

1 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 TOWNSHIP OF WEST ORANGE DEPARTMENT OF PLANNING AND DEVELOPMENT WEDNESDAY, JANUARY 14, 2026 6:30 P.M. RE; PB-24-01 WEST ESSEX HIGHLANDS, INC. BOARD MEMBERS: ROBERT BAGOFF, Chairman JERRY GUARINO, Vice Chairman SUSAN McCARTNEY, Mayor WILLIAM B. WILKES KEN ALPER JOHN CARDOZA LORI KAPFERER SUSAN SCARPA, Councilwoman JORDAN RIZZO, Engineer MALVIKA APTE, Planner JAMILET BAQUERIZO VITE, Board Secretary GENIECE GARY-ADAMS, Zoning Official FISHMAN COURT REPORTING AGENCY 89 HEADQUARTERS PLAZA NORTH 4 SPEEDWELL AVENUE, SUITE 1440 MORRISTOWN, NEW JERSEY 07960 (973) 285-5331 - FAX - (732) 605-9391	3 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 I N D E X O F E X H I B I T S <table><thead><tr><th>EXHIBIT</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>0-39</td><td>ESSEX COUNTY ENVIRONMENTAL COMMISSION JUNE 2, 2025 RESOLUTION</td></tr><tr><td>0-40</td><td>ESSEX COUNTY BOARD OF COMMISSIONERS OCTOBER 8, 2025 RESOLUTION</td></tr><tr><td>0-41</td><td>VERONA RESOLUTION - SEPTEMBER 25, 1980</td></tr><tr><td>0-42</td><td>RESOLUTION - JULY 8, 1983</td></tr><tr><td>0-43</td><td>WEISLEDER SLIDES</td></tr></tbody></table>	EXHIBIT	DESCRIPTION	0-39	ESSEX COUNTY ENVIRONMENTAL COMMISSION JUNE 2, 2025 RESOLUTION	0-40	ESSEX COUNTY BOARD OF COMMISSIONERS OCTOBER 8, 2025 RESOLUTION	0-41	VERONA RESOLUTION - SEPTEMBER 25, 1980	0-42	RESOLUTION - JULY 8, 1983	0-43	WEISLEDER SLIDES
EXHIBIT	DESCRIPTION												
0-39	ESSEX COUNTY ENVIRONMENTAL COMMISSION JUNE 2, 2025 RESOLUTION												
0-40	ESSEX COUNTY BOARD OF COMMISSIONERS OCTOBER 8, 2025 RESOLUTION												
0-41	VERONA RESOLUTION - SEPTEMBER 25, 1980												
0-42	RESOLUTION - JULY 8, 1983												
0-43	WEISLEDER SLIDES												
2 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 A P P E A R A N C E S : HUTT, SHIMANOWITZ & PLOCKER, ESQS. BY BRYAN D. PLOCKER, ESQ. Bplocker@huttshim.com 459 AMBOY AVENUE WOODBIDGE, NEW JERSEY 07095 Appearing on behalf of the Applicant GACCIONE & POMACO, ESQS. BY DIANA P. McGOVERN, ESQ. ONE BOLAND DRIVE, SUITE 102 WEST ORANGE, NEW JERSEY 07052 Appearing on behalf of the Board BRUCE I. AFRAN, ESQ. 10 BRAEBRUN DRIVE PRINCETON, NEW JERSEY 08540 Appearing on behalf of the Objector, We Care NJ Corp.	4 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 CHAIRMAN BAGOFF: PB-24-01 West Essex Highlands, Inc., Block: 179 Lot 32 Zone IH-1, Warner Road. The applicant is proposing to develop a 496 inclusionary multifamily residential development on a vacant 120 acre property in the northwest corner of the Township of West Orange. Mr. Afran for the objectors and Mr. Plocker for the applicant. MS. McGOVERN: Counsel for We Care has handed us some documents that represent e-mails produced by Mr. Kleinberg that may or may not be introduced later on as evidence, but they were going to be the basis of cross-examination by Mr. Afran, and if something becomes worthy of being introduced as evidence to the application the Chairman will take that, we'll have it marked for identification, but for now these documents are just -- we are going to mark them for identification but not necessarily to become part of the agenda record. MR. AFRAN: Why don't we call them Objector ID-1. MS. McGOVERN: Okay. So Jamilet, I am going to mark this copy as Objector ID-1 and if it turns out to be a document that's going to be marked as an exhibit we'll change it to the next exhibit number. I have it, but I don't need												

5 1 to divvy it out right this second. Okay. 2 MR. AFRAN: Yeah. One of the other issues, 3 Mr. Chairman, would be that some of this contains 4 information that the applicants engineer, Langan, 5 provided of a factual nature but they haven't testified 6 to it and it's not under oath, so that's why I am not 7 necessarily offering it into evidence at this point, 8 because it wouldn't really be proper, but I am going to 9 cross-examine him to some degree on this document, which 10 is Objectors ID-1. 11 CHAIRMAN BAGOFF: Great. Go right ahead, 12 Mr. Afran. 13 MR. AFRAN: Thank you. 14 Q. Good evening, Mr. Kleinberg. 15 A. Good evening. 16 Q. And as I mentioned earlier to you on the side 17 during the executive session, I am sorry we had to bring 18 you back, but the additional e-mails that were exchanged 19 between your company and Langan provoked some additional 20 questions and rather than leaving open doors I'd rather 21 just close them, to the extent we can. So thank you 22 very much for coming back. 23 A. Understood. 24 Q. There were -- you provided a set of e-mails to 25 the board clerk or -- well, Ms. McGovern, the board	7 1 Now, in what's marked -- what you have in front 2 of you is marked Objectors Exhibit for identification 3 number 1. And it's -- the top document is an e-mail 4 from Mark Seel to yourself and others stating Wehi, 5 W-E-H-I, dated December 9, 2025 at 4:52 PM referencing 6 Miao, M-I-A-O, I maybe pronouncing the professors name 7 incorrectly, and referencing Stevens. Do you see the 8 top part of the document? 9 A. You mean item number one? 10 Q. No. I will point to it. 11 A. Yes. 12 Q. And you see at the top where it's addressed and 13 identified with the date and subject, roughly what I 14 just read out loud, is that correct? 15 A. That's correct. 16 Q. Okay. Good. I want to make sure we're working 17 from the same document. 18 Now, that's the last series of e-mails in this 19 document and they go back earlier to an e-mail that was 20 attached at the very back dated November 13 referencing 21 a conference call for the next day. We talked about 22 that at one of the last meetings, that particular 23 document? 24 A. We did. 25 Q. Yes.
6 1 attorney, and that was in response largely to the 2 request I made in the last meeting in which you 3 indicated there had been e-mail exchanges between CME 4 and Langan with respect to geotechnical issues that you 5 were retained to do an independent evaluation. 6 Now, you indicated there were certain numbers, 7 you didn't know all of them at the time we last met, and 8 during the holiday break you would seek them out and 9 provide them. Did you provide everything that would 10 relate, in your understanding, to the geotechnical 11 discussions between yourself and the Langan staff? 12 A. I did. 13 Q. And so this closes up the gap, so to speak, in 14 terms of what else may have been missing? 15 MS. McGOVERN: I'm going to object to 16 something being missing in terms of -- 17 MR. AFRAN: No, I'm sorry. I'll rephrase 18 it. 19 Q. In terms of things that were exchanged -- strike 20 that. 21 Are you aware of anything else that reflects 22 communication between CME and Langan concerning your 23 independent evaluation besides what's been produced? 24 A. I am not. 25 Q. Thank you.	8 1 Now, if you scroll forward from that last page 2 you will eventually come to an e-mail dated November 26, 3 2025 from Alejandra Mazier to Mr. Seel and that's Mark 4 Seel, S-E-E-L, of Langan. And that's just stating, Good 5 morning, Mark. Thank you for sending the ala graphs. 6 Could you please, I'm paraphrasing, could you also 7 please send the input an output tiles that detail any 8 soil parameters and slope conditions assumed for all 9 cases. And that's the e-mail at the bottom of that page 10 dated November 26. 11 Now, on top of that is a reply later that same 12 day from Mr. Seel to Alejandra stating, he is not quite 13 sure what she is asking for. Could you give me a call. 14 And then if you turn to the next page there is a 15 follow-up e-mail on the same day, this time at 2:04 from 16 Alejandra to Mr. Seel, stating, Hi, Mark. We want 17 prints of actual input data that you used to generate 18 the slopes. Is that clearer? And you see those 19 e-mails, that chain, that's background of what I am 20 going to ask you about. 21 Then on the 26th, Alejandra writes, Thank you for 22 the info, Mark. And then if we go to the next page 23 there's an e-mail dated November 26 at 4:54, and that's 24 from Alejandra and she says to Mark, Understood. Thank 25 you, Mark. Sam will get in touch with you on Monday in

9 1 case it requires additional information. Above that 2 then is an e-mail from you dated December 1, and that 3 e-mail contains a statement of your evaluation of 4 certain issues. And four lines from the bottom of the 5 main paragraph in that e-mail a sentence that reads as 6 follows: "While the groundwater level has not been 7 established, severe rainfall developed a purged water 8 condition over the bedrock with seepage parallel to the 9 slope. The output indicates that the infinite slope 10 cases for Sections A and B are above the assumed seepage 11 level and do not address our recommendations." 12 Now, following that e-mail, and I am only reading 13 this background so we get to where the relevant e-mails 14 are. If you turn to the next page going forward, two 15 pages actually, there's an e-mail dated December 2, 2025 16 from Mark Seel to yourself and others. And that says, 17 "Sam, a couple observations and thoughts." You see that 18 section? 19 A. I am looking at it now. 20 Q. Great. If you turn to the next page there are 21 three paragraphs and in paragraph number three I would 22 like to direct your attention. 23 MS. McGOVERN: This is the Tuesday, 24 December, 2 e-mail at 1:24 PM? 25 MR. AFRAN: Bear with me, please. Yes.	11 1 Now, before we go further let me ask you a few 2 basic questions. In dealing with the issue of slope 3 stability, there are several factors to consider. This 4 one is the tendency of course grains to adhere or not 5 adhere in certain circumstances and that would refer to 6 angle of friction that you testified to earlier, is that 7 correct? 8 A. Correct. 9 Q. And obviously every type of soil particle, 10 whether it's sand or clay or gravel particles or topsoil 11 has a different angle of friction, is that correct? 12 A. Yes. 13 Q. And that relates to the fact that when these 14 particles are at angles above their natural angle of 15 friction they will have less stability, is that fair to 16 say? 17 A. That's fair to say. 18 Q. Now, in this paragraph Mr. Seel makes a statement 19 that -- 20 MR. AFRAN: Now I want to point out to the 21 board, Mr. Chairman, if I may. I am addressing what's 22 said here because it's said. 23 MS. McGOVERN: Yeah, I understand that. 24 MR. AFRAN: But -- 25 MS. McGOVERN: But it was marked as O-38 at
10 1 MS. McGOVERN: Okay. Paragraph 2, "Our 2 cases are accounted for." 3 MR. AFRAN: I am directing actually Mr. 4 Kleinberg to Paragraph 3. 5 MS. McGOVERN: Oh, I'm sorry. The strength 6 values, that one? I just want to make sure, because 7 they keep running and I want to make sure. 8 MR. AFRAN: Yeah. No, that's correct. Yes. 9 Yes. For the record, this is one of the documents that 10 Mr. Kleinberg forwarded to the board and it's a chain of 11 several e-mails, there were other documents that had 12 some of these other e-mails, this one happens to be a 13 complete set, as far as I can see, so I am using this 14 one rather than having repetition. 15 Q. Now, if you look at Paragraph 3, Mr. Kleinberg, 16 there is a discussion that contains Mr. Seels -- rather 17 Mr. Seel has a discussion of certain issues, do you see 18 that? 19 A. Yes, I do. 20 Q. Now, at the bottom of Paragraph 3 there is a 21 phrase, CME Response. Here it's in bold, I think it's 22 in red in the original. Do you see that phrase and 23 response? 24 A. Yes, I do. 25 Q. Okay.	12 1 the last hearing. It was what you had provided to me. 2 MR. AFRAN: Well, yes. But there was no 3 witness to testify to the factual basis here. It was 4 provided to us but it's not my exhibit. I didn't offer 5 it. 6 MS. McGOVERN: You cross-examined -- yes, 7 it's Objector 38, you presented it and you 8 cross-examined him on it. 9 MR. AFRAN: That's fair enough. I am not 10 suggesting that what is says here by Langan Engineering 11 is factually correct. 12 MS. McGOVERN: We're not accepting -- we're 13 not suggesting -- my point is that you cross-examined 14 him on documents that I thought were newly provided to 15 you. 16 MR. AFRAN: They were newly provided 17 documents in the series and I have to go through this to 18 get to the rest. 19 MS. McGOVERN: Okay. All right. Well, 20 understand that the board has already -- 21 MR. AFRAN: No, no, I understand that. 22 Q. Now, the second area of slope stability that's 23 very typically looked at is something called, root 24 cohesion, is that correct? 25 A. That's what his paragraph refers to.

13 1 Q. He is referring mostly to the root cohesion. 2 And what he's saying, if I interpret it correctly 3 is, well, to get, you know, absolute stability here with 4 topsoil you need an angle of friction of at least 45 5 degrees and he says, "Which is not realistic in the 6 upper few feet." What he really means is that you don't 7 achieve that in nature with those types of particles. 8 Is that fair to say? 9 A. Right. 10 Can I clarify something or add something? 11 Q. Yeah. 12 A. In his discussion we are talking about a 13 particular case where the groundwater level has risen to 14 the surface and that it's flowing downhill parallel to 15 the surface and it's supplying additional -- it's 16 providing a buoyant uplift, which reduces the frictional 17 resistance. And this is a case that wasn't evaluated 18 either by the opposer engineer or the applicants 19 engineer and it's a case that we recommended that they 20 address. 21 Q. Now, I fully understand that, you alluded to that 22 at the last meeting. So I appreciate that. 23 A. Okay. I wasn't sure that you did. 24 Q. I do understand that. Thank you. 25 Now, in terms of root cohesion he's saying well,	15 1 had occurred the root cohesion resisted it. 2 Q. Right. He's saying that assuming it's stable, 3 and this hasn't happened, it's most likely because 4 there's enough root cohesion to make up for the reduced 5 angle of friction, is that fair to say? 6 A. It seems fair to say. 7 Q. Thank you. 8 Now, he then says that -- he goes into the 9 analysis, I don't need to address it in detail as to why 10 he feels, it's a short analysis, two or three lines, why 11 he feels root cohesion is adequate and he refers to 12 various researchers who have found root cohesion values 13 ranging from 200 pounds per foot for clear cuts and 14 natural wooded forested lands 500 pounds per square 15 foot. He says, "The site is predominately wooded. 16 However, if C equals 100 pounds per square foot root 17 cohesion is used, FS values would be well over 1.5, i.e. 18 1.7 is acceptable." And the slope, "for the slopes in 19 question." So he's saying that, assuming we use a 100 20 PSF root cohesion, the FS value would be above 1.5 and 21 therefore he endorses his 1.5 usage. That's roughly 22 what he is saying, right? 23 A. Yes. 24 Q. Okay. 25 Now, at the end of all that, you then say, CMEs
14 1 since we don't have 45 degrees angle of friction, in our 2 view the slopes stable, so something else is accounting 3 for the stability. And he infers that must be root 4 cohesion, is that fair? 5 A. Right. But, and if I can just describe a little 6 furthermore. He's describing what would have to happen 7 if a condition of flow parallel to the slope had 8 occurred, but we don't know that that has ever occurred. 9 Q. Well, I understand entirely. And, again, you 10 alluded to that previously. 11 He says that in their view the slope is stable 12 and therefore since it can't be stable only because of 13 the angle of friction, which you can't reach here, 14 something else accounts for that and that's root 15 cohesion? 16 A. It could be stable if that condition didn't 17 exist. 18 Q. We are dealing with the potential for that 19 condition? 20 A. But if it ever did occur then it would rely on 21 root cohesion. 22 Q. Yes. 23 A. And since he is inferring that since there's no 24 evidence on the slope that it ever occurred in either 25 right the root cohesion -- if the groundwater condition	16 1 response, "We recommend that Langan provide a formal 2 response to the Planning Board on the basis described 3 herein to address this issue." Now, what do you mean 4 by, formal response? 5 A. It would be in a letter, a technical letter 6 signed and sealed by the engineer indicating what his 7 analysis of the condition was rather than just an 8 e-mail. 9 Q. In other words, something that's submitted under 10 signature of an engineer or potentially under oath? 11 A. Correct. 12 Q. He could testify and introduce his report, but 13 not just an e-mail that's unaccountable essentially? 14 A. That's what I meant. 15 Q. Good. 16 Now, did you see that submitted as of today? 17 A. No. 18 Q. Okay. 19 Now, looking at Paragraph 3, are you in a 20 position -- strike that. 21 You haven't issued any opinion on his use of the 22 100 pounds per square foot root cohesion figure, have 23 you? 24 A. I will have to testify that I am not an expert on 25 developing the value for root cohesion. I would have to

17 1 start doing research through the literature to develop 2 that. 3 Q. I assumed that. Thank you. 4 Now, in addition he refers at a later e-mail to a 5 study by Victoria Stevens from Simon Fraser University 6 in British Columbia in which she references certain root 7 cohesion figures for Obra Forest v. Clearcut Forest 8 recovering from clearcut. And if you look at the front 9 of the document, the December 9 e-mail, and in paragraph 10 1 he has a response in red italic font. 11 MR. AFRAN: Now, that doesn't come out, Ms. 12 McGovern, the copy you have as well but it's in a 13 lighter gray italic font. So the lighter gray is the 14 red that's in the original. 15 Q. Now, in that lighter gray area he refers to the 16 Stevens study indicating that one can use 156 pounds per 17 square foot apparent root cohesion in certain 18 circumstances. And he also refers to reference in the 19 Miao study indicating -- I'm sorry, that's the Miao. 20 Study. And then in the Stevens study he references to 21 an indication that 522 pounds per square foot can be 22 inferred in root cohesion in natural forests. Do you 23 see those references on Page 1 of the exhibit? 24 A. Yes, I do. 25 Q. Okay.	19 1 me. 2 MR. AFRAN: No, you got the study from Mr. 3 Kleinberg. 4 MS. McGOVERN: I see what you're saying. 5 MR. AFRAN: We didn't have the back up for 6 these exhibits, that's why we're going through it now. 7 I can't see that far. 8 MS. McGOVERN: Slope stability, there is 9 some kind of diagram. 10 MR. AFRAN: There are two academic articles. 11 MS. McGOVERN: Okay. I'm sorry. 12 MR. AFRAN: I will clarify. 13 Q. The Stevens article and the Miao article are two, 14 I'll call them, academic articles -- 15 MS. McGOVERN: Attachment to the -- 16 MR. AFRAN: Yeah. We didn't have those. I 17 don't know that those are peer review articles but 18 they're written by academics. 19 Q. Now, in paragraph 1 of the first page of exhibit 20 for identification 1, it refers to natural forests 21 having a presumed or inferred PSF capacity of 522. Do 22 you see that reference? It's the fourth line from the 23 bottom of Paragraph 1. 24 A. Stevens et al, 2006 indicates? 25 Q. Yes. Right over there. He's saying that using a
18 1 Now, I assume you have not read the Stevens 2 report, is that fair to say? 3 A. That's fair to say. 4 Q. And the same with the Miao report? 5 A. Same. 6 Q. And the reason you haven't it's not your area of 7 expertise and you wouldn't feel qualified to comment on 8 those references, is that fair to say? 9 A. That's fair to say. 10 Q. Okay. 11 It's also true that in the December 9 e-mail, and 12 this is one that I don't believe we had earlier, that's 13 why I was going through the background. 14 MS. McGOVERN: This December 9 on, Tuesday, 15 December 9 at 4:52? 16 MR. AFRAN: Yes. 17 MS. McGOVERN: It's the first page of O-38. 18 MR. AFRAN: Yeah, I didn't notice it but we 19 looked at the whole file. We didn't have these. We 20 didn't have the studies, so we didn't have the full 21 record, that's why I'm going through it now. 22 MS. McGOVERN: Yeah, we did. 23 MR. AFRAN: I didn't see the study. We were 24 not given the studies at the last meeting. 25 MS. McGOVERN: Okay. Somebody gave it to	20 1 natural forest, that's his language, Mr. Seels, Stevens 2 suggests we can infer a carrying capacity or weight 3 bearing capacity, resistance capacity, of 25 KPA or 522 4 FPS. Do you see that reference? 5 A. Yes, I do. 6 Q. Okay. 7 Now, do you have any knowledge as an expert as to 8 when such a PSF is inferred in terms of what type of 9 forest exists on the site? 10 A. No, I don't. 11 Q. So you wouldn't be able to comment on whether 12 he's accurately interpreting the Stevens study in that 13 regard? 14 A. That's correct. 15 Q. And if you read the Stevens study you wouldn't be 16 able to comment whether Professor Stevens is commenting 17 accurately? 18 A. I mean, if I studied it I might be able. I can't 19 say until I did it. 20 Q. Okay. 21 He also says in Paragraph 1, "The site has a very 22 mature older growth woodland setting." That's a quote 23 from the third line bottom of the paragraph. 24 Now, it seems on the basis of this he's 25 suggesting that's why he's using the Stevens figure of

21 1 522 PSF. Do you have any expert knowledge as to whether 2 the slope is a "very mature older growth woodland 3 setting?" 4 A. No, I don't. 5 Q. So sitting here today you couldn't say whether or 6 not it's correct for him to be using this old growth PSF 7 resistance capacity in his analysis, whether he's right 8 or wrong, you couldn't say? 9 A. That's correct. 10 Q. Okay. 11 Just so the board understands, I want to go back 12 into the root cohesion question for a second. When we 13 talk about resistance capacity derived from root 14 cohesion, is it fair to say we're talking about the 15 capacity of a root structure emanating from a tree to 16 resist the force of gravity pushing a slope downward? 17 A. It is. 18 Q. So the -- and it's fair to say, as far as you 19 know -- well, do you know how one calculates root 20 cohesion in terms of the age, height of trees? 21 A. I understand that it has to do with the frequency 22 of roots. If you took a cut through the soil and the 23 frequency of the roots and then a whole bunch of 24 biological stuff that would pertain to the tensile 25 strength of the roots.	23 1 don't have any other witnesses. 2 CHAIRMAN BAGOFF: Okay. 3 MS. McGOVERN: Don't blame it on me you 4 don't have any other witnesses. 5 MR. AFRAN: I am sure we could of found some 6 but it wouldn't be kind. 7 MS. McGOVERN: That's okay. 8 Brian, do you have any? 9 MR. PLOCKER: No. 10 CHAIRMAN BAGOFF: Okay. Thank you for that 11 glorious moment. 12 So ladies and gentlemen, we are going to 13 start public comment this evening. The goal of public 14 comment is that the public has listened to all of the 15 testimony with documents and wish to provide to the 16 Planning Board information that they feel is important 17 in our deliberations. Each person will be given five 18 minutes, one shot, to present whatever you have as long 19 as it's focusing on this application. If for any reason 20 you don't -- you go off the application we are going to 21 bring you back. If you go off a second time we'll bring 22 you back unfortunately, we can't do it for a third time 23 because there are many people who wish to have comments. 24 There will be another night which we will schedule for 25 public comment, we didn't -- we expected this to go
22 1 Q. Right. In other words, it's fair to say that at 2 a certain point the older a tree is the more extensive 3 and thicker it's root structure and that lateral 4 structure may create a higher resistance capacity, is 5 that fair to say? 6 A. It seems fair to say. I am not an expert. 7 Q. That seems to be the general concept of root 8 cohesion, is that correct? 9 A. That's correct. 10 Q. Okay. 11 As best as you can say. 12 But other than that you're not in a position to 13 evaluate the correctness or accuracy of Mr. Seels 14 comments either on December 2 or on December 9, is that 15 fair to say? 16 A. That's fair so say. 17 MR. AFRAN: I just need a moment, Mr. 18 Chairman. I want to check my notes. 19 Mr. Chairman, that concludes our additional 20 cross-examination. 21 CHAIRMAN BAGOFF: Thank you. 22 Mr. Afran, do you have any other witnesses 23 that you're going to present before the Planning Board? 24 MR. AFRAN: No. I have a nice and firm 25 e-mail from Ms. McGovern saying we are done. No, we	24 1 longer, but it didn't, so there are a number of people 2 here who I see have been here throughout the application 3 process. We want to make sure your voices are heard. 4 If somebody says, I like this or I don't like this and 5 the next person says the same thing, we are going to 6 say, thank you and we'll move on, because, again, many 7 people have things they want the board to hear, and the 8 board wants to hear everything the public has to say 9 about this application. 10 So to that end, does anybody have any public 11 comment? 12 MR. AFRAN: Mr. Chairman. 13 CHAIRMAN BAGOFF: One second. 14 As you have no more questions of Mr. 15 Kleinberg, Mr. Kleinberg the board thanks you very much 16 for your testimony. You may have the rest of the 17 evening off or you can join us, whatever your privilege. 18 MR. KLEINBERG: Thank you. This has been 19 quite an experience. 20 MS. MCCARTNEY: Always welcome. 21 CHAIRMAN BAGOFF: Mr. Afran, you would like 22 to say something. 23 MR. AFRAN: Yes. My client and his officers 24 just made a point. You very graciously said there would 25 be another night for public comment and that's

25 1 appreciated. One of my clients also asking to point out 2 that due to the Verizon outage many people who are 3 listening in and were going to come when Mr. Kleinberg 4 was finished, may not realize where we are in the 5 evening and that's another reason people may come on the 6 next night. I wanted to point that out. Appreciate you 7 doing that anyway. I just want to explain that many 8 people who weren't able to listen and know where we are 9 today. 10 CHAIRMAN BAGOFF: It would be on the 11 website. 12 MS. McGOVERN: I can say what Mr. Plocker's 13 going to say, let me just say we did specify that if the 14 zoom goes down for any reason, it does not effect the 15 notice, this meeting will continue on. So we have a lot 16 of people in the audience it looks like that want to -- 17 MR. AFRAN: I am not complaining, I'm just 18 passing on the comment. 19 MS. McGOVERN: I don't think you want it to 20 be determined that for any reason there is any question 21 that this meeting is not noticed or that there is any 22 technical difficulty that's disrupting the notice on 23 this. 24 MR. AFRAN: I was not raising a legal point, 25 it was a practical comment. That's all.	27 1 that or when they stand they can say they're an officer. 2 CHAIRMAN BAGOFF: You can put it on the 3 record who they are, if you wish. They can stand up, 4 whatever you would like to do. 5 MS. McGOVERN: Would you like to designate 6 their part of the organization or they could do it, just 7 so as long as -- if you see them come up and they didn't 8 say it. 9 MR. AFRAN: I don't know who may stand up. 10 Let me say there are certain individuals who are 11 officers of We Care NJ, which is a 501C-4 non profit 12 organization, which is the official objector in this 13 case. I am calling them at their discretion to make a 14 statement. I would ask them when they rise to simply 15 identify their position as officers or board members. 16 MS. McGOVERN: Okay. 17 MR. AFRAN: I believe one of my officers has 18 something to raise. He is asking to address that, it's 19 a separate issue from public comment. 20 CHAIRMAN BAGOFF: We are going to -- 21 THE PUBLIC: Before we get to public 22 comment, please. 23 CHAIRMAN BAGOFF: Let me finish what I am 24 saying and then go right ahead. 25 Public comment will end this evening at
26 1 CHAIRMAN BAGOFF: Okay. 2 Mr. Plocker. 3 MR. PLOCKER: Can we just get, for the 4 record, I know there was some discussion at the first 5 meeting, Mr. Afran. Obviously the objector is a 6 nonprofit corporation and I believe it was agreed that 7 the officers of the corporation are represented by an 8 attorney and would not be individual in offering public 9 comment. Could we just confirm who those officers are 10 now? 11 MR. AFRAN: Whoa, whoa, whoa. It was not so 12 agreed at all. It was agreed they would not question 13 witnesses, they have an attorney doing that. It was not 14 agreed they gave up their right as citizens to offer 15 public comment. In fact it was expressly said to the 16 contrary at one point. 17 MS. McGOVERN: I believe Mr. Afran can call 18 his clients to give a statement. 19 MR. PLOCKER: That's perfectly fine. 20 I just wanted it clear for the record and it 21 has been a long time Mr. Afran, I did not go and review 22 that transcript, so it's been a while. 23 MR. AFRAN: Please accept my apologies. 24 MR. PLOCKER: No problem. Thank you. 25 MR. AFRAN: Do you want me to officially do	28 1 10:00 PM. 2 Go right ahead. 3 THE PUBLIC: My name is Joseph Pannullo. I 4 live in the 200-foot notice area. And prior to public 5 comment I have some -- I am, I publically announced in 6 this room December 9, I am no longer an officer nor 7 director of We Care. I am speaking to you here pro se 8 and I am speaking about a number of items before we 9 close the record and begin public comment that I would 10 like moved into the record and I have a copy of each of 11 them with me and I have a flash drive for Jamilet with 12 each one of those documents on it. 13 CHAIRMAN BAGOFF: First Mr. Pannullo, we're 14 going to go slowly. 15 THE PUBLIC: Sure. 16 CHAIRMAN BAGOFF: Because we want to make 17 sure the record is clear and things that the Planning 18 Board has authority over. So you will say what you have 19 to say one at a time. Our counsel will speak to it, Mr. 20 Plocker may have something to say about it, Mr. Afran 21 may have something to say about it, and then we'll move 22 forward. 23 Mr. Afran, you want to say something? 24 MR. AFRAN: Let me just say, Mr. Pannullo 25 recently did give up the office of president, I

29 1 understood he's still active as ex officio or metritis, 2 but in any event he and I discussed the issue of 3 documents posted and I believe that he is referring to 4 things we discussed and I have no objection to this 5 happening. 6 CHAIRMAN BAGOFF: Okay. Good. 7 Mr. Pannullo, you have the floor, sir. 8 THE PUBLIC: Thank you, Chairman. I 9 appreciate it. 10 There are a handful of documents, and I will 11 go over them one at a time. 12 I have an inventory list here for your 13 Jamilet as well. 14 The first set of documents are public 15 documents which we can get into the rules. The first is 16 the Essex County Environmental Commission Resolution to 17 preserve this site. This is dated June 2, 2025. I do 18 not believe that is in the record. It is an official 19 document from the Essex County Board of Commissioners 20 with a stamp from the State. Any question about it's 21 evidentiary weight or it's validity here, please waive 22 that. 23 CHAIRMAN BAGOFF: What's the date again, 24 sir? 25 THE PUBLIC: June 2, 2025. Resolution of	31 1 record. 2 MS. McGOVERN: That would be O-39. Please 3 mark that Jamilet and that was the Essex County -- 4 THE PUBLIC: Environmental Commission. 5 CHAIRMAN BAGOFF: Environmental Commission 6 June 2, 2025 resolution. 7 THE PUBLIC: Next there are three documents, 8 you may mark them as one if you would like. They are 9 documents -- 10 MS. McGOVERN: Could you write it on the 11 document so there's no confusion when you get the flash 12 drive. But physically write the number on it. 13 THE PUBLIC: Second, there are two 14 resolutions. 15 MR. AFRAN: Mr. Pannullo, I'm sorry, I 16 missed the full description. Can we have the last one. 17 THE PUBLIC: Essex County Environmental 18 Commission. 19 MR. AFRAN: O-39. Okay. 20 THE PUBLIC: Next is the Essex County 21 Environmental -- I'm sorry. Board of Commissioners 22 resolution in support of the preservation of the forest 23 on the Second Watchung Mountain Ridge. There are two 24 number 34 adopted October 8, 2025 by acclamation. I 25 have a copy of that.
30 1 Essex County Environmental Commission. 2 MR. PLOCKER: Can I get a clarification on 3 that document, Mr. Chairman. It's the Environmental 4 Commission or the County Commissioners? Because there's 5 a difference. 6 Thank you, I would like to look at it. I 7 believe somebody read it into the record. 8 MS. McGOVERN: Was it read into the record? 9 THE PUBLIC: May have been but that's the 10 official copy from the county. 11 CHAIRMAN BAGOFF: Okay. Hang on a second. 12 MR. AFRAN: I think we did proffer it at one 13 point but it was discussed -- 14 MS. McGOVERN: Oh, yeah, yeah. O-25, 15 Resolution of West Orange Environmental Commission. 16 MR. PLOCKER: That's different. 17 MS. McGOVERN: And statement from West 18 Orange. Okay. We don't have it marked for 19 identification. 20 MR. PLOCKER: Here you go. 21 MR. AFRAN: Would that be ID-2 or -- 22 MS. McGOVERN: No. Well, let me ask you, 23 Mr. Afran. What's the purpose of this? Is this 24 supposed to be on the agenda as part of the record? 25 MR. AFRAN: I think it should be part of the	32 1 MS. McGOVERN: That's three pages? 2 THE PUBLIC: So this resolution was amended 3 October 22. 4 MS. McGOVERN: Okay. The whole thing is 5 O-40. 6 THE PUBLIC: Okay. 7 MS. McGOVERN: With the amendment. Board of 8 Commissioners Second Watchung, October 8, 2025 with 9 addendum. 10 It's going to be one document. Describe it 11 as a Proclamation with amendments. 12 THE PUBLIC: The county did identify it as 13 two resolutions, but that's up to you. 14 MS. McGOVERN: Yeah, we'll call it an 15 amendment, so we'll do it as one. 16 THE PUBLIC: Thank you. 17 Separately there are three communications. 18 MR. AFRAN: I'm sorry, before you do that, 19 do we have a number for that? 20 MS. McGOVERN: That was O-40. 21 MR. AFRAN: Okay. Thank you. 22 THE PUBLIC: There were communications 23 through the Mayor and the council for which there are 24 two Planning Board members that vote that received, the 25 rest of the Planning Board members I do not think would

33 1 be aware of those documents, and so that all members of 2 the Planning Board that will vote are operating from the 3 same set of facts, I would ask that those three 4 documents -- 5 MS. McGOVERN: I don't know what they are. 6 Can I look at them. 7 MR. PLOCKER: You should see them first. 8 THE PUBLIC: They're three letters. 9 CHAIRMAN BAGOFF: Bring them up here. He 10 put it on the record so now we have to take a look at 11 it. 12 THE PUBLIC: Three letters July 25, 2024, 13 May 6, 2025, September 8, 2025. 14 CHAIRMAN BAGOFF: Mr. Plocker. 15 THE PUBLIC: Mr. Plocker can authentic them. 16 He wrote them. 17 MR. AFRAN: Mr. Chairman, I believe these 18 are documents referred to by me at some length at an 19 earlier session. I was reading from them and referred 20 to them and I also made a motion on certain issues and 21 referred to those in context of that. So these 22 documents have actually been referenced in the record 23 and with certain direct quotations. So they should be 24 proffered. 25 CHAIRMAN BAGOFF: We'll find out in a	35 1 board and this is not appropriate for a board to review. 2 The council members and the Mayor, who were council 3 members at the time of the settlement or perhaps are 4 currently, have different obligations and the laws put 5 them on the Planning Board because they have dual 6 responsibilities. This is not appropriate for the 7 Planning Board members to see. They're not a 8 participant or a signator to the settlement agreement. 9 The counsel and Mayor were. So it's not relevant. I 10 would -- they will not be admitted. 11 THE PUBLIC: Okay. So I will reserve the 12 right to prerogative writ action to the extend the 13 record to the include these documents and perhaps others 14 that may or may not be allowed. 15 MS. McGOVERN: You need to mark them for 16 identification. 17 THE PUBLIC: Okay. That'd be great. 18 MS. McGOVERN: And not go on the agenda and 19 this way if you -- you don't know how the decisions 20 going to be, but somebody files an appeal and those are 21 relevant they can make their case then. 22 The next identification number -- I got to 23 find my sheet. 24 MR. AFRAN: Let's mark each one for ID 25 separately since they're separate letters at separate
34 1 minute. 2 MS. McGOVERN: These are submitted regarding 3 the settlement agreement, to which the Planning Board is 4 not a party. The council is a party to the settlement 5 agreement, so that's not pertinent, in my opinion, to 6 this hearing because I thought and I know that the 7 Planning Board is not to consider the settlement or 8 creating some obligation on their part. They're looking 9 at the ordinance and they're looking at whether the 10 burden of proof has been made to establish the site 11 plan. This is not directed to the Planning Board 12 members. Has nothing to do with the Planning Board's 13 decision that's being made here today. 14 THE PUBLIC: Here's the problem, the problem 15 is two members of the Planning Board that do vote that 16 sit on council and Mayor, they both received that 17 information. Those letters, you can take them for what 18 you like, but if everyone here voting is operating from 19 the same set of facts it is about this settlement 20 agreement, this application, this ordinance and the 21 force of this decision. Everyone who here who votes 22 should be operating from the same set of facts. The 23 current council president is on the Planning Board, the 24 Mayor is on the Planning Board, they both received this. 25 MS. McGOVERN: I believe this taints the	36 1 times. 2 MS. McGOVERN: Give them to Jamilet. 3 They're not going on the agenda, they're just being 4 marked for identification. 5 MR. AFRAN: May I recite -- you have a copy 6 there, Ms. McGovern. 7 MS. McGOVERN: The first ID O, Objector ID-1 8 was the e-mail exchange that we discussed tonight that 9 were in fact ID-1. 10 MR. AFRAN: Those are in evidence anyway, I 11 used them as a composite. 12 MS. McGOVERN: Objector ID-2 is a letter 13 dated -- 14 MR. AFRAN: I have 7/25/24. 15 MS. McGOVERN: 7/25/24 to the Council and 16 Mayor. 17 MR. AFRAN: It's addressed to -- 18 MS. McGOVERN: To the township attorney. 19 MR. AFRAN: And copied to Ms. McGovern. 20 MS. McGOVERN: Okay. Addressed to the 21 township attorney copied to me. All right. 22 THE PUBLIC: Thank you. 23 MS. McGOVERN: Next is Objector ID-3. 24 MR. AFRAN: ID-3. Again, it's a letter from 25 Hutt, Shimanowitz & Plocker to --

37 1 MS. McGOVERN: Letter dated -- 2 MR. AFRAN: Dated May 6, 2025 to Karen 3 Carnevale, municipal clerk, and it is copied to Mr. 4 Frank, Mark Moon, Steven Genaro, Diane McGovern, James 5 Abbott, business administrator of the town and the 6 township council of the Township of West Orange. 7 MS. McGOVERN: Okay. Next. 8 MR. AFRAN: And that would be three, am I 9 correct? 10 MS. McGOVERN: Objector ID-3. 11 MR. AFRAN: One second, please. 12 And the last one we have here is a letter 13 from Hutt, Shimanowitz and Plocker dated September 8, 14 2025. Again, addressed to Ms. Carnevale as municipal 15 clerk, and copied on this occasion to Mr. Trenk, 16 municipal counsel and Ms. McGovern, board counsel. 17 MS. McGOVERN: Okay. That was it for those. 18 MR. AFRAN: That is it, yes. 19 MS. McGOVERN: Those will be kept in the 20 file in the Planning Board office but not -- they will 21 not be added to the agenda. 22 MR. AFRAN: Yeah. I don't think we recited 23 it so the last document is a September 8 letter, 24 Objectors ID-4. 25 MS. McGOVERN: Yes. Okay. That satisfies	39 1 recite it, it's a document dated September 29, 2025, and 2 it is on the letterhead of We Care New Jersey, Climate 3 Revolution Action Network and the Ramapo Valley Indian 4 Nation. And has seals of all three organizations on the 5 first page and it contains the names and seals of 6 approximately two dozen organizations attached to it and 7 it appears to be a petition seeking certain relief and I 8 think that would be noted as Objector ID-5. 9 MS. McGOVERN: Yes. All right. Thank you. 10 Next. 11 THE PUBLIC: Yup. 12 So the only other time I came to appear here 13 and speak, I was sworn, I believe Counsel Afran was 14 going to proffer letters into the record. I would like 15 them proffered now myself. They are letters from the 16 Essex County Planning Board dated June 28 in response to 17 a June 27 letter from me and a confirmation with copies, 18 stamped copies, but I brought originals in case -- 19 MS. McGOVERN: What's the date of the 20 letter? What's the year, June what? 21 THE PUBLIC: June 27, 2024 is first. 22 MS. McGOVERN: Is this about the notice 23 issue in terms of that the ordinance hasn't been filed 24 with the county Planning Board? 25 THE PUBLIC: About the filing, correct.
38 1 that. 2 Do you have any other documents, Mr. 3 Pannullo? 4 THE PUBLIC: Yes. Thank you. 5 Dated September 29, I will find the document 6 for you. There is/was submitted to this town, the town 7 council, this Planning Board and the Mayor and that was 8 -- this was signed on letter from 30 environmental 9 organizations in New Jersey. 10 MS. McGOVERN: That's a petition and the 11 board can't accept that. 12 THE PUBLIC: Actually the board can accept 13 the document. This board under Rule 506, the formal 14 rule of evidence are not enforced before planning 15 boards. May be valid in a court of law -- 16 MS. McGOVERN: There's a specific case that 17 says we can't accept petitions. 18 THE PUBLIC: This is not a petition. 19 MS. McGOVERN: Yes, there's a whole bunch of 20 entities that signed it that are not here to represent 21 themselves, because if the board had any questions to go 22 through that, that's akin to a petition. 23 THE PUBLIC: Can we also mark that as not 24 entered? 25 MR. AFRAN: Let me recite the -- I will	40 1 MS. McGOVERN: That's moot because it was 2 filed and then they renoticed everyone. It's moot. 3 THE PUBLIC: It's not about the notice, in 4 fact it's about the effectiveness of the ordinance over 5 this application on the date it was filed. And that 6 information and the original from the county are here 7 and I would like them marked. 8 MS. McGOVERN: We will mark them as an 9 identification number. In my opinion that was dealt 10 with and it is moot. 11 THE PUBLIC: Right. I understand that may 12 be a legal question and I am not a lawyer, you are not a 13 judge, and this is not a court of law, so I would like 14 that marked. 15 MS. McGOVERN: Objector-6 and it is a 16 package of correspondence relating to the county filing 17 of the ordinance. 18 THE PUBLIC: There's a series of 19 correspondence back and forth between Bill Potter and 20 you, counselor. 21 MS. McGOVERN: Mr. Pannullo. 22 THE PUBLIC: Yes. 23 MS. McGOVERN: I appreciate your zeal for 24 this, if this case goes to another level these things 25 will be discoverable, it's just not part of what the

41 1 board should be permitted to consider in terms of its a 2 legal argument and they're dealing with the land use 3 part. 4 THE PUBLIC: I appreciate that. I could be 5 dead by the time that happens and I'll have forgotten, 6 it won't be available. I would like to have it marked 7 and entered. I appreciate that. 8 MS. McGOVERN: So noted. 9 CHAIRMAN BAGOFF: We won't forget you. 10 THE PUBLIC: Well, we have been here a long 11 time. 12 Okay. 13 MS. McGOVERN: And that's it? Any others? 14 THE PUBLIC: So -- 15 MS. McGOVERN: Give them to Jamilet and she 16 will hold them in the file marked by identification and 17 should anybody want to OPRA them they could get them and 18 if we end up in court and somebody asks for discovery of 19 every document produced they will be produced. 20 THE PUBLIC: Thank you. 21 I have just one last item and it's the most 22 recent series, if you will. And that has to do with my 23 actually appearing here twice, once on September 10, 24 once on November 10, and a series of voice e-mails and 25 letters that were sent to Susan Gruel your fourth round	43 1 THE PUBLIC: Correct. 2 MR. AFRAN: Let me just note -- 3 THE PUBLIC: You're on the string, Bryan. 4 You get the e-mails as well. 5 CHAIRMAN BAGOFF: Mr. Afran. 6 MR. AFRAN: I need a moment to look at this. 7 I'm sorry. 8 CHAIRMAN BAGOFF: Okay. Mr. Afran, take a 9 moment. 10 (Whereupon, a short recess is taken.) 11 MS. McGOVERN: One last document marked as 12 Objector ID-7, letters to -- I'm sorry. Objector ID-8, 13 e-mails from Mr. Pannullo to Ms. Gruel objecting to the 14 affordable housing plan. That's what we were going to 15 call it, wasn't it? 16 MR. AFRAN: Isn't that ID-7? 17 MS. McGOVERN: ID-7, all right. 18 MR. AFRAN: I think the binder part of that 19 should be 7A, I think. 20 MS. McGOVERN: Okay. Make it ID-8, the 21 binder. All right. 22 MR. AFRAN: Okay. The binder. 23 MS. McGOVERN: So the binder from Pannullo 24 to Gruel. Okay. All right. 25 MR. AFRAN: Just for the record, Exhibit
42 1 housing element fair share planner and disclosures that 2 were made that were presented to everybody here, not in 3 this matter but in the housing element, for the reasons 4 that did not meet eligibility criteria now when the plan 5 was reached, nor did it the last time. Last time can be 6 moot this time is not. And I brought a copy of the 7 document set and in fact the book that I made sure it 8 was served that night, so we're clear. Jamilet's got 9 that on file. The correspondence from councils here. 10 MS. McGOVERN: The board is not reviewing 11 that for this application. Again, it's a legal issue. 12 That'll end up perhaps in court. 13 THE PUBLIC: As long as it's marked we can 14 explain it later. 15 MS. McGOVERN: Just ID number seven. 16 MR. PLOCKER: May I say something for the 17 record with respect to the documents Mr. Pannullo was 18 just referring to. I believe I was provided with a copy 19 of it at one point, and I will say for the record, that 20 that's an issue that was made to Ms. Gruel, who I 21 believe is the towns current affordable housing planner, 22 in connection with this boards consideration of the 23 towns fourth round plan. 24 THE PUBLIC: Correct. 25 MR. PLOCKER: Thank you.	44 1 ID-7 is a two page letter. 2 MS. McGOVERN: Two page letter and then 3 eight is the binder. Okay. 4 THE PUBLIC: And then I'm done, but this is 5 not a comment, this is a recitation from the transcript 6 from the very first meeting and it's actually, Chairman 7 Bagoff when you introduced this application you said at 8 the end of Page 13, "The board will listen to the 9 testimony of all witnesses, the applicants witnesses, 10 witnesses who may provide opposing viewpoints and the 11 boards own experts to determine if the application 12 satisfies both the site plan, requirements of the 13 township ordinance, as well as the zoning ordinance that 14 applies to this development. I want to take this 15 opportunity to thank you for joining us in the public 16 process and look forward to hearing from you all in 17 person and on zoom. Thank you very much on behalf the 18 Planning Board." I note that I don't think anybody here 19 has been allowed to communicate, speak via zoom, all 20 though that was your representation, your own words, 21 that night. It is winter, a lot of people are 22 snowbird's. I wanted to point that out for the record, 23 and I appreciate it. Thank you. 24 MR. AFRAN: Chairman, one more housekeeping 25 thing. Another gentleman came up to me and said he had

45 1 some additional documents, I discussed this with Ms. 2 McGovern, it was agreed, Mr. Plocker wasn't part of it, 3 I'm sure he has no objection, that we are not done at 4 the end of public comment, exhibits that aren't properly 5 marked can be identified and we suggest doing that at 6 the end of public comment. 7 MS. McGOVERN: Somebody thinks something was 8 supposed to have been on the agenda that was marked that 9 somehow didn't get on the agenda, then bring the 10 document and we'll search to see why we don't have it. 11 Or why we didn't have it. We are not introducing new 12 testimony, testimony is closed, we are now going to 13 public comment. 14 MR. AFRAN: But as far as -- 15 MS. McGOVERN: But we will go through 16 organizational matters of evidence. We'll make sure we 17 have all of the evidence that we're supposed to have in 18 the record. 19 MR. AFRAN: Yeah, I am not entirely sure I 20 agree with one point, Ms. McGovern. Public comment is 21 also evidence and a member of the public can introduce 22 evidence if they choose to. 23 MS. McGOVERN: Their five minutes they can 24 make that presentation and, yes, yes, it is evidence, 25 but it's not cross-examination. There is no questions	47 1 McGovern said, should have been on the record, we missed 2 it, we will review it and if it's presented it would be 3 put on the agenda. 4 THE PUBLIC: How is somebody being a part of 5 the public actually have something you didn't review, 6 how would we know? 7 CHAIRMAN BAGOFF: They present it to Jamilet 8 who will give it to the board attorney. 9 THE PUBLIC: Does that review go on to the 10 public, is my question? 11 MS. McGOVERN: The public has the agenda, 12 all of the documents are on there. 13 THE PUBLIC: What's missing on the agenda is 14 the point. That's my point. 15 MS. McGOVERN: We don't know what's missing 16 unless somebody brings it to our attention. 17 THE PUBLIC: Okay. Thank you. 18 CHAIRMAN BAGOFF: Thank you. 19 THE PUBLIC: Good evening, Mr. Chairman. In 20 light of that, what we were just talking about, I have 21 two documents. 22 CHAIRMAN BAGOFF: Sir, state your name. 23 THE PUBLIC: Jack McElroy. It's not public 24 comment yet. I am just adding to what Mr. Pannullo just 25 did. These are documents submitted previously --
46 1 back and forth. 2 MR. AFRAN: I have no intention of 3 cross-examining anyone in West Orange again. 4 MS. McGOVERN: All though I misspoke, I 5 think if the attorney for the applicant would like to 6 cross-examine a person making a public comment. 7 MR. PLOCKER: I believe the Land Use Law 8 states that, but I don't intend to. 9 MS. McGOVERN: Okay. 10 MR. AFRAN: It's discouraged. 11 MS. McGOVERN: But public comment means the 12 people are not questioning, they're giving comment. 13 MR. AFRAN: Right. 14 THE PUBLIC: Is there a procedure where we 15 go through or you go through all the exhibits in 16 evidence before you close the record and public comment 17 starts? 18 CHAIRMAN BAGOFF: No. Public comment is 19 going to start now. 20 THE PUBLIC: That wasn't my question. Is 21 there a process by which all the evidence and documents 22 submitted -- 23 CHAIRMAN BAGOFF: Yes, we'll be doing that 24 throughout the couple of weeks and go through Jamilet 25 and if somebody finds something they believe, as Ms.	48 1 CHAIRMAN BAGOFF: You said, we, who is we? 2 THE PUBLIC: That were previously submitted 3 in the July meeting. You don't have these minutes 4 online, so I couldn't get the exact date, but these are 5 documents that were submitted by the Verona Planning 6 Board attorney Mr. Mascera. 7 MS. McGOVERN: They're on the agenda. 8 THE PUBLIC: They're not listed on the 9 website on all the documents you have. 10 CHAIRMAN BAGOFF: What's the date, sir? 11 THE PUBLIC: One is the July meeting, but 12 again, since the minutes aren't put up I didn't have the 13 exact -- 14 MS. McGOVERN: The minutes are all there. 15 You got the last one today from December, so that was 16 there too. 17 THE PUBLIC: The documents are September 25, 18 Verona Planning Board resolution. 19 MS. McGOVERN: Yeah, O-20, Verona -- 20 No, that's the Verona Environmental 21 Commission. 22 CHAIRMAN BAGOFF: The resolution number 2024 23 resolution. 24 MS. McGOVERN: Resolution November 7, 1984 25 from West Orange Planning Board and Oval Road. Okay, I

49 1 actually remember this now. It's coming back to me. 2 Mr. Mascera showed up here and he did not have the 3 records and when he did get the records it had to do 4 with the resolution, the records he brought was a 5 resolution dated November 7, 1984 from West Orange by 6 West Orange Planning Board and Oval Road agreement 7 between Essex Fells and West Orange 1987. 8 THE PUBLIC: That was submitted by the Essex 9 Fells mayor, Mayor Mr. Davis. 10 MS. McGOVERN: He never introduced them. We 11 don't have that. He never came back with what he said 12 he was going to produce. Wait, Verona resolution. 13 THE PUBLIC: That's a resolution from the 14 township. 15 MS. McGOVERN: O-2, owner resolution from 16 the town. 17 THE PUBLIC: Believe me, I looked through 18 this list six or seven times. 19 MS. McGOVERN: What do you contend Mr. 20 Mascera gave to us that we don't have in the record? 21 THE PUBLIC: Verona Planning Board 22 resolution September 25, 1980. It was the agreement 23 made with this developer pertaining to the restrictive 24 covenant on the two lots that are not included in the 25 redevelopment plan by West Orange.	51 1 name. Like I said, you are handing them to me now, but 2 I haven't seen it. He said there were no minutes 3 available, I can check the minutes and the accompanying 4 transcript from the July meeting are on the website. I 5 would just like to look and see how they were referenced 6 by Mr. Mascera, and I am not doubting the witnesses 7 voracity, but could we just mark them for identification 8 at this point. 9 MS. McGOVERN: I am going to mark them, 10 absolutely. He did come and talk about them and did 11 submit them after the fact and they deal with Verona 12 property not West Orange. The lots and blocks were 13 listed. 14 THE PUBLIC: But it was an agreement with 15 the entire property. 16 MS. McGOVERN: The document speaks for 17 itself. 18 THE PUBLIC: Even -- 19 MS. McGOVERN: The document speaks for 20 itself and a judge, if need be, if this goes past this. 21 The reason why we are going to move them in as objector 22 exhibits, is Mr. Mascera did speak about them and then 23 he never brought them here, but he did e-mail them to 24 me. So that's -- technically he should have come back 25 with them, the way he said he was going to, but we can
50 1 MS. McGOVERN: On Verona's property? 2 THE PUBLIC: Yes. And it's the July 28, 3 1983 Verona Planning Board resolution specifically 4 speaking to the same. 5 MS. McGOVERN: Okay. Give it to Jamilet and 6 we'll mark those O -- 7 MR. PLOCKER: For identification, correct? 8 MS. McGOVERN: For identification, Objector 9 ID -- 10 MR. AFRAN: Well, I would argue that they 11 should be -- 12 MS. McGOVERN: Can I see them. 13 MR. AFRAN: I think they should be in 14 evidence because the board can take public notice of the 15 public acts of other governmental body's and therefore 16 since it relates factually to the issues that have been 17 discussed it should not just be for ID, it should be for 18 evidence. 19 MS. McGOVERN: Okay. We can mark this. 20 We'll do this one as Objector-41. 21 MR. PLOCKER: Mr. Chairman. I may not have 22 an objection to them being admitted into evidence, but I 23 have not seen them. I have not reviewed them. I know 24 the witness, the person offering them, I think it was 25 Mr. McElroy, is it? I don't want to mispronounce your	52 1 see they're official documents and so it'll be added to 2 the agenda record. 3 MR. AFRAN: Could you state a number for 4 each dated one? 5 MS. McGOVERN: O-41, resolution from Verona 6 dated September 25, 1980. Okay. 7 42, resolution, July 8, 1983. 8 THE PUBLIC: And to save time in the future, 9 I just want to also note that I looked through the 10 documents, we have the document of, letter from Verona, 11 what's the other one. Verona Environmental Commission, 12 South Orange, West Orange and Essex County just got 13 registered. I know at some point they were sent in from 14 Caldwell, Maplewood and Livingston also. 15 MS. McGOVERN: They -- 16 THE PUBLIC: E-mailed or someone was here to 17 -- 18 MS. McGOVERN: No, he came here. They 19 clearly read them and that was done. 20 We're done with Maplewood. 21 THE PUBLIC: Maplewood was read, right? 22 CHAIRMAN BAGOFF: Okay. 23 Again, you have five minutes. Come up. 24 Please speak to the application before us, information 25 that you believe will help the Planning Board make their

53 1 decision based on testimony, your feelings and how this 2 process has gone on so far. So state your name for the 3 record? 4 THE PUBLIC: My name is Jonathan Poor, 5 P-O-O-R. 6 MS. McGOVERN: Jonathan. 7 THE PUBLIC: Jonathan Poor. 8 MS. McGOVERN: Do you swear or affirm to 9 tell the truth nothing but the truth. 10 THE WITNESS: I do. 11 CHAIRMAN BAGOFF: Sir, go right ahead. 12 THE PUBLIC: I am here to read a letter from 13 the Maplewood Environmental Advisory Committee. I was 14 told that I wasn't able to read it into the record 15 before public comment, so I am here during public 16 comment to do it. 17 Thank you for being willing to serve on the 18 Planning Board members. I know it's quite time 19 consuming. The Maplewood Environmental Committee 20 Advisory Committee strongly urges the Township of West 21 Orange to reject the proposal by Garden Homes to build 22 nearly 500 homes on a 120 acre property known as West 23 Essex Highlands, an old growth forest that contains tens 24 of thousands of trees. This site is the last 25 unprotected core forest on Watching Mountains Second	55 1 Committee as indicated in a separate letter has also 2 voted unanimously to communicate its opposition to this 3 developer. 4 Given the strong public interest and public 5 purpose that would be furthered by the preservation of 6 this parcel, the Maplewood EAC encourages the Township 7 of West Orange to pursue Green Acres or other funds to 8 acquire this property for preservation, use and 9 enjoyment by members of the public both township and the 10 region. 11 Please let us know if the Township of 12 Maplewood or our committee can be helpful to support 13 West Orange in securing this parcel. 14 Sincerely, Maplewood Environmental 15 Committee. Thank you. 16 CHAIRMAN BAGOFF: Thank you very much. 17 Any other members of the public have any 18 comment about the application? Please come up and be 19 identified. 20 Any members of the public have a comment 21 about the application? Come up and be identified. 22 THE PUBLIC: Good evening, Mr. Chairman. 23 Before I begin my comment, I would like to request that 24 I spend three minutes speaking and two minutes on 25 formally showing a set of slides into the record as an
54 1 Ridge. It has been designated by town and county as an 2 important preservation site. As such it is an obvious 3 target for acquisition for either green acres or open 4 space funding. 5 Risks to local flooding and region wide 6 drinking water, including Maplewoods water supply, are 7 significant as detailed in the report from Princeton 8 Hydro. Drinking water from Maplewood's more than 25,000 9 residents could be affected from runoff from this 10 property. Given the current critical state of action to 11 stop or ameliorate the effects of climate change it is 12 more important than ever to preserve this core forest 13 which provides benefits of sequestering carbon, 14 preventing flooding and stormwater runoff, protecting 15 air quality among others. 16 We also understand from other commentor's 17 and experts in the field that the proposed project is 18 not in compliance with the new New Jersey DEP stormwater 19 regulations. 20 For these reasons the Maplewood 21 Environmental Advisory Committee urges the Township of 22 West Orange to reject the proposed 496 unit development 23 on said lands and preserve a 120 acres of forested land 24 in perpetuity. 25 Please note that the Maplewood Township	56 1 exhibit. The slides contain photographs I personally 2 took on Howell Drive showing the slope conditions and 3 then the next images are using Google Maps. 4 MR. PLOCKER: I thought the record was 5 closed. This is public comment, correct? 6 CHAIRMAN BAGOFF: He has a comment. 7 MS. McGOVERN: It's a comment. He is 8 illustrating his comment. 9 CHAIRMAN BAGOFF: Sit down, Mr. Afran. I 10 got it. 11 MR. PLOCKER: That's fine. 12 MR. AFRAN: Our position is the public can 13 offer evidence, including documented evidence. 14 THE PUBLIC: I do actually have -- 15 CHAIRMAN BAGOFF: Guys. Let's have a little 16 order. Okay. I understand what you're saying. My 17 decision, I made it, you can show it. Okay. 18 Joe, can you put it up? Good. 19 Do you want to talk while he's doing that? 20 THE PUBLIC: I'm going to speak first and 21 then two minutes on that. 22 CHAIRMAN BAGOFF: Yeah. Go ahead. 23 MR. PLOCKER: Could we, for the record, 24 confirm, Mr. Weisleder's address. 25 CHAIRMAN BAGOFF: Go ahead.

57 1 MS. McGOVERN: I have to swear you in. Put 2 your name on record and address. 3 THE WITNESS: Seth Weisleder, 17 Howell 4 Drive, West Orange, New Jersey. 5 MS. McGOVERN: Do you swear or affirm to 6 tell the truth the whole truth nothing but the truth. 7 THE PUBLIC: I do. 8 CHAIRMAN BAGOFF: Thank you. Go right 9 ahead. 10 THE PUBLIC: Good evening, Chair, members of 11 the board. My name is Seth Weisleder, 17 Howell Drive. 12 Directly -- I live directly below the proposed emergency 13 access road and catty-cornered to Building D. Before I 14 begin, I would like to ask you all something for a 15 moment, please. Close your eyes and picture yourself 16 living on Howell Drive. You're standing in a backyard 17 looking up at the wooded ridge, a ridge that has always 18 given our neighborhood peace, privacy and stability. 19 Now imagine everything else already being built on top 20 of that ridge and now imagine that same ridge being 21 blasted, cut open and reshaped for a five story 22 building, the largest in the entire West Essex Highlands 23 project, pushed 50 feet closer to the cliffs edge than 24 the original design and that the building would only sit 25 a few hundred feet from your roof line and the main road	59 1 Beyond safety there is a major quality of 2 life impact. Building D will tower above our homes 3 bringing shadows, noise, light, balconies and rooftop 4 activity directly into our backyards. It will alter the 5 character of our neighborhood and reduce our property 6 value. 7 An OPRA request by myself confirmed there 8 was no proof and can't be found of the green cards 9 required to notice Howell Drive residents before that 10 zoning overlay was adopted. A failure of transparency 11 and process. 12 Developers renderings leave out Howell Drive 13 homes entirely, hiding how close this structure really 14 is. We also don't have clear answers about emergency 15 access roads. It's exact distance from our homes, 16 whether it includes sidewalks, stormwater from that 17 road, how that will be managed on this unstable slope. 18 Given all this I respectfully urge the board 19 to vote no on Building D as currently proposed. A no 20 tonight is not antidevelopment, it's pro safety, pro 21 transparency and pro West Orange. A responsible path 22 forward would include re-sitting or rescaling Building D 23 away from the ridge and a full independent geotechnical 24 redesign with real feel testing. Accurate scale visual 25 overlays that show Howell Drive and our homes and as
58 1 on Howell Drive. That is what we, the residents, of 2 Howell Drive are facing. Building D is the largest, 3 tallest, closest structure to existing homes and the 4 only -- and the only one placed directly on the steep 5 slope made of two different types of rock, sand, salt 6 and basalt. Each reacting differently under stress, 7 water and excavation. 8 The township commissioned CME stability to 9 review and made several important points. They found 10 discrepancies, also found there was no field testing or 11 slope mottling. Neither engineer properly analyzed 12 heavily rainfall impacts or groundwater response. CME 13 recommended further slope evaluations because the 14 Hillside is not behaving as the uniform predictable 15 structure. 16 We also have two recent local examples which 17 have been already commented at 955 Pleasant Valley Way 18 where construction was done and people have come to 19 council complaining about slope issues. And case number 20 two, the Ron Jolyn disaster. The townships own 21 engineering report found conditions conducive to 22 periodic rock fall following the issues and continuing 23 drainage issues there. If we ignore these warnings, 24 Howell Drive needs to be positioned to be case number 25 three.	60 1 required by law and basic fairness. 2 Any board member who was directly involved 3 in the settlement agreement behind closed doors or 4 overlaid discussions should recuse themselves, public 5 confidence depends on impartial decision making. 6 A yes tonight repeats past mistakes in this 7 town. A no opens the door to a safer, smarter and more 8 responsible plan. 9 Thank you for taking time to picture what it 10 truly will feel like to live on Howell Drive. 11 I do have copies of the slides, I can 12 provide them. 13 CHAIRMAN BAGOFF: That would be great. 14 Thank you. 15 THE PUBLIC: This is what I already 16 mentioned, environmental stormwater, quality of life 17 concerns and legal. I am going to try to move quickly 18 here. 19 Built on the cliffs edge. Habitat impact. 20 Discrepancies on the applicants and objectors expert 21 testimony on slope stability and safety, quality of life 22 concerns, the aesthetics, obstructing scenic views, 23 causing shadows or the change of character of our 24 neighborhood. Noise levels and light pollution during 25 construction and eventual occupation. Property value

61 1 dropping and proximity of Building D to our homes. 2 Let's see. 3 Legal. Howell Drive was not properly 4 notified about the input in the settlement agreement in 5 the zone overlay ordinance before the Planning Board. 6 There is no proof of delivery and that is from an e-mail 7 from the deputy municipal clerk on 8/14 from an OPRA 8 request concerning green cards or proof of delivery 9 notification. We have been unable to locate them. 10 I am trying to click forward. Sorry. There 11 we go. 12 This is the area of focus, the developers 13 design. Sorry, I think I went -- sorry about that. I 14 did go to fast. Okay. So this is the current 15 developers design. This is the area that we are talking 16 about and as you can see we don't know where the houses 17 are exactly. 18 The neighborhood will have the largest 19 building of the project towering over our homes. 20 I said that, I am not going to repeat. Let 21 me go to the next slide. Okay. 22 So this is the concept plan that was 23 submitted on 3/3/20. You can see the look of the 24 building here. This is the latest design two years 25 later, a part of the Planning Board application. So	63 1 This is another image from another angle 2 which we have not seen. Here you have Howell Drive here 3 and you can see you have 15, 17 and across the street is 4 16 with the ridge line being here and Building D being 5 somewhere in this area towering over our neighborhood. 6 This is a screen shot that I took on 7 3/24/25. The white line in the photo is going up the 8 slope from Howell Drive to Building D, approximate 9 location according to the design, which is 413 feet from 10 the roadway from the homes of 13 and 15 on Howell Drive. 11 Howell Drive is here. Building D is here. The 12 emergency road cul-de-sac is here. Building D is 13 somewhere here. This is measuring a total of 413 feet, 14 according to Google Maps. Right here it's about 200 15 feet. So you can see how close this is from our homes. 16 And this is an aerial view according to Google Maps. 17 Next one. Real quick, the white line is 18 going up from 17 Howell, which is my home. On the 19 corner of Building D, which might be approximately about 20 here. Again, the cul-de-sac. Here is the rest of the 21 homes on Howell Drive and in Verona. Howell Drive in 22 West Orange. 17, 15, 13 and so on down the line. And 23 you can see that it's 200 feet, 334 feet from the 24 residential homes. 25 Here we are looking at, again, a Google Maps
62 1 it's moved closer to the slope and it's changed 2 significantly. I don't know what that exactly looked 3 like but this building here, and you will see on my next 4 slide, I am going as fast as I can here. You will see 5 this is really not one building but two buildings. It's 6 connected by this little lobby area here. So I am not 7 sure why it's considered one building. You can see 8 Building D is the largest building. Building Ds 9 location has made this the luxury building only because 10 of the views it's providing being closest to the slope. 11 Building D will be higher than -- it will be higher than 12 the tree canopy. Why is this building the only one with 13 a rooftop deck added on later after the original design 14 was submitted. Those questions have still not been 15 answered. 16 These are Google Map images of screen shots 17 that I took and drew on myself on 3/24/25. The red 18 arrow view is up the hill. The blue line is the 19 approximation. Again, I approximated, I'm not an 20 engineer, on the line of the slope for Building D. The 21 line of the slope for Building D is approximately here. 22 This is 17 Howell, this is 15 Howell and you can see the 23 slopes. This is 13 over here. So the arrows are 24 showing right up the slope there and this is the 25 cul-de-sac where the emergency exits going to be.	64 1 shot approximately, the reason I am showing this is 2 because you can see it's not depicting our homes. 3 The little ambulance at the top is where 4 that emergency access is, but we still don't know the 5 length of that road. So basically I'm requesting a 6 visual overlay to know the exact location of Building D 7 and how it's going to affect our neighborhoods. The 8 yellow and blue ambulance up here represent the 9 emergency areas. 10 Okay. Both images captured on Google Maps 11 again. Another different viewpoint here. Howell Drive, 12 the emergency egress. This is where the ambulance is 13 and the cul-de-sac is. Howell Drive in West Orange. 14 You have homes 15, 13 and 11 right over here and 15 proximally Building D somewhere in this area over here. 16 Now, this, if I went to fast my apologies 17 again. 18 This view is looking up here on the street 19 of Howell Drive using Google Maps. The blue line 20 indicates approximate view of Building D roof according 21 to the plan. If you can stand here on Howell Drive 22 looking up, this is house number 15, you are going to 23 see this huge building towering over Howell Drive. 24 Okay. Google Maps screen shot 3/24. Aerial 25 view looking down on 13, 15, and 17. Cul-de-sac,

65 1 ambulance. Supposedly the road is somewhere going in 2 here. And Building D is somewhere on here. Now, please 3 notice on 15 Howell Drive you already have these 4 structures. This is all wooden structures here, I have 5 them in my backyard as well keeping the slope from 6 coming down into our homes, which these homes, which we 7 purchased many years, not on the original construction 8 but after that you can see that we are on a slope 9 already. So the blue line represents the line for 10 Building D. The corner of somewhere around here. 11 The ambulance is the emergency access and 12 these are the homes that I was referring to. 13 These photos we recently taken, 11/2/25, 14 standing on the Howell Drive cul-de-sac. Which side 15 will the access road be built on of the electrical box 16 and what about drainage. So here we are. There's 17 cutouts over here. Is it going this way, is it going 18 this way. Is this being moved to the right, off to the 19 left. Where that guardrail is, is our homes. So we 20 have not seen plans for that emergency road access and 21 how that drainage might affect those slopes. 22 These photos were taken December 3, 2025 by 23 my own camera. View from the second floor of my home 24 and you can see the cul-de-sac up here and you can see 25 that Building Ds corner will be that way and you can see	67 1 photo, my apologies, that was a photo taken by myself on 2 12/17 -- it's a typo '26. Just recently. I don't take 3 photos into the future. 4 Okay. This is a photo taken on March 12, I 5 think you're getting the idea now. And I would like to 6 submit these and I am almost done. 7 CHAIRMAN BAGOFF: You're done. 8 THE PUBLIC: That is my last slide here. 9 This is coming up Howell Drive and as you can see you 10 will see all of Building D towering over Howell Drive. 11 That's the end of my presentation and thank you for 12 letting me submit this and for my comments. 13 CHAIRMAN BAGOFF: Thank very much, Mr. 14 Weisleder. 15 THE PUBLIC: Would you like copies? 16 MS. McGOVERN: We're going to mark that, 17 just the paper document as Weisleder slides O-43. I'll 18 take one if you want to give it to me. 19 THE PUBLIC: Oh. 20 MR. AFRAN: I'm sorry, you said the paper, 21 you mean the paper copy? 22 MS. McGOVERN: The paper copy. 23 MR. AFRAN: Of the photos as well? 24 MS. McGOVERN: Yeah. 25 MR. AFRAN: O-43?
66 1 the wood holding up the slopes as well that might be 2 stable or unstable. 3 This is a view from my own home, again, from 4 my driveway looking over at my neighbors at 15. And you 5 can see the slope here, how steep that slope is in 6 reality, not depicted in anything that we've seen yet. 7 I am almost done, Mr. Chairman. Thank you. 8 Photo taken by my phone on 3/12/24. This is 9 standing up at the cul-de-sac looking down the slope. 10 That's my driveway right there. 11 From 17 and 15 Howell. 17 is this way, 15 12 is that way. And, again, looking down Howell you can 13 see how steep the slope is and why we're all concerned. 14 The third picture is looking to the right 15 all at the top of the steep slope. House number 15 is 16 right here and that's where the core sample, some of 17 those samples were taken in this area, as we watched the 18 tractor almost tipping over. 19 Photo taken on my mobile device standing on 20 17 Howell Drive. My driveway, again, from my driveway 21 looking up. The yellow represents the potential ridge 22 line. Again, looking up at my driveway and that's where 23 we're going to see Building D towering over our homes 24 and you can see the rooftop of 15 here and how it 25 relates to the slope and how steep that is. That was a	68 1 CHAIRMAN BAGOFF: Yes. 2 MR. AFRAN: Thank you. 3 CHAIRMAN BAGOFF: Come on up. State your 4 name for the record and address, sir. 5 THE PUBLIC: Hi. Victor Misarti. I live on 6 Mayfair Drive and Dr. Bagoff, as I told you before and 7 you agreed, I am going to read a statement from this 8 other person who's been here, you guys might recognize 9 him, Bob Sharenow. He lives in the Highlands and it's 10 going to be three minutes, he says. 11 MS. McGOVERN: Do you swear to tell the 12 truth th whole truth nothing but the truth. 13 THE PUBLIC: I do. 14 So the statement, maybe I am wrong, but I am 15 looking at this plan as I would look at a balance sheet 16 with assets and liabilities. So let's look at the 17 assets side. There are only two items that are here. 18 Number one, a developer who wants to get a return on his 19 investment and number two, to help the town fulfill 20 their affordable housing requirements. I wonder how 21 many are really needed, affordable housing. A member of 22 the town council appeared a few meetings ago and pointed 23 out that 25 percent of the affordable units are not yet 24 rented and at Stone Hill Apartments at Essex Green Mall, 25 which has been open for about a year. Makes one think,

69 1 how many do we really need. 2 Also think about this, those who live there 3 at Essex Green have a supermarket, restaurants, movie 4 theater, best of all they have public transportation 5 readily available. This proposed project does not offer 6 any of those conveniences which would be surely needed. 7 Okay. Now let's look at the liability side. 8 It says here, oh my God, it's actually overwhelming, 9 probably take five to ten hours to cover everything 10 that's wrong with this development, certainly not three 11 minutes. But you, the Planning Board, have heard most 12 of these negative aspects over the last Planning Board 13 sessions and over the past months and counting. You 14 have heard from Mayor's, council members of adjoining 15 towns to express their opposition. They have outlined 16 all the reasons that this would be causing hardship to 17 their communities as well. You have heard from 18 environmental commissions from almost every town in 19 Essex County and from dozens of environmental groups. 20 Environmental groups throughout the state voicing their 21 objections. In addition you heard right in this room 22 Jonathan Redwine, a member of your own West Orange 23 Environmental Commission, just how bad this proposal is. 24 Furthermore, just a couple weeks ago both you, the 25 Planning Board and the Town Council received from Essex	71 1 Do you swear or affirm to tell the truth the 2 whole truth nothing but the truth. 3 THE WITNESS: Yes. 4 MS. McGOVERN: Thank you. 5 CHAIRMAN BAGOFF: Go right ahead. 6 THE PUBLIC: We've lived in West Orange over 7 15 years. I live within the 200-foot notice area and I 8 want to individually object to this application and 9 reserve all rights. Our backyard abuts the woods, just 10 below the slope. The top part of our yard is a hill 11 making it good for sledding but bad for flooding. 12 During Hurricane Irene, Ida and several large rainstorms 13 in between water swelled up from the ground and come 14 into our basement. 15 Now, I first heard about this project in 16 2018 when the developer sought a letter of 17 interpretation on the wetlands. Our neighbors growled, 18 we wrote the DEP and we heard nothing. We weren't 19 informed in 2020 when this settlement was proposed to 20 the town council or when the zoning ordinance was passed 21 by the Planning Board. I never received proofs of 22 service when I inquired when I first learned about this 23 again in 2023. At the time we learned that it was full 24 blown plans to build four apartment buildings crisscross 25 over wetlands. Previously my neighbor who, lives even
70 1 County Environmental Commission a resolution spelling 2 out in detail the numerous reasons to vote this down. 3 So in conclusion, I know you're caring and 4 dedicated people and deep down you know this project is 5 wrong. So I ask -- so all I ask is to please let the 6 facts and your conscious guide you. You have an 7 obligation for the good and welfare of thousands of West 8 Orange residents and neighbors in your hands. It's a 9 simple vote no, as you did in 2006 when the proposal was 10 only 136 homes not 496 apartments. Okay. Thank you for 11 these three minutes and thank you everyone in the room 12 for standing up and saying to vote this down. That is 13 the statement. 14 CHAIRMAN BAGOFF: Thank you very much. 15 Do any other members of the public have any 16 comments about this application? Please come up and be 17 identified. State you name and address for the record, 18 please. 19 THE PUBLIC: Jennifer Sherret, 11 Howell 20 Drive. 21 MR. AFRAN: Excuse me one moment. 22 MS. McGOVERN: How do you spell your last 23 name? 24 THE PUBLIC: S-H-A-R-R-E-T. 25 MS. McGOVERN: Thank you.	72 1 closer to the woods, also the 200 foot notice area, did 2 not receive that notice which is when we first or I 3 first realized that this Eagle Sciences letter from the 4 developer had not been properly delivered to all the 5 neighbors. So we started knocking on doors and getting 6 everyone to know that at least. And that's how a lot of 7 us come to together. I am very concerned about 8 flooding. This project is going to be removing over 9 5000 trees which serve as a natural way to prevent 10 erosion and flooding. If we experienced flooding in 11 years past, I do not see how a new project will not 12 exacerbate the issue and I believe expert testimony from 13 Princeton Hydro demonstrated that. As recently as this 14 past year in 2025 whenever there is a bad rain, not a 15 hurricane, but one of the bad rains we seem to get all 16 the time now, I have a river running through my 17 backyard. 18 Another issue specific more to where I live 19 on Howell Drive that I did not believe has been given 20 sufficient attention throughout these proceedings is the 21 sewer line. The sewer line from the Highlands comes 22 through the woods and goes underneath my property out 23 onto the street on Howell Drive. Now, this sewer line 24 gets backed up all the time and there's a stench. My 25 neighbors and I have called the department of health and

73 1 they come out and they can't really find the problem and 2 then the cycle continues. 3 No ones explained adequately how the new 4 sewer line will work, but I understand there will be a 5 new substation somewhere and I believe this is not an 6 issue saved for construction plans, this is a critical 7 issue and the Planning Board should not be approving 8 this without a full understanding how the sewer plans 9 are laid out with utilities and the utility authority 10 deeming it safe without creating obnoxious smells for 11 all the residents, both the ones who are proposed to 12 live in the new project and the ones currently who live 13 on Howell Drive and surrounding areas. 14 Now, with regard to the traffic. The cars 15 are supposed to flow out onto Oval Road and then to 16 Eagle Rock. Howell Drive is only supposed to be used 17 for emergencies. Howell Drive cannot sustain additional 18 cars. It's very narrow with several bends. 19 Now, there were agreements decades ago to 20 ensure that Howell Drive was not opened up and that must 21 be upheld. I am also extremely worried about Building D 22 and confused how the Planning Board could approve 23 Building D -- approve the project with Building D in it. 24 It is built along steep slopes and some points, as we 25 heard testimony, are seven feet from the pinch point.	75 1 settlement, court approved the fair share housing plan. 2 I urge the Planning Board not to make any rash 3 decisions. There's been over 25 plus hearings, a 4 tremendous amount of testimony and I know that the 5 Planning Board does take it's job very seriously and 6 hope that when public comment is concluded they will 7 really take the time to dive into all these issues and 8 understand whether or not this is appropriate for this 9 area. Thank you. 10 CHAIRMAN BAGOFF: Thank you very much. 11 Any other members of the public who have 12 comments about this application? Please come up. 13 THE PUBLIC: Good evening. My name is 14 Barbara White. I talked to all you at one point or 15 another and want to continue -- 16 MS. McGOVERN: Do you swear or affirm to 17 tell the truth the whole truth nothing but the truth. 18 THE PUBLIC: I do. 19 MS. McGOVERN: We do need the address on the 20 record. 21 THE PUBLIC: 51 Howell Drive. 22 MS. McGOVERN: Thank you. 23 THE PUBLIC: I have some very, very deep 24 concerns that I have not heard fully addressed in 25 testimony, and they have to do very much with the
74 1 This is a hazard. It would be a hazard for those who 2 live there and a hazard for everyone who lives below the 3 slope, Howell Drive, Rosemont, Mayfair and Nasser Road. 4 I believe the Planning Board is putting lives and 5 property at risk if you approve this project with 6 Building D where it is currently set. The Planning 7 boars has the discretion to mandate some changes to this 8 project. I have heard them do that several times 9 throughout this process. Additional lighting, 10 additional parking, but I think you need to start 11 focusing on the core safety issue. While I think this 12 project should not be built for many of the reasons my 13 neighbors will explain, I expect, including the thousand 14 plus cars that will be flowing onto Eagle Rock, at a 15 bare minimum the Planning Board cannot in good conscious 16 allow this project with Building D. 17 The Planning Board is well aware of the Ron 18 Jolyn tragedy and you're well aware that after that 19 occurred the town council amended the steep slope 20 ordinance. This project is in violation of that 21 ordinance. I have heard the Planning Board does not 22 have to consider that because of the settlement. I 23 think the Planning Board needs to assert some 24 responsibility when it comes to this issue. I think 25 there's also misnomers the court approved the	76 1 general safety of the project. There's -- for example, 2 one of the things that was provided to me by the Mayor, 3 which I did raise some concerns, was a copy of an April 4 4, 2024 letter from the previous fire department and 5 answered several of the questions that have been raised. 6 I looked at that letter, the letter leaves questions, 7 important ones, unanswered. As an example, the letter 8 indicates that the fire chief is not able to lend an 9 opinion on traffic in and out of that area because he 10 didn't have a traffic report that he could review. What 11 is not mentioned in that, and certainly becomes a bigger 12 concern, because fires have continued, the environment 13 is more threatening, we have not yet heard what the plan 14 is for water at that height. One of the wonderful 15 things about living at 51 Howell Drive is the views and 16 the deer and the trees. One of the not so wonderful 17 thing about living there is because of the very steep 18 slopes. Those of us, myself and many of my neighbors, 19 in order to run a sprinkler system or be able to flush a 20 toilet while you're taking a shower, you have to have a 21 very expensive individual pump in your home. We do not 22 know which of the water authorities will supply the 23 water, all though West Orange residents water is from 24 Verona. We, again, have no idea how this is going to 25 work and since we don't know how the water is going to

77 1 go into these almost 500 units, it also begs the 2 question of what water availability there is in the 3 event of a fire. 4 The letter from the previous chief was 5 rendered previous to the fire that took place in April 6 of last year in the Reservation. That fire ended up 7 burning 18 acres, the topography is not significantly 8 different from where we are, except that there are no 9 homes there. We aren't trying to fight a fire in the 10 middle of a residential area. 11 The other difference is that particular area 12 is groomed. If you look at the woods, you've seen 13 plenty of pictures, it is unmanaged, it is ungroomed. 14 In the event if you had something catastrophic enough I 15 believe if you tried to evacuate the property, I do not 16 know how 600 families, 1200 cars leave that property 17 safely. You can't walk out of it. 18 One of my neighbors here husband happens to 19 be an ER doctor, he talked about the woods as being a 20 widow maker. Trees come partially down, they're not 21 removed, so even just trying to walk through the woods 22 is dangerous but in the event something happened, it's 23 next to impossible. That a fire that took place in the 24 Reservation, took place, initially the call was at 25 night. So just imagine you are asleep, the 911 call	79 1 manage that fire that took place. Learn about the fact 2 that the only way to get to the fire is to bring in 3 special equipment. Talk about the challenges you have. 4 We don't have adequate water supplies, but you have 600 5 families in the middle of a forest. 6 Thank you for your time and attention. 7 CHAIRMAN BAGOFF: Thank you very much. 8 Do any other members of the public have any 9 comments? Please come up and be identified. 10 State your name and address. 11 THE PUBLIC: My name is Lori Hassell. I 12 live in the West Essex Highlands. Address is 6I Lapis 13 Circle. 14 MS. McGOVERN: Do you swear or affirm to 15 tell the truth the whole truth nothing but the truth. 16 THE PUBLIC: Yes. 17 I've been a resident of West Orange 18 Highlands since 2016, about nine and half years now. I 19 am here to oppose the project proposed by Wilf and his 20 company, Garden Homes and named affiliates. I first 21 would like to mention, I'm not opposed to state mandated 22 programs such as Mount Laurel. In fact I was previous 23 Division Manager CTX Northeast under the umbrella of the 24 Centex Homes, where at the time of my tenure was the 25 third largest builder in the country. I advocated and
78 1 goes in at 10:39 PM, you live in one of those almost 600 2 units and, yes, there will be an alarm and, yes, you 3 will be told to go to the roof or wherever else, but 4 there is nothing that is going to deal with the human 5 emotion of I am living in the middle of the woods. I 6 have deer fencing around me, I am afraid for my family 7 and I want to get out. We do not know how those people 8 would leave in any reasonably sized emergency. When the 9 fire chief spoke to the ingress and egress in the letter 10 that I referred to earlier, most of it was around the 11 building and the fire trucks to turnaround, that was 12 something that was a big issue with 136 houses. It did 13 not in any way speak to what happens when you need too 14 get into that property and people are getting out, what 15 happens when cars are abandoned. Think about that 16 California fire. All those people had to leave their 17 cars. How do you get fire trucks in and out. How do 18 other services get in and out. They did not have that 19 challenge in the Reservation. And by the way, the lead 20 fire department in the Reservation was in fact the West 21 Orange Fire Department. I think we have a major safety 22 issue that had not been fully addressed and discussed 23 during the course of this project. I would urge you to 24 seek one more persons testimony, have the fire chief 25 come take a look at how they were able to manage or not	80 1 facilitated Mount Laurel housing in many communities I 2 served. I supported the program over the years as I am 3 a single mom and raise two boys that are now young 4 adults, I fortunately did not need this type of program 5 but always advocated and sympathized with those who did 6 and still do, only where it makes sense. I understand 7 for other counties and my circle of influence that the 8 state is putting pressure on all towns to meet their 9 long overdue quotas with a deadline through 2025. I 10 also understand the threat of a lawsuit under the 11 builders remedy inclusion in the doctrine. I also 12 understand the Mount Laurel housing strict requirements 13 for selected properties and need to ensure they have all 14 necessary permits and approvals before selecting a 15 property and includes the -- and includes the property 16 will abide by local zoning regulations, soil quality and 17 access to utility and any environmental restrictions. 18 Hence, all these lovely reports and studies were 19 completed. I bring this up because I want to emphasize 20 the developers own traffic engineer testified under oath 21 that as the plan exists now that what I am about to 22 express here alarmingly won't change. What is happening 23 with this project does not make sense. There are 24 variables that will affect surrounding communities, such 25 as West Essex Highlands. Due to the lack of time I am

81 1 going to mention two that directly relate to West Essex 2 Highlands. 3 My first concern is flooding. Recently our 4 community has paid tens of thousands of dollars to 5 remediate a flooding issue in several buildings that 6 have been ongoing for years with many attempts to 7 correct incurring costs along the way. From what I have 8 been advised, this issue has been ongoing since West 9 Essex Highlands initial development, which I am sure you 10 are aware this community was built by the same 11 developer. My concern is that if this new development 12 changes the land it will create flooding once again 13 producing an even more harmful situation than it has 14 been all these years. I am not sure those same 15 buildings will tolerate increased flooding levels and 16 believe that more buildings will fall into the same 17 deteriorated condition. I am not an expert but I have 18 personally experienced when a neighbor changes the land 19 even remotely minor in nature it can change the water 20 flow and in turn affect neighboring properties 21 negatively. I question if the fail in the slope or a 22 change in the water flow affects the neighboring 23 communities who will be responsible. 24 My second concern is infrastructure. There 25 are 300 units with an estimated over 1,000 residents in	83 1 CHAIRMAN BAGOFF: Go right ahead. 2 THE PUBLIC: The current road design at the 3 end of Oval Road which the 90 degree angle already is 4 conducive to constant crashes and ultimately destroys 5 our community brick wall causing West Essex Highlands 6 thousands to repair. The West Essex Highlands is an 7 aging community with a high concentration of retirees. 8 We already have a single point of failure and I fear it 9 is a death trap waiting to happen with the increased 10 traffic and population. I implore you to allow Wilf to 11 find another more reasonably, less negatively affecting 12 property. I am sure he's happy to promise the same 13 Mount Laurel contribution to fulfill the fair share 14 housing requirements mandated by the state and I would 15 be happy to help. 16 CHAIRMAN BAGOFF: Thank you very much. 17 Any other member of the public have any 18 comments? Please come up, be identified and state your 19 name and address. 20 THE PUBLIC: Justin Goldman, 14 Moran Road, 21 West Orange. 22 MS. McGOVERN: Do you swear or affirm to 23 tell the truth the whole truth and nothing but the 24 truth. 25 THE PUBLIC: I do.
82 1 West Essex Highlands, The Grand has roughly 70 homes 2 with an estimated population of over 300 residents 3 totaling 1,300 in total. Within the last year the only 4 road into the West Essex Highlands was blocked due to a 5 fire on the site of Oval Road. This incident lasted 6 about two to three hours and thankfully no one needed 7 immediate medical assistance nor any other life 8 threatening emergency and our ability to exit or enter 9 the community resumed. The year prior to The Grand 10 incident there was fire with similar issues. 11 Surprisingly this is not a rare occurrence. With the 12 amount of additional housing the chance of yet another 13 fire and blocking the roads certainly increases. This 14 road is already a very precarious set up and I fear what 15 will happen in the future will be catastrophic, 16 especially given 500 units carrying at least a 1,000 to 17 2,000 more residents resulting in a total of three to 18 four thousand trapped residents. 19 In addition, a potential equal amount of 20 cars in the road creating an influx of traffic into and 21 out of the community is not only creating noise 22 pollution but with the current traffic patterns a series 23 of accidents is bound to happen all by itself. Thank 24 you. 25 The timer. Can I finish?	84 1 So good evening Planning Board members. 2 Thank you for your time tonight and Happy New Year. 3 I want to start by saying the last council 4 meeting on January 6 I requested an update on a 5 stormwater ordinance that I had drafted for the town 6 relating to missing stormwater data. At that meeting 7 the update I received was that we still do not have 8 accurate stormwater data and that the time line would be 9 at least several months and I believe in good faith 10 citing the number was at least six months before we have 11 the data in order to "be in compliance with the new set 12 of laws." And before someone asks if the missing data 13 that we don't have is specifically pertinent to West 14 Highlands, I'd say it's irrelevant where the missing 15 data comes from because stormwater, as we know, has 16 recipratory effects, that's why we have neighboring 17 towns concerned with this issue as well. 18 I believe this is a relevant update for this 19 panel tonight because as it pertains, our town, in our 20 council meetings, is acknowledging that it does not have 21 appropriate or full data in which I would feel confident 22 for our ability to ensure that we can safely handle 23 exacerbated stormwater capacity and yet we are here 24 knowingly acknowledging that we don't have that data and 25 moving forward with the proposal in which that data is

85 1 needed to ensure resident safety. So I believe that 2 we're advocating our duty as our town in full admittance 3 when you say things like, to be in compliance, 4 acknowledging that we're currently not in compliance 5 with the environmental stormwater regulations and 6 admitting that we have missing data that could be 7 relevant and pertinent to this application. That's why 8 I asked that at the last council meeting, because I 9 asked at th previous council meeting where that update 10 was and our town employees spoke on the record at that 11 meeting saying that we do not have that data and it 12 would take six months at a minimum until we are able to 13 have that data. So at a bear minimum I'm asking that 14 this board not move forward at least for another six 15 months, until we have that proposed potential data, 16 because our town is now on the record and I want to put 17 this out there, of admitting that we do not have the 18 data as it relates to stormwater mapping and on the 19 record as to us saying that we are not in compliance, 20 that's not my words, that is a town representative who 21 asked to speak on behalf of the council at the last 22 council meeting. That should raise grave concerns as to 23 how we could have faith that our governing body are not 24 only in competing interests because we're standing there 25 and one body saying that we don't have the data and then	87 1 MS. McGOVERN: Do you swear or affirm to 2 tell the truth the whole truth nothing but the truth. 3 THE PUBLIC: I do. 4 CHAIRMAN BAGOFF: Thank you. Go right 5 ahead. 6 THE PUBLIC: I am a board member of our 7 Green West Orange representing over 2,000 families in 8 West Orange. We are here to support the residents of 9 the West Essex Highlands, Howell Drive, Essex Fells and 10 Verona who are opposed to this project for their own 11 health and well-being. 12 The last time the Planning Board entertained 13 an application to develop West Essex Highlands property 14 they voted, no. They voted no because of the 15 endangerment of the present community due to 16 unmanageable, inevitable additional relentless traffic 17 and limited egress. It's a trap. The fire department 18 sunk the project the first time, where are they now. 19 Nothing has changed except more units are planned with 20 even more pressure on the land and community. This 21 project is a hazard to life. We cannot afford to lose 22 this canopy. 20 years ago we didn't have the symptoms 23 of climate change that we have today. This property 24 should be voted down for all those unknowns and for all 25 those risks. The voters would be wise to remember that
86 1 the next body we're supposed to be relying on the data 2 in our town saying it doesn't matter if we have the data 3 or not. So I am just asking that we come to some type 4 of agreement as to multiple arms of our town supposedly 5 working on behalf of the interest of West Orange to at 6 least say we need something concrete, comprehensive and 7 consistent before we can make decisions that put our 8 residents safety at harm. We can't willingly and 9 honestly say in one meeting that we are missing data as 10 it relates to something as severe as stormwater runoff 11 and our pipe capacity and other issues and then in the 12 next meeting say we brought in somebody else and they 13 kind of said it might be okay. We don't really know. 14 We'll figure it out. All I'm asking and I, because I've 15 been here multiple times in good faith, let's operate in 16 the same good faith that I'm asking this question, and 17 get the same good faith argument back. If we don't have 18 data that is relevant to a project let's at least admit 19 that that should be grounds for a pause. If we don't 20 have sufficient data pause until we get it. That's all 21 I'm asking. Thank you very much. 22 CHAIRMAN BAGOFF: Thank you. 23 Please state you name and give your address. 24 THE PUBLIC: Sally Malanga, M-A-L-A-N-G-A. 25 All A's like my report card.	88 1 the current administration is in favor of this project. 2 It does not take into account the objections from the 3 community regarding all this flooding, tree loss, 4 traffic and prior safety. Their inactions show they 5 just really don't care. This year we get to choose a 6 new Mayor, that person must represent the residents and 7 not the outside money interest who profit and run 8 leaving us with persistent flooding and compromised 9 safety. Let's make sure that the next group of elected 10 official does not sacrifice the residents and the trees 11 for personal politics. Please vote no. 12 CHAIRMAN BAGOFF: Thank you. 13 Please come up and state your name and 14 address for the record, please. 15 THE PUBLIC: Good evening. Danielle 16 DePalma. I am within the 200-foot notice are, 67 Lapis 17 Circle, West Orange. 18 MS. McGOVERN: Oh, I'm sorry. Do you swear 19 or affirm to tell the truth the whole and nothing but 20 the truth. 21 THE PUBLIC: I swear. 22 Firstly, I would like to address the gross 23 misrepresentation and inappropriate comments made by 24 people who were and are in the same standing. We as a 25 community do not care whether it's 496 luxury apartments

89 1 or 496 halfway houses to be built. This development 2 does not belong here. 3 Secondly, it is unfair that five people were 4 able to decide the faith for not only 300 residents of 5 the West Orange West Essex Highlands community but for 6 all of West Orange and parts of neighboring towns. The 7 main argument against what was just said is, oh well, 8 you voted them in. They inevitably failed in their duty 9 to protect the public and we did not vote for that. 10 Tribal leader Vinny, a member of the Lenni 11 Lenape tribe whose ancestors once lived on and walked 12 this land once said, "The man who cuts down all the 13 trees and kills all the animals will find that he has 14 nothing left to eat." Nature sustains us. It feeds us. 15 We have all grown as people over our involvement with 16 this project. For me that time frame is four years. In 17 extraordinary cases, such as Mr. Tractenberg, that time 18 period is 25 years. Imagine that, 25 years. Think 19 about who you were 25 years ago. What you stood for. 20 What your life was like. Can you imagine fighting for 21 something for 25 years. How special and important that 22 land must be to want to preserve it for 25 years without 23 wavering in that devotion. You will be raking the 24 aftermath of this decision, your decision for years to 25 come. Do the right thing, show that you care. Thank	91 1 community. Thereby my family and I share the following 2 personal concerns. 3 This project can cause a substantial risk of 4 soil erosion, rock slides, land subsidence and 5 ultimately flooding in our homes and streets that are 6 located around the Second Watching Ridge forest. 7 In regards to flooding. I have in my hand a 8 furnished picture of what can happen at the Second 9 Watchung Ridge forest when we have heavy rains. I have 10 a picture of it. A few years ago many homes in our area 11 experienced flooding in our basements. Many suffered 12 damages and personal loss. Our streets were also 13 flooded. My wife and I stayed up until about 5:00 14 o'clock in the morning bailing out water out of our 15 basement. 16 Secondly, I'm also concerned about Building 17 D that's being built seven feet from the mountain ridge. 18 An independent We Care expert sounded the alarm at a 19 Planning Board meeting by reporting that it will be a 20 tremendous risk to construct Building D within seven 21 feet of the ridge line on the Second Watchung Mountain. 22 I believe history is our best teacher. To refresh our 23 memory, on September 1, 2021, 45 families were abruptly 24 evacuated from the Ron Jolyn apartments on Northfield 25 Avenue, West Orange due to a rock slide from Hurricane
90 1 you for hearing me tonight. 2 CHAIRMAN BAGOFF: Thank you very much. 3 Any other members of the public have any 4 other public comment? Please come up and testify. 5 State your name and address for the record, sir. 6 THE PUBLIC: Orin Knights, 19 Rosemont 7 Terrace, West Orange. 8 MS. McGOVERN: Do you swear or affirm to 9 tell the truth the whole truth nothing but the truth. 10 THE PUBLIC: Yes, I do. 11 MS. McGOVERN: Thank you. 12 THE PUBLIC: I am going to use the light 13 because -- 14 CHAIRMAN BAGOFF: Go right ahead, sir. 15 THE PUBLIC: Good evening, Mayor McCartney, 16 Mr. Chairman and members of West Orange Town Council and 17 Planning Board. 18 As a resident of West Orange I'm profoundly 19 concerned about the 496 unit four story housing 20 development that is being proposed to be built on a 120 21 acre forested acre on the Second Watchung Ridge forest 22 area in West Orange. Sadly this development calls for 23 the clearing of about 38 acres and deforestation of 24 about 6,000 trees, not to mention the irreversible 25 damage this project will have on the environment	92 1 Ida. Unfortunately the building will ultimately be 2 demolished. Thankfully no one got injured or died, and 3 sadly 30 people in New Jersey died in that storm. 4 On a personal note, my wife and I were in 5 our home when we experienced on April 4, 2024 a 6 magnitude 4.8 earthquake that shook our home. Soon 7 thereafter on June 2024 we experienced another 3.4 8 magnitude earthquake, hence the proposed development on 9 the mountain ridge, in particular Building D, causes a 10 grave threat to the tenants and to our community. 11 Lastly, we are immensely concerned about the 12 stormwater drainage system. It was reported that the 13 rock slide at the Ron Jolyn apartments was tied in part 14 to a stormwater runoff issue. For the second -- for the 15 record, Princeton Hydro commissioned by We Care New 16 Jersey submitted a 43 page document on October 5, 2025 17 to Dr. Robert Bagoff and the West Orange Planning Board 18 explaining why building on the West Essex Highlands is 19 dangerous because of flooding and other reasons. 20 It is also -- it also questioned some of the 21 methods that the applicants expert used in his 22 investigation. Furthermore, the towns engineer CMEs 23 plan is to address issues as they occur. How do you 24 address a landslide that damages your home or does 25 something worse, how does addressing things after the

93 1 fact make any of us safer. If this project is allowed 2 to move forward shamelessly under the guise of 3 affordable housing the environmentally sensitive land 4 will be forever destroyed. 5 Furthermore, it is a project being built in 6 an area that is unsustainable for affordable housing. 7 The needless destruction of an intact forest, echo 8 system, watershed and wildlife should not be destroyed 9 in the name of affordable living. 10 Additionally, and I have a few more seconds. 11 Additionally the quality of life in our community will 12 be impacted with heavy traffic and sadly we, the 13 residents, will be left holding the bag with nothing to 14 show but high taxes and a destroyed Watchung Ridge 15 forest. Your decision and legacy will be irreversible 16 and will forever leave a positive or a negative impact 17 on this forest and our community, and in particular for 18 those of us who's homes are here. 19 And lastly, therefore we the residents of 20 West Orange, We Care, our neighbors and the adjacent 21 communities of Verona, Roseland, Essex Fells, South 22 Orange and other advocates, respectfully request that 23 the Township of West Orange reject the proposed housing 24 development on the Second Watchung Mountain Ridge 25 forest. Thank you.	95 1 just a dirt slope. But if you look at O-37 you will 2 notice that there is a large green area, it's labeled, 3 Outcrop Report. It's about a 140, 150 long area exposed 4 rock. Mr. Kleinberg said it's about, at some point, 5 about ten to 12-foot high, which is, you know, again, he 6 is saying that there's not a rock slope, it's just a 7 dirt slope but there's large areas of exposed rock. 8 That rock happens to be, towers over my property at 13 9 Howell Drive. If you look at the base of that rock you 10 will see lots of fragments which seem to have come off 11 that rock face. Lots of piles of rock at the base of 12 that. Based upon the exhibit, if you, you know, using 13 the measurements on there, I was able to calculate that 14 right at the base of that slope, the first 60 feet of 15 slope right under that southern portion of that slope 16 the elevation changes of 30 feet over 60-foot, that's a 17 50 percent slope. When Mr. Kleinberg was asked about 18 this by my wife he said when we get to the houses I'm 19 not worried about any damage because, you know, it drops 20 to a very flat, you know, 10, 15 degree slope. He said 21 the same thing when Mr. Afran had asked him about, I 22 think the meeting before, if you were to calculate, 23 again, based on the same exhibit from that exposed rock 24 to my backdoor is about 250 feet and it's an 84 foot 25 elevation change. That's a 33 percent slope. If you
94 1 CHAIRMAN BAGOFF: Thank you, sir. 2 Ladies and gentlemen, can I just tell you 3 that with all the clapping, all the noise, the court 4 reporter can't hear what's going on, so the record can't 5 be accurate. So I understand that you're very, very 6 interested in expressing yourself but this is not the 7 time to do it. Just let the court reporter do his job. 8 Let's get all the information accurate and recorded. 9 Thank you very much. 10 Does anybody else have any public comment? 11 Please come up and be identified. State your name and 12 address for the record, sir. 13 THE PUBLIC: Brian Klein, 13 Howell Drive. 14 MS. McGOVERN: Do you swear or affirm to 15 tell the truth the whole truth nothing but the truth. 16 THE PUBLIC: Yes. 17 Initially I came here hoping to ask Mr. 18 Kleinberg a couple of questions after his testimony, but 19 since that wasn't allowed, I will just focus my public 20 comments on what I was going to ask Mr. Kleinberg about. 21 Over the last few meetings there was a lot 22 of discussion about steep slopes and he was asked about 23 the debris falling down the slope, damaging the slope, 24 rock slides, things like that. One of the comments he 25 made is that there wouldn't be a rock slide because it's	96 1 measure from that exposed rock to my pool, it's about a 2 200-foot distance and an 84 foot elevation change. 3 That's a 42 percent slope. The first 100 feet right 4 under that rock, and the rocks probably about ten feet 5 above measuring 40 feet from that going directly towards 6 my property. The first 100 feet it drops 40 feet, 7 that's a 40 percent slope. And from that outcrop of 8 rock to my kids swing set is a 160 feet distance, that's 9 a 60-foot elevation change. It does not flatten as he 10 suggests, it's very clear from the map, from the 11 exhibit. 12 A few meetings ago Dr. Pannullo asked him 13 what the chances are of the slope failing. All he could 14 say is the best I could do is, it is not likely. So I 15 would like to point out that if it's just the best he 16 can do, that it's unlikely that this large area of rock, 17 which he kind of didn't acknowledge at all, sitting 18 above an area where my kids can be playing without 19 flattening, measure boulder size piece rocks dislodging, 20 maybe due to the blasting, digging, trees being moved, 21 water flows, who knows what could happen, I think it's 22 pretty clear that, you know, this does not make sense. 23 Thank you. 24 CHAIRMAN BAGOFF: Thank you. 25 Any other members from the public have

97 1 comments? Please come up and give your name and address 2 for the record. 3 THE PUBLIC: Sophia Joseph, 19 Cunningham 4 Drive. 5 MS. McGOVERN: Do you swear or affirm to 6 tell the truth the whole truth nothing bu the truth. 7 THE PUBLIC: I do. 8 Good evening council members and thanks for 9 the opportunity to speak. 10 Unlike many other members of the public I 11 did just move into the area in June of last year to 12 Cunningham Drive. My name is Sophia Joseph, I live 13 directly across the street from the forest on the Second 14 Watchung Drive. Every morning my children and I watch 15 the deer step out of that forest into our yard. It's a 16 small beautiful part of our routine. One reason we 17 chose to live in this house. But I'm here tonight 18 because removing this forest for a 496 development would 19 create serious permanent risks for both the people and 20 environment of West Orange. And as a parent I am deeply 21 worried about what those risks might mean for my 22 children's future. This forest protects our safety, 23 this ridge is not empty land, it's a natural protection 24 system that absorbs stormwater, prevents flooding, 25 stabilizes slopes and protects homes. The soil here	99 1 extra heat radiating from the pavement. This affects 2 physical health, mental health and basic quality of 3 life. People move to this area of West Orange and the 4 neighboring towns because it offers nature and 5 community. Projects like this erase that balance. 6 Soil health equals public safety. Forest 7 soil takes centuries to develop. Once developers scrape 8 away the hill, it becomes unstable, this leads to faster 9 runoff and downstream flooding and more erosion. Higher 10 landslides. You can plant new trees but you cannot 11 create 100 year old soil. Once it's gone it's gone 12 forever. 13 And finally, wildlife matters because it 14 affects us too. The deer that visit the yard come from 15 this ridge. So do the fox, owls and countless small 16 species. When a forest is destroyed the wildlife will 17 spill into our roads, the tics will increase, predators 18 disappear and car pollution increases. This is about 19 echo system health, but also human health and safety. 20 The cost to West Orange will be permanent. This project 21 benefits only one party, the developer. Everyone else 22 loses. Safety, flood protection, climate resilience, 23 privacy, peace, property value, wildlife and the 24 character that makes this town special. You cannot 25 rebuild a ridge, you cannot rebuild the forest in our
98 1 acts like a sponge. If you replace it with asphalt and 2 compacted dirt that sponge becomes a flood tunnel. On a 3 steep slope like this that means faster runoff, flash 4 flooding, erosion, property damage and higher cost to 5 residents and the town. With storms getting stronger 6 every year this is not theoretical, we are already 7 seeing how quickly roads can flood. Removing this 8 forest makes it dramatically worse. Climate change 9 makes this even more dangerous. We are living through 10 extreme rainfall, heat waves and unpredictable weather. 11 Forests like this ridge help buffer those impacts. Tree 12 carbon absorbs enormous amounts of water, cool 13 neighborhoods and stabilizes soil during storms. Clear 14 cutting a ridge in 2025 during a climate emergency is 15 simply not responsible planning. We should be 16 strengthening our natural defenses not removing them. 17 As a mother I think everyday about the climate that my 18 children grow up in. We cannot afford decisions that 19 will make their world hotter, flood prone and less 20 stable. Daily quality of life will decline. 21 To be honest, everyone hates sitting in 22 traffic, our roads are strained already as they are. 23 Adding 800 to a 1,000 more cars from this one 24 development means more congestion, more frustration, 25 slower emergency response, more emissions and pollution,	100 1 lifetime and once the wildlife is gone it's not coming 2 back. 3 My ask; I respectfully urge the council to 4 reject this development or at a minimum pause until 5 independent stormwater and environmental traffic studies 6 are more complete and make it more public. This is an 7 irreversible decision and we must treat it with the 8 seriousness that it deserves. I live across from this 9 ridge, I raised my children here, I breathe this air and 10 sit in this traffic. My family and everyone here will 11 live with the consequences of what happens to this 12 forest. This ridge protects us from flooding, heat and 13 climate extremes. It gives us peace, love, wildlife, 14 clean air, sense of place. Please protect it. Once 15 it's gone West Orange will never get it back. Thank 16 you. 17 CHAIRMAN BAGOFF: Thank you. 18 Come right up. State your name, address for 19 the record. 20 THE PUBLIC: Marea DePalma, 61 Lapis Circle, 21 West Orange. 22 MS. McGOVERN: Do you swear or affirm to 23 tell the truth the whole truth nothing but the truth. 24 THE PUBLIC: Yes, I do. 25 Back in April, April 27, I first handedly

101 1 witnessed the fire on the golf course and I was trapped 2 in my complex. I had an emergency with my mom who lives 3 only 12 minutes away and I couldn't get to her. I 4 couldn't leave by foot, I couldn't leave by the Essex 5 Fells. They wouldn't let anybody out either way. I was 6 told to stand back by the fire captain, that it was a 7 safety hazard. I was not permitted to leave my property 8 for over two and a half hours. In the meantime I had to 9 call 911 for my mother. There is no one else for my mom 10 to call or go to. Ironically both neighbors were not 11 home at that time, so she was in a panic. She is 93 12 years old and I am only 12 minutes away and I was 13 trapped and could not get to her. Thank God it wasn't a 14 fatality, but it is such an uncomfortable feeling when 15 there's so much space and I couldn't leave by foot, even 16 escorted by the fire captain. I could not get out of my 17 complex and that's all I wanted to say about feeling 18 trapped. 19 With the traffic, I witness this every 20 single day. Yesterday and today it was atrocious. It 21 was only ten to five and the traffic was backed up Eagle 22 Rock all the way to almost one block before the 23 Highlands and there is nothing even built yet. In the 24 past three years -- I am living in the Highlands 32 25 years. You can feel the congestion, you can feel it	103 1 bikes, that will all be taken away. That's what we 2 moved there for. We moved there for this openness, for 3 this airiness, for this pure air more or less and that 4 is all going to be taken away by greed by these big ugly 5 monstrous buildings that do not belong there. It's an 6 area of beauty. It's the only piece of land left. Does 7 that mean anything to anybody. It does to me. Thank 8 very much for your time. 9 CHAIRMAN BAGOFF: Thank you. 10 Anybody else from the public have any 11 comments? Please come up and be identified. State your 12 name for the record. 13 THE PUBLIC: Hello. Bill Slezak and I live 14 in West Orange for the past 46 years. My wife and I 15 raised our three kids -- 16 MS. McGOVERN: What is your address. 17 THE PUBLIC: 14 Marie Terrace. 18 MS. McGOVERN: Do you swear or affirm to 19 tell the truth the whole truth nothing but the truth. 20 THE PUBLIC: I do. 21 MS. McGOVERN: Thank you. 22 CHAIRMAN BAGOFF: Go right ahead, sir. 23 THE PUBLIC: Okay. 24 Yes, so I am about a mile from the proposed 25 development. I have a masters degree in ecology from
102 1 certain times of the day. You turn around there is no 2 more, there's no space. No matter which way you turn 3 there's cars jutting out. To leave my daughter off for 4 school in the morning I am now the ninth car back just 5 getting out of my complex. It used to be maybe two or 6 three sometimes none. But nine cars back and there is 7 nothing even in there. That's coming from The Grand and 8 where I live and it was a different time, she's going to 9 school an hour later this year. So the traffic on 10 Laurel Avenue is backed up. No matter which way you go 11 it's backed up. You could see the red lights this way 12 and the white lights that way and I can't understand how 13 consciously this project could go forward. If any of 14 you live in this neighborhood are you going to feel the 15 impact of it or are you all free from it. Is it just us 16 that are complaining, but if you felt it and it was your 17 home and it was what you're used to and you bought where 18 you are for the beauty of the grounds, that's all going 19 to be taken because of greed. And that's all I want to 20 say, but it is unhealthy on every different level for 21 the Highlands, The Grand, the neighboring town Essex 22 Fells. I haven't heard one person say that they agree 23 with this project. Not one single person. Everybody is 24 affected by it in some way. There's people in my 25 complex that walk their babies, the kids ride their	104 1 Rutgers and environmental engineering from NJIT. I also 2 obtained a professional engineers license in 1987. I 3 worked for 37 years with the Army Corps of Engineers, 4 mostly out of the New York office. After retiring from 5 the Corp in 2013 I joined AECOM, a private architect 6 engineering firm where I worked until 2023. All though 7 I have casually followed the development application 8 concerning this property over the years I have never 9 been a member of any group nor taken part in these 10 hearings. I have several friends though that have been 11 involved in the project for many years, one of them who 12 asked me to review the reports submitted by Langan 13 Engineering, Princeton Hydro, CME, as well as the Army 14 Corps Manuals that are referred to in the reports. To 15 be clear, I am not representing myself as an expert 16 witness in geotechnical engineering, but rather a 17 concerned citizen who happens to be familiar with 18 engineering principles and procedures related to my 19 career in engineering. As a result I have some concerns 20 that I would like to share with the board. 21 First, I thought CME did an excellent job in 22 their review of the Langan and Princeton Hydro reports 23 and in identifying deficiencies in the Langan submittal. 24 I also listened to testimony provided by CME, Princeton 25 Engineers, Mr. Kleinberg by video. Among the CME

105 1 recommendations was that the applicants engineer should 2 perform a stability analysis using conservative 3 piezometric surface that would reflect the response of 4 groundwater to heavy storm induced rainfall. In other 5 words, the analysis must assume a severe storm where the 6 ground becomes saturated with water, the ground surface, 7 and demonstrate that there's sufficient factor of safety 8 to ensure slope stability under those very wet 9 conditions. 10 Langan Engineering provided additional data 11 that was to address CMEs request, the data however 12 raised significant concerns that I will discuss in 13 detail. Their submission included a map showing the 14 location of borings and showed four cross sections in 15 which he performed a slope stability analysis under 16 extensive rainfall events. These are the four sections, 17 one near Howell Drive, another near 12 Howell Drive and 18 then several that sloped into Rosemont Terrace and then 19 also Mayfair Terrace. So under elevated groundwater 20 factors of safety were calculated for each of the cross 21 sections. The factor of safety tells you how much 22 stronger the slopes natural resistance to sliding is 23 compared to the forces pushing it to slide. In essence 24 it's a safety buffer that considers uncertainty both 25 spatially and overtime.	107 1 principles in engineering manuals such as EM 1110-2-1902 2 by the Corps of Engineers. To my knowledge this has not 3 been done. Given the proximity to the neighbors on 4 Howell Drive these marginal factors of safety should be 5 of grave concern to the Planning Board and at a minimum 6 warrant additional analysis to demonstrate that there is 7 no risk of slope failure. 8 The analysis should also consider climate 9 change and the likelihood of more extreme weather 10 events. 11 Another concern is the extensive tree 12 removal that would take place. Tree roots are known to 13 enhance slope stability by physically binding the soil 14 with a strong interlocking network anchored to the 15 bedrock and by absorbing excess water. The removal of 16 trees and deep rooted vegetation can decrease the factor 17 of safety over short to medium time scales. This also 18 applies to trees in the vicinity of steep slopes. 19 CHAIRMAN BAGOFF: Can you wrap it up, sir. 20 THE PUBLIC: Yeah. Since tree roots are 21 interconnected the loss of vegetation should be 22 addressed as part of a more rigorous slope stability 23 analysis. 24 CHE also -- CME also provided 11 25 requirements that must be followed during construction
106 1 The general accepted factor of safety 2 utilized by the Corps of Engineers and others is 1.5. 3 While the 1.5 is a common baseline it is not a universal 4 constant and experienced geotechnical engineers use risk 5 base approach to select an appropriate factor of safety 6 for a specific project. For Section C the accumulated 7 -- the calculated factor of safety under elevated 8 groundwater is 1.5, which barely meets the safety 9 standard. Similarly for Section DD. In each of these 10 cases the analysis seemed to have been based on just two 11 borings. For Sections A and DD they calculated 1.7 and 12 1.67. So I recently became aware that Langan is now 13 suggesting that a factor of safety be lowered to 1.2. 14 To my knowledge there was no rigorous technical analysis 15 that was performed to support this. As I mentioned, the 16 generally accepted 1.5 factor of safety for slope 17 stability in the literature, and I quote, "Is a minimum 18 requirement for permanent slopes under normal static 19 loading conditions." It can vary based on-site specific 20 project conditions, the type of analysis and level of 21 risk or uncertainty. Ultimately the 1.5 is a standard 22 minimum but the responsible design engineer has the 23 flexibility and responsibility to select the appropriate 24 factor of safety based on a thorough documented analysis 25 of site specific risks and conditions as guided by the	108 1 should the project be approved. These are comprehensive 2 but could easily be forgotten or misapplied unless 3 there's a full-time monitoring by experts with the 4 ability to stop work. 5 I also have concerns about the footprint 6 being so close to the ridge top. 7 In conclusion, as an engineer I see the 8 following serious concerns for both Sections CC and DD 9 near Howell Drive. The factor of safety is below 1.5 10 under certain conditions. As I mentioned, 1.5 is a 11 standard minimum and the appropriate factor of safety 12 should be based on assessment of risk and other factors. 13 Given the potential for serious impacts to nearby 14 properties, I would argue that the higher factor of 15 safety is warranted. CME also considered -- 16 CHAIRMAN BAGOFF: Sir, you're done. Thank 17 you. You extended your time. 18 THE PUBLIC: Okay. Thank you. 19 CHAIRMAN BAGOFF: Thank you very much. 20 Any other members of the public who have a 21 comment? 22 Go right ahead. 23 THE PUBLIC: Donald Ershow, Home Hill Lane. 24 I'm also the president of the homeowners association. 25 67 homes.

109 1 MS. McGOVERN: Do you swear or affirm to 2 tell the truth the whole truth nothing but the truth. 3 THE PUBLIC: Absolutely. Absolutely. 4 I have come to, I don't know, however many 5 meetings there have been, minus probably two or three 6 and I commend all of you for doing the same. 7 And Chairman Bagoff, I want to thank you for 8 starting the meeting, quite frankly for honoring 9 Governor Cody who was a neighbor of mine. Was a member 10 of my association and drank the same water that I've 11 spoken about three or four times out of the 20 meetings 12 that I have attended when I had been concerned about the 13 water supply which may be affected by this event or by 14 the flooding in particular. That would be affected by 15 all of it. 16 Through all of it with the decision that you 17 have to make, and I believe that all of you are 18 incredibly smart, your intention is to do the right 19 thing, but I have been baffled at a couple of meetings 20 when I have heard things like, there are 728 vehicle 21 trips that can't be considered, you know, along with new 22 trips or things like that. That can't be taken into 23 consideration. But the governor that we just honored, 24 who is my neighbor, who cared about things like 25 healthcare and justice and people, would say -- and	111 1 you can make whatever decision, do no harm. Okay. You 2 need to prevent irreparable harm to the drinking water 3 to the flooding of the houses down hill and the builder 4 will do whatever they want to do because they have their 5 interests. Stipulate, should you approve, okay, if I go 6 over by seven seconds please just let met finish my 7 sentence, Dr. Bagoff. 8 CHAIRMAN BAGOFF: Go ahead. 9 THE PUBLIC: Stipulate as strongly as you 10 can, if you should approve, on behalf of everybody who 11 is concerned because they're terrified, wherever this is 12 going to go, that they cannot lift a shovel, they cannot 13 swing a hammer, they cannot move a plow, and they cannot 14 do anything, okay. And I say this as somebody who's 15 president of a homeowners association. Okay. Somebody 16 -- I'm going to give an example. Somebody sold a house 17 and the person who bought it the next day they went and 18 they started doing things and I went over there as the 19 president of the association and the guy that bought it 20 said, oh, I didn't know I was a member of the 21 association. You know, and they just went and did 22 things and then I -- what am I supposed to do the next 23 day, say, oh well, I can go and fine you. Well, you're 24 going to cut down a thousand 100 year old trees, it 25 doesn't matter if you fine them a million dollars, the
110 1 would make decisions that he would say things like, 2 that's just dumb that we can't consider the impact on 3 things, because we have to make decisions based on 4 everything. And ultimately the decisions that we make, 5 whoever we are, whether that is the Planning Board, 6 whether it is, and I'm not going to get into the 7 legalese, above my pay rate, are ultimately about how it 8 affects people. How it affects the people down hill. 9 How it affects the people in my community, which is why 10 I have come to these events. I am not on the board or 11 any organization, other than my association, about the 12 people who are downstream that may be affected by the 13 water. The people in, I mean I live in Roseland, but I 14 go down Eagle Rock Avenue all the time and I am affected 15 by everything from the traffic or whatever's going to be 16 impacted by all of this or by the children who are 17 affected by whoever's going to be moving in there. I 18 don't know how they're going to get anyplace but that's 19 going to be somebody else's problem or by what happens 20 to this old growth forest, and everybody has their 21 individual issues and everything, but I do urge you 22 tremendously that however it is that you make your 23 decisions, which you will make on whatever basis, 24 because you got a ton of data that you're going to have 25 to make your decision upon and you all care and I think	112 1 100 year old trees are gone and the flooding starts and 2 everything happens. Okay. Just don't let them do 3 anything if you approve and then a process starts, if 4 you approve anything, please. Thank you. 5 CHAIRMAN BAGOFF: Thank you. 6 State you name and address, please. 7 THE PUBLIC: Diedre Dyson, Slayback Terrace 8 and Howell Drive. 9 MS. McGOVERN: Do you swear or affirm to 10 tell the truth the whole truth nothing but the truth. 11 THE PUBLIC: I do. 12 In a few months I will have lived on 13 Slayback Drive and Howell Drive for 29 years. Most of 14 the people in my neighborhood have made their homes 15 their oasis. We pay very high taxes to live in an area 16 that offers us a peaceful and private community. 17 Building a tall apartment building with a rooftop makes 18 all of the privacy we desire and deserve go away. We 19 will have people looking down into our backyards. Some 20 homes have pools that require fences for safety and up 21 until now gave them the privacy one expects when you are 22 on your own property and may have chosen to fence it in. 23 We do not live in a city. I don't believe that anyone 24 in my area and those that live in The Grand or the 25 Highlands and any other surrounding community homes ever

113 1 expected to have tall apartment buildings hovering over 2 our backyards, or allow a bird's-eye view into their 3 homes from a tenant of a high-rise apartment building. 4 None of us will ever enjoy the peaceful sanctuary we 5 have come to love. And I believe the value of all of 6 our homes will take a huge hit if this is allowed to 7 happen. 8 The deer and other wildlife that roam 9 through our backyards will no longer have a home in the 10 woods. More will be killed coming out of the area or 11 causing damage to our properties. 12 I don't believe that the land can tolerate 13 this heavy construction. We have experienced downfalls 14 of rain that cause many areas of our streets to buckle 15 that summer with -- last summer, with water running down 16 Howell Drive like it was a river. Trees have been 17 uprooted from these events, and I have been a substitute 18 teacher at Redwood and Kelly for the past 13 years, we 19 have had to deal with serious cutbacks this school year. 20 They had to change the middle school to all but six 21 through eight instead of the one central six in Edison 22 to save money on busing. I know firsthand the school 23 cannot handle an influx of hundreds of more children in 24 our schools and the roads can definitely not handle the 25 influx of possibly a 1,000 plus more cars on Eagle Rock	115 1 you swear an oath to Municipal Land Use Law in New 2 Jersey and that includes your neighbors, all of which 3 have responded to this proposal whether by resolution or 4 by legal action adversely. Even the Essex County Board 5 of County Commissioners has passed a unanimous 6 resolution in opposition to this proposal. In taking 7 your oath you swore to uphold the MLUL and perform your 8 duties faithfully and partially and justly based upon 9 laws and facts presented. You swore to secure safety 10 from fire, flood, panic and other natural and manmade 11 disasters, emphasis added. Well, we have heard 12 testimony from residents, from professionals, we have 13 read reports, we have seen videos that check all of 14 those boxes that I just cited and that's before the 15 construction has begun. 16 From Princeton Hydro, who factually 17 demonstrated that the applicant is not compliant even 18 with the older and more protective stormwater regs. 19 When videos have shown us that these flood conditions 20 are already present, and this is before the destruction 21 of a forest. Preservation of the environment is also 22 included in the MLUL and by removing thousands of 23 proposed trees and adding deer fencing in there instead. 24 We heard testimony from Dr. Emile DeVito, an expert, 25 that the applicants planner will not preserve the
114 1 Avenue. The Eagle Rock/Pleasant Valley Way Avenue areas 2 already congested during both rush hours and during 3 drop-off and pick up and of course the buses that will 4 be needed for the additional children. 5 I urge you to either amend this, we can not 6 have a five story building on the edge of a cliff. 7 Thank you. 8 CHAIRMAN BAGOFF: Thank you very much. 9 THE PUBLIC: Jessica Pearson. 10 MS. McGOVERN: Do you swear or affirm to 11 tell the truth the whole truth nothing but the truth. 12 THE PUBLIC: I do. 13 MS. McGOVERN: Thank you. 14 THE PUBLIC: The development before you this 15 evening and for the past year and half was arrived at by 16 a developers agreement drafted by a former council who 17 waived all municipal environmental and zoning 18 regulations, which should raise a huge red flag. 19 Regardless of the thread barren hollow nature of this 20 developer's agreement, it's Municipal Land Use Law that 21 should be this boards guiding principal, as it commands 22 all sworn board members the responsibility to advance 23 the common good of the community and protect the health, 24 safety and welfare of residents and really not just 25 residents of West Orange, all New Jersey residents, as	116 1 remaining forested lands but destroy them in their 2 entirety. Facts. We saw footage of residents trapped 3 in a cul-de-sac during the frightening fire event when 4 this proposal seeks to expand that cul-de-sac to include 5 an additional 496 units. I don't know about you but Mr. 6 Steinberg's testimony gives no comfort in regard to the 7 slope stability issue. Kleinberg. Sorry. I saw the 8 look on your face. Kleinberg. That this construction 9 could cause destabilization and potential catastrophic 10 rock slides is not okay. And it is in direct opposition 11 to the oath that you guys have taken. 12 Lastly, and this is a really big problem. 13 We have the absence of facts, the absence and data from 14 the applicant. No data, no testimony, no plans 15 presented on adequate water supply and sewage. The only 16 mention of the sewage facility by the engineer was to 17 tell us they needed to schedule a meeting with the Joint 18 Meeting, but there's been no follow-up on that. There 19 has been nothing presented to you on paper and discussed 20 in any public manner on this topic. I want to remind 21 the board that according to the MLUL it is your 22 responsibility to fully review all aspects of plans to 23 determine compliance safety and the very feasibility of 24 a proposal based upon all of the evidence and absence of 25 such testimony should weigh heavily.

117 1 I also want to -- well, this applicant has 2 seemingly equated and cited communications with the DEP 3 as if they were some sort of approval for the overall 4 application or compliance with certain regulations and 5 stormwater rules. And I don't think the courts will 6 agree and I will cite the case Hamilton Open Space v. 7 Hamilton Planning Board 2008, which on appeal clearly 8 stated that the receipt of permits from the DEP is not a 9 review nor is it an approval by the DEP and that such 10 reviews and those determinations of compliance must be 11 made by the Planning Board as part of its review of land 12 use applications under the MLUL and the state wide rules 13 that govern streets, water supply, sanitary sewer 14 systems and stormwater management adopted pursuant to 15 RSIS standards. 16 I want to just finally say, upholding the 17 right to affordable housing cannot be counter balanced 18 by putting others in harms way. I therefore 19 respectfully urge you to deny this application based 20 upon all of the facts and the lack thereof. To uphold 21 your oath and protect your community and thank you for 22 your service. 23 CHAIRMAN BAGOFF: Thank you. 24 Any other members of the public, please come 25 up and state your name and address for the record,	119 1 will cause. This means increased emissions polluting 2 our air and increased traffic accidents. The residents 3 of this area deserve clean land, water and air. We 4 deserve a reasonable commute. The impacts of the 5 proposed development will reach beyond the borders of 6 West Orange. The choice that you make has consequences 7 for the health and safety for each of us and for all our 8 neighbors. The environmental health and safety 9 consequences have not been addressed by the application 10 before the board. We deserve representatives from our 11 town to make a decision with consideration for the 12 residents of our town. We deserve a Planning Board that 13 is going to consider things that actually make this town 14 a great place to live, not the interested outside 15 developers who contribute nothing to the community and 16 only seek to line their pockets at the expense of 17 residents. The developer presents the application 18 before you has no interest in this community other than 19 the wealth they can extract from it. At the end of the 20 day it's your obligation as public servants to represent 21 the interest of the residents of the town. Approving 22 this application is not in line with those interests. 23 Thank you. 24 CHAIRMAN BAGOFF: Thank you. 25 Ladies and gentlemen, at this time we have
118 1 please. 2 THE PUBLIC: Sammy Kenty, 309 trail. 3 MS. McGOVERN: Do you swear or affirm to 4 tell the truth the whole truth nothing but the truth. 5 THE PUBLIC: I do. 6 I understand that consideration for this 7 project is in part conforming to the 2020 Inclusionary 8 Housing Ordinance, which I'm generally supportive of. 9 However, I fear this is not the only concern to 10 consider. The implications for this proposed 11 development are far greater than a need for additional 12 housing. I implore the Planning Board to consider the 13 dangers to public health, safety, environmental impacts 14 and other consequences allowing this project to move 15 forward. The proposed development will cut down some of 16 the last forest in Essex County, of course it is, in my 17 opinion, to grave. The damage to the land will be 18 irreversible. It will threaten biodiversity, create 19 increased risk of flooding, blast away bedrock and cause 20 runoff that will degrade water quality. In addition to 21 the flagrant disregard for conservation, the lack of 22 feasible public transportation means everyone who moves 23 in will need a vehicle. Each of the nearly 500 units in 24 this plan will add one to two vehicles to our roads. 25 There's no plan for the increase in traffic that this	120 1 completed the public comment because we are getting 2 close to 10:00 o'clock. We will continue this -- so 3 this application will be carried to January 28, 2026 at 4 6:30 PM in person with no additional notice being 5 required. Public comment will continue at that time 6 with the same requirements, five minutes to speak about 7 issues that concern you, things that have been said over 8 time on the application, so the board will have more 9 information to utilize. 10 (Hearing concludes at 10:00 PM.) 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

1 CERTIFICATE

2 I, ERIC S. FISHMAN, a Shorthand Reporter

3 and Notary Public of the State of New Jersey do hereby

4 certify that the foregoing is a true and accurate

5 transcript of the testimony as taken stenographically by

6 and before me at the time, place and on the date

7 hereinbefore set forth, to the best of my ability.

8 I DO FURTHER CERTIFY that I am neither a

9 relative nor employee nor attorney nor counsel of any of

10 the parties to the action; and that I am neither a

11 relative nor employee of such attorney or counsel; and

12 that I am not financially interested in the action.



16 ERIC S. FISHMAN, S.R.

20 Dated: 2/2/2026

1 SIGNATURE PAGE/ERRATA SHEET

2 WITNESS:

3 CASE REFERENCE:

5 INSTRUCTIONS TO WITNESS

6 After you have read your transcript, please note any errors in transcript
 7 on this page. Do not mark on the transcript itself. Please sign and date this sheet as
 8 indicated below. If additional lines are required for corrections, attach additional sheets.

8 ERROR OR AMENDMENT/REASON FOR CHANGE

9 Page Line

22 I have read my transcript and subscribed to its accuracy, to include the
 23 corrections or amendments noted above or hereto attached:

25 Signature of Witness

Date

	63:10, 63:22, 64:14, 64:22, 64:25, 65:3, 66:4, 66:11, 66:15, 66:24, 71:7, 95:20	89:18, 89:19, 89:21, 89:22	5	973 [1] - 1:25
'26 [1] - 67:2		25,000 [1] - 54:8	5 [1] - 92:16	A
0		250 [1] - 95:24	50 [2] - 57:23, 95:17	A's [1] - 86:25
0-39 [1] - 3:3	150 [1] - 95:3	26 [3] - 8:2, 8:10, 8:23	500 [5] - 15:14, 53:22, 77:1, 82:16, 118:23	abandoned [1] - 78:15
07052 [1] - 2:7	156 [1] - 17:16	26th [1] - 8:21	5000 [1] - 72:9	Abbott [1] - 37:5
07095 [1] - 2:4	16 [1] - 63:4	27 [3] - 39:17, 39:21, 100:25	501C-4 [1] - 27:11	abide [1] - 80:16
07960 [1] - 1:24	160 [1] - 96:8	28 [3] - 39:16, 50:2, 120:3	506 [1] - 38:13	ability [4] - 82:8, 84:22, 108:4, 121:7
08540 [1] - 2:10	17 [10] - 57:3, 57:11, 62:22, 63:3, 63:18, 63:22, 64:25, 66:11, 66:20	285-5331 [1] - 1:25	51 [2] - 75:21, 76:15	able [11] - 20:11, 20:16, 20:18, 25:8, 53:14, 76:8, 76:19, 78:25, 85:12, 89:4, 95:13
1	179 [1] - 4:2	29 [3] - 38:5, 39:1, 112:13	522 [4] - 17:21, 19:21, 20:3, 21:1	abruptly [1] - 91:23
1 [9] - 7:3, 9:2, 17:10, 17:23, 19:19, 19:20, 19:23, 20:21, 91:23	18 [1] - 77:7	2:04 [1] - 8:15	5:00 [1] - 91:13	absence [3] - 116:13, 116:24
1,000 [4] - 81:25, 82:16, 98:23, 113:25	19 [2] - 90:6, 97:3			absolute [1] - 13:3
1,300 [1] - 82:3	1980 [3] - 3:6, 49:22, 52:6	3	6	absolutely [3] - 51:10, 109:3
1.2 [1] - 106:13	1983 [3] - 3:7, 50:3, 52:7	3 [5] - 10:4, 10:15, 10:20, 16:19, 65:22	6 [3] - 33:13, 37:2, 84:4	absorbing [1] - 107:15
1.2 [1] - 106:13	1984 [2] - 48:24, 49:5	3.4 [1] - 92:7	6,000 [1] - 90:24	absorbs [2] - 97:24, 98:12
1.5 [10] - 15:17, 15:20, 15:21, 106:2, 106:3, 106:8, 106:16, 106:21, 108:9, 108:10	1987 [2] - 49:7, 104:2	3/12/24 [1] - 66:8	60 [1] - 95:14	abuts [1] - 71:9
1.67 [1] - 106:12	1:24 [1] - 9:24	3/24 [1] - 64:24	60-foot [2] - 95:16, 96:9	academic [2] - 19:10, 19:14
1.7 [2] - 15:18, 106:11	2	3/24/25 [2] - 62:17, 63:7	600 [3] - 77:16, 78:1, 79:4	academics [1] - 19:18
10 [4] - 2:9, 41:23, 41:24, 95:20	2 [8] - 3:4, 9:15, 9:24, 10:1, 22:14, 29:17, 29:25, 31:6	3/3/20 [1] - 61:23	605-9391 [1] - 1:25	accept [4] - 26:23, 38:11, 38:12, 38:17
100 [8] - 15:16, 15:19, 16:22, 96:3, 96:6, 99:11, 111:24, 112:1	2,000 [2] - 82:17, 87:7	30 [3] - 38:8, 92:3, 95:16	61 [1] - 100:20	acceptable [1] - 15:18
102 [1] - 2:6	20 [2] - 87:22, 109:11	300 [3] - 81:25, 82:2, 89:4	67 [2] - 88:16, 108:25	accepted [2] - 106:1, 106:16
10:00 [3] - 28:1, 120:2, 120:10	200 [4] - 15:13, 63:14, 63:23, 72:1	309 [1] - 118:2	6:30 [2] - 1:3, 120:4	accepting [1] - 12:12
10:39 [1] - 78:1	200-foot [4] - 28:4, 71:7, 88:16, 96:2	32 [2] - 4:2, 101:24	61 [1] - 79:12	access [7] - 57:13, 59:15, 64:4, 65:11, 65:15, 65:20, 80:17
11 [3] - 64:14, 70:19, 107:24	2006 [2] - 19:24, 70:9	33 [1] - 95:25	7	accidents [2] - 82:23, 119:2
11/2/25 [1] - 65:13	2008 [1] - 117:7	334 [1] - 63:23	7 [2] - 48:24, 49:5	acclamation [1] - 31:24
1110-2-1902 [1] - 107:1	2013 [1] - 104:5	34 [1] - 31:24	7/25/24 [2] - 36:14, 36:15	accompanying [1] - 51:3
12 [4] - 67:4, 101:3, 101:12, 105:17	2016 [1] - 79:18	37 [1] - 104:3	70 [1] - 82:1	according [5] - 63:9, 63:14, 63:16, 64:20, 116:21
12-foot [1] - 95:5	2018 [1] - 71:16	38 [2] - 12:7, 90:23	728 [1] - 109:20	account [1] - 88:2
12/17 [1] - 67:2	2020 [2] - 71:19, 118:7	4	732 [1] - 1:25	accounted [1] - 10:2
120 [4] - 4:5, 53:22, 54:23, 90:20	2021 [1] - 91:23	4 [3] - 1:24, 76:4, 92:5	7A [1] - 43:19	accounting [1] - 14:2
1200 [1] - 77:16	2023 [2] - 71:23, 104:6	4.8 [1] - 92:6	8	accounts [1] - 14:14
13 [10] - 7:20, 44:8, 62:23, 63:10, 63:22, 64:14, 64:25, 94:13, 95:8, 113:18	2024 [6] - 33:12, 39:21, 48:22, 76:4, 92:5, 92:7	40 [3] - 96:5, 96:6, 96:7	8 [8] - 3:5, 3:7, 31:24, 32:8, 33:13, 37:13, 37:23, 52:7	accumulated [1] - 106:6
136 [2] - 70:10, 78:12	2025 [20] - 3:4, 3:5, 7:5, 8:3, 9:15, 29:17, 29:25, 31:6, 31:24, 32:8, 33:13, 37:2, 37:14, 39:1, 65:22, 72:14, 80:9, 92:16, 98:14	413 [2] - 63:9, 63:13	8/14 [1] - 61:7	accuracy [2] - 22:13, 122:22
14 [3] - 1:2, 83:20, 103:17	2026 [2] - 1:2, 120:3	42 [2] - 52:7, 96:3	800 [1] - 98:23	accurate [5] - 59:24, 84:8, 94:5, 94:8,
140 [1] - 95:3	22 [1] - 32:3	43 [1] - 92:16	84 [2] - 95:24, 96:2	
1440 [1] - 1:24	25 [13] - 3:6, 20:3, 33:12, 48:17, 49:22, 52:6, 68:23, 75:3,	45 [3] - 13:4, 14:1, 91:23	89 [1] - 1:23	
15 [15] - 62:22, 63:3,		459 [1] - 2:3	9	
		46 [1] - 103:14	9 [7] - 7:5, 17:9, 18:11, 18:14, 18:15, 22:14, 28:6	
		496 [8] - 4:3, 54:22, 70:10, 88:25, 89:1, 90:19, 97:18, 116:5	90 [1] - 83:3	
		4:52 [2] - 7:5, 18:15	911 [2] - 77:25, 101:9	
		4:54 [1] - 8:23	93 [1] - 101:11	
			955 [1] - 58:17	

121:4 accurately [2] - 20:12, 20:17 achieve [1] - 13:7 acknowledge [1] - 96:17 acknowledging [3] - 84:20, 84:24, 85:4 acquire [1] - 55:8 acquisition [1] - 54:3 acre [4] - 4:5, 53:22, 90:21 Acres [1] - 55:7 acres [4] - 54:3, 54:23, 77:7, 90:23 action [5] - 35:12, 54:10, 115:4, 121:10, 121:12 Action [1] - 39:3 active [1] - 29:1 activity [1] - 59:4 acts [2] - 50:15, 98:1 actual [1] - 8:17 ADAMS [1] - 1:14 add [2] - 13:10, 118:24 added [4] - 37:21, 52:1, 62:13, 115:11 addendum [1] - 32:9 adding [3] - 47:24, 98:23, 115:23 addition [4] - 17:4, 69:21, 82:19, 118:20 additional [19] - 5:18, 5:19, 9:1, 13:15, 22:19, 45:1, 73:17, 74:9, 74:10, 82:12, 87:16, 105:10, 107:6, 114:4, 116:5, 118:11, 120:4, 122:7 additionally [2] - 93:10, 93:11 address [26] - 9:11, 13:20, 15:9, 16:3, 27:18, 56:24, 57:2, 68:4, 70:17, 75:19, 79:10, 79:12, 83:19, 86:23, 88:14, 88:22, 90:5, 92:23, 92:24, 94:12, 97:1, 100:18, 103:16, 105:11, 112:6, 117:25 addressed [8] - 7:12, 36:17, 36:20, 37:14, 75:24, 78:22, 107:22, 119:9 addressing [2] - 11:21, 92:25 adequate [3] - 15:11, 79:4, 116:15	adequately [1] - 73:3 adhere [2] - 11:4, 11:5 adjacent [1] - 93:20 adjoining [1] - 69:14 administration [1] - 88:1 administrator [1] - 37:5 admit [1] - 86:18 admittance [1] - 85:2 admitted [2] - 35:10, 50:22 admitting [2] - 85:6, 85:17 adopted [3] - 31:24, 59:10, 117:14 adults [1] - 80:4 advance [1] - 114:22 adversely [1] - 115:4 advised [1] - 81:8 Advisory [3] - 53:13, 53:20, 54:21 advocated [2] - 79:25, 80:5 advocates [1] - 93:22 advocating [1] - 85:2 AECOM [1] - 104:5 aerial [2] - 63:16, 64:24 aesthetics [1] - 60:22 affect [4] - 64:7, 65:21, 80:24, 81:20 affected [7] - 54:9, 102:24, 109:13, 109:14, 110:12, 110:14, 110:17 affecting [1] - 83:11 affects [6] - 81:22, 99:1, 99:14, 110:8, 110:9 affiliates [1] - 79:20 affirm [17] - 53:8, 57:5, 71:1, 75:16, 79:14, 83:22, 87:1, 88:19, 90:8, 94:14, 97:5, 100:22, 103:18, 109:1, 112:9, 114:10, 118:3 afford [2] - 87:21, 98:18 affordable [9] - 42:21, 43:14, 68:20, 68:21, 68:23, 93:3, 93:6, 93:9, 117:17 afraid [1] - 78:6 AFRAN [78] - 2:9, 4:19, 5:2, 5:13, 6:17,	9:25, 10:3, 10:8, 11:20, 11:24, 12:2, 12:9, 12:16, 12:21, 17:11, 18:16, 18:18, 18:23, 19:2, 19:5, 19:10, 19:12, 19:16, 22:17, 22:24, 23:5, 24:12, 24:23, 25:17, 25:24, 26:11, 26:23, 26:25, 27:9, 27:17, 28:24, 30:12, 30:21, 30:25, 31:15, 31:19, 32:18, 32:21, 33:17, 35:24, 36:5, 36:10, 36:14, 36:17, 36:19, 36:24, 37:2, 37:8, 37:11, 37:18, 37:22, 38:25, 43:2, 43:6, 43:16, 43:18, 43:22, 43:25, 44:24, 45:14, 45:19, 46:2, 46:10, 46:13, 50:10, 50:13, 52:3, 56:12, 67:20, 67:23, 67:25, 68:2, 70:21 afra [15] - 4:7, 4:13, 5:12, 22:22, 24:21, 26:5, 26:17, 26:21, 28:20, 28:23, 30:23, 43:5, 43:8, 56:9, 95:21 Afran [1] - 39:13 aftermath [1] - 89:24 age [1] - 21:20 AGENCY [1] - 1:23 agenda [12] - 4:18, 30:24, 35:18, 36:3, 37:21, 45:8, 45:9, 47:3, 47:11, 47:13, 48:7, 52:2 aging [1] - 83:7 ago [7] - 68:22, 69:24, 73:19, 87:22, 89:19, 91:10, 96:12 agree [3] - 45:20, 102:22, 117:6 agreed [6] - 26:6, 26:12, 26:14, 45:2, 68:7 agreement [12] - 34:3, 34:5, 34:20, 35:8, 49:6, 49:22, 51:14, 60:3, 61:4, 86:4, 114:16, 114:20 agreements [1] - 73:19 ahead [14] - 5:11, 27:24, 28:2, 53:11, 56:22, 56:25, 57:9, 71:5, 83:1, 87:5,	90:14, 103:22, 108:22, 111:8 air [6] - 54:15, 100:9, 100:14, 103:3, 119:2, 119:3 airiness [1] - 103:3 akin [1] - 38:22 al [1] - 19:24 ala [1] - 8:5 alarm [2] - 78:2, 91:18 alarming [1] - 80:22 Alejandra [5] - 8:3, 8:12, 8:16, 8:21, 8:24 allow [3] - 74:16, 83:10, 113:2 allowed [5] - 35:14, 44:19, 93:1, 94:19, 113:6 allowing [1] - 118:14 alluded [2] - 13:21, 14:10 almost [7] - 66:7, 66:18, 67:6, 69:18, 77:1, 78:1, 101:22 ALPER [1] - 1:10 alter [1] - 59:4 AMBOY [1] - 2:3 ambulance [5] - 64:3, 64:8, 64:12, 65:1, 65:11 ameliorate [1] - 54:11 amend [1] - 114:5 amended [2] - 32:2, 74:19 amendment [2] - 32:7, 32:15 AMENDMENT/REASON [1] - 122:8 amendments [2] - 32:11, 122:23 amount [3] - 75:4, 82:12, 82:19 amounts [1] - 98:12 analysis [14] - 15:9, 15:10, 16:7, 21:7, 105:2, 105:5, 105:15, 106:10, 106:14, 106:20, 106:24, 107:6, 107:8, 107:23 analyzed [1] - 58:11 ancestors [1] - 89:11 anchored [1] - 107:14 AND [1] - 1:2 angle [9] - 11:6, 11:11, 11:14, 13:4, 14:1, 14:13, 15:5,	63:1, 83:3 angles [1] - 11:14 animals [1] - 89:13 announced [1] - 28:5 answered [2] - 62:15, 76:5 answers [1] - 59:14 antidevelopment [1] - 59:20 anyplace [1] - 110:18 anyway [2] - 25:7, 36:10 apartment [4] - 71:24, 112:17, 113:1, 113:3 Apartments [1] - 68:24 apartments [4] - 70:10, 88:25, 91:24, 92:13 apologies [3] - 26:23, 64:16, 67:1 apparent [1] - 17:17 appeal [2] - 35:20, 117:7 appear [1] - 39:12 appeared [1] - 68:22 Appearing [3] - 2:4, 2:7, 2:10 appearing [1] - 41:23 applicant [6] - 4:3, 4:8, 46:5, 115:17, 116:14, 117:1 Applicant [1] - 2:4 applicants [7] - 5:4, 13:18, 44:9, 60:20, 92:21, 105:1, 115:25 application [27] - 4:15, 23:19, 23:20, 24:2, 24:9, 34:20, 40:5, 42:11, 44:7, 44:11, 52:24, 55:18, 55:21, 61:25, 70:16, 71:8, 75:12, 85:7, 87:13, 104:7, 117:4, 117:19, 119:9, 119:17, 119:22, 120:3, 120:8 applications [1] - 117:12 applies [2] - 44:14, 107:18 appreciate [7] - 13:22, 25:6, 29:9, 40:23, 41:4, 41:7, 44:23 appreciated [1] - 25:1 approach [1] - 106:5 appropriate [7] -
---	--	--	---	--

35:1, 35:6, 75:8,
84:21, 106:5, 106:23,
108:11
approval [2] - 117:3,
117:9
approvals [1] - 80:14
approve [7] - 73:22,
73:23, 74:5, 111:5,
111:10, 112:3, 112:4
approved [3] - 74:25,
75:1, 108:1
approving [2] - 73:7,
119:21
approximate [2] -
63:8, 64:20
approximated [1] -
62:19
approximation [1] -
62:19
April [5] - 76:3, 77:5,
92:5, 100:25
APTE [1] - 1:13
architect [1] - 104:5
area [30] - 12:22,
17:15, 18:6, 28:4,
61:12, 61:15, 62:6,
63:5, 64:15, 66:17,
71:7, 72:1, 75:9, 76:9,
77:10, 77:11, 90:22,
91:10, 93:6, 95:2,
95:3, 96:16, 96:18,
97:11, 99:3, 103:6,
112:15, 112:24,
113:10, 119:3
areas [5] - 64:9,
73:13, 95:7, 113:14,
114:1
argue [2] - 50:10,
108:14
argument [3] - 41:2,
86:17, 89:7
arms [1] - 86:4
Army [2] - 104:3,
104:13
arrived [1] - 114:15
arrow [1] - 62:18
arrows [1] - 62:23
article [2] - 19:13
articles [3] - 19:10,
19:14, 19:17
asleep [1] - 77:25
aspects [2] - 69:12,
116:22
asphalt [1] - 98:1
assert [1] - 74:23
assessment [1] -
108:12
assets [2] - 68:16,
68:17
assistance [1] - 82:7

association [6] -
108:24, 109:10,
110:11, 111:15,
111:19, 111:21
assume [2] - 18:1,
105:5
assumed [3] - 8:8,
9:10, 17:3
assuming [2] - 15:2,
15:19
atrocious [1] -
101:20
attach [1] - 122:7
attached [3] - 7:20,
39:6, 122:23
attachment [1] -
19:15
attempts [1] - 81:6
attended [1] - 109:12
attention [4] - 9:22,
47:16, 72:20, 79:6
attorney [10] - 6:1,
26:8, 26:13, 36:18,
36:21, 46:5, 47:8,
48:6, 121:9, 121:11
audience [1] - 25:16
authentic [1] - 33:15
authorities [1] -
76:22
authority [2] - 28:18,
73:9
availability [1] - 77:2
available [3] - 41:6,
51:3, 69:5
AVENUE [2] - 1:24,
2:3
Avenue [5] - 91:25,
102:10, 110:14, 114:1
aware [6] - 6:21,
33:1, 74:17, 74:18,
81:10, 106:12

B

babies [1] - 102:25
backdoor [1] - 95:24
backed [4] - 72:24,
101:21, 102:10,
102:11
background [3] -
8:19, 9:13, 18:13
backyard [4] - 57:16,
65:5, 71:9, 72:17
backyards [4] - 59:4,
112:19, 113:2, 113:9
bad [4] - 69:23,
71:11, 72:14, 72:15
baffled [1] - 109:19
bag [1] - 93:13
BAGOFF [71] - 1:8,

4:1, 5:11, 22:21, 23:2,
23:10, 24:13, 24:21,
25:10, 26:1, 27:2,
27:20, 27:23, 28:13,
28:16, 29:6, 29:23,
30:11, 31:5, 33:9,
33:14, 33:25, 41:9,
43:5, 43:8, 46:18,
46:23, 47:7, 47:18,
47:22, 48:1, 48:10,
48:22, 52:22, 53:11,
55:16, 56:6, 56:9,
56:15, 56:22, 56:25,
57:8, 60:13, 67:7,
67:13, 68:1, 68:3,
70:14, 71:5, 75:10,
79:7, 83:1, 83:16,
86:22, 87:4, 88:12,
90:2, 90:14, 94:1,
96:24, 100:17, 103:9,
103:22, 107:19,
108:16, 108:19,
111:8, 112:5, 114:8,
117:23, 119:24
Bagoff [5] - 44:7,
68:6, 92:17, 109:7,
111:7
bailing [1] - 91:14
balance [2] - 68:15,
99:5
balanced [1] -
117:17
balconies [1] - 59:3
BAQUERIZO [1] -
1:13
Barbara [1] - 75:14
bare [1] - 74:15
barely [1] - 106:8
barren [1] - 114:19
basalt [1] - 58:6
base [4] - 95:9,
95:11, 95:14, 106:5
based [11] - 53:1,
95:12, 95:23, 106:10,
106:19, 106:24,
108:12, 110:3, 115:8,
116:24, 117:19
baseline [1] - 106:3
basement [2] -
71:14, 91:15
basements [1] -
91:11
basic [3] - 11:2, 60:1,
99:2
basis [5] - 4:12, 12:3,
16:2, 20:24, 110:23
bear [2] - 9:25, 85:13
bearing [1] - 20:3
beautiful [1] - 97:16
beauty [2] - 102:18,

103:6
became [1] - 106:12
become [1] - 4:18
becomes [5] - 4:13,
76:11, 98:2, 99:8,
105:6
bedrock [3] - 9:8,
107:15, 118:19
begin [3] - 28:9,
55:23, 57:14
begs [1] - 77:1
begun [1] - 115:15
behalf [7] - 2:4, 2:7,
2:10, 44:17, 85:21,
86:5, 111:10
behaving [1] - 58:14
behind [1] - 60:3
belong [2] - 89:2,
103:5
below [5] - 57:12,
71:10, 74:2, 108:9,
122:7
bends [1] - 73:18
benefits [2] - 54:13,
99:21
best [6] - 22:11,
69:4, 91:22, 96:14,
96:15, 121:7
between [7] - 5:19,
6:3, 6:11, 6:22, 40:19,
49:7, 71:13
beyond [2] - 59:1,
119:5
big [3] - 78:12,
103:4, 116:12
bigger [1] - 76:11
bikes [1] - 103:1
Bill [1] - 40:19
bill [1] - 103:13
binder [5] - 43:18,
43:21, 43:22, 43:23,
44:3
binding [1] - 107:13
biodiversity [1] -
118:18
biological [1] - 21:24
bird's [1] - 113:2
bird's-eye [1] - 113:2
blame [1] - 23:3
blast [1] - 118:19
blasted [1] - 57:21
blasting [1] - 96:20
block [1] - 101:22
Block [1] - 4:2
blocked [1] - 82:4
blocking [1] - 82:13
blocks [1] - 51:12
blown [1] - 71:24
blue [4] - 62:18,
64:8, 64:19, 65:9

board [35] - 5:25,
10:10, 11:21, 12:20,
21:11, 24:7, 24:8,
24:15, 27:15, 31:21,
32:7, 35:1, 37:16,
38:11, 38:12, 38:13,
38:21, 41:1, 42:10,
44:8, 47:8, 50:14,
57:11, 59:18, 60:2,
85:14, 87:6, 104:20,
110:10, 114:22,
116:21, 119:10, 120:8
BOARD [2] - 1:8, 3:5
Board [58] - 1:13,
2:7, 16:2, 22:23,
23:16, 28:18, 29:19,
32:24, 32:25, 33:2,
34:3, 34:7, 34:11,
34:15, 34:23, 34:24,
35:5, 35:7, 37:20,
38:7, 39:16, 39:24,
44:18, 48:6, 48:18,
48:25, 49:6, 49:21,
50:3, 52:25, 53:18,
61:5, 61:25, 69:11,
69:12, 69:25, 71:21,
73:7, 73:22, 74:4,
74:15, 74:17, 74:21,
74:23, 75:2, 75:5,
84:1, 87:12, 90:17,
91:19, 92:17, 107:5,
110:5, 115:4, 117:7,
117:11, 118:12,
119:12
Board's [1] - 34:12
boards [4] - 38:15,
42:22, 44:11, 114:21
boars [1] - 74:7
Bob [1] - 68:9
body [3] - 85:23,
85:25, 86:1
body's [1] - 50:15
BOLAND [1] - 2:6
bold [1] - 10:21
book [1] - 42:7
borders [1] - 119:5
borings [2] - 105:14,
106:11
bottom [5] - 8:9, 9:4,
10:20, 19:23, 20:23
bought [3] - 102:17,
111:17, 111:19
boulder [1] - 96:19
bound [1] - 82:23
box [1] - 65:15
boxes [1] - 115:14
boys [1] - 80:3
Bplocker@
huttshim.com [1] -
2:3

BRAEBRUN [1] - 2:9 break [1] - 6:8 breathe [1] - 100:9 Brian [2] - 23:8, 94:13 brick [1] - 83:5 bring [7] - 5:17, 23:21, 33:9, 45:9, 79:2, 80:19 bringing [1] - 59:3 brings [1] - 47:16 British [1] - 17:6 brought [5] - 39:18, 42:6, 49:4, 51:23, 86:12 BRUCE [1] - 2:9 Bryan [1] - 43:3 BRYAN [1] - 2:2 bu [1] - 97:6 buckle [1] - 113:14 buffer [2] - 98:11, 105:24 build [2] - 53:21, 71:24 builder [2] - 79:25, 111:3 builders [1] - 80:11 Building [27] - 57:13, 58:2, 59:19, 59:22, 61:1, 62:8, 62:20, 62:21, 63:4, 63:8, 63:19, 64:6, 64:15, 64:20, 65:2, 65:10, 65:25, 66:23, 67:10, 73:21, 73:23, 74:6, 74:16, 91:16, 91:20, 92:9 building [23] - 57:22, 57:24, 59:2, 61:19, 61:24, 62:3, 62:5, 62:7, 62:8, 62:9, 62:11, 62:12, 63:11, 63:12, 64:23, 78:11, 92:1, 92:18, 112:17, 113:3, 114:6 buildings [7] - 62:5, 71:24, 81:5, 81:15, 81:16, 103:5, 113:1 built [11] - 57:19, 60:19, 65:15, 73:24, 74:12, 81:10, 89:1, 90:20, 91:17, 93:5, 101:23 bunch [2] - 21:23, 38:19 buoyant [1] - 13:16 burden [1] - 34:10 burning [1] - 77:7 buses [1] - 114:3 business [1] - 37:5	busing [1] - 113:22 BY [2] - 2:2, 2:6 C calculate [2] - 95:13, 95:22 calculated [3] - 105:20, 106:7, 106:11 calculates [1] - 21:19 Caldwell [1] - 52:14 California [1] - 78:16 camera [1] - 65:23 cannot [13] - 73:17, 74:15, 87:21, 98:18, 99:10, 99:24, 99:25, 111:12, 111:13, 113:23, 117:17 canopy [2] - 62:12, 87:22 capacity [10] - 19:21, 20:2, 20:3, 21:7, 21:13, 21:15, 22:4, 84:23, 86:11 captain [2] - 101:6, 101:16 captured [1] - 64:10 car [2] - 99:18, 102:4 carbon [2] - 54:13, 98:12 card [1] - 86:25 CARDOZA [1] - 1:11 cards [2] - 59:8, 61:8 care [4] - 88:5, 88:25, 89:25, 110:25 Care [8] - 2:11, 4:9, 27:11, 28:7, 39:2, 91:18, 92:15, 93:20 cared [1] - 109:24 career [1] - 104:19 caring [1] - 70:3 Carnevale [2] - 37:3, 37:14 carried [1] - 120:3 carrying [2] - 20:2, 82:16 cars [11] - 73:14, 73:18, 74:14, 77:16, 78:15, 78:17, 82:20, 98:23, 102:3, 102:6, 113:25 case [12] - 9:1, 13:13, 13:17, 13:19, 27:13, 35:21, 38:16, 39:18, 40:24, 58:19, 58:24, 117:6 CASE [1] - 122:3 cases [5] - 8:9, 9:10, 10:2, 89:17, 106:10	casually [1] - 104:7 catastrophic [3] - 77:14, 82:15, 116:9 catty [1] - 57:13 catty-cornered [1] - 57:13 causes [1] - 92:9 causing [4] - 60:23, 69:16, 83:5, 113:11 CC [1] - 108:8 Centex [1] - 79:24 central [1] - 113:21 centuries [1] - 99:7 certain [14] - 6:6, 9:4, 10:17, 11:5, 17:6, 17:17, 22:2, 27:10, 33:20, 33:23, 39:7, 102:1, 108:10, 117:4 certainly [3] - 69:10, 76:11, 82:13 certify [1] - 121:4 CERTIFY [1] - 121:8 chain [2] - 8:19, 10:10 Chair [1] - 57:10 CHAIRMAN [69] - 4:1, 22:21, 23:2, 23:10, 24:13, 24:21, 25:10, 26:1, 27:2, 27:20, 27:23, 28:13, 28:16, 29:6, 29:23, 30:11, 31:5, 33:9, 33:14, 33:25, 41:9, 43:5, 43:8, 46:18, 46:23, 47:7, 47:18, 47:22, 48:1, 48:10, 48:22, 52:22, 53:11, 55:16, 56:6, 56:9, 56:15, 56:22, 56:25, 57:8, 60:13, 67:7, 67:13, 68:1, 68:3, 70:14, 71:5, 75:10, 79:7, 83:1, 83:16, 86:22, 87:4, 88:12, 90:2, 90:14, 94:1, 96:24, 100:17, 103:9, 103:22, 107:19, 108:16, 108:19, 111:8, 112:5, 114:8, 117:23, 119:24 chairman [14] - 5:3, 5:11, 11:21, 22:18, 22:19, 24:12, 30:3, 33:17, 44:24, 47:19, 50:21, 55:22, 66:7, 90:16 Chairman [6] - 1:8, 1:9, 4:15, 29:8, 44:6, 109:7 challenge [1] - 78:19	challenges [1] - 79:3 chance [1] - 82:12 chances [1] - 96:13 CHANGE [1] - 122:8 change [13] - 4:24, 54:11, 60:23, 80:22, 81:19, 81:22, 87:23, 95:25, 96:2, 96:9, 98:8, 107:9, 113:20 changed [2] - 62:1, 87:19 changes [4] - 74:7, 81:12, 81:18, 95:16 character [3] - 59:5, 60:23, 99:24 CHE [1] - 107:24 check [3] - 22:18, 51:3, 115:13 chief [4] - 76:8, 77:4, 78:9, 78:24 children [6] - 97:14, 98:18, 100:9, 110:16, 113:23, 114:4 children's [1] - 97:22 choice [1] - 119:6 choose [2] - 45:22, 88:5 chose [1] - 97:17 chosen [1] - 112:22 Circle [3] - 79:13, 88:17, 100:20 circle [1] - 80:7 circumstances [2] - 11:5, 17:18 cite [1] - 117:6 cited [2] - 115:14, 117:2 citing [1] - 84:10 citizen [1] - 104:17 citizens [1] - 26:14 city [1] - 112:23 clapping [1] - 94:3 clarification [1] - 30:2 clarify [2] - 13:10, 19:12 clay [1] - 11:10 clean [2] - 100:14, 119:3 clear [9] - 15:13, 26:20, 28:17, 42:8, 59:14, 96:10, 96:22, 98:13, 104:15 clearcut [2] - 17:7, 17:8 clearer [1] - 8:18 clearing [1] - 90:23 clearly [2] - 52:19, 117:7 clerk [4] - 5:25, 37:3,	37:15, 61:7 click [1] - 61:10 client [1] - 24:23 clients [2] - 25:1, 26:18 cliff [1] - 114:6 cliffs [2] - 57:23, 60:19 Climate [1] - 39:2 climate [8] - 54:11, 87:23, 98:8, 98:14, 98:17, 99:22, 100:13, 107:8 close [8] - 5:21, 28:9, 46:16, 57:15, 59:13, 63:15, 108:6, 120:2 closed [3] - 45:12, 56:5, 60:3 closer [3] - 57:23, 62:1, 72:1 closes [1] - 6:13 closest [2] - 58:3, 62:10 CME [11] - 6:3, 6:22, 10:21, 58:8, 58:12, 104:13, 104:21, 104:24, 104:25, 107:24, 108:15 CMEs [3] - 15:25, 92:22, 105:11 Cody [1] - 109:9 cohesion [22] - 12:24, 13:1, 13:25, 14:4, 14:15, 14:21, 14:25, 15:1, 15:4, 15:11, 15:12, 15:17, 15:20, 16:22, 16:25, 17:7, 17:17, 17:22, 21:12, 21:14, 21:20, 22:8 Columbia [1] - 17:6 comfort [1] - 116:6 coming [7] - 5:22, 49:1, 65:6, 67:9, 100:1, 102:7, 113:10 commands [1] - 114:21 commend [1] - 109:6 comment [43] - 18:7, 20:11, 20:16, 23:13, 23:14, 23:25, 24:11, 24:25, 25:18, 25:25, 26:9, 26:15, 27:19, 27:22, 27:25, 28:5, 28:9, 44:5, 45:4, 45:6, 45:13, 45:20, 46:6, 46:11, 46:12, 46:16, 46:18, 47:24, 53:15, 53:16, 55:18, 55:20, 55:23, 56:5, 56:6,
---	--	--	--	--

56:7, 56:8, 75:6, 90:4, 94:10, 108:21, 120:1, 120:5 commented [1] - 58:17 commenting [1] - 20:16 commentor's [1] - 54:16 comments [12] - 22:14, 23:23, 67:12, 70:16, 75:12, 79:9, 83:18, 88:23, 94:20, 94:24, 97:1, 103:11 COMMISSION [1] - 3:3 Commission [11] - 29:16, 30:1, 30:4, 30:15, 31:4, 31:5, 31:18, 48:21, 52:11, 69:23, 70:1 commissioned [2] - 58:8, 92:15 COMMISSIONERS [1] - 3:5 Commissioners [5] - 29:19, 30:4, 31:21, 32:8, 115:5 commissions [1] - 69:18 Committee [6] - 53:13, 53:19, 53:20, 54:21, 55:1, 55:15 committee [1] - 55:12 common [2] - 106:3, 114:23 communicate [2] - 44:19, 55:2 communication [1] - 6:22 communications [3] - 32:17, 32:22, 117:2 communities [5] - 69:17, 80:1, 80:24, 81:23, 93:21 community [23] - 81:4, 81:10, 82:9, 82:21, 83:5, 83:7, 87:15, 87:20, 88:3, 88:25, 89:5, 91:1, 92:10, 93:11, 93:17, 99:5, 110:9, 112:16, 112:25, 114:23, 117:21, 119:15, 119:18 commute [1] - 119:4 compacted [1] - 98:2 company [2] - 5:19, 79:20	compared [1] - 105:23 competing [1] - 85:24 complaining [3] - 25:17, 58:19, 102:16 complete [2] - 10:13, 100:6 completed [2] - 80:19, 120:1 complex [4] - 101:2, 101:17, 102:5, 102:25 compliance [8] - 54:18, 84:11, 85:3, 85:4, 85:19, 116:23, 117:4, 117:10 compliant [1] - 115:17 composite [1] - 36:11 comprehensive [2] - 86:6, 108:1 compromised [1] - 88:8 concentration [1] - 83:7 concept [2] - 22:7, 61:22 concern [8] - 76:12, 81:3, 81:11, 81:24, 107:5, 107:11, 118:9, 120:7 concerned [9] - 66:13, 72:7, 84:17, 90:19, 91:16, 92:11, 104:17, 109:12, 111:11 concerning [3] - 6:22, 61:8, 104:8 concerns [10] - 60:17, 60:22, 75:24, 76:3, 85:22, 91:2, 104:19, 105:12, 108:5, 108:8 concluded [1] - 75:6 concludes [2] - 22:19, 120:10 conclusion [2] - 70:3, 108:7 concrete [1] - 86:6 condition [7] - 9:8, 14:7, 14:16, 14:19, 14:25, 16:7, 81:17 conditions [9] - 8:8, 56:2, 58:21, 105:9, 106:19, 106:20, 106:25, 108:10, 115:19 conductive [2] - 58:21, 83:4	conference [1] - 7:21 confidence [1] - 60:5 confident [1] - 84:21 confirm [2] - 26:9, 56:24 confirmation [1] - 39:17 confirmed [1] - 59:7 conforming [1] - 118:7 confused [1] - 73:22 confusion [1] - 31:11 congested [1] - 114:2 congestion [2] - 98:24, 101:25 connected [1] - 62:6 connection [1] - 42:22 conscious [2] - 70:6, 74:15 consciously [1] - 102:13 consequences [4] - 100:11, 118:14, 119:6, 119:9 conservation [1] - 118:21 conservative [1] - 105:2 consider [9] - 11:3, 34:7, 41:1, 74:22, 107:8, 110:2, 118:10, 118:12, 119:13 consideration [4] - 42:22, 109:23, 118:6, 119:11 considered [3] - 62:7, 108:15, 109:21 considers [1] - 105:24 consistent [1] - 86:7 constant [2] - 83:4, 106:4 construct [1] - 91:20 construction [8] - 58:18, 60:25, 65:7, 73:6, 107:25, 113:13, 115:15, 116:8 consuming [1] - 53:19 contain [1] - 56:1 contains [5] - 5:3, 9:3, 10:16, 39:5, 53:23 contend [1] - 49:19 context [1] - 33:21 continue [4] - 25:15, 75:15, 120:2, 120:5 continued [1] - 76:12	continues [1] - 73:2 continuing [1] - 58:22 contrary [1] - 26:16 contribute [1] - 119:15 contribution [1] - 83:13 conveniences [1] - 69:6 cool [1] - 98:12 copied [4] - 36:19, 36:21, 37:3, 37:15 copies [4] - 39:17, 39:18, 60:11, 67:15 copy [11] - 4:22, 17:12, 28:10, 30:10, 31:25, 36:5, 42:6, 42:18, 67:21, 67:22, 76:3 core [4] - 53:25, 54:12, 66:16, 74:11 corner [4] - 4:5, 63:19, 65:10, 65:25 cornered [1] - 57:13 Corp [2] - 2:11, 104:5 corporation [2] - 26:6, 26:7 Corps [4] - 104:3, 104:14, 106:2, 107:2 correct [21] - 7:14, 7:15, 10:8, 11:7, 11:8, 11:11, 12:11, 12:24, 16:11, 20:14, 21:6, 21:9, 22:8, 22:9, 37:9, 39:25, 42:24, 43:1, 50:7, 56:5, 81:7 corrections [2] - 122:7, 122:23 correctly [1] - 13:2 correctness [1] - 22:13 correspondence [3] - 40:16, 40:19, 42:9 cost [2] - 98:4, 99:20 costs [1] - 81:7 Council [3] - 36:15, 69:25, 90:16 council [22] - 32:23, 34:4, 34:16, 34:23, 35:2, 37:6, 38:7, 58:19, 68:22, 69:14, 71:20, 74:19, 84:3, 84:20, 85:8, 85:9, 85:21, 85:22, 97:8, 100:3, 114:16 councils [1] - 42:9 Councilwoman [1] - 1:12	counsel [6] - 28:19, 35:9, 37:16, 121:9, 121:11 Counsel [2] - 4:9, 39:13 counselor [1] - 40:20 counter [1] - 117:17 counties [1] - 80:7 counting [1] - 69:13 countless [1] - 99:15 country [1] - 79:25 county [6] - 30:10, 32:12, 39:24, 40:6, 40:16, 54:1 County [14] - 29:16, 29:19, 30:1, 30:4, 31:3, 31:17, 31:20, 39:16, 52:12, 69:19, 70:1, 115:4, 115:5, 118:16 COUNTY [2] - 3:3, 3:5 couple [5] - 9:17, 46:24, 69:24, 94:18, 109:19 course [5] - 11:4, 78:23, 101:1, 114:3, 118:16 court [8] - 38:15, 40:13, 41:18, 42:12, 74:25, 75:1, 94:3, 94:7 COURT [1] - 1:23 courts [1] - 117:5 covenant [1] - 49:24 cover [1] - 69:9 crashes [1] - 83:4 create [5] - 22:4, 81:12, 97:19, 99:11, 118:18 creating [4] - 34:8, 73:10, 82:20, 82:21 crisscross [1] - 71:24 criteria [1] - 42:4 critical [2] - 54:10, 73:6 cross [11] - 4:13, 5:9, 12:6, 12:8, 12:13, 22:20, 45:25, 46:3, 46:6, 105:14, 105:20 cross-examination [3] - 4:13, 22:20, 45:25 cross-examine [2] - 5:9, 46:6 cross-examined [3] - 12:6, 12:8, 12:13 cross-examining [1] - 46:3 CTX [1] - 79:23
--	--	--	--	--

cul ^[10] - 62:25, 63:12, 63:20, 64:13, 64:25, 65:14, 65:24, 66:9, 116:3, 116:4 cul-de-sac ^[10] - 62:25, 63:12, 63:20, 64:13, 64:25, 65:14, 65:24, 66:9, 116:3, 116:4 Cunningham ^[2] - 97:3, 97:12 current ^[7] - 34:23, 42:21, 54:10, 61:14, 82:22, 83:2, 88:1 cut ^[4] - 21:22, 57:21, 111:24, 118:15 cutbacks ^[1] - 113:19 cutouts ^[1] - 65:17 cuts ^[2] - 15:13, 89:12 cutting ^[1] - 98:14 cycle ^[1] - 73:2	Davis ^[1] - 49:9 DD ^[3] - 106:9, 106:11, 108:8 de ^[10] - 62:25, 63:12, 63:20, 64:13, 64:25, 65:14, 65:24, 66:9, 116:3, 116:4 dead ^[1] - 41:5 deadline ^[1] - 80:9 deal ^[3] - 51:11, 78:4, 113:19 dealing ^[3] - 11:2, 14:18, 41:2 dealt ^[1] - 40:9 death ^[1] - 83:9 debris ^[1] - 94:23 decades ^[1] - 73:19 December ^[13] - 7:5, 9:2, 9:15, 9:24, 17:9, 18:11, 18:14, 18:15, 22:14, 28:6, 48:15, 65:22 decide ^[1] - 89:4 decision ^[13] - 34:13, 34:21, 53:1, 56:17, 60:5, 89:24, 93:15, 100:7, 109:16, 110:25, 111:1, 119:11 decisions ^[8] - 35:19, 75:3, 86:7, 98:18, 110:1, 110:3, 110:4, 110:23 deck ^[1] - 62:13 decline ^[1] - 98:20 decrease ^[1] - 107:16 dedicated ^[1] - 70:4 deeming ^[1] - 73:10 deep ^[3] - 70:4, 75:23, 107:16 deeply ^[1] - 97:20 deer ^[6] - 76:16, 78:6, 97:15, 99:14, 113:8, 115:23 defenses ^[1] - 98:16 deficiencies ^[1] - 104:23 definitely ^[1] - 113:24 deforestation ^[1] - 90:23 degrade ^[1] - 118:20 degree ^[4] - 5:9, 83:3, 95:20, 103:25 degrees ^[2] - 13:5, 14:1 deliberations ^[1] - 23:17 delivered ^[1] - 72:4 delivery ^[2] - 61:6,	61:8 demolished ^[1] - 92:2 demonstrate ^[2] - 105:7, 107:6 demonstrated ^[2] - 72:13, 115:17 deny ^[1] - 117:19 DEP ^[5] - 54:18, 71:18, 117:2, 117:8, 117:9 DePalma ^[2] - 88:16, 100:20 DEPARTMENT ^[1] - 1:2 department ^[4] - 72:25, 76:4, 78:20, 87:17 Department ^[1] - 78:21 depicted ^[1] - 66:6 depicting ^[1] - 64:2 deputy ^[1] - 61:7 derived ^[1] - 21:13 describe ^[2] - 14:5, 32:10 described ^[1] - 16:2 describing ^[1] - 14:6 DESCRIPTION ^[1] - 3:2 description ^[1] - 31:16 deserve ^[5] - 112:18, 119:3, 119:4, 119:10, 119:12 deserves ^[1] - 100:8 design ^[8] - 57:24, 61:13, 61:15, 61:24, 62:13, 63:9, 83:2, 106:22 designate ^[1] - 27:5 designated ^[1] - 54:1 desire ^[1] - 112:18 destabilization ^[1] - 116:9 destroy ^[1] - 116:1 destroyed ^[4] - 93:4, 93:8, 93:14, 99:16 destroys ^[1] - 83:4 destruction ^[2] - 93:7, 115:20 detail ^[4] - 8:7, 15:9, 70:2, 105:13 detailed ^[1] - 54:7 deteriorated ^[1] - 81:17 determinations ^[1] - 117:10 determine ^[2] - 44:11, 116:23	determined ^[1] - 25:20 develop ^[4] - 4:3, 17:1, 87:13, 99:7 developed ^[1] - 9:7 developer ^[8] - 49:23, 55:3, 68:18, 71:16, 72:4, 81:11, 99:21, 119:17 developer's ^[1] - 114:20 developers ^[7] - 59:12, 61:12, 61:15, 80:20, 99:7, 114:16, 119:15 developing ^[1] - 16:25 DEVELOPMENT ^[1] - 1:2 development ^[20] - 4:4, 44:14, 54:22, 69:10, 81:9, 81:11, 89:1, 90:20, 90:22, 92:8, 93:24, 97:18, 98:24, 100:4, 103:25, 104:7, 114:14, 118:11, 118:15, 119:5 device ^[1] - 66:19 DeVito ^[1] - 115:24 devotion ^[1] - 89:23 diagram ^[1] - 19:9 DIANA ^[1] - 2:6 Diane ^[1] - 37:4 died ^[2] - 92:2, 92:3 diedre ^[1] - 112:7 difference ^[2] - 30:5, 77:11 different ^[8] - 11:11, 30:16, 35:4, 58:5, 64:11, 77:8, 102:8, 102:20 differently ^[1] - 58:6 difficulty ^[1] - 25:22 digging ^[1] - 96:20 direct ^[3] - 9:22, 33:23, 116:10 directed ^[1] - 34:11 directing ^[1] - 10:3 directly ^[8] - 57:12, 58:4, 59:4, 60:2, 81:1, 96:5, 97:13 director ^[1] - 28:7 dirt ^[3] - 95:1, 95:7, 98:2 disappear ^[1] - 99:18 disaster ^[1] - 58:20 disasters ^[1] - 115:11 disclosures ^[1] - 42:1	discouraged ^[1] - 46:10 discoverable ^[1] - 40:25 discovery ^[1] - 41:18 discrepancies ^[2] - 58:10, 60:20 discretion ^[2] - 27:13, 74:7 discuss ^[1] - 105:12 discussed ^[8] - 29:2, 29:4, 30:13, 36:8, 45:1, 50:17, 78:22, 116:19 discussion ^[5] - 10:16, 10:17, 13:12, 26:4, 94:22 discussions ^[2] - 6:11, 60:4 dislodging ^[1] - 96:19 disregard ^[1] - 118:21 disrupting ^[1] - 25:22 distance ^[3] - 59:15, 96:2, 96:8 dive ^[1] - 75:7 Division ^[1] - 79:23 divvy ^[1] - 5:1 DO ^[1] - 121:8 doctor ^[1] - 77:19 doctrine ^[1] - 80:11 document ^[25] - 4:23, 5:9, 7:3, 7:8, 7:17, 7:19, 7:23, 17:9, 29:19, 30:3, 31:11, 32:10, 37:23, 38:5, 38:13, 39:1, 41:19, 42:7, 43:11, 45:10, 51:16, 51:19, 52:10, 67:17, 92:16 documented ^[2] - 56:13, 106:24 documents ^[31] - 4:10, 4:16, 10:9, 10:11, 12:14, 12:17, 23:15, 28:12, 29:3, 29:10, 29:14, 29:15, 31:7, 31:9, 33:1, 33:4, 33:18, 33:22, 35:13, 38:2, 42:17, 45:1, 46:21, 47:12, 47:21, 47:25, 48:5, 48:9, 48:17, 52:1, 52:10 dollars ^[2] - 81:4, 111:25 donald ^[1] - 108:23 done ^[11] - 22:25, 44:4, 45:3, 52:19,
---	---	---	---	--

52:20, 58:18, 66:7, 67:6, 67:7, 107:3, 108:16 door ^[1] - 60:7 doors ^[3] - 5:20, 60:3, 72:5 doubting ^[1] - 51:6 down ^[21] - 25:14, 56:9, 63:22, 64:25, 65:6, 66:9, 66:12, 70:2, 70:4, 70:12, 77:20, 87:24, 89:12, 94:23, 110:8, 110:14, 111:3, 111:24, 112:19, 113:15, 118:15 downfalls ^[1] - 113:13 downhill ^[1] - 13:14 downstream ^[2] - 99:9, 110:12 downward ^[1] - 21:16 dozen ^[1] - 39:6 dozens ^[1] - 69:19 Dr ^[5] - 68:6, 92:17, 96:12, 111:7, 115:24 drafted ^[2] - 84:5, 114:16 drainage ^[4] - 58:23, 65:16, 65:21, 92:12 dramatically ^[1] - 98:8 drank ^[1] - 109:10 drew ^[1] - 62:17 drinking ^[3] - 54:6, 54:8, 111:2 DRIVE ^[2] - 2:6, 2:9 Drive ^[53] - 56:2, 57:4, 57:11, 57:16, 58:1, 58:2, 58:24, 59:9, 59:12, 59:25, 60:10, 61:3, 63:2, 63:8, 63:10, 63:11, 63:21, 64:11, 64:13, 64:19, 64:21, 64:23, 65:3, 65:14, 66:20, 67:9, 67:10, 68:6, 70:20, 72:19, 72:23, 73:13, 73:16, 73:17, 73:20, 74:3, 75:21, 76:15, 87:9, 94:13, 95:9, 97:4, 97:12, 97:14, 105:17, 107:4, 108:9, 112:8, 112:13, 113:16 drive ^[2] - 28:11, 31:12 driveway ^[5] - 66:4, 66:10, 66:20, 66:22	drop ^[1] - 114:3 drop-off ^[1] - 114:3 dropping ^[1] - 61:1 drops ^[2] - 95:19, 96:6 Ds ^[2] - 62:8, 65:25 dual ^[1] - 35:5 due ^[6] - 25:2, 80:25, 82:4, 87:15, 91:25, 96:20 dumb ^[1] - 110:2 during ^[12] - 5:17, 6:8, 53:15, 60:24, 71:12, 78:23, 98:13, 98:14, 107:25, 114:2, 116:3 duties ^[1] - 115:8 duty ^[2] - 85:2, 89:8 Dyson ^[1] - 112:7	E e-mail ^[22] - 6:3, 7:3, 7:19, 8:2, 8:9, 8:15, 8:23, 9:2, 9:3, 9:5, 9:12, 9:15, 9:24, 16:8, 16:13, 17:4, 17:9, 18:11, 22:25, 36:8, 51:23, 61:6 e-mailed ^[1] - 52:16 e-mails ^[11] - 4:10, 5:18, 5:24, 7:18, 8:19, 9:13, 10:11, 10:12, 41:24, 43:4, 43:13 EAC ^[1] - 55:6 Eagle ^[7] - 72:3, 73:16, 74:14, 101:21, 110:14, 113:25, 114:1 earthquake ^[2] - 92:6, 92:8 easily ^[1] - 108:2 eat ^[1] - 89:14 echo ^[2] - 93:7, 99:19 ecology ^[1] - 103:25 edge ^[3] - 57:23, 60:19, 114:6 Edison ^[1] - 113:21 effect ^[1] - 25:14 effectiveness ^[1] - 40:4 effects ^[2] - 54:11, 84:16 egress ^[3] - 64:12, 78:9, 87:17 eight ^[2] - 44:3, 113:21 either ^[6] - 13:18, 14:24, 22:14, 54:3, 101:5, 114:5	elected ^[1] - 88:9 electrical ^[1] - 65:15 element ^[2] - 42:1, 42:3 elevated ^[2] - 105:19, 106:7 elevation ^[4] - 95:16, 95:25, 96:2, 96:9 eligibility ^[1] - 42:4 EM ^[1] - 107:1 emanating ^[1] - 21:15 emergencies ^[1] - 73:17 emergency ^[14] - 57:12, 59:14, 62:25, 63:12, 64:4, 64:9, 64:12, 65:11, 65:20, 78:8, 82:8, 98:14, 98:25, 101:2 Emile ^[1] - 115:24 emissions ^[2] - 98:25, 119:1 emotion ^[1] - 78:5 emphasis ^[1] - 115:11 emphasize ^[1] - 80:19 employee ^[2] - 121:9, 121:11 employees ^[1] - 85:10 empty ^[1] - 97:23 encourages ^[1] - 55:6 end ^[11] - 15:25, 24:10, 27:25, 41:18, 42:12, 44:8, 45:4, 45:6, 67:11, 83:3, 119:19 endangerment ^[1] - 87:15 ended ^[1] - 77:6 endorses ^[1] - 15:21 enforced ^[1] - 38:14 engineer ^[13] - 5:4, 13:18, 13:19, 16:6, 16:10, 58:11, 62:20, 80:20, 92:22, 105:1, 106:22, 108:7, 116:16 Engineer ^[1] - 1:12 Engineering ^[3] - 12:10, 104:13, 105:10 engineering ^[7] - 58:21, 104:1, 104:6, 104:16, 104:18, 104:19, 107:1 engineers ^[2] - 104:2, 106:4 Engineers ^[4] -	104:3, 104:25, 106:2, 107:2 enhance ^[1] - 107:13 enjoy ^[1] - 113:4 enjoyment ^[1] - 55:9 enormous ^[1] - 98:12 ensure ^[5] - 73:20, 80:13, 84:22, 85:1, 105:8 enter ^[1] - 82:8 entered ^[2] - 38:24, 41:7 entertained ^[1] - 87:12 entire ^[2] - 51:15, 57:22 entirely ^[3] - 14:9, 45:19, 59:13 entirety ^[1] - 116:2 entities ^[1] - 38:20 environment ^[4] - 76:12, 90:25, 97:20, 115:21 environmental ^[14] - 31:4, 31:5, 38:8, 60:16, 69:18, 69:19, 69:20, 80:17, 85:5, 100:5, 104:1, 114:17, 118:13, 119:8 ENVIRONMENTAL ^[1] - 3:3 Environmental ^[14] - 29:16, 30:1, 30:3, 30:15, 31:17, 31:21, 48:20, 52:11, 53:13, 53:19, 54:21, 55:14, 69:23, 70:1 environmentally ^[1] - 93:3 equal ^[1] - 82:19 equals ^[2] - 15:16, 99:6 equated ^[1] - 117:2 equipment ^[1] - 79:3 ER ^[1] - 77:19 erase ^[1] - 99:5 ERIC ^[2] - 121:2, 121:16 erosion ^[4] - 72:10, 91:4, 98:4, 99:9 ERROR ^[1] - 122:8 errors ^[1] - 122:6 Ershow ^[1] - 108:23 escorted ^[1] - 101:16 especially ^[1] - 82:16 ESQ ^[3] - 2:2, 2:6, 2:9 ESQS ^[2] - 2:2, 2:5 essence ^[1] - 105:23	essentially ^[1] - 16:13 ESSEX ^[3] - 1:5, 3:3, 3:5 Essex ^[35] - 4:1, 29:16, 29:19, 30:1, 31:3, 31:17, 31:20, 39:16, 49:7, 49:8, 52:12, 53:23, 57:22, 68:24, 69:3, 69:19, 69:25, 79:12, 80:25, 81:1, 81:9, 82:1, 82:4, 83:5, 83:6, 87:9, 87:13, 89:5, 92:18, 93:21, 101:4, 102:21, 115:4, 118:16 establish ^[1] - 34:10 established ^[1] - 9:7 estimated ^[2] - 81:25, 82:2 et ^[1] - 19:24 evacuate ^[1] - 77:15 evacuated ^[1] - 91:24 evaluate ^[1] - 22:13 evaluated ^[1] - 13:17 evaluation ^[3] - 6:5, 6:23, 9:3 evaluations ^[1] - 58:13 evening ^[15] - 5:14, 5:15, 23:13, 24:17, 25:5, 27:25, 47:19, 55:22, 57:10, 75:13, 84:1, 88:15, 90:15, 97:8, 114:15 event ^[6] - 29:2, 77:3, 77:14, 77:22, 109:13, 116:3 events ^[4] - 105:16, 107:10, 110:10, 113:17 eventual ^[1] - 60:25 eventually ^[1] - 8:2 everyday ^[1] - 98:17 evidence ^[19] - 4:12, 4:14, 5:7, 14:24, 36:10, 38:14, 45:16, 45:17, 45:21, 45:22, 45:24, 46:16, 46:21, 50:14, 50:18, 50:22, 56:13, 116:24 evidentiary ^[1] - 29:21 ex ^[1] - 29:1 exacerbate ^[1] - 72:12 exacerbated ^[1] - 84:23 exact ^[4] - 48:4,
---	---	--	---	---	---

48:13, 59:15, 64:6 exactly [2] - 61:17, 62:2 examination [3] - 4:13, 22:20, 45:25 examine [2] - 5:9, 46:6 examined [3] - 12:6, 12:8, 12:13 examining [1] - 46:3 example [3] - 76:1, 76:7, 111:16 examples [1] - 58:16 excavation [1] - 58:7 excellent [1] - 104:21 except [2] - 77:8, 87:19 excess [1] - 107:15 exchange [1] - 36:8 exchanged [2] - 5:18, 6:19 exchanges [1] - 6:3 excuse [1] - 70:21 executive [1] - 5:17 EXHIBIT [1] - 3:2 exhibit [9] - 4:24, 4:25, 12:4, 17:23, 19:19, 56:1, 95:12, 95:23, 96:11 Exhibit [2] - 7:2, 43:25 exhibits [4] - 19:6, 45:4, 46:15, 51:22 exist [1] - 14:17 existing [1] - 58:3 exists [1] - 80:21 exit [1] - 82:8 exits [2] - 20:9, 62:25 expand [1] - 116:4 expect [1] - 74:13 expected [2] - 23:25, 113:1 expects [1] - 112:21 expense [1] - 119:16 expensive [1] - 76:21 experience [1] - 24:19 experienced [7] - 72:10, 81:18, 91:11, 92:5, 92:7, 106:4, 113:13 expert [11] - 16:24, 20:7, 21:1, 22:6, 60:20, 72:12, 81:17, 91:18, 92:21, 104:15, 115:24 expertise [1] - 18:7 experts [3] - 44:11,	54:17, 108:3 explain [3] - 25:7, 42:14, 74:13 explained [1] - 73:3 explaining [1] - 92:18 exposed [4] - 95:3, 95:7, 95:23, 96:1 express [2] - 69:15, 80:22 expressing [1] - 94:6 expressly [1] - 26:15 extend [1] - 35:12 extended [1] - 108:17 extensive [3] - 22:2, 105:16, 107:11 extent [1] - 5:21 extra [1] - 99:1 extract [1] - 119:19 extraordinary [1] - 89:17 extreme [2] - 98:10, 107:9 extremely [1] - 73:21 extremes [1] - 100:13 eye [1] - 113:2 eyes [1] - 57:15	83:8, 107:7 fair [21] - 11:15, 11:17, 12:9, 13:8, 14:4, 15:5, 15:6, 18:2, 18:3, 18:8, 18:9, 21:14, 21:18, 22:1, 22:5, 22:6, 22:15, 22:16, 42:1, 75:1, 83:13 fairness [1] - 60:1 faith [6] - 84:9, 85:23, 86:15, 86:16, 86:17, 89:4 faithfully [1] - 115:8 fall [2] - 58:22, 81:16 falling [1] - 94:23 familiar [1] - 104:17 families [4] - 77:16, 79:5, 87:7, 91:23 family [3] - 78:6, 91:1, 100:10 far [6] - 10:13, 19:7, 21:18, 45:14, 53:2, 118:11 fast [3] - 61:14, 62:4, 64:16 faster [2] - 98:3, 99:8 fatality [1] - 101:14 favor [1] - 88:1 FAX [1] - 1:25 fear [3] - 82:14, 83:8, 118:9 feasibility [1] - 116:23 feasible [1] - 118:22 feeds [1] - 89:14 feelings [1] - 53:1 feet [20] - 13:6, 57:23, 57:25, 63:9, 63:13, 63:15, 63:23, 73:25, 91:17, 91:21, 95:14, 95:16, 95:24, 96:3, 96:4, 96:5, 96:6, 96:8 Fells [6] - 49:7, 49:9, 87:9, 93:21, 101:5, 102:22 felt [1] - 102:16 fence [1] - 112:22 fences [1] - 112:20 fencing [2] - 78:6, 115:23 few [9] - 11:1, 13:6, 57:25, 68:22, 91:10, 93:10, 94:21, 96:12, 112:12 field [2] - 54:17, 58:10 fight [1] - 77:9 fighting [1] - 89:20	figure [3] - 16:22, 20:25, 86:14 figures [1] - 17:7 file [4] - 18:19, 37:20, 41:16, 42:9 filed [3] - 39:23, 40:2, 40:5 files [1] - 35:20 filing [2] - 39:25, 40:16 finally [2] - 99:13, 117:16 financially [1] - 121:12 fine [4] - 26:19, 56:11, 111:23, 111:25 finish [3] - 27:23, 82:25, 111:6 finished [1] - 25:4 Fire [1] - 78:21 fire [24] - 76:4, 76:8, 77:3, 77:5, 77:6, 77:9, 77:23, 78:9, 78:11, 78:16, 78:17, 78:20, 78:24, 79:1, 79:2, 82:5, 82:10, 82:13, 87:17, 101:1, 101:6, 101:16, 115:10, 116:3 fires [1] - 76:12 firm [2] - 22:24, 104:6 first [24] - 18:17, 19:19, 26:4, 28:13, 29:14, 29:15, 33:7, 36:7, 39:5, 39:21, 44:6, 56:20, 71:15, 71:22, 72:2, 72:3, 79:20, 81:3, 87:18, 95:14, 96:3, 96:6, 100:25, 104:21 firsthand [1] - 113:22 firstly [1] - 88:22 FISHMAN [3] - 1:23, 121:2, 121:16 five [9] - 23:17, 45:23, 52:23, 57:21, 69:9, 89:3, 101:21, 114:6, 120:6 flag [1] - 114:18 flagrant [1] - 118:21 flash [3] - 28:11, 31:11, 98:3 flat [1] - 95:20 flatten [1] - 96:9 flattening [1] - 96:19 flexibility [1] - 106:23 flood [6] - 98:2, 98:7, 98:19, 99:22, 115:10,	115:19 flooded [1] - 91:13 flooding [24] - 54:5, 54:14, 71:11, 72:8, 72:10, 81:3, 81:5, 81:12, 81:15, 88:3, 88:8, 91:5, 91:7, 91:11, 92:19, 97:24, 98:4, 99:9, 100:12, 109:14, 111:3, 112:1, 118:19 floor [2] - 29:7, 65:23 flow [4] - 14:7, 73:15, 81:20, 81:22 flowing [2] - 13:14, 74:14 flows [1] - 96:21 flush [1] - 76:19 focus [2] - 61:12, 94:19 focusing [2] - 23:19, 74:11 follow [2] - 8:15, 116:18 follow-up [2] - 8:15, 116:18 followed [2] - 104:7, 107:25 following [4] - 9:12, 58:22, 91:1, 108:8 follows [1] - 9:6 font [2] - 17:10, 17:13 foot [11] - 15:13, 15:15, 15:16, 16:22, 17:17, 17:21, 72:1, 95:24, 96:2, 101:4, 101:15 footage [1] - 116:2 footprint [1] - 108:5 FOR [1] - 122:8 force [2] - 21:16, 34:21 forces [1] - 105:23 foregoing [1] - 121:4 forest [26] - 20:1, 20:9, 31:22, 53:23, 53:25, 54:12, 79:5, 90:21, 91:6, 91:9, 93:7, 93:15, 93:17, 93:25, 97:13, 97:15, 97:18, 97:22, 98:8, 99:6, 99:16, 99:25, 100:12, 110:20, 115:21, 118:16 Forest [2] - 17:7 forested [4] - 15:14, 54:23, 90:21, 116:1 forests [3] - 17:22, 19:20, 98:11
--	---	--	--	---

forever [3] - 93:4, 93:16, 99:12 forget [1] - 41:9 forgotten [2] - 41:5, 108:2 form [1] - 54:7 formal [3] - 16:1, 16:4, 38:13 formally [1] - 55:25 former [1] - 114:16 forth [3] - 40:19, 46:1, 121:7 fortunately [1] - 80:4 forward [1] - 8:1, 9:14, 28:22, 44:16, 59:22, 61:10, 84:25, 85:14, 93:2, 102:13, 118:15 forwarded [1] - 10:10 four [8] - 9:4, 71:24, 82:18, 89:16, 90:19, 105:14, 105:16, 109:11 fourth [3] - 19:22, 41:25, 42:23 fox [1] - 99:15 FPS [1] - 20:4 fragments [1] - 95:10 frame [1] - 89:16 Frank [1] - 37:4 frankly [1] - 109:8 Fraser [1] - 17:5 free [1] - 102:15 frequency [2] - 21:21, 21:23 friction [7] - 11:6, 11:11, 11:15, 13:4, 14:1, 14:13, 15:5 frictional [1] - 13:16 friends [1] - 104:10 frightening [1] - 116:3 front [2] - 7:1, 17:8 frustration [1] - 98:24 FS [2] - 15:17, 15:20 fulfill [2] - 68:19, 83:13 full [8] - 18:20, 31:16, 59:23, 71:23, 73:8, 84:21, 85:2, 108:3 full-time [1] - 108:3 fully [4] - 13:21, 75:24, 78:22, 116:22 funding [1] - 54:4 funds [1] - 55:7 furnished [1] - 91:8	FURTHER [1] - 121:8 furthered [1] - 55:5 furthermore [4] - 14:6, 69:24, 92:22, 93:5 future [4] - 52:8, 67:3, 82:15, 97:22 G GACCIONE [1] - 2:5 gap [1] - 6:13 Garden [2] - 53:21, 79:20 GARY [1] - 1:14 GARY-ADAMS [1] - 1:14 Genaro [1] - 37:4 general [3] - 22:7, 76:1, 106:1 generally [2] - 106:16, 118:8 generate [1] - 8:17 GENIECE [1] - 1:14 gentleman [1] - 44:25 gentlemen [3] - 23:12, 94:2, 119:25 geotechnical [5] - 6:4, 6:10, 59:23, 104:16, 106:4 given [10] - 18:24, 23:17, 54:10, 55:4, 57:18, 59:18, 72:19, 82:16, 107:3, 108:13 glorious [1] - 23:11 goal [1] - 23:13 God [2] - 69:8, 101:13 Goldman [1] - 83:20 golf [1] - 101:1 Google [8] - 56:3, 62:16, 63:14, 63:16, 63:25, 64:10, 64:19, 64:24 govern [1] - 117:13 governing [1] - 85:23 governmental [1] - 50:15 Governor [1] - 109:9 governor [1] - 109:23 graciously [1] - 24:24 grains [1] - 11:4 Grand [5] - 82:1, 82:9, 102:7, 102:21, 112:24 graphs [1] - 8:5	grave [4] - 85:22, 92:10, 107:5, 118:17 gravel [1] - 11:10 gravity [1] - 21:16 gray [3] - 17:13, 17:15 great [5] - 5:11, 9:20, 35:17, 60:13, 119:14 greater [1] - 118:11 greed [2] - 102:19, 103:4 Green [4] - 55:7, 68:24, 69:3, 87:7 green [4] - 54:3, 59:8, 61:8, 95:2 groomed [1] - 77:12 gross [1] - 88:22 ground [3] - 71:13, 105:6 grounds [2] - 86:19, 102:18 groundwater [7] - 9:6, 13:13, 14:25, 58:12, 105:4, 105:19, 106:8 group [2] - 88:9, 104:9 groups [2] - 69:19, 69:20 grow [1] - 98:18 growled [1] - 71:17 grown [1] - 89:15 growth [5] - 20:22, 21:2, 21:6, 53:23, 110:20 Gruel [2] - 41:25, 43:24 gruel [2] - 42:20, 43:13 guardrail [1] - 65:19 GUARINO [1] - 1:9 guide [1] - 70:6 guided [1] - 106:25 guiding [1] - 114:21 guise [1] - 93:2 guy [1] - 111:19 guys [3] - 56:15, 68:8, 116:11 H habitat [1] - 60:19 half [3] - 79:18, 101:8, 114:15 halfway [1] - 89:1 Hamilton [1] - 117:6 hamilton [1] - 117:7 hammer [1] - 111:13 hand [1] - 91:7 handed [1] - 4:10	handedly [1] - 100:25 handful [1] - 29:10 handing [1] - 51:1 handle [3] - 84:22, 113:23, 113:24 hands [1] - 70:8 hang [1] - 30:11 happy [2] - 83:12, 83:15 Happy [1] - 84:2 hardship [1] - 69:16 harm [3] - 86:8, 111:1, 111:2 harmful [1] - 81:13 harms [1] - 117:18 Hassell [1] - 79:11 hates [1] - 98:21 hazard [5] - 74:1, 74:2, 87:21, 101:7 HEADQUARTERS [1] - 1:23 health [11] - 72:25, 87:11, 99:2, 99:6, 99:19, 114:23, 118:13, 119:7, 119:8 healthcare [1] - 109:25 hear [3] - 24:7, 24:8, 94:4 heard [16] - 24:3, 69:11, 69:14, 69:17, 69:21, 71:15, 71:18, 73:25, 74:8, 74:21, 75:24, 76:13, 102:22, 109:20, 115:11, 115:24 hearing [5] - 12:1, 34:6, 44:16, 90:1, 120:10 hearings [2] - 75:3, 104:10 heat [3] - 98:10, 99:1, 100:12 heavily [2] - 58:12, 116:25 heavy [4] - 91:9, 93:12, 105:4, 113:13 height [2] - 21:20, 76:14 hello [1] - 103:13 help [4] - 52:25, 68:19, 83:15, 98:11 helpful [1] - 55:12 hence [2] - 80:18, 92:8 hereby [1] - 121:3 herein [1] - 16:3 hereinbefore [1] - 121:7	hereto [1] - 122:23 Hi [1] - 8:16 hi [1] - 68:5 hiding [1] - 59:13 high [5] - 83:7, 93:14, 95:5, 112:15, 113:3 high-rise [1] - 113:3 higher [6] - 22:4, 62:11, 98:4, 99:9, 108:14 Highlands [23] - 4:2, 53:23, 57:22, 68:9, 72:21, 79:12, 79:18, 80:25, 81:2, 81:9, 82:1, 82:4, 83:5, 83:6, 84:14, 87:9, 87:13, 89:5, 92:18, 101:23, 101:24, 102:21, 112:25 HIGHLANDS [1] - 1:5 Hill [2] - 68:24, 108:23 hill [5] - 62:18, 71:10, 99:8, 110:8, 111:3 Hillside [1] - 58:14 history [1] - 91:22 hit [1] - 113:6 hold [1] - 41:16 holding [2] - 66:1, 93:13 holiday [1] - 6:8 hollow [1] - 114:19 Home [1] - 108:23 home [10] - 63:18, 65:23, 66:3, 76:21, 92:5, 92:6, 92:24, 101:11, 102:17, 113:9 homeowners [2] - 108:24, 111:15 Homes [3] - 53:21, 79:20, 79:24 homes [32] - 53:22, 58:3, 59:2, 59:13, 59:15, 59:25, 61:1, 61:19, 63:10, 63:15, 63:21, 63:24, 64:2, 64:14, 65:6, 65:12, 65:19, 66:23, 70:10, 77:9, 82:1, 91:5, 91:10, 93:18, 97:25, 108:25, 112:14, 112:20, 112:25, 113:3, 113:6 honest [1] - 98:21 honestly [1] - 86:9 honored [1] - 109:23 honoring [1] - 109:8 hope [1] - 75:6
--	--	---	--	--

hoping ^[1] - 94:17 hotter ^[1] - 98:19 hour ^[1] - 102:9 hours ^[4] - 69:9, 82:6, 101:8, 114:2 house ^[4] - 64:22, 66:15, 97:17, 111:16 housekeeping ^[1] - 44:24 houses ^[5] - 61:16, 78:12, 89:1, 95:18, 111:3 housing ^[17] - 42:1, 42:3, 42:21, 43:14, 68:20, 68:21, 75:1, 80:1, 80:12, 82:12, 83:14, 90:19, 93:3, 93:6, 93:23, 117:17, 118:12 Housing ^[1] - 118:8 hovering ^[1] - 113:1 Howell ^[53] - 56:2, 57:3, 57:11, 57:16, 58:1, 58:2, 58:24, 59:9, 59:12, 59:25, 60:10, 61:3, 62:22, 63:2, 63:8, 63:10, 63:11, 63:18, 63:21, 64:11, 64:13, 64:19, 64:21, 64:23, 65:3, 65:14, 66:11, 66:12, 66:20, 67:9, 67:10, 70:19, 72:19, 72:23, 73:13, 73:16, 73:17, 73:20, 74:3, 75:21, 76:15, 87:9, 94:13, 95:9, 105:17, 107:4, 108:9, 112:8, 112:13, 113:16 huge ^[3] - 64:23, 113:6, 114:18 human ^[2] - 78:4, 99:19 hundred ^[1] - 57:25 hundreds ^[1] - 113:23 Hurricane ^[2] - 71:12, 91:25 hurricane ^[1] - 72:15 husband ^[1] - 77:18 HUTT ^[1] - 2:2 Hutt ^[2] - 36:25, 37:13 Hydro ^[6] - 54:8, 72:13, 92:15, 104:13, 104:22, 115:16	ID ^[5] - 35:24, 36:7, 42:15, 50:9, 50:17 ID-1 ^[5] - 4:20, 4:23, 5:10, 36:7, 36:9 ID-2 ^[2] - 30:21, 36:12 ID-3 ^[3] - 36:23, 36:24, 37:10 ID-4 ^[1] - 37:24 ID-5 ^[1] - 39:8 ID-7 ^[4] - 43:12, 43:16, 43:17, 44:1 ID-8 ^[2] - 43:12, 43:20 Ida ^[2] - 71:12, 92:1 idea ^[2] - 67:5, 76:24 identification ^[13] - 4:16, 4:17, 7:2, 19:20, 30:19, 35:16, 35:22, 36:4, 40:9, 41:16, 50:7, 50:8, 51:7 identified ^[9] - 7:13, 45:5, 55:19, 55:21, 70:17, 79:9, 83:18, 94:11, 103:11 identify ^[2] - 27:15, 32:12 identifying ^[1] - 104:23 ignore ^[1] - 58:23 IH-1 ^[1] - 4:2 illustrating ^[1] - 56:8 image ^[1] - 63:1 images ^[3] - 56:3, 62:16, 64:10 imagine ^[5] - 57:19, 57:20, 77:25, 89:18, 89:20 immediate ^[1] - 82:7 immensely ^[1] - 92:11 impact ^[5] - 59:2, 60:19, 93:16, 102:15, 110:2 impacted ^[2] - 93:12, 110:16 impacts ^[5] - 58:12, 98:11, 108:13, 118:13, 119:4 impartial ^[1] - 60:5 implications ^[1] - 118:10 implore ^[2] - 83:10, 118:12 important ^[6] - 23:16, 54:2, 54:12, 58:9, 76:7, 89:21 impossible ^[1] - 77:23 inactions ^[1] - 88:4	inappropriate ^[1] - 88:23 INC ^[1] - 1:5 Inc ^[1] - 4:2 incident ^[2] - 82:5, 82:10 include ^[4] - 35:13, 59:22, 116:4, 122:22 included ^[3] - 49:24, 105:13, 115:22 includes ^[4] - 59:16, 80:15, 115:2 including ^[3] - 54:6, 56:13, 74:13 inclusion ^[1] - 80:11 inclusionary ^[1] - 4:4 Inclusionary ^[1] - 118:7 incorrectly ^[1] - 7:7 increase ^[2] - 99:17, 118:25 increased ^[5] - 81:15, 83:9, 118:19, 119:1, 119:2 increases ^[2] - 82:13, 99:18 incredibly ^[1] - 109:18 incurring ^[1] - 81:7 independent ^[5] - 6:5, 6:23, 59:23, 91:18, 100:5 Indian ^[1] - 39:3 indicated ^[4] - 6:3, 6:6, 55:1, 122:7 indicates ^[4] - 9:9, 19:24, 64:20, 76:8 indicating ^[3] - 16:6, 17:16, 17:19 indication ^[1] - 17:21 individual ^[3] - 26:8, 76:21, 110:21 individually ^[1] - 71:8 individuals ^[1] - 27:10 induced ^[1] - 105:4 inevitable ^[1] - 87:16 inevitably ^[1] - 89:8 infer ^[1] - 20:2 inferred ^[3] - 17:22, 19:21, 20:8 inferring ^[1] - 14:23 infers ^[1] - 14:3 infinite ^[1] - 9:9 influence ^[1] - 80:7 influx ^[3] - 82:20, 113:23, 113:25 info ^[1] - 8:22 information ^[8] - 5:4, 9:1, 23:16, 34:17, 40:6, 52:24, 94:8, 120:9	informed ^[1] - 71:19 infrastructure ^[1] - 81:24 ingress ^[1] - 78:9 initial ^[1] - 81:9 injured ^[1] - 92:2 input ^[3] - 8:7, 8:17, 61:4 inquired ^[1] - 71:22 instead ^[2] - 113:21, 115:23 INSTRUCTIONS ^[1] - 122:5 intact ^[1] - 93:7 intend ^[1] - 46:8 intention ^[2] - 46:2, 109:18 interconnected ^[1] - 107:21 interest ^[5] - 55:4, 86:5, 88:7, 119:18, 119:21 interested ^[3] - 94:6, 119:14, 121:12 interests ^[3] - 85:24, 111:5, 119:22 interlocking ^[1] - 107:14 interpret ^[1] - 13:2 interpretation ^[1] - 71:17 interpreting ^[1] - 20:12 introduce ^[2] - 16:12, 45:21 introduced ^[4] - 4:11, 4:14, 44:7, 49:10 introducing ^[1] - 45:11 inventory ^[1] - 29:12 investigation ^[1] - 92:22 investment ^[1] - 68:19 involved ^[2] - 60:2, 104:11 involvement ^[1] - 89:15 Irene ^[1] - 71:12 ironically ^[1] - 101:10 irrelevant ^[1] - 84:14 irreparable ^[1] - 111:2 irreversible ^[4] - 90:24, 93:15, 100:7, 118:18	is/was ^[1] - 38:6 issue ^[20] - 11:2, 16:3, 27:19, 29:2, 39:23, 42:11, 42:20, 72:12, 72:18, 73:6, 73:7, 74:11, 74:24, 78:12, 78:22, 81:5, 81:8, 84:17, 92:14, 116:7 issued ^[1] - 16:21 issues ^[15] - 5:2, 6:4, 9:4, 10:17, 33:20, 50:16, 58:19, 58:22, 58:23, 75:7, 82:10, 86:11, 92:23, 110:21, 120:7 it'll ^[1] - 52:1 italic ^[2] - 17:10, 17:13 item ^[2] - 7:9, 41:21 items ^[2] - 28:8, 68:17 itself ^[4] - 51:17, 51:20, 82:23, 122:6
J				
jack ^[1] - 47:23 James ^[1] - 37:4 Jamilet ^[9] - 4:22, 28:11, 29:13, 31:3, 36:2, 41:15, 46:24, 47:7, 50:5 JAMILET ^[1] - 1:13 jamilet's ^[1] - 42:8 January ^[2] - 84:4, 120:3 Jennifer ^[1] - 70:19 JERRY ^[1] - 1:9 Jersey ^[9] - 38:9, 39:2, 54:18, 57:4, 92:3, 92:16, 114:25, 115:2, 121:3 JERSEY ^[4] - 1:24, 2:4, 2:7, 2:10 Jessica ^[1] - 114:9 job ^[3] - 75:5, 94:7, 104:21 Joe ^[1] - 56:18 JOHN ^[1] - 1:11 join ^[1] - 24:17 joined ^[1] - 104:5 joining ^[1] - 44:15 Joint ^[1] - 116:17 Jolyn ^[4] - 58:20, 74:18, 91:24, 92:13 Jonathan ^[4] - 53:4, 53:6, 53:7, 69:22 JORDAN ^[1] - 1:12				

Ii.e ^[1] - 15:17

Joseph ^[3] - 28:3, 97:3, 97:12 judge ^[2] - 40:13, 51:20 July ^[6] - 33:12, 48:3, 48:11, 50:2, 51:4, 52:7 JULY ^[1] - 3:7 JUNE ^[1] - 3:4 June ^[9] - 29:17, 29:25, 31:6, 39:16, 39:17, 39:20, 39:21, 92:7, 97:11 justice ^[1] - 109:25 Justin ^[1] - 83:20 justly ^[1] - 115:8 jutting ^[1] - 102:3	lack ^[3] - 80:25, 117:20, 118:21 ladies ^[3] - 23:12, 94:2, 119:25 laid ^[1] - 73:9 land ^[15] - 41:2, 54:23, 81:12, 81:18, 87:20, 89:12, 89:22, 91:4, 93:3, 97:23, 103:6, 113:12, 117:11, 118:17, 119:3 Land ^[3] - 46:7, 114:20, 115:1 lands ^[3] - 15:14, 54:23, 116:1 landslide ^[1] - 92:24 landslides ^[1] - 99:10 Lane ^[1] - 108:23 Langan ^[13] - 5:4, 5:19, 6:4, 6:11, 6:22, 8:4, 12:10, 16:1, 104:12, 104:22, 104:23, 105:10, 106:12 language ^[1] - 20:1 Lapis ^[3] - 79:12, 88:16, 100:20 large ^[4] - 71:12, 95:2, 95:7, 96:16 largely ^[1] - 6:1 largest ^[5] - 57:22, 58:2, 61:18, 62:8, 79:25 last ^[30] - 6:2, 6:7, 7:18, 7:22, 8:1, 12:1, 13:22, 18:24, 31:16, 37:12, 37:23, 41:21, 42:5, 43:11, 48:15, 53:24, 67:8, 69:12, 70:22, 77:6, 82:3, 84:3, 85:8, 85:21, 87:12, 94:21, 97:11, 113:15, 118:16 lasted ^[1] - 82:5 lastly ^[3] - 92:11, 93:19, 116:12 lateral ^[1] - 22:3 latest ^[1] - 61:24 Laurel ^[5] - 79:22, 80:1, 80:12, 83:13, 102:10 Law ^[3] - 46:7, 114:20, 115:1 law ^[3] - 38:15, 40:13, 60:1 laws ^[3] - 35:4, 84:12, 115:9 lawsuit ^[1] - 80:10 lawyer ^[1] - 40:12	lead ^[1] - 78:19 leader ^[1] - 89:10 leads ^[1] - 99:8 learn ^[1] - 79:1 learned ^[2] - 71:22, 71:23 least ^[8] - 13:4, 72:6, 82:16, 84:9, 84:10, 85:14, 86:6, 86:18 leave ^[10] - 59:12, 77:16, 78:8, 78:16, 93:16, 101:4, 101:7, 101:15, 102:3 leaves ^[1] - 76:6 leaving ^[2] - 5:20, 88:8 left ^[4] - 65:19, 89:14, 93:13, 103:6 legacy ^[1] - 93:15 legal ^[7] - 25:24, 40:12, 41:2, 42:11, 60:17, 61:3, 115:4 legalese ^[1] - 110:7 Lenape ^[1] - 89:11 lend ^[1] - 76:8 length ^[2] - 33:18, 64:5 Lenni ^[1] - 89:10 less ^[4] - 11:15, 83:11, 98:19, 103:3 letter ^[23] - 16:5, 36:12, 36:24, 37:1, 37:12, 37:23, 38:8, 39:17, 39:20, 44:1, 44:2, 52:10, 53:12, 55:1, 71:16, 72:3, 76:4, 76:6, 76:7, 77:4, 78:9 letterhead ^[1] - 39:2 letters ^[8] - 33:8, 33:12, 34:17, 35:25, 39:14, 39:15, 41:25, 43:12 letting ^[1] - 67:12 level ^[6] - 9:6, 9:11, 13:13, 40:24, 102:20, 106:20 levels ^[2] - 60:24, 81:15 liabilities ^[1] - 68:16 liability ^[1] - 69:7 license ^[1] - 104:2 life ^[9] - 59:2, 60:16, 60:21, 82:7, 87:21, 89:20, 93:11, 98:20, 99:3 lifetime ^[1] - 100:1 lift ^[1] - 111:12 light ^[4] - 47:20, 59:3, 60:24, 90:12	lighter ^[3] - 17:13, 17:15 lighting ^[1] - 74:9 lights ^[2] - 102:11, 102:12 likelihood ^[1] - 107:9 likely ^[2] - 15:3, 96:14 limited ^[1] - 87:17 Line ^[1] - 122:9 line ^[22] - 19:22, 20:23, 57:25, 62:18, 62:20, 62:21, 63:4, 63:7, 63:17, 63:22, 64:19, 65:9, 66:22, 72:21, 72:23, 73:4, 84:8, 91:21, 119:16, 119:22 lines ^[3] - 9:4, 15:10, 122:7 list ^[2] - 29:12, 49:18 listed ^[2] - 48:8, 51:13 listen ^[2] - 25:8, 44:8 listened ^[2] - 23:14, 104:24 listening ^[1] - 25:3 literature ^[2] - 17:1, 106:17 live ^[24] - 28:4, 57:12, 60:10, 68:5, 69:2, 71:7, 72:18, 73:12, 74:2, 78:1, 79:12, 97:12, 97:17, 100:8, 100:11, 102:8, 102:14, 103:13, 110:13, 112:15, 112:23, 112:24, 119:14 lived ^[3] - 71:6, 89:11, 112:12 lives ^[5] - 68:9, 71:25, 74:2, 74:4, 101:2 living ^[7] - 57:16, 76:15, 76:17, 78:5, 93:9, 98:9, 101:24 Livingston ^[1] - 52:14 loading ^[1] - 106:19 lobby ^[1] - 62:6 local ^[3] - 54:5, 58:16, 80:16 locate ^[1] - 61:9 located ^[1] - 91:6 location ^[4] - 62:9, 63:9, 64:6, 105:14 look ^[17] - 10:15, 17:8, 30:6, 33:6, 33:10, 43:6, 44:16,	51:5, 61:23, 68:15, 68:16, 69:7, 77:12, 78:25, 95:1, 95:9, 116:8 looked ^[6] - 12:23, 18:19, 49:17, 52:9, 62:2, 76:6 looking ^[17] - 9:19, 16:19, 34:8, 34:9, 57:17, 63:25, 64:18, 64:22, 64:25, 66:4, 66:9, 66:12, 66:14, 66:21, 66:22, 68:15, 112:19 looks ^[1] - 25:16 Lori ^[1] - 79:11 LORI ^[1] - 1:11 lose ^[1] - 87:21 loses ^[1] - 99:22 loss ^[3] - 88:3, 91:12, 107:21 loud ^[1] - 7:14 love ^[2] - 100:13, 113:5 lovely ^[1] - 80:18 lowered ^[1] - 106:13 luxury ^[2] - 62:9, 88:25				
K								
KAPFERER ^[1] - 1:11 Karen ^[1] - 37:2 keep ^[1] - 10:7 keeping ^[1] - 65:5 Kelly ^[1] - 113:18 KEN ^[1] - 1:10 Kenty ^[1] - 118:2 kept ^[1] - 37:19 kids ^[4] - 96:8, 96:18, 102:25, 103:15 killed ^[1] - 113:10 kills ^[1] - 89:13 kind ^[4] - 19:9, 23:6, 86:13, 96:17 Klein ^[1] - 94:13 kleinberg ^[3] - 4:11, 5:14, 10:15 KLEINBERG ^[1] - 24:18 Kleinberg ^[13] - 10:4, 10:10, 19:3, 24:15, 25:3, 94:18, 94:20, 95:4, 95:17, 104:25, 116:7, 116:8 Knights ^[1] - 90:6 knocking ^[1] - 72:5 knowingly ^[1] - 84:24 knowledge ^[4] - 20:7, 21:1, 106:14, 107:2 known ^[2] - 53:22, 107:12 knows ^[1] - 96:21 KPA ^[1] - 20:3								
L								
labeled ^[1] - 95:2								
M								
M-A-L-A-N-G-A ^[1] - 86:24 magnitude ^[2] - 92:6, 92:8 mail ^[22] - 6:3, 7:3, 7:19, 8:2, 8:9, 8:15, 8:23, 9:2, 9:3, 9:5, 9:12, 9:15, 9:24, 16:8, 16:13, 17:4, 17:9, 18:11, 22:25, 36:8, 51:23, 61:6 mailed ^[1] - 52:16 mails ^[11] - 4:10, 5:18, 5:24, 7:18, 8:19, 9:13, 10:11, 10:12, 41:24, 43:4, 43:13 main ^[3] - 9:5, 57:25, 89:7 major ^[2] - 59:1, 78:21 maker ^[1] - 77:20 Malanga ^[1] - 86:24 Mall ^[1] - 68:24 MALVIKA ^[1] - 1:13 man ^[1] - 89:12 manage ^[2] - 78:25, 79:1 managed ^[1] - 59:17 management ^[1] -								

117:14 Manager [1] - 79:23 mandate [1] - 74:7 mandated [2] - 79:21, 83:14 manmade [1] - 115:10 manner [1] - 116:20 Manuals [1] - 104:14 manuals [1] - 107:1 map [2] - 96:10, 105:13 Map [1] - 62:16 Maplewood [9] - 52:14, 52:20, 53:13, 53:19, 54:20, 54:25, 55:6, 55:12, 55:14 maplewood [1] - 52:21 Maplewood's [1] - 54:8 Maplewoods [1] - 54:6 mapping [1] - 85:18 Maps [7] - 56:3, 63:14, 63:16, 63:25, 64:10, 64:19, 64:24 March [1] - 67:4 mare [1] - 100:20 marginal [1] - 107:4 Marie [1] - 103:17 Mark [9] - 7:4, 8:3, 8:5, 8:16, 8:22, 8:24, 8:25, 9:16, 37:4 mark [14] - 4:17, 4:22, 31:3, 31:8, 35:15, 35:24, 38:23, 40:8, 50:6, 50:19, 51:7, 51:9, 67:16, 122:6 marked [15] - 4:16, 4:24, 7:1, 7:2, 11:25, 30:18, 36:4, 40:7, 40:14, 41:6, 41:16, 42:13, 43:11, 45:5, 45:8 maschera [4] - 48:6, 49:2, 49:20, 51:22 Maschera [1] - 51:6 masters [1] - 103:25 matter [5] - 42:3, 86:2, 102:2, 102:10, 111:25 matters [2] - 45:16, 99:13 mature [2] - 20:22, 21:2 Mayfair [3] - 68:6, 74:3, 105:19 mayor [1] - 49:9	Mayor [12] - 1:9, 32:23, 34:16, 34:24, 35:2, 35:9, 36:16, 38:7, 49:9, 76:2, 88:6, 90:15 Mayor's [1] - 69:14 Mazier [1] - 8:3 McCartney [3] - 1:9, 24:20, 90:15 McElroy [2] - 47:23, 50:25 mcGovern [3] - 22:25, 35:18, 50:8 McGovern [142] - 2:6, 4:9, 4:21, 5:25, 6:15, 9:23, 10:1, 10:5, 11:23, 11:25, 12:6, 12:12, 12:19, 17:12, 18:14, 18:17, 18:22, 18:25, 19:4, 19:8, 19:11, 19:15, 23:3, 23:7, 25:12, 25:19, 26:17, 27:5, 27:16, 30:8, 30:14, 30:17, 30:22, 31:2, 31:10, 32:1, 32:4, 32:7, 32:14, 32:20, 33:5, 34:2, 34:25, 35:15, 36:2, 36:6, 36:7, 36:12, 36:15, 36:18, 36:19, 36:20, 36:23, 37:1, 37:4, 37:7, 37:10, 37:16, 37:17, 37:19, 37:25, 38:10, 38:16, 38:19, 39:9, 39:19, 39:22, 40:1, 40:8, 40:15, 40:21, 40:23, 41:8, 41:13, 41:15, 42:10, 42:15, 43:11, 43:17, 43:20, 43:23, 44:2, 45:2, 45:7, 45:15, 45:20, 45:23, 46:4, 46:9, 46:11, 47:1, 47:11, 47:15, 48:7, 48:14, 48:19, 48:24, 49:10, 49:15, 49:19, 50:1, 50:5, 50:12, 50:19, 51:9, 51:16, 51:19, 52:5, 52:15, 52:18, 53:6, 53:8, 56:7, 57:1, 57:5, 67:16, 67:22, 67:24, 68:11, 70:22, 70:25, 71:4, 75:16, 75:19, 75:22, 79:14, 83:22, 87:1, 88:18, 90:8, 90:11, 94:14, 97:5, 100:22, 103:16, 103:18, 103:21, 109:1, 112:9, 114:10,	114:13, 118:3 mean [7] - 7:9, 16:3, 20:18, 67:21, 97:21, 103:7, 110:13 means [6] - 13:6, 46:11, 98:3, 98:24, 118:22, 119:1 meant [1] - 16:14 meantime [1] - 101:8 measure [2] - 96:1, 96:19 measurements [1] - 95:13 measuring [2] - 63:13, 96:5 medical [1] - 82:7 medium [1] - 107:17 meet [2] - 42:4, 80:8 Meeting [1] - 116:18 meeting [22] - 6:2, 13:22, 18:24, 25:15, 25:21, 26:5, 44:6, 48:3, 48:11, 51:4, 84:4, 84:6, 85:8, 85:9, 85:11, 85:22, 86:9, 86:12, 91:19, 95:22, 109:8, 116:17 meetings [8] - 7:22, 68:22, 84:20, 94:21, 96:12, 109:5, 109:11, 109:19 meets [1] - 106:8 member [10] - 45:21, 60:2, 68:21, 69:22, 83:17, 87:6, 89:10, 104:9, 109:9, 111:20 MEMBERS [1] - 1:8 members [27] - 27:15, 32:24, 32:25, 33:1, 34:12, 34:15, 35:2, 35:3, 35:7, 53:18, 55:9, 55:17, 55:20, 57:10, 69:14, 70:15, 75:11, 79:8, 84:1, 90:3, 90:16, 96:25, 97:8, 97:10, 108:20, 114:22, 117:24 memory [1] - 91:23 mental [1] - 99:2 mention [4] - 79:21, 81:1, 90:24, 116:16 mentioned [5] - 5:16, 60:16, 76:11, 106:15, 108:10 met [2] - 6:7, 111:6 methods [1] - 92:21 metritis [1] - 29:1 Miao [5] - 7:6, 17:19, 18:4, 19:13	MIAO [1] - 7:6 middle [4] - 77:10, 78:5, 79:5, 113:20 might [7] - 20:18, 63:19, 65:21, 66:1, 68:8, 86:13, 97:21 mile [1] - 103:24 million [1] - 111:25 mine [1] - 109:9 minimum [8] - 74:15, 85:12, 85:13, 100:4, 106:17, 106:22, 107:5, 108:11 minor [1] - 81:19 minus [1] - 109:5 minute [1] - 34:1 minutes [17] - 23:18, 45:23, 48:3, 48:12, 48:14, 51:2, 51:3, 52:23, 55:24, 56:21, 68:10, 69:11, 70:11, 101:3, 101:12, 120:6 misapplied [1] - 108:2 Misarti [1] - 68:5 misnomers [1] - 74:25 mispronounce [1] - 50:25 misrepresentation [1] - 88:23 missed [2] - 31:16, 47:1 missing [9] - 6:14, 6:16, 47:13, 47:15, 84:6, 84:12, 84:14, 85:6, 86:9 misspoke [1] - 46:4 mistakes [1] - 60:6 MLUL [4] - 115:7, 115:22, 116:21, 117:12 mobile [1] - 66:19 mom [3] - 80:3, 101:2, 101:9 moment [6] - 22:17, 23:11, 43:6, 43:9, 57:15, 70:21 Monday [1] - 8:25 money [2] - 88:7, 113:22 monitoring [1] - 108:3 monstrous [1] - 103:5 months [6] - 69:13, 84:9, 84:10, 85:12, 85:15, 112:12 Moon [1] - 37:4 moot [4] - 40:1, 40:2,	40:10, 42:6 Moran [1] - 83:20 morning [4] - 8:5, 91:14, 97:14, 102:4 MORRISTOWN [1] - 1:24 most [5] - 15:3, 41:21, 69:11, 78:10, 112:13 mostly [2] - 13:1, 104:4 mother [2] - 98:17, 101:9 motion [1] - 33:20 mottling [1] - 58:11 Mount [4] - 79:22, 80:1, 80:12, 83:13 mountain [2] - 91:17, 92:9 Mountain [3] - 31:23, 91:21, 93:24 Mountains [1] - 53:25 move [10] - 24:6, 28:21, 51:21, 60:17, 85:14, 93:2, 97:11, 99:3, 111:13, 118:14 moved [6] - 28:10, 62:1, 65:18, 96:20, 103:2 moves [1] - 118:22 movie [1] - 69:3 moving [2] - 84:25, 110:17 MR [94] - 4:19, 5:2, 5:13, 6:17, 9:25, 10:3, 10:8, 11:20, 11:24, 12:2, 12:9, 12:16, 12:21, 17:11, 18:16, 18:18, 18:23, 19:2, 19:5, 19:10, 19:12, 19:16, 22:17, 22:24, 23:5, 23:9, 24:12, 24:18, 24:23, 25:17, 25:24, 26:3, 26:11, 26:19, 26:23, 26:24, 26:25, 27:9, 27:17, 28:24, 30:2, 30:12, 30:16, 30:20, 30:21, 30:25, 31:15, 31:19, 32:18, 32:21, 33:7, 33:17, 35:24, 36:5, 36:10, 36:14, 36:17, 36:19, 36:24, 37:2, 37:8, 37:11, 37:18, 37:22, 38:25, 42:16, 42:25, 43:2, 43:6, 43:16, 43:18, 43:22, 43:25, 44:24, 45:14, 45:19, 46:2, 46:7,
---	---	---	---	---

46:10, 46:13, 50:7, 50:10, 50:13, 50:21, 52:3, 56:4, 56:11, 56:12, 56:23, 67:20, 67:23, 67:25, 68:2, 70:21 MS ^[135] - 4:9, 4:21, 6:15, 9:23, 10:1, 10:5, 11:23, 11:25, 12:6, 12:12, 12:19, 18:14, 18:17, 18:22, 18:25, 19:4, 19:8, 19:11, 19:15, 23:3, 23:7, 24:20, 25:12, 25:19, 26:17, 27:5, 27:16, 30:8, 30:14, 30:17, 30:22, 31:2, 31:10, 32:1, 32:4, 32:7, 32:14, 32:20, 33:5, 34:2, 34:25, 35:15, 35:18, 36:2, 36:7, 36:12, 36:15, 36:18, 36:20, 36:23, 37:1, 37:7, 37:10, 37:17, 37:19, 37:25, 38:10, 38:16, 38:19, 39:9, 39:19, 39:22, 40:1, 40:8, 40:15, 40:21, 40:23, 41:8, 41:13, 41:15, 42:10, 42:15, 43:11, 43:17, 43:20, 43:23, 44:2, 45:7, 45:15, 45:23, 46:4, 46:9, 46:11, 47:11, 47:15, 48:7, 48:14, 48:19, 48:24, 49:10, 49:15, 49:19, 50:1, 50:5, 50:8, 50:12, 50:19, 51:9, 51:16, 51:19, 52:5, 52:15, 52:18, 53:6, 53:8, 56:7, 57:1, 57:5, 67:16, 67:22, 67:24, 68:11, 70:22, 70:25, 71:4, 75:16, 75:19, 75:22, 79:14, 83:22, 87:1, 88:18, 90:8, 90:11, 94:14, 97:5, 100:22, 103:16, 103:18, 103:21, 109:1, 112:9, 114:10, 114:13, 118:3 multifamily ^[1] - 4:4 multiple ^[2] - 86:4, 86:15 municipal ^[5] - 37:3, 37:14, 37:16, 61:7, 114:17 Municipal ^[2] - 114:20, 115:1	must ^[8] - 14:3, 73:20, 88:6, 89:22, 100:7, 105:5, 107:25, 117:10 N name ^[26] - 7:6, 28:3, 47:22, 51:1, 53:2, 53:4, 57:2, 57:11, 68:4, 70:17, 70:23, 75:13, 79:10, 79:11, 83:19, 86:23, 88:13, 90:5, 93:9, 94:11, 97:1, 97:12, 100:18, 103:12, 112:6, 117:25 named ^[1] - 79:20 names ^[1] - 39:5 narrow ^[1] - 73:18 Nasser ^[1] - 74:3 Nation ^[1] - 39:4 natural ^[10] - 11:14, 15:14, 17:22, 19:20, 20:1, 72:9, 97:23, 98:16, 105:22, 115:10 nature ^[6] - 5:5, 13:7, 81:19, 89:14, 99:4, 114:19 near ^[3] - 105:17, 108:9 nearby ^[1] - 108:13 nearly ^[2] - 53:22, 118:23 necessarily ^[2] - 4:18, 5:7 necessary ^[1] - 80:14 need ^[17] - 4:25, 13:4, 15:9, 22:17, 35:15, 43:6, 51:20, 69:1, 74:10, 75:19, 78:13, 80:4, 80:13, 86:6, 111:2, 118:11, 118:23 needed ^[6] - 68:21, 69:6, 82:6, 85:1, 114:4, 116:17 needless ^[1] - 93:7 needs ^[2] - 58:24, 74:23 negative ^[2] - 69:12, 93:16 negatively ^[2] - 81:21, 83:11 neighbor ^[4] - 71:25, 81:18, 109:9, 109:24 neighborhood ^[7] - 57:18, 59:5, 60:24, 61:18, 63:5, 102:14, 112:14	neighborhoods ^[2] - 64:7, 98:13 neighboring ^[6] - 81:20, 81:22, 84:16, 89:6, 99:4, 102:21 neighbors ^[13] - 66:4, 70:8, 71:17, 72:5, 72:25, 74:13, 76:18, 77:18, 93:20, 101:10, 107:3, 115:2, 119:8 network ^[1] - 107:14 Network ^[1] - 39:3 never ^[6] - 49:10, 49:11, 51:23, 71:21, 100:15, 104:8 New ^[11] - 38:9, 39:2, 54:18, 57:4, 84:2, 92:3, 92:15, 104:4, 114:25, 115:1, 121:3 new ^[11] - 45:11, 54:18, 72:11, 73:3, 73:5, 73:12, 81:11, 84:11, 88:6, 99:10, 109:21 NEW ^[4] - 1:24, 2:4, 2:7, 2:10 newly ^[2] - 12:14, 12:16 next ^[24] - 4:25, 7:21, 8:14, 8:22, 9:14, 9:20, 24:5, 25:6, 31:7, 31:20, 35:22, 36:23, 37:7, 39:10, 56:3, 61:21, 62:3, 63:17, 77:23, 86:1, 86:12, 88:9, 111:17, 111:22 nice ^[1] - 22:24 night ^[6] - 23:24, 24:25, 25:6, 42:8, 44:21, 77:25 nine ^[2] - 79:18, 102:6 ninth ^[1] - 102:4 NJ ^[2] - 2:11, 27:11 NJIT ^[1] - 104:1 noise ^[4] - 59:3, 60:24, 82:21, 94:3 non ^[1] - 27:11 none ^[2] - 102:6, 113:4 nonprofit ^[1] - 26:6 normal ^[1] - 106:18 NORTH ^[1] - 1:23 Northeast ^[1] - 79:23 Northfield ^[1] - 91:24 northwest ^[1] - 4:5 Notary ^[1] - 121:3 note ^[6] - 43:2, 44:18, 52:9, 54:25, 92:4, 122:6 noted ^[3] - 39:8, 41:8, 122:23 notes ^[1] - 22:18 nothing ^[28] - 34:12, 53:9, 57:6, 68:12, 71:2, 71:18, 75:17, 78:4, 79:15, 83:23, 87:2, 87:19, 88:19, 89:14, 90:9, 93:13, 94:15, 97:6, 100:23, 101:23, 102:7, 103:19, 109:2, 112:10, 114:11, 116:19, 118:4, 119:15 notice ^[15] - 18:18, 25:15, 25:22, 28:4, 39:22, 40:3, 50:14, 59:9, 65:3, 71:7, 72:1, 72:2, 88:16, 95:2, 120:4 noticed ^[1] - 25:21 notification ^[1] - 61:9 notified ^[1] - 61:4 NOVEMBER ^[1] - 1:2 November ^[7] - 7:20, 8:2, 8:10, 8:23, 41:24, 48:24, 49:5 number ^[21] - 4:25, 7:3, 7:9, 9:21, 24:1, 28:8, 31:12, 31:24, 32:19, 35:22, 40:9, 42:15, 48:22, 52:3, 58:19, 58:24, 64:22, 66:15, 68:18, 68:19, 84:10 numbers ^[1] - 6:6 numerous ^[1] - 70:2	80:20, 115:1, 115:7, 116:11, 117:21 object ^[2] - 6:15, 71:8 objecting ^[1] - 43:13 objection ^[3] - 29:4, 45:3, 50:22 objections ^[2] - 69:21, 88:2 objector ^[6] - 26:5, 27:12, 36:12, 37:10, 43:12, 51:21 Objector ^[9] - 2:10, 4:19, 4:23, 12:7, 36:7, 36:23, 39:8, 43:12, 50:8 Objector-41 ^[1] - 50:20 objector-6 ^[1] - 40:15 Objectors ^[3] - 5:10, 7:2, 37:24 objectors ^[2] - 4:7, 60:20 obligation ^[3] - 34:8, 70:7, 119:20 obligations ^[1] - 35:4 obnoxious ^[1] - 73:10 Obra ^[1] - 17:7 observations ^[1] - 9:17 obstructing ^[1] - 60:22 obtained ^[1] - 104:2 obvious ^[1] - 54:2 obviously ^[2] - 11:9, 26:5 occasion ^[1] - 37:15 occupation ^[1] - 60:25 occur ^[2] - 14:20, 92:23 occurred ^[5] - 14:8, 14:24, 15:1, 74:19 occurrence ^[1] - 82:11 October ^[4] - 31:24, 32:3, 32:8, 92:16 OCTOBER ^[1] - 3:5 OF ^[3] - 1:1, 1:2, 3:5 offer ^[4] - 12:4, 26:14, 56:13, 69:5 offering ^[3] - 5:7, 26:8, 50:24 offers ^[2] - 99:4, 112:16 office ^[3] - 28:25, 37:20, 104:4 officer ^[2] - 27:1,	
O				
o'clock ^[2] - 91:14, 120:2 O-2 ^[1] - 49:15 O-20 ^[1] - 48:19 O-25 ^[1] - 30:14 O-37 ^[1] - 95:1 O-38 ^[2] - 11:25, 18:17 O-39 ^[1] - 31:2 o-39 ^[1] - 31:19 O-40 ^[3] - 3:5, 32:5, 32:20 O-41 ^[2] - 3:6, 52:5 O-42 ^[1] - 3:7 O-43 ^[3] - 3:8, 67:17, 67:25 oasis ^[1] - 112:15 oath ^[7] - 5:6, 16:10,				

28:6 officers [6] - 24:23, 26:7, 26:9, 27:11, 27:15, 27:17 Official [1] - 1:14 official [5] - 27:12, 29:18, 30:10, 52:1, 88:10 officially [1] - 26:25 officio [1] - 29:1 old [7] - 21:6, 53:23, 99:11, 101:12, 110:20, 111:24, 112:1 older [4] - 20:22, 21:2, 22:2, 115:18 on-site [1] - 106:19 once [9] - 41:23, 41:24, 81:12, 89:11, 89:12, 99:7, 99:11, 100:1, 100:14 ONE [1] - 2:6 one [71] - 5:2, 7:9, 7:22, 10:6, 10:9, 10:12, 10:14, 11:4, 17:16, 18:12, 21:19, 23:18, 24:13, 25:1, 26:16, 27:17, 28:12, 28:19, 29:11, 30:12, 31:8, 31:16, 32:10, 32:15, 35:24, 37:11, 37:12, 41:21, 42:19, 43:11, 44:24, 45:20, 48:11, 48:15, 50:20, 52:4, 52:11, 58:4, 62:5, 62:7, 62:12, 63:17, 67:18, 68:18, 68:25, 70:21, 72:15, 75:14, 76:2, 76:14, 76:16, 77:18, 78:1, 78:24, 82:6, 85:25, 86:9, 92:2, 94:24, 97:16, 98:23, 99:21, 101:9, 101:22, 102:22, 102:23, 104:11, 105:17, 112:21, 113:21, 118:24 ones [4] - 73:3, 73:11, 73:12, 76:7 ongoing [2] - 81:6, 81:8 online [1] - 48:4 Open [1] - 117:6 open [4] - 5:20, 54:3, 57:21, 68:25 opened [1] - 73:20 openness [1] - 103:2 opens [1] - 60:7 operate [1] - 86:15 operating [3] - 33:2,	34:18, 34:22 opinion [5] - 16:21, 34:5, 40:9, 76:9, 118:17 opportunity [2] - 44:15, 97:9 oppose [1] - 79:19 opposed [2] - 79:21, 87:10 opposer [1] - 13:18 opposing [1] - 44:10 opposition [4] - 55:2, 69:15, 115:6, 116:10 OPRA [3] - 41:17, 59:7, 61:7 OR [1] - 122:8 Orange [51] - 4:6, 30:15, 30:18, 37:6, 46:3, 48:25, 49:5, 49:6, 49:7, 49:25, 51:12, 52:12, 53:21, 54:22, 55:7, 55:13, 57:4, 59:21, 63:22, 64:13, 69:22, 70:8, 71:6, 76:23, 78:21, 79:17, 83:21, 86:5, 87:7, 87:8, 88:17, 89:5, 89:6, 90:7, 90:16, 90:18, 90:22, 91:25, 92:17, 93:20, 93:22, 93:23, 97:20, 99:3, 99:20, 100:15, 100:21, 103:14, 114:25, 119:6 ORANGE [2] - 1:1, 2:7 order [3] - 56:16, 76:19, 84:11 Ordinance [1] - 118:8 ordinance [12] - 34:9, 34:20, 39:23, 40:4, 40:17, 44:13, 61:5, 71:20, 74:20, 74:21, 84:5 organization [3] - 27:6, 27:12, 110:11 organizational [1] - 45:16 organizations [3] - 38:9, 39:4, 39:6 original [6] - 10:22, 17:14, 40:6, 57:24, 62:13, 65:7 originals [1] - 39:18 Orin [1] - 90:6 outage [1] - 25:2 Outcrop [1] - 95:3 outcrop [1] - 96:7	outlined [1] - 69:15 output [2] - 8:7, 9:9 outside [2] - 88:7, 119:14 Oval [5] - 48:25, 49:6, 73:15, 82:5, 83:3 overall [1] - 117:3 overdue [1] - 80:9 overlaid [1] - 60:4 overlay [3] - 59:10, 61:5, 64:6 overlays [1] - 59:25 overtime [1] - 105:25 overwhelming [1] - 69:8 owls [1] - 99:15 own [9] - 44:11, 44:20, 58:20, 65:23, 66:3, 69:22, 80:20, 87:10, 112:22 owner [1] - 49:15	parallel [3] - 9:8, 13:14, 14:7 parameters [1] - 8:8 paraphrasing [1] - 8:6 parcel [2] - 55:6, 55:13 parent [1] - 97:20 parking [1] - 74:10 part [19] - 4:18, 7:8, 27:6, 30:24, 30:25, 34:8, 40:25, 41:3, 43:18, 45:2, 47:4, 61:25, 71:10, 92:13, 97:16, 104:9, 107:22, 117:11, 118:7 partially [2] - 77:20, 115:8 participant [1] - 35:8 particle [1] - 11:9 particles [3] - 11:10, 11:14, 13:7 particular [6] - 7:22, 13:13, 77:11, 92:9, 93:17, 109:14 parties [1] - 121:10 parts [1] - 89:6 party [3] - 34:4, 99:21 passed [2] - 71:20, 115:5 passing [1] - 25:18 past [9] - 51:20, 60:6, 69:13, 72:11, 72:14, 101:24, 103:14, 113:18, 114:15 path [1] - 59:21 patterns [1] - 82:22 pause [3] - 86:19, 86:20, 100:4 pavement [1] - 99:1 pay [2] - 110:7, 112:15 PB-24-01 [2] - 1:5, 4:1 peace [3] - 57:18, 99:23, 100:13 peaceful [2] - 112:16, 113:4 Pearson [1] - 114:9 peer [1] - 19:17 people [29] - 23:23, 24:1, 24:7, 25:2, 25:5, 25:8, 25:16, 44:21, 46:12, 58:18, 70:4, 78:7, 78:14, 78:16, 88:24, 89:3, 89:15, 92:3, 97:19, 99:3, 102:24, 109:25,	110:8, 110:9, 110:12, 110:13, 112:14, 112:19 per [6] - 15:13, 15:14, 15:16, 16:22, 17:16, 17:21 percent [5] - 68:23, 95:17, 95:25, 96:3, 96:7 perfectly [1] - 26:19 perform [2] - 105:2, 115:7 performed [2] - 105:15, 106:15 perhaps [3] - 35:3, 35:13, 42:12 period [1] - 89:18 periodic [1] - 58:22 permanent [3] - 97:19, 99:20, 106:18 permits [2] - 80:14, 117:8 permitted [2] - 41:1, 101:7 perpetuity [1] - 54:24 persistent [1] - 88:8 person [11] - 23:17, 24:5, 44:17, 46:6, 50:24, 68:8, 88:6, 102:22, 102:23, 111:17, 120:4 personal [4] - 88:11, 91:2, 91:12, 92:4 personally [2] - 56:1, 81:18 persons [1] - 78:24 pertain [1] - 21:24 pertaining [1] - 49:23 pertains [1] - 84:19 pertinent [3] - 34:5, 84:13, 85:7 petition [4] - 38:10, 38:18, 38:22, 39:7 petitions [1] - 38:17 phone [1] - 66:8 photo [6] - 63:7, 66:8, 66:19, 67:1, 67:4 photographs [1] - 56:1 photos [4] - 65:13, 65:22, 67:3, 67:23 phrase [2] - 10:21, 10:22 physical [1] - 99:2 physically [2] - 31:12, 107:13 pick [1] - 114:3
--	---	--	--	--

P

P-O-O-R [1] - 53:5

P.M [1] - 1:3

package [1] - 40:16

Page [3] - 17:23, 44:8, 122:9

page [13] - 8:1, 8:9, 8:14, 8:22, 9:14, 9:20, 18:17, 19:19, 39:5, 44:1, 44:2, 92:16, 122:6

PAGE/ERRATA [1] - 122:1

pages [2] - 9:15, 32:1

paid [1] - 81:4

panel [1] - 84:19

panic [2] - 101:11, 115:10

Pannullo [6] - 28:3, 28:13, 31:15, 43:13, 43:23, 96:12

pannullo [6] - 28:24, 29:7, 38:3, 40:21, 42:17, 47:24

paper [5] - 67:17, 67:20, 67:21, 67:22, 116:19

paragraph [7] - 9:5, 9:21, 11:18, 12:25, 17:9, 19:19, 20:23

Paragraph [7] - 10:1, 10:4, 10:15, 10:20, 16:19, 19:23, 20:21

paragraphs [1] - 9:21

picture [5] - 57:15, 60:9, 66:14, 91:8, 91:10 pictures [1] - 77:13 piece [2] - 96:19, 103:6 piezometric [1] - 105:3 piles [1] - 95:11 pinch [1] - 73:25 pipe [1] - 86:11 place [8] - 77:5, 77:23, 77:24, 79:1, 100:14, 107:12, 119:14, 121:6 placed [1] - 58:4 plan [16] - 34:11, 42:4, 42:23, 43:14, 44:12, 49:25, 60:8, 61:22, 64:21, 68:15, 75:1, 76:13, 80:21, 92:23, 118:24, 118:25 planned [1] - 87:19 Planner [1] - 1:13 planner [3] - 42:1, 42:21, 115:25 planning [2] - 38:14, 98:15 Planning [56] - 16:2, 22:23, 23:16, 28:17, 32:24, 32:25, 33:2, 34:3, 34:7, 34:11, 34:12, 34:15, 34:23, 34:24, 35:5, 35:7, 37:20, 38:7, 39:16, 39:24, 44:18, 48:5, 48:18, 48:25, 49:6, 49:21, 50:3, 52:25, 53:18, 61:5, 61:25, 69:11, 69:12, 69:25, 71:21, 73:7, 73:22, 74:4, 74:6, 74:15, 74:17, 74:21, 74:23, 75:2, 75:5, 84:1, 87:12, 90:17, 91:19, 92:17, 107:5, 110:5, 117:7, 117:11, 118:12, 119:12 PLANNING [1] - 1:2 plans [6] - 65:20, 71:24, 73:6, 73:8, 116:14, 116:22 plant [1] - 99:10 playing [1] - 96:18 PLAZA [1] - 1:23 Pleasant [1] - 58:17 plenty [1] - 77:13 Plocker [2] - 36:25, 37:13 plocker [6] - 4:7,	26:2, 28:20, 33:14, 33:15, 45:2 PLOCKER [18] - 2:2, 2:2, 23:9, 26:3, 26:19, 26:24, 30:2, 30:16, 30:20, 33:7, 42:16, 42:25, 46:7, 50:7, 50:21, 56:4, 56:11, 56:23 Plocker's [1] - 25:12 plow [1] - 111:13 plus [3] - 74:14, 75:3, 113:25 PM [6] - 7:5, 9:24, 28:1, 78:1, 120:4, 120:10 pockets [1] - 119:16 point [23] - 5:7, 7:10, 11:20, 12:13, 22:2, 24:24, 25:1, 25:6, 25:24, 26:16, 30:13, 42:19, 44:22, 45:20, 47:14, 51:8, 52:13, 73:25, 75:14, 83:8, 95:4, 96:15 pointed [1] - 68:22 points [2] - 58:9, 73:24 politics [1] - 88:11 polluting [1] - 119:1 pollution [4] - 60:24, 82:22, 98:25, 99:18 POMACO [1] - 2:5 pool [1] - 96:1 pools [1] - 112:20 Poor [2] - 53:4, 53:7 population [2] - 82:2, 83:10 portion [1] - 95:15 position [4] - 16:20, 22:12, 27:15, 56:12 positioned [1] - 58:24 positive [1] - 93:16 possibly [1] - 113:25 posted [1] - 29:3 potential [6] - 14:18, 66:21, 82:19, 85:15, 108:13, 116:9 potentially [1] - 16:10 Potter [1] - 40:19 pounds [6] - 15:13, 15:14, 15:16, 16:22, 17:16, 17:21 practical [1] - 25:25 precarious [1] - 82:14 predators [1] - 99:17 predictable [1] -	58:14 predominately [1] - 15:15 prerogative [1] - 35:12 present [5] - 22:23, 23:18, 47:7, 87:15, 115:20 presentation [2] - 45:24, 67:11 presented [6] - 12:7, 42:2, 47:2, 115:9, 116:15, 116:19 presents [1] - 119:17 preservation [5] - 31:22, 54:2, 55:5, 55:8, 115:21 preserve [5] - 29:17, 54:12, 54:23, 89:22, 115:25 president [5] - 28:25, 34:23, 108:24, 111:15, 111:19 pressure [2] - 80:8, 87:20 presumed [1] - 19:21 pretty [1] - 96:22 prevent [2] - 72:9, 111:2 preventing [1] - 54:14 prevents [1] - 97:24 previous [5] - 76:4, 77:4, 77:5, 79:22, 85:9 previously [4] - 14:10, 47:25, 48:2, 71:25 Princeton [7] - 54:7, 72:13, 92:15, 104:13, 104:22, 104:24, 115:16 PRINCETON [1] - 2:10 principal [1] - 114:21 principles [2] - 104:18, 107:1 prints [1] - 8:17 privacy [4] - 57:18, 99:23, 112:18, 112:21 private [2] - 104:5, 112:16 privilege [1] - 24:17 pro [4] - 28:7, 59:20, 59:21 problem [6] - 26:24, 34:14, 73:1, 110:19, 116:12 procedure [1] - 46:14	procedures [1] - 104:18 proceedings [1] - 72:20 process [7] - 24:3, 44:16, 46:21, 53:2, 59:11, 74:9, 112:3 Proclamation [1] - 32:11 produce [1] - 49:12 produced [4] - 4:10, 6:23, 41:19 producing [1] - 81:13 professional [1] - 104:2 professionals [1] - 115:12 Professor [1] - 20:16 professors [1] - 7:6 proffer [2] - 30:12, 39:14 proffered [2] - 33:24, 39:15 profit [2] - 27:11, 88:7 profoundly [1] - 90:18 program [2] - 80:2, 80:4 programs [1] - 79:22 project [38] - 54:17, 57:23, 61:19, 69:5, 70:4, 71:15, 72:8, 72:11, 73:12, 73:23, 74:5, 74:8, 74:12, 74:16, 74:20, 76:1, 78:23, 79:19, 80:23, 86:18, 87:10, 87:18, 87:21, 88:1, 89:16, 90:25, 91:3, 93:1, 93:5, 99:20, 102:13, 102:23, 104:11, 106:6, 106:20, 108:1, 118:7, 118:14 projects [1] - 99:5 promise [1] - 83:12 prone [1] - 98:19 pronouncing [1] - 7:6 proof [4] - 34:10, 59:8, 61:6, 61:8 proofs [1] - 71:21 proper [1] - 5:8 properly [4] - 45:4, 58:11, 61:3, 72:4 properties [4] - 80:13, 81:20, 108:14, 113:11 property [26] - 4:5,	50:1, 51:12, 51:15, 53:22, 54:10, 55:8, 59:5, 60:25, 72:22, 74:5, 77:15, 77:16, 78:14, 80:15, 83:12, 87:13, 87:23, 95:8, 96:6, 98:4, 99:23, 101:7, 104:8, 112:22 proposal [8] - 53:21, 69:23, 70:9, 84:25, 115:3, 115:6, 116:4, 116:24 proposed [17] - 54:17, 54:22, 57:12, 59:19, 69:5, 71:19, 73:11, 79:19, 85:15, 90:20, 92:8, 93:23, 103:24, 115:23, 118:10, 118:15, 119:5 proposing [1] - 4:3 protect [4] - 89:9, 100:14, 114:23, 117:21 protecting [1] - 54:14 protection [2] - 97:23, 99:22 protective [1] - 115:18 protects [3] - 97:22, 97:25, 100:12 provide [6] - 6:9, 16:1, 23:15, 44:10, 60:12 provided [11] - 5:5, 5:24, 12:1, 12:4, 12:14, 12:16, 42:18, 76:2, 104:24, 105:10, 107:24 provides [1] - 54:13 providing [2] - 13:16, 62:10 provoked [1] - 5:19 proximally [1] - 64:15 proximity [2] - 61:1, 107:3 PSF [5] - 15:20, 19:21, 20:8, 21:1, 21:6 PUBLIC [122] - 27:21, 28:3, 28:15, 29:8, 29:25, 30:9, 31:4, 31:7, 31:13, 31:17, 31:20, 32:2, 32:6, 32:12, 32:16, 32:22, 33:8, 33:12, 33:15, 34:14, 35:11, 35:17, 36:22, 38:4, 38:12, 38:18, 38:23,
---	--	--	--	--

39:11, 39:21, 39:25,
40:3, 40:11, 40:18,
40:22, 41:4, 41:10,
41:14, 41:20, 42:13,
42:24, 43:1, 43:3,
44:4, 46:14, 46:20,
47:4, 47:9, 47:13,
47:17, 47:19, 47:23,
48:2, 48:8, 48:11,
48:17, 49:8, 49:13,
49:17, 49:21, 50:2,
51:14, 51:18, 52:8,
52:16, 52:21, 53:4,
53:7, 53:12, 55:22,
56:14, 56:20, 57:7,
57:10, 60:15, 67:8,
67:15, 67:19, 68:5,
68:13, 70:19, 70:24,
71:6, 75:13, 75:18,
75:21, 75:23, 79:11,
79:16, 83:2, 83:20,
83:25, 86:24, 87:3,
87:6, 88:15, 88:21,
90:6, 90:10, 90:12,
90:15, 94:13, 94:16,
97:3, 97:7, 100:20,
100:24, 103:13,
103:17, 103:20,
103:23, 107:20,
108:18, 108:23,
109:3, 111:9, 112:7,
112:11, 114:9,
114:12, 114:14,
118:2, 118:5
Public [1] - 121:3
public [65] - 23:13,
23:14, 23:25, 24:8,
24:10, 24:25, 26:8,
26:15, 27:19, 27:21,
27:25, 28:4, 28:9,
29:14, 44:15, 45:4,
45:6, 45:13, 45:20,
45:21, 46:6, 46:11,
46:16, 46:18, 47:5,
47:10, 47:11, 47:23,
50:14, 50:15, 53:15,
55:4, 55:9, 55:17,
55:20, 56:5, 56:12,
60:4, 69:4, 70:15,
75:6, 75:11, 79:8,
83:17, 89:9, 90:3,
90:4, 94:10, 94:19,
96:25, 97:10, 99:6,
100:6, 103:10,
108:20, 116:20,
117:24, 118:13,
118:22, 119:20,
120:1, 120:5
publically [1] - 28:5
pump [1] - 76:21

purchased [1] - 65:7
pure [1] - 103:3
purged [1] - 9:7
purpose [2] - 30:23,
55:5
pursuant [1] -
117:14
pursue [1] - 55:7
pushed [1] - 57:23
pushing [2] - 21:16,
105:23
put [9] - 27:2, 33:10,
35:4, 47:3, 48:12,
56:18, 57:1, 85:16,
86:7
putting [3] - 74:4,
80:8, 117:18

Q

qualified [1] - 18:7
quality [9] - 54:15,
59:1, 60:16, 60:21,
80:16, 93:11, 98:20,
99:2, 118:20
questioned [1] -
92:20
questioning [1] -
46:12
questions [9] - 5:20,
11:2, 24:14, 38:21,
45:25, 62:14, 76:5,
76:6, 94:18
quick [1] - 63:17
quickly [2] - 60:17,
98:7
quite [4] - 8:12,
24:19, 53:18, 109:8
quotas [1] - 80:9
quotations [1] -
33:23
quote [2] - 20:22,
106:17

R

radiating [1] - 99:1
rain [2] - 72:14,
113:14
rainfall [5] - 9:7,
58:12, 98:10, 105:4,
105:16
rains [2] - 72:15,
91:9
rainstorms [1] -
71:12
raise [5] - 27:18,
76:3, 80:3, 85:22,
114:18
raised [4] - 76:5,

100:9, 103:15, 105:12
raising [1] - 25:24
raking [1] - 89:23
Ramapo [1] - 39:3
ranging [1] - 15:13
rare [1] - 82:11
rash [1] - 75:2
rate [1] - 110:7
rather [6] - 5:20,
10:14, 10:16, 16:7,
104:16
RE [1] - 1:5
re [1] - 59:22
re-sitting [1] - 59:22
reach [2] - 14:13,
119:5
reached [1] - 42:5
reacting [1] - 58:6
read [13] - 7:14, 18:1,
20:15, 30:7, 30:8,
52:19, 52:21, 53:12,
53:14, 68:7, 115:13,
122:6, 122:22
readily [1] - 69:5
reading [2] - 9:12,
33:19
reads [1] - 9:5
real [2] - 59:24,
63:17
realistic [1] - 13:5
reality [1] - 66:6
realize [1] - 25:4
realized [1] - 72:3
really [12] - 5:8, 13:6,
59:13, 62:5, 68:21,
69:1, 73:1, 75:7,
86:13, 88:5, 114:24,
116:12
reason [8] - 18:6,
23:19, 25:5, 25:14,
25:20, 51:21, 64:1,
97:16
reasonable [1] -
119:4
reasonably [2] -
78:8, 83:11
reasons [6] - 42:3,
54:20, 69:16, 70:2,
74:12, 92:19
rebuild [2] - 99:25
receipt [1] - 117:8
receive [1] - 72:2
received [6] - 32:24,
34:16, 34:24, 69:25,
71:21, 84:7
recent [2] - 41:22,
58:16
recently [6] - 28:25,
65:13, 67:2, 72:13,
81:3, 106:12

recess [1] - 43:10
recipratory [1] -
84:16
recitation [1] - 44:5
recite [3] - 36:5,
38:25, 39:1
recited [1] - 37:22
recognize [1] - 68:8
recommend [1] -
16:1
recommendations
[2] - 9:11, 105:1
recommended [2] -
13:19, 58:13
record [48] - 4:18,
10:9, 18:21, 26:4,
26:20, 27:3, 28:9,
28:10, 28:17, 29:18,
30:7, 30:8, 30:24,
31:1, 33:10, 33:22,
35:13, 39:14, 42:17,
42:19, 43:25, 44:22,
45:18, 46:16, 47:1,
49:20, 52:2, 53:3,
53:14, 55:25, 56:4,
56:23, 57:2, 68:4,
70:17, 75:20, 85:10,
85:16, 85:19, 88:14,
90:5, 92:15, 94:4,
94:12, 97:2, 100:19,
103:12, 117:25
recorded [1] - 94:8
records [3] - 49:3,
49:4
recovering [1] - 17:8
recuse [1] - 60:4
red [6] - 10:22,
17:10, 17:14, 62:17,
102:11, 114:18
redesign [1] - 59:24
redevelopment [1] -
49:25
reduce [1] - 59:5
reduced [1] - 15:4
reduces [1] - 13:16
Redwine [1] - 69:22
Redwood [1] -
113:18
refer [1] - 11:5
reference [3] - 17:18,
19:22, 20:4
REFERENCE [1] -
122:3
referenced [2] -
33:22, 51:5
references [4] - 17:6,
17:20, 17:23, 18:8
referencing [3] - 7:5,
7:7, 7:20
referred [5] - 33:18,

33:19, 33:21, 78:10,
104:14
referring [4] - 13:1,
29:3, 42:18, 65:12
refers [6] - 12:25,
15:11, 17:4, 17:15,
17:18, 19:20
reflect [1] - 105:3
reflects [1] - 6:21
refresh [1] - 91:22
regard [3] - 20:13,
73:14, 116:6
regarding [2] - 34:2,
88:3
regardless [1] -
114:19
regards [1] - 91:7
region [2] - 54:5,
55:10
registered [1] -
52:13
regs [1] - 115:18
regulations [5] -
54:19, 80:16, 85:5,
114:18, 117:4
reject [4] - 53:21,
54:22, 93:23, 100:4
relate [2] - 6:10, 81:1
related [1] - 104:18
relates [5] - 11:13,
50:16, 66:25, 85:18,
86:10
relating [2] - 40:16,
84:6
relative [2] - 121:9,
121:11
relentless [1] - 87:16
relevant [6] - 9:13,
35:9, 35:21, 84:18,
85:7, 86:18
relief [1] - 39:7
rely [1] - 14:20
relying [1] - 86:1
remaining [1] - 116:1
remediate [1] - 81:5
remedy [1] - 80:11
remember [2] - 49:1,
87:25
remind [1] - 116:20
remotely [1] - 81:19
removal [2] - 107:12,
107:15
removed [1] - 77:21
removing [5] - 72:8,
97:18, 98:7, 98:16,
115:22
rendered [1] - 77:5
renderings [1] -
59:12
renoticed [1] - 40:2

rented [1] - 68:24 repair [1] - 83:6 repeat [1] - 61:20 repeats [1] - 60:6 repetition [1] - 10:14 rephrase [1] - 6:17 replace [1] - 98:1 reply [1] - 8:11 report [7] - 16:12, 18:2, 18:4, 54:7, 58:21, 76:10, 86:25 Report [1] - 95:3 reported [1] - 92:12 Reporter [1] - 121:2 reporter [2] - 94:4, 94:7 reporting [1] - 91:19 REPORTING [1] - 1:23 reports [5] - 80:18, 104:12, 104:14, 104:22, 115:13 represent [5] - 4:10, 38:20, 64:8, 88:6, 119:20 representation [1] - 44:20 representative [1] - 85:20 representatives [1] - 119:10 represented [1] - 26:7 representing [2] - 87:7, 104:15 represents [2] - 65:9, 66:21 request [6] - 6:2, 55:23, 59:7, 61:8, 93:22, 105:11 requested [1] - 84:4 requesting [1] - 64:5 require [1] - 112:20 required [4] - 59:9, 60:1, 120:5, 122:7 requirement [1] - 106:18 requirements [6] - 44:12, 68:20, 80:12, 83:14, 107:25, 120:6 requires [1] - 9:1 rescaling [1] - 59:22 research [1] - 17:1 researchers [1] - 15:12 Reservation [4] - 77:6, 77:24, 78:19, 78:20 reserve [2] - 35:11, 71:9	reshaped [1] - 57:21 resident [3] - 79:17, 85:1, 90:18 residential [3] - 4:4, 63:24, 77:10 residents [27] - 54:9, 58:1, 59:9, 70:8, 73:11, 76:23, 81:25, 82:2, 82:17, 82:18, 86:8, 87:8, 88:6, 88:10, 89:4, 93:13, 93:19, 98:5, 114:24, 114:25, 115:12, 116:2, 119:2, 119:12, 119:17, 119:21 resilience [1] - 99:22 resist [1] - 21:16 resistance [6] - 13:17, 20:3, 21:7, 21:13, 22:4, 105:22 resisted [1] - 15:1 RESOLUTION [4] - 3:4, 3:5, 3:6, 3:7 Resolution [2] - 29:16, 30:15 resolution [20] - 29:25, 31:6, 31:22, 32:2, 48:18, 48:22, 48:23, 48:24, 49:4, 49:5, 49:12, 49:13, 49:15, 49:22, 50:3, 52:5, 52:7, 70:1, 115:3, 115:6 resolutions [2] - 31:14, 32:13 respect [2] - 6:4, 42:17 respectfully [4] - 59:18, 93:22, 100:3, 117:19 responded [1] - 115:3 Response [1] - 10:21 response [10] - 6:1, 10:23, 16:1, 16:2, 16:4, 17:10, 39:16, 58:12, 98:25, 105:3 responsible [2] - 59:21, 106:22 responsibilities [1] - 35:6 responsibility [4] - 74:24, 106:23, 114:22, 116:22 responsible [3] - 60:8, 81:23, 98:15 rest [4] - 12:18, 24:16, 32:25, 63:20 restaurants [1] - 69:3	restrictions [1] - 80:17 restrictive [1] - 49:23 result [1] - 104:19 resulting [1] - 82:17 resumed [1] - 82:9 retained [1] - 6:5 retirees [1] - 83:7 retiring [1] - 104:4 return [1] - 68:18 review [13] - 19:17, 26:21, 35:1, 47:2, 47:5, 47:9, 58:9, 76:10, 104:12, 104:22, 116:22, 117:9, 117:11 reviewed [1] - 50:23 reviewing [1] - 42:10 reviews [1] - 117:10 Revolution [1] - 39:3 ride [1] - 102:25 Ridge [7] - 31:23, 54:1, 90:21, 91:6, 91:9, 93:14, 93:24 ridge [18] - 57:17, 57:20, 59:23, 63:4, 66:21, 91:17, 91:21, 92:9, 97:23, 98:11, 98:14, 99:15, 99:25, 100:9, 100:12, 108:6 rights [1] - 71:9 rigorous [2] - 106:14, 107:22 rise [2] - 27:14, 113:3 risen [1] - 13:13 risk [8] - 74:5, 91:3, 91:20, 106:4, 106:21, 107:7, 108:12, 118:19 risks [5] - 54:5, 87:25, 97:19, 97:21, 106:25 river [2] - 72:16, 113:16 RIZZO [1] - 1:12 Road [8] - 4:3, 48:25, 49:6, 73:15, 74:3, 82:5, 83:3, 83:20 road [12] - 57:13, 57:25, 59:17, 63:12, 64:5, 65:1, 65:15, 65:20, 82:4, 82:14, 82:20, 83:2 roads [7] - 59:15, 82:13, 98:7, 98:22, 99:17, 113:24, 118:24 roadway [1] - 63:10 roam [1] - 113:8 Robert [1] - 92:17 ROBERT [1] - 1:8	rock [20] - 58:5, 58:22, 91:4, 91:25, 92:13, 94:24, 94:25, 95:4, 95:6, 95:7, 95:8, 95:9, 95:11, 95:23, 96:1, 96:4, 96:8, 96:16, 116:10 Rock [5] - 73:16, 74:14, 101:22, 110:14, 113:25 Rock/Pleasant [1] - 114:1 rocks [2] - 96:4, 96:19 Ron [4] - 58:20, 74:17, 91:24, 92:13 roof [3] - 57:25, 64:20, 78:3 rooftop [4] - 59:3, 62:13, 66:24, 112:17 room [3] - 28:6, 69:21, 70:11 root [24] - 12:23, 13:1, 13:25, 14:3, 14:14, 14:21, 14:25, 15:1, 15:4, 15:11, 15:12, 15:16, 15:20, 16:22, 16:25, 17:6, 17:17, 17:22, 21:12, 21:13, 21:15, 21:19, 22:3, 22:7 rooted [1] - 107:16 roots [5] - 21:22, 21:23, 21:25, 107:12, 107:20 Roseland [2] - 93:21, 110:13 Rosemont [3] - 74:3, 90:6, 105:18 roughly [3] - 7:13, 15:21, 82:1 round [2] - 41:25, 42:23 routine [1] - 97:16 RSIS [1] - 117:15 Rule [1] - 38:13 rule [1] - 38:14 rules [3] - 29:15, 117:5, 117:12 run [2] - 76:19, 88:7 running [3] - 10:7, 72:16, 113:15 runoff [7] - 54:9, 54:14, 86:10, 92:14, 98:3, 99:9, 118:20 rush [1] - 114:2 Rutgers [1] - 104:1	S S-H-A-R-R-E-T [1] - 70:24 S.R [1] - 121:16 sac [10] - 62:25, 63:12, 63:20, 64:13, 64:25, 65:14, 65:24, 66:9, 116:3, 116:4 sacrifice [1] - 88:10 sadly [3] - 90:22, 92:3, 93:12 safe [1] - 73:10 safely [2] - 77:17, 84:22 safer [2] - 60:7, 93:1 safety [38] - 59:1, 59:20, 60:21, 74:11, 76:1, 78:21, 85:1, 86:8, 88:4, 88:9, 97:22, 99:6, 99:19, 99:22, 101:7, 105:7, 105:20, 105:21, 105:24, 106:1, 106:5, 106:7, 106:8, 106:13, 106:16, 106:24, 107:4, 107:17, 108:9, 108:11, 108:15, 112:20, 114:24, 115:9, 116:23, 118:13, 119:7, 119:8 Sally [1] - 86:24 salt [1] - 58:5 Sam [2] - 8:25, 9:17 Sammy [1] - 118:2 sample [1] - 66:16 samples [1] - 66:17 sanctuary [1] - 113:4 sand [2] - 11:10, 58:5 sanitary [1] - 117:13 satisfies [2] - 37:25, 44:12 saturated [1] - 105:6 save [2] - 52:8, 113:22 saved [1] - 73:6 saw [2] - 116:2, 116:7 scale [1] - 59:24 scales [1] - 107:17 SCARPA [1] - 1:12 scenic [1] - 60:22 schedule [2] - 23:24, 116:17 school [5] - 102:4, 102:9, 113:19, 113:20, 113:22 schools [1] - 113:24 Sciences [1] - 72:3
--	--	--	---	--

scrape [1] - 99:7 screen [3] - 62:16, 63:6, 64:24 scroll [1] - 8:1 se [1] - 28:7 sealed [1] - 16:6 seals [2] - 39:4, 39:5 search [1] - 45:10 Second [9] - 31:23, 32:8, 53:25, 90:21, 91:6, 91:8, 91:21, 93:24, 97:13 second [11] - 5:1, 12:22, 21:12, 23:21, 24:13, 30:11, 31:13, 37:11, 65:23, 81:24, 92:14 secondly [2] - 89:3, 91:16 seconds [2] - 93:10, 111:6 Secretary [1] - 1:13 section [1] - 9:18 Section [2] - 106:6, 106:9 Sections [3] - 9:10, 106:11, 108:8 sections [3] - 105:14, 105:16, 105:21 secure [1] - 115:9 securing [1] - 55:13 see [48] - 7:7, 7:12, 8:18, 9:17, 10:13, 10:17, 10:22, 16:16, 17:23, 18:23, 19:4, 19:7, 19:22, 20:4, 24:2, 27:7, 33:7, 35:7, 45:10, 50:12, 51:5, 52:1, 61:2, 61:16, 61:23, 62:3, 62:4, 62:7, 62:22, 63:3, 63:15, 63:23, 64:2, 64:23, 65:8, 65:24, 65:25, 66:5, 66:13, 66:23, 66:24, 67:9, 67:10, 72:11, 95:10, 102:11, 108:7 seeing [1] - 98:7 seek [3] - 6:8, 78:24, 119:16 seeking [1] - 39:7 seeks [1] - 116:4 Seel [3] - 7:4, 8:4, 9:16 seel [5] - 8:3, 8:12, 8:16, 10:17, 11:18 SEEL [1] - 8:4 seels [3] - 10:16, 20:1, 22:13	seem [2] - 72:15, 95:10 seemingly [1] - 117:2 seepage [2] - 9:8, 9:10 select [2] - 106:5, 106:23 selected [1] - 80:13 selecting [1] - 80:14 send [1] - 8:7 sending [1] - 8:5 sense [4] - 80:6, 80:23, 96:22, 100:14 sensitive [1] - 93:3 sent [2] - 41:25, 52:13 sentence [2] - 9:5, 111:7 separate [4] - 27:19, 35:25, 55:1 separately [2] - 32:17, 35:25 SEPTEMBER [1] - 3:6 September [10] - 33:13, 37:13, 37:23, 38:5, 39:1, 41:23, 48:17, 49:22, 52:6, 91:23 sequestering [1] - 54:13 series [6] - 7:18, 12:17, 40:18, 41:22, 41:24, 82:22 serious [4] - 97:19, 108:8, 108:13, 113:19 seriously [1] - 75:5 seriousness [1] - 100:8 servants [1] - 119:20 serve [2] - 53:17, 72:9 served [2] - 42:8, 80:2 service [2] - 71:22, 117:22 services [1] - 78:18 session [2] - 5:17, 33:19 sessions [1] - 69:13 set [13] - 5:24, 10:13, 29:14, 33:3, 34:19, 34:22, 42:7, 55:25, 74:6, 82:14, 84:11, 96:8, 121:7 Seth [2] - 57:3, 57:11 setting [2] - 20:22, 21:3 settlement [11] -	34:3, 34:4, 34:7, 34:19, 35:3, 35:8, 60:3, 61:4, 71:19, 74:22, 75:1 seven [6] - 42:15, 49:18, 73:25, 91:17, 91:20, 111:6 several [11] - 10:11, 11:3, 58:9, 71:12, 73:18, 74:8, 76:5, 81:5, 84:9, 104:10, 105:18 severe [3] - 9:7, 86:10, 105:5 sewage [2] - 116:15, 116:16 sewer [6] - 72:21, 72:23, 73:4, 73:8, 117:13 shadows [2] - 59:3, 60:23 shamelessly [1] - 93:2 share [5] - 42:1, 75:1, 83:13, 91:1, 104:20 Sharenow [1] - 68:9 SHEET [1] - 122:1 sheet [3] - 35:23, 68:15, 122:6 sheets [1] - 122:7 Sherret [1] - 70:19 Shimanowitz [2] - 36:25, 37:13 SHIMANOWITZ [1] - 2:2 shook [1] - 92:6 short [3] - 15:10, 43:10, 107:17 Shorthand [1] - 121:2 shot [4] - 23:18, 63:6, 64:1, 64:24 shots [1] - 62:16 shovel [1] - 111:12 show [5] - 56:17, 59:25, 88:4, 89:25, 93:14 showed [2] - 49:2, 105:14 shower [1] - 76:20 showing [5] - 55:25, 56:2, 62:24, 64:1, 105:13 shown [1] - 115:19 side [4] - 5:16, 65:14, 68:17, 69:7 sidewalks [1] - 59:16 sign [1] - 122:6 signator [1] - 35:8	signature [2] - 16:10, 122:25 SIGNATURE [1] - 122:1 signed [3] - 16:6, 38:8, 38:20 significant [2] - 54:7, 105:12 significantly [2] - 62:2, 77:7 similar [1] - 82:10 similarly [1] - 106:9 Simon [1] - 17:5 simple [1] - 70:9 simply [2] - 27:14, 98:15 sincerely [1] - 55:14 single [4] - 80:3, 83:8, 101:20, 102:23 sit [4] - 34:16, 56:9, 57:24, 100:10 site [11] - 15:15, 20:9, 20:21, 29:17, 34:10, 44:12, 53:24, 54:2, 82:5, 106:19, 106:25 sitting [4] - 21:5, 59:22, 96:17, 98:21 situation [1] - 81:13 six [6] - 49:18, 84:10, 85:12, 85:14, 113:20, 113:21 size [1] - 96:19 sized [1] - 78:8 Slayback [2] - 112:7, 112:13 sledding [1] - 71:11 Slezak [1] - 103:13 slide [7] - 61:21, 62:4, 67:8, 91:25, 92:13, 94:25, 105:23 slides [7] - 55:25, 56:1, 60:11, 67:17, 91:4, 94:24, 116:10 SLIDES [1] - 3:8 sliding [1] - 105:22 slope [59] - 8:8, 9:9, 11:2, 12:22, 14:7, 14:11, 14:24, 15:18, 19:8, 21:2, 21:16, 56:2, 58:5, 58:11, 58:13, 58:19, 59:17, 60:21, 62:1, 62:10, 62:20, 62:21, 62:24, 63:8, 65:5, 65:8, 66:5, 66:9, 66:13, 66:15, 66:25, 71:10, 74:3, 74:19, 81:21, 94:23, 95:1, 95:6, 95:7, 95:14, 95:15, 95:17,	95:20, 95:25, 96:3, 96:7, 96:13, 98:3, 105:8, 105:15, 106:16, 107:7, 107:13, 107:22, 116:7 sloped [1] - 105:18 slopes [13] - 8:18, 14:2, 15:18, 62:23, 65:21, 66:1, 73:24, 76:18, 94:22, 97:25, 105:22, 106:18, 107:18 slower [1] - 98:25 slowly [1] - 28:14 small [2] - 97:16, 99:15 smart [1] - 109:18 smarter [1] - 60:7 smells [1] - 73:10 snowbird's [1] - 44:22 soil [11] - 8:8, 11:9, 21:22, 80:16, 91:4, 97:25, 98:13, 99:6, 99:7, 99:11, 107:13 sold [1] - 111:16 someone [2] - 52:16, 84:12 sometimes [1] - 102:6 somewhere [7] - 63:5, 63:13, 64:15, 65:1, 65:2, 65:10, 73:5 soon [1] - 92:6 Sophia [2] - 97:3, 97:12 sorry [16] - 5:17, 6:17, 10:5, 17:19, 19:11, 31:15, 31:21, 32:18, 43:7, 43:12, 61:10, 61:13, 67:20, 88:18, 116:7 sort [1] - 117:3 sought [1] - 71:16 sounded [1] - 91:18 South [2] - 52:12, 93:21 southern [1] - 95:15 space [3] - 54:4, 101:15, 102:2 Space [1] - 117:6 spatially [1] - 105:25 speaking [4] - 28:7, 28:8, 50:4, 55:24 speaks [2] - 51:16, 51:19 special [3] - 79:3, 89:21, 99:24 species [1] - 99:16
---	--	---	--	---

specific [5] - 38:16, 72:18, 106:6, 106:19, 106:25 specifically [2] - 50:3, 84:13 specify [1] - 25:13 SPEEDWELL [1] - 1:24 spell [1] - 70:22 spelling [1] - 70:1 spend [1] - 55:24 spill [1] - 99:17 spoken [1] - 109:11 sponge [2] - 98:1, 98:2 sprinkler [1] - 76:19 square [5] - 15:14, 15:16, 16:22, 17:17, 17:21 stability [16] - 11:3, 11:15, 12:22, 13:3, 14:3, 19:8, 57:18, 58:8, 60:21, 105:2, 105:8, 105:15, 106:17, 107:13, 107:22, 116:7 stabilizes [2] - 97:25, 98:13 stable [7] - 14:2, 14:11, 14:12, 14:16, 15:2, 66:2, 98:20 staff [1] - 6:11 stamp [1] - 29:20 stamped [1] - 39:18 stand [5] - 27:1, 27:3, 27:9, 64:21, 101:6 standard [3] - 106:9, 106:21, 108:11 standards [1] - 117:15 standing [7] - 57:16, 65:14, 66:9, 66:19, 70:12, 85:24, 88:24 start [5] - 17:1, 23:13, 46:19, 74:10, 84:3 started [2] - 72:5, 111:18 starting [1] - 109:8 starts [3] - 46:17, 112:1, 112:3 State [2] - 29:20, 121:3 state [21] - 47:22, 52:3, 53:2, 54:10, 68:3, 69:20, 70:17, 79:10, 79:21, 80:8, 83:14, 83:18, 86:23, 88:13, 90:5, 94:11,	100:18, 103:11, 112:6, 117:12, 117:25 statement [8] - 9:3, 11:18, 26:18, 27:14, 30:17, 68:7, 68:14, 70:13 states [1] - 46:8 static [1] - 106:18 stating [4] - 7:4, 8:4, 8:12, 8:16 stayed [1] - 91:13 steep [11] - 58:4, 66:5, 66:13, 66:15, 66:25, 73:24, 74:19, 76:17, 94:22, 98:3, 107:18 Steinberg's [1] - 116:6 stench [1] - 72:24 stenographically [1] - 121:5 step [1] - 97:15 Steven [1] - 37:4 Stevens [12] - 7:7, 17:5, 17:16, 17:20, 18:1, 19:13, 19:24, 20:1, 20:12, 20:15, 20:16, 20:25 still [5] - 29:1, 62:14, 64:4, 80:6, 84:7 stipulate [2] - 111:5, 111:9 Stone [1] - 68:24 stood [1] - 89:19 stop [2] - 54:11, 108:4 storm [3] - 92:3, 105:4, 105:5 storms [2] - 98:5, 98:13 stormwater [19] - 54:14, 54:18, 59:16, 60:16, 84:5, 84:6, 84:8, 84:15, 84:23, 85:5, 85:18, 86:10, 92:12, 92:14, 97:24, 100:5, 115:18, 117:5, 117:14 story [3] - 57:21, 90:19, 114:6 strained [1] - 98:22 street [4] - 63:3, 64:18, 72:23, 97:13 streets [4] - 91:5, 91:12, 113:14, 117:13 strength [2] - 10:5, 21:25 strengthening [1] - 98:16 stress [1] - 58:6	strict [1] - 80:12 strike [2] - 6:19, 16:20 string [1] - 43:3 strong [2] - 55:4, 107:14 stronger [2] - 98:5, 105:22 strongly [2] - 53:20, 111:9 structure [6] - 21:15, 22:3, 22:4, 58:3, 58:15, 59:13 structures [2] - 65:4 studied [1] - 20:18 studies [4] - 18:20, 18:24, 80:18, 100:5 study [9] - 17:5, 17:16, 17:19, 17:20, 18:23, 19:2, 20:12, 20:15 stuff [1] - 21:24 subject [1] - 7:13 submission [1] - 105:13 submit [3] - 51:11, 67:6, 67:12 submittal [1] - 104:23 submitted [13] - 16:9, 16:16, 34:2, 38:6, 46:22, 47:25, 48:2, 48:5, 49:8, 61:23, 62:14, 92:16, 104:12 subscribed [1] - 122:22 subsidence [1] - 91:4 substantial [1] - 91:3 substation [1] - 73:5 substitute [1] - 113:17 suffered [1] - 91:11 sufficient [3] - 72:20, 86:20, 105:7 suggest [1] - 45:5 suggesting [4] - 12:10, 12:13, 20:25, 106:13 suggests [2] - 20:2, 96:10 SUITE [2] - 1:24, 2:6 summer [2] - 113:15 sunk [1] - 87:18 supermarket [1] - 69:3 supplies [1] - 79:4 supply [5] - 54:6, 76:22, 109:13,	116:15, 117:13 supplying [1] - 13:15 support [4] - 31:22, 55:12, 87:8, 106:15 supported [1] - 80:2 supportive [1] - 118:8 supposed [7] - 30:24, 45:8, 45:17, 73:15, 73:16, 86:1, 111:22 supposedly [2] - 65:1, 86:4 surely [1] - 69:6 surface [4] - 13:14, 13:15, 105:3, 105:6 surprisingly [1] - 82:11 surrounding [3] - 73:13, 80:24, 112:25 Susan [1] - 41:25 SUSAN [2] - 1:9, 1:12 sustain [1] - 73:17 sustains [1] - 89:14 swear [21] - 53:8, 57:1, 57:5, 68:11, 71:1, 75:16, 79:14, 83:22, 87:1, 88:18, 88:21, 90:8, 94:14, 97:5, 100:22, 103:18, 109:1, 112:9, 114:10, 115:1, 118:3 swelled [1] - 71:13 swing [2] - 96:8, 111:13 swore [2] - 115:7, 115:9 sworn [2] - 39:13, 114:22 sympathized [1] - 80:5 symptoms [1] - 87:22 system [5] - 76:19, 92:12, 93:8, 97:24, 99:19 systems [1] - 117:14	technical [3] - 16:5, 25:22, 106:14 technically [1] - 51:24 ten [4] - 69:9, 95:5, 96:4, 101:21 tenant [1] - 113:3 tenants [1] - 92:10 tendency [1] - 11:4 tens [2] - 53:23, 81:4 tensile [1] - 21:24 tenure [1] - 79:24 terms [8] - 6:14, 6:16, 6:19, 13:25, 20:8, 21:20, 39:23, 41:1 Terrace [5] - 90:7, 103:17, 105:18, 105:19, 112:7 terrified [1] - 111:11 testified [3] - 5:5, 11:6, 80:20 testify [4] - 12:3, 16:12, 16:24, 90:4 testimony [20] - 23:15, 24:16, 44:9, 45:12, 53:1, 60:21, 72:12, 73:25, 75:4, 75:25, 78:24, 94:18, 104:24, 115:12, 115:24, 116:6, 116:14, 116:25, 121:5 testing [2] - 58:10, 59:24 th [2] - 68:12, 85:9 thankfully [2] - 82:6, 92:2 that'd [1] - 35:17 that'll [1] - 42:12 THE [125] - 27:21, 28:3, 28:15, 29:8, 29:25, 30:9, 31:4, 31:7, 31:13, 31:17, 31:20, 32:2, 32:6, 32:12, 32:16, 32:22, 33:8, 33:12, 33:15, 34:14, 35:11, 35:17, 36:22, 38:4, 38:12, 38:18, 38:23, 39:11, 39:21, 39:25, 40:3, 40:11, 40:18, 40:22, 41:4, 41:10, 41:14, 41:20, 42:13, 42:24, 43:1, 43:3, 44:4, 46:14, 46:20, 47:4, 47:9, 47:13, 47:17, 47:19, 47:23, 48:2, 48:8, 48:11, 48:17, 49:8, 49:13, 49:17, 49:21, 50:2, 51:14,
--	---	---	--	---

T

taints [1] - 34:25

tall [2] - 112:17, 113:1

tallest [1] - 58:3

target [1] - 54:3

taxes [2] - 93:14, 112:15

teacher [2] - 91:22, 113:18

51:18, 52:8, 52:16, 52:21, 53:4, 53:7, 53:10, 53:12, 55:22, 56:14, 56:20, 57:3, 57:7, 57:10, 60:15, 67:8, 67:15, 67:19, 68:5, 68:13, 70:19, 70:24, 71:3, 71:6, 75:13, 75:18, 75:21, 75:23, 79:11, 79:16, 83:2, 83:20, 83:25, 86:24, 87:3, 87:6, 88:15, 88:21, 90:6, 90:10, 90:12, 90:15, 94:13, 94:16, 97:3, 97:7, 100:20, 100:24, 103:13, 103:17, 103:20, 103:23, 107:20, 108:18, 108:23, 109:3, 111:9, 112:7, 112:11, 114:9, 114:12, 114:14, 118:2, 118:5
theater [1] - 69:4
themselves [2] - 38:21, 60:4
theoretical [1] - 98:6
thereafter [1] - 92:7
thereby [1] - 91:1
therefore [5] - 14:12, 15:21, 50:15, 93:19, 117:18
thereof [1] - 117:20
thicker [1] - 22:3
thinks [1] - 45:7
third [4] - 20:23, 23:22, 66:14, 79:25
thorough [1] - 106:24
thoughts [1] - 9:17
thousand [3] - 74:13, 82:18, 111:24
thousands [5] - 53:24, 70:7, 81:4, 83:6, 115:22
thread [1] - 114:19
threat [2] - 80:10, 92:10
threaten [1] - 118:18
threatening [2] - 76:13, 82:8
three [23] - 9:21, 15:10, 31:7, 32:1, 32:17, 33:3, 33:8, 33:12, 37:8, 39:4, 55:24, 58:25, 68:10, 69:10, 70:11, 82:6, 82:17, 101:24, 102:6, 103:15, 109:5, 109:11
throughout [5] -

24:2, 46:24, 69:20, 72:20, 74:9
tics [1] - 99:17
tied [1] - 92:13
tiles [1] - 8:7
timer [1] - 82:25
tipping [1] - 66:18
TO [1] - 122:5
today [7] - 16:16, 21:5, 25:9, 34:13, 48:15, 87:23, 101:20
together [1] - 72:7
toilet [1] - 76:20
tolerate [2] - 81:15, 113:12
ton [1] - 110:24
tonight [7] - 36:8, 59:20, 60:6, 84:2, 84:19, 90:1, 97:17
took [8] - 21:22, 56:2, 62:17, 63:6, 77:5, 77:23, 77:24, 79:1
top [9] - 7:3, 7:8, 7:12, 8:11, 57:19, 64:3, 66:15, 71:10, 108:6
topic [1] - 116:20
topography [1] - 77:7
topsoil [2] - 11:10, 13:4
total [3] - 63:13, 82:3, 82:17
totaling [1] - 82:3
touch [1] - 8:25
towards [1] - 96:5
tower [1] - 59:2
towering [5] - 61:19, 63:5, 64:23, 66:23, 67:10
towers [1] - 95:8
Town [2] - 69:25, 90:16
town [26] - 37:5, 38:6, 49:16, 54:1, 60:7, 68:19, 68:22, 69:18, 71:20, 74:19, 84:5, 84:19, 85:2, 85:10, 85:16, 85:20, 86:2, 86:4, 98:5, 99:24, 102:21, 119:11, 119:12, 119:13, 119:21
towns [8] - 42:21, 42:23, 69:15, 80:8, 84:17, 89:6, 92:22, 99:4
Township [8] - 4:6, 37:6, 53:20, 54:21,

54:25, 55:6, 55:11, 93:23
TOWNSHIP [1] - 1:1
township [7] - 36:18, 36:21, 37:6, 44:13, 49:14, 55:9, 58:8
townships [1] - 58:20
Tractenberg [1] - 89:17
tractor [1] - 66:18
traffic [19] - 73:14, 76:9, 76:10, 80:20, 82:20, 82:22, 83:10, 87:16, 88:4, 93:12, 98:22, 100:5, 100:10, 101:19, 101:21, 102:9, 110:15, 118:25, 119:2
tragedy [1] - 74:18
trail [1] - 118:2
transcript [8] - 26:22, 44:5, 51:4, 121:5, 122:6, 122:6, 122:22
transparency [2] - 59:10, 59:21
transportation [2] - 69:4, 118:22
trap [2] - 83:9, 87:17
trapped [5] - 82:18, 101:1, 101:13, 101:18, 116:2
treat [1] - 100:7
tree [8] - 21:15, 22:2, 62:12, 88:3, 98:11, 107:11, 107:12, 107:20
trees [16] - 21:20, 53:24, 72:9, 76:16, 77:20, 88:10, 89:13, 90:24, 96:20, 99:10, 107:16, 107:18, 111:24, 112:1, 113:16, 115:23
tremendous [2] - 75:4, 91:20
tremendously [1] - 110:22
trenk [1] - 37:15
tribal [1] - 89:10
tribe [1] - 89:11
tried [1] - 77:15
trips [2] - 109:21, 109:22
trucks [2] - 78:11, 78:17
true [2] - 18:11, 121:4
truly [1] - 60:10

truth [52] - 53:9, 57:6, 68:12, 71:1, 71:2, 75:17, 79:15, 83:23, 83:24, 87:2, 88:19, 88:20, 90:9, 94:15, 97:6, 100:23, 103:19, 109:2, 112:10, 114:11, 118:4
try [1] - 60:17
trying [3] - 61:10, 77:9, 77:21
Tuesday [2] - 9:23, 18:14
tunnel [1] - 98:2
turn [6] - 8:14, 9:14, 9:20, 81:20, 102:1, 102:2
turnaround [1] - 78:11
turns [1] - 4:23
twice [1] - 41:23
two [31] - 9:14, 15:10, 19:10, 19:13, 31:13, 31:23, 32:13, 32:24, 34:15, 39:6, 44:1, 44:2, 47:21, 49:24, 55:24, 56:21, 58:5, 58:16, 58:20, 61:24, 62:5, 68:17, 68:19, 80:3, 81:1, 82:6, 101:8, 102:5, 106:10, 109:5, 118:24
type [5] - 11:9, 20:8, 80:4, 86:3, 106:20
types [2] - 13:7, 58:5
typically [1] - 12:23
typo [1] - 67:2

U

ugly [1] - 103:4
ultimately [6] - 83:4, 91:5, 92:1, 106:21, 110:4, 110:7
umbrella [1] - 79:23
unable [1] - 61:9
unaccountable [1] - 16:13
unanimous [1] - 115:5
unanimously [1] - 55:2
unanswered [1] - 76:7
uncertainty [2] - 105:24, 106:21
uncomfortable [1] - 101:14
under [18] - 5:6, 16:9, 16:10, 38:13,

58:6, 79:23, 80:10, 80:20, 93:2, 95:15, 96:4, 105:8, 105:15, 105:19, 106:7, 106:18, 108:10, 117:12
underneath [1] - 72:22
Understood [1] - 8:24
understood [2] - 5:23, 29:1
unfair [1] - 89:3
unfortunately [2] - 23:22, 92:1
ungroomed [1] - 77:13
unhealthy [1] - 102:20
uniform [1] - 58:14
unit [2] - 54:22, 90:19
units [8] - 68:23, 77:1, 78:2, 81:25, 82:16, 87:19, 116:5, 118:23
universal [1] - 106:3
University [1] - 17:5
unknowns [1] - 87:24
unless [2] - 47:16, 108:2
unlike [1] - 97:10
unlikely [1] - 96:16
unmanageable [1] - 87:16
unmanaged [1] - 77:13
unpredictable [1] - 98:10
unprotected [1] - 53:25
unstable [3] - 59:17, 66:2, 99:8
unsustainable [1] - 93:6
up [62] - 6:13, 8:15, 15:4, 19:5, 26:14, 27:3, 27:7, 27:9, 28:25, 32:13, 33:9, 41:18, 42:12, 44:25, 48:12, 49:2, 52:23, 55:18, 55:21, 56:18, 57:17, 62:18, 62:24, 63:7, 63:18, 64:8, 64:18, 64:22, 65:24, 66:1, 66:9, 66:21, 66:22, 67:9, 68:3, 70:12, 70:16, 71:13, 72:24, 73:20, 75:12,

77:6, 79:9, 80:19, 82:14, 83:18, 88:13, 90:4, 91:13, 94:11, 97:1, 98:18, 100:18, 101:21, 102:10, 102:11, 103:11, 107:19, 112:20, 114:3, 116:18, 117:25 update [4] - 84:4, 84:7, 84:18, 85:9 upheld [1] - 73:21 uphold [2] - 115:7, 117:20 upholding [1] - 117:16 uplift [1] - 13:16 upper [1] - 13:6 uprooted [1] - 113:17 urge [7] - 59:18, 75:2, 78:23, 100:3, 110:21, 114:5, 117:19 urges [2] - 53:20, 54:21 usage [1] - 15:21 utilities [1] - 73:9 utility [2] - 73:9, 80:17 utilize [1] - 120:9 utilized [1] - 106:2	via [1] - 44:19 Vice [1] - 1:9 vicinity [1] - 107:18 Victor [1] - 68:5 Victoria [1] - 17:5 video [1] - 104:25 videos [2] - 115:13, 115:19 view [10] - 14:2, 14:11, 62:18, 63:16, 64:18, 64:20, 64:25, 65:23, 66:3, 113:2 viewpoint [1] - 64:11 viewpoints [1] - 44:10 views [3] - 60:22, 62:10, 76:15 Vinny [1] - 89:10 violation [1] - 74:20 visit [1] - 99:14 visual [2] - 59:24, 64:6 VITE [1] - 1:13 voice [1] - 41:24 voices [1] - 24:3 voicing [1] - 69:20 voracity [1] - 51:7 vote [9] - 32:24, 33:2, 34:15, 59:19, 70:2, 70:9, 70:12, 88:11, 89:9 voted [5] - 55:2, 87:14, 87:24, 89:8 voters [1] - 87:25 votes [1] - 34:21 voting [1] - 34:18	91:9, 91:21, 93:14, 93:24, 97:14 water [29] - 9:7, 54:6, 54:8, 58:7, 71:13, 76:14, 76:22, 76:23, 76:25, 77:2, 79:4, 81:19, 81:22, 91:14, 96:21, 98:12, 105:6, 107:15, 109:10, 109:13, 110:13, 111:2, 113:15, 116:15, 117:13, 118:20, 119:3 watershed [1] - 93:8 wavering [1] - 89:23 waves [1] - 98:10 wealth [1] - 119:19 weather [2] - 98:10, 107:9 website [3] - 25:11, 48:9, 51:4 WEDNESDAY [1] - 1:2 weeks [2] - 46:24, 69:24 Wehi [1] - 7:4 WEHI [1] - 7:5 weigh [1] - 116:25 weight [2] - 20:2, 29:21 WEISLEDER [1] - 3:8 Weisleder [4] - 57:3, 57:11, 67:14, 67:17 Weisleder's [1] - 56:24 welcome [1] - 24:20 welfare [2] - 70:7, 114:24 well-being [1] - 87:11 WEST [3] - 1:1, 1:5, 2:7 West [65] - 4:1, 4:6, 30:15, 30:17, 37:6, 46:3, 48:25, 49:5, 49:6, 49:7, 49:25, 51:12, 52:12, 53:20, 53:22, 54:22, 55:7, 55:13, 57:4, 57:22, 59:21, 63:22, 64:13, 69:22, 70:7, 71:6, 76:23, 78:20, 79:12, 79:17, 80:25, 81:1, 81:8, 82:1, 82:4, 83:5, 83:6, 83:21, 84:13, 86:5, 87:7, 87:8, 87:9, 87:13, 88:17, 89:5, 89:6, 90:7, 90:16, 90:18, 90:22, 91:25,	92:17, 92:18, 93:20, 93:23, 97:20, 99:3, 99:20, 100:15, 100:21, 103:14, 114:25, 119:6 wet [1] - 105:8 wetlands [2] - 71:17, 71:25 whatever's [1] - 110:15 white [3] - 63:7, 63:17, 102:12 White [1] - 75:14 whoa [3] - 26:11 whoever's [1] - 110:17 whole [21] - 18:19, 21:23, 32:4, 38:19, 57:6, 68:12, 71:2, 75:17, 79:15, 83:23, 87:2, 88:19, 90:9, 94:15, 97:6, 100:23, 103:19, 109:2, 112:10, 114:11, 118:4 wide [2] - 54:5, 117:12 widow [1] - 77:20 wife [4] - 91:13, 92:4, 95:18, 103:14 wildlife [7] - 93:8, 99:13, 99:16, 99:23, 100:1, 100:13, 113:8 Wilf [2] - 79:19, 83:10 WILKES [1] - 1:10 WILLIAM [1] - 1:10 willing [1] - 53:17 willingly [1] - 86:8 winter [1] - 44:21 wise [1] - 87:25 wish [3] - 23:15, 23:23, 27:3 WITNESS [5] - 53:10, 57:3, 71:3, 122:2, 122:5 Witness [1] - 122:25 witness [4] - 12:3, 50:24, 101:19, 104:16 witnessed [1] - 101:1 witnesses [8] - 22:22, 23:1, 23:4, 26:13, 44:9, 44:10, 51:6 wonder [1] - 68:20 wonderful [2] - 76:14, 76:16 wood [1] - 66:1 WOODBIDGE [1] - 2:4	wooded [3] - 15:14, 15:15, 57:17 wooden [1] - 65:4 woodland [2] - 20:22, 21:2 woods [8] - 71:9, 72:1, 72:22, 77:12, 77:19, 77:21, 78:5, 113:10 words [5] - 16:9, 22:1, 44:20, 85:20, 105:5 world [1] - 98:19 worried [3] - 73:21, 95:19, 97:21 worse [2] - 92:25, 98:8 worthy [1] - 4:14 wrap [1] - 107:19 writ [1] - 35:12 write [2] - 31:10, 31:12 writes [1] - 8:21 written [1] - 19:18 wrote [2] - 33:16, 71:18
Y				
yard [3] - 71:10, 97:15, 99:14 year [15] - 39:20, 68:25, 72:14, 77:6, 82:3, 82:9, 88:5, 97:11, 98:6, 99:11, 102:9, 111:24, 112:1, 113:19, 114:15 Year [1] - 84:2 years [26] - 61:24, 65:7, 71:7, 72:11, 79:18, 80:2, 81:6, 81:14, 87:22, 89:16, 89:18, 89:19, 89:21, 89:22, 89:24, 91:10, 101:12, 101:24, 101:25, 103:14, 104:3, 104:8, 104:11, 112:13, 113:18 yellow [2] - 64:8, 66:21 yesterday [1] - 101:20 York [1] - 104:4 young [1] - 80:3 yourself [5] - 6:11, 7:4, 9:16, 57:15, 94:6 yup [1] - 39:11				

Z

zeal ^[1] - 40:23
zone ^[1] - 61:5
Zone ^[1] - 4:2
Zoning ^[1] - 1:14
zoning ^[5] - 44:13,
59:10, 71:20, 80:16,
114:17
zoom ^[3] - 25:14,
44:17, 44:19