

NEW HOPE BOROUGH COUNCIL
BUCKS COUNTY, PENNSYLVANIA

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JANUARY COUNCIL WORKSHOP

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NEW HOPE BOROUGH COMMUNITY ROOM
123 NEW STREET
NEW HOPE, PENNSYLVANIA 18938

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MONDAY, JANUARY 3, 2023
COMMENCING AT 4:03 P.M.

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BOARD MEMBERS PRESENT:

Laurie McHugh, Vice President
Daniel Dougherty
Peter Meyer
Louise Feder
Ken Maisel

- - -

ALSO PRESENT:

Peter Gray, Borough Manager
Michele Fountain, Borough Engineer
Mary Stover, Zoning Officer
Rick Lupinetti, Code Official

- - -

Edward T. McKenna
Official Court Reporter
267-902-2970

1 NEW HOPE BOROUGH COUNCIL 3
2 you please come up to the microphone, state your name
3 and your address? Going once? Going twice?
4 Okay. First item we have is a sketch
5 plan review of 230 Towpath. It's the exterior
6 improvements to the side portion of the property.
7 Somebody here from 230 Towpath?
8 MR. DOUGHERTY: This is going to be a
9 quick meeting.
10 VICE PRESIDENT MCHUGH: Okay. Shall we
11 skip ahead?
12 MS. FOUNTAIN: Do you want me to see if
13 they're out there?
14 MR. MEYER: I don't see how we do a
15 review without them.
16 MS. FOUNTAIN: No.
17 VICE PRESIDENT MCHUGH: I guess we'll
18 skip ahead.
19 All right. Let's go on to the
20 presentation regarding the New Jersey Department of
21 Transportation, Devil's Tea Table, rock hill
22 mitigation.
23 Hello, sir. welcome back. Please state
24 your name.
25 MR. FREEMAN: My name is Stephen

1 NEW HOPE BOROUGH COUNCIL 2
2 VICE PRESIDENT MCHUGH: All right.
3 Let's get started.
4 Pete, can you take roll call please?
5 MR. GRAY: Certainly.
6 Ms. McHugh?
7 VICE PRESIDENT MCHUGH: Here.
8 MR. GRAY: Ms. Rettig?
9 Ms. Feder?
10 MS. FEDER: Here.
11 MR. GRAY: Mr. Dougherty?
12 MR. DOUGHERTY: Here.
13 MR. GRAY: Mr. Maisel?
14 MR. MAISEL: Here.
15 MR. GRAY: Mr. Meyer?
16 MR. MEYER: Here.
17 MR. GRAY: Mayor Keller?
18 Ms. Gerig?
19 VICE PRESIDENT MCHUGH: Okay. First of
20 all, happy New Years, everybody. I hope 2023 is kind
21 to everybody.
22 First off, we're going to do things a
23 little different. we're starting with public comment
24 in 2023.
25 So if anybody has public comment, could

1 NEW HOPE BOROUGH COUNCIL 4
2 Freeman. I'm a founding member of the Devil's Tea
3 Table Alliance, a group of a few hundred folks from
4 Bucks County river communities on both sides of the
5 river, and we have a growing concern about this project
6 of rock fill mitigation along Route 29 in New Jersey,
7 directly facing and affecting many of the New Jersey,
8 as well as the Pennsylvania communities.
9 Cindy Kounis of the Lower Delaware
10 Valley Scenic Group partnership couldn't be here
11 tonight. She has another meeting. She wanted to come
12 as well. We have been working very closely with that
13 group, and other groups concerning this project.
14 Next slide.
15 This is a map. This project is in two
16 segments. This is a map. It's a three-mile section
17 that runs from Byram on the New Jersey side, just below
18 Point Pleasant, facing Solebury Township, and north to
19 the Devil's Tea Table area.
20 I'm not sure what -- I think many folks
21 might be familiar with that historic structure, and
22 that stretch of river is very widely used for
23 recreation, beautiful stretch.
24 Next.
25 The second project is right across the

1 NEW HOPE BOROUGH COUNCIL 5
2 river here, from the lower end, the lower part, starts
3 in Lambertville and goes down to Goat Hill. It's a
4 little over a mile, and that's -- I know that's of
5 great concern to folks in Lambertville, who recently
6 passed a storm resolution, raising concerns about this.
7 I wanted to --
8 Next.
9 This is just a typical stretch of
10 Route 29 in the Byram area, going north. Much of the
11 area looks like this. It's taller in many places than
12 a little of others.
13 Go ahead, next. Next one.
14 This is at the half mile section around
15 the Devil's Tea Table -- less than that -- that's
16 supposed to be most dramatically impacted.
17 Go ahead, the next one.
18 This is a typical piece of the -- what's
19 along River Road there in the -- by Goat Hill, just
20 across the river here from New Hope, and similarly
21 impacted, same kind of design going in both places.
22 Types of remediation proposed, and this
23 is from the NJ DOT engineers' reports. Tree and
24 vegetation removal throughout most of the area that
25 you've seen. Rock removal, it's trim blasting combined

1 NEW HOPE BOROUGH COUNCIL 7
2 Back up just for one second.
3 That will most likely be -- if this plan
4 goes as planned, will be defoliated, fenced, and, you
5 know, I'll show you a picture of what it's supposed to
6 look like opposed to the --
7 Go ahead, next one. Sorry.
8 And this is a -- this is actually a New
9 Jersey Department of Transportation mockup, like a
10 photo shop that they did of, you know, taking a photo
11 from just south of that tea table area, and showing
12 what -- how nice it would look after they were done.
13 Of course, it's -- you know, the rocks
14 are all very nice and neat, and the fence, you can
15 hardly see it in the picture, but the rock face goes
16 great with the fence. The fence is lower, fence is
17 higher.
18 In other areas, this goes -- this look
19 will go much, much higher up the rock face, depending
20 on the steepness of the cliff.
21 Next one.
22 This is an area of Route 22, Route 22 in
23 Phillipsburg, on the Jersey side, where there was a
24 rock fall mitigation proposed, very much like projects
25 in this whole family of projects, and that's what it

1 NEW HOPE BOROUGH COUNCIL 6
2 with intense scaling, and I'll show you a picture of
3 what that looks like in the next slides.
4 Rock reinforcement, bolt, dowels,
5 shotcrete, which I'll show you a picture of. It's
6 concrete kind of pasted against the wall to hold it
7 down after it's been stripped of its vegetation, cable
8 nets, rings, hybrid rock face scraping, which I know
9 you've seen in the areas where they're having the rock
10 face mitigation driving around.
11 Create catchment ditches, that's
12 probably the least intrusive or problematic of the list
13 of remediations, and cementing the base of the Devil's
14 Tea Table. You know, it's been standing there for
15 hundreds of thousands of years, at least, and some
16 folks at NJ DOT are afraid it's going to fall down any
17 day. So I don't know.
18 Next.
19 This is an example of scaling, and it's
20 a combination of blasting and scraping, and then you
21 cover it with a fence, like that.
22 All right. Go to the next one.
23 This is what the Devil's Tea Table area
24 and much of 29 looks in the summer. As you all know,
25 it's all very verdant, and -- but that is --

1 NEW HOPE BOROUGH COUNCIL 8
2 looked like before. That was an aerial photograph.
3 Next one.
4 And as it was finishing, that's what it
5 looked like. I'm hoping they were going to dress it up
6 a little more after that, but this is what I think
7 you're going to be looking at across the river here, if
8 this thing goes through.
9 This is an example of shotcrete. It is
10 gunite, blown concrete. It's used to make pools and
11 other things, but I'm not a geologist, but I'm not sure
12 how water gets behind that, it doesn't fall.
13 Well, all of these remediations,
14 mitigations require ongoing maintenance. So I'm sure
15 it does break down before too long.
16 VICE PRESIDENT MCHUGH: Can I stop you
17 for just a second? So that's what it's going to look
18 like when it's finished or the one before that?
19 MR. FREEMAN: No. No. Well, it will
20 look -- shotcrete will be used in certain areas, and in
21 other areas it's going to be like the one before, just
22 scraped.
23 VICE PRESIDENT MCHUGH: With a fence
24 over it?
25 MR. FREEMAN: With a fence over it. So

1 NEW HOPE BOROUGH COUNCIL 9
2 it's a combination -- depending on -- there's --
3 depending on the specific terrain, these are techniques
4 that are going to be used differently. This will be
5 used less than the scaling and the fencing and the
6 defoliation, but it will be used in a number of spots.
7 VICE PRESIDENT MCHUGH: And I'm assuming
8 they don't know which scaping they're going to use
9 until they get there.
10 MR. FREEMAN: No, they -- they have some
11 pretty specific plans. They have some pretty specific
12 plans. You know, we have got documents that we have
13 got through OPRA, thousands of pages of documents. So
14 have got some very specific engineering reports of
15 where -- so I could -- you know, we could provide some
16 more specific -- I could find some --
17 VICE PRESIDENT MCHUGH: Okay.
18 MR. FREEMAN: -- more specific on which
19 techniques in which area.
20 VICE PRESIDENT MCHUGH: Okay. I was
21 just interested to see what it would look like, what we
22 would be looking at --
23 MR. FREEMAN: Yeah.
24 VICE PRESIDENT MCHUGH: -- across the
25 river. Sorry. I didn't mean to interrupt.

1 NEW HOPE BOROUGH COUNCIL 11
2 So, yeah, next slide.
3 A problem that a lot of folks had with
4 this is, the New Jersey Department of Transportation
5 has no records of accidents or injuries from rock falls
6 in this area, and that's from the OPRA request.
7 And when you ask them -- what's the --
8 the public meeting in Frenchtown, that was a pretty --
9 a couple years ago, very little public involvement or
10 comment. A lot of people came out. It was very
11 heated. You know, they were asked, you know, what, you
12 know -- they didn't admit they had no records then.
13 They did later, in the OPRA request.
14 And their comment was, well, we really
15 don't need that. We're using a rock fall hazard rating
16 system. This is a federal system that's used, you
17 know, all over the country, other parts of the world,
18 to rate the risk of rock fall.
19 Now, it's a subjective -- a subjective
20 system that engineers and geologists do, and it's
21 the -- you know, it's generally supposed to be used in
22 concert with, you know, real live rock fall problems.
23 In this case, they're relying almost
24 exclusively on that, and when they were asked to --
25 well, can't you show us anything, you know, more

1 NEW HOPE BOROUGH COUNCIL 10
2 MR. FREEMAN: No. No. No, that's fine.
3 My pleasure. Yeah, I'll see if I could get some more
4 specifics on where that will be going, but it's to be a
5 combination of that, the fencing, you know, but --
6 VICE PRESIDENT MCHUGH: Okay.
7 MR. FREEMAN: After it's been
8 defoliated. This is the --
9 Yeah, next.
10 This is a mitigated area along Route 46
11 in the -- up near the Delaware Water Gap. That was a
12 mitigation conducted a few years back, and in a
13 recent -- after a recent rain, there was a landslide
14 there, and there was a little bit of shotcrete at the
15 top that fell and came down, made a real mess on the
16 road below.
17 And this was an area that had never --
18 according to the local folks, there had never been
19 landslides, according to this area, and that's a --
20 that is a side effect of deforestation, that you run
21 the risk of increasing other kinds of landslides.
22 This is a stock picture of, you know, a
23 scraped rock face with color, you know, with colored
24 screening, which they have promised to use in -- to try
25 to match the color of the red rocks along the river.

1 NEW HOPE BOROUGH COUNCIL 12
2 definitive than that -- you know, they found some rock
3 falls, most of which I can send pictures of or meet
4 with anybody that would like to see the specific rocks
5 that they're showing to justify this.
6 Thirty-three events over 25 years, and
7 most of them were very small. A couple were
8 significant and should be -- those sites should be
9 fixed, but most of them were, you know, quite
10 insignificant, and you can see why no one has ever been
11 hurt or an accident there. It's a wide road. It's
12 mostly straight.
13 So and then when -- so when is this
14 going to happen? It's supposed to start in 2025 in
15 Kingwood Township here, 2026 in Lambertville and west
16 Amwell, and we're happy to -- it was supposed to start
17 in 2022, but I think some of the public pushback has
18 caused them to do more environmental inquiry that they
19 were not going to do initially. So that's good.
20 We've gotten a little more time to try
21 to get, you know, a real understanding, and kind of get
22 this into perspective.
23 Cost for Kingwood, 37.4 million, six
24 months, that number -- it's on their website. I can
25 send you that website link. It was 33 million, you

1 NEW HOPE BOROUGH COUNCIL 13
2 know, six months ago. Now, it was released at that
3 time, and when they started it was eight million.
4 In Lambertville, West Amwell, it was 25.
5 It was -- it was -- last time we looked, it was
6 20 million, now it's 25.8 million. In the last six
7 months, that's popped. No explanation or -- but NJ DOT
8 promises to start meeting with the public and
9 interested stakeholders to get their involvement, and
10 we'll see how that goes.
11 The next one?
12 Environmental and other problems, and
13 I -- you know, you can -- you know, when completed, the
14 mitigation will radically change the visual nature of
15 the river valley. You know, we have local historical,
16 geological significance, holds religious significance
17 to the Native American peoples.
18 At least four tributaries, four creeks
19 are going to be impacted by this -- by the defoliation
20 and the scaling, you know, which is, you know, a threat
21 to water quality, and other minerals moving into the
22 river.
23 Deforestation, as I mentioned, can
24 stabilize cliffs. Project threatens a number of
25 endangered species. I won't list those, but I can send

1 NEW HOPE BOROUGH COUNCIL 15
2 they're very much hoping to get -- you know, to get
3 this scaled back or at least get adequate environmental
4 impact studies done, and to involve the stakeholders.
5 Then Hunterdon County passed a similar
6 resolution. These resolutions are saying, just hold --
7 stop going forward until you involve the locals, until
8 you've done the adequate environmental impact, until
9 you've considered all of the options. This is a big
10 issue, which I'll touch on the next slide.
11 Then the Tribal Council of Lenape
12 valley, they wrote a strong letter. They're very upset
13 about this, and Tinicum, West Amwell, Stockton,
14 Plumstead, Delaware Township, Solebury Township and
15 Lambertville just recently passed similar resolutions
16 that we're asking New Hope Borough to consider.
17 This always -- this sticks in people's
18 craw. Some of the original engineering reports, the
19 HNTB, the company, they give alternatives, and then the
20 alternatives are less costly, less visually disturbing,
21 less environmentally impactful, and, you know, they
22 say, no, we're not doing any of that, we're doing
23 basically pretty much the most aggressive and most
24 expensive thing we have.
25 It's federal money, you know, we're good

1 NEW HOPE BOROUGH COUNCIL 14
2 you those, and it will negatively impact tourism
3 business and property values in the area.
4 I mean, if the river doesn't look so
5 nice, you're not going to be -- it's going to have an
6 effect on folks that may make their money, inns,
7 restaurants, outfitters.
8 Rock blasting negatively impacts
9 buildings, as always. Road closures on Route 29 will
10 certainly push traffic over here to 32. So we're going
11 to be widely affected over here by that.
12 Impacted areas are within the federally
13 protected Delaware Wild and Scenic Corridor, which
14 should give them some greater protection from, you
15 know, too aggressive remediation, but so far it's --
16 you know, that's not the plan, remarkable scenic value.
17 The next slide.
18 So the communities that have pushed
19 back, Kingwood was the first. In 2021, March, they
20 passed a resolution, the Delaware Wild and Scenic
21 Partnership that most of the communities here -- I
22 believe New Hope is a member of that, but I'm not sure.
23 Okay. Good.
24 Most are, and, you know, they're
25 caretakers of the wild and scenic river scape, and

1 NEW HOPE BOROUGH COUNCIL 16
2 at getting it, and, you know, that's -- they never sat
3 down with the communities and said, well, maybe we
4 could do this thing with the engineers, and maybe we
5 could move River Road in this place over a few feet or
6 put a shed over a high impact area or others. There's
7 been no interaction of that kind of stuff. It's pretty
8 much top down, here's what we're doing.
9 Are there going to be public hearings?
10 No public hearings. NJT had said, we're not required,
11 and they're not required, unless they have to do an
12 environmental impact statement process, which we'd like
13 to see happen, considering the sensitivity and the
14 other complications of this, so the public could really
15 have a say, and this could be looked at, you know, with
16 a finer tooth come.
17 Residents question damage to the
18 wildlife and all the other stuff. And NJT, well, we'll
19 look into that, but they were supposed to start public
20 information meetings in May of '22. That day came and
21 went. They say they're getting ready to do that.
22 So we're anxiously awaiting to hear, but
23 all we see is the old plans on the books. The numbers
24 keep going up.
25 Next slide.

1 NEW HOPE BOROUGH COUNCIL 17
2 Colleen Wilson, she's an investigative
3 reporter for the USA Today network, wrote four articles
4 on -- there's a family of projects. There's ten of
5 them listed on that slide.
6 And go to the next slide.
7 And, you know, they're all -- in her
8 conclusion, if I read her four articles, which are good
9 to read, all the plans start small, grow exponentially
10 in scope and cost. Data on deaths, injuries, accidents
11 minimal or nonexistent in our case and often anecdotal.
12 The problems don't seem to justify the cost of the
13 damage, which really, you know, really seems to be the
14 case.
15 Same group of big name contractors
16 manage and benefit from all of the projects, and
17 they're the ones who are collecting the scores and all
18 the data justifying. So it does feel like there's a
19 little bit of -- you know, a vested corporate interest,
20 and, you know, some government kind of bureaucratic
21 connection with those corporations.
22 I don't know. You know, Colleen kind of
23 implies that. I don't want to make any implications on
24 things I don't even know.
25 But to contrary to an NJ DOT statement

1 NEW HOPE BOROUGH COUNCIL 19
2 mayor ten years ago we were going to do this and we're
3 here.
4 Next.
5 Conclusion: Scary project, seems
6 unnecessary, with no injuries of record. Can be
7 severely damaging in many ways, can have economic
8 impact to our communities on both sides of the river.
9 You know, we'd like to get the -- we'd
10 like the state to get to have more public disclosure,
11 to assure that all options are considered, and that the
12 risk/benefits are actually weighed.
13 Like, is this really worth \$50 million
14 to do this in the spot where, for one little rock
15 that's fallen down in 25 years, that kind of stuff,
16 that kind of involvement and discussion before they
17 proceed to do what is a pretty damaging thing in a lot
18 of ways.
19 And, you know, we're really here to ask
20 New Hope Borough to pass a resolution, like the others
21 have. I'm happy to help with, you know, piecing
22 together parts of it or in any way, because if -- at
23 this time, every community on either side of the river
24 that's either facing this, that is affected by this,
25 has passed a resolution.

1 NEW HOPE BOROUGH COUNCIL 18
2 of meetings, the funds, if they don't use it for rock
3 fall mitigation, they can use it for other things.
4 More people have died falling off of
5 these cliffs than have ever died or been hurt from
6 getting hit by a rock on the ground. And, you know,
7 anytime an environmental impact statement or, you know,
8 an even lesser measure is recommended, NJ DOT always
9 pushes back, tries to divide the project into little
10 bits. They try to circumvent NEPA, Nation
11 Environmental Protection Act, you know, very
12 aggressively.
13 And so, hopefully, we can get them to
14 really not circumvent NEPA in this project, and NJ DOT,
15 they consistently resist informing the public, elected
16 officials, community groups about the project, and
17 that's -- all around the state they have done that.
18 They show up, they'll have a meeting,
19 they're using slides, and, yeah, that seems like a good
20 idea. A lot of some -- like, Bethlehem, New Jersey,
21 along I-70, all of the sudden new mayor comes in, all
22 of the sudden, you know, ten trucks pull up on I-70 --
23 I-78 in town, start blowing things up, tearing things
24 down.
25 what's going on? Well, we told the

1 NEW HOPE BOROUGH COUNCIL 20
2 New Hope would be the last one, would
3 make it unanimous, really, in this community, where
4 this -- on both sides of the river, that would -- you
5 know, we have ten resolutions. This would be number
6 11, and would make it much easier to get to federal
7 representatives and senators and say, please, let's do
8 the proper environmental impact study, and let's
9 examine less, you know, less destructive options, and
10 less -- let's, you know, involve the community in this,
11 and, hopefully, if New Hope joins this group, it will
12 make that task -- you know, it will make the message a
13 little stronger and a little easier to get noticed, get
14 something done to -- you know, to make -- to size this
15 to a proper size, really, something a little -- to
16 really what is determined by the real risk, not --
17 VICE PRESIDENT MCHUGH: Is that the only
18 action that you're looking for from this Council is to
19 pass a resolution?
20 MR. FREEMAN: That is -- yes, right --
21 at this point -- at this point, we'd like to keep you
22 on our mailing list, and inform you of -- yeah, the
23 resolution, it would be great, if, like others had
24 done, to say we'd like to be kept informed by NJ DOT,
25 since, you know, what they do to the river and what

1 NEW HOPE BOROUGH COUNCIL 21
2 they do to the view shed affects this community, and,
3 yes, that's what --
4 VICE PRESIDENT MCHUGH: I'm in
5 agreement, totally against this.
6 MR. FREEMAN: Yeah. It's not going to
7 cost you anything. I don't see any liability
8 associated with it, like the others, but I think it
9 would really be -- it would really help to create a
10 forceful block to get to our elected officials, and try
11 to get this thing scaled to a reasonable size.
12 VICE PRESIDENT MCHUGH: Okay. Any
13 questions from Council?
14 MR. MAISEL: I have a couple of things.
15 Not to be a killjoy, but, I mean, it
16 would be hard to argue with your premise, in terms of
17 beautification and the incidents, because I have been
18 here and there in the area for 13 years, and I haven't
19 noticed anything that has happened as a result of rock
20 falls or anything.
21 And some of these pictures, in terms of
22 the remediation, are just hideous, in terms of -- so
23 you can't argue against your own argument that there is
24 an indelible etching into the environment as a result
25 of some of these efforts, but what I would like to

1 NEW HOPE BOROUGH COUNCIL 23
2 specific, and they have these all up and down, and this
3 is -- you know, this is not -- this has to go through
4 various approvals. They've got to get all of the
5 permits. They've got to get the -- they have got to
6 get the National Park Service to sign off on it.
7 And if you go to the next?
8 But these plans are quite -- these plans
9 are quite detailed, and, you know, it's hundreds of
10 pages of stuff, you know. So I can share with you --
11 MR. MAISEL: No.
12 MR. FREEMAN: But -- no, the other way.
13 The last slide. Keep going. One more. Yeah.
14 This is -- here is where we are. So we
15 are in the preliminary engineering phase, and so
16 that's -- we're trying to get to the end of that. This
17 is the official project phase thing, you know, and so
18 they have got to go through all of these steps. So
19 they're trying to jump through these hoops to get
20 through that.
21 when they get the final engineering,
22 then they really get very, very specific, but right now
23 they have very specific plans and surveys. They spent
24 a million dollars already on surveys and plans, and I
25 can send you some.

1 NEW HOPE BOROUGH COUNCIL 22
2 know, just a few things.
3 If they've identified all of the areas
4 that they're going to hit with the specific
5 remediation, which, apparently, they have already, then
6 why wouldn't you share that with us, you know, so we
7 would know what they're doing on 29, in Lambertville?
8 MR. FREEMAN: Well, yeah. No. I hear
9 you. Well, but it's the -- currently, there's a plan,
10 and there is a -- then there is a preferred solution.
11 Now they are in those -- I was trying to keep this to
12 15 minutes, too, or I could --
13 MR. MAISEL: I appreciate it.
14 MR. FREEMAN: You know, this could take
15 some time, but I'd be happy -- so we're in the -- we're
16 at the end of the concept development -- actually, if
17 I'm going to --
18 I'm sorry. If you could go to the last
19 slide in the exhibits? Keep going down. Keep going
20 down. Yeah, keep going down. I think it's the very
21 last slide. You're in the resolutions. Okay. Right
22 here. Right there. Past that one.
23 These are -- these are -- these are
24 pictures from their preliminary preferred solution,
25 which is what they have. You know, this is pretty

1 NEW HOPE BOROUGH COUNCIL 24
2 MR. MAISEL: But what would there be --
3 what would their argument be against what you're
4 saying, that this is necessary? I mean, because even
5 though you didn't want to suggest there is some
6 sculduggery regarding the dollars and everything, you
7 implied, well, they have the money, if it's not for
8 this, it will be for something else. So what would
9 their argument -- they can't just --
10 MR. FREEMAN: Well, their argument, you
11 know, their -- they talk about -- they talk about --
12 they talk about being proactive. We're good public
13 servants, and we're proactive, and we're using this
14 rock fall hazard rating system, which was developed in
15 Oregon.
16 So people could -- where they had
17 millions of rock fall problems, you know, they could,
18 like, prioritize, you know, where rocks are really
19 falling, and they're closing roads and bridges, you
20 know.
21 So they kind of took that down, and
22 they -- people said that, how could you do all of this?
23 When those meetings in Frenchtown -- the fire chief
24 said, I've been here 40 years, nobody's ever heard of
25 them.

1 NEW HOPE BOROUGH COUNCIL 25
2 So what's -- somebody -- it's going to
3 happen. What's a life worth? So this is -- and that's
4 what you get. You get, you know, we're preventing
5 somebody, some day from getting hurt.
6 I said, trees fall, people jump off the
7 cliff. I don't know, but that's -- so far, that's --
8 that's what you get, and they're not very -- what's the
9 word -- communicative with anybody so far in this
10 process.
11 MR. MAISEL: So I just have two very
12 brief other comments. I think a big argument is
13 closures to the road. That would be another matter. I
14 don't know how they would deal with that. At least, it
15 looks like some of the stuff could close down 29 --
16 MR. FREEMAN: A long time.
17 MR. MAISEL: -- for weeks, but that's --
18 MR. FREEMAN: I mean, there's no good
19 detours, especially over here.
20 MR. MEYER: No, the only detour they
21 have is going right through the middle of New Hope.
22 MR. FREEMAN: That's going to be the
23 best detour. I mean, whatever detour they make,
24 people, you know, figure it out.
25 MR. MEYER: Quite frankly, I look at

1 NEW HOPE BOROUGH COUNCIL 27
2 getting killed here, why not do a full environmental
3 impact study? Why are we trying to go cheap on that
4 and --
5 MR. MEYER: Because the environmental
6 impact study is probably not going to justify the
7 project.
8 MR. FREEMAN: No.
9 MR. MEYER: That's the reason they don't
10 want to do it. Look, it's obvious that this thing is
11 going to have a significant long-term negative impact,
12 so long as it goes forward, on New Hope proper, simply
13 because of the closure of 29. I think that's very
14 fairly obvious.
15 It's also obvious to me that it's going
16 to have a negative impact on transportation within the
17 territory of the DVRPC, the Delaware Valley Regional
18 Planning Commission, and it seems to me that there's --
19 we're in that territory. These particular locations
20 are not in the territory of the DVRPC, but they're
21 going to have the impact.
22 And it seems to me, because of that
23 impact, that that's one of the other things you guys
24 should be thinking about is talking to DVRPC.
25 MR. FREEMAN: Yep.

1 NEW HOPE BOROUGH COUNCIL 26
2 this thing -- I'm sorry, Ken.
3 MR. MAISEL: Yeah, I'm actually done. I
4 just wanted to bring -- I mean, look, the effort, and I
5 think the resolution, as it exists, you know, the
6 sample you provided, just as something to work with, I
7 think needs to be cleaned up, if we were to consider
8 it, but there's some items on here that I just think --
9 MR. FREEMAN: Yeah. Yeah. Yeah, and
10 I'm not sure -- and I've got several -- you know, we
11 have --
12 MR. MAISEL: And that presupposes that
13 we're of the mind to deal with that, but --
14 MR. FREEMAN: Yeah, look -- I'm sure you
15 want to tailor any resolution -- you don't want to say
16 whether you're comfortable saying -- but I think that
17 the big ask in a resolution -- you know, you can use
18 all the whereas, because they're all pretty valid.
19 You know, you want to be kept informed.
20 You want -- you want the local communities to have some
21 involvement and alternatives, and you want the
22 environment protected.
23 MR. MAISEL: Right.
24 MR. FREEMAN: You want the environment
25 fully protected, and that's -- I mean, if nobody is

1 NEW HOPE BOROUGH COUNCIL 28
2 MR. MEYER: Especially when you start
3 talking about the impact --
4 MR. FREEMAN: Yeah.
5 MR. MEYER: -- for Trenton and the
6 impacts for New Hope and the other places that are part
7 of their territory.
8 MR. FREEMAN: No, that's great advice.
9 I know many of our -- a lot of people are very upset
10 about the proposed detours, and, you know, they have
11 the proposed detours going through some really, you
12 know, almost dirt roads up in Hunterdon. It's really
13 inappropriate, so they are pushing folks.
14 MR. MEYER: I'm thinking of the
15 backed-up traffic.
16 MR. FREEMAN: Yeah, they've got --
17 here's our detour. Well, nobody is going to take that
18 detour all day.
19 MR. DOUGHERTY: Can I go? I have -- I
20 think, first off, I want to say -- I think I can speak
21 for Council here. We really appreciate -- I think this
22 came to us about a month -- I forget exactly when.
23 We said, you know, we're going to need
24 to know a lot more about it, and I think you provided a
25 tremendous amount more to us, and I really appreciate

1 NEW HOPE BOROUGH COUNCIL 29
2 this, because, remember, we were just given -- it was
3 just a resolution, and we talked about it, like, oh,
4 this is way too much. Now I think I understand it, at
5 least I do. So I really appreciate the amount of
6 effort you put into this.
7 MR. FREEMAN: Thank you.
8 MR. DOUGHERTY: And so I appreciate
9 that. I think that the -- to wave a hand and say, the
10 ratio, the number is only 286, and anything between 300
11 and 600 is considered this, and this is 286, this is
12 242, there's really not -- the DOJ, NJ DOT doesn't have
13 records of deaths or anything like that.
14 I know when I drive south on 29,
15 directly out of the city, going toward the Golden
16 Nugget, there's a bolder the size of a volkswagen
17 sitting on -- to the right of the southbound lane. It
18 didn't get there from the river.
19 MR. FREEMAN: Yeah. Yeah.
20 MR. DOUGHERTY: It's the size of a
21 volkswagen. It came from that hill, and it came from
22 that hill in -- sometime in the last 20 years. I don't
23 know. It seems -- it's a gigantic bolder. So I think
24 it's -- it would be -- I think we would have to
25 understand that a little bit better.

1 NEW HOPE BOROUGH COUNCIL 31
2 MR. DOUGHERTY: Right, that was going to
3 be my next point, 2026, and they -- where I'm going
4 with this is, I think just swinging and saying, we want
5 to keep the vista, and it's going to create traffic
6 jams, without having somebody's technical side of this,
7 saying -- when I know there's a bolder the size of a
8 volkswagen --
9 MR. FREEMAN: Yeah. Yeah.
10 MR. DOUGHERTY: -- sitting on the
11 right-hand side of the southbound lane. That didn't
12 drop out of the sky. It came from that hill --
13 MR. FREEMAN: You know --
14 MR. DOUGHERTY: So I don't think we can
15 be --
16 MR. FREEMAN: No.
17 MR. DOUGHERTY: -- quite so, oh, no one
18 is going to get hurt.
19 MR. FREEMAN: No.
20 MR. DOUGHERTY: Somebody thinks that
21 this is a dangerous situation or they wouldn't be
22 spending \$30 million, I don't think.
23 VICE PRESIDENT MCHUGH: So you would
24 suggest he come back a little bit more information?
25 MR. DOUGHERTY: I don't know I'm asking

1 NEW HOPE BOROUGH COUNCIL 30
2 MR. FREEMAN: Yeah.
3 MR. DOUGHERTY: Obviously, they have
4 engineers --
5 MR. FREEMAN: Yeah.
6 MR. DOUGHERTY: -- who have looked at
7 this, and they -- you have -- your team has come up
8 with these numbers by applying the Oregon thing, and
9 saying, well, based on what we think, we don't think
10 it's dangerous. They don't have records of deaths or
11 injuries.
12 MR. FREEMAN: Yeah.
13 MR. DOUGHERTY: What we're not hearing
14 is their side of the story, you're saying, because they
15 don't give one, because they don't give one.
16 MR. FREEMAN: They won't give you one.
17 That's what I'm saying. Ask, ask them to --
18 MR. DOUGHERTY: So I'm just pointing
19 out --
20 MR. FREEMAN: Yeah, and --
21 MR. DOUGHERTY: If this Borough Council
22 decides to support -- first off, this is a 2026 start
23 date on --
24 MR. FREEMAN: Down here, '25, up north
25 and --

1 NEW HOPE BOROUGH COUNCIL 32
2 for. I just think that -- I don't know. We're not
3 hearing anything from the NJ DOT, and so that's one
4 thing.
5 Let me finish my other points, but
6 that's my first concern. Okay. This is all one sided.
7 My other thing is, I understand that
8 there's the Kingwood side and Lambertville side. I
9 would feel more comfortable if this Borough Council
10 signed a resolution that applied to the Lambertville
11 section.
12 MR. FREEMAN: Yeah.
13 MR. DOUGHERTY: Because, frankly, a
14 section that's not -- that is north of us, that is
15 not -- you can say, well, it impacts us because the
16 people can go --
17 MR. FREEMAN: Yeah.
18 MR. DOUGHERTY: -- on the inner tubes,
19 they're not going to like -- you know, et cetera.
20 There should be more focus toward our -- towards, I
21 guess, our constituents and what our constituents
22 can --
23 MR. FREEMAN: Sure.
24 MR. DOUGHERTY: -- see, as opposed to a
25 section that our constituents might drive through and

1 NEW HOPE BOROUGH COUNCIL 33
2 see. I don't even know. That's --
3 MR. FREEMAN: And I --
4 MR. DOUGHERTY: That's a minor point.
5 That's a minor point.
6 MR. FREEMAN: Look at the Lambertville
7 resolution, because, you know, that's more -- they're
8 more concerned, too, with that. And, you know, you
9 know, you know, to your point, just one thing I'd like
10 to say -- and I've got a ton -- I'd be happy to sit
11 with you and show you the plans that we've gotten from
12 them, or ask them to show you this plan.
13 But there's -- in that -- in this
14 Lambertville, West Amwell, there's, like, A, B, C, D,
15 E. There's five sections, and they all have -- they
16 all have different rock fall rating hazard scores, most
17 which of are --
18 MR. DOUGHERTY: Below 300.
19 MR. FREEMAN: Yeah. Okay. So you've
20 seen it, below 300. One is 800 feet long, where that
21 boulder is, and that is like 400 -- it's not crazy high,
22 but it's higher. It's higher.
23 MR. DOUGHERTY: And this could be a
24 bridge to nowhere. Governments do this all the time.
25 They do stuff --

1 NEW HOPE BOROUGH COUNCIL 35
2 but I'm concerned about that we don't -- what we don't
3 know more so necessarily than this.
4 MR. FREEMAN: Sure.
5 MR. DOUGHERTY: The other part -- and
6 I'm sorry, Louise. This is my last thing, I promise.
7 where -- in our resolution, I wouldn't
8 want to sign something that said, whereas, open public
9 records requests have indicated that there are no
10 deaths or accidents or injuries that's in here.
11 MR. FREEMAN: But they have no records.
12 MR. DOUGHERTY: Okay. But it's just --
13 I think it's gilding the lily. We're concerned that
14 there's not a robust --
15 MR. FREEMAN: Right.
16 MR. DOUGHERTY: -- thing. I don't know
17 enough about it. Maybe the New Jersey Department of
18 Transportation doesn't keep records on that. We don't
19 know.
20 MR. FREEMAN: No, they --
21 MR. DOUGHERTY: So we don't want to look
22 like we're just -- you know, we're worried about the
23 ancient Indian burial grounds here. We're not, okay,
24 let's face it.
25 VICE PRESIDENT MCHUGH: A little bit, a

1 NEW HOPE BOROUGH COUNCIL 34
2 MR. FREEMAN: Yeah.
3 MR. DOUGHERTY: -- that nobody really
4 needs.
5 MR. FREEMAN: No.
6 MR. DOUGHERTY: I hear you.
7 MR. FREEMAN: And it's the same thing
8 in -- up there, and they -- yeah, you can do that, 800
9 feet, you know, because there are -- there is that
10 section. There's a section, you know, in Kingwood
11 that's like a tenth of a mile.
12 MR. DOUGHERTY: would you feel
13 comfortable if this council gave a resolution that said
14 it was uncomfortable with the amount of information
15 it's received, and would want more -- and I agree there
16 should be more -- I like the part where it says there
17 ought to be a robust stakeholder process. I don't just
18 feel comfortable coming out and saying we're against
19 it.
20 MR. FREEMAN: No. No, I understand. I
21 understand. Many townships have said this, we're
22 concerned, we want information, we want to be kept
23 informed.
24 MR. DOUGHERTY: I'm concerned we don't
25 have information. I'm concerned more about boulders,

1 NEW HOPE BOROUGH COUNCIL 36
2 tiny bit.
3 MS. FEDER: So just for the benefit of
4 council -- and I have to say, it's so nice to see you
5 not on Zoom. I'm the person on council who's been
6 going to the Lower Delaware wild and Scenic meetings on
7 Zoom.
8 So I know that I'm coming into this with
9 the advantage of having heard from this group for a
10 couple of years now.
11 I will say that when I heard the first
12 presentation, I had all of the same reservations. The
13 words boulder mitigation and any mitigation sounds
14 scary. It sounds like there are boulders coming down
15 the ridge, and that we should all be so nervous because
16 there's this big builder problem.
17 when you look at the photos of any of
18 the evidence of the rock fall that has happened, what
19 counts as rock fall is not necessarily what I had in
20 mind, like Indiana Jones, a big boulder coming down the
21 side of the hill. Often, it's quite small.
22 MR. FREEMAN: It is. That's less than
23 one cubic yard. That's the smallest denomination they
24 have. So it's less than -- it's going to be this big
25 and it's less than one cubic yard.

1 NEW HOPE BOROUGH COUNCIL 37
2 MS. FEDER: It was pretty extraordinary
3 how small the problem is that we're trying -- not we,
4 that the NJ DOT is trying to correct, and what we have
5 seen here, possibly, to overcorrect with these
6 strategies.
7 I know what you're talking about. There
8 are some big boulders by the side of the road, and it
9 sounds like --
10 MR. FREEMAN: Yeah.
11 MS. FEDER: -- even with this project,
12 that's not even what they're trying to address. It's a
13 potential future, just going off of these very, very
14 small incidents of boulder and rock fall --
15 MR. FREEMAN: Yeah. Yeah. Yeah.
16 MS. FEDER: -- problems, which, again,
17 often don't make the road. They usually are just off
18 to the side, and the ones that do are incredibly small.
19 Like, they wouldn't even register for a motorist going
20 down 29.
21 And so when it comes to us, and what our
22 role is in this, I look at this as a -- we are a river
23 town. This is us doing our good neighbor partnership,
24 and just saying, we would like more information from
25 the NJ DOT about exactly what's being planned, and

1 NEW HOPE BOROUGH COUNCIL 39
2 proposed as possible ways to mitigate this issue, and
3 going forward we would just like to know more. I don't
4 see anything in here that is asking for more than that.
5 MR. DOUGHERTY: Well, I'd be fine if
6 this were narrowed somewhat. I'd sign it in a second,
7 as long as it were just a little narrowed here and
8 there, especially -- I think the whereas should be
9 something along -- whereas, Borough Council feels that
10 transparency in government, that kind of thing, and
11 open to the public decision process is important to,
12 you know, that kind of thing.
13 MS. FEDER: I think it does say that in
14 the sample draft.
15 MR. DOUGHERTY: Okay.
16 MS. FEDER: Yeah, I think that the ones
17 that they provided, we can go through and cherry-pick
18 what makes sense.
19 MR. DOUGHERTY: I think we have heard --
20 maybe you have not suggested -- you sound like you --
21 VICE PRESIDENT MCHUGH: I was going to
22 say, do you want to take the lead on that?
23 MS. FEDER: Sure.
24 MR. DOUGHERTY: Yes.
25 MR. MAISEL: I think that with the

1 NEW HOPE BOROUGH COUNCIL 38
2 saying that the river and its scenic values are
3 intrinsic to our town.
4 We can talk about traffic and specific
5 sites for all day, but I think we can't do that until
6 the NJ DOT comes out with some amount of information,
7 so that we can have a real conversation about what
8 they're actually doing.
9 The Devil's Tea Table Alliance is really
10 community members, and I believe you guys work with
11 geologists and the National Park Service --
12 MR. FREEMAN: Yep. Yep. Yep.
13 MS. FEDER: -- and all of these other
14 stakeholders. So they have been doing a huge amount of
15 legwork just to get this some kind of attention.
16 I think a resolution -- I'm just reading
17 through this now. And like you said, we can adjust it,
18 we can tweak it, as needed, but I don't think that we
19 are doing anything that down the line would be a
20 problem for NJ DOT.
21 We're not coming out and saying, this is
22 a terrible plan, this is -- don't take any steps
23 against rock fall mitigation. I think it is instead
24 really saying that we would like to be kept informed,
25 we have concerns based on the strategies that have been

1 NEW HOPE BOROUGH COUNCIL 40
2 cleanup of this -- I mean, it seemed like on the second
3 to last one, now, therefore, it is resolved that New
4 Hope Borough Council calls upon the New Jersey
5 Department of Transportation to pause moving forward
6 with the rock fall mitigation plans for -- I mean, it
7 seems like an empty kind of a thing.
8 MR. FREEMAN: That's strong.
9 MR. MAISEL: Because, you know, we're
10 saying, you should pause. So if that was eliminated, I
11 would feel more comfortable.
12 MR. DOUGHERTY: Right. How about if we
13 send our ideas to you in an e-mail?
14 MS. FEDER: Sure.
15 MR. DOUGHERTY: And you can squeeze them
16 into something without --
17 MS. FEDER: I look forward to that.
18 MR. FREEMAN: And the pause language or
19 the stop language was more typical of the Jersey side
20 resolution than the Pennsylvania side. Most of them
21 avoided that. They expressed, we're concerned, we want
22 to make sure that our environment -- you know, our
23 economy and all these things are protected here, and,
24 you know, we want to be part of this information about
25 this project, and want to -- you know, this is our

1 NEW HOPE BOROUGH COUNCIL 41
2 environment. We want that protected.
3 MS. FEDER: Yeah, I think, Dan, if you
4 take a look -- and we can do this over e-mails. I'm so
5 excited.
6 VICE PRESIDENT MCHUGH: Let's wrap this
7 up, shall we?
8 We thank you so much for your time. We
9 appreciate it.
10 MR. FREEMAN: Thank you very much.
11 VICE PRESIDENT MCHUGH: Okay. Next is
12 the discussion on the New Hope new proposed fee
13 schedule.
14 Anybody have any questions on that?
15 MR. DOUGHERTY: I do not.
16 VICE PRESIDENT MCHUGH: Okay. Anybody
17 else? Okay.
18 MR. DOUGHERTY: Is there a general
19 concept as to the old fees versus the new fees? It's
20 not significant to our budget is my point. What I'm
21 trying to say is -- I'm not trying to put words in your
22 mouth, but this is not, like, we're just raising fees
23 so we can raise the extra \$50,000?
24 MR. GRAY: No.
25 MR. DOUGHERTY: It's nothing like that?

1 NEW HOPE BOROUGH COUNCIL 43
2 your mouth or what?
3 MR. GRAY: No, we try to stay clear. We
4 spent some time on this in the fall with staff to try
5 and come up with something that's balanced for
6 everybody, and competitive to the municipalities, and
7 we're all on the same guidelines.
8 VICE PRESIDENT MCHUGH: Okay. Everybody
9 else good?
10 How many people have on our Owl? Okay.
11 One.
12 VICE PRESIDENT MCHUGH: Okay. I assume
13 you're from the Towpath?
14 MR. ZAVETA: Yes, I understand we missed
15 our window.
16 VICE PRESIDENT MCHUGH: Well, here's the
17 thing is, I let our last agenda item go long, because I
18 didn't think you guys were here, and three of our
19 members are a hard stop at 5:00.
20 MR. ZAVETA: Okay.
21 VICE PRESIDENT MCHUGH: How long is your
22 presentation?
23 MR. ZAVETA: I can do this in five
24 minutes.
25 VICE PRESIDENT MCHUGH: Are you guys

1 NEW HOPE BOROUGH COUNCIL 42
2 MR. GRAY: That's correct.
3 MR. DOUGHERTY: Just these are mostly
4 updates to some fees that heretofore were not broken
5 out the way we wanted them?
6 MR. GRAY: That's correct.
7 MR. DOUGHERTY: Each year we find --
8 VICE PRESIDENT MCHUGH: Revenue neutral?
9 MR. GRAY: Yes. We're trying to stay,
10 you know, on the same guidelines as other
11 municipalities as well, and we're trying to stay ahead
12 of the costs that we incur from our third-party
13 agencies or professionals, whoever it may be, and to
14 recapture some of those expenses.
15 MR. DOUGHERTY: So this is a best
16 practice, to look at your fees each year --
17 MR. GRAY: Yes.
18 MR. DOUGHERTY: -- to make sure that the
19 fee is competitive, but not onerous, but also at the
20 same time the person utilizing the service, that it's
21 not costing the constituents a lot of money, because
22 they use up a tremendous amount of resources, and the
23 fee doesn't come close to covering it.
24 MR. GRAY: Right.
25 MR. DOUGHERTY: Does that put words in

1 NEW HOPE BOROUGH COUNCIL 44
2 okay with that?
3 MR. ZAVETA: Again, it's inexcusable.
4 We --
5 VICE PRESIDENT MCHUGH: That's okay.
6 Come up now, and when we say hard stop at 5:00, we mean
7 it.
8 MR. ZAVETA: We understand and respect
9 your time. Thank you.
10 My name is Rich Zaveta, Zaveta Custom
11 Homes. We've had the pleasure of working with you on
12 the Union Mills restoration, the moving of Odette's,
13 306, 308.
14 Gateway has approached us for another
15 project I'll refer to as the "toll taker's house" that
16 sits down and adjacent to the parking lot at the river
17 house. Basically, we're here this evening for a very
18 brief presentation of a patio portion only.
19 Currently, this site consists of
20 extremely disheveled stone walls that are some home
21 spun, no footings, one foot thick, falling over,
22 displacing, so a lot of structural failure. The patio
23 area there is currently heaved and undulating, and has
24 migrated through pressures of the river, time in
25 general.

2 Our goal is to simply remove what is
3 there, re-purpose and reuse a significant portion of
4 those materials again. So, consequently, there's hot
5 tubs, there's high walls here that were built way too
6 high. They're literally falling in.

7 So we'll reclaim the stone that's there,
8 clean it up, reconfigure and dry stack. Our dry stack
9 work is very prevalent on 306, 308, if anyone remembers
10 those, and that's what we would be doing. We're
11 keeping the existing fence.

12 There's two what I call very nice trees.
13 Both are -- one is 14, one is 16. Those both say. The
14 others are somewhat invasive and unruly. We are not
15 tampering with the wall that's against the, quote,
16 river canal on the New Jersey side of the project. So
17 we're leaving that wall alone.

18 So our major change is reorganizing the
19 dry stack walls. We're not tampering with the fence
20 that is currently existing. The stockade fence, that
21 stays the same. We're rebuilding the steps coming up.
22 Everything will be natural stone, very much similar to
23 some of the indigenous stones that are there. We'll
24 reuse what we can. We'll be infilling with new.

25 So that is the proposal of what we're

2 this year with a more comprehensive plan for the
3 building itself. So this evening is strictly the stone
4 walls and patio.

5 MR. MEYER: Quick question.

6 MR. ZAVETA: Yes, sir.

7 MR. MEYER: Any change in the impervious
8 surface?

9 MR. ZAVETA: Our impervious nets.
10 There's all kinds upper tiers and other features. If
11 you see this, there's upper patios all around this.

12 MR. MEYER: Right.

13 MR. ZAVETA: And there's walkways and an
14 upper tier. That's all going away, as noted in the
15 plan that's up on the screen.

16 So the plan that's up on the screen, we
17 can see two walls, but -- and that is it. So all of
18 that upper spa, upper walkway, upper stairwell is
19 going, and it will go back to garden beds in those
20 green spaces that you see.

21 There's basically three tiers of garden
22 midsection, upper tier against the wall, and then there
23 will be one more that we're going to do an improvement
24 on.

25 Right now the patio runs tight to the

2 doing. There's one small piece of this deck that is
3 hanging out that's actually unsaved views at this time.

4 This would be the high walls that are
5 literally falling off. That wall is about ten inches
6 thick, stacked vertically, and just literally falling
7 away.

8 For today, I just would ask permission
9 to remove this one section of deck. We will be back
10 sometime later this year with discussions of the
11 building itself and the restorations that we had in
12 mind for it.

13 We're going to keep the identical
14 exterior roof lines. That is a phase two project
15 phase. So phase one is just cleaning up patios,
16 straightening out pieces and so forth. That is our
17 presentation at this time. There's a much lengthier,
18 complex part coming forth on the building.

19 So, officially, in summary, it is
20 rebuilding the patios, bringing them out of the
21 undulating cases they are with displacing walls, not
22 tampering with the retaining wall toward the water
23 side, towards the river, removing that short piece of
24 stairwell that is very contorted and literally falling
25 away from the building, and then be back to you later

2 river wall, if you will. So right now the patio runs
3 right to this wall. We are going to put green space
4 along here, which will allow for infiltration and
5 braking up so much masonry surface.

6 MR. MEYER: Okay. So you're not in a
7 position where you're going to need additional
8 engineering for --

9 MR. ZAVETA: We are not seeking
10 additional stormwater management.

11 MR. MEYER: That's what I was concerned
12 about. Thank you.

13 MR. ZAVETA: I'll answer anything. That
14 concludes my presentation.

15 MS. FEDER: Thank you. And the plans
16 are beautiful. I have a question, I don't know if it's
17 for you, but in the memo that we had in our packet
18 attached to this, there was a point about it possibly
19 coming up on state property, and edging onto the
20 towpath. Is that consistent with the plans we have
21 here?

22 MR. ZAVETA: The one thing that they
23 show on your plan is a very unsightly shed that I was
24 going to be removing as well. I believe it's somewhat
25 controversial, but there's a tarped shed. It's

1 NEW HOPE BOROUGH COUNCIL 49
2 actually on the Gateway property. It's not on the toll
3 taker's house. It abuts into it.
4 MS. STOVER: When we met out on site,
5 there was some question as to whether or not you were
6 going to impact the walls on the river side, and I
7 think you just said you're not.
8 MR. ZAVETA: We are not. There is some
9 planks that have been laid there. There's a piece of
10 chain link fence that's been placed there that is
11 extremely unsightly. So we are cleaning those areas
12 up, but I'm not rebuilding any of the river walls.
13 MS. STOVER: Are you doing any work off
14 of your property?
15 MR. ZAVETA: Not off of this property.
16 There is a shed structure that is part of the Gateway
17 ownership that was literally a collapsing structure
18 that I was going to remove.
19 MR. DOUGHERTY: I have some questions.
20 First off, I respect your work, and I think that you do
21 fantastic work, and I really appreciate all of the
22 presentations you've ever made to us. I have a great
23 deal of confidence that there's not -- you know, you're
24 not -- you're not kidding us.
25 what I don't quite understand -- maybe

1 NEW HOPE BOROUGH COUNCIL 51
2 Council.
3 MR. DOUGHERTY: So all right. That
4 makes sense, because they could have just as easily
5 been, we're just going to take the fence down, and
6 goodness knows what was going to go on back there, and
7 suddenly it is our business.
8 MS. STOVER: They will need permits.
9 They are completely in the floodplain and that type
10 of --
11 MR. DOUGHERTY: Well, it's permits, like
12 anybody who does this kind of work needs permits, but
13 council never gets involved in permits. I don't think
14 we do. Like, somebody wants a construction permit, we
15 don't -- unless there's a HARB implication, which I
16 don't think there is, or -- and they have already got
17 their zoning.
18 MS. STOVER: There will be a HARB --
19 MR. DOUGHERTY: I think it's great work
20 you're planning to do, but I just wanted to make
21 sure -- if I needed to make a decision, I needed to
22 know.
23 MS. STOVER: Well, it is visible from
24 the river, so they will be back for HARB with their
25 improvements.

1 NEW HOPE BOROUGH COUNCIL 50
2 it's the zoning officer, the engineer, maybe it's Rick.
3 why is this -- what's council's role in this particular
4 situation? I'm grasping at why -- if this can't be
5 seen -- like, is this a HARB -- why is Council involved
6 in this? It seems to me it's landscaping.
7 MR. ZAVETA: I can only say it was
8 suggested that I --
9 MR. DOUGHERTY: No, I know. I'm not
10 asking you. I'm asking the staff here what Council's
11 role is in this presentation, other than morbid
12 curiosity?
13 MR. MEYER: It's not morbid.
14 MR. DOUGHERTY: It is for me.
15 MS. STOVER: Well, when we met out
16 on-site with the applicant, and at that time it was not
17 clear exactly what was going to be involved in the
18 overall project, and whether or not land development
19 would be necessary --
20 MR. DOUGHERTY: Okay.
21 MS. STOVER: -- or what type of
22 permitting was going to be involved. So the first
23 suggestion was, you know, put together a sketch --
24 MR. DOUGHERTY: Okay.
25 MS. STOVER: -- and then bring it before

1 NEW HOPE BOROUGH COUNCIL 52
2 MR. DOUGHERTY: They will need to go to
3 HARB?
4 MS. STOVER: Because it's visible from
5 the river.
6 MR. DOUGHERTY: Because of the kayakers.
7 MS. STOVER: And the --
8 MR. DOUGHERTY: We all get to see the
9 patio.
10 MS. STOVER: The walls.
11 MR. DOUGHERTY: Okay. And the stairs
12 and the walls. Okay. But that would -- that's going
13 to come before us at some point.
14 MS. STOVER: Right.
15 MR. DOUGHERTY: Thank you.
16 VICE PRESIDENT MCHUGH: Ken, do you have
17 any questions?
18 MR. MAISEL: No.
19 VICE PRESIDENT MCHUGH: Okay. Thank you
20 for coming out.
21 MR. ZAVETA: Okay. Thank you for
22 putting up with our time.
23 VICE PRESIDENT MCHUGH: Things happen.
24 MR. ZAVETA: Thank you.
25 VICE PRESIDENT MCHUGH: Thank you.

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NEW HOPE BOROUGH COUNCIL 53
Okay. Can I have a motion to adjourn?
MR. MEYER: So moved.
MS. FEDER: Second.
VICE PRESIDENT MCHUGH: Adjourned.
Thank you, everybody.
(At 4:56 p.m., proceedings were
concluded.)

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C E R T I F I C A T E

I hereby certify that the proceedings
and evidence are contained fully and accurately in the
notes taken by me in the above cause and that this is a
correct transcript of the same.

EDWARD T. MCKENNA
Official Court Reporter

- - -

MR. DOUGHERTY:
[57]
MR. FREEMAN: [58]
MR. GRAY: [13] 2/5
2/8 2/11 2/13 2/15 2/17
41/24 42/1 42/6 42/9
42/17 42/24 43/3
MR. MAISEL: [13] 2/14
21/14 22/13 23/11 24/1
25/11 25/17 26/3 26/12
26/23 39/25 40/9 52/18
MR. MEYER: [16] 2/16
3/14 25/20 25/25 27/5
27/9 28/1 28/5 28/14
47/5 47/7 47/12 48/6
48/11 50/13 53/3
MR. ZAVETA: [16]
43/14 43/20 43/23 44/3
44/8 47/6 47/9 47/13
48/9 48/13 48/22 49/8
49/15 50/7 52/21 52/24
MS. FEDER: [14] 2/10
36/3 37/1 37/11 37/16
38/13 39/13 39/16
39/23 40/14 40/17 41/3
48/15 53/4
MS. FOUNTAIN: [2]
3/12 3/16
MS. STOVER: [12]
49/4 49/13 50/15 50/21
50/25 51/8 51/18 51/23
52/4 52/7 52/10 52/14
VICE PRESIDENT
McHUGH: [33] 2/2 2/7
2/19 3/10 3/17 8/16
8/23 9/7 9/17 9/20 9/24
10/6 20/17 21/4 21/12
31/23 35/25 39/21 41/6
41/11 41/16 42/8 43/8
43/12 43/16 43/21
43/25 44/5 52/16 52/19
52/23 52/25 53/5

\$
\$30 [1] 31/22
\$30 million [1] 31/22
\$50 [1] 19/13
\$50 million [1] 19/13
\$50,000 [1] 41/23

'
'22 [1] 16/20
'25 [1] 30/24

1
11 [1] 20/6
123 [1] 1/7
13 [1] 21/18
14 [1] 45/13
15 [1] 22/12
16 [1] 45/13
18938 [1] 1/8

2
20 [1] 29/22
20 million [1] 13/6
2021 [1] 14/19

2022 [1] 12/17
2023 [3] 1/10 2/20 2/24
2025 [1] 12/14
2026 [3] 12/15 30/22
31/3
22 [2] 7/22 7/22
230 [2] 3/5 3/7
242 [1] 29/12
25 [3] 12/6 13/4 19/15
25.8 million [1] 13/6
267-902-2970 [1] 1/25
286 [2] 29/10 29/11
29 [9] 4/6 5/10 6/24
14/9 22/7 25/15 27/13
29/14 37/20
2970 [1] 1/25

3
300 [3] 29/10 33/18
33/20
306 [2] 44/13 45/9
308 [2] 44/13 45/9
32 [1] 14/10
33 million [1] 12/25
37.4 [1] 12/23

4
40 [1] 24/24
400 [1] 33/21
46 [1] 10/10
4:03 [1] 1/10
4:56 [1] 53/7

5
5:00 [2] 43/19 44/6

6
600 [1] 29/11

7
70 [2] 18/21 18/22
78 [1] 18/23

8
800 [2] 33/20 34/8

A
about [26] 4/5 5/6
15/13 18/16 24/11
24/11 24/12 27/24 28/3
28/10 28/22 28/24 29/3
34/25 35/2 35/17 35/22
37/7 37/25 38/4 38/7
40/12 40/24 46/5 48/12
48/18
above [1] 54/7
abuts [1] 49/3
accident [1] 12/11
accidents [3] 11/5
17/10 35/10
according [2] 10/18
10/19
accurately [1] 54/6
across [4] 4/25 5/20
8/7 9/24
Act [1] 18/11
action [1] 20/18
actually [7] 7/8 19/12
22/16 26/3 38/8 46/3

49/1
additional [2] 48/7
48/10
address [2] 3/3 37/12
adequate [2] 15/3 15/8
adjacent [1] 44/16
adjourn [1] 53/2
Adjourned [1] 53/5
adjust [1] 38/17
admit [1] 11/12
advantage [1] 36/9
advice [1] 28/8
aerial [1] 8/2
affected [2] 14/11
19/24
affecting [1] 4/7
affects [1] 21/2
afraid [1] 6/16
after [5] 6/7 7/12 8/6
10/7 10/13
again [3] 37/16 44/3
45/4
against [8] 6/6 21/5
21/23 24/3 34/18 38/23
45/15 47/22
agencies [1] 42/13
agenda [1] 43/17
aggressive [2] 14/15
15/23
aggressively [1] 18/12
ago [3] 11/9 13/2 19/2
agree [1] 34/15
agreement [1] 21/5
ahead [6] 3/11 3/18
5/13 5/17 7/7 42/11
all [45] 2/2 2/20 3/19
6/22 6/24 6/25 7/14
8/13 11/17 15/9 16/18
16/23 17/7 17/9 17/16
17/17 18/17 18/21
18/21 19/11 22/3 23/2
23/4 23/18 24/22 26/18
26/18 28/18 32/6 33/15
33/16 33/24 36/12
36/15 38/5 38/13 40/23
43/7 47/10 47/11 47/14
47/17 49/21 51/3 52/8
Alliance [2] 4/3 38/9
allow [1] 48/4
almost [2] 11/23 28/12
alone [1] 45/17
along [7] 4/6 5/19
10/10 10/25 18/21 39/9
48/4
already [3] 22/5 23/24
51/16
also [3] 1/17 27/15
42/19
alternatives [3] 15/19
15/20 26/21
always [3] 14/9 15/17
18/8
American [1] 13/17
amount [6] 28/25 29/5
34/14 38/6 38/14 42/22
Amwell [4] 12/16 13/4
15/13 33/14
ancient [1] 35/23

anecdotal [1] 17/11
another [3] 4/11 25/13
44/14
answer [1] 48/13
anxiously [1] 16/22
any [15] 6/16 15/22
17/23 19/22 21/7 21/12
26/15 36/13 36/17
38/22 41/14 47/7 49/12
49/13 52/17
anybody [6] 2/25 12/4
25/9 41/14 41/16 51/12
anyone [1] 45/9
anything [10] 11/25
21/7 21/19 21/20 29/10
29/13 32/3 38/19 39/4
48/13
anytime [1] 18/7
apparently [1] 22/5
applicant [1] 50/16
applied [1] 32/10
applying [1] 30/8
appreciate [7] 22/13
28/21 28/25 29/5 29/8
41/9 49/21
approached [1] 44/14
approvals [1] 23/4
are [58]
are in [1] 22/11
area [16] 4/19 5/10
5/11 5/24 6/23 7/11
7/22 9/19 10/10 10/17
10/19 11/6 14/3 16/6
21/18 44/23
areas [7] 6/9 7/18 8/20
8/21 14/12 22/3 49/11
argue [2] 21/16 21/23
argument [5] 21/23
24/3 24/9 24/10 25/12
around [4] 5/14 6/10
18/17 47/11
articles [2] 17/3 17/8
as [28] 4/8 4/8 4/12
6/24 7/4 8/4 13/23 14/9
21/19 21/24 26/5 26/6
27/12 32/24 36/19
37/22 38/18 39/2 39/7
39/7 41/19 42/10 42/11
44/15 47/14 48/24 49/5
51/4
ask [7] 11/7 19/19
26/17 30/17 30/17
33/12 46/8
asked [2] 11/11 11/24
asking [5] 15/16 31/25
39/4 50/10 50/10
associated [1] 21/8
assume [1] 43/12
assuming [1] 9/7
assure [1] 19/11
attached [1] 48/18
attention [1] 38/15
avoided [1] 40/21
awaiting [1] 16/22
away [3] 46/7 46/25
47/14

B
back [12] 3/23 7/1
10/12 14/19 15/3 18/9
31/24 46/9 46/25 47/19
51/6 51/24
backed [1] 28/15
backed-up [1] 28/15
balanced [1] 43/5
base [1] 6/13
based [2] 30/9 38/25
basically [3] 15/23
44/17 47/21
be [73]
beautification [1]
21/17
beautiful [2] 4/23
48/16
because [21] 19/22
21/17 24/4 26/18 27/5
27/13 27/22 29/2 30/14
30/15 32/13 32/15 33/7
34/9 36/15 40/9 42/21
43/17 51/4 52/4 52/6
beds [1] 47/19
been [16] 4/12 6/7 6/14
10/7 10/18 12/10 16/7
18/5 21/17 24/24 36/5
38/14 38/25 49/9 49/10
51/5
before [7] 8/2 8/15
8/18 8/21 19/16 50/25
52/13
behind [1] 8/12
being [2] 24/12 37/25
believe [3] 14/22 38/10
48/24
below [4] 4/17 10/16
33/18 33/20
benefit [2] 17/16 36/3
benefits [1] 19/12
best [2] 25/23 42/15
Bethlehem [1] 18/20
better [1] 29/25
between [1] 29/10
big [8] 15/9 17/15
25/12 26/17 36/16
36/20 36/24 37/8
bit [6] 10/14 17/19
29/25 31/24 35/25 36/2
bits [1] 18/10
blasting [3] 5/25 6/20
14/8
block [1] 21/10
blowing [1] 18/23
blown [1] 8/10
BOARD [1] 1/12
bolder [4] 29/16 29/23
31/7 33/21
bolt [1] 6/4
books [1] 16/23
BOROUGH [10] 1/2 1/7
1/18 1/19 15/16 19/20
30/21 32/9 39/9 40/4
both [6] 4/4 5/21 19/8
20/4 45/13 45/13
boulder [3] 36/13
36/20 37/14
boulders [3] 34/25

<p>B boulders... [2] 36/14 37/8 braking [1] 48/5 break [1] 8/15 bridge [1] 33/24 bridges [1] 24/19 brief [2] 25/12 44/18 bring [2] 26/4 50/25 bringing [1] 46/20 broken [1] 42/4 BUCKS [2] 1/3 4/4 budget [1] 41/20 builder [1] 36/16 building [4] 46/11 46/18 46/25 47/3 buildings [1] 14/9 built [1] 45/5 bureaucratic [1] 17/20 burial [1] 35/23 business [2] 14/3 51/7 Byram [2] 4/17 5/10</p>	<p>cleaning [2] 46/15 49/11 cleanup [1] 40/1 clear [2] 43/3 50/17 cliff [2] 7/20 25/7 cliffs [2] 13/24 18/5 close [2] 25/15 42/23 closely [1] 4/12 closing [1] 24/19 closure [1] 27/13 closures [2] 14/9 25/13 Code [1] 1/20 collapsing [1] 49/17 collecting [1] 17/17 Colleen [2] 17/1 17/22 color [2] 10/23 10/25 colored [1] 10/23 combination [3] 6/20 9/2 10/5 combined [1] 5/25 come [9] 3/2 4/11 16/16 30/7 31/24 42/23 43/5 44/6 52/13 comes [3] 18/21 37/21 38/6 comfortable [5] 26/16 32/9 34/13 34/18 40/11 coming [9] 34/18 36/8 36/14 36/20 38/21 45/21 46/18 48/19 52/20 COMMENCING [1] 1/10 comment [4] 2/23 2/25 11/10 11/14 comments [1] 25/12 Commission [1] 27/18 communicative [1] 25/9 communities [7] 4/4 4/8 14/18 14/21 16/3 19/8 26/20 community [7] 1/7 18/16 19/23 20/3 20/10 21/2 38/10 company [1] 15/19 competitive [2] 42/19 43/6 completed [1] 13/13 completely [1] 51/9 complex [1] 46/18 complications [1] 16/14 comprehensive [1] 47/2 concept [2] 22/16 41/19 concern [3] 4/5 5/5 32/6 concerned [8] 33/8 34/22 34/24 34/25 35/2 35/13 40/21 48/11 concerning [1] 4/13 concerns [2] 5/6 38/25 concert [1] 11/22 concluded [1] 53/8 concludes [1] 48/14 conclusion [2] 17/8</p>	<p>19/5 concrete [2] 6/6 8/10 conducted [1] 10/12 confidence [1] 49/23 connection [1] 17/21 consequently [1] 45/4 consider [2] 15/16 26/7 considered [3] 15/9 19/11 29/11 considering [1] 16/13 consistent [1] 48/20 consistently [1] 18/15 consists [1] 44/19 constituents [4] 32/21 32/21 32/25 42/21 construction [1] 51/14 contained [1] 54/6 contorted [1] 46/24 contractors [1] 17/15 contrary [1] 17/25 controversial [1] 48/25 conversation [1] 38/7 corporate [1] 17/19 corporations [1] 17/21 correct [4] 37/4 42/2 42/6 54/8 Corridor [1] 14/13 cost [4] 12/23 17/10 17/12 21/7 costing [1] 42/21 costly [1] 15/20 costs [1] 42/12 could [18] 2/25 9/15 9/15 9/16 10/3 16/4 16/5 16/14 16/15 22/12 22/14 22/18 24/16 24/17 24/22 25/15 33/23 51/4 couldn't [1] 4/10 council [16] 1/2 1/5 15/11 20/18 21/13 28/21 30/21 32/9 34/13 36/4 36/5 39/9 40/4 50/5 51/1 51/13 council's [2] 50/3 50/10 country [1] 11/17 counts [1] 36/19 COUNTY [3] 1/3 4/4 15/5 couple [4] 11/9 12/7 21/14 36/10 course [1] 7/13 COURT [2] 1/25 54/11 cover [1] 6/21 covering [1] 42/23 craw [1] 15/18 crazy [1] 33/21 create [3] 6/11 21/9 31/5 creeks [1] 13/18 cubic [2] 36/23 36/25 curiosity [1] 50/12 currently [4] 22/9 44/19 44/23 45/20 Custom [1] 44/10</p>	<p>D damage [2] 16/17 17/13 damaging [2] 19/7 19/17 Dan [1] 41/3 dangerous [2] 30/10 31/21 DANIEL [1] 1/14 data [2] 17/10 17/18 date [1] 30/23 day [5] 6/17 16/20 25/5 28/18 38/5 deal [3] 25/14 26/13 49/23 deaths [4] 17/10 29/13 30/10 35/10 decides [1] 30/22 decision [2] 39/11 51/21 deck [2] 46/2 46/9 definitive [1] 12/1 defoliated [2] 7/4 10/8 defoliation [2] 9/6 13/19 deforestation [2] 10/20 13/23 Delaware [7] 4/9 10/11 14/13 14/20 15/14 27/17 36/6 denomination [1] 36/23 Department [5] 3/20 7/9 11/4 35/17 40/5 depending [3] 7/19 9/2 9/3 design [1] 5/21 destructive [1] 20/9 detailed [1] 23/9 determined [1] 20/16 detour [5] 25/20 25/23 25/23 28/17 28/18 detours [3] 25/19 28/10 28/11 developed [1] 24/14 development [2] 22/16 50/18 Devil's [7] 3/21 4/2 4/19 5/15 6/13 6/23 38/9 did [2] 7/10 11/13 didn't [6] 9/25 11/12 24/5 29/18 31/11 43/18 died [2] 18/4 18/5 different [2] 2/23 33/16 differently [1] 9/4 directly [2] 4/7 29/15 dirt [1] 28/12 disclosure [1] 19/10 discussion [2] 19/16 41/12 discussions [1] 46/10 disheveled [1] 44/20 displacing [2] 44/22 46/21 disturbing [1] 15/20 ditches [1] 6/11 divide [1] 18/9</p>	<p>do [33] 2/22 3/12 3/14 11/20 12/18 12/19 16/4 16/11 16/21 19/2 19/14 19/17 20/7 20/25 21/2 24/22 27/2 27/10 29/5 33/24 33/25 34/8 37/18 38/5 39/22 41/4 41/15 43/23 47/23 49/20 51/14 51/20 52/16 documents [2] 9/12 9/13 does [5] 8/15 17/18 39/13 42/25 51/12 doesn't [5] 8/12 14/4 29/12 35/18 42/23 doing [11] 15/22 15/22 16/8 22/7 37/23 38/8 38/14 38/19 45/10 46/1 49/13 DOJ [1] 29/12 dollars [2] 23/24 24/6 don't [40] 3/14 6/17 9/8 11/15 17/12 17/22 17/23 17/24 18/2 21/7 25/7 25/14 26/15 27/9 29/22 30/9 30/10 30/15 30/15 31/14 31/22 31/25 32/2 33/2 34/17 34/24 35/2 35/2 35/16 35/18 35/21 37/17 38/18 38/22 39/3 48/16 49/25 51/13 51/15 51/16 done [7] 7/12 15/4 15/8 18/17 20/14 20/24 26/3 DOT [13] 5/23 6/16 13/7 17/25 18/8 18/14 20/24 29/12 32/3 37/4 37/25 38/6 38/20 DOUGHERTY [2] 1/14 2/11 dowels [1] 6/4 down [22] 5/3 6/7 6/16 8/15 10/15 16/3 16/8 18/24 19/15 22/19 22/20 22/20 23/2 24/21 25/15 30/24 36/14 36/20 37/20 38/19 44/16 51/5 draft [1] 39/14 dramatically [1] 5/16 dress [1] 8/5 drive [2] 29/14 32/25 driving [1] 6/10 drop [1] 31/12 dry [3] 45/8 45/8 45/19 DVRPC [3] 27/17 27/20 27/24</p>
<p>C cable [1] 6/7 call [2] 2/4 45/12 calls [1] 40/4 came [7] 10/15 11/10 16/20 28/22 29/21 29/21 31/12 can [36] 2/4 7/14 8/16 12/3 12/10 12/24 13/13 13/23 13/25 18/3 18/13 19/6 19/7 23/10 23/25 26/17 28/19 28/20 31/14 32/15 32/16 32/22 34/8 38/4 38/7 38/17 38/18 39/17 40/15 41/4 41/23 43/23 45/24 47/17 50/7 53/2 can't [5] 11/25 21/23 24/9 38/5 50/4 can't just [1] 24/9 canal [1] 45/16 caretakers [1] 14/25 case [3] 11/23 17/11 17/14 cases [1] 46/21 catchment [1] 6/11 cause [1] 54/7 caused [1] 12/18 cementing [1] 6/13 certain [1] 8/20 certainly [2] 2/5 14/10 certify [1] 54/5 cetera [1] 32/19 chain [1] 49/10 change [3] 13/14 45/18 47/7 cheap [1] 27/3 cherrypick [1] 39/17 chief [1] 24/23 Cindy [1] 4/9 circumvent [2] 18/10 18/14 city [1] 29/15 clean [1] 45/8 cleaned [1] 26/7</p>	<p>cleaning [2] 46/15 49/11 cleanup [1] 40/1 clear [2] 43/3 50/17 cliff [2] 7/20 25/7 cliffs [2] 13/24 18/5 close [2] 25/15 42/23 closely [1] 4/12 closing [1] 24/19 closure [1] 27/13 closures [2] 14/9 25/13 Code [1] 1/20 collapsing [1] 49/17 collecting [1] 17/17 Colleen [2] 17/1 17/22 color [2] 10/23 10/25 colored [1] 10/23 combination [3] 6/20 9/2 10/5 combined [1] 5/25 come [9] 3/2 4/11 16/16 30/7 31/24 42/23 43/5 44/6 52/13 comes [3] 18/21 37/21 38/6 comfortable [5] 26/16 32/9 34/13 34/18 40/11 coming [9] 34/18 36/8 36/14 36/20 38/21 45/21 46/18 48/19 52/20 COMMENCING [1] 1/10 comment [4] 2/23 2/25 11/10 11/14 comments [1] 25/12 Commission [1] 27/18 communicative [1] 25/9 communities [7] 4/4 4/8 14/18 14/21 16/3 19/8 26/20 community [7] 1/7 18/16 19/23 20/3 20/10 21/2 38/10 company [1] 15/19 competitive [2] 42/19 43/6 completed [1] 13/13 completely [1] 51/9 complex [1] 46/18 complications [1] 16/14 comprehensive [1] 47/2 concept [2] 22/16 41/19 concern [3] 4/5 5/5 32/6 concerned [8] 33/8 34/22 34/24 34/25 35/2 35/13 40/21 48/11 concerning [1] 4/13 concerns [2] 5/6 38/25 concert [1] 11/22 concluded [1] 53/8 concludes [1] 48/14 conclusion [2] 17/8</p>	<p>19/5 concrete [2] 6/6 8/10 conducted [1] 10/12 confidence [1] 49/23 connection [1] 17/21 consequently [1] 45/4 consider [2] 15/16 26/7 considered [3] 15/9 19/11 29/11 considering [1] 16/13 consistent [1] 48/20 consistently [1] 18/15 consists [1] 44/19 constituents [4] 32/21 32/21 32/25 42/21 construction [1] 51/14 contained [1] 54/6 contorted [1] 46/24 contractors [1] 17/15 contrary [1] 17/25 controversial [1] 48/25 conversation [1] 38/7 corporate [1] 17/19 corporations [1] 17/21 correct [4] 37/4 42/2 42/6 54/8 Corridor [1] 14/13 cost [4] 12/23 17/10 17/12 21/7 costing [1] 42/21 costly [1] 15/20 costs [1] 42/12 could [18] 2/25 9/15 9/15 9/16 10/3 16/4 16/5 16/14 16/15 22/12 22/14 22/18 24/16 24/17 24/22 25/15 33/23 51/4 couldn't [1] 4/10 council [16] 1/2 1/5 15/11 20/18 21/13 28/21 30/21 32/9 34/13 36/4 36/5 39/9 40/4 50/5 51/1 51/13 council's [2] 50/3 50/10 country [1] 11/17 counts [1] 36/19 COUNTY [3] 1/3 4/4 15/5 couple [4] 11/9 12/7 21/14 36/10 course [1] 7/13 COURT [2] 1/25 54/11 cover [1] 6/21 covering [1] 42/23 craw [1] 15/18 crazy [1] 33/21 create [3] 6/11 21/9 31/5 creeks [1] 13/18 cubic [2] 36/23 36/25 curiosity [1] 50/12 currently [4] 22/9 44/19 44/23 45/20 Custom [1] 44/10</p>	<p>D damage [2] 16/17 17/13 damaging [2] 19/7 19/17 Dan [1] 41/3 dangerous [2] 30/10 31/21 DANIEL [1] 1/14 data [2] 17/10 17/18 date [1] 30/23 day [5] 6/17 16/20 25/5 28/18 38/5 deal [3] 25/14 26/13 49/23 deaths [4] 17/10 29/13 30/10 35/10 decides [1] 30/22 decision [2] 39/11 51/21 deck [2] 46/2 46/9 definitive [1] 12/1 defoliated [2] 7/4 10/8 defoliation [2] 9/6 13/19 deforestation [2] 10/20 13/23 Delaware [7] 4/9 10/11 14/13 14/20 15/14 27/17 36/6 denomination [1] 36/23 Department [5] 3/20 7/9 11/4 35/17 40/5 depending [3] 7/19 9/2 9/3 design [1] 5/21 destructive [1] 20/9 detailed [1] 23/9 determined [1] 20/16 detour [5] 25/20 25/23 25/23 28/17 28/18 detours [3] 25/19 28/10 28/11 developed [1] 24/14 development [2] 22/16 50/18 Devil's [7] 3/21 4/2 4/19 5/15 6/13 6/23 38/9 did [2] 7/10 11/13 didn't [6] 9/25 11/12 24/5 29/18 31/11 43/18 died [2] 18/4 18/5 different [2] 2/23 33/16 differently [1] 9/4 directly [2] 4/7 29/15 dirt [1] 28/12 disclosure [1] 19/10 discussion [2] 19/16 41/12 discussions [1] 46/10 disheveled [1] 44/20 displacing [2] 44/22 46/21 disturbing [1] 15/20 ditches [1] 6/11 divide [1] 18/9</p>	<p>E e-mail [1] 40/13 e-mails [1] 41/4 each [2] 42/7 42/16 easier [2] 20/6 20/13 easily [1] 51/4 economic [1] 19/7 economy [1] 40/23 edging [1] 48/19</p>

E	49/11	forceful [1] 21/10	government [2] 17/20 39/10	5/20 8/7 12/15 14/10 14/11 14/21 19/3 19/19 21/18 22/22 23/14 24/24 25/19 26/8 27/2 28/21 30/24 35/10 35/23 37/5 39/4 39/7 40/23 43/18 44/17 45/5 48/4 48/21 50/10 here's [3] 16/8 28/17 43/16
EDWARD [2] 1/24 54/10	F	forget [1] 28/22	Governments [1] 33/24	hereby [1] 54/5
effect [2] 10/20 14/6	face [6] 6/8 6/10 7/15 7/19 10/23 35/24	forth [2] 46/16 46/18	grasping [1] 50/4	heretofore [1] 42/4
effort [2] 26/4 29/6	facing [3] 4/7 4/18 19/24	forward [5] 15/7 27/12 39/3 40/5 40/17	GRAY [1] 1/18	hideous [1] 21/22
efforts [1] 21/25	failure [1] 44/22	found [1] 12/2	great [6] 5/5 7/16 20/23 28/8 49/22 51/19	high [5] 16/6 33/21 45/5 45/6 46/4
eight [1] 13/3	fairly [1] 27/14	founding [1] 4/2	greater [1] 14/14	higher [4] 7/17 7/19 33/22 33/22
eight million [1] 13/3	fall [17] 6/16 7/24 8/12 11/15 11/18 11/22 18/3 24/14 24/17 25/6 33/16 36/18 36/19 37/14 38/23 40/6 43/4	FOUNTAIN [1] 1/19	green [2] 47/20 48/3	hill [7] 3/21 5/3 5/19 29/21 29/22 31/12 36/21
either [2] 19/23 19/24	fallen [1] 19/15	four [4] 13/18 13/18 17/3 17/8	ground [1] 18/6	historical [1] 13/15
elected [2] 18/15 21/10	falling [7] 18/4 24/19 44/21 45/6 46/5 46/6 46/24	Freeman [1] 4/1	grounds [1] 35/23	hit [2] 18/6 22/4
eliminated [1] 40/10	falls [3] 11/5 12/3 21/20	Frenchtown [2] 11/8 24/23	group [6] 4/3 4/10 4/13 17/15 20/11 36/9	HNTB [1] 15/19
else [3] 24/8 41/17 43/9	familiar [1] 4/21	full [1] 27/2	groups [2] 4/13 18/16	hold [2] 6/6 15/6
empty [1] 40/7	family [2] 7/25 17/4	fully [2] 26/25 54/6	grow [1] 17/9	holds [1] 13/16
end [3] 5/2 22/16 23/16	fantastic [1] 49/21	funds [1] 18/2	growing [1] 4/5	home [1] 44/20
endangered [1] 13/25	far [3] 14/15 25/7 25/9	future [1] 37/13	guess [2] 3/17 32/21	Homes [1] 44/11
engineer [2] 1/19 50/2	features [1] 47/10	G	guidelines [2] 42/10 43/7	hoops [1] 23/19
engineering [5] 9/14 15/18 23/15 23/21 48/8	FEDER [2] 1/15 2/9	Gap [1] 10/11	gunite [1] 8/10	hope [15] 1/2 1/7 1/8 2/20 5/20 14/22 15/16 19/20 20/2 20/11 25/21 27/12 28/6 40/4 41/12
engineers [3] 11/20 16/4 30/4	federal [3] 11/16 15/25 20/6	Gateway [3] 44/14 49/2 49/16	guys [4] 27/23 38/10 43/18 43/25	hopefully [2] 18/13 20/11
engineers' [1] 5/23	federally [1] 14/12	gave [1] 34/13	H	hoping [2] 8/5 15/2
enough [1] 35/17	fee [3] 41/12 42/19 42/23	general [2] 41/18 44/25	had [12] 10/17 10/18 11/3 11/12 16/10 20/23 24/16 36/12 36/19 44/11 46/11 48/17	hot [1] 45/4
environment [5] 21/24 26/22 26/24 40/22 41/1	fees [5] 41/19 41/19 41/22 42/4 42/16	generally [1] 11/21	half [1] 5/14	house [3] 44/15 44/17 49/3
environmental [10] 12/18 13/12 15/3 15/8 16/12 18/7 18/11 20/8 27/2 27/5	feet [3] 16/5 33/20 34/9	geological [1] 13/16	hand [2] 29/9 31/11	how [10] 3/14 7/12 8/12 13/10 24/22 25/14 37/3 40/12 43/10 43/21
environmentally [1] 15/21	fell [1] 10/15	geologist [1] 8/11	hanging [1] 46/3	huge [1] 38/14
especially [3] 25/19 28/1 39/8	fence [12] 6/21 7/14 7/16 7/16 7/16 8/23 8/25 45/11 45/19 45/20 49/10 51/5	geologists [2] 11/20 38/11	happen [4] 12/14 16/13 25/3 52/23	hundred [1] 4/3
et [1] 32/19	fenced [1] 7/4	Gerig [1] 2/18	happened [2] 21/19 36/18	hundreds [2] 6/15 23/9
etching [1] 21/24	fencing [2] 9/5 10/5	get [31] 2/3 9/9 10/3 12/21 12/21 13/9 15/2 15/2 15/3 18/13 19/9 19/10 20/6 20/13 20/13 21/10 21/11 23/4 23/5 23/6 23/16 23/19 23/21 23/22 25/4 25/4 25/8 29/18 31/18 38/15 52/8	happy [5] 2/20 12/16 19/21 22/15 33/10	Hunterdon [2] 15/5 28/12
even [7] 17/24 18/8 24/4 33/2 37/11 37/12 37/19	few [4] 4/3 10/12 16/5 22/2	gets [2] 8/12 51/13	HARB [5] 50/5 51/15 51/18 51/24 52/3	hurt [4] 12/11 18/5 25/5 31/18
evening [2] 44/17 47/3	figure [1] 25/24	getting [5] 16/2 16/21 18/6 25/5 27/1	hard [3] 21/16 43/19 44/6	hybrid [1] 6/8
events [1] 12/6	fill [1] 4/6	gigantic [1] 29/23	hardly [1] 7/15	
ever [4] 12/10 18/5 24/24 49/22	final [1] 23/21	gilding [1] 35/13	has [12] 2/25 4/11 11/5 12/10 12/17 19/25 21/19 23/3 30/7 36/18 44/14 44/23	I
every [1] 19/23	find [2] 9/16 42/7	give [5] 14/14 15/19 30/15 30/15 30/16	have [73]	I'd [5] 22/15 33/9 33/10 39/5 39/6
everybody [5] 2/20 2/21 43/6 43/8 53/6	fine [2] 10/2 39/5	given [1] 29/2	haven't [1] 21/18	I'll [7] 6/2 6/5 7/5 10/3 15/10 44/15 48/13
everything [2] 24/6 45/22	finer [1] 16/16	go [19] 3/19 5/13 5/17 6/22 7/7 7/19 17/6 22/18 23/3 23/7 23/18 27/3 28/19 32/16 39/17 43/17 47/19 51/6 52/2	having [3] 6/9 31/6 36/9	I'm [35] 4/2 4/20 8/5 8/11 8/11 8/14 9/7 14/22 19/21 21/4 22/17 22/18 26/2 26/3 26/10 26/14 28/14 30/17 30/18 31/3 31/25 34/24 34/25 35/2 35/6 36/5 36/8 38/16 41/4 41/20 41/21 49/12 50/4 50/9 50/10
evidence [2] 36/18 54/6	finished [1] 8/18	going [68]	hazard [3] 11/15 24/14 33/16	I've [3] 24/24 26/10 33/10
exactly [3] 28/22 37/25 50/17	finishing [1] 8/4	Golden [1] 29/15	he [1] 31/24	
examine [1] 20/9	fire [1] 24/23	good [9] 12/19 14/23 15/25 17/8 18/19 24/12 25/18 37/23 43/9	hear [3] 16/22 22/8 34/6	
example [2] 6/19 8/9	first [10] 2/19 2/22 3/4 14/19 28/20 30/22 32/6 36/11 49/20 50/22	goes [7] 5/3 7/4 7/15 7/18 8/8 13/10 27/12	heard [4] 24/24 36/9 36/11 39/19	
excited [1] 41/5	five [2] 33/15 43/23	got [11] 9/12 9/13 9/14 23/4 23/5 23/5 23/18 26/10 28/16 33/10 51/16	hearing [2] 30/13 32/3	
exclusively [1] 11/24	fixed [1] 12/9	gotten [2] 12/20 33/11	hearings [2] 16/9 16/10	
exhibits [1] 22/19	floodplain [1] 51/9		heated [1] 11/11	
existing [2] 45/11 45/20	focus [1] 32/20		heaved [1] 44/23	
exists [1] 26/5	folks [8] 4/3 4/20 5/5 6/16 10/18 11/3 14/6 28/13		Hello [1] 3/23	
expenses [1] 42/14	foot [1] 44/21		help [2] 19/21 21/9	
expensive [1] 15/24	footings [1] 44/21		her [2] 17/7 17/8	
explanation [1] 13/7			here [37] 2/7 2/10 2/12 2/14 2/16 3/7 4/10 5/2	
exponentially [1] 17/9				
expressed [1] 40/21				
exterior [2] 3/5 46/14				
extra [1] 41/23				
extraordinary [1] 37/2				
extremely [2] 44/20				

I
I-70 [2] 18/21 18/22
I-78 [1] 18/23
idea [1] 18/20
ideas [1] 40/13
identical [1] 46/13
identified [1] 22/3
impact [16] 14/2 15/4 15/8 16/6 16/12 18/7 19/8 20/8 27/3 27/6 27/11 27/16 27/21 27/23 28/3 49/6
impacted [4] 5/16 5/21 13/19 14/12
impactful [1] 15/21
impacts [3] 14/8 28/6 32/15
impervious [2] 47/7 47/9
implication [1] 51/15
implications [1] 17/23
implied [1] 24/7
implies [1] 17/23
important [1] 39/11
improvement [1] 47/23
improvements [2] 3/6 5/125
inappropriate [1] 28/13
inches [1] 46/5
incidents [2] 21/17 37/14
increasing [1] 10/21
incredibly [1] 37/18
incur [1] 42/12
indelible [1] 21/24
Indian [1] 35/23
Indiana [1] 36/20
indicated [1] 35/9
indigenous [1] 45/23
inexcusable [1] 44/3
infilling [1] 45/24
infiltration [1] 48/4
inform [1] 20/22
information [8] 16/20 31/24 34/14 34/22 34/25 37/24 38/6 40/24
informed [4] 20/24 26/19 34/23 38/24
informing [1] 18/15
initially [1] 12/19
injuries [5] 11/5 17/10 19/6 30/11 35/10
inner [1] 32/18
inns [1] 14/6
inquiry [1] 12/18
insignificant [1] 12/10
instead [1] 38/23
intense [1] 6/2
interaction [1] 16/7
interest [1] 17/19
interested [2] 9/21 13/9
interrupt [1] 9/25
intrinsic [1] 38/3
intrusive [1] 6/12
invasive [1] 45/14
investigative [1] 17/2

involve [3] 15/4 15/7 20/10
involved [4] 50/5 50/17 50/22 51/13
involvement [4] 11/9 13/9 19/16 26/21
is [140]
issue [2] 15/10 39/2
it [101]
it's [75]
it's the [1] 22/9
item [2] 3/4 43/17
items [1] 26/8
its [2] 6/7 38/2
itself [2] 46/11 47/3

J
jams [1] 31/6
JANUARY [2] 1/5 1/10
Jersey [12] 3/20 4/6 4/7 4/17 7/9 7/23 11/4 18/20 35/17 40/4 40/19 45/16
joins [1] 20/11
Jones [1] 36/20
jump [2] 23/19 25/6
just [43] 4/17 5/9 5/19 7/2 7/11 8/17 8/21 9/21 15/6 15/15 21/22 22/2 24/9 25/11 26/4 26/6 26/8 29/2 29/3 30/18 31/4 32/2 33/9 34/17 35/12 35/22 36/3 37/13 37/17 37/24 38/15 38/16 39/3 39/7 41/22 42/3 46/6 46/8 46/15 49/7 51/4 51/5 51/20
justify [3] 12/5 17/12 27/6
justifying [1] 17/18

K
kayakers [1] 52/6
keep [10] 16/24 20/21 22/11 22/19 22/19 22/20 23/13 31/5 35/18 46/13
keeping [1] 45/11
Keller [1] 2/17
KEN [3] 1/15 26/2 52/16
kept [4] 20/24 26/19 34/22 38/24
kidding [1] 49/24
killed [1] 27/2
killjoy [1] 21/15
kind [15] 2/20 5/21 6/6 12/21 16/7 17/20 17/22 19/15 19/16 24/21 38/15 39/10 39/12 40/7 51/12
kinds [2] 10/21 47/10
Kingwood [5] 12/15 12/23 14/19 32/8 34/10
know [116]
knows [1] 51/6
Kounis [1] 4/9

L
laid [1] 49/9
Lambertville [10] 5/3 5/5 12/15 13/4 15/15 22/7 32/8 32/10 33/6 33/14
land [1] 50/18
landscaping [1] 50/6
landslide [1] 10/13
landslides [2] 10/19 10/21
lane [2] 29/17 31/11
language [2] 40/18 40/19
last [10] 13/5 13/6 20/2 22/18 22/21 23/13 29/22 35/6 40/3 43/17
later [3] 11/13 46/10 46/25
LAURIE [1] 1/13
lead [1] 39/22
least [6] 6/12 6/15 13/18 15/3 25/14 29/5
leaving [1] 45/17
legwork [1] 38/15
Lenape [1] 15/11
lengthier [1] 46/17
less [11] 5/15 9/5 15/20 15/20 15/21 20/9 20/9 20/10 36/22 36/24 36/25
lesser [1] 18/8
let [2] 32/5 43/17
let's [7] 2/3 3/19 20/7 20/8 20/10 35/24 41/6
letter [1] 15/12
liability [1] 21/7
life [1] 25/3
like [52] 5/11 6/3 6/21 7/6 7/9 7/24 8/2 8/5 8/18 8/21 9/21 12/4 16/12 17/18 18/19 18/20 19/9 19/10 19/13 19/20 20/21 20/23 20/24 21/8 21/25 24/18 25/15 29/3 29/13 32/19 33/9 33/14 33/21 34/11 34/16 35/22 36/14 36/20 37/9 37/19 37/24 38/17 38/24 39/3 39/20 40/2 40/7 41/22 41/25 50/5 51/11 51/14
likely [1] 7/3
lily [1] 35/13
line [1] 38/19
lines [1] 46/14
link [2] 12/25 49/10
list [3] 6/12 13/25 20/22
listed [1] 17/5
literally [5] 45/6 46/5 46/6 46/24 49/17
little [17] 2/23 5/4 5/12 8/6 10/14 11/9 12/20 17/19 18/9 19/14 20/13 20/13 20/15 29/25 31/24 35/25 39/7
live [1] 11/22

local [3] 10/18 13/15 26/20
locals [1] 15/7
locations [1] 27/19
long [8] 8/15 25/16 27/11 27/12 33/20 39/7 43/17 43/21
long-term [1] 27/11
look [19] 7/6 7/12 7/18 8/17 8/20 9/21 14/4 16/19 25/25 26/4 26/14 27/10 33/6 35/21 36/17 37/22 40/17 41/4 42/16
looked [5] 8/1 8/5 13/5 16/15 30/6
looking [3] 8/7 9/22 20/18
looks [4] 5/11 6/3 6/24 25/15
lot [9] 11/3 11/10 18/20 19/17 28/9 28/24 42/21 44/16 44/22
LOUISE [2] 1/15 35/6
lower [5] 4/9 5/2 5/2 7/16 36/6
LUPINETTI [1] 1/20

M
made [2] 10/15 49/22
mail [1] 40/13
mailing [1] 20/22
mails [1] 41/4
maintenance [1] 8/14
MAISEL [2] 1/15 2/13
major [1] 45/18
make [14] 8/10 14/6 17/23 20/3 20/6 20/12 20/12 20/14 25/23 37/17 40/22 42/18 51/20 51/21
makes [2] 39/18 51/4
manage [1] 17/16
management [1] 48/10
Manager [1] 1/18
many [7] 4/7 4/20 5/11 19/7 28/9 34/21 43/10
map [2] 4/15 4/16
March [1] 14/19
MARY [1] 1/19
masonry [1] 48/5
match [1] 10/25
materials [1] 45/4
matter [1] 25/13
may [3] 14/6 16/20 42/13
maybe [6] 16/3 16/4 35/17 39/20 49/25 50/2
mayor [3] 2/17 18/21 19/1
McHUGH [2] 1/13 2/6
McKENNA [2] 1/24 54/10
me [8] 3/12 27/15 27/18 27/22 32/5 50/6 50/14 54/7
mean [11] 9/25 14/4 21/15 24/4 25/18 25/23 26/4 26/25 40/2 40/6

44/6
measure [1] 18/8
meet [1] 12/3
meeting [5] 3/9 4/11 11/8 13/8 18/18
meetings [4] 16/20 18/2 24/23 36/6
member [2] 4/2 14/22
members [3] 1/12 38/10 43/19
memo [1] 48/17
mentioned [1] 13/23
mess [1] 10/15
message [1] 20/12
met [2] 49/4 50/15
MEYER [2] 1/14 2/15
MICHELE [1] 1/19
microphone [1] 3/2
middle [1] 25/21
midsection [1] 47/22
might [2] 4/21 32/25
migrated [1] 44/24
mile [4] 4/16 5/4 5/14 34/11
million [8] 12/23 12/25 13/3 13/6 13/6 19/13 23/24 31/22
millions [1] 24/17
Mills [1] 44/12
mind [3] 26/13 36/20 46/12
minerals [1] 13/21
minimal [1] 17/11
minor [2] 33/4 33/5
minutes [2] 22/12 43/24
missed [1] 43/14
mitigate [1] 39/2
mitigated [1] 10/10
mitigation [11] 3/22 4/6 6/10 7/24 10/12 13/14 18/3 36/13 36/13 38/23 40/6
mitigations [1] 8/14
mockup [1] 7/9
MONDAY [1] 1/10
money [4] 14/6 15/25 24/7 42/21
month [1] 28/22
months [3] 12/24 13/2 13/7
morbid [2] 50/11 50/13
more [28] 8/6 9/16 9/18 10/3 11/25 12/18 12/20 18/4 19/10 23/13 28/24 28/25 31/24 32/9 32/20 33/7 33/8 34/15 34/16 34/25 35/3 37/24 39/3 39/4 40/11 40/19 47/2 47/23
most [12] 5/16 5/24 7/3 12/3 12/7 12/9 14/21 14/24 15/23 15/23 33/16 40/20
mostly [2] 12/12 42/3
motion [1] 53/2
motorist [1] 37/19
mouth [2] 41/22 43/2

<p>M</p> <p>move [1] 16/5</p> <p>moved [1] 53/3</p> <p>moving [3] 13/21 40/5 44/12</p> <p>Mr [3] 2/11 2/13 2/15</p> <p>Ms [2] 2/8 2/9</p> <p>Ms. [2] 2/6 2/18</p> <p>Ms. Gerig [1] 2/18</p> <p>Ms. McHugh [1] 2/6</p> <p>much [15] 5/10 6/24 7/19 7/19 7/24 15/2 15/23 16/8 20/6 29/4 41/8 41/10 45/22 46/17 48/5</p> <p>municipalities [2] 42/11 43/6</p> <p>my [10] 3/25 10/3 31/3 32/5 32/6 32/7 35/6 41/20 44/10 48/14</p>	<p>nice [5] 7/12 7/14 14/5 36/4 45/12</p> <p>NJ [13] 5/23 6/16 13/7 17/25 18/8 18/14 20/24 29/12 32/3 37/4 37/25 38/6 38/20</p> <p>NJT [2] 16/10 16/18</p> <p>no [36] 3/16 8/19 8/19 9/10 10/1 10/2 10/2 11/5 11/12 12/10 13/7 15/22 16/7 16/10 19/6 22/8 23/11 23/12 25/18 25/20 27/8 28/8 31/16 31/17 31/19 34/5 34/20 34/20 35/9 35/11 35/20 41/24 43/3 44/21 50/9 52/18</p> <p>nobody [3] 26/25 28/17 34/3</p> <p>nobody's [1] 24/24</p> <p>nonexistent [1] 17/11</p> <p>north [4] 4/18 5/10 30/24 32/14</p> <p>not [61]</p> <p>noted [1] 47/14</p> <p>notes [1] 54/7</p> <p>nothing [1] 41/25</p> <p>noticed [2] 20/13 21/19</p> <p>now [12] 11/19 13/2 13/6 22/11 23/22 29/4 36/10 38/17 40/3 44/6 47/25 48/2</p> <p>nowhere [1] 33/24</p> <p>Nugget [1] 29/16</p> <p>number [5] 9/6 12/24 13/24 20/5 29/10</p> <p>numbers [2] 16/23 30/8</p>	<p>one [36] 5/13 5/17 6/22 7/2 7/7 7/21 8/3 8/18 8/21 12/10 13/11 19/14 20/2 22/22 23/13 27/23 30/15 30/15 30/16 31/17 32/3 32/6 33/9 33/20 36/23 36/25 40/3 43/11 44/21 45/13 45/13 46/2 46/9 46/15 47/23 48/22</p> <p>onerous [1] 42/19</p> <p>ones [3] 17/17 37/18 39/16</p> <p>ongoing [1] 8/14</p> <p>only [5] 20/17 25/20 29/10 44/18 50/7</p> <p>open [2] 35/8 39/11</p> <p>opposed [2] 7/6 32/24</p> <p>OPRA [3] 9/13 11/6 11/13</p> <p>options [3] 15/9 19/11 20/9</p> <p>Oregon [2] 24/15 30/8</p> <p>original [1] 15/18</p> <p>other [22] 4/13 7/18 8/11 8/21 10/21 11/17 13/12 13/21 16/14 16/18 18/3 23/12 25/12 27/23 28/6 32/5 32/7 35/5 38/13 42/10 47/10 50/11</p> <p>others [6] 5/12 16/6 19/20 20/23 21/8 45/14</p> <p>ought [1] 34/17</p> <p>our [32] 17/11 19/8 20/22 21/10 28/9 28/17 32/20 32/21 32/21 32/25 35/7 37/21 37/23 38/3 40/13 40/22 40/22 40/25 41/20 42/12 43/10 43/15 43/17 43/18 45/1 45/8 45/18 46/16 47/9 48/17 51/7 52/22</p> <p>out [16] 3/13 11/10 25/24 29/15 30/19 31/12 34/18 38/6 38/21 42/5 46/3 46/16 46/20 49/4 50/15 52/20</p> <p>outfitters [1] 14/7</p> <p>over [12] 5/4 8/24 8/25 11/17 12/6 14/10 14/11 16/5 16/6 25/19 41/4 44/21</p> <p>overall [1] 50/18</p> <p>overcorrect [1] 37/5</p> <p>Owl [1] 43/10</p> <p>own [1] 21/23</p> <p>ownership [1] 49/17</p>	<p>particular [2] 27/19 50/3</p> <p>partnership [3] 4/10 14/21 37/23</p> <p>parts [2] 11/17 19/22</p> <p>party [1] 42/12</p> <p>pass [2] 19/20 20/19</p> <p>passed [5] 5/6 14/20 15/5 15/15 19/25</p> <p>Past [1] 22/22</p> <p>pasted [1] 6/6</p> <p>patio [6] 44/18 44/22 47/4 47/25 48/2 52/9</p> <p>patios [3] 46/15 46/20 47/11</p> <p>pause [3] 40/5 40/10 40/18</p> <p>PENNSYLVANIA [4] 1/3 1/8 4/8 40/20</p> <p>people [9] 11/10 18/4 24/16 24/22 25/6 25/24 28/9 32/16 43/10</p> <p>people's [1] 15/17</p> <p>peoples [1] 13/17</p> <p>permission [1] 46/8</p> <p>permit [1] 51/14</p> <p>permits [5] 23/5 51/8 51/11 51/12 51/13</p> <p>permitting [1] 50/22</p> <p>person [2] 36/5 42/20</p> <p>perspective [1] 12/22</p> <p>Pete [1] 2/4</p> <p>PETER [2] 1/14 1/18</p> <p>phase [5] 23/15 23/17 46/14 46/15 46/15</p> <p>Phillipsburg [1] 7/23</p> <p>photo [2] 7/10 7/10</p> <p>photograph [1] 8/2</p> <p>photos [1] 36/17</p> <p>picture [5] 6/2 6/5 7/5 7/15 10/22</p> <p>pictures [3] 12/3 21/21 22/24</p> <p>piece [4] 5/18 46/2 46/23 49/9</p> <p>pieces [1] 46/16</p> <p>piecing [1] 19/21</p> <p>place [1] 16/5</p> <p>placed [1] 49/10</p> <p>places [3] 5/11 5/21 28/6</p> <p>plan [10] 3/5 7/3 14/16 22/9 33/12 38/22 47/2 47/15 47/16 48/23</p> <p>planks [1] 49/9</p> <p>planned [2] 7/4 37/25</p> <p>planning [2] 27/18 51/20</p> <p>plans [12] 9/11 9/12 16/23 17/9 23/8 23/8 23/23 23/24 33/11 40/6 48/15 48/20</p> <p>Pleasant [1] 4/18</p> <p>please [4] 2/4 3/2 3/23 20/7</p> <p>pleasure [2] 10/3 44/11</p> <p>Plumstead [1] 15/14</p> <p>point [10] 4/18 20/21</p>	<p>20/21 31/3 33/4 33/5 33/9 41/20 48/18 52/13</p> <p>pointing [1] 30/18</p> <p>points [1] 32/5</p> <p>pools [1] 8/10</p> <p>popped [1] 13/7</p> <p>portion [3] 3/6 44/18 45/3</p> <p>position [1] 48/7</p> <p>possible [1] 39/2</p> <p>possibly [2] 37/5 48/18</p> <p>potential [1] 37/13</p> <p>practice [1] 42/16</p> <p>preferred [2] 22/10 22/24</p> <p>preliminary [2] 22/24 23/15</p> <p>premise [1] 21/16</p> <p>PRESENT [2] 1/12 1/17</p> <p>presentation [7] 3/20 36/12 43/22 44/18 46/17 48/14 50/11</p> <p>presentations [1] 49/22</p> <p>President [1] 1/13</p> <p>pressures [1] 44/24</p> <p>presupposes [1] 26/12</p> <p>pretty [9] 9/11 9/11 11/8 15/23 16/7 19/17 22/25 26/18 37/2</p> <p>prevalent [1] 45/9</p> <p>preventing [1] 25/4</p> <p>prioritize [1] 24/18</p> <p>proactive [2] 24/12 24/13</p> <p>probably [2] 6/12 27/6</p> <p>problem [4] 11/3 36/16 37/3 38/20</p> <p>problematic [1] 6/12</p> <p>problems [5] 11/22 13/12 17/12 24/17 37/16</p> <p>proceed [1] 19/17</p> <p>proceedings [2] 53/7 54/5</p> <p>process [4] 16/12 25/10 34/17 39/11</p> <p>professionals [1] 42/13</p> <p>project [17] 4/5 4/13 4/15 4/25 13/24 18/9 18/14 18/16 19/5 23/17 27/7 37/11 40/25 44/15 45/16 46/14 50/18</p> <p>projects [4] 7/24 7/25 17/4 17/16</p> <p>promise [1] 35/6</p> <p>promised [1] 10/24</p> <p>promises [1] 13/8</p> <p>proper [3] 20/8 20/15 27/12</p> <p>property [6] 3/6 14/3 48/19 49/2 49/14 49/15</p> <p>proposal [1] 45/25</p> <p>proposed [6] 5/22 7/24 28/10 28/11 39/1 41/12</p> <p>protected [5] 14/13</p>
<p>N</p> <p>name [5] 3/2 3/24 3/25 17/15 44/10</p> <p>narrowed [2] 39/6 39/7</p> <p>Nation [1] 18/10</p> <p>National [2] 23/6 38/11</p> <p>Native [1] 13/17</p> <p>natural [1] 45/22</p> <p>nature [1] 13/14</p> <p>near [1] 10/11</p> <p>neat [1] 7/14</p> <p>necessarily [2] 35/3 36/19</p> <p>necessary [2] 24/4 50/19</p> <p>need [5] 11/15 28/23 48/7 51/8 52/2</p> <p>needed [3] 38/18 51/21 51/21</p> <p>needs [3] 26/7 34/4 51/12</p> <p>negative [2] 27/11 27/16</p> <p>negatively [2] 14/2 14/8</p> <p>neighbor [1] 37/23</p> <p>NEPA [2] 18/10 18/14</p> <p>nervous [1] 36/15</p> <p>nets [2] 6/8 47/9</p> <p>network [1] 17/3</p> <p>neutral [1] 42/8</p> <p>never [4] 10/17 10/18 16/2 51/13</p> <p>new [30] 1/2 1/7 1/7 1/8 2/20 3/20 4/6 4/7 4/17 5/20 7/8 11/4 14/22 15/16 18/20 18/21 19/20 20/1 20/11 25/21 27/12 28/6 35/17 40/3 40/4 41/12 41/12 41/19 45/16 45/24</p> <p>next [23] 4/14 4/24 5/8 5/13 5/13 5/17 6/3 6/18 6/22 7/7 7/21 8/3 10/9 11/2 13/11 14/17 15/10 16/25 17/6 19/4 23/7 31/3 41/11</p>	<p>O</p> <p>obvious [3] 27/10 27/14 27/15</p> <p>Obviously [1] 30/3</p> <p>Odette's [1] 44/12</p> <p>off [12] 2/22 18/4 23/6 25/6 28/20 30/22 37/13 37/17 46/5 49/13 49/15 49/20</p> <p>officer [2] 1/19 50/2</p> <p>official [4] 1/20 1/25 23/17 54/11</p> <p>officially [1] 46/19</p> <p>officials [2] 18/16 21/10</p> <p>often [3] 17/11 36/21 37/17</p> <p>oh [2] 29/3 31/17</p> <p>okay [31] 2/19 3/4 3/10 9/17 9/20 10/6 14/23 21/12 22/21 32/6 33/19 35/12 35/23 39/15 41/11 41/16 41/17 43/8 43/10 43/12 43/20 44/1 44/5 48/6 50/20 50/24 52/11 52/12 52/19 52/21 53/1</p> <p>old [2] 16/23 41/19</p> <p>once [1] 3/3</p>	<p>P</p> <p>p.m [2] 1/10 53/7</p> <p>packet [1] 48/17</p> <p>pages [2] 9/13 23/10</p> <p>Park [2] 23/6 38/11</p> <p>parking [1] 44/16</p> <p>part [7] 5/2 28/6 34/16 35/5 40/24 46/18 49/16</p>		

P
protected... [4] 26/22
 26/25 40/23 41/2
protection [2] 14/14
 18/11
provide [1] 9/15
provided [3] 26/6
 28/24 39/17
public [15] 2/23 2/25
 11/8 11/9 12/17 13/8
 16/9 16/10 16/14 16/19
 18/15 19/10 24/12 35/8
 39/11
pull [1] 18/22
purpose [1] 45/3
push [1] 14/10
pushback [1] 12/17
pushed [1] 14/18
pushes [1] 18/9
pushing [1] 28/13
put [6] 16/6 29/6 41/21
 42/25 48/3 50/23
putting [1] 52/22

Q
quality [1] 13/21
question [4] 16/17
 47/5 48/16 49/5
questions [4] 21/13
 41/14 49/19 52/17
quick [2] 3/9 47/5
quite [7] 12/9 23/8 23/9
 25/25 31/17 36/21
 49/25
quote [1] 45/15

R
radically [1] 13/14
rain [1] 10/13
raise [1] 41/23
raising [2] 5/6 41/22
rate [1] 11/18
rating [3] 11/15 24/14
 33/16
ratio [1] 29/10
re [1] 45/3
re-purpose [1] 45/3
read [2] 17/8 17/9
reading [1] 38/16
ready [1] 16/21
real [5] 10/15 11/22
 12/21 20/16 38/7
really [24] 11/14 16/14
 17/13 17/13 18/14
 19/13 19/19 20/3 20/15
 20/16 21/9 21/9 23/22
 24/18 28/11 28/12
 28/21 28/25 29/5 29/12
 34/3 38/9 38/24 49/21
really not [1] 29/12
reason [1] 27/9
reasonable [1] 21/11
rebuilding [3] 45/21
 46/20 49/12
recapture [1] 42/14
received [1] 34/15
recent [2] 10/13 10/13
recently [2] 5/5 15/15

reclaim [1] 45/7
recommended [1] 18/8
reconfigure [1] 45/8
record [1] 19/6
records [7] 11/5 11/12
 29/13 30/10 35/9 35/11
 35/18
recreation [1] 4/23
red [1] 10/25
refer [1] 44/15
regarding [2] 3/20 24/6
Regional [1] 27/17
register [1] 37/19
reinforcement [1] 6/4
released [1] 13/2
religious [1] 13/16
relying [1] 11/23
remarkable [1] 14/16
remediation [4] 5/22
 14/15 21/22 22/5
remediations [2] 6/13
 8/13
remember [1] 29/2
remembers [1] 45/9
removal [2] 5/24 5/25
remove [3] 45/2 46/9
 49/18
removing [2] 46/23
 48/24
reorganizing [1] 45/18
reporter [3] 1/25 17/3
 54/11
reports [3] 5/23 9/14
 15/18
representatives [1]
 20/7
request [2] 11/6 11/13
requests [1] 35/9
require [1] 8/14
required [2] 16/10
 16/11
reservations [1] 36/12
Residents [1] 16/17
resist [1] 18/15
resolution [17] 5/6
 14/20 15/6 19/20 19/25
 20/19 20/23 26/5 26/15
 26/17 29/3 32/10 33/7
 34/13 35/7 38/16 40/20
resolutions [4] 15/6
 15/15 20/5 22/21
resolved [1] 40/3
resources [1] 42/22
respect [2] 44/8 49/20
restaurants [1] 14/7
restoration [1] 44/12
restorations [1] 46/11
result [2] 21/19 21/24
retaining [1] 46/22
Rettig [1] 2/8
reuse [2] 45/3 45/24
Revenue [1] 42/8
review [2] 3/5 3/15
Rich [1] 44/10
RICK [2] 1/20 50/2
ridge [1] 36/15
right [22] 2/2 3/19 4/25
 6/22 20/20 22/21 22/22

23/22 25/21 26/23
 29/17 31/1 31/11 35/15
 40/12 42/24 47/12
 47/25 48/2 48/3 51/3
 52/14
right-hand [1] 31/11
rings [1] 6/8
risk [4] 10/21 11/18
 19/12 20/16
risk/benefits [1] 19/12
river [30] 4/4 4/5 4/22
 5/1 5/19 5/20 8/7 9/25
 10/25 13/15 13/22 14/4
 14/25 16/5 19/8 19/23
 20/4 20/25 29/18 37/22
 38/2 44/16 44/24 45/16
 46/23 48/1 49/6 49/12
 51/24 52/5
road [8] 5/19 10/16
 12/11 14/9 16/5 25/13
 37/8 37/17
roads [2] 24/19 28/12
robust [2] 34/17 35/14
rock [28] 3/21 4/6 5/25
 6/4 6/8 6/9 7/15 7/19
 7/24 10/23 11/5 11/15
 11/18 11/22 12/2 14/8
 18/2 18/6 19/14 21/19
 24/14 24/17 33/16
 36/18 36/19 37/14
 38/23 40/6
rocks [4] 7/13 10/25
 12/4 24/18
role [3] 37/22 50/3
 50/11
roll [1] 2/4
roof [1] 46/14
ROOM [1] 1/7
Route [6] 4/6 5/10 7/22
 7/22 10/10 14/9
Route 29 [1] 5/10
run [1] 10/20
runs [3] 4/17 47/25
 48/2

S
said [11] 16/3 16/10
 24/22 24/24 25/6 28/23
 34/13 34/21 35/8 38/17
 49/7
same [9] 5/21 17/15
 34/7 36/12 42/10 42/20
 43/7 45/21 54/8
sample [2] 26/6 39/14
sat [1] 16/2
say [18] 15/22 16/15
 16/21 20/7 20/24 26/15
 28/20 29/9 32/15 33/10
 36/4 36/11 39/13 39/22
 41/21 44/6 45/13 50/7
say is [1] 41/21
saying [14] 15/6 24/4
 26/16 30/9 30/14 30/17
 31/4 31/7 34/18 37/24
 38/1 38/21 38/24 40/10
says [1] 34/16
scaled [2] 15/3 21/11
scaling [4] 6/2 6/19 9/5

13/20
scape [1] 14/25
scaping [1] 9/8
scary [2] 19/5 36/14
scenic [7] 4/10 14/13
 14/16 14/20 14/25 36/6
 38/2
schedule [1] 41/13
scope [1] 17/10
scores [2] 17/17 33/16
scraped [2] 8/22 10/23
scraping [2] 6/8 6/20
screen [2] 47/15 47/16
screening [1] 10/24
sculduggery [1] 24/6
second [6] 4/25 7/2
 8/17 39/6 40/2 53/4
section [8] 4/16 5/14
 32/11 32/14 32/25
 34/10 34/10 46/9
sections [1] 33/15
see [19] 3/12 3/14 7/15
 9/21 10/3 12/4 12/10
 13/10 16/13 16/23 21/7
 32/24 33/1 36/4 39/4
 47/11 47/17 47/20 52/8
seeking [1] 48/9
seem [1] 17/12
seemed [1] 40/2
seems [8] 17/13 18/19
 19/5 27/18 27/22 29/23
 40/7 50/6
seen [5] 5/25 6/9 33/20
 37/5 50/5
segments [1] 4/16
senators [1] 20/7
send [5] 12/3 12/25
 13/25 23/25 40/13
sense [2] 39/18 51/4
sensitivity [1] 16/13
servants [1] 24/13
service [3] 23/6 38/11
 42/20
several [1] 26/10
severely [1] 19/7
shall [2] 3/10 41/7
share [2] 22/6 23/10
She [2] 4/11 4/11
she's [1] 17/2
shed [5] 16/6 21/2
 48/23 48/25 49/16
shop [1] 7/10
short [1] 46/23
shotcrete [4] 6/5 8/9
 8/20 10/14
should [9] 12/8 12/8
 14/14 27/24 32/20
 34/16 36/15 39/8 40/10
show [8] 6/2 6/5 7/5
 11/25 18/18 33/11
 33/12 48/23
showing [2] 7/11 12/5
side [18] 3/6 4/17 7/23
 10/20 19/23 30/14 31/6
 31/11 32/8 32/8 36/21
 37/8 37/18 40/19 40/20
 45/16 46/23 49/6
sided [1] 32/6

sides [3] 4/4 19/8 20/4
sign [3] 23/6 35/8 39/6
signed [1] 32/10
significance [2] 13/16
 13/16
significant [4] 12/8
 27/11 41/20 45/3
similar [3] 15/5 15/15
 45/22
similarly [1] 5/20
simply [2] 27/12 45/2
since [1] 20/25
sir [2] 3/23 47/6
sit [1] 33/10
site [3] 44/19 49/4
 50/16
sites [2] 12/8 38/5
sits [1] 44/16
sitting [2] 29/17 31/10
situation [2] 31/21
 50/4
six [3] 12/23 13/2 13/6
size [6] 20/14 20/15
 21/11 29/16 29/20 31/7
sketch [2] 3/4 50/23
skip [2] 3/11 3/18
sky [1] 31/12
slide [10] 4/14 11/2
 14/17 15/10 16/25 17/5
 17/6 22/19 22/21 23/13
slides [2] 6/3 18/19
small [7] 12/7 17/9
 36/21 37/3 37/14 37/18
 46/2
smallest [1] 36/23
so [81]
Solebury [2] 4/18
 15/14
solution [2] 22/10
 22/24
some [35] 6/15 9/10
 9/11 9/14 9/15 9/16
 10/3 12/2 12/17 14/14
 15/18 17/20 18/20
 21/21 21/25 22/15
 23/25 24/5 25/5 25/15
 26/8 26/20 28/11 37/8
 38/6 38/15 42/4 42/14
 43/4 44/20 45/23 49/5
 49/8 49/19 52/13
somebody [5] 3/7 25/2
 25/5 31/20 51/14
somebody's [1] 31/6
something [8] 20/14
 20/15 24/8 26/6 35/8
 39/9 40/16 43/5
sometime [2] 29/22
 46/10
somewhat [3] 39/6
 45/14 48/24
sorry [5] 7/7 9/25
 22/18 26/2 35/6
sound [1] 39/20
sounds [3] 36/13 36/14
 37/9
south [2] 7/11 29/14
southbound [2] 29/17
 31/11

S
spa [1] 47/18
space [1] 48/3
spaces [1] 47/20
speak [1] 28/20
species [1] 13/25
specific [12] 9/3 9/11 9/11 9/14 9/16 9/18 12/4 22/4 23/1 23/22 23/23 38/4
specifics [1] 10/4
spending [1] 31/22
spent [2] 23/23 43/4
spot [1] 19/14
spots [1] 9/6
spun [1] 44/21
squeeze [1] 40/15
stabilize [1] 13/24
stack [3] 45/8 45/8 45/19
stacked [1] 46/6
staff [2] 43/4 50/10
stairs [1] 52/11
stairwell [2] 46/24 47/18
stakeholder [1] 34/17
stakeholders [3] 13/9 15/4 38/14
standing [1] 6/14
start [8] 12/14 12/16 13/8 16/19 17/9 18/23 28/2 30/22
started [2] 2/3 13/3
starting [1] 2/23
starts [1] 5/2
state [5] 3/2 3/23 18/17 19/10 48/19
statement [3] 16/12 17/25 18/7
stay [3] 42/9 42/11 43/3
stays [1] 45/21
steepness [1] 7/20
Stephen [1] 3/25
steps [3] 23/18 38/22 45/21
sticks [1] 15/17
stock [1] 10/22
stockade [1] 45/20
Stockton [1] 15/13
stone [4] 44/20 45/7 45/22 47/3
stones [1] 45/23
stop [5] 8/16 15/7 40/19 43/19 44/6
storm [1] 5/6
stormwater [1] 48/10
story [1] 30/14
STOVER [1] 1/19
straight [1] 12/12
straightening [1] 46/16
strategies [2] 37/6 38/25
STREET [1] 1/7
stretch [3] 4/22 4/23 5/9
strictly [1] 47/3

stripped [1] 6/7
strong [2] 15/12 40/8
stronger [1] 20/13
structural [1] 44/22
structure [3] 4/21 49/16 49/17
studies [1] 15/4
study [3] 20/8 27/3 27/6
stuff [6] 16/7 16/18 19/15 23/10 25/15 33/25
subjective [2] 11/19 11/19
sudden [2] 18/21 18/22
suddenly [1] 51/7
suggest [2] 24/5 31/24
suggested [2] 39/20 50/8
suggestion [1] 50/23
summary [1] 46/19
summer [1] 6/24
support [1] 30/22
supposed [6] 5/16 7/5 11/21 12/14 12/16 16/19
sure [13] 4/20 8/11 8/14 14/22 26/10 26/14 32/23 35/4 39/23 40/14 40/22 42/18 51/21
surface [2] 47/8 48/5
surveys [2] 23/23 23/24
swinging [1] 31/4
system [4] 11/16 11/16 11/20 24/14

T
table [8] 3/21 4/3 4/19 5/15 6/14 6/23 7/11 38/9
tailor [1] 26/15
take [7] 2/4 22/14 28/17 38/22 39/22 41/4 51/5
taken [1] 54/7
taker's [2] 44/15 49/3
taking [1] 7/10
talk [4] 24/11 24/11 24/12 38/4
talked [1] 29/3
talking [3] 27/24 28/3 37/7
taller [1] 5/11
tampering [3] 45/15 45/19 46/22
tarped [1] 48/25
task [1] 20/12
tea [8] 3/21 4/2 4/19 5/15 6/14 6/23 7/11 38/9
team [1] 30/7
tearing [1] 18/23
technical [1] 31/6
techniques [2] 9/3 9/19
ten [5] 17/4 18/22 19/2 20/5 46/5

ten inches [1] 46/5
tenth [1] 34/11
term [1] 27/11
terms [3] 21/16 21/21 21/22
terrain [1] 9/3
terrible [1] 38/22
territory [4] 27/17 27/19 27/20 28/7
than [12] 5/11 5/15 9/5 12/2 18/5 35/3 36/22 36/24 36/25 39/4 40/20 50/11
thank [12] 29/7 41/8 41/10 44/9 48/12 48/15 52/15 52/19 52/21 52/24 52/25 53/6
that [196]
that I [1] 50/8
that's [59]
their [13] 11/14 12/24 13/9 14/6 22/24 24/3 24/9 24/10 24/11 28/7 30/14 51/17 51/24
them [16] 3/15 11/7 12/7 12/9 12/18 14/14 17/5 18/13 24/25 30/17 33/12 33/12 40/15 40/20 42/5 46/20
then [12] 6/20 11/12 12/13 15/5 15/11 15/19 22/5 22/10 23/22 46/25 47/22 50/25
there [44] 3/13 5/19 6/14 7/23 9/9 10/13 10/14 10/14 10/18 12/11 16/9 21/18 21/23 22/10 22/10 22/22 24/2 24/5 29/18 32/20 34/8 34/9 34/9 34/15 34/16 35/9 36/14 37/7 39/8 41/18 44/23 45/3 45/7 45/23 47/22 48/18 49/5 49/8 49/9 49/10 49/16 51/6 51/16 51/18
there a [1] 41/18
there's [32] 9/2 16/6 17/4 17/4 17/18 22/9 25/18 26/8 27/18 29/12 29/16 31/7 32/8 33/13 33/14 33/15 34/10 35/14 36/16 45/4 45/5 45/12 46/2 46/17 47/10 47/11 47/13 47/21 48/25 49/9 49/23 51/15
therefore [1] 40/3
these [21] 8/13 9/3 15/6 18/5 21/21 21/25 22/23 22/23 22/23 23/2 23/8 23/8 23/18 23/19 27/19 30/8 37/5 37/13 38/13 40/23 42/3
they [88]
they'll [1] 18/18
they're [25] 3/13 6/9 9/8 11/23 12/5 14/24 15/1 15/12 16/11 16/21 17/7 17/17 18/19 22/4

22/7 23/19 24/19 25/8 26/18 27/20 32/19 33/7 37/12 38/8 45/6
they've [4] 22/3 23/4 23/5 28/16
thick [2] 44/21 46/6
thing [20] 8/8 15/24 16/4 19/17 21/11 23/17 26/2 27/10 30/8 32/4 32/7 33/9 34/7 35/6 35/16 39/10 39/12 40/7 43/17 48/22
things [11] 2/22 8/11 17/24 18/3 18/23 18/23 21/14 22/2 27/23 40/23 52/23
think [42] 4/20 8/6 12/17 21/8 22/20 25/12 26/5 26/7 26/8 26/16 27/13 28/20 28/20 28/21 28/24 29/4 29/9 29/23 29/24 30/9 30/9 31/4 31/14 31/22 32/2 35/13 38/5 38/16 38/18 38/23 39/8 39/13 39/16 39/19 39/25 41/3 43/18 49/7 49/20 51/13 51/16 51/19
thinking [2] 27/24 28/14
thinks [1] 31/20
third [1] 42/12
third-party [1] 42/12
Thirty [1] 12/6
Thirty-three [1] 12/6
this [152]
this a [1] 50/5
those [12] 12/8 13/25 14/2 17/21 22/11 24/23 42/14 45/4 45/10 45/13 47/19 49/11
though [1] 24/5
thousands [2] 6/15 9/13
threat [1] 13/20
threatens [1] 13/24
three [4] 4/16 12/6 43/18 47/21
three-mile [1] 4/16
through [12] 8/8 9/13 23/3 23/18 23/19 23/20 25/21 28/11 32/25 38/17 39/17 44/24
throughout [1] 5/24
tier [2] 47/14 47/22
tiers [2] 47/10 47/21
tight [1] 47/25
time [16] 12/20 13/3 13/5 19/23 22/15 25/16 33/24 41/8 42/20 43/4 44/9 44/24 46/3 46/17 50/16 52/22
Tinicum [1] 15/13
tiny [1] 36/1
today [2] 17/3 46/8
together [2] 19/22 50/23
told [1] 18/25

toll [2] 44/15 49/2
ton [1] 33/10
tonight [1] 4/11
too [6] 8/15 14/15 22/12 29/4 33/8 45/5
took [1] 24/21
tooth [1] 16/16
top [2] 10/15 16/8
totally [1] 21/5
touch [1] 15/10
tourism [1] 14/2
toward [3] 29/15 32/20 46/22
towards [2] 32/20 46/23
town [3] 18/23 37/23 38/3
Township [4] 4/18 12/15 15/14 15/14
townships [1] 34/21
towpath [4] 3/5 3/7 43/13 48/20
traffic [4] 14/10 28/15 31/5 38/4
transcript [1] 54/8
transparency [1] 39/10
transportation [6] 3/21 7/9 11/4 27/16 35/18 40/5
Tree [1] 5/23
trees [2] 25/6 45/12
tremendous [2] 28/25 42/22
Trenton [1] 28/5
Tribal [1] 15/11
tributaries [1] 13/18
tries [1] 18/9
trim [1] 5/25
trucks [1] 18/22
try [6] 10/24 12/20 18/10 21/10 43/3 43/4
trying [11] 22/11 23/16 23/19 27/3 37/3 37/4 37/12 41/21 41/21 42/9 42/11
tubes [1] 32/18
tubs [1] 45/5
tweak [1] 38/18
twice [1] 3/3
two [5] 4/15 25/11 45/12 46/14 47/17
type [2] 50/21 51/9
Types [1] 5/22
typical [3] 5/9 5/18 40/19

U
unanimous [1] 20/3
uncomfortable [1] 34/14
understand [8] 29/4 29/25 32/7 34/20 34/21 43/14 44/8 49/25
understanding [1] 12/21
undulating [2] 44/23 46/21
Union [1] 44/12

<p>U</p> <p>unless [2] 16/11 51/15 unnecessary [1] 19/6 unruly [1] 45/14 unsaved [1] 46/3 unsightly [2] 48/23 49/11 until [5] 9/9 15/7 15/7 15/8 38/5 up [29] 3/2 7/2 7/19 8/5 10/11 16/24 18/18 18/22 18/23 23/2 26/7 28/12 28/15 30/7 30/24 34/8 41/7 42/22 43/5 44/6 45/8 45/21 46/15 47/15 47/16 48/5 48/19 49/12 52/22 updates [1] 42/4 upon [1] 40/4 upper [7] 47/10 47/11 47/14 47/18 47/18 47/18 47/22 upset [2] 15/12 28/9 us [12] 11/25 22/6 28/22 28/25 32/14 32/15 37/21 37/23 44/14 49/22 49/24 52/13 USA [1] 17/3 use [6] 9/8 10/24 18/2 18/3 26/17 42/22 used [8] 4/22 8/10 8/20 9/4 9/5 9/6 11/16 11/21 using [3] 11/15 18/19 24/13 usually [1] 37/17 utilizing [1] 42/20</p>	<p>W</p> <p>walkway [1] 47/18 walkways [1] 47/13 wall [8] 6/6 45/15 45/17 46/5 46/22 47/22 48/2 48/3 walls [11] 44/20 45/5 45/19 46/4 46/21 47/4 47/17 49/6 49/12 52/10 52/12 want [23] 3/12 17/23 24/5 26/15 26/15 26/19 26/20 26/20 26/21 26/24 27/10 28/20 31/4 34/15 34/22 34/22 35/8 35/21 39/22 40/21 40/24 40/25 41/2 wanted [5] 4/11 5/7 26/4 42/5 51/20 wants [1] 51/14 was [41] 7/23 8/2 8/4 9/20 10/11 10/13 10/14 10/17 11/8 11/10 11/14 12/16 12/25 13/2 13/3 13/4 13/5 13/5 13/5 14/19 22/11 24/14 29/2 31/2 34/14 37/2 39/21 40/10 40/19 48/11 48/18 48/23 49/5 49/17 49/18 50/7 50/16 50/17 50/22 50/23 51/6 water [4] 8/12 10/11 13/21 46/22 wave [1] 29/9 way [5] 19/22 23/12 29/4 42/5 45/5 ways [3] 19/7 19/18 39/2 we [94] we'd [5] 16/12 19/9 19/9 20/21 20/24 we'll [6] 3/17 13/10 16/18 45/7 45/23 45/24 we're [49] 2/22 2/23 11/15 12/16 14/10 15/16 15/22 15/22 15/25 16/8 16/10 16/22 19/2 19/19 22/15 22/15 23/16 24/12 24/13 24/13 25/4 26/13 27/19 28/23 30/13 32/2 34/18 34/21 35/13 35/22 35/22 35/23 37/3 38/21 40/9 40/21 41/22 42/9 42/11 43/7 44/17 45/10 45/17 45/19 45/21 45/25 46/13 47/23 51/5 we've [3] 12/20 33/11 44/11 website [2] 12/24 12/25 weeks [1] 25/17 weighed [1] 19/12 Welcome [1] 3/23 well [23] 4/8 4/12 8/13 8/19 11/14 11/25 16/3 16/18 18/25 22/8 22/9 24/7 24/10 28/17 30/9</p>	<p>32/15 39/5 42/11 43/16 48/24 50/15 51/11 51/23 went [1] 16/21 were [19] 7/12 8/5 11/11 11/24 12/7 12/7 12/9 12/19 16/19 19/2 26/7 29/2 39/6 39/7 42/4 43/18 45/5 49/5 53/7 West [4] 12/15 13/4 15/13 33/14 what [53] 4/20 6/3 6/23 7/5 7/12 7/25 8/4 8/6 8/17 9/21 9/21 11/11 16/8 19/17 20/16 20/25 20/25 21/3 21/25 22/7 22/25 24/2 24/3 24/3 24/8 25/4 25/8 30/9 30/13 30/17 32/21 35/2 36/18 36/19 37/4 37/7 37/12 37/21 38/7 39/18 41/20 43/2 45/2 45/10 45/12 45/24 45/25 48/11 49/25 50/10 50/17 50/21 51/6 what's [8] 5/18 11/7 18/25 25/2 25/3 25/8 37/25 50/3 whatever [1] 25/23 when [19] 8/18 11/7 11/24 12/13 12/13 13/3 13/13 23/21 24/23 28/2 28/22 29/14 31/7 36/11 36/17 37/21 44/6 49/4 50/15 where [14] 6/9 7/23 9/15 10/4 19/14 20/3 23/14 24/16 24/18 31/3 33/20 34/16 35/7 48/7 whereas [4] 26/18 35/8 39/8 39/9 whether [3] 26/16 49/5 50/18 which [20] 6/5 6/8 9/8 9/18 9/19 10/24 12/3 13/20 14/13 15/10 16/12 17/8 17/13 22/5 22/25 24/14 33/17 37/16 48/4 51/15 who [4] 5/5 17/17 30/6 51/12 who's [1] 36/5 whoever [1] 42/13 whole [1] 7/25 why [7] 12/10 22/6 27/2 27/3 50/3 50/4 50/5 wide [1] 12/11 widely [2] 4/22 14/11 wild [4] 14/13 14/20 14/25 36/6 wildlife [1] 16/18 will [25] 7/3 7/4 7/19 8/19 8/20 9/4 9/6 10/4 13/14 14/2 14/9 20/11 20/12 24/8 36/11 45/22 46/9 47/19 47/23 48/2</p>	<p>48/4 51/8 51/18 51/24 52/2 Wilson [1] 17/2 window [1] 43/15 within [2] 14/12 27/16 without [3] 3/15 31/6 40/16 won't [2] 13/25 30/16 word [1] 25/9 words [3] 36/13 41/21 42/25 work [8] 26/6 38/10 45/9 49/13 49/20 49/21 51/12 51/19 working [2] 4/12 44/11 WORKSHOP [1] 1/5 world [1] 11/17 worried [1] 35/22 worth [2] 19/13 25/3 would [36] 7/12 9/21 9/22 12/4 20/2 20/2 20/4 20/5 20/6 20/23 21/9 21/9 21/16 21/25 22/7 24/2 24/3 24/8 25/13 25/14 29/24 29/24 31/23 32/9 34/12 34/15 37/24 38/19 38/24 39/3 40/11 45/10 46/4 46/8 50/19 52/12 wouldn't [4] 22/6 31/21 35/7 37/19 wrap [1] 41/6 wrote [2] 15/12 17/3</p>	<p>41/8 41/21 42/16 43/1 43/21 44/9 48/23 49/14 49/20</p> <p>Z</p> <p>Zaveta [2] 44/10 44/10 zoning [3] 1/19 50/2 51/17 Zoom [2] 36/5 36/7</p>
<p>V</p> <p>valid [1] 26/18 valley [4] 4/10 13/15 15/12 27/17 value [1] 14/16 values [2] 14/3 38/2 various [1] 23/4 vegetation [2] 5/24 6/7 verdant [1] 6/25 versus [1] 41/19 vertically [1] 46/6 very [29] 4/12 4/22 6/25 7/14 7/24 9/14 11/9 11/10 12/7 15/2 15/12 18/11 22/20 23/22 23/22 23/23 25/8 25/11 27/13 28/9 37/13 37/13 41/10 44/17 45/9 45/12 45/22 46/24 48/23 vested [1] 17/19 Vice [1] 1/13 view [1] 21/2 views [1] 46/3 visible [2] 51/23 52/4 vista [1] 31/5 visual [1] 13/14 visually [1] 15/20 Volkswagen [3] 29/16 29/21 31/8</p>	<p>Y</p> <p>yard [2] 36/23 36/25 yeah [36] 9/23 10/3 10/9 11/2 18/19 20/22 21/6 22/8 22/20 23/13 26/3 26/9 26/9 26/9 26/14 28/4 28/16 29/19 29/19 30/1 30/5 30/12 30/20 31/9 31/9 32/12 32/17 33/19 34/1 34/8 37/10 37/15 37/15 37/15 39/16 41/3 year [4] 42/7 42/16 46/10 47/2 years [11] 2/20 6/15 10/12 11/9 12/6 19/2 19/15 21/18 24/24 29/22 36/10 Yep [4] 27/25 38/12 38/12 38/12 yes [7] 20/20 21/3 39/24 42/9 42/17 43/14 47/6 you [183] you of [1] 20/22 you're [15] 8/7 14/5 20/18 22/21 24/3 26/16 30/14 37/7 43/13 48/6 48/7 49/7 49/23 49/24 51/20 you've [6] 5/25 6/9 15/8 15/9 33/19 49/22 your [16] 3/2 3/3 3/24 21/16 21/23 30/7 33/9</p>			