10, 104:14 consolidate [2] - 36:3, 50:18 consolidated [1] - 85:13 consolidates [1] - 93:11 consolidating [1] - 52:7 consolidation [1] - 4:4 constitute [1] - 125:6 constituted [3] - 157:15, 157:17, 158:17 constraint [1] - 66:9 construct [1] - 33:5 constructed [1] - 31:22 constructing [1] - 46:12 construction [1] - 127:2 contact [1] - 149:5 contain [1] - 123:25 containers [1] - 50:24 contest [1] - 153:12 context [3] - 38:23, 40:10, 98:3 continue [7] - 49:1, 53:1, 123:17, 125:13, 130:15, 138:1, 138:4 Continued [1] - 4:8 continued [1] - 22:18 continues [1] - 8:13 continuing [1] - 9:9 continuous [1] - 29:15 continuously [1] - 52:3</p>	<p>contrary [1] - 124:17 contravention [1] - 76:21 contributes [1] - 84:14 controlled [1] - 52:5 controls [5] - 43:20, 44:3, 44:4, 81:15, 97:25 convened [1] - 23:12 coordination [1] - 94:7 copies [1] - 139:1 corner [8] - 29:25, 30:8, 32:9, 35:3, 37:3, 99:20, 120:22, 137:10 corner.. [1] - 77:1 correct [41] - 8:23, 9:6, 22:2, 22:3, 22:20, 22:24, 24:6, 29:22, 30:18, 31:3, 31:4, 32:3, 32:10, 32:11, 32:18, 32:19, 32:21, 33:15, 37:2, 37:18, 48:3, 48:4, 48:12, 48:13, 54:1, 54:2, 54:5, 54:6, 54:22, 54:23, 55:8, 55:14, 57:11, 58:9, 58:10, 59:21, 81:7, 82:1, 88:15, 106:17, 107:2 correctly [5] - 45:24, 69:9, 102:15, 103:24, 128:25 cost [4] - 122:25, 141:18, 159:23 Counsel [3] - 20:17, 137:22, 161:11 count [5] - 26:10, 45:15, 69:7, 69:11, 69:12 counter [2] - 119:2, 148:25 counting [2] - 138:15, 153:8 counts [3] - 85:7, 85:8, 96:9 County [7] - 10:1, 21:5, 21:22, 21:23, 21:24, 115:19 COUNTY [1] - 1:1 couple [4] - 41:13, 97:18, 118:16, 122:17 course [2] - 23:7, 138:17 court [1] - 137:21 COURT [1] - 1:21</p>	<p>Court [2] - 161:6, 161:18 courtesy [1] - 138:6 courts [1] - 141:9 Courts [1] - 42:16 coverage [14] - 28:18, 34:14, 36:11, 36:12, 36:15, 42:9, 43:18, 43:19, 45:9, 80:9, 80:12, 80:17, 81:13, 97:24 covered [3] - 38:10, 45:22, 53:20 create [3] - 129:4, 129:6, 148:2 creative [1] - 93:19 credibility [2] - 127:24 credible [2] - 130:1, 149:22 credit [1] - 145:5 criteria [16] - 41:9, 42:3, 42:12, 49:2, 56:10, 70:12, 80:6, 91:6, 98:19, 98:23, 98:24, 110:20, 111:10, 113:2, 125:7 critical [1] - 150:16 criticism [1] - 76:13 cross [6] - 5:2, 7:1, 7:4, 54:25, 69:16, 132:3 cross-examined [1] - 5:2 crossing [3] - 6:23, 43:25, 84:19 crossings [2] - 83:24, 83:25 curb [17] - 4:23, 4:24, 7:8, 7:9, 7:10, 7:13, 7:14, 7:15, 7:16, 8:9, 9:10, 9:13, 9:17, 10:4, 13:3, 14:14, 43:11 curbs [1] - 6:15 curfew [1] - 153:18 curious [1] - 70:1 current [33] - 33:3, 34:13, 40:6, 42:25, 45:21, 52:18, 53:24, 60:12, 60:17, 73:16, 74:2, 74:6, 76:21, 79:21, 79:25, 80:20, 83:4, 83:5, 86:19, 87:3, 87:14, 92:18, 94:3, 96:7, 96:12, 107:17, 108:10, 108:12, 117:3, 123:12, 125:11, 130:25, 156:16 CURRERI [1] - 1:13</p>	<p>curves [1] - 135:14 customer [1] - 73:17 customers [4] - 33:19, 33:20, 37:6, 47:16 cut [7] - 4:23, 4:25, 47:20, 48:2, 61:22, 65:21, 112:15 cuts [1] - 43:11</p>	<p>121:16, 121:25 David [3] - 99:8, 121:10, 121:16 Dayton [1] - 19:6 de [3] - 139:7, 139:9, 140:23 dealers [1] - 105:20 dealerships [2] - 37:12, 37:13 debate [4] - 110:11, 119:23, 120:5, 155:13 debated [1] - 155:13 debating [1] - 118:23 decades [1] - 107:22 December [1] - 123:23 decide [2] - 120:8, 155:23 decides [1] - 125:21 deciding [1] - 146:17 decision [12] - 38:24, 55:15, 59:12, 59:15, 59:18, 91:12, 110:21, 124:11, 133:6, 133:9, 141:22, 150:24 decisions [1] - 119:22 decorated [1] - 152:11 dedicated [2] - 18:17 deemed [1] - 32:13 deep [2] - 90:12, 90:14 defense [2] - 133:10, 141:21 definitely [5] - 14:23, 64:10, 115:20, 157:13, 157:23 definition [1] - 139:9 definitive [1] - 155:18 degradation [3] - 64:7, 94:2, 94:4 degree [2] - 44:12, 57:10 delays [1] - 144:14 deleterious [1] - 55:3 deliberate [1] - 133:9 deliberations [1] - 141:25 delineated [2] - 12:10, 43:7 delineation [1] - 9:11 demand [1] - 36:24 demolish [2] - 33:3, 63:12 demolished [1] - 74:24 demolishing [1] - 144:1 demolition [1] - 144:3 demonstrate [2] - 42:3, 49:4</p>
D				
<p>D(1) [6] - 29:11, 41:15, 42:2, 53:22, 58:20, 58:23 D(2) [5] - 34:9, 41:23, 41:24, 42:2, 58:24 Dads [3] - 149:24, 149:25, 150:6 daily [1] - 50:6 Dan [1] - 129:20 Dan's [1] - 125:3 dangerous [4] - 82:5, 82:8, 82:9, 119:25 Daniel [7] - 29:19, 54:20, 78:8, 78:14, 78:16, 101:8, 149:23 Daniel's [3] - 78:6, 101:19, 124:3 Dann [5] - 2:15, 4:1, 4:17, 122:20, 126:20 DANN [1] - 1:5 Dann's [1] - 122:3 dash [1] - 6:23 data [4] - 85:2, 110:12, 113:18, 149:11 date [21] - 5:14, 5:21, 5:22, 24:7, 24:8, 27:7, 38:12, 153:22, 156:6, 156:13, 156:20, 156:22, 157:1, 157:8, 157:9, 157:16, 159:7, 159:19, 160:2, 160:4, 161:9 dated [6] - 3:14, 3:23, 24:10, 24:20, 113:24, 126:7 DAVID [28] - 99:7, 99:15, 99:25, 100:3, 100:10, 100:20, 100:23, 101:17, 101:21, 102:4, 102:7, 102:13, 102:24, 103:5, 103:10, 103:23, 104:5, 104:12, 104:21, 105:1, 105:7, 105:12, 105:21, 106:3, 106:15, 107:4</p>				

<p>demonstrated [1] - 50:17</p> <p>demonstrates [1] - 43:22</p> <p>demonstration [1] - 26:12</p> <p>denies [1] - 129:14</p> <p>dense [1] - 71:16</p> <p>densities [1] - 67:14</p> <p>density's [1] - 68:8</p> <p>dentist [3] - 112:10, 112:24, 143:19</p> <p>Denville [1] - 21:7</p> <p>deny [5] - 122:3, 122:6, 142:3, 151:1</p> <p>denying [1] - 124:18</p> <p>department [1] - 142:18</p> <p>Department [3] - 3:22, 113:10, 113:24</p> <p>depicting [1] - 8:23</p> <p>depot [1] - 39:19</p> <p>depress [1] - 10:7</p> <p>depressed [4] - 7:16, 8:9, 9:13, 9:17</p> <p>depth [2] - 90:20, 126:25</p> <p>describe [1] - 26:25</p> <p>described [1] - 99:15</p> <p>DESCRIPTION [1] - 3:12</p> <p>description [4] - 23:14, 24:14, 26:23, 53:5</p> <p>design [26] - 7:20, 7:25, 8:9, 11:20, 50:22, 51:13, 52:4, 56:25, 77:18, 81:16, 81:20, 83:2, 83:3, 83:25, 87:10, 93:15, 95:19, 102:17, 102:19, 107:17, 108:10, 108:12, 123:12, 123:19, 124:20</p> <p>designated [2] - 99:22, 120:20</p> <p>designed [6] - 9:24, 55:25, 80:1, 89:24, 89:25, 133:21</p> <p>designing [1] - 134:7</p> <p>designs [2] - 5:6, 102:20</p> <p>desirable [2] - 35:8, 93:18</p> <p>desire [1] - 123:8</p> <p>despite [1] - 125:3</p> <p>destroying [1] - 141:18</p> <p>detail [1] - 155:14</p>	<p>details [1] - 34:11</p> <p>detectable [1] - 8:25</p> <p>deteriorate [1] - 65:19</p> <p>determine [3] - 73:21, 84:3, 111:4</p> <p>determined [2] - 31:24, 119:19</p> <p>determining [1] - 54:9</p> <p>detract [1] - 54:16</p> <p>detriment [4] - 41:21, 41:22, 42:5, 53:13</p> <p>develop [2] - 45:2, 72:2</p> <p>developed [9] - 4:5, 23:24, 24:1, 25:18, 28:24, 34:7, 43:14, 97:7, 126:9</p> <p>development [24] - 34:5, 35:25, 42:22, 45:1, 50:2, 51:10, 52:4, 53:10, 53:12, 73:10, 77:4, 77:20, 80:15, 81:5, 81:12, 81:17, 82:9, 92:16, 92:20, 93:19, 123:2, 123:11, 123:15, 150:18</p> <p>developmental [1] - 137:3</p> <p>developments [2] - 26:15, 26:16</p> <p>diagrams [1] - 127:22</p> <p>DIANA [1] - 1:13</p> <p>difference [1] - 140:14</p> <p>different [14] - 39:19, 41:13, 55:21, 67:23, 81:22, 97:21, 102:9, 108:11, 112:13, 112:20, 117:17, 120:12, 128:15, 128:17</p> <p>difficult [3] - 31:12, 117:8, 157:22</p> <p>dilapidated [2] - 44:5, 93:23</p> <p>dilapidation [1] - 64:7</p> <p>dimension [1] - 106:22</p> <p>dinner [2] - 131:22</p> <p>direct [6] - 74:9, 78:12, 91:24, 95:16, 120:23, 125:23</p> <p>direction [1] - 139:18</p> <p>directions [2] - 15:22, 117:17</p> <p>directly [2] - 26:16, 136:16</p> <p>director [1] - 21:8</p> <p>disabilities [1] - 137:3</p> <p>disagree [1] - 112:18</p>	<p>disapproving [1] - 17:16</p> <p>discharged [1] - 86:24</p> <p>discontinued [3] - 101:14, 124:7, 124:10</p> <p>discuss [2] - 6:1, 41:9</p> <p>discussed [1] - 85:7</p> <p>discussing [3] - 49:1, 55:4, 118:24</p> <p>discussions [1] - 126:8</p> <p>dispute [1] - 92:8</p> <p>disregard [1] - 149:14</p> <p>disrespect [1] - 74:16</p> <p>disrespectful [1] - 149:21</p> <p>dissimilar [1] - 53:4</p> <p>distance [6] - 13:9, 15:23, 15:25, 53:19, 83:1, 104:9</p> <p>distracting [1] - 126:16</p> <p>district [2] - 80:7, 146:13</p> <p>districts [1] - 94:1</p> <p>divergent [3] - 65:18, 81:8, 96:19</p> <p>diverse [1] - 131:20</p> <p>do [1] - 128:3</p> <p>doctor's [1] - 112:10</p> <p>documents [2] - 124:24, 127:21</p> <p>done [12] - 9:19, 39:11, 49:7, 64:5, 78:25, 81:3, 93:22, 94:14, 118:22, 148:4, 148:5, 160:6</p> <p>door [3] - 15:8, 68:14, 147:20</p> <p>down [17] - 8:12, 32:23, 44:1, 45:4, 49:21, 63:19, 68:13, 82:13, 86:15, 135:14, 136:13, 138:18, 143:25, 145:14, 152:24, 156:19</p> <p>downplay [1] - 46:5</p> <p>downstream [1] - 87:8</p> <p>downtown [5] - 62:9, 84:8, 116:9, 132:3</p> <p>dozen [1] - 23:6</p> <p>dozens [4] - 142:2, 147:17</p> <p>DRAGONE [3] - 1:21, 161:5, 161:18</p> <p>draining [1] - 43:23</p> <p>draw [1] - 90:3</p> <p>drawing [1] - 77:2</p>	<p>drawings [3] - 5:20, 23:10, 105:6</p> <p>drawn [1] - 90:5</p> <p>drive [16] - 37:4, 61:8, 61:10, 61:24, 62:3, 78:23, 80:16, 82:13, 105:18, 106:7, 106:8, 106:10, 116:12, 130:16, 134:3</p> <p>driven [2] - 45:8, 130:17</p> <p>drivers [2] - 48:14, 82:10</p> <p>driveway [86] - 4:22, 4:24, 6:7, 6:11, 6:12, 6:15, 7:4, 7:6, 7:12, 7:20, 8:12, 8:13, 8:22, 9:3, 9:14, 9:20, 10:7, 10:21, 10:23, 11:7, 11:12, 12:7, 12:8, 12:9, 12:22, 12:24, 13:1, 13:3, 13:7, 13:20, 14:12, 14:13, 14:17, 15:1, 15:3, 15:15, 16:10, 16:17, 16:22, 17:17, 17:20, 18:12, 18:14, 19:14, 19:16, 33:11, 35:23, 43:2, 43:11, 44:24, 47:20, 47:23, 48:2, 48:10, 48:13, 48:15, 48:17, 52:8, 54:21, 61:12, 61:15, 61:25, 62:2, 72:23, 73:23, 80:13, 82:21, 82:24, 83:21, 83:24, 84:4, 84:11, 84:14, 86:22, 90:19, 95:21, 103:20, 106:19, 116:17, 117:18, 126:2</p> <p>driveway's [1] - 7:8</p> <p>driveways [33] - 14:19, 19:1, 19:4, 19:9, 43:4, 43:5, 43:17, 47:9, 47:19, 48:20, 51:14, 64:2, 69:16, 80:16, 82:1, 82:4, 82:12, 82:14, 82:19, 82:23, 83:6, 83:10, 83:15, 84:5, 85:9, 85:11, 93:16, 95:22, 95:23, 95:25, 97:24, 108:12, 110:4</p> <p>driving [5] - 7:6, 14:20, 62:1, 117:11, 139:12</p> <p>drop [1] - 36:12</p> <p>dropped [1] - 6:14</p>	<p>due [2] - 50:16, 70:7</p> <p>duly [11] - 18:4, 20:13, 115:13, 118:13, 121:10, 127:14, 132:14, 142:12, 147:5, 151:22, 154:18</p> <p>dump [4] - 145:6, 146:10, 146:11, 146:12</p> <p>Dumpster [1] - 29:25</p> <p>Dumpsters [2] - 31:20, 73:19</p> <p>dumpy [1] - 146:3</p> <p>duration [2] - 101:22, 103:3</p> <p>dwelling [15] - 26:18, 29:10, 30:21, 31:17, 31:18, 34:3, 41:7, 46:6, 58:14, 80:3, 80:10, 80:12, 124:13</p> <p>dwelling's [3] - 34:6, 41:5, 56:1</p> <p>DWS [1] - 8:23</p> <p>DWS's [2] - 9:5, 10:6</p>
E				
<p>early [2] - 29:21, 135:18</p> <p>easy [3] - 49:10, 132:24, 133:4</p> <p>education [1] - 21:2</p> <p>effect [2] - 139:7, 140:24</p> <p>efficient [10] - 37:22, 45:10, 52:7, 52:9, 77:14, 77:15, 94:9, 123:9, 129:17, 152:9</p> <p>efficiently [1] - 94:15</p> <p>eight [4] - 26:20, 35:2, 40:19, 76:7</p> <p>eight-unit [2] - 26:20, 40:19</p> <p>either [8] - 6:14, 8:11, 8:22, 12:24, 42:10, 69:13, 87:7, 97:11</p> <p>elected [1] - 9:25</p> <p>element [4] - 23:8, 23:9, 63:7, 125:10</p> <p>elementary [1] - 137:9</p> <p>Elementary [1] - 155:24</p> <p>elements [2] - 49:9, 83:2</p> <p>elevated [1] - 14:20</p> <p>elevation [1] - 106:21</p> <p>eliminate [1] - 36:2</p> <p>drop [1] - 36:12</p> <p>eliminated [3] - 52:19, 73:17, 96:2</p>				

<p>eliminating [3] - 43:4, 44:4, 50:20</p> <p>embarrassed [2] - 73:7, 81:8</p> <p>employed [2] - 161:11, 161:14</p> <p>employee [2] - 73:17, 161:13</p> <p>employees [2] - 33:20, 37:9</p> <p>employment [1] - 36:23</p> <p>encompassed [1] - 30:20</p> <p>encourage [4] - 50:14, 92:15, 93:15, 94:7</p> <p>end [3] - 90:15, 127:23, 157:14</p> <p>ended [1] - 125:4</p> <p>Engineer [2] - 2:6, 2:10</p> <p>engineer [28] - 4:20, 4:21, 4:24, 5:10, 13:23, 18:8, 18:24, 18:25, 19:24, 37:17, 45:10, 47:8, 48:11, 50:5, 68:25, 83:12, 84:8, 84:24, 85:2, 85:6, 89:10, 105:15, 105:16, 109:6, 109:7, 109:15, 113:13, 144:11</p> <p>Engineering [1] - 126:7</p> <p>ENGINEERING [1] - 2:9</p> <p>engineering [4] - 18:10, 20:3, 82:12, 84:21</p> <p>engineers [1] - 17:18</p> <p>enhance [1] - 35:3</p> <p>enhanced [6] - 35:12, 42:1, 45:1, 46:10, 47:10, 51:21</p> <p>enhances [2] - 71:15, 85:11</p> <p>enhancing [1] - 74:11</p> <p>enlighten [1] - 135:2</p> <p>enormous [1] - 123:14</p> <p>ensure [2] - 104:8, 151:3</p> <p>enter [3] - 6:6, 11:16, 48:16</p> <p>entering [9] - 6:21, 6:22, 16:1, 61:14, 83:14, 84:13, 84:17, 138:16, 138:19</p> <p>enterprise [1] - 126:22</p> <p>entire [9] - 27:23, 31:23, 32:4, 46:8,</p>	<p>48:3, 48:7, 53:25, 96:1</p> <p>entirety [7] - 30:20, 30:23, 30:25, 32:12, 32:20, 32:22, 42:18</p> <p>entitled [4] - 3:14, 24:10, 24:20, 125:13</p> <p>entity [2] - 43:14, 123:3</p> <p>entrance [5] - 8:10, 9:8, 9:22, 10:10, 18:14</p> <p>entranceway [1] - 9:12</p> <p>environment [3] - 46:22, 51:21, 93:18</p> <p>environmental [1] - 150:18</p> <p>environments [1] - 51:11</p> <p>erect [1] - 33:10</p> <p>especially [5] - 43:9, 44:6, 48:13, 48:20, 74:16</p> <p>ESQ [2] - 2:4, 2:15</p> <p>essence [1] - 133:3</p> <p>essential [1] - 49:19</p> <p>essentially [1] - 128:1</p> <p>established [5] - 34:5, 38:4, 56:3, 139:17, 140:7</p> <p>estimate [1] - 45:11</p> <p>et [3] - 33:4, 112:25, 134:21</p> <p>Europe [1] - 159:4</p> <p>evening [18] - 4:9, 4:10, 4:11, 4:14, 4:25, 5:3, 13:15, 13:17, 14:3, 20:8, 79:8, 99:5, 99:7, 99:9, 118:6, 121:17, 132:7, 146:24</p> <p>eventually [1] - 44:2</p> <p>evidence [5] - 16:21, 110:5, 110:7, 140:1, 143:5</p> <p>eviscerate [1] - 137:22</p> <p>evolve [5] - 49:16, 64:24, 64:25, 65:2, 65:3</p> <p>evolving [1] - 49:24</p> <p>exact [1] - 150:1</p> <p>exactly [3] - 25:4, 40:5, 86:12</p> <p>EXAMINATION [2] - 5:24, 20:25</p> <p>examined [1] - 5:2</p> <p>example [3] - 9:22, 15:5, 18:13</p> <p>exceed [1] - 106:21</p>	<p>excellent [1] - 93:23</p> <p>except [5] - 31:18, 61:17, 90:18, 95:13, 155:21</p> <p>exception [5] - 30:21, 31:23, 32:15, 35:22, 150:12</p> <p>excess [3] - 35:19, 36:4, 68:8</p> <p>excessive [1] - 95:14</p> <p>excuse [5] - 12:17, 34:24, 108:11, 113:21, 140:12</p> <p>exhibit [15] - 24:2, 24:24, 25:14, 25:23, 25:24, 27:3, 28:1, 28:10, 28:18, 31:14, 32:8, 35:1, 72:17, 138:25, 140:1</p> <p>Exhibit [6] - 24:12, 27:10, 38:15, 40:15, 44:19, 113:25</p> <p>EXHIBITS [1] - 3:10</p> <p>exist [3] - 30:5, 50:11, 148:6</p> <p>existed [1] - 107:17</p> <p>existence [1] - 32:2</p> <p>existing [11] - 4:4, 35:13, 47:19, 51:24, 52:7, 52:17, 63:16, 64:17, 124:13, 144:6, 150:12</p> <p>exists [1] - 42:10</p> <p>existing [8] - 15:13, 15:25, 18:16, 48:14, 83:14, 84:13, 138:17, 138:20</p> <p>expand [8] - 13:5, 68:13, 95:25, 120:7, 141:17, 141:19, 151:6, 151:14</p> <p>expanded [1] - 126:22</p> <p>expanding [2] - 56:17, 97:23</p> <p>expansion [4] - 41:23, 59:14, 122:7, 144:14</p> <p>expansive [2] - 72:18, 72:21</p> <p>expect [1] - 34:6</p> <p>expected [2] - 60:16, 144:13</p> <p>expert [13] - 21:17, 22:1, 22:6, 22:13, 92:8, 134:25, 137:16, 138:8, 138:15, 139:5, 140:18, 155:20, 155:23</p> <p>experts [1] - 141:10</p> <p>explain [3] - 12:6,</p>	<p>31:7, 96:6</p> <p>explained [2] - 110:11, 144:11</p> <p>explaining [1] - 5:4</p> <p>explanation [2] - 33:1, 131:11</p> <p>explanations [2] - 128:8, 129:17</p> <p>explore [1] - 159:18</p> <p>extend [2] - 50:9, 52:23</p> <p>extended [1] - 25:19</p> <p>extends [2] - 32:23, 73:4</p> <p>extensive [2] - 28:16, 46:3</p> <p>extent [1] - 60:4</p> <p>exterior [1] - 33:8</p> <p>extreme [1] - 26:21</p>	<p>97:1, 97:3, 112:11, 115:18, 121:1</p> <p>famous [1] - 20:22</p> <p>far [8] - 7:10, 29:8, 30:8, 50:6, 50:8, 69:3, 85:1, 120:17</p> <p>fast [4] - 121:21, 137:20, 137:22, 138:11</p> <p>faster [1] - 74:22</p> <p>father [1] - 115:23</p> <p>father-in-law [1] - 115:23</p> <p>fault [2] - 23:5, 98:5</p> <p>favor [1] - 152:23</p> <p>feature [2] - 27:25, 28:4</p> <p>features [3] - 28:1, 65:13, 66:22</p> <p>February [1] - 126:7</p> <p>feet [64] - 6:9, 6:10, 7:13, 7:14, 7:15, 7:16, 12:22, 13:1, 13:4, 13:6, 14:14, 15:18, 15:21, 18:15, 18:19, 19:18, 23:19, 23:22, 25:21, 27:21, 33:7, 35:2, 35:5, 35:17, 35:20, 35:21, 45:25, 46:1, 46:21, 52:17, 52:21, 53:19, 71:7, 72:5, 72:25, 75:24, 76:25, 77:6, 80:9, 89:4, 89:21, 90:11, 90:12, 90:14, 90:16, 90:20, 92:25, 93:1, 93:2, 103:25, 104:1, 104:3, 104:5, 104:24, 105:4, 106:21, 106:22, 106:23, 112:10, 125:25</p> <p>felt [1] - 55:19</p> <p>fence [6] - 28:2, 28:7, 48:24, 48:25, 72:19, 72:24</p> <p>fenced [1] - 39:22</p> <p>fences [1] - 33:4</p> <p>festered [1] - 45:2</p> <p>few [6] - 26:23, 96:15, 101:21, 129:23, 132:2, 143:9</p> <p>field [5] - 20:17, 21:18, 22:6, 22:13, 84:21</p> <p>fifth [1] - 30:11</p> <p>figure [1] - 158:1</p> <p>file [1] - 123:21</p> <p>fill [1] - 137:15</p> <p>final [3] - 4:3, 115:5, 142:4</p>
F				
			<p>facade [1] - 74:12</p> <p>facades [1] - 134:21</p> <p>face [1] - 95:20</p> <p>facility [4] - 9:12, 117:6, 129:8, 134:11</p> <p>fact [13] - 21:25, 26:21, 29:23, 47:9, 54:7, 54:14, 54:16, 96:20, 100:16, 100:21, 119:4, 131:5, 139:25</p> <p>factor [1] - 109:18</p> <p>factors [3] - 84:3, 96:4, 155:10</p> <p>factually [1] - 116:5</p> <p>FAHRNEY [1] - 2:14</p> <p>Fahrney [1] - 4:15</p> <p>failed [1] - 27:22</p> <p>Fair [1] - 111:4</p> <p>fair [1] - 21:24</p> <p>fairly [3] - 23:21, 31:14, 118:2</p> <p>faith [3] - 99:16, 99:19, 122:14</p> <p>fall [1] - 27:15</p> <p>familiar [7] - 99:20, 101:6, 101:15, 102:1, 102:14, 107:5, 135:4</p> <p>families [2] - 41:3, 126:23</p> <p>family [25] - 19:6, 26:13, 26:15, 26:17, 34:3, 34:5, 34:7, 38:6, 41:5, 41:7, 46:6, 55:22, 56:1, 67:17, 67:18, 67:23, 75:20, 80:3, 80:5,</p>	

<p>finally [6] - 53:20, 95:6, 96:15, 128:12, 128:19, 150:10</p> <p>financial [1] - 151:16</p> <p>financially [1] - 161:14</p> <p>fine [7] - 10:4, 10:11, 80:9, 141:17, 150:13, 158:21, 158:25</p> <p>fingers [2] - 26:11, 101:25</p> <p>finish [3] - 86:20, 137:25, 153:17</p> <p>finished [1] - 61:19</p> <p>finishing [1] - 77:9</p> <p>fire [5] - 6:22, 6:25, 7:1, 44:9, 44:12</p> <p>firm [2] - 4:15, 49:8</p> <p>firmer [1] - 9:10</p> <p>first [25] - 11:12, 11:15, 12:21, 13:6, 23:16, 40:8, 43:19, 44:2, 50:3, 57:17, 72:2, 92:14, 102:23, 107:10, 112:19, 113:15, 121:20, 131:6, 136:5, 142:16, 147:10, 147:12, 152:2, 154:23, 156:13</p> <p>fit [1] - 133:22</p> <p>five [10] - 30:12, 77:17, 104:1, 114:4, 114:22, 135:16, 135:18, 137:18, 137:19</p> <p>five-feet [1] - 104:1</p> <p>fixed [1] - 74:21</p> <p>flatbed [1] - 139:6</p> <p>flatbeds [2] - 138:19, 140:20</p> <p>flies [2] - 128:20, 131:12</p> <p>flow [5] - 8:1, 53:7, 54:24, 87:4, 106:11</p> <p>flowing [1] - 72:7</p> <p>flush [1] - 8:14</p> <p>focus [1] - 42:23</p> <p>focused [2] - 39:1, 69:25</p> <p>focusing [4] - 63:7, 63:8, 83:22, 144:6</p> <p>folks [1] - 153:7</p> <p>follow [2] - 60:16, 142:16</p> <p>followed [1] - 9:14</p> <p>following [2] - 60:17, 71:16</p> <p>follows [4] - 5:17, 18:4, 20:13, 125:24</p>	<p>foot [14] - 6:8, 35:18, 71:14, 75:17, 76:7, 76:10, 103:25, 104:23, 106:20, 106:24, 128:24, 129:1, 130:7, 151:10</p> <p>footprint [4] - 30:21, 31:23, 76:4, 76:7</p> <p>for.. [1] - 40:11</p> <p>forced [2] - 54:20, 61:17</p> <p>foregoing [1] - 161:7</p> <p>Forester [1] - 21:9</p> <p>forever [1] - 53:1</p> <p>forget [2] - 66:20, 77:3</p> <p>forgive [1] - 103:25</p> <p>forgotten [1] - 135:12</p> <p>former [1] - 74:15</p> <p>forth [10] - 43:3, 54:1, 61:9, 76:17, 76:19, 76:23, 111:11, 118:1, 126:5, 161:9</p> <p>forward [4] - 47:1, 49:25, 119:19, 154:13</p> <p>foundation [1] - 90:2</p> <p>four [11] - 21:20, 23:23, 71:5, 77:17, 117:17, 124:9, 136:21, 136:22, 147:15</p> <p>fourth [2] - 30:11, 135:12</p> <p>FOX [1] - 1:14</p> <p>frame [1] - 74:20</p> <p>Frank [1] - 151:22</p> <p>FRANK [1] - 151:24</p> <p>frank [1] - 151:24</p> <p>Franklin [1] - 71:4</p> <p>frankly [1] - 128:7</p> <p>freely [3] - 17:4, 29:7, 149:3</p> <p>freezing [1] - 43:25</p> <p>Friends [7] - 99:10, 121:18, 122:1, 122:9, 122:15, 127:10, 130:21</p> <p>front [37] - 15:24, 22:3, 25:14, 25:16, 27:18, 27:23, 28:3, 28:5, 29:5, 30:12, 32:16, 33:19, 33:21, 35:15, 35:20, 35:21, 36:4, 44:20, 47:25, 51:1, 51:9, 54:13, 58:14, 60:1, 63:25, 72:22, 72:24, 73:15, 73:18, 89:7, 95:21, 100:17, 126:1, 126:3, 126:15,</p>	<p>142:19, 142:21</p> <p>frontage [2] - 23:22, 90:17</p> <p>fulfills [2] - 94:24</p> <p>full [6] - 19:9, 20:16, 114:18, 118:20, 158:16, 158:18</p> <p>fully [5] - 10:2, 35:6, 118:18, 157:15, 157:16</p> <p>fun [1] - 159:7</p> <p>function [3] - 34:21, 56:24, 70:11</p> <p>functioning [1] - 141:15</p> <p>functions [2] - 55:13, 71:19</p> <p>furtherance [3] - 55:21, 150:11, 150:14</p> <p>furthered [1] - 50:13</p> <p>furthering [2] - 72:11, 77:23</p> <p>furtherers [6] - 41:16, 55:5, 55:6, 56:13, 56:14, 92:20</p> <p>future [2] - 111:14, 119:18</p>	<p>grab [2] - 6:19, 24:16</p> <p>graduate [1] - 21:3</p> <p>grand [1] - 74:25</p> <p>grandfathered [3] - 52:24, 118:19, 119:13</p> <p>grandmother's [2] - 15:6, 15:9</p> <p>grant [6] - 53:6, 53:7, 56:19, 58:22, 125:8, 145:3</p> <p>granted [3] - 41:20, 42:4, 54:18</p> <p>granting [2] - 50:11, 124:12</p> <p>grasses [2] - 73:3, 89:16</p> <p>grateful [1] - 146:22</p> <p>gravel [2] - 45:7, 52:22</p> <p>great [2] - 65:11, 102:21</p> <p>greater [1] - 126:4</p> <p>greatly [11] - 35:3, 35:5, 35:12, 35:19, 36:4, 39:1, 51:17, 65:20, 93:4, 96:3</p> <p>GREG [1] - 1:12</p> <p>grossly [1] - 150:20</p> <p>ground [1] - 86:17</p> <p>group [5] - 66:11, 66:25, 67:1, 146:2, 148:10</p> <p>grown [1] - 39:16</p> <p>growth [2] - 143:11, 150:17</p> <p>GRUEL [2] - 2:7, 2:8</p> <p>guardians [2] - 132:25, 141:20</p> <p>guess [10] - 64:16, 66:1, 79:23, 79:24, 91:15, 96:10, 107:23, 107:25, 116:4, 136:10</p> <p>guide [2] - 50:15, 92:15</p> <p>guy [3] - 69:10, 77:9, 146:3</p> <p>guys [4] - 10:16, 144:25, 145:23, 146:15</p> <p>gym [4] - 112:11, 112:24, 143:18, 146:8</p>	<p>17:1, 18:15, 19:14, 19:17</p> <p>halt [1] - 143:13</p> <p>hand [3] - 17:25, 32:9, 139:24</p> <p>handled [1] - 111:17</p> <p>handsomely [1] - 141:12</p> <p>hang [1] - 137:7</p> <p>haphazard [3] - 35:25, 72:6, 81:6</p> <p>hard [8] - 17:2, 79:15, 103:14, 128:18, 137:3, 151:4, 154:25, 155:1</p> <p>harder [2] - 11:24, 119:17</p> <p>hardly [1] - 133:23</p> <p>hardship [2] - 42:10</p> <p>hate [1] - 61:21</p> <p>Haul [3] - 26:6, 26:9, 39:19</p> <p>hauler [1] - 6:21</p> <p>haulers [2] - 138:19, 138:22</p> <p>hauling [1] - 126:19</p> <p>hazard [1] - 107:25</p> <p>head [1] - 26:14</p> <p>health [1] - 129:5</p> <p>healthy [1] - 46:3</p> <p>hear [6] - 17:21, 70:19, 88:12, 103:14, 138:3, 144:22</p> <p>heard [19] - 18:7, 29:19, 47:8, 50:4, 53:23, 54:3, 65:22, 84:4, 94:11, 127:22, 128:7, 128:23, 129:10, 130:3, 131:7, 131:11, 134:12, 134:22, 152:17</p> <p>hearing [8] - 4:19, 17:25, 23:12, 69:1, 79:15, 137:4, 161:8, 161:12</p> <p>hearings [1] - 123:23</p> <p>heck [1] - 49:23</p> <p>height [4] - 37:23, 88:4, 89:3, 126:1</p> <p>heights [1] - 104:22</p> <p>hell [1] - 137:11</p> <p>hello [1] - 142:9</p> <p>help [4] - 91:21, 109:24, 130:20, 150:5</p> <p>HENRY [48] - 11:10, 12:1, 12:5, 12:13, 12:18, 13:5, 13:11,</p>
G				
		<p>gall [1] - 139:5</p> <p>garage [2] - 30:7, 54:4</p> <p>garages [1] - 50:23</p> <p>gate [1] - 39:22</p> <p>gathering [1] - 122:10</p> <p>gel [1] - 130:8</p> <p>general [4] - 56:13, 115:17, 118:16, 139:18</p> <p>generally [2] - 55:19, 82:19</p> <p>generated [1] - 55:20</p> <p>generation [1] - 85:13</p> <p>generous [1] - 36:8</p> <p>gentleman [1] - 106:17</p> <p>gentlemen [1] - 132:18</p> <p>giant [1] - 143:23</p> <p>given [6] - 14:10, 16:10, 92:3, 116:5, 117:16</p> <p>glasses [1] - 132:11</p> <p>Glen [4] - 26:14, 44:1, 87:7, 111:5</p> <p>goal [2] - 56:16, 82:19</p> <p>goals [5] - 35:8, 55:6, 97:4, 132:1</p> <p>gotcha [1] - 100:20</p>		
H				
		<p>half [4] - 87:23, 88:2, 88:7, 88:23</p> <p>halfway [1] - 138:10</p> <p>Hall [6] - 9:23, 10:10,</p>		

<p>58:3, 58:11, 58:15, 59:2, 59:18, 59:22, 60:6, 60:15, 60:22, 61:1, 61:20, 62:7, 62:15, 62:19, 62:24, 63:10, 63:14, 63:19, 64:8, 64:13, 64:23, 65:7, 66:7, 66:24, 67:6, 67:22, 68:10, 68:17, 68:24, 69:2, 69:5, 69:9, 69:14, 69:18, 111:25, 112:5, 112:22, 113:3, 142:9, 142:14, 143:7</p> <p>Henry [5] - 11:10, 58:3, 111:25, 142:9, 142:12</p> <p>hereinbefore [1] - 161:9</p> <p>HEYER [1] - 2:7</p> <p>Hi [1] - 13:17</p> <p>hi [1] - 107:14</p> <p>hidden [1] - 53:18</p> <p>high [12] - 28:18, 45:9, 45:15, 104:10, 104:13, 104:17, 104:24, 105:5, 106:20, 106:22, 118:2, 136:7</p> <p>higher [3] - 108:16, 108:23, 109:3</p> <p>highest [2] - 87:15, 88:25</p> <p>highlight [3] - 66:3, 81:6, 81:7</p> <p>highlighting [1] - 93:23</p> <p>highlights [1] - 133:12</p> <p>Highwood [7] - 99:11, 99:21, 116:20, 116:21, 121:19, 122:11</p> <p>Hill [1] - 56:20</p> <p>Hillman [2] - 151:22, 151:24</p> <p>HILLMAN [1] - 151:24</p> <p>historic [6] - 67:3, 94:1, 112:12, 142:1, 143:19, 148:22</p> <p>Historic [2] - 133:25, 135:5</p> <p>historical [3] - 50:17, 51:9, 131:21</p> <p>historically [3] - 29:14, 34:18, 52:2</p> <p>history [2] - 110:12, 135:21</p> <p>hit [3] - 15:10, 142:23, 143:1</p>	<p>hold [1] - 56:5</p> <p>holiday [3] - 158:3, 158:5, 159:14</p> <p>holidays [1] - 158:5</p> <p>home [13] - 20:21, 20:22, 51:18, 55:22, 66:11, 66:25, 67:1, 67:23, 115:25, 130:5, 143:17, 148:23, 152:5</p> <p>homes [7] - 34:3, 34:7, 67:17, 68:10, 68:12, 95:18, 135:7</p> <p>honestly [1] - 58:18</p> <p>hope [2] - 146:8, 156:2</p> <p>horribles [1] - 130:11</p> <p>hospital [1] - 120:25</p> <p>Hospital [3] - 75:8, 75:9, 120:22</p> <p>hour [3] - 68:21, 92:11, 151:1</p> <p>hours [4] - 50:6, 83:17, 132:20</p> <p>house [36] - 15:6, 15:9, 26:16, 26:19, 32:9, 32:15, 47:25, 62:15, 62:19, 62:24, 63:1, 63:11, 63:20, 80:6, 80:13, 97:1, 97:3, 99:16, 100:19, 122:12, 134:8, 134:9, 135:10, 135:15, 135:18, 135:20, 135:25, 136:18, 136:20, 144:1, 144:3, 146:4, 148:20, 152:4, 152:6</p> <p>houses [11] - 99:19, 122:14, 134:1, 134:5, 135:9, 135:25, 136:8, 136:12, 136:13, 137:7, 146:5</p> <p>housing [12] - 19:7, 62:8, 62:12, 62:14, 62:16, 63:4, 63:7, 63:23, 67:18, 124:22, 144:8, 151:6</p> <p>Hudson [2] - 21:24, 115:19</p> <p>huge [6] - 129:7, 136:4, 149:11, 149:12, 151:12</p> <p>hundred [3] - 35:18, 46:1, 144:4</p> <p>hundredfold [1] - 150:25</p> <p>husband [1] - 148:14</p>	I	<p>ice [1] - 87:5</p> <p>ID [1] - 3:12</p> <p>idea [6] - 38:20, 64:16, 129:11, 130:8, 143:25, 144:8</p> <p>identification [5] - 24:12, 27:10, 38:15, 40:16, 114:1</p> <p>identified [2] - 23:17, 37:17</p> <p>identify [5] - 5:13, 23:16, 28:22, 107:19, 159:19</p> <p>idyllic [2] - 141:18, 148:6</p> <p>ignoring [1] - 46:7</p> <p>illegal [3] - 124:10, 125:6, 125:9</p> <p>images [1] - 27:13</p> <p>immediately [9] - 32:16, 38:22, 39:2, 39:5, 40:9, 66:5, 101:10, 124:4, 152:21</p> <p>impact [7] - 8:5, 54:24, 55:3, 66:21, 126:10, 126:21, 141:23</p> <p>impactful [1] - 133:6</p> <p>impairment [2] - 42:6, 49:5</p> <p>impervious [14] - 28:18, 34:14, 36:12, 42:8, 43:18, 43:19, 45:8, 45:9, 57:4, 57:5, 80:12, 80:16, 81:13, 97:24</p> <p>implore [2] - 133:7, 142:1</p> <p>impolite [4] - 61:21, 64:8, 64:9, 64:15</p> <p>importance [4] - 127:1, 139:11, 140:25, 153:7</p> <p>important [6] - 24:25, 25:21, 38:17, 42:13, 73:14, 78:18</p> <p>importantly [1] - 44:22</p> <p>improve [12] - 51:16, 64:4, 65:20, 68:18, 109:13, 110:8, 145:1, 145:3, 145:4, 145:7, 145:8, 145:11</p> <p>improved [1] - 34:17</p> <p>improvement [7] - 7:5, 36:7, 36:14, 38:5, 57:2, 123:13, 129:3</p> <p>improvements [8] -</p>	<p>33:4, 34:13, 98:7, 98:8, 109:25, 118:21, 144:6</p> <p>improves [1] - 85:9</p> <p>improving [7] - 46:21, 56:19, 56:22, 108:4, 108:22, 109:10, 110:23</p> <p>IN [1] - 1:4</p> <p>in-laws [1] - 115:23</p> <p>inappropriate [1] - 102:16</p> <p>inches [1] - 45:15</p> <p>incident [3] - 108:16, 108:23, 109:3</p> <p>incidents [5] - 108:2, 108:9, 109:12, 109:13, 109:22</p> <p>include [1] - 125:25</p> <p>includes [1] - 122:13</p> <p>including [6] - 46:14, 66:19, 67:10, 117:18, 122:21, 135:7</p> <p>increase [6] - 35:6, 86:5, 129:16, 144:13, 144:14, 144:15</p> <p>increased [5] - 78:2, 93:4, 93:5, 129:12, 144:19</p> <p>increasing [2] - 51:17, 62:8</p> <p>incredible [1] - 128:8</p> <p>indicated [3] - 44:22, 78:8, 85:12</p> <p>individual [2] - 55:14, 56:6</p> <p>indoors [1] - 94:14</p> <p>industrial [3] - 65:4, 110:15, 110:25</p> <p>industry [1] - 38:3</p> <p>inefficient [6] - 44:4, 77:18, 93:12, 94:11, 96:7, 141:16</p> <p>inference [4] - 139:17, 140:9, 140:11, 140:15</p> <p>inherently [1] - 109:18</p> <p>initial [2] - 38:12, 102:1</p> <p>inquired [1] - 143:6</p> <p>inside [5] - 33:15, 35:9, 47:3, 77:21</p> <p>inspection [1] - 100:16</p> <p>inspections [2] - 39:12, 83:17</p> <p>install [1] - 126:14</p> <p>installed [1] - 107:20</p>	<p>instance [2] - 37:3, 80:8</p> <p>instead [3] - 6:12, 86:25, 152:23</p> <p>Institute [1] - 21:14</p> <p>instruct [1] - 55:13</p> <p>insufficient [1] - 95:12</p> <p>insult [1] - 141:4</p> <p>insults [1] - 141:1</p> <p>insuring [1] - 120:2</p> <p>integral [1] - 53:11</p> <p>integrating [1] - 81:18</p> <p>intelligence [1] - 141:1</p> <p>intending [1] - 18:13</p> <p>intensity [1] - 50:4</p> <p>intent [4] - 42:5, 42:6, 129:4</p> <p>interest [2] - 61:22, 131:4</p> <p>interested [1] - 161:15</p> <p>interesting [1] - 40:3</p> <p>interests [1] - 133:1</p> <p>interim [1] - 160:2</p> <p>internal [1] - 31:13</p> <p>intersect [2] - 116:23, 116:24</p> <p>intersecting [2] - 43:17, 51:14</p> <p>intersection [5] - 82:14, 113:14, 116:19, 117:8, 142:19</p> <p>intersections [2] - 82:12, 82:16</p> <p>introduce [1] - 24:2</p> <p>invest [1] - 155:5</p> <p>invisible [1] - 90:1</p> <p>involved [2] - 113:15, 153:3</p> <p>irrelevant [2] - 91:2, 111:15</p> <p>isolates [1] - 29:4</p> <p>issue [7] - 11:25, 59:16, 76:12, 87:3, 87:13, 105:13, 130:10</p> <p>issued [1] - 21:12</p> <p>issues [4] - 38:20, 95:8, 108:23, 110:9</p> <p>iteration [1] - 102:23</p> <p>itself [9] - 25:3, 46:24, 65:14, 72:5, 81:18, 90:16, 91:18, 105:4, 106:22</p> <p>Ivy [1] - 135:24</p>
J					
			JAMIE [1] - 1:14		

<p>Jane [3] - 24:3, 153:23, 156:6</p> <p>JANE [1] - 2:11</p> <p>JASON [1] - 1:13</p> <p>Jersey [7] - 1:9, 20:12, 21:7, 21:19, 22:10, 38:4, 161:7</p> <p>JERSEY [1] - 1:22</p> <p>job [6] - 44:11, 74:1, 81:17, 93:23, 133:4, 145:21</p> <p>JOHN [2] - 118:10, 118:16</p> <p>John [2] - 118:10, 118:13</p> <p>JONATHAN [1] - 1:14</p> <p>JOSH [2] - 154:15, 154:21</p> <p>Josh [2] - 154:15, 154:18</p> <p>July [8] - 1:8, 3:23, 74:18, 81:2, 101:24, 113:11, 113:24, 130:6</p> <p>jumping [1] - 46:16</p> <p>June [1] - 4:8</p> <p>junk [1] - 26:1</p> <p>just.. [2] - 15:15, 138:24</p> <p>juts [1] - 40:22</p>	<p>74:10</p> <p>kept [4] - 6:10, 120:13, 131:9, 152:11</p> <p>key [4] - 42:21, 49:13, 49:14, 49:25</p> <p>KHIDIR [1] - 1:16</p> <p>kid [1] - 136:13</p> <p>kids [16] - 115:22, 115:23, 117:19, 117:22, 117:24, 136:13, 136:19, 136:20, 137:8, 137:11, 141:3, 142:2, 145:13, 147:17, 147:20, 148:7</p> <p>kind [20] - 7:1, 37:11, 38:10, 61:6, 70:16, 71:13, 76:11, 76:14, 96:21, 103:14, 115:20, 116:1, 116:20, 116:23, 119:2, 143:25, 147:11, 149:4, 152:12</p> <p>kinds [1] - 143:22</p> <p>knock [1] - 49:21</p> <p>knocked [1] - 68:13</p> <p>knocking [1] - 63:19</p> <p>knowing [1] - 157:10</p> <p>knowledge [1] - 17:5</p> <p>known [7] - 108:2, 108:9, 122:1, 135:5, 135:9, 135:15, 148:10</p> <p>knows [3] - 128:16, 129:13</p>	<p>46:7, 49:23, 53:19, 73:2, 75:15, 75:18, 89:8</p> <p>landscaped [3] - 35:22, 51:20, 90:18</p> <p>landscaping [26] - 8:2, 8:5, 16:2, 26:25, 27:1, 28:5, 28:13, 28:19, 43:1, 45:20, 45:22, 45:24, 52:10, 72:25, 73:1, 73:12, 89:7, 89:15, 89:19, 89:23, 90:6, 90:7, 98:2, 125:25, 126:10</p> <p>lane [4] - 6:6, 11:22, 18:18, 116:8</p> <p>lanes [1] - 18:16</p> <p>Langdon [1] - 134:14</p> <p>language [1] - 53:15</p> <p>large [14] - 23:18, 24:1, 25:19, 25:22, 27:20, 30:7, 43:22, 72:3, 77:5, 110:14, 123:3, 126:14, 138:22, 140:21</p> <p>larger [5] - 32:23, 50:18, 70:4, 85:12, 123:9</p> <p>last [23] - 4:19, 13:24, 28:10, 35:14, 36:18, 40:18, 57:8, 64:6, 73:16, 74:21, 107:2, 112:18, 113:15, 120:16, 133:10, 135:23, 138:24, 138:25, 139:1, 141:21, 142:21, 154:4, 154:21</p> <p>lasting [1] - 141:23</p> <p>lastly [1] - 130:10</p> <p>late [2] - 153:20, 154:10</p> <p>lately [1] - 143:11</p> <p>laudable [1] - 56:16</p> <p>laughing [1] - 140:12</p> <p>Law [13] - 41:17, 50:3, 50:13, 51:12, 51:15, 52:6, 77:15, 92:2, 92:15, 92:21, 94:17, 94:21, 111:9</p> <p>law [9] - 4:15, 55:12, 91:14, 111:6, 111:12, 115:23, 115:24, 124:15, 150:15</p> <p>lawfully [1] - 125:1</p> <p>Lawn [1] - 111:4</p> <p>lawn [3] - 35:20, 73:1, 147:20</p> <p>laws [1] - 115:23</p>	<p>layout [1] - 125:24</p> <p>lead [1] - 9:4</p> <p>leads [1] - 116:8</p> <p>learn [2] - 118:18, 135:1</p> <p>learning [1] - 66:15</p> <p>least [6] - 29:16, 29:23, 50:12, 54:15, 110:8, 125:25</p> <p>leave [6] - 9:21, 10:9, 13:2, 48:15, 48:16, 118:17</p> <p>leaving [1] - 61:18</p> <p>led [1] - 103:3</p> <p>left [7] - 7:14, 11:24, 18:17, 32:9, 32:17, 82:17, 136:15</p> <p>left-hand [1] - 32:9</p> <p>legal [1] - 141:9</p> <p>legitimate [1] - 125:14</p> <p>length [2] - 106:23, 126:25</p> <p>Leonard [3] - 41:6, 116:20, 116:21</p> <p>LEONE [2] - 115:10, 115:16</p> <p>Leone [2] - 115:11, 115:13</p> <p>LERNER [2] - 154:15, 154:21</p> <p>Lerner [2] - 154:15, 154:18</p> <p>LES [7] - 1:5, 2:15, 4:1, 4:17, 122:3, 122:20, 126:19</p> <p>less [2] - 12:7, 50:6</p> <p>lessen [1] - 126:21</p> <p>letter [6] - 3:21, 113:9, 113:11, 113:23, 142:17, 143:3</p> <p>level [1] - 6:13</p> <p>license [1] - 21:12</p> <p>License [1] - 161:5</p> <p>licensed [3] - 22:10, 92:2, 92:9</p> <p>licensure [2] - 21:2, 21:16</p> <p>life [6] - 38:19, 51:7, 74:22, 95:8, 115:20, 144:21</p> <p>lifetime [1] - 39:12</p> <p>lift [1] - 82:24</p> <p>lifts [1] - 82:24</p> <p>light [6] - 51:16, 51:20, 65:4, 92:22, 93:5, 116:25</p> <p>lighted [1] - 126:14</p> <p>lights [3] - 117:16, 133:12, 152:10</p> <p>likely [2] - 50:9,</p>	<p>151:11</p> <p>limit [1] - 71:18</p> <p>limited [5] - 5:4, 30:3, 33:20, 47:3, 71:23</p> <p>limiting [1] - 62:11</p> <p>line [38] - 6:9, 6:23, 6:24, 7:1, 7:4, 11:17, 11:21, 15:16, 15:17, 24:24, 25:13, 28:9, 29:4, 30:9, 31:16, 34:20, 35:2, 35:4, 39:2, 39:4, 40:9, 45:6, 46:8, 52:18, 52:21, 64:4, 72:10, 84:10, 93:2, 93:3, 95:15, 95:16, 104:2, 126:2, 133:10, 141:21</p> <p>lines [8] - 31:12, 31:13, 34:25, 52:23, 73:4, 81:14, 94:6, 95:13</p> <p>link [4] - 28:2, 28:7, 72:19, 72:24</p> <p>Linwood [1] - 107:15</p> <p>list [2] - 93:9, 130:13</p> <p>listed [1] - 91:23</p> <p>listen [4] - 4:16, 145:2, 157:20, 157:21</p> <p>listened [3] - 122:22, 123:6, 132:19</p> <p>live [25] - 13:18, 15:7, 65:25, 68:1, 115:11, 115:22, 116:15, 116:16, 117:19, 117:22, 117:24, 143:11, 143:23, 144:21, 145:23, 146:6, 147:3, 147:15, 147:18, 149:2, 152:16, 154:15, 155:8, 155:19, 155:22</p> <p>lived [4] - 51:6, 135:18, 135:19, 136:3</p> <p>lively [1] - 100:14</p> <p>living [1] - 136:10</p> <p>LLC [5] - 1:5, 2:3, 2:14, 2:15, 4:17</p> <p>located [6] - 36:3, 50:24, 52:13, 52:16, 99:10, 121:18</p> <p>location [5] - 51:25, 93:15, 107:18, 108:17, 108:24</p> <p>locations [8] - 51:23, 62:11, 93:8, 93:14, 108:25, 109:4, 128:11, 128:12</p>
K				
<p>KATHERINE [61] - 13:17, 14:4, 14:9, 14:15, 14:22, 15:4, 15:16, 16:4, 16:8, 16:13, 16:24, 79:11, 79:16, 79:19, 80:19, 80:25, 81:19, 82:3, 83:5, 83:9, 83:13, 84:1, 84:12, 84:16, 85:1, 85:17, 85:23, 86:4, 86:9, 86:18, 87:2, 87:11, 87:19, 87:24, 88:6, 88:9, 88:14, 88:18, 88:21, 88:24, 89:6, 89:13, 89:20, 90:10, 90:14, 90:22, 91:4, 91:15, 91:21, 93:22, 94:22, 95:2, 95:6, 96:5, 96:10, 98:10, 98:17, 98:22, 99:1, 147:2, 147:8</p> <p>Katherine [4] - 13:18, 79:11, 147:2, 147:5</p> <p>keep [3] - 15:10, 46:16, 49:15</p> <p>keeping [2] - 53:16,</p>				
	L			
	<p>lack [3] - 28:5, 28:13, 105:17</p> <p>ladies [1] - 132:18</p> <p>land [20] - 20:17, 21:18, 22:14, 23:8, 24:25, 32:16, 32:17, 37:22, 38:11, 50:15, 52:7, 52:9, 63:6, 77:15, 94:9, 96:7, 96:25, 97:9, 111:12, 150:15</p> <p>Land [14] - 41:17, 50:3, 50:13, 51:12, 51:15, 52:6, 77:15, 91:5, 92:1, 92:14, 92:21, 94:16, 94:20, 111:9</p> <p>landlords [1] - 153:1</p> <p>lands [1] - 92:16</p> <p>landscape [8] - 46:3,</p>			

<p>long-term [1] - 74:15 look [38] - 10:9, 26:19, 32:7, 35:1, 36:22, 42:17, 44:23, 51:5, 55:13, 63:25, 64:1, 64:2, 64:3, 65:6, 65:12, 65:14, 65:24, 66:22, 67:1, 72:3, 72:20, 82:19, 90:1, 97:6, 98:18, 104:17, 111:3, 117:12, 130:22, 134:3, 145:12, 146:2, 152:14, 152:17, 155:2, 155:12, 158:23 looked [5] - 9:24, 23:10, 63:6, 101:7, 144:5 looking [20] - 6:20, 8:20, 23:25, 28:7, 28:12, 41:1, 41:14, 42:16, 46:8, 51:8, 70:9, 70:10, 74:18, 98:20, 106:13, 106:25, 115:20, 137:8, 157:8, 157:16 looks [4] - 39:8, 44:20, 73:8, 100:8 lopsided [1] - 150:20 lose [1] - 13:10 lost [3] - 53:8, 112:21, 140:17 lot's [2] - 53:2, 61:2 love [4] - 147:18, 147:19, 147:20, 152:15 low [3] - 44:20, 50:4, 133:12 lower [1] - 32:9 luxury [3] - 67:9, 112:11, 143:20 LYDON [117] - 3:6, 20:19, 22:16, 24:5, 24:7, 58:10, 58:13, 58:18, 61:11, 62:5, 62:10, 62:17, 62:21, 63:4, 63:13, 63:17, 63:22, 64:12, 64:22, 65:5, 65:9, 65:21, 66:5, 66:9, 67:13, 68:4, 68:15, 68:25, 69:4, 69:7, 69:12, 69:15, 70:7, 70:23, 71:1, 71:4, 71:11, 72:1, 74:8, 74:14, 75:8, 75:11, 75:14, 75:20, 76:1, 76:4, 76:24, 78:17, 79:14, 79:18, 79:24, 81:10,</p>	<p>82:2, 82:7, 83:8, 83:11, 83:16, 84:7, 84:15, 85:19, 85:25, 86:14, 86:20, 87:4, 87:17, 87:21, 88:2, 88:7, 88:12, 88:16, 88:20, 88:22, 89:3, 89:18, 89:22, 90:12, 90:15, 92:6, 92:12, 93:25, 95:10, 96:9, 96:23, 98:14, 99:14, 99:23, 100:1, 100:8, 100:15, 100:21, 101:16, 101:18, 102:3, 102:6, 102:11, 102:18, 103:17, 104:3, 104:7, 104:14, 105:15, 105:24, 106:4, 106:8, 106:18, 107:2, 107:19, 107:23, 108:5, 108:13, 108:19, 109:1, 109:5, 110:1, 110:17, 112:4, 112:18 Lydon [6] - 20:6, 20:9, 20:20, 21:1, 22:5, 22:19 Lydon's [1] - 22:9 LYNANN [3] - 1:21, 161:5, 161:18 lynanna220@gmail.com [1] - 1:23</p>	<p>38:12 marked [8] - 24:11, 27:10, 38:15, 40:15, 113:21, 113:25, 138:24, 140:1 married [1] - 135:19 Masonic [1] - 67:4 massive [1] - 125:16 Master [25] - 23:7, 41:21, 49:6, 49:7, 49:13, 49:14, 53:15, 55:7, 56:15, 62:8, 63:9, 63:15, 64:18, 64:24, 65:1, 65:11, 65:17, 96:20, 97:5, 98:6, 119:2, 125:19, 132:1, 144:10, 145:16 master [1] - 96:5 MATARAZZO [2] - 2:10, 57:19 matches [1] - 131:25 matter [3] - 123:23, 127:2, 131:15 MATTER [1] - 1:4 matters [1] - 155:12 MATTHEW [2] - 1:12, 1:15 maximum [1] - 36:7 McDONNELL [1] - 2:3 mean [14] - 8:4, 12:5, 32:1, 34:14, 61:21, 64:9, 64:15, 65:3, 65:7, 93:4, 98:17, 108:13, 129:12, 145:22 mean.. [1] - 80:22 meaningful [3] - 28:20, 45:14, 45:16 means [3] - 110:9, 148:20, 149:2 meant [2] - 101:12, 151:13 measure [3] - 19:12, 144:24, 145:10 measures [1] - 151:4 medical [2] - 66:16, 67:19 meet [1] - 70:12 meeting [11] - 113:19, 122:12, 147:10, 152:2, 154:6, 154:23, 155:3, 156:15, 156:21, 159:24, 160:3 Meeting [7] - 99:10, 121:18, 122:1, 122:9, 127:10, 159:18, 159:22 member [6] - 21:14,</p>	<p>100:6, 114:17, 114:21, 141:4, 157:11 Members [1] - 4:11 MEMBERS [1] - 1:11 members [22] - 5:25, 7:22, 8:17, 8:19, 11:2, 13:13, 17:11, 19:20, 19:23, 22:7, 22:8, 22:11, 57:21, 57:23, 107:8, 114:25, 115:3, 128:6, 129:19, 156:17, 157:19, 157:24 members' [1] - 158:1 mention [1] - 27:22 mentioned [15] - 13:20, 27:16, 27:18, 34:22, 36:7, 60:23, 61:1, 75:21, 79:21, 89:16, 90:10, 95:7, 112:7, 120:17, 147:16 merge [2] - 43:13, 49:21 merged [1] - 151:11 merging [1] - 119:7 met [2] - 91:10, 122:20 Methodist [1] - 99:24 metric [1] - 144:19 metrics [2] - 144:12, 144:23 mic [3] - 6:19, 24:17, 79:20 Michael [3] - 101:8, 125:3, 149:23 microphone [1] - 132:17 middle [11] - 24:24, 29:20, 30:14, 41:14, 52:12, 53:25, 58:8, 58:20, 59:19, 61:2, 97:17 might [11] - 11:3, 27:3, 57:24, 61:12, 84:9, 100:6, 103:2, 109:5, 125:12, 129:3, 152:6 mill [1] - 133:5 mind [4] - 54:16, 68:16, 155:4, 157:2 mine [1] - 145:24 Mine [1] - 56:20 minimal [1] - 90:6 minimis [3] - 139:7, 139:9, 140:24 minister [1] - 101:1 minor [2] - 124:21, 139:10 minute [1] - 127:9</p>	<p>minutes [5] - 114:4, 114:22, 121:22, 137:18, 137:20 missing [3] - 89:16, 157:19, 157:21 MITCH [14] - 107:14, 107:21, 108:1, 108:8, 108:15, 108:21, 109:2, 109:9, 109:21, 110:7, 110:13, 110:22, 111:13, 111:16 Mitch [1] - 107:14 mitigate [1] - 126:10 MLUL [1] - 55:7 modern [1] - 44:3 mom [3] - 134:10, 134:12, 134:20 Mom [2] - 134:15, 134:18 mom-and-pop [2] - 134:10, 134:20 Mom-and-Pop [2] - 134:15, 134:18 moment [1] - 104:16 moms [1] - 148:11 Moms [3] - 149:24, 149:25, 150:6 money [1] - 155:5 Montessori [5] - 67:7, 112:9, 112:23, 143:20, 146:7 months [1] - 142:21 Montick [1] - 29:18 Montick's [1] - 124:19 monument [1] - 33:10 mop [1] - 134:22 morning [1] - 98:3 Morris [1] - 21:22 most [15] - 21:7, 21:22, 21:23, 35:20, 35:21, 45:5, 51:7, 66:22, 131:9, 131:20, 134:1, 134:16, 135:6, 157:2, 157:24 mostly [4] - 8:7, 46:18, 53:18, 136:7 mother [2] - 115:24, 147:15 Mother's [2] - 26:8, 100:16 mother-in-law [1] - 115:24 motivation [1] - 129:24 motive [2] - 129:13, 129:14 motorists [1] - 47:13</p>
M				
<p>Madison [1] - 118:11 magically [1] - 130:25 magnitudes [1] - 93:5 main [1] - 119:3 maintain [4] - 6:8, 57:10, 148:22, 151:2 major [1] - 141:22 majority [2] - 34:12, 136:12 MALE [1] - 160:13 manage [1] - 150:17 management [5] - 43:20, 44:3, 44:4, 81:15, 97:25 managing [1] - 87:9 manner [2] - 125:12, 126:4 map [2] - 24:21, 24:22 MARK [1] - 2:15 Mark [3] - 4:14, 27:2, 47:7 mark [3] - 24:4, 27:4,</p>				

<p>Mountain ^[5] - 46:17, 74:6, 117:1, 117:3, 122:7</p> <p>mounted ^[1] - 103:19</p> <p>mouth ^[1] - 4:22</p> <p>move ^[15] - 6:11, 17:4, 17:14, 55:1, 65:23, 67:8, 91:20, 119:19, 133:20, 136:17, 137:16, 140:3, 140:11, 149:3, 154:8</p> <p>moved ^[8] - 28:14, 29:7, 37:9, 39:13, 115:18, 119:5, 136:5</p> <p>movie ^[1] - 120:19</p> <p>moving ^[3] - 48:6, 49:24, 119:25</p> <p>MR ^[410] - 3:5, 3:7, 4:10, 4:14, 5:12, 5:19, 5:24, 7:17, 8:3, 8:19, 8:24, 8:25, 9:2, 9:4, 9:6, 9:7, 9:13, 9:18, 10:3, 10:5, 10:11, 10:12, 10:15, 10:18, 10:19, 11:10, 11:15, 12:1, 12:4, 12:5, 12:8, 12:13, 12:17, 12:18, 12:20, 13:5, 13:8, 13:11, 13:23, 14:2, 14:8, 14:13, 14:18, 14:25, 15:12, 15:20, 16:6, 16:11, 16:19, 17:13, 18:6, 18:11, 18:23, 19:3, 19:13, 19:16, 19:19, 20:2, 20:9, 20:15, 20:19, 20:23, 20:25, 22:5, 22:7, 22:16, 22:18, 24:3, 24:5, 24:6, 24:7, 24:8, 57:6, 57:13, 57:18, 57:19, 58:3, 58:10, 58:11, 58:13, 58:15, 58:18, 59:2, 59:8, 59:11, 59:18, 59:21, 59:22, 59:24, 60:3, 60:6, 60:13, 60:15, 60:18, 60:22, 60:24, 61:1, 61:11, 61:20, 62:5, 62:7, 62:10, 62:15, 62:17, 62:19, 62:21, 62:24, 63:4, 63:10, 63:13, 63:14, 63:17, 63:19, 63:22, 64:8, 64:12, 64:13, 64:22, 64:23, 65:5, 65:7, 65:9, 65:21, 66:5, 66:7, 66:9, 66:24, 67:5, 67:6, 67:13, 67:22,</p>	<p>68:4, 68:10, 68:15, 68:17, 68:22, 68:24, 68:25, 69:2, 69:4, 69:5, 69:7, 69:9, 69:12, 69:14, 69:15, 69:18, 69:22, 70:7, 70:15, 70:23, 70:24, 70:25, 71:1, 71:2, 71:4, 71:8, 71:11, 71:12, 71:17, 71:25, 72:1, 74:4, 74:8, 74:10, 74:14, 75:3, 75:8, 75:9, 75:11, 75:13, 75:14, 75:16, 75:20, 75:25, 76:1, 76:2, 76:4, 76:11, 76:24, 77:24, 78:5, 78:11, 78:13, 78:15, 78:17, 78:22, 78:24, 79:4, 79:14, 79:18, 79:24, 80:23, 81:10, 82:2, 82:7, 83:8, 83:11, 83:16, 84:7, 84:15, 84:20, 84:23, 85:4, 85:6, 85:19, 85:21, 85:25, 86:2, 86:6, 86:14, 86:20, 87:4, 87:17, 87:21, 88:2, 88:4, 88:7, 88:12, 88:16, 88:20, 88:22, 89:1, 89:3, 89:8, 89:10, 89:11, 89:18, 89:22, 90:12, 90:15, 91:2, 91:5, 91:19, 91:23, 91:25, 92:1, 92:6, 92:7, 92:12, 93:25, 94:19, 95:1, 95:4, 95:10, 96:9, 96:23, 98:14, 98:19, 98:24, 99:7, 99:14, 99:15, 99:23, 99:25, 100:1, 100:3, 100:8, 100:10, 100:15, 100:20, 100:21, 100:23, 101:16, 101:17, 101:18, 101:21, 102:3, 102:4, 102:6, 102:7, 102:11, 102:13, 102:18, 102:24, 103:4, 103:5, 103:7, 103:10, 103:17, 103:23, 104:3, 104:5, 104:7, 104:12, 104:14, 104:16, 104:21, 104:23, 105:1, 105:4, 105:7, 105:10, 105:12, 105:15, 105:21,</p>	<p>105:24, 106:1, 106:3, 106:4, 106:6, 106:8, 106:13, 106:15, 106:16, 106:18, 106:25, 107:2, 107:4, 107:14, 107:19, 107:21, 107:23, 108:1, 108:5, 108:7, 108:8, 108:13, 108:15, 108:19, 108:21, 109:1, 109:2, 109:5, 109:9, 109:15, 109:21, 110:1, 110:5, 110:7, 110:10, 110:13, 110:17, 110:20, 110:22, 111:2, 111:13, 111:15, 111:16, 111:19, 111:25, 112:4, 112:5, 112:18, 112:22, 113:1, 113:3, 113:4, 113:8, 114:7, 114:10, 115:10, 115:15, 115:16, 118:10, 118:15, 118:16, 121:13, 121:16, 121:25, 127:17, 132:10, 132:16, 132:18, 137:18, 137:19, 138:2, 138:5, 138:14, 139:15, 139:21, 139:23, 140:4, 140:6, 140:8, 140:10, 140:12, 142:9, 142:14, 143:2, 143:7, 151:24, 153:24, 154:4, 154:10, 154:15, 154:21, 156:7, 156:8, 156:11, 156:22, 156:25, 157:4, 157:13, 158:3, 158:7, 158:12, 158:14, 158:16, 158:18, 158:20, 158:23, 159:4, 159:10, 159:12, 159:15, 159:25, 160:6, 160:10</p> <p>MS ^[61] - 13:17, 14:4, 14:9, 14:15, 14:22, 15:4, 15:16, 16:4, 16:8, 16:13, 16:24, 79:11, 79:16, 79:19, 80:19, 80:25, 81:19, 82:3, 83:5, 83:9,</p>	<p>83:13, 84:1, 84:12, 84:16, 85:1, 85:17, 85:23, 86:4, 86:9, 86:18, 87:2, 87:11, 87:19, 87:24, 88:6, 88:9, 88:14, 88:18, 88:21, 88:24, 89:6, 89:13, 89:20, 90:10, 90:14, 90:22, 91:4, 91:15, 91:21, 93:22, 94:22, 95:2, 95:6, 96:5, 96:10, 98:10, 98:17, 98:22, 99:1, 147:2, 147:8</p> <p>multi ^[10] - 19:6, 26:13, 26:15, 38:6, 67:18, 67:23, 75:20, 112:11, 121:1</p> <p>multi-family ^[9] - 19:6, 26:13, 26:15, 38:6, 67:18, 67:23, 75:20, 112:11, 121:1</p> <p>multiple ^[5] - 30:14, 77:4, 93:12, 136:13, 137:2</p> <p>Municipal ^[14] - 41:17, 50:3, 50:12, 51:12, 51:15, 52:6, 77:15, 91:5, 92:1, 92:14, 92:21, 94:16, 94:20, 111:9</p> <p>municipal ^[2] - 50:14, 92:15</p> <p>municipalities ^[1] - 21:6</p> <p>must ^[2] - 26:9, 71:15</p>	<p>narrower ^[2] - 13:6, 110:4</p> <p>national ^[1] - 21:15</p> <p>Nature ^[1] - 122:15</p> <p>nature ^[3] - 102:9, 123:4, 148:23</p> <p>near ^[2] - 116:25, 129:8</p> <p>nearby ^[1] - 144:21</p> <p>nearly ^[2] - 43:7, 122:14</p> <p>neatly ^[1] - 25:1</p> <p>necessarily ^[3] - 42:19, 80:7, 80:18</p> <p>necessary ^[5] - 16:22, 49:16, 78:13, 89:22, 130:18</p> <p>need ^[17] - 13:9, 27:4, 36:24, 41:15, 41:20, 41:25, 42:3, 42:9, 48:24, 49:4, 65:24, 76:18, 76:22, 78:19, 90:18, 150:5, 157:15</p> <p>needed ^[3] - 6:18, 67:13, 105:17</p> <p>needs ^[2] - 87:13, 150:18</p> <p>negative ^[3] - 42:3, 42:12, 54:24</p> <p>NEGLIA ^[1] - 2:9</p> <p>negligible ^[1] - 139:10</p> <p>neighbor ^[1] - 44:11</p> <p>neighborhood ^[76] - 12:14, 14:24, 17:8, 38:21, 63:21, 64:17, 64:19, 64:20, 66:1, 66:4, 67:20, 68:3, 68:6, 75:19, 96:16, 97:10, 97:15, 97:20, 98:13, 100:11, 121:2, 122:13, 122:21, 123:5, 123:16, 126:17, 126:24, 127:5, 129:5, 131:19, 131:20, 131:22, 131:24, 133:22, 133:23, 135:1, 135:3, 136:11, 136:17, 136:24, 139:8, 139:13, 141:2, 141:19, 142:2, 142:5, 143:9, 145:2, 145:3, 145:4, 145:7, 145:9, 145:12, 145:17, 145:18, 145:19, 145:22, 145:24, 145:25, 146:3, 146:10, 146:12,</p>
N				
<p>N.J.S.A ^[2] - 91:7, 111:10</p> <p>naive ^[1] - 59:3</p> <p>name ^[28] - 11:8, 11:10, 13:16, 13:18, 20:16, 20:19, 58:1, 58:3, 69:20, 79:9, 99:6, 99:8, 107:12, 109:23, 111:23, 114:18, 115:7, 115:10, 118:7, 118:10, 121:7, 121:14, 132:8, 132:12, 146:25, 147:2, 151:20, 154:13</p> <p>named ^[1] - 135:17</p> <p>nameplate ^[1] - 103:18</p> <p>narrow ^[3] - 15:15, 48:17, 72:22</p> <p>narrowed ^[1] - 34:25</p>				

<p>146:13, 146:19, 147:21, 148:1, 148:12, 149:21, 150:5, 151:8, 155:9, 155:16, 155:19, 155:22, 156:2</p> <p>Neighborhood [1] - 122:15</p> <p>neighborhoods [8] - 63:16, 65:17, 66:12, 66:18, 67:17, 68:9, 96:18, 132:2</p> <p>neighboring [2] - 53:8, 126:12</p> <p>neighbors [7] - 43:4, 44:16, 97:11, 137:12, 146:20, 147:16, 148:17</p> <p>neighbors' [2] - 68:12, 146:5</p> <p>never [12] - 47:4, 77:18, 98:12, 102:18, 120:3, 134:12, 134:21, 135:19, 140:7, 151:11, 152:12, 154:25</p> <p>nevertheless [1] - 125:21</p> <p>New [7] - 1:9, 20:12, 21:7, 21:19, 22:10, 38:4, 161:7</p> <p>new [28] - 4:5, 11:14, 13:19, 33:5, 33:6, 35:11, 37:11, 37:13, 60:16, 61:5, 61:7, 61:8, 61:23, 62:2, 66:10, 67:9, 72:6, 74:12, 74:25, 80:22, 85:18, 102:14, 102:17, 112:3, 117:5, 123:21, 153:22, 156:6</p> <p>NEW [1] - 1:22</p> <p>next [18] - 4:1, 15:7, 15:8, 20:5, 26:19, 33:10, 67:2, 68:1, 68:13, 79:2, 105:11, 117:1, 117:2, 154:6, 156:12, 157:8, 157:9</p> <p>nice [4] - 49:9, 81:3, 100:21, 137:6</p> <p>nicely [1] - 49:12</p> <p>nicer [1] - 145:24</p> <p>night [2] - 115:25, 158:19</p> <p>nights [1] - 21:20</p> <p>NO [1] - 3:12</p> <p>nobody [1] - 7:4</p> <p>non [1] - 38:9</p>	<p>non-residential [1] - 38:9</p> <p>nonconforming [16] - 22:1, 31:7, 31:9, 31:24, 32:13, 52:16, 52:24, 56:18, 59:13, 59:15, 59:20, 59:23, 122:4, 123:25, 124:2, 125:12</p> <p>nonconformity [1] - 91:8</p> <p>none [7] - 19:22, 19:25, 22:11, 45:21, 57:18, 105:24, 146:1</p> <p>nonetheless [1] - 85:8</p> <p>normally [1] - 68:2</p> <p>north [18] - 19:5, 19:8, 23:25, 24:21, 25:25, 28:8, 34:20, 46:11, 51:19, 64:3, 66:8, 66:10, 66:12, 66:25, 67:2, 73:4, 93:1, 96:2</p> <p>northerly [1] - 25:19</p> <p>northern [7] - 25:16, 27:17, 30:4, 30:9, 30:15, 46:15, 48:23</p> <p>Notary [1] - 161:6</p> <p>note [1] - 142:16</p> <p>notes [1] - 116:14</p> <p>nothing [7] - 15:24, 43:23, 84:18, 89:20, 111:5, 111:13, 130:2</p> <p>notice [6] - 67:6, 67:9, 159:20, 160:3, 160:9, 160:15</p> <p>noticeable [3] - 27:25, 28:1, 28:4</p> <p>notices [1] - 123:22</p> <p>nowhere [1] - 45:13</p> <p>number [36] - 19:1, 21:24, 26:11, 28:22, 28:24, 32:8, 33:3, 39:25, 43:15, 43:16, 43:17, 51:14, 69:15, 81:25, 82:18, 82:22, 83:2, 83:22, 83:24, 84:5, 84:13, 85:11, 90:25, 94:5, 95:22, 96:4, 100:4, 109:17, 110:2, 116:5, 117:22, 131:12, 131:16, 138:16, 147:23, 150:24</p> <p>numerous [3] - 23:3, 25:8, 36:2</p> <p>nursery [3] - 112:9, 112:24, 120:21</p>	<p>O</p>	<p>oath [1] - 5:12</p> <p>object [4] - 70:19, 123:1, 139:16, 140:21</p> <p>objecting [1] - 129:22</p> <p>objection [1] - 71:18</p> <p>objections [4] - 95:7, 103:1, 122:24, 127:7</p> <p>objective [1] - 23:8</p> <p>observation [1] - 120:16</p> <p>observe [1] - 100:18</p> <p>obstruct [1] - 15:24</p> <p>obstructions [1] - 16:2</p> <p>obvious [1] - 55:24</p> <p>obviously [8] - 116:22, 117:19, 143:24, 153:20, 155:1, 155:13, 157:20, 157:21</p> <p>occasion [1] - 133:16</p> <p>occasions [1] - 100:4</p> <p>occupied [5] - 30:22, 31:18, 32:22, 46:18, 125:1</p> <p>occupy [1] - 114:21</p> <p>occur [2] - 53:14, 82:16</p> <p>occurred [2] - 109:23, 113:20</p> <p>occurring [2] - 108:24, 110:9</p> <p>October [7] - 149:24, 157:9, 159:9, 159:10, 160:2, 160:8, 160:14</p> <p>odd [1] - 54:8</p> <p>OF [6] - 1:1, 1:1, 1:4, 1:5, 1:11</p> <p>offended [2] - 64:11, 145:21</p> <p>offense [1] - 100:7</p> <p>offer [1] - 47:12</p> <p>offered [2] - 47:4, 89:19</p> <p>offers [1] - 42:24</p> <p>office [7] - 66:16, 67:19, 112:10, 112:11, 112:24, 143:19, 159:19</p> <p>officer [2] - 21:8, 143:4</p> <p>often [2] - 83:18, 90:2</p> <p>old [5] - 15:5, 15:8, 39:1, 137:6, 141:9</p> <p>older [1] - 136:7</p> <p>oldest [1] - 135:25</p>	<p>on.. [1] - 159:22</p> <p>once [6] - 63:22, 67:15, 92:3, 92:4, 120:10, 140:18</p> <p>oncoming [1] - 11:17</p> <p>one [120] - 4:5, 8:21, 13:10, 17:17, 18:17, 27:4, 27:23, 28:25, 29:11, 30:15, 30:21, 32:15, 33:3, 33:10, 35:15, 36:3, 36:21, 37:5, 38:10, 41:3, 41:5, 42:10, 42:14, 42:24, 43:2, 43:9, 43:13, 43:21, 47:9, 48:23, 49:3, 49:21, 50:18, 52:6, 52:8, 52:17, 53:10, 54:21, 55:25, 57:7, 61:4, 61:12, 61:15, 66:14, 67:4, 67:7, 68:12, 69:24, 73:21, 73:23, 76:8, 76:11, 77:5, 77:12, 77:14, 77:16, 77:20, 77:21, 81:24, 82:2, 82:6, 82:8, 82:22, 84:10, 85:9, 87:22, 88:10, 88:15, 88:16, 88:19, 93:11, 93:13, 93:17, 93:20, 94:13, 95:21, 96:1, 96:2, 97:18, 100:21, 105:19, 110:3, 110:15, 111:21, 119:4, 119:6, 119:8, 119:17, 119:23, 120:2, 120:19, 129:14, 129:20, 132:1, 133:16, 135:21, 135:23, 135:25, 136:9, 136:12, 136:18, 136:20, 136:21, 142:16, 142:22, 143:9, 148:9, 148:21, 150:4, 154:4, 154:11, 155:6, 155:9, 156:13, 156:19, 157:11</p> <p>ones [5] - 70:22, 70:25, 71:3, 148:16, 156:17</p> <p>online [1] - 144:5</p> <p>open [14] - 29:6, 51:16, 51:20, 57:16, 57:20, 57:23, 92:22, 93:6, 114:15, 115:1, 147:20, 155:2, 155:4</p> <p>opening [4] - 7:16,</p>	<p>11:2, 75:1, 130:7</p> <p>operate [1] - 151:5</p> <p>operating [4] - 36:5, 39:20, 40:10, 122:16</p> <p>operation [6] - 50:9, 120:6, 120:12, 120:14, 144:7, 152:8</p> <p>operational [2] - 50:6, 50:7</p> <p>operations [4] - 56:23, 77:22, 119:18, 151:14</p> <p>opinion [11] - 22:13, 22:23, 56:9, 87:2, 91:19, 92:2, 92:3, 116:10, 117:6, 117:14, 150:8</p> <p>opinions [2] - 57:9, 154:7</p> <p>oppose [2] - 130:15, 147:14</p> <p>opposed [4] - 48:10, 94:15, 149:13, 150:4</p> <p>opposite [1] - 6:6</p> <p>Orchard [6] - 117:21, 117:23, 118:1, 155:24</p> <p>order [2] - 16:17, 58:6</p> <p>ordinance [7] - 23:10, 35:19, 36:19, 38:2, 42:7, 55:25, 104:15</p> <p>ordinary [1] - 133:4</p> <p>organically [1] - 72:7</p> <p>organize [2] - 49:10, 49:22</p> <p>organized [2] - 46:23, 94:15</p> <p>original [6] - 15:1, 119:16, 122:20, 123:13, 123:23, 129:4</p> <p>originally [1] - 62:14</p> <p>OROS [2] - 118:10, 118:16</p> <p>Oros [2] - 118:10, 118:13</p> <p>outdoor [4] - 25:12, 32:14, 50:20, 73:25</p> <p>outdoors [1] - 94:15</p> <p>outlined [1] - 25:3</p> <p>outside [8] - 14:2, 29:13, 31:1, 32:17, 41:24, 47:5, 52:1, 77:22</p> <p>outweigh [1] - 42:11</p> <p>overall [1] - 149:21</p> <p>oversight [1] - 149:12</p> <p>own [3] - 92:9, 131:2, 135:7</p> <p>owned [1] - 96:13</p>
--	---	-----------------	---	---	--

<p>owner [2] - 53:23, 53:24</p> <p>owner's [2] - 123:8, 133:14</p> <p>owner/operators [1] - 50:5</p> <p>owners [10] - 40:6, 74:11, 74:15, 80:20, 87:14, 96:12, 129:10, 149:19, 150:21, 151:17</p> <p>ownership [2] - 25:6, 25:9</p>	<p>41:18, 41:25, 53:6, 54:10</p> <p>parties [1] - 161:11</p> <p>parts [9] - 29:7, 31:19, 33:14, 33:15, 35:8, 49:24, 55:14, 61:15, 73:19</p> <p>party [1] - 131:23</p> <p>pass [4] - 98:12, 130:3, 143:17, 148:18</p> <p>Passaic [1] - 21:23</p> <p>passes [1] - 87:12</p> <p>passing [2] - 27:17, 103:13</p> <p>past [7] - 47:5, 54:8, 58:25, 123:7, 124:8, 124:17, 153:17</p> <p>path [1] - 118:25</p> <p>patience [3] - 127:7, 132:22, 141:24</p> <p>patiently [1] - 132:19</p> <p>patio [1] - 80:14</p> <p>patterns [1] - 52:5</p> <p>pause [2] - 104:19, 120:4</p> <p>paved [4] - 24:1, 27:23, 45:7, 52:22</p> <p>pavement [10] - 8:14, 26:25, 28:7, 33:4, 45:5, 46:22, 48:21, 72:21, 94:6, 95:15</p> <p>pay [3] - 133:7, 141:10, 141:11</p> <p>pedestrian [19] - 9:25, 12:3, 14:6, 16:5, 48:5, 84:19, 85:3, 85:8, 108:13, 108:16, 108:23, 109:12, 129:6, 142:24, 144:16, 144:18, 145:10, 145:12, 149:10</p> <p>pedestrians [13] - 43:12, 47:14, 55:3, 68:19, 69:3, 69:8, 69:10, 69:11, 69:12, 85:10, 108:2, 108:9</p> <p>people [24] - 7:6, 15:7, 15:13, 61:14, 65:8, 67:25, 68:3, 68:10, 73:7, 82:17, 82:19, 82:25, 91:11, 117:9, 117:16, 136:25, 137:5, 144:21, 150:24, 152:15, 153:25, 155:13, 156:15</p> <p>per [2] - 64:18, 76:13</p> <p>perceive [1] - 11:18</p>	<p>percent [7] - 21:21, 34:15, 36:8, 36:10, 36:13, 36:16, 36:17</p> <p>percentages [1] - 28:19</p> <p>perfect [3] - 10:24, 97:14, 118:21</p> <p>performed [2] - 50:19, 133:15</p> <p>perhaps [4] - 12:2, 95:11, 102:9, 102:25</p> <p>permanent [1] - 151:13</p> <p>permanently [2] - 127:4, 151:10</p> <p>permissibility [1] - 103:12</p> <p>permission [2] - 60:9, 62:3</p> <p>permit [2] - 124:12, 125:15</p> <p>permitted [7] - 32:17, 34:4, 105:21, 105:23, 106:1, 124:8, 125:18</p> <p>permitting [1] - 125:8</p> <p>person [4] - 69:4, 147:10, 147:13, 154:11</p> <p>personal [1] - 64:11</p> <p>personally [6] - 64:11, 132:21, 134:11, 136:3, 145:20, 153:12</p> <p>perspective [1] - 18:10</p> <p>pertaining [1] - 59:12</p> <p>pertains [3] - 52:12, 91:8, 91:9</p> <p>pervious [1] - 64:2</p> <p>petition [1] - 149:25</p> <p>Philip [1] - 134:13</p> <p>Photo [13] - 27:19, 28:6, 39:8, 39:14, 39:24, 40:25, 41:3, 41:5, 41:7, 45:6, 45:14, 46:17, 72:14</p> <p>photo [13] - 25:4, 26:12, 28:1, 28:6, 29:23, 38:25, 39:15, 40:2, 40:4, 138:23, 139:3, 139:25</p> <p>photographs [4] - 3:16, 27:9, 27:12, 40:18</p> <p>Photos [7] - 3:17, 3:18, 38:14, 40:15, 40:21, 44:22, 72:17</p> <p>photos [13] - 26:5, 27:15, 28:10, 39:18,</p>	<p>40:23, 43:21, 45:4, 45:13, 51:4, 65:14, 65:25, 67:11, 145:25</p> <p>phrase [1] - 66:2</p> <p>physical [1] - 41:1</p> <p>physically [2] - 29:2, 54:13</p> <p>pick [1] - 157:1</p> <p>pickup [1] - 39:8</p> <p>picture [11] - 27:1, 27:19, 47:20, 133:18, 136:23, 140:19, 140:22, 146:4, 146:5, 146:6, 146:7</p> <p>pictures [2] - 28:11, 43:8</p> <p>piece [2] - 39:10, 90:23</p> <p>place [6] - 90:7, 90:18, 137:9, 140:17, 145:6, 146:10</p> <p>Place [3] - 41:6, 118:11, 132:12</p> <p>Plaintiff [2] - 4:16</p> <p>Plan [28] - 3:14, 5:21, 23:8, 24:10, 41:21, 49:6, 49:7, 49:13, 49:14, 53:15, 55:7, 56:15, 62:8, 63:9, 63:15, 64:18, 64:24, 65:1, 65:11, 65:17, 96:20, 97:5, 98:6, 119:2, 125:20, 132:1, 144:10, 145:16</p> <p>plan [58] - 4:3, 4:20, 5:4, 5:13, 5:20, 6:4, 6:17, 6:20, 8:20, 11:13, 11:14, 11:15, 12:2, 13:19, 15:21, 17:22, 42:24, 43:1, 45:23, 49:18, 49:25, 50:21, 52:10, 56:7, 61:5, 61:7, 61:8, 61:23, 62:2, 62:6, 72:20, 73:2, 73:12, 74:1, 76:13, 78:1, 81:11, 85:18, 86:13, 89:19, 89:23, 91:17, 98:2, 102:5, 102:10, 118:25, 119:1, 124:20, 126:5, 126:9, 130:11, 130:14, 132:3, 142:4, 143:13, 144:2, 152:19</p> <p>plan's [2] - 13:6, 13:7</p> <p>planned [1] - 153:6</p> <p>planner [9] - 20:6,</p>	<p>22:10, 49:10, 57:21, 57:25, 92:2, 92:9, 96:6, 111:12</p> <p>Planner [1] - 2:8</p> <p>planner's [1] - 22:23</p> <p>Planners [1] - 21:15</p> <p>planners [1] - 21:16</p> <p>planning [8] - 20:18, 21:8, 21:18, 22:6, 22:14, 57:10, 60:20, 148:2</p> <p>Planning [3] - 21:5, 22:4, 49:11</p> <p>plans [10] - 6:1, 73:22, 82:20, 103:2, 103:9, 104:17, 105:5, 105:11, 145:2, 145:4</p> <p>plantings [3] - 28:8, 90:3, 126:3</p> <p>plaque [1] - 134:8</p> <p>platform [1] - 134:17</p> <p>play [2] - 54:9, 142:2</p> <p>playing [3] - 139:13, 141:3, 148:8</p> <p>plea [1] - 128:1</p> <p>plenty [1] - 15:23</p> <p>plotted [1] - 32:9</p> <p>plus [1] - 77:17</p> <p>plywood [1] - 39:10</p> <p>podium [1] - 115:6</p> <p>point [16] - 17:15, 26:3, 32:15, 58:19, 67:14, 74:5, 81:23, 81:24, 98:6, 101:23, 101:25, 104:24, 110:11, 116:24, 129:20, 146:8</p> <p>point.. [1] - 111:20</p> <p>pointed [1] - 45:21</p> <p>pointing [2] - 31:25, 97:17</p> <p>points [5] - 82:13, 82:17, 109:17, 110:3</p> <p>pole [1] - 113:16</p> <p>Police [3] - 3:22, 113:10, 113:23</p> <p>police [2] - 142:18, 143:4</p> <p>policy [1] - 147:21</p> <p>politely [1] - 137:24</p> <p>poor [2] - 81:15, 81:20</p> <p>pop [4] - 134:10, 134:12, 134:20, 134:22</p> <p>Pop [2] - 134:15, 134:18</p> <p>porch [1] - 137:6</p> <p>portion [3] - 31:8, 43:22</p> <p>pose [2] - 12:2, 71:17</p>
P				
<p>p.m [4] - 1:9, 148:13, 160:8, 160:19</p> <p>PAGE [1] - 3:3</p> <p>paid [1] - 141:12</p> <p>paint [1] - 152:13</p> <p>PAPIETRO [1] - 1:14</p> <p>parade [2] - 130:6, 130:11</p> <p>paraphrasing [1] - 133:21</p> <p>parent [1] - 155:21</p> <p>park [5] - 12:25, 37:7, 37:8, 82:25, 83:1</p> <p>parked [3] - 106:9, 116:11, 142:22</p> <p>parking [32] - 9:23, 12:16, 12:19, 12:20, 12:21, 12:23, 24:1, 33:21, 36:19, 36:24, 37:5, 38:1, 45:25, 48:16, 51:19, 52:22, 53:18, 53:20, 53:24, 53:25, 54:17, 59:25, 72:9, 72:18, 73:17, 73:18, 80:15, 90:16, 105:14, 116:7, 133:16, 133:19</p> <p>part [24] - 12:13, 16:6, 25:11, 40:10, 53:11, 55:23, 68:20, 75:14, 75:17, 101:2, 112:18, 112:19, 113:1, 113:11, 113:18, 120:24, 122:12, 130:1, 130:4, 130:9, 147:12, 147:13, 149:12, 150:21</p> <p>partial [1] - 33:6</p> <p>partially [2] - 45:7</p> <p>particular [5] - 25:14, 66:3, 70:11, 110:18, 148:1</p> <p>particularly [4] -</p>				

<p>posed [1] - 11:13 position [1] - 128:4 positive [4] - 45:17, 125:7, 125:10, 143:11 possible [1] - 159:17 post [1] - 150:1 posted [1] - 149:23 poster [1] - 94:4 posts [1] - 104:22 potential [4] - 78:19, 143:12, 143:14, 146:14 potentially [2] - 43:25, 54:23 Precarious [2] - 134:15, 134:18 precedent [1] - 119:25 preexisting [7] - 22:1, 31:7, 31:9, 32:13, 56:18, 58:9, 59:7 prefer [1] - 7:21 preference [3] - 17:17, 18:10, 18:11 prefers [1] - 5:7 pregnant [1] - 136:5 preliminary [1] - 4:2 preparation [2] - 23:1, 40:3 prepared [4] - 49:11, 121:22, 126:6, 152:1 prerogative [1] - 92:10 PRESENT [1] - 2:2 present [4] - 29:18, 30:2, 37:16, 114:25 presentation [1] - 29:13 presented [4] - 8:21, 86:8, 102:23, 149:11 presently [2] - 77:4, 87:22 preservation [1] - 145:16 preserve [6] - 63:17, 63:20, 65:18, 142:4, 142:5 preserves [1] - 144:9 preserving [3] - 63:15, 64:16, 144:8 pretty [7] - 12:12, 25:19, 36:8, 75:22, 83:19, 117:13, 158:24 prevent [1] - 94:1 prevents [1] - 11:20 previous [5] - 35:24, 69:1, 81:5, 81:12, 138:21 previously [8] - 5:11, 5:17, 32:2, 32:10,</p>	<p>32:13, 59:11, 133:13, 133:14 pride [1] - 65:11 principal [7] - 49:14, 49:25, 56:15, 63:8, 124:13, 125:16, 125:17 pristine [1] - 97:14 problem [5] - 11:13, 11:18, 12:2, 117:7, 157:18 problematic [1] - 96:8 problems [1] - 87:6 proceed [3] - 22:15, 115:15, 158:13 proceedings [4] - 126:25, 127:20, 128:8, 160:18 PROCEEDINGS [1] - 1:5 process [1] - 49:13 producing [2] - 98:1 product [1] - 73:19 productive [1] - 123:10 profession [1] - 84:2 professional [4] - 20:5, 21:18, 22:6, 22:22 professionals [6] - 10:25, 57:16, 74:17, 154:7, 158:10, 159:2 proffered [1] - 57:9 profit [2] - 129:13, 129:14 progress [1] - 53:16 progressive [1] - 131:22 prohibition [1] - 106:6 project [5] - 7:6, 14:11, 19:7, 70:1, 122:23 promote [2] - 93:18, 93:25 proof [1] - 42:1 proofs [2] - 22:23, 58:21 proper [1] - 140:13 properly [1] - 122:1 properties [14] - 14:19, 23:17, 26:13, 28:17, 30:20, 54:7, 66:8, 66:21, 67:15, 118:19, 118:22, 119:15, 126:12, 151:2 property [107] - 4:5, 6:9, 15:25, 16:1, 23:14, 23:19, 23:20, 23:21, 25:1, 25:2,</p>	<p>25:3, 25:6, 25:9, 26:2, 26:3, 26:6, 26:7, 26:10, 26:17, 26:24, 28:3, 28:8, 28:12, 28:16, 29:24, 30:1, 30:9, 30:16, 31:17, 31:21, 31:22, 34:2, 34:14, 34:20, 34:25, 35:2, 35:4, 36:9, 38:23, 39:2, 39:4, 40:6, 40:7, 40:9, 40:21, 43:5, 43:10, 43:24, 44:2, 45:6, 46:8, 46:9, 47:24, 50:17, 52:20, 54:4, 54:12, 54:14, 59:13, 62:16, 62:20, 62:25, 63:2, 63:11, 64:4, 64:6, 65:3, 65:6, 72:7, 73:4, 74:15, 80:1, 80:21, 81:14, 83:14, 84:10, 84:18, 87:16, 92:19, 93:1, 93:3, 94:5, 94:6, 95:13, 95:15, 95:16, 96:13, 99:17, 99:18, 100:18, 100:24, 100:25, 101:10, 104:2, 105:14, 119:17, 119:24, 122:11, 124:2, 124:5, 125:13, 126:1, 126:2, 126:15, 126:20, 139:19 property's [1] - 54:10 proposal [10] - 77:12, 82:21, 92:20, 126:14, 148:25, 149:12, 151:1, 151:9, 155:3, 155:25 propose [1] - 4:24 proposed [30] - 42:22, 44:13, 44:17, 46:7, 47:6, 48:11, 50:2, 50:21, 52:4, 56:2, 61:13, 70:5, 72:20, 81:16, 83:3, 86:21, 88:25, 102:22, 103:12, 103:24, 106:18, 111:3, 122:7, 122:23, 123:2, 123:3, 123:10, 123:12, 127:3, 147:14 proposing [11] - 5:7, 33:9, 35:18, 36:19, 43:6, 82:6, 97:1, 97:2, 103:19, 110:16 Prospect [1] - 117:25</p>	<p>protect [2] - 96:21, 142:1 protected [1] - 148:19 protecting [1] - 133:2 protection [1] - 43:12 protesting [1] - 128:21 protests [1] - 129:15 provide [12] - 4:25, 9:10, 18:8, 22:22, 41:10, 44:18, 51:20, 52:10, 89:24, 92:22, 93:7, 114:18 provided [4] - 29:19, 85:15, 109:16, 132:23 provides [3] - 51:16, 51:22, 73:22 providing [6] - 43:11, 74:2, 93:5, 93:13, 97:25, 114:19 proximate [1] - 66:22 proximity [3] - 26:21, 50:24, 95:16 prudent [1] - 157:24 public [42] - 11:3, 13:13, 17:11, 19:23, 22:8, 38:19, 41:22, 42:5, 42:14, 44:18, 47:12, 53:7, 53:9, 53:13, 55:5, 56:13, 57:23, 70:19, 86:10, 86:12, 87:9, 90:24, 91:18, 91:22, 94:23, 94:25, 107:8, 113:6, 113:12, 114:16, 114:17, 114:21, 115:1, 115:4, 149:16, 149:17, 150:8, 153:19, 156:7, 156:8, 156:10 Public [1] - 161:6 Puleo [1] - 55:15 purchased [1] - 81:22 Purpose [2] - 51:15, 92:14 purpose [8] - 41:17, 42:6, 42:7, 50:14, 51:12, 51:22, 92:21, 94:16 purposes [11] - 44:10, 49:12, 50:3, 50:12, 77:14, 93:8, 94:19, 132:3, 152:17, 158:8, 158:9 pursuant [1] - 4:23 purview [1] - 89:12 pushed [1] - 119:6 pushing [1] - 118:24 put [11] - 6:7, 6:10,</p>	<p>6:15, 6:23, 26:3, 58:21, 92:5, 110:6, 128:22, 143:5, 152:10 puts [1] - 150:7 putting [1] - 97:16</p>
Q				
<p>Quakers [2] - 122:1, 133:17 qualifications [1] - 22:9 qualified [2] - 21:17, 22:12 quality [1] - 20:17 quality [3] - 38:19, 95:8, 144:21 question's [1] - 59:2 questioned [3] - 134:10, 139:4, 140:5 questioning [1] - 133:24 questions [26] - 7:18, 7:23, 8:18, 11:1, 11:3, 11:5, 13:14, 17:12, 19:21, 19:23, 22:8, 38:19, 57:7, 57:13, 57:17, 57:19, 57:22, 57:24, 58:5, 86:7, 99:2, 107:9, 111:16, 111:20, 113:5, 115:5 quick [4] - 33:2, 92:12, 135:2, 142:16 quickly [3] - 10:22, 31:8, 38:10 quite [7] - 10:13, 58:18, 59:15, 102:16, 105:18, 151:11, 155:14 quote [1] - 139:7 quote/unquote [1] - 70:17</p>				
R				
<p>R-1 [1] - 64:20 R-3 [17] - 4:7, 34:2, 39:20, 68:11, 80:4, 97:5, 97:6, 97:7, 97:11, 97:15, 97:21, 98:7, 103:18, 125:18 radius [6] - 6:7, 6:10, 7:13, 7:14, 8:3, 8:6 radiuses [1] - 12:23 railroad [9] - 24:23, 26:2, 26:7, 33:9, 35:15, 37:4, 66:19, 66:20, 95:14 raise [1] - 17:24</p>				

<p>raised [3] - 103:1, 130:10, 139:24</p> <p>ramped [1] - 8:12</p> <p>Ramsey [1] - 111:5</p> <p>ran [1] - 26:10</p> <p>rather [1] - 157:1</p> <p>RAYSTER [1] - 1:15</p> <p>re [3] - 159:20, 160:3, 160:15</p> <p>re-notice [3] - 159:20, 160:3, 160:15</p> <p>read [5] - 111:11, 133:11, 134:19, 143:3, 143:8</p> <p>reading [1] - 147:11</p> <p>ready [1] - 74:25</p> <p>real [3] - 56:2, 152:12, 155:6</p> <p>realize [5] - 36:22, 75:15, 121:23, 137:1, 137:14</p> <p>really [39] - 8:3, 8:5, 9:11, 14:18, 17:2, 30:15, 35:15, 36:23, 55:21, 55:23, 58:6, 58:24, 61:21, 62:12, 62:13, 65:24, 67:1, 67:20, 73:13, 89:24, 96:21, 97:12, 119:10, 120:1, 128:15, 129:18, 131:9, 137:20, 137:22, 143:13, 143:25, 149:7, 149:8, 150:21, 152:1, 153:2, 153:3, 153:6, 155:4</p> <p>rear [13] - 26:1, 29:5, 29:6, 29:8, 29:20, 33:8, 33:22, 54:4, 58:13, 60:1, 60:4, 86:25, 105:14</p> <p>reason [10] - 6:4, 16:24, 56:19, 57:3, 78:22, 91:16, 120:24, 147:12, 147:13, 152:7</p> <p>reasonable [3] - 57:10, 102:24, 151:15</p> <p>reasons [5] - 41:16, 50:11, 70:13, 97:18, 119:3</p> <p>recalling [1] - 102:15</p> <p>received [5] - 24:11, 27:9, 38:14, 40:15, 113:25</p> <p>receiving [1] - 122:19</p> <p>recent [1] - 107:21</p> <p>recently [2] - 21:7,</p>	<p>74:14</p> <p>Recess [1] - 114:12</p> <p>recharging [1] - 86:17</p> <p>recognized [3] - 29:12, 32:5, 98:4</p> <p>recollection [1] - 105:8</p> <p>recommend [1] - 154:5</p> <p>recommendation [1] - 17:14</p> <p>recommendations [1] - 97:4</p> <p>record [13] - 13:16, 20:15, 58:2, 69:21, 79:10, 92:5, 99:6, 107:13, 113:12, 113:18, 134:19, 137:24, 146:25</p> <p>record's [2] - 74:4, 143:2</p> <p>redesign [1] - 82:20</p> <p>redevelopment [1] - 123:20</p> <p>reduce [10] - 43:15, 43:16, 43:17, 43:18, 43:19, 82:10, 82:24, 82:25, 93:17, 131:16</p> <p>reduced [4] - 47:10, 86:22, 96:3, 114:22</p> <p>reduces [3] - 82:22, 82:23, 93:13</p> <p>reducing [14] - 34:16, 43:10, 47:9, 51:13, 69:15, 81:25, 82:18, 85:9, 85:11, 97:23, 97:24, 109:17, 110:2, 131:11</p> <p>Reduction [1] - 57:5</p> <p>reduction [4] - 64:1, 64:2, 83:23, 95:22</p> <p>refer [1] - 5:14</p> <p>reference [2] - 103:13, 103:15</p> <p>referenced [1] - 78:6</p> <p>references [1] - 120:21</p> <p>referencing [1] - 94:20</p> <p>referred [3] - 102:8, 133:25, 134:22</p> <p>referring [9] - 95:12, 95:14, 95:19, 95:20, 99:18, 99:19, 100:25, 140:19, 140:23</p> <p>reflected [3] - 34:18, 83:3, 83:4</p> <p>reflection [1] - 25:9</p> <p>regard [7] - 44:25, 99:12, 101:4,</p>	<p>101:22, 103:16, 123:22, 124:3</p> <p>regarding [7] - 18:20, 47:19, 101:5, 103:1, 103:11, 137:17, 138:15</p> <p>regardless [3] - 15:13, 85:10, 87:12</p> <p>regards [1] - 13:19</p> <p>regulate [1] - 34:5</p> <p>regulations [1] - 34:7</p> <p>reiterate [1] - 7:19</p> <p>reiterated [1] - 109:20</p> <p>reject [2] - 126:13, 156:3</p> <p>relate [1] - 95:7</p> <p>related [5] - 4:4, 29:20, 31:2, 32:14, 60:5</p> <p>relates [1] - 71:20</p> <p>relating [1] - 25:1</p> <p>relationship [2] - 48:22, 56:2</p> <p>relatively [7] - 23:18, 25:22, 71:6, 71:10, 72:12, 75:4, 128:24</p> <p>relevant [8] - 16:25, 63:11, 63:13, 70:8, 80:24, 86:10, 103:4, 103:7</p> <p>relief [12] - 22:24, 33:23, 41:10, 41:13, 49:2, 54:18, 55:8, 55:18, 56:11, 56:19, 125:8, 125:15</p> <p>relies [2] - 127:23, 127:25</p> <p>religious [1] - 126:12</p> <p>relocate [1] - 33:7</p> <p>remain [2] - 52:25, 120:15</p> <p>remainder [1] - 32:18</p> <p>remaining [1] - 131:18</p> <p>remains [1] - 123:15</p> <p>remember [10] - 11:5, 35:5, 35:21, 42:14, 69:3, 86:24, 128:24, 128:25, 129:21, 148:7</p> <p>remind [2] - 25:10, 135:2</p> <p>removal [1] - 125:9</p> <p>removed [5] - 25:7, 32:2, 32:10, 101:11, 124:6</p> <p>renaissance [2] - 131:24, 131:25</p> <p>render [1] - 22:13</p> <p>rendered [1] - 59:12</p> <p>renovation [1] -</p>	<p>148:20</p> <p>repair [7] - 31:19, 32:6, 37:8, 47:2, 61:18, 106:12, 123:9</p> <p>repairing [1] - 133:19</p> <p>repeat [4] - 71:21, 73:2, 111:8, 135:6</p> <p>repeated [1] - 138:21</p> <p>repercussions [1] - 141:23</p> <p>rephrase [1] - 89:14</p> <p>replace [1] - 77:19</p> <p>replaced [4] - 72:22, 72:25, 73:9, 124:14</p> <p>replica [1] - 129:7</p> <p>reporter [1] - 137:21</p> <p>REPORTER [1] - 1:21</p> <p>Reporter [2] - 161:6, 161:18</p> <p>reports [2] - 154:8, 158:11</p> <p>represent [2] - 34:12, 148:11</p> <p>representatives [1] - 122:21</p> <p>repurposing [1] - 51:24</p> <p>request [7] - 4:22, 4:23, 5:8, 122:2, 123:17, 126:13, 126:18</p> <p>requested [1] - 22:24</p> <p>require [4] - 80:21, 103:21, 125:24, 126:18</p> <p>required [5] - 86:10, 91:14, 123:18, 125:7, 160:9</p> <p>requirement [2] - 88:4, 106:4</p> <p>requirements [5] - 31:20, 34:19, 89:5, 91:9, 111:6</p> <p>requires [7] - 14:17, 16:16, 35:10, 35:20, 36:8, 36:19, 38:2</p> <p>resemble [1] - 51:1</p> <p>residence [5] - 28:25, 29:3, 32:1, 36:16, 46:5</p> <p>resident [1] - 152:3</p> <p>residential [59] - 25:25, 30:2, 36:9, 38:5, 38:8, 38:9, 47:23, 47:24, 51:1, 51:4, 51:5, 51:8, 52:18, 53:2, 53:4, 55:22, 60:2, 63:16, 63:20, 64:4, 64:17, 65:3, 65:10, 66:12,</p>	<p>66:21, 68:6, 80:1, 82:4, 87:25, 95:18, 100:24, 105:22, 110:14, 111:1, 119:4, 119:5, 119:10, 119:13, 119:15, 119:23, 120:1, 120:3, 120:23, 121:2, 122:6, 122:13, 123:4, 123:16, 123:18, 123:19, 124:13, 125:9, 126:12, 126:24, 127:5, 144:1, 144:9, 152:20, 152:24</p> <p>residents [8] - 17:3, 90:25, 122:21, 126:23, 131:9, 133:8, 136:10, 152:15</p> <p>resolution [1] - 124:18</p> <p>resources [1] - 123:1</p> <p>respect [11] - 22:1, 22:20, 31:6, 53:22, 56:17, 60:11, 60:12, 70:7, 97:22, 118:18, 122:7</p> <p>respectful [1] - 123:4</p> <p>respectfully [2] - 122:2, 127:6</p> <p>respond [1] - 97:22</p> <p>responding [1] - 14:5</p> <p>response [1] - 143:6</p> <p>responses [1] - 16:14</p> <p>rest [1] - 39:18</p> <p>restate [1] - 71:14</p> <p>result [2] - 78:5, 126:8</p> <p>resulted [1] - 51:10</p> <p>resulting [1] - 53:3</p> <p>results [2] - 50:21, 52:4</p> <p>retail [1] - 50:8</p> <p>retain [1] - 123:19</p> <p>retained [1] - 22:19</p> <p>retaining [5] - 29:3, 29:9, 37:17, 37:21, 37:23</p> <p>reticence [1] - 128:9</p> <p>review [2] - 36:1, 102:10</p> <p>reviewed [2] - 49:7, 102:5</p> <p>reviewing [1] - 49:9</p> <p>revise [2] - 123:19, 125:23</p> <p>revised [1] - 107:3</p> <p>revision [3] - 5:14, 5:20, 5:22</p> <p>revisit [2] - 4:22, 78:11</p>
---	---	---	--	--

<p>revitalize ^[1] - 150:5 rewind ^[1] - 18:14 ride ^[1] - 147:23 rides ^[2] - 15:5, 15:8 RIDGEWOOD ^[1] - 1:1 Ridgewood ^[75] - 1:9, 3:21, 14:16, 16:16, 17:1, 17:7, 18:25, 51:2, 51:6, 53:4, 65:10, 65:16, 66:11, 66:15, 66:18, 67:3, 67:16, 67:20, 68:8, 68:11, 70:3, 70:5, 70:10, 70:21, 80:4, 84:9, 87:7, 90:25, 95:25, 96:18, 97:11, 98:12, 98:18, 99:10, 104:10, 108:18, 108:25, 110:14, 110:19, 110:24, 112:2, 113:9, 113:23, 115:21, 116:9, 118:11, 119:2, 119:3, 120:4, 121:18, 121:25, 122:2, 122:9, 122:10, 124:22, 127:9, 130:6, 131:21, 133:3, 134:1, 135:6, 135:25, 136:3, 137:7, 142:6, 147:19, 147:25, 148:4, 148:7, 149:2, 149:24, 149:25, 150:6, 150:17, 151:3 Ridgewood's ^[2] - 53:16, 104:15 right-of-way ^[7] - 8:4, 15:14, 25:13, 26:22, 40:24, 46:20, 72:10 rightfully ^[1] - 65:12 road ^[8] - 11:17, 11:19, 13:10, 25:17, 28:25, 49:23, 72:16, 82:13 roadway ^[1] - 9:11 Rock ^[4] - 26:14, 44:1, 87:7, 111:5 role ^[1] - 54:9 roll ^[1] - 6:22 roll-off ^[1] - 6:22 roof ^[1] - 46:19 room ^[3] - 74:16, 144:2, 150:24 Route ^[6] - 128:10, 128:14, 128:15, 128:16, 128:21, 129:8 routes ^[1] - 93:16</p>	<p>row ^[1] - 44:20 RUHL ^[1] - 1:13 rules ^[8] - 60:8, 60:10, 60:11, 60:12, 60:16, 60:17, 80:22 ruling ^[1] - 31:6 run ^[4] - 95:15, 133:4, 142:23, 143:1 running ^[5] - 28:2, 43:24, 44:1, 45:11, 86:15 runoff ^[1] - 45:9 runs ^[3] - 24:22, 24:24, 29:3 rural ^[1] - 146:13 rushed ^[1] - 98:5 Rutgers ^[1] - 21:3 RUTISHAUSER ^[13] - 2:6, 8:19, 8:25, 9:4, 9:7, 9:18, 10:5, 10:12, 18:11, 19:3, 19:16, 57:18, 159:4</p> <p style="text-align: center;">S</p> <p>sacrifice ^[1] - 148:14 safe ^[4] - 17:3, 84:14, 84:18, 104:9 safely ^[2] - 148:8, 149:3 safer ^[3] - 84:3, 117:20, 131:17 safety ^[30] - 9:25, 11:13, 12:3, 15:2, 16:5, 17:19, 18:21, 44:10, 47:10, 56:13, 56:23, 56:25, 57:3, 68:18, 85:9, 85:11, 95:22, 108:4, 108:22, 109:9, 109:10, 109:18, 110:8, 110:11, 110:23, 129:7, 149:16, 149:17, 151:4 Safety ^[3] - 3:22, 113:10, 113:24 salubrious ^[1] - 129:5 sanctioned ^[1] - 124:24 sat ^[1] - 132:19 satisfaction ^[1] - 125:7 satisfied ^[1] - 56:10 satisfy ^[1] - 41:11 Saturday ^[2] - 83:18, 83:20 saved ^[1] - 150:1 saw ^[1] - 83:16 scale ^[9] - 68:2, 69:25,</p>	<p>98:12, 118:23, 120:11, 123:15, 126:15, 151:2, 151:13 scattered ^[1] - 44:5 schedules ^[1] - 158:1 School ^[6] - 117:21, 117:22, 117:23, 118:2, 122:15, 155:24 school ^[16] - 67:7, 67:19, 67:23, 112:9, 112:23, 112:24, 120:21, 120:25, 126:23, 136:7, 137:10, 143:18, 143:20, 145:14, 146:7 schools ^[2] - 75:8, 115:22 scope ^[4] - 14:3, 14:10, 16:11, 91:13 screen ^[5] - 32:8, 35:1, 43:1, 45:22, 52:11 screened ^[1] - 72:16 screening ^[1] - 28:20 se ^[1] - 76:13 sea ^[1] - 44:22 second ^[11] - 6:4, 6:17, 12:1, 13:7, 30:8, 33:6, 42:15, 61:4, 76:8, 113:17, 156:21 SECRETARY ^[2] - 156:12, 156:24 Secretary ^[1] - 2:12 section ^[3] - 45:5, 69:16, 72:15 Section ^[5] - 25:11, 30:3, 94:20, 133:25, 135:5 see ^[24] - 6:20, 8:21, 15:19, 28:13, 29:1, 31:12, 39:6, 39:14, 43:1, 46:18, 64:10, 83:14, 83:21, 99:17, 100:12, 100:17, 100:25, 112:13, 128:2, 134:8, 136:11, 139:19, 150:2, 153:9 seeing ^[3] - 19:22, 19:25, 137:8 seek ^[6] - 29:11, 43:13, 43:14, 96:6, 96:21, 124:1 seeking ^[13] - 33:3, 34:9, 34:10, 36:2, 36:15, 36:18, 37:1,</p>	<p>41:14, 58:19, 59:14, 80:5, 131:4, 131:5 seeks ^[4] - 43:15, 49:18, 63:17, 65:17 seem ^[2] - 91:17, 94:13 self ^[1] - 130:20 Semeraro ^[2] - 4:15 SEMERARO ^[63] - 2:14, 2:15, 3:5, 3:7, 4:10, 4:14, 5:24, 7:17, 10:18, 14:2, 16:19, 20:2, 20:23, 20:25, 22:5, 22:18, 24:3, 24:6, 24:8, 57:6, 57:13, 59:8, 60:3, 60:13, 68:22, 70:24, 71:17, 78:5, 84:20, 85:6, 85:21, 89:10, 91:25, 95:4, 104:16, 104:23, 105:10, 106:6, 106:16, 106:25, 109:15, 110:5, 110:10, 113:1, 114:7, 114:10, 139:15, 153:24, 156:7, 156:11, 156:22, 156:25, 157:4, 157:13, 158:7, 158:12, 158:16, 158:20, 158:23, 159:10, 159:15, 159:25, 160:10 Senior ^[1] - 129:21 sense ^[13] - 48:14, 72:16, 94:13, 118:25, 121:1, 121:3, 129:18, 130:3, 131:13, 148:18, 150:8, 157:5, 158:20 separate ^[2] - 54:13, 55:17 separated ^[1] - 29:2 separation ^[1] - 44:9 September ^[11] - 156:13, 156:14, 156:17, 156:21, 156:25, 157:10, 157:25, 158:4, 158:6, 158:22, 159:2 Series ^[2] - 3:16, 27:9 series ^[2] - 26:13, 27:12 serious ^[2] - 155:2, 155:12 seriously ^[2] - 119:24, 155:6</p>	<p>serve ^[4] - 43:5, 112:16, 112:21, 112:23 serves ^[1] - 151:7 service ^[3] - 9:1, 85:18, 123:9 servicing ^[1] - 94:10 session ^[1] - 156:8 sessions ^[1] - 129:23 set ^[14] - 6:16, 46:1, 46:21, 60:10, 80:22, 111:11, 119:25, 126:5, 132:10, 150:20, 151:16, 152:20, 160:1, 161:9 setback ^[13] - 6:8, 25:20, 34:19, 34:23, 35:4, 35:7, 35:14, 35:16, 35:18, 36:5, 37:18, 37:24, 37:25 setbacks ^[11] - 34:24, 34:25, 35:11, 35:12, 42:9, 51:17, 51:18, 64:3, 93:3, 95:13, 97:23 setting ^[1] - 134:13 settled ^[1] - 4:13 seven ^[2] - 156:14, 157:23 several ^[2] - 91:25, 127:20 shafted ^[1] - 153:11 shall ^[3] - 114:18, 114:19, 114:21 shared ^[1] - 97:10 sheds ^[2] - 50:23, 94:5 sheepish ^[1] - 129:11 sheepishness ^[2] - 128:10, 128:14 shielded ^[1] - 39:15 shift ^[3] - 27:2, 51:19, 130:23 shifted ^[1] - 104:7 shifting ^[3] - 128:7, 129:17, 130:12 shocked ^[2] - 137:13, 150:3 shop ^[39] - 4:6, 34:9, 37:9, 52:3, 52:8, 56:1, 58:12, 58:21, 59:4, 60:7, 61:14, 62:18, 62:23, 63:5, 67:24, 68:1, 68:5, 77:18, 79:23, 81:21, 94:11, 97:16, 97:19, 98:11, 112:14, 112:17, 112:22, 124:14, 130:7, 141:14, 142:19, 142:22, 143:1,</p>
--	--	---	--	---

<p>143:16, 143:18, 143:23, 144:7, 144:13, 152:7 Shop [5] - 71:1, 75:7, 120:18, 122:8, 124:19 shops [11] - 37:10, 43:16, 50:18, 52:2, 52:17, 93:10, 94:11, 97:8, 112:2, 112:3 short [1] - 142:15 shorter [2] - 50:8, 74:20 shorthand [1] - 95:11 show [13] - 6:4, 6:24, 11:23, 25:15, 28:19, 41:15, 41:20, 41:25, 42:9, 45:4, 86:11, 153:1, 153:2 showed [5] - 47:19, 51:5, 78:3, 139:3, 140:21 showing [2] - 25:23, 30:1 shown [11] - 30:22, 31:14, 31:17, 40:21, 45:6, 45:14, 46:17, 65:14, 72:13, 73:6, 73:11 shows [10] - 25:25, 28:2, 29:24, 29:25, 39:1, 40:19, 40:25, 41:7, 45:22 shrubs [2] - 73:3, 89:16 SHUMAN [14] - 107:14, 107:21, 108:1, 108:8, 108:15, 108:21, 109:2, 109:9, 109:21, 110:7, 110:13, 110:22, 111:13, 111:16 Shuman [1] - 107:14 shuttled [1] - 76:23 shuttling [1] - 78:2 sic [1] - 125:3 side [27] - 6:14, 7:14, 7:15, 8:12, 8:22, 12:24, 19:8, 28:8, 29:4, 29:8, 33:22, 34:21, 35:2, 35:6, 35:12, 42:9, 48:24, 52:20, 64:1, 73:4, 80:11, 116:13, 116:23, 136:16, 136:20 sides [3] - 35:7, 116:8, 116:12 sideswiped [2] - 13:2,</p>	<p>142:22 sidewalk [31] - 6:13, 6:14, 8:13, 9:15, 9:22, 10:2, 10:4, 10:6, 12:7, 12:9, 12:10, 12:11, 14:21, 15:14, 15:18, 18:20, 27:24, 28:4, 28:12, 43:8, 43:25, 44:23, 47:14, 48:6, 54:25, 68:20, 69:17, 84:19, 87:5, 107:17, 108:3 sidewalks [9] - 6:14, 8:11, 9:3, 43:12, 108:10, 131:12, 131:14, 131:16, 148:8 sign [23] - 25:22, 27:18, 27:19, 27:20, 33:10, 72:14, 95:20, 103:12, 103:16, 103:19, 103:20, 103:24, 104:24, 105:4, 105:9, 106:19, 106:20, 106:21, 106:23, 106:24, 126:14, 150:1 signage [2] - 46:18, 134:21 significant [3] - 36:14, 42:24, 85:14 significantly [4] - 36:13, 53:2, 82:23, 127:4 signs [4] - 16:2, 99:22, 103:17, 103:19 similar [5] - 19:2, 36:21, 110:24, 126:4 simple [2] - 59:3, 119:4 simply [3] - 65:18, 96:19, 110:2 sincere [1] - 62:25 sincerely [1] - 64:15 single [13] - 34:5, 34:7, 43:14, 45:25, 55:22, 56:1, 67:17, 80:3, 80:5, 97:1, 97:3, 113:15, 151:16 single-family [8] - 34:5, 34:7, 55:22, 67:17, 80:3, 80:5, 97:1, 97:3 sister [1] - 135:12 sisters [1] - 135:18 sisters' [2] - 135:9, 135:16 site [67] - 4:3, 4:20, 5:20, 6:6, 6:21, 6:22,</p>	<p>7:11, 11:16, 11:22, 15:17, 15:18, 15:20, 15:23, 15:24, 15:25, 16:23, 19:6, 23:3, 23:6, 25:8, 28:4, 33:4, 38:5, 41:25, 42:24, 43:16, 43:20, 43:22, 44:5, 46:9, 47:16, 48:15, 50:16, 50:21, 51:10, 51:24, 55:13, 56:7, 56:24, 61:16, 65:14, 66:23, 70:11, 71:19, 72:2, 73:6, 78:19, 83:1, 83:17, 83:23, 89:10, 100:16, 101:11, 104:9, 109:6, 110:18, 123:20, 124:6, 124:20, 133:18, 134:7, 135:22, 138:20, 140:7, 142:4, 150:12, 150:13 site's [1] - 41:17 sites [2] - 94:1, 110:19 sitting [1] - 81:2 situation [10] - 34:16, 35:24, 37:5, 37:10, 37:14, 53:3, 55:25, 73:16, 82:21, 94:3 six [5] - 3:16, 27:9, 27:12, 77:17, 121:22 size [7] - 31:14, 38:1, 38:7, 50:16, 75:22, 120:6, 120:14 sized [1] - 18:12 skip [1] - 136:18 slanting [1] - 117:10 slight [1] - 113:17 slightly [1] - 10:7 sloping [1] - 45:4 small [26] - 23:20, 49:15, 53:16, 71:6, 71:10, 71:15, 72:8, 72:11, 72:19, 73:14, 73:22, 74:2, 74:11, 75:4, 76:8, 77:23, 80:11, 103:18, 116:11, 128:24, 137:1, 138:19, 140:20, 150:23, 152:8, 152:11 smaller [1] - 118:22 smelling [1] - 152:13 soften [1] - 90:1 solace [1] - 51:3 someone [5] - 13:2, 15:25, 97:13, 152:6, 152:18 sometimes [1] - 9:19</p>	<p>somewhat [1] - 97:21 somewhere [1] - 159:5 son [3] - 133:14, 133:18, 135:12 sorry [22] - 10:20, 14:1, 14:4, 36:11, 46:16, 52:15, 58:5, 61:4, 68:24, 79:18, 88:13, 101:17, 104:21, 105:1, 114:9, 116:14, 116:17, 129:21, 138:2, 138:9, 154:21, 156:23 sort [8] - 21:15, 24:24, 29:4, 74:13, 76:12, 76:13, 130:11, 130:21 sought [6] - 34:12, 41:10, 55:8, 55:18, 56:4, 56:11 sound [1] - 61:21 sounded [1] - 97:13 sounds [1] - 113:7 sources [1] - 85:15 South [65] - 3:15, 4:6, 11:11, 12:16, 12:19, 13:21, 23:22, 24:11, 24:21, 24:22, 25:13, 25:20, 26:17, 32:23, 35:17, 39:21, 40:22, 41:4, 41:8, 43:18, 43:23, 44:1, 45:2, 45:4, 45:12, 46:4, 47:13, 47:15, 48:18, 50:25, 51:7, 51:14, 51:17, 54:20, 54:24, 58:4, 61:10, 61:13, 61:17, 61:24, 62:1, 64:19, 66:17, 72:15, 73:24, 82:10, 86:15, 87:1, 90:9, 90:13, 90:21, 92:25, 95:17, 95:18, 96:17, 100:24, 111:25, 112:5, 115:11, 123:11, 142:10, 142:25, 151:25, 152:3, 153:11 south [19] - 19:7, 23:25, 26:2, 26:5, 26:7, 26:14, 26:16, 34:20, 39:2, 39:3, 39:4, 40:9, 46:5, 46:8, 46:9, 48:20, 64:3, 73:5, 93:3 southern [9] - 28:11, 30:4, 30:6, 30:13, 31:13, 43:9, 44:6,</p>	<p>45:6, 126:2 southwest [1] - 30:8 space [16] - 51:16, 51:21, 51:22, 51:25, 59:5, 92:23, 93:6, 93:7, 93:14, 119:5, 119:6, 119:10, 119:13, 119:16, 120:1 spaces [1] - 38:7 speaking [1] - 114:18 Special [2] - 159:18, 159:22 special [7] - 41:16, 50:11, 135:3, 147:24, 147:25, 148:1, 160:3 specific [3] - 11:5, 36:20, 51:25 specifically [1] - 77:25 speculation [1] - 62:5 speculative [1] - 80:23 speed [2] - 138:9, 138:12 spent [2] - 141:8, 144:5 split [1] - 151:11 spoken [1] - 81:10 spot [2] - 13:10, 138:7 sprawl [2] - 94:2, 94:4 spring [3] - 40:2, 40:19, 122:19 springtime [1] - 27:14 square [7] - 23:19, 33:7, 71:6, 72:5, 75:23, 76:25, 77:6 stacked [1] - 105:13 stall [1] - 38:1 stalls [1] - 37:5 standard [4] - 35:24, 36:20, 38:3, 38:4 standards [8] - 34:4, 38:5, 38:8, 38:9, 55:20, 56:3, 80:2, 104:11 standing [2] - 21:13, 28:12 standpoint [1] - 17:19 stands [1] - 149:2 start [2] - 86:14, 107:10 started [6] - 31:5, 122:9, 128:9, 128:25, 129:1, 129:9 state [21] - 11:8, 13:16, 20:15, 58:1, 69:20, 79:9, 86:19, 87:3, 92:17, 99:5, 107:12, 111:9, 111:23, 115:7,</p>
--	--	---	--	--

<p>118:7, 119:18, 121:6, 121:14, 132:7, 146:24, 154:13</p> <p>State [4] - 22:10, 134:15, 134:18, 161:6</p> <p>statement [3] - 71:18, 112:19, 112:20</p> <p>statements [4] - 55:7, 101:22, 141:7, 149:22</p> <p>states [1] - 113:13</p> <p>statistics [1] - 13:24</p> <p>status [1] - 76:21</p> <p>statute [1] - 111:9</p> <p>statutory [1] - 70:12</p> <p>stay [2] - 11:21, 147:22</p> <p>stayed [1] - 7:12</p> <p>staying [1] - 153:19</p> <p>stays [1] - 6:13</p> <p>step [1] - 84:10</p> <p>Steve [2] - 20:6, 20:19</p> <p>STEVE [1] - 3:6</p> <p>still [6] - 5:12, 6:8, 21:12, 34:16, 60:1, 74:18</p> <p>stipulations [1] - 47:2</p> <p>STIRLING [1] - 1:22</p> <p>stone's [1] - 128:13</p> <p>Stop [3] - 71:1, 75:7, 120:18</p> <p>stop [4] - 15:12, 26:10, 43:24, 136:22</p> <p>stopping [1] - 15:17</p> <p>storage [17] - 25:12, 26:1, 26:7, 30:19, 31:1, 31:16, 31:19, 32:5, 32:14, 32:17, 33:8, 33:13, 33:15, 35:8, 60:3, 76:9</p> <p>store [3] - 37:13, 117:2, 134:20</p> <p>Store [2] - 134:15, 134:18</p> <p>stored [4] - 29:24, 39:6, 40:1, 43:15</p> <p>stories [7] - 71:5, 75:22, 87:19, 87:23, 88:3, 88:8, 88:23</p> <p>stormwater [16] - 43:20, 44:3, 45:11, 57:3, 81:14, 86:15, 86:18, 86:22, 86:23, 87:3, 87:8, 97:25, 131:6, 131:7, 131:10</p> <p>story [13] - 33:5, 33:6, 51:18, 66:13, 67:18, 76:5, 76:8, 87:22,</p>	<p>88:11, 88:15, 88:17, 88:19</p> <p>straddles [1] - 53:10</p> <p>straight [1] - 82:13</p> <p>Street [7] - 3:15, 4:7, 11:11, 12:16, 12:19, 23:22, 24:11, 24:21, 24:22, 25:20, 32:24, 35:17, 39:21, 40:22, 41:4, 41:8, 43:18, 43:23, 45:5, 45:12, 46:4, 47:14, 47:15, 48:19, 50:25, 51:14, 51:19, 54:21, 58:4, 61:10, 61:13, 61:24, 62:1, 64:19, 66:17, 72:15, 73:24, 75:18, 76:15, 76:22, 78:23, 86:16, 87:1, 90:9, 90:21, 92:25, 95:17, 96:17, 107:15, 108:3, 112:1, 112:6, 116:4, 116:7, 116:17, 116:20, 116:22, 117:11, 117:13, 117:23, 117:25, 118:1, 122:5, 123:11, 128:17, 130:16, 130:17, 142:10, 142:25, 144:4</p> <p>street [32] - 8:14, 14:7, 25:21, 26:18, 26:21, 26:22, 27:18, 27:20, 35:18, 35:22, 40:20, 46:2, 48:22, 53:19, 54:24, 65:25, 66:25, 85:3, 99:16, 116:7, 116:8, 116:13, 116:19, 117:13, 126:11, 134:7, 134:8, 135:8, 136:2, 136:14, 145:14, 152:7</p> <p>streets [5] - 116:23, 116:24, 117:10, 139:14, 142:3</p> <p>strip [1] - 9:14</p> <p>strong [1] - 131:19</p> <p>strongly [1] - 148:15</p> <p>struck [1] - 142:24</p> <p>structure [7] - 70:5, 110:15, 124:22, 125:17, 127:3, 152:20, 152:24</p> <p>structures [6] - 30:5, 54:4, 70:2, 70:4, 70:6, 70:21</p> <p>studied [3] - 23:7, 23:9, 83:13</p>	<p>study [2] - 144:12, 145:15</p> <p>style [1] - 74:12</p> <p>stymie [1] - 143:13</p> <p>subject [14] - 25:2, 25:3, 26:2, 26:6, 26:17, 26:24, 28:18, 30:16, 38:22, 40:6, 40:20, 66:6, 66:8, 66:22</p> <p>submission [2] - 123:14, 127:24</p> <p>submit [2] - 22:5, 92:18</p> <p>submitted [2] - 5:19, 23:11</p> <p>submitting [1] - 5:8</p> <p>substantial [7] - 41:21, 41:22, 42:4, 42:6, 49:5, 53:13, 122:25</p> <p>subsumed [3] - 55:17, 55:23, 103:22</p> <p>suburban [1] - 97:15</p> <p>successfully [1] - 141:15</p> <p>sufficient [5] - 38:7, 51:22, 53:18, 93:7, 93:14</p> <p>suggest [7] - 36:25, 42:22, 49:20, 58:25, 97:12, 102:25, 160:1</p> <p>suggested [3] - 6:7, 42:16, 96:24</p> <p>suggesting [2] - 97:13, 97:14</p> <p>suggestion [3] - 8:16, 8:21, 9:8</p> <p>suggests [1] - 54:12</p> <p>suitable [2] - 54:17, 58:25</p> <p>suited [4] - 41:18, 41:25, 53:6, 54:10</p> <p>summations [1] - 158:10</p> <p>Sunday [4] - 100:11, 100:12, 100:13, 101:1</p> <p>Sundays [2] - 83:19, 83:20</p> <p>super [1] - 128:16</p> <p>superior [2] - 51:11, 52:4</p> <p>support [6] - 94:16, 115:24, 123:10, 124:11, 153:4, 156:2</p> <p>supported [1] - 124:15</p> <p>supportive [1] - 53:15</p> <p>supposed [2] - 44:9,</p>	<p>94:23</p> <p>suppression [1] - 44:12</p> <p>sure.. [1] - 158:24</p> <p>surface [1] - 28:19</p> <p>surrounding [3] - 3:17, 38:11, 38:14</p> <p>SUSAN [1] - 2:8</p> <p>Susan's [1] - 49:8</p> <p>suspect [2] - 26:22, 75:23</p> <p>SUVs [1] - 39:1</p> <p>SWAN [1] - 1:15</p> <p>swear [7] - 17:25, 115:9, 118:8, 121:8, 132:9, 147:1, 154:14</p> <p>swing [1] - 11:16</p> <p>swinging [1] - 6:5</p> <p>sworn [14] - 5:11, 5:17, 18:4, 20:13, 114:20, 115:13, 118:13, 121:11, 127:15, 132:14, 142:12, 147:6, 151:22, 154:19</p> <p>synopsis [2] - 92:4, 92:10</p> <p>system [1] - 141:9</p> <p>systems [1] - 44:12</p>	<p>115:13</p> <p>terrible [1] - 73:9</p> <p>testified [38] - 5:17, 11:6, 13:24, 16:12, 18:4, 20:13, 21:21, 22:3, 48:11, 50:4, 54:20, 55:12, 60:20, 69:1, 78:8, 84:25, 85:8, 85:19, 85:25, 86:2, 89:2, 89:9, 89:18, 92:11, 95:5, 101:4, 101:8, 105:16, 105:17, 109:11, 109:19, 124:5, 133:13, 134:12, 137:17, 138:9, 138:15, 140:22</p> <p>testify [6] - 25:7, 47:8, 62:13, 69:2, 133:14, 139:6</p> <p>testifying [3] - 21:21, 79:2, 110:18</p> <p>testimony [80] - 4:20, 4:21, 4:25, 5:3, 11:6, 13:25, 14:3, 16:12, 17:21, 18:7, 20:4, 23:2, 29:19, 40:3, 41:10, 43:2, 47:2, 47:18, 53:23, 54:3, 56:8, 59:24, 62:13, 70:13, 70:16, 70:17, 71:21, 72:4, 73:2, 74:9, 77:25, 78:6, 78:7, 78:12, 78:24, 78:25, 81:4, 84:21, 85:15, 85:22, 86:7, 86:25, 90:23, 91:24, 94:12, 98:4, 99:13, 101:3, 101:5, 101:15, 101:19, 101:20, 102:8, 102:14, 109:16, 110:2, 114:8, 114:19, 120:7, 120:14, 123:6, 124:4, 125:1, 125:3, 127:22, 127:25, 128:19, 128:23, 129:10, 130:3, 131:2, 132:20, 138:21, 139:22, 139:23, 139:24, 149:9</p> <p>testimony's [1] - 71:9</p> <p>that.. [1] - 58:17</p> <p>THAYER [48] - 11:10, 12:1, 12:5, 12:13, 12:18, 13:5, 13:11, 58:3, 58:11, 58:15,</p>
T				
			<p>takeaway [1] - 35:11</p> <p>talks [1] - 62:10</p> <p>tall [8] - 37:21, 71:5, 87:15, 88:22, 89:6, 103:25, 104:24, 105:9</p> <p>tandem [1] - 37:6</p> <p>tape [1] - 18:14</p> <p>task [1] - 132:24</p> <p>tasked [1] - 133:1</p> <p>technically [1] - 106:16</p> <p>technique [1] - 130:13</p> <p>techniques [1] - 93:19</p> <p>temerity [1] - 139:5</p> <p>ten [3] - 6:8, 23:6, 113:15</p> <p>ten-foot [1] - 6:8</p> <p>tenants [3] - 101:11, 101:13, 124:6</p> <p>tend [2] - 80:16, 81:19</p> <p>term [3] - 74:15, 134:12, 134:23</p> <p>terms [1] - 124:20</p> <p>TERRACE [1] - 1:22</p> <p>TERRENCE [2] - 115:10, 115:16</p> <p>Terrence [2] - 115:11,</p>	

<p>59:2, 59:18, 59:22, 60:6, 60:15, 60:22, 61:1, 61:20, 62:7, 62:15, 62:19, 62:24, 63:10, 63:14, 63:19, 64:8, 64:13, 64:23, 65:7, 66:7, 66:24, 67:6, 67:22, 68:10, 68:17, 68:24, 69:2, 69:5, 69:9, 69:14, 69:18, 111:25, 112:5, 112:22, 113:3, 142:9, 142:14, 143:7</p> <p>Thayer [5] - 11:11, 58:4, 111:25, 142:9, 142:12</p> <p>THE [2] - 1:4</p> <p>theater [1] - 120:19</p> <p>thereby [2] - 52:25, 53:1</p> <p>therefore [3] - 29:4, 34:23, 124:8</p> <p>they've [5] - 96:13, 107:24, 145:5, 145:18, 146:9</p> <p>thinking [2] - 76:6, 131:9</p> <p>third [1] - 24:23</p> <p>thoughts [1] - 49:10</p> <p>three [52] - 4:4, 21:20, 25:18, 28:17, 29:8, 41:7, 43:4, 43:13, 47:4, 47:9, 49:21, 50:12, 51:18, 52:17, 66:13, 71:5, 75:22, 76:5, 76:7, 77:3, 77:16, 81:12, 82:2, 85:9, 93:10, 93:16, 104:24, 105:4, 106:22, 108:10, 108:11, 110:3, 115:19, 116:19, 117:17, 119:7, 119:14, 120:2, 125:25, 135:9, 135:11, 136:14, 136:15, 136:16, 136:17, 136:21, 136:22, 151:10, 152:25</p> <p>three-family [1] - 41:7</p> <p>three-feet [3] - 104:24, 105:4, 106:22</p> <p>three-lot [1] - 77:3</p> <p>three-story [4] - 51:18, 66:13, 76:5</p> <p>three-street [1] - 116:19</p> <p>throat [2] - 9:8, 14:13</p>	<p>throughout [2] - 31:21, 80:3</p> <p>throw [1] - 128:13</p> <p>timing [1] - 75:2</p> <p>title [1] - 134:17</p> <p>to.. [1] - 157:23</p> <p>today [4] - 93:21, 93:24, 133:5, 155:3</p> <p>today's [3] - 24:8, 27:7, 36:5</p> <p>TODD [10] - 132:10, 132:18, 137:19, 138:2, 138:5, 138:14, 139:21, 140:4, 140:8, 140:12</p> <p>Todd [2] - 132:12, 132:14</p> <p>together [3] - 90:23, 147:22</p> <p>ton [1] - 120:7</p> <p>tone [1] - 64:8</p> <p>tonight [12] - 5:14, 10:9, 43:3, 51:5, 96:6, 111:11, 149:16, 152:17, 153:17, 155:1, 157:20, 160:1</p> <p>took [6] - 28:11, 40:19, 133:18, 145:25, 155:2, 155:12</p> <p>tool [1] - 150:16</p> <p>top [4] - 24:21, 105:9, 106:20, 126:4</p> <p>totaling [1] - 33:6</p> <p>totally [1] - 70:8</p> <p>TOTOWA [1] - 1:22</p> <p>tow [6] - 126:18, 126:20, 138:18, 139:7, 140:20, 149:5</p> <p>towards [9] - 11:5, 26:14, 30:12, 40:22, 46:11, 51:8, 135:24, 143:16, 150:20</p> <p>town [18] - 49:15, 53:16, 67:8, 71:15, 72:8, 72:11, 72:19, 73:14, 73:22, 74:2, 74:11, 75:6, 75:12, 77:23, 110:24, 143:4, 143:10, 153:1</p> <p>townhouse [1] - 26:15</p> <p>towns [2] - 21:22, 111:14</p> <p>Township [3] - 21:7, 21:9, 56:21</p> <p>track [2] - 66:19, 66:20</p> <p>tracks [1] - 33:9</p> <p>traditional [3] - 65:9, 65:15, 67:16</p>	<p>Traffic [4] - 2:10, 3:22, 113:10, 113:24</p> <p>traffic [65] - 4:19, 6:6, 8:1, 9:24, 11:13, 11:18, 11:19, 13:21, 13:22, 13:23, 13:25, 14:6, 15:2, 47:8, 47:10, 50:5, 54:19, 68:25, 69:10, 82:11, 83:10, 83:11, 84:7, 84:17, 84:21, 84:24, 85:2, 85:3, 85:6, 85:7, 105:16, 106:10, 109:6, 109:15, 116:2, 116:4, 116:6, 116:10, 116:25, 117:4, 117:5, 117:16, 126:23, 137:16, 138:8, 138:14, 138:16, 139:5, 140:18, 142:18, 143:4, 144:11, 144:13, 144:14, 144:15, 144:16, 144:18, 144:20, 145:10, 145:13, 149:10, 149:15</p> <p>trailer [3] - 39:14, 39:17, 39:24</p> <p>train [1] - 143:15</p> <p>training [1] - 21:2</p> <p>TRANSCRIPT [1] - 1:4</p> <p>transcript [1] - 161:8</p> <p>transformation [2] - 136:4, 137:13</p> <p>transformed [1] - 136:11</p> <p>transition [2] - 48:18, 102:25</p> <p>translate [4] - 34:8, 79:22, 80:7, 80:18</p> <p>Transmittal [1] - 3:21</p> <p>transmittal [2] - 113:9, 113:23</p> <p>transport [2] - 73:20, 78:20</p> <p>transportation [1] - 93:16</p> <p>transported [1] - 78:9</p> <p>travel [2] - 54:20, 59:25</p> <p>treated [3] - 86:16, 86:24, 87:6</p> <p>treating [1] - 87:8</p> <p>tremendous [2] - 26:11, 39:25</p> <p>tremendously [1] - 44:24</p>	<p>trends [1] - 63:8</p> <p>triangle [1] - 8:6</p> <p>triangles [1] - 15:20</p> <p>tried [1] - 81:24</p> <p>tries [1] - 13:2</p> <p>trifling [4] - 139:11, 139:14, 140:25, 141:3</p> <p>trip [1] - 85:13</p> <p>triple [2] - 37:5, 76:3</p> <p>trivial [5] - 139:10, 139:14, 140:24, 141:3, 141:5</p> <p>truck [9] - 6:22, 6:25, 7:1, 11:16, 11:20, 26:6, 39:8, 39:19</p> <p>trucks [18] - 26:1, 26:3, 26:9, 26:12, 29:7, 39:5, 39:23, 39:24, 39:25, 40:7, 40:8, 126:18, 126:19, 138:18, 139:7, 140:20, 144:22, 149:5</p> <p>true [6] - 46:11, 56:5, 80:12, 85:23, 97:2, 161:7</p> <p>truly [2] - 132:2, 148:15</p> <p>trust [3] - 128:1, 128:4</p> <p>trustee [2] - 99:9, 121:18</p> <p>try [4] - 58:7, 79:19, 121:20, 142:14</p> <p>trying [6] - 86:11, 90:23, 97:3, 101:25, 148:22, 159:7</p> <p>Tudor [1] - 74:12</p> <p>tuesday [1] - 1:8</p> <p>turn [7] - 11:22, 11:24, 18:17, 134:2, 134:5, 135:7, 135:17</p> <p>turning [2] - 82:17, 82:18</p> <p>turns [2] - 11:23, 11:24</p> <p>twice [1] - 55:1</p> <p>two [69] - 5:6, 5:19, 18:16, 21:6, 21:20, 26:17, 27:25, 28:10, 29:13, 33:5, 34:3, 38:25, 39:1, 39:5, 39:10, 40:8, 41:3, 41:5, 41:24, 42:13, 43:4, 46:6, 52:1, 52:13, 52:16, 55:1, 59:25, 73:22, 77:16, 87:22, 88:2, 88:7, 88:23, 97:19, 98:3, 103:11, 103:25,</p>	<p>104:23, 106:9, 106:10, 106:20, 113:13, 115:22, 116:7, 116:8, 116:12, 116:23, 117:9, 118:19, 119:3, 123:7, 126:20, 128:11, 135:22, 136:13, 136:14, 136:19, 136:20, 137:1, 142:20, 152:25, 155:21, 156:19, 157:19, 157:21, 158:1</p> <p>two-block [1] - 137:1</p> <p>two-family [5] - 26:17, 34:3, 41:5, 46:6</p> <p>two-foot [3] - 103:25, 104:23, 106:20</p> <p>two-lane [1] - 116:8</p> <p>two-story [1] - 33:5</p> <p>two-way [1] - 106:10</p> <p>type [5] - 41:24, 105:19, 108:17, 110:21, 149:15</p> <p>types [1] - 41:13</p> <p>typical [12] - 6:12, 37:10, 37:14, 50:6, 50:8, 65:10, 65:16, 66:18, 67:20, 68:21, 96:18, 97:21</p> <p>typically [4] - 12:25, 50:7, 68:5, 106:9</p> <p>typo [1] - 52:15</p>
U				
<p>U-Haul [3] - 26:6, 26:9, 39:19</p> <p>ugly [1] - 131:1</p> <p>ultimately [1] - 127:23</p> <p>un-permitted [1] - 124:8</p> <p>unanimous [1] - 114:24</p> <p>unattractive [5] - 72:12, 74:7, 74:24, 95:19, 131:3</p> <p>unbounded [1] - 70:17</p> <p>uncommon [6] - 14:21, 14:23, 17:6, 17:7</p> <p>uncontrolled [1] - 86:16</p> <p>under [22] - 5:12, 21:10, 31:19, 36:5, 37:8, 46:10, 47:5, 52:18, 65:5, 65:11,</p>				

<p>73:15, 77:12, 85:18, 86:21, 91:5, 91:7, 91:14, 92:1, 94:16, 111:6, 111:9, 122:16</p> <p>understood [4] - 47:18, 80:20, 101:12, 159:25</p> <p>unfortunately [2] - 19:4, 43:7</p> <p>UNIDENTIFIED [1] - 160:13</p> <p>unified [4] - 56:7, 77:13, 77:20, 78:18</p> <p>unit [2] - 26:20, 40:19</p> <p>units [1] - 45:15</p> <p>University [1] - 21:3</p> <p>unless [4] - 45:14, 103:18, 114:22, 157:9</p> <p>unorganized [1] - 50:23</p> <p>unsafe [1] - 84:11</p> <p>unusual [1] - 14:10</p> <p>unwind [1] - 119:18</p> <p>up [40] - 4:1, 6:16, 25:12, 27:23, 28:17, 31:16, 46:16, 57:16, 57:20, 57:23, 60:22, 72:9, 72:18, 72:21, 80:16, 81:13, 85:4, 101:11, 105:10, 114:15, 114:17, 115:1, 115:6, 119:22, 124:5, 130:21, 130:23, 131:10, 132:10, 133:3, 135:23, 135:24, 136:15, 136:17, 138:9, 138:13, 143:5, 145:5, 152:10, 157:14</p> <p>update [1] - 10:17</p> <p>uphold [2] - 150:13, 151:5</p> <p>urban [2] - 94:1, 94:4</p> <p>uses [15] - 25:25, 29:21, 30:17, 31:9, 34:4, 38:11, 38:21, 51:23, 96:25, 97:9, 105:19, 124:8, 125:4, 125:10, 144:23</p> <p>utility [2] - 53:2, 113:16</p>	<p>variance [34] - 4:2, 29:12, 34:9, 34:16, 36:18, 41:15, 42:2, 42:11, 42:15, 42:18, 42:20, 50:12, 53:6, 53:8, 53:22, 55:18, 55:19, 55:24, 56:11, 58:20, 86:11, 91:8, 91:9, 103:15, 103:21, 103:22, 106:2, 119:14, 119:23, 124:12, 125:8, 125:11, 125:15, 148:21</p> <p>variances [11] - 4:3, 34:10, 34:12, 42:8, 49:3, 55:17, 55:20, 55:23, 56:3, 122:6, 142:3</p> <p>variety [2] - 51:23, 93:8</p> <p>vegetation [3] - 27:14, 39:15, 39:16</p> <p>vehicle [5] - 8:24, 47:5, 48:6, 113:16, 133:19</p> <p>Vehicle [1] - 5:21</p> <p>Vehicle's [1] - 124:22</p> <p>vehicle's [1] - 61:18</p> <p>vehicles [35] - 6:5, 6:21, 16:17, 16:23, 18:12, 25:12, 29:7, 31:19, 33:13, 33:18, 33:21, 37:8, 39:11, 39:12, 48:14, 50:20, 54:1, 54:25, 61:15, 73:20, 73:25, 78:9, 83:23, 84:13, 85:24, 101:13, 124:6, 126:19, 126:21, 133:15, 138:16, 139:6, 141:2, 149:6</p> <p>vehicular [1] - 138:15</p> <p>vendor [1] - 33:20</p> <p>vendors [2] - 37:7, 47:16</p> <p>versus [1] - 58:24</p> <p>viability [1] - 53:3</p> <p>vibrant [2] - 131:19, 131:23</p> <p>Vice [1] - 1:12</p> <p>view [6] - 128:5, 143:12, 144:8, 145:18, 145:19</p> <p>View [5] - 46:17, 74:6, 117:1, 117:3, 122:8</p> <p>views [2] - 39:19, 44:20</p> <p>village [1] - 71:15</p> <p>VILLAGE [1] - 1:1</p>	<p>Village [30] - 2:6, 2:8, 2:10, 9:23, 10:10, 17:1, 18:15, 18:25, 19:2, 19:14, 19:17, 19:24, 22:4, 23:9, 42:24, 44:15, 49:15, 49:16, 49:17, 49:18, 64:24, 64:25, 65:2, 113:12, 126:6, 132:25, 141:21, 142:5, 149:1, 151:3</p> <p>Village's [2] - 49:19, 56:15</p> <p>violated [1] - 124:20</p> <p>violations [1] - 150:12</p> <p>visibility [1] - 95:17</p> <p>vision [2] - 16:3, 16:7</p> <p>visit [2] - 133:18, 137:5</p> <p>visited [1] - 134:16</p> <p>visual [5] - 51:11, 51:21, 89:24, 93:18, 126:10</p> <p>voice [1] - 79:17</p> <p>VOICE [1] - 160:13</p> <p>volume [4] - 114:23, 129:12, 129:16, 131:15</p> <p>volumes [1] - 9:25</p> <p>vote [2] - 157:14, 158:17</p>	<p>water [2] - 43:24, 86:17</p> <p>wayfinding [3] - 33:10, 103:20, 106:19</p> <p>ways [2] - 34:19, 49:18</p> <p>website [1] - 126:6</p> <p>weeds [1] - 39:16</p> <p>week [2] - 16:10, 21:20</p> <p>weekday [1] - 148:13</p> <p>weeks [1] - 122:17</p> <p>welcome [1] - 151:7</p> <p>welfare [4] - 44:18, 55:5, 56:13, 150:19</p> <p>west [4] - 29:8, 48:15, 87:1, 95:24</p> <p>Westwood [5] - 20:12, 20:20, 20:21, 95:24</p> <p>whatever's [1] - 159:23</p> <p>whichever [2] - 5:6, 7:20</p> <p>WHITAKER [69] - 2:3, 2:4, 5:12, 16:11, 17:13, 18:6, 18:23, 19:13, 19:19, 20:9, 20:15, 22:7, 59:11, 59:21, 59:24, 60:18, 60:24, 67:5, 71:25, 78:11, 78:15, 78:24, 80:23, 84:23, 85:4, 86:2, 86:6, 88:4, 89:1, 89:8, 89:11, 91:2, 91:5, 91:19, 91:23, 92:1, 92:7, 94:19, 95:1, 98:19, 98:24, 103:4, 103:7, 106:1, 106:13, 108:7, 110:20, 111:2, 111:15, 111:19, 113:4, 113:8, 115:15, 118:15, 121:13, 132:16, 137:18, 139:23, 140:6, 140:10, 143:2, 154:4, 154:10, 156:8, 158:3, 158:14, 158:18, 159:12, 160:6</p> <p>Whitaker [18] - 59:8, 70:19, 70:24, 92:6, 92:13, 94:18, 114:3, 114:20, 115:8, 118:8, 121:7, 129:22, 132:8, 139:15, 142:17, 154:14, 157:25,</p>	<p>160:5</p> <p>white [1] - 24:23</p> <p>whole [6] - 10:6, 55:14, 71:20, 76:20, 90:17, 98:18</p> <p>wide [17] - 14:12, 14:17, 15:15, 16:17, 18:18, 23:21, 34:22, 34:23, 37:4, 44:23, 44:24, 45:25, 90:11, 104:12, 104:25, 105:5, 106:10</p> <p>widens [1] - 14:14</p> <p>wider [14] - 7:8, 7:10, 7:15, 7:16, 12:6, 12:8, 13:7, 18:14, 18:15, 19:3, 19:17, 43:6, 48:16, 48:21</p> <p>width [17] - 7:12, 16:22, 19:9, 28:2, 34:21, 43:10, 47:20, 48:3, 48:7, 48:10, 84:4, 90:19, 95:23, 96:1, 96:3, 106:23</p> <p>widths [2] - 19:5, 83:24</p> <p>wife [2] - 115:22, 136:6</p> <p>wild [2] - 95:24</p> <p>willing [1] - 159:21</p> <p>window [1] - 117:12</p> <p>windshield [2] - 39:7, 39:9</p> <p>wine [1] - 143:18</p> <p>wins [1] - 47:17</p> <p>winter [1] - 27:15</p> <p>wintertime [2] - 44:1, 87:5</p> <p>wise [1] - 28:22</p> <p>wish [2] - 85:18, 96:22</p> <p>wished [2] - 81:6, 81:7</p> <p>witness [16] - 11:4, 20:5, 57:7, 59:9, 60:14, 60:19, 70:1, 78:16, 79:1, 79:2, 86:3, 86:7, 92:8, 105:3, 149:16</p> <p>WITNESS [1] - 3:3</p> <p>witness's [1] - 85:21</p> <p>witnessed [1] - 100:13</p> <p>witnesses [3] - 17:22, 123:7, 149:20</p> <p>women [1] - 100:17</p> <p>Wonderful [1] - 159:6</p> <p>WONDERGEM [3] - 2:11, 156:12, 156:24</p> <p>wondering [2] - 99:18, 101:6</p> <p>Woodside [8] - 13:18, 69:23, 79:12,</p>
V		W		
<p>Valley [3] - 75:8, 75:9, 120:22</p>		<p>waiver [3] - 37:17, 105:17, 106:5</p> <p>waivers [3] - 37:1, 55:17, 56:6</p> <p>walk [14] - 5:25, 12:12, 32:25, 33:23, 67:25, 68:3, 68:20, 117:21, 117:23, 117:25, 134:6, 136:2, 143:16, 145:13</p> <p>walkable [2] - 132:2, 143:10</p> <p>walked [3] - 45:17, 145:22, 145:25</p> <p>walking [1] - 48:5</p> <p>wall [9] - 27:18, 27:20, 29:3, 29:9, 37:17, 37:21, 37:23, 46:18, 95:21</p> <p>wants [3] - 7:2, 152:19, 155:4</p> <p>warning [1] - 8:25</p> <p>warranted [2] - 127:1, 128:4</p> <p>Wash [1] - 21:9</p> <p>watch [1] - 144:22</p>		

<p>127:18, 135:14, 136:15, 147:3, 154:16</p> <p>word ^[1] - 45:2</p> <p>words ^[1] - 26:23</p> <p>works ^[7] - 17:2, 23:5, 74:22, 77:13, 80:9, 149:1, 160:3</p> <p>world's ^[1] - 134:16</p> <p>worries ^[2] - 4:13, 121:24</p> <p>worrisome ^[1] - 17:6</p> <p>worry ^[3] - 58:23, 68:12, 149:4</p> <p>worse ^[1] - 155:16</p> <p>worship ^[2] - 26:19, 100:19</p> <p>worst ^[1] - 146:1</p> <p>would've ^[1] - 134:4</p> <p>wraparound ^[1] - 137:6</p> <p>wrecked ^[1] - 26:4</p>	<p>Zone ^[13] - 4:8, 34:2, 39:20, 64:21, 68:11, 80:4, 97:5, 97:6, 97:21, 103:18, 125:18</p> <p>zone ^[17] - 12:23, 34:6, 36:7, 36:9, 51:4, 79:25, 80:1, 80:6, 80:7, 87:22, 87:25, 88:2, 88:23, 89:4, 105:23, 125:9, 144:1</p> <p>zoned ^[6] - 59:5, 119:12, 121:2, 122:5, 123:17, 150:13</p> <p>Zones ^[1] - 97:7</p> <p>zones ^[2] - 79:21, 120:21</p> <p>zoning ^[8] - 21:8, 23:10, 42:7, 80:22, 98:7, 104:15, 119:16, 150:16</p> <p>Zoning ^[4] - 2:4, 17:1, 122:2, 154:23</p> <p>ZONING ^[1] - 1:11</p>
X	
XIO1388 ^[1] - 161:5	
Y	
<p>yard ^[18] - 25:14, 27:23, 28:3, 28:5, 28:8, 35:7, 35:12, 35:15, 35:21, 36:4, 42:9, 51:1, 51:2, 51:9, 63:25, 72:22, 72:24, 73:15</p> <p>yards ^[1] - 34:21</p> <p>year ^[6] - 15:5, 15:8, 25:8, 107:20, 142:21, 152:10</p> <p>years ^[26] - 10:13, 18:22, 19:1, 21:11, 35:25, 45:3, 54:9, 54:15, 64:6, 73:16, 107:22, 113:15, 115:19, 122:14, 123:8, 124:9, 125:4, 129:24, 132:21, 136:4, 137:13, 141:8, 141:15, 141:17, 144:4, 152:4</p> <p>YELENA ^[1] - 1:15</p> <p>yellow ^[1] - 25:3</p> <p>young ^[1] - 136:6</p> <p>yourselves ^[2] - 146:16, 146:17</p>	
Z	
Zillow ^[1] - 130:5	
zip ^[1] - 149:8	