

HISTORICAL ARCHITECTURAL REVIEW BOARD
NEW HOPE BOROUGH
BUCKS COUNTY, PENNSYLVANIA

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

TUESDAY, APRIL 4, 2023
COMMENCING AT 6:30 P.M.

BOARD MEMBERS PRESENT:

KEITH VOSS - CHAIRMAN
RICHARD O'BRIEN - BUILDING INSPECTOR
JUSTIN HALSEY
JAMES FREEO
JOHN WILLIAMS

ALSO PRESENT:

JoAnn Connell - HARB Administrator
Mark Labrum, Esquire - Borough Solicitor

HARB - APRIL 2023

1 CHAIRMAN VOSS: Let's begin the April 4th
2 meeting of the Historical Architectural Review Board.
3 I am Keith Voss, the Chair, and liaison for
4 the Planning Commission.
5 MR. HALSEY: Justin Halsey, resident and
6 licensed architect.
7 MR. FREEO: Jay Freeo, common citizen.
8 MR. O'BRIEN: My name is Rich O'Brien from
9 Keystone Municipal Services. We serve as building
10 inspectors for the community.
11 MR. WILLIAMS: John Williams, resident New
12 Hope.
13 CHAIRMAN VOSS: Our first review -- formal
14 review for 22 South Main Street.
15 MR. VanLUVANEE: Thank you. Thank you for
16 arranging the agenda so we hopefully can get in and out of
17 here quickly.
18 Board members who were here will recall
19 that on October 4th the Board after a presentation by
20 Mr. Panzica had made a conditional recommendation for a
21 Certificate of Appropriateness for revisions to 22 South
22 Main Street.
23 The conditions as I recall, and you
24 probably have better notes than I do, was that the -- with
25

HARB - APRIL 2023

I N D E X

1
2
3
4
5 AGENDA ITEM PAGE NO.
6 22 South Main Street 3
7 104 West Bridge Street 23
8 68 North Main Street 34
9 28 West Bridge Street 68
10 Meeting Minutes 76
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HARB - APRIL 2023

1 respect to the west facing first floor storefront, all of
2 the materials, all of the solid materials in that
3 storefront would be made of wood. And the south elevation
4 that there were two groups of three windows, each six
5 windows, that the small opening to be removed from those
6 windows.
7 And I am not sure my transcript is exactly
8 correct in that regard because it -- I think we had a
9 sense and those window noted in the cloud on page six of
10 nine, cloud marked with the number two on the third floor,
11 those were the windows that had to be removed, and the
12 materials to be provided as noted in the specifications.
13 Since that time my client has retained
14 Wolstenholme Associates, a new architect, to address the
15 comments.
16 And I am just going to hand John, if he is
17 ready, John Wolstenholme will address what has been done
18 since the meeting to be certain that you are satisfied
19 with the changes and that they meet the intent of your
20 motion. And if there are any questions, I think John will
21 be able to handle it or to discuss as we said just the
22 conditions.
23 Okay. Whenever you're ready, John.
24 Do you have a copy of John's materials?
25

5

1 HARB - APRIL 2023

2 MR. O'BRIEN: Yes.

3 MR. WOLSTENHOLME: Okay.

4 MR. O'BRIEN: Just turn that around.

5 MR. WOLSTENHOLME: John P. Wolstenholme,

6 W-O-L-S-T-E-N-H-O-L-M-E, office address is 108 North Main

7 Street in Doylestown, Pennsylvania, 18901.

8 Okay. So given this is a continuation from

9 the October 2022 HARB meeting, would you like me to go

10 through and just mention what has changed since the

11 October meeting and -- I know we have some new Board

12 members, or would you like me to essentially walk through

13 the project?

14 What would be the Board's preference?

15 CHAIRMAN VOSS: We don't have a need for

16 you to walk through the entire project since the 4/1 vote

17 allowed the approval with conditions. So if you can focus

18 primarily on any changes, specifically those -- any

19 changes at all.

20 MR. VanLUVANEE: Probably the first floor

21 the front, would be the place to start. That seemed to

22 have the most discussion and the most input from the

23 members of the HARB.

24 MR. WOLSTENHOLME: Okay. So the layout on

25 the inside has changed. Our goal is to keep the exterior,

6

1 HARB - APRIL 2023

2 which is the purview of HARB's focus is on, minimally

3 changed.

4 What we did do is provide a fully

5 accessible front entrance which is different than the

6 original application. The earlier one had the entry door

7 for the accessible entrance on the side. However because

8 of the close proximity of the ornamental railings to the

9 right-hand side, which is on the south side of the

10 building, there is only three feet total from the

11 building, we opted to do a fully accessible entrance and

12 ramp in the front to provide a code compliant ramp because

13 you do need 36 inches clear on the inside from the left to

14 right for the proper ramp.

15 Therefore we introduced it on the front and

16 we retained the existing bench that was proposed before

17 and all of the windows and doors are very similar to the

18 original application.

19 The rest of the changes are once again on

20 the interior and also is not in the purview of this Board.

21 So any specific questions to the first

22 floor?

23 CHAIRMAN VOSS: So I think at least part

24 of the concern was that the windows were not wooden framed

25 windows. I assume they are now since that was our

7

1 HARB - APRIL 2023

2 request.

3 MR. WOLSTENHOLME: That is correct.

4 What I will do is I will go to the front

5 elevation. So the first floor windows are all wood and

6 they are the kind that are the fold-up. We provided the

7 manufacturer cut sheets in our application and so I can

8 bring those up on the screen if you would like to discuss

9 those in more detail. They are now wood.

10 MR. O'BRIEN: They are specifically the

11 3000 series wood fold-up?

12 MR. WOLSTENHOLME: That is correct.

13 And we also for the first only, the facade

14 facing Main Street, we now have wood clapboard siding with

15 a six inch exposure. That was another request of the

16 Board.

17 And then for the second and third floor we

18 now have James Hardie cementation space siding that is

19 Arctic White and we are looking to have all of the siding

20 and trim painted the same. We did prepare a color -- just

21 a rendition today, if you would like I can pass that up

22 just to see what the front elevation will look like with

23 color.

24 MR. HALSEY: Is the Hardie siding the same

25 exposure as the wood siding?

8

1 HARB - APRIL 2023

2 MR. WOLSTENHOLME: It is and it is -- we

3 are going to go with the smooth finish on that.

4 MR. HALSEY: I don't know why they don't

5 offer a four inch exposure yet.

6 MR. WOLSTENHOLME: So yeah. That is

7 something that we stayed with the -- once again the

8 smooth. We will have the six inch to match the first

9 floor.

10 Would the Board like to see a color

11 rendition for the front or is that not a concern?

12 MR. O'BRIEN: If you have it.

13 Just to clarify, you're confirming tonight

14 that all of the materials identified, inclusive of the

15 additional materials, are available and that their

16 availability is associated with this project?

17 MR. WOLSTENHOLME: Yes. I went through

18 earlier today and went to each manufacturer's website and

19 verified that all of the materials are called out on the

20 top left-hand corner sheet, Sheet 4A, are indeed available

21 and I did grab a screenshot of each one. I can walk

22 through each material if you like.

23 MR. O'BRIEN: I think we saw the materials

24 previously. Again, we just need confirmation that they

25 are available for this project.

HARB - APRIL 2023

1
2 MR. WOLSTENHOLME: I can assure you I went
3 through each manufacturer and confirmed their availability
4 and took a screenshot that I can bring up if need be.
5 MR. O'BRIEN: Okay.
6 MR. FREEO: I have a question, if I may,
7 concerning the west elevation windows which are the
8 fold-up. They sort of look like a double hung but I was
9 just curious and I am probably bringing up an issue that
10 is really inappropriate for this review, but just out of
11 curiosity, the adjacent buildings, the one to the north
12 and one to the south, do they have divided light windows?
13 This building has divided light windows on
14 the first floor of the historic portion on the south
15 elevation is divided light and I am just curious why these
16 are all clear glass panels as opposed to divided light. I
17 don't know if that came up before.
18 MR. WOLSTENHOLME: We were matching -- we
19 will say following the original intent. You know, the
20 only difference is we are going with the fold-up style
21 instead of the double hung.
22 MR. HALSEY: Yeah. When we reviewed it
23 the first time there is such a mish mash of fenestrations
24 on the building, we were more focused on making sure the
25 first floor storefront was an actual natural material and

HARB - APRIL 2023

1 we felt it was -- I think generally felt it was reasonable
2 that the -- matching the double hung style made some
3 sense. That is a gray area for sure. When you have eight
4 different window styles on the building, for sure.
5 MR. WOLSTENHOLME: Okay. So there is no
6 other questions on the front facade which is the --
7 CHAIRMAN VOSS: I do have a couple. The
8 one is the door.
9 In what way is it changed? Is it the same
10 style just now wood?
11 MR. WOLSTENHOLME: That is correct.
12 CHAIRMAN VOSS: The size and the panes of
13 glass are the same?
14 MR. WOLSTENHOLME: That is correct. The
15 only thing we have done differently is everything on the
16 first floor facing Main Street is all wood now. The first
17 floor.
18 CHAIRMAN VOSS: The style of the door?
19 MR. WOLSTENHOLME: Correct. It is the same
20 and also the panel section down below the windows are also
21 wood and painted to match. And we also then have a wood
22 railing up on the second floor balcony.
23 CHAIRMAN VOSS: I don't remember our
24 discussion of the ramp in the front and the railing
25

HARB - APRIL 2023

1 choice.
2 MR. WOLSTENHOLME: Okay.
3 CHAIRMAN VOSS: Is it older or is it --
4 MR. WOLSTENHOLME: Well the railing itself
5 is a powder coated black railing and that is -- that will
6 tie in with the black windows that are being proposed and
7 illustrated in the rendition we passed out.
8 CHAIRMAN VOSS: Is that new because of the
9 ramp?
10 MR. WOLSTENHOLME: It is new because of the
11 ramp. The only difference was that we do not have it
12 going down the right-hand side of the building any longer,
13 the south side, because it did not meet the full width
14 requirements of A117.4
15 CHAIRMAN VOSS: So what is the metal then?
16 MR. WOLSTENHOLME: It is a powder coated
17 metal.
18 CHAIRMAN VOSS: I get the color. Is it
19 large, chunky? Is it --
20 MR. WOLSTENHOLME: No, it is like a two
21 inch pipe that you would have that would be a grasp hold
22 size and that is the --
23 CHAIRMAN VOSS: The same size as carried
24 throughout all of the piping?
25

HARB - APRIL 2023

1 MR. WOLSTENHOLME: Correct. The only
2 difference, once again the original iteration had the ramp
3 there where it utilized the existing historic ornamental
4 rail that was there. We are now introducing a code
5 compliant railing in the front.
6 CHAIRMAN VOSS: And so we don't have any
7 -- I just didn't see any description in here of --
8 MR. WOLSTENHOLME: It is just called out on
9 the drawings a little bit more.
10 MR. HALSEY: I haven't looked at the ADA
11 accessibility requirements for this exact condition
12 recently so I apologize, was there any ability to create a
13 multi-faceted ramp because of the lift to the first floor
14 finished floor is so low without creating the actual ramp,
15 there was no way to create sort of a sloped entry?
16 MR. WOLSTENHOLME: You're talking about
17 this location here?
18 MR. HALSEY: Yeah, right at the door
19 basically to create a three-sided sloped entry for
20 wheelchair accessibility without having an actual physical
21 ramp on the side of the building?
22 MR. WOLSTENHOLME: No, it would have been
23 too steep because of the step into the building.
24 MR. FREEO: The other issue is you're
25

HARB - APRIL 2023

1
 2 raising the building eight inches I think.
 3 MR. WOLSTENHOLME: We are raising it up
 4 because of the floodplain. That is a requirement of the
 5 zoning.
 6 MR. FREEO: Right.
 7 MR. O'BRIEN: So the step into the
 8 building is more than six inches, correct?
 9 MR. WOLSTENHOLME: No. The step up into
 10 the building is actually not, the overall height that we
 11 are raising it was.
 12 MR. O'BRIEN: So from the sidewalk that
 13 step is six inches or less?
 14 MR. WOLSTENHOLME: Two 6-inch steps out to
 15 the sidewalk.
 16 MR. O'BRIEN: Two 6-inch steps.
 17 MR. WOLSTENHOLME: So You come back to the
 18 -- here we go. I don't think the interface here is maxed.
 19 MR. O'BRIEN: A117.1 does require for a
 20 ramp but not to exceed the maximum of 1:12. It does
 21 require a railing on both sides.
 22 MR. WOLSTENHOLME: So we will introduce
 23 another rail along the glass side against the building.
 24 The difference is that fortunately with the style window
 25 that we have, they fold-up to the interior so there will

HARB - APRIL 2023

1
 2 all fixed glazing with the exception of the casement
 3 window or are they operable in some fashion? I can't tell
 4 from the elevation.
 5 MR. WOLSTENHOLME: So the ones that are non
 6 -- don't have a dashed line in them are the fixed glass,
 7 which is the same as the original application. And the
 8 ones that have the dashed line through them represent the
 9 operable casement windows for ventilation.
 10 MR. FREEO: Everything is fixed with the
 11 exception of the operable casement windows?
 12 MR. WOLSTENHOLME: Yes. That is correct.
 13 MR. FREEO: Thank you.
 14 MR. WOLSTENHOLME: So that there were three
 15 conditions that were placed for -- I guess for us here
 16 this evening; that was to demonstrate the reduction of the
 17 glazing on the south side, which I believe we
 18 demonstrated. It was to demonstrate the changes to the
 19 front to go with all of the wood, maintain accessibility
 20 and also the materials are indeed available.
 21 And once again, I can go through each of
 22 the materials and show a screenshot if the Board so
 23 desires. And I believe we met the intention of the
 24 conditions that were placed on the October 2022 meeting.
 25 CHAIRMAN VOSS: Do we have any desire for

HARB - APRIL 2023

1
 2 not be any impact.
 3 MR. O'BRIEN: Okay. But you will need a
 4 railing on both sides.
 5 MR. WOLSTENHOLME: We will note that and it
 6 will match.
 7 So access if we go back to the elevation,
 8 the south elevation the requirements were that we remove
 9 this bank of three windows in this location, this bank of
 10 three windows in this location and remove this bank -- it
 11 wasn't required but it was a floor plan changes, we
 12 removed this bank of windows as well and then we
 13 introduced this optimal window on the second floor.
 14 Those changes reduced the overall glazing
 15 on the south side from 40.4 percent down to 36.2 percent,
 16 and that was the goal of this Board was to have that
 17 reduction of glass.
 18 MR. HALSEY: I think also the goal was the
 19 proportionate of the windows to match a little better.
 20 That elevation looks a lot more composed.
 21 MR. WOLSTENHOLME: The original
 22 application.
 23 MR. FREEO: If I can get a clarification
 24 on the windows on the south elevation, the second and the
 25 third floor. They appear from the elevation that they are

HARB - APRIL 2023

1
 2 him to walk through all of the materials?
 3 The only material -- if the answer is no,
 4 the only material I have a question about is the hand
 5 railing. It is -- now that it is in the front, it is
 6 large. It stands out. I was just -- I am wondering if it
 7 couldn't be another approach that would allow vertical
 8 space -- vertical spacing along there, something that
 9 doesn't look quite as industrial, if you will.
 10 And I understand the need for secure
 11 handhold but I don't know if it can have something that is
 12 a little more fitting with the building since it is on the
 13 primary facade.
 14 MR. WOLSTENHOLME: We can certainly add
 15 pickets similar to the second floor railing which is up
 16 here.
 17 CHAIRMAN VOSS: I was wondering if that
 18 look --
 19 MR. WOLSTENHOLME: We can do that. Our --
 20 arguably that may bring more attention to it because it
 21 will have more structure to it. But if this Board so
 22 desired more of a picket style and we were able to have
 23 some kind of verbiage that would state that the railing
 24 would be picket in nature to match the second floor, I am
 25 sure with a balcony railing, I am sure we can come up with

HARB - APRIL 2023

1
2 a detail of that.
3 MR. O'BRIEN: That would also meet the
4 requirement for the four inch wheel stop.
5 MR. WOLSTENHOLME: Correct.
6 MR. HALSEY: Since the drop isn't
7 30 inches, I don't think they are beholden to it but I
8 think we do have leeway there for the four inch versus --
9 I don't think you have to do pickets. I am not --
10 MR. O'BRIEN: No, you don't have to have
11 pickets but for a ramp you will need a four inch wheel
12 stop.
13 MR. HALSEY: Even if the drop is less than
14 six inches?
15 MR. O'BRIEN: Even if the drop is less than
16 six inches.
17 MR. WOLSTENHOLME: By having it placed on
18 the front and we went to a 3 foot 6 wide ramp, we now have
19 the ability to introduce those and still meet the 36 inch
20 requirement.
21 MR. HALSEY: I mean I think it is
22 noticeable as a railing no matter what, so I prefer the
23 picket idea just because it will feel a little less heavy
24 to do this, you know.
25 MR. WOLSTENHOLME: Okay. I believe our

HARB - APRIL 2023

1
2 MR. WOLSTENHOLME: What we have is for the
3 second and third floor they will be the Marvin windows
4 that is in the package and it is only the fold-up style
5 that is facing Main Street. That is a different style.
6 The rest will be the Marvin Integrity.
7 MR. FREEO: Very good. Very good. On the
8 deck color, I think it says to be selected by owners or
9 something in the cut sheet --
10 MR. WOLSTENHOLME: We provided the light
11 gray cut sheets.
12 MR. FREEO: That needs to be coordinated.
13 And then you mentioned the rail color -- we mentioned that
14 earlier, it was a rail color, notes 9 and 10 the rail and
15 ballister color does not appear to be selected.
16 MR. WOLSTENHOLME: We selected black that
17 will tie in with the windows and we initially denoted that
18 in the color rendition that was handed up.
19 MR. FREEO: Okay. I don't think it has
20 come up but I am curious about the awnings. The awnings
21 fall into a part of the appearance of this building and
22 the existing building in the southwest corner has one
23 fixed awning and it almost goes right up to the property
24 line, it is a two foot awning and the property line is
25 about three feet to the --

HARB - APRIL 2023

1
2 client would be amenable to a picket style railing.
3 MR. PANZICA: At this point, whatever.
4 MR. WOLSTENHOLME: My hope and goal is that
5 we will be able to have a recommendation for
6 appropriateness noting that the railing would be picket
7 style that would match the second floor, without the
8 necessity to come back. I am not sure, I think we are
9 probably at the sixth time. This is my first time here
10 with this application.
11 MR. HALSEY: From recollection of the
12 previous ones, you have picked up the -- its been a little
13 while and I unfortunately didn't have the October 22nd or
14 October whatever drawings in your -- the TV just went off.
15 MR. WOLSTENHOLME: Is there any other
16 questions?
17 MR. FREEO: A couple things just to make
18 sure that the cut sheets coincide with the plans and that
19 was what will happen and get cleaned up before final
20 submission to be made to secure the Certificate of
21 Appropriateness.
22 On your note seven there are two
23 manufacturers specified for the windows on the drawings.
24 MR. WOLSTENHOLME: That is correct.
25 MR. FREEO: I believe you selected one.

HARB - APRIL 2023

1
2 MR. WOLSTENHOLME: It is a foot off the
3 property line.
4 MR. FREEO: So I guess it is -- I am only
5 asking because it is a subtle change in the appearance.
6 Did a variance have to be secured to -- I don't know the
7 answer to this. Did a variance have to be secured to
8 install a fixed awning?
9 MR. WOLSTENHOLME: I do not know if a prior
10 variance was granted for those awnings.
11 MR. O'BRIEN: The application as submitted
12 was approved by the zoning officer previously.
13 MR. FREEO: Okay.
14 MR. WOLSTENHOLME: I don't know that
15 specifically was called out but as it is depicted in this
16 drawing that is how it was previously approved for both
17 zoning and HARB.
18 MR. FREEO: Okay. All right. I guess that
19 is all I had. This is not a reviewable item, I will put
20 this request out there only because if something occurs in
21 the future with respect to the usage of the upper floors,
22 there will be a lot of finger pointing and HARB will be a
23 scapegoat and Council and everyone else.
24 But the deck that is in the southwest
25 corner is about 32 square feet and it is -- this is not a

HARB - APRIL 2023

1
 2 reviewable item in this forum, I am just stating that if
 3 the future utilization of that building -- if let's just
 4 say if it is abused in some fashion, I am not suggesting
 5 that it will be, but it has a potential occupancy to
 6 handle a lot of people. It is right on Main Street and it
 7 is the southwest corner.
 8 It is defined as a deck on the drawings.
 9 It could be called a balcony. I know it shows two lounge
 10 chairs which certainly suggest two people but it could
 11 easily get out of hand and I don't think any one wants
 12 this to look like a Bourbon Street scene.
 13 And I am not not suggesting that it would
 14 but you know, again something could happen in the future
 15 and I can hear it now, how did that ever get approved. I
 16 am only putting that out there.
 17 MR. HALSEY: There is no room for a hot
 18 tub.
 19 MR. WOLSTENHOLME: I wasn't bringing up a
 20 hot tub.
 21 Any other questions from the Board?
 22 MR. FREEO: I guess that is all.
 23 CHAIRMAN VOSS: I open it up for public
 24 question. You didn't have to sit down just in case.
 25 Did you have something you wanted to say

HARB - APRIL 2023

1
 2 MR. WILLIAMS: Aye.
 3 CHAIRMAN VOSS: I am opposed for the same
 4 reason I voted opposed in October, which I don't need to
 5 say it.
 6 MR. VanLUVANEE: Thank you.
 7 CHAIRMAN VOSS: Thank you.
 8 The second proposal is for 104 West Bridge
 9 Street.
 10 MR. RHOADS: I represent the Rhoads'
 11 family. George Rhoads, R-H-O-A-D-S. And the Rhoads have
 12 been here a long time. One of the Paxsons married a
 13 Rhoads several generations ago.
 14 So when my wife and I retired from New
 15 Jersey and even before that, we had the opportunity to
 16 move to New Hope, which we did in 2006. But I have been
 17 coming to New Hope since I was kid so I watched the town
 18 grow and become more commercialized and so forth over many
 19 years so we moved.
 20 As some of you may also know, there was an
 21 old Bucks County farmhouse in the back of the school. We
 22 moved that house up to the 12 acres that we still have
 23 after the school took the farm in the 1990s. So we are
 24 now living in that house, we totally rehabbed it but
 25 trying to save a lot of its historic character.

HARB - APRIL 2023

1
 2 before I -- do we have a motion then?
 3 MR. O'BRIEN: I would like to recommend
 4 the issuance of a Certificate of Approval for the
 5 application for 22 South Main Street, specifically
 6 regarding the additional information submitted to the HARB
 7 on 4-4-23 referencing the previous conditions of approval
 8 received in October of 2022.
 9 In addition, the applicant has stated that
 10 all material is available for the project. With one
 11 singular condition that the railing for the accessible
 12 ramp shall be similar in style to the second floor
 13 railing.
 14 MR. HALSEY: Rich, do you need to add the
 15 point about the second rail?
 16 MR. O'BRIEN: No, that will be caught in
 17 the building review, trust me.
 18 MR. VanLUVANEE: Yes.
 19 CHAIRMAN VOSS: A second?
 20 MR. HALSEY: I second.
 21 CHAIRMAN VOSS: Any further discussion?
 22 All those in favor of a motion?
 23 MR. O'BRIEN: Aye.
 24 MR. FREEO: Aye.
 25 MR. HALSEY: Aye.

HARB - APRIL 2023

1
 2 And that house is quite visible from Hardy
 3 Bush Way. Although Hardy Bush Way was not there when we
 4 moved the house.
 5 So its been our pleasure to be here. We
 6 have three historic houses on the property. We are very
 7 interested in maintaining New Hope as a nice place to live
 8 and we fully want to cooperate with your concern about the
 9 appearance of a solar array, which is not exactly an
 10 architectural gem but nevertheless we think that we would
 11 like to have solar energy.
 12 We think that going solar is an important
 13 thing for the nation and as a personal matter because of
 14 the economic sense for us in the long run too since we
 15 have the space to get our energy from the sun rather than
 16 to continue to pay PECO forever. So we would very much
 17 like to do this.
 18 We have an unusual amount of space and
 19 there is a field on the east side of our property which is
 20 pretty well demarcated from the rest of it on both sides
 21 and has good sun space and the family partnership agreed
 22 that we can put the solar array there.
 23 So we chose that spot because we think
 24 actually it will not be very visible from any public road
 25 and we are dedicated to being -- we are prepared in --

HARB - APRIL 2023

1
 2 whatever plantings are necessary, if it appears to be at
 3 all objectionable from Hardy Bush or wherever.
 4 So with that introduction I would like to
 5 introduce Rob Santoleri who is with the contracting firm
 6 that we engaged to -- for the solar project and he will
 7 tell you something about the details of the project.
 8 MR. SANTOLERI: Good evening. My name is
 9 Rob Santoleri, S-A-N-T-O-L-E-R-I. And as George
 10 mentioned, I am with TeraSol Engery. We are a solar
 11 contractor in Southeastern Pennsylvania, Chadds Ford, and
 12 we will be doing the complete build for this project and
 13 done many projects of similar build. And I am here to
 14 represent any of the technical aspects, visual aspects of
 15 the solar array.
 16 So you know you come across people of all
 17 walks of life, people -- some people have seen solar rays
 18 before, some people haven't. If you haven't seen one, in
 19 part of your package has some real life pictures of what
 20 it looks like.
 21 You know, I guess at this point I am happy
 22 to open it up to questions and if you guys want to direct
 23 the conversation.
 24 MR. WILLIAMS: Question. The panels that
 25 are used, the solar panels, are they reflective or

HARB - APRIL 2023

1 non-reflective, non-glare?
 2 MR. SANTORELI: Yeah, great question. So
 3 the panels are non-reflective and that is by design
 4 actually. So any amount of solar rays that get reflected
 5 are not getting absorbed by the solar cells underneath so
 6 it is to their benefit to be anti-glare. They actually
 7 have more of a matte look to them rather than a reflective
 8 of a window or a windshield. So they are low glare,
 9 anti-reflective glass.
 10 MR. WILLIAMS: On page four for example
 11 that would be similar to the way it would --
 12 MR. SANTORELI: That is exactly right.
 13 MR. WILLIAMS: Matte finish.
 14 MR. SANTORELI: Matte finish. They are not
 15 casting -- you know you will not see the clouds or the sky
 16 or clouds passing by or anything. It is more of a matte
 17 dull black look and they are all black panels as well. So
 18 black panels on the inside, black railing on the outside.
 19 All matte, no glare or shine.
 20 MR. O'BRIEN: Under the scope of work, item
 21 number four, you identified plant evergreen trees located
 22 8 to 10 feet of the array to block the view from Hardy
 23 Bush Way. That would be the 20-foot side or the 30-foot
 24 side?
 25

HARB - APRIL 2023

1 MR. SANTORELI: That will be along the 30
 2 foot -- the east to west orientation.
 3 MR. O'BRIEN: How many evergreens are you
 4 looking to put?
 5 MR. SANTORELI: So we were discussing this
 6 prior, we could look at something like arborvitae, you
 7 know as many as it took to cover the 30 foot span.
 8 MR. O'BRIEN: Do you know what the
 9 standard spacing is for arborvitae?
 10 MR. SANTORELI: Somewhere -- assume
 11 somewhere between four and six feet.
 12 MR. O'BRIEN: So you're looking at four or
 13 five --
 14 MR. SANTORELI: We are looking at six
 15 bushes would likely do it.
 16 MR. RHOADS: I might say also that the
 17 south end -- wait a minute. Sorry, the east end of that
 18 array is actually behind a large berm that has white pine
 19 trees on it and is really not visible from Hardy Bush. It
 20 is really just the west end of the array that would be
 21 likely to have a limited visibility from Hardy Bush.
 22 CHAIRMAN VOSS: The west end is the one
 23 closest to the house?
 24 MR. RHOADS: Closest to the housing at the
 25

HARB - APRIL 2023

1 school side. The east end being the Michael's development
 2 side.
 3 MR. FREEO: If I may, I think the planting
 4 of the evergreens is a great idea and that is your only
 5 potential liability in terms of exposure, right of way
 6 exposure.
 7 But did I understand -- by the way, the
 8 historic buildings are absolutely beautiful. I went by
 9 and had a look from the distance. I believe you are in
 10 the house directly to the west of the panels; am I
 11 correct, that is your building?
 12 MR. RHOADS: That is correct.
 13 MR. FREEO: And the house that is south of
 14 that, which is also a very large historic home, is that
 15 part of the family network?
 16 MR. RHOADS: Right. So we had -- before we
 17 moved to New Hope it was all one property. There were
 18 12 acres and it had the same three houses -- it had two
 19 houses on it because the house we are currently in was out
 20 on the school property so we moved that house up to the
 21 back of the 12 acres.
 22 And when we did that, since we paid for
 23 that, we wanted to own the ground under it so we condo'ed
 24 (ph) the 12 acres so one condominium unit has 9 acres and
 25

HARB - APRIL 2023

1
 2 that is owned by the family partnership. Our unit has
 3 almost two, not quite, and then there is a small yellow
 4 board and baton frame house which is right against the
 5 school which has about one acre associated with that so we
 6 have these three condominiums.
 7 We are really still a family and we are the
 8 ones who live onsite so we maintain and, you know
 9 supervise for the big house as well as the one that we are
 10 living in.
 11 Does that answer your question?
 12 MR. FREEO: It does. I was just concerned
 13 about the exposure to the neighborhood and if you were
 14 there -- you already have that worked out. That is the
 15 only potential issue. Sure.
 16 MR. RHOADS: We have good support from
 17 other folks for doing this.
 18 MR. FREEO: Great. I think it is a great
 19 concept.
 20 MR. HALSEY: And I frequently run the
 21 school road and I only recently driven the road that you
 22 guys are off of. I will say until this application, I
 23 hadn't actually looked for your home and now that I know
 24 that you are there, I will keep an eye out when I go by
 25 but -- yeah, it is not particularly a glaring installation

HARB - APRIL 2023

1
 2 MR. FREEO: Okay. But nice package.
 3 MR. SANTORELI: Thank you.
 4 Just to reference how far the array is from
 5 Hardy Bush, it is at least 300 feet beyond the road there.
 6 MR. HALSEY: It is relatively -- it is
 7 hard to see the site of this array from any vantage point
 8 to be honest.
 9 MR. SANTORELI: Yes. We are in the winter,
 10 right, so there is low-lying bushes that are going to fill
 11 out and make it even harder to see over them.
 12 CHAIRMAN VOSS: There are two advantages
 13 that I notice, one was the fact that it is a football
 14 field away from the road and it is the back side of the
 15 array that would be seen except for the fact the plantings
 16 will be there and they will be relatively close from this
 17 distance.
 18 The one question I sort of had was if --
 19 you have a neighbor, the George Michael building right
 20 there. I don't know if that is office space. I know
 21 there are trees between there. I am just wondering
 22 because I saw the hedgerow listed, berm listed, and it
 23 just seemed like if it were to be the neighborly thing if
 24 the hedgerow or a berm could be located on that side.
 25 But again it looks like everything that is

HARB - APRIL 2023

1
 2 proposal in the center of town.
 3 MR. RHOADS: I don't know whether you got
 4 -- did they get the pictures that someone from the Borough
 5 took?
 6 MS. CONNELL: Some of them I think they
 7 got.
 8 MR. RHOADS: Three of those four pictures
 9 were not actually of the place where this installation
 10 will be, they were aimed to -- right at the house, at our
 11 house. There is a small field just north of our house
 12 which is between us and Hardy Bush and three of those
 13 shots were actually there. That is not where the
 14 installation will be.
 15 MR. FREEO: I just want to commend you
 16 guys, it was a very nice package, well organized,
 17 numbered, easy to follow. And because you still have to
 18 seek additional approvals, I would -- just two
 19 suggestions, which is put a north arrow on your plan.
 20 That would be helpful. I did it manually. It is good. I
 21 am good there.
 22 And at first I couldn't find this property
 23 because it says East Bridge Street. That is still West
 24 Bridge Street, that stretch.
 25 MS. CONNELL: Yes.

HARB - APRIL 2023

1
 2 being done is so thoughtful. I am only tossing that out
 3 as is -- it is not a public right of way. It comes into
 4 something that we have been talking about which is parking
 5 lots that are used by the public and so you do get some
 6 extra visibility and I guess that is the only reason I am
 7 mentioning it.
 8 MR. SANTORELI: I would say --
 9 CHAIRMAN VOSS: No need.
 10 MR. RHOADS: It is the back utility end of
 11 the side of the Michaels' property so their air
 12 conditioners, heat pumps, their big generator is there.
 13 Really we are not degrading that area.
 14 CHAIRMAN VOSS: I tried walking this and I
 15 couldn't tell -- I couldn't see exactly where the array
 16 would be.
 17 MR. RHOADS: There is a hedgerow, quite
 18 broad hedgerow which is on our property.
 19 CHAIRMAN VOSS: Okay. But I think this is
 20 well thought out. Very nice.
 21 Do we have --
 22 MR. O'BRIEN: I would recommend the
 23 issuance of a Certificate of Appropriateness for the
 24 application at 104 West Bridge Street with the condition
 25 that six arborvitae are planted on the north side of the

HARB - APRIL 2023

- 1
2 proposed array, species to be Emerald Green, size four to
3 five feet at the time of the planting.
4 CHAIRMAN VOSS: Second?
5 MR. HALSEY: I second it.
6 CHAIRMAN VOSS: I do have one piece of
7 follow-up question I think.
8 First off, any public comment, question?
9 Okay. The lifespan of the array --
10 MR. SANTORELI: So its warranty --
11 manufacturer warranty for 25 years but a useful life cycle
12 of 40.
13 CHAIRMAN VOSS: During that time the growth
14 of these trees -- I guess maybe -- just count it as
15 25 years, the screening effect of the trees should still
16 be reasonable.
17 MR. SANTORELI: I would assume so. I am
18 unfamiliar with the Emerald Green species but I will
19 assume it is -- we will back it off the array far enough
20 so it won't grow over top of it.
21 MR. O'BRIEN: They are not the Thuja,
22 T-H-U-J-A, Green Giant Arborvitae. That is not what we
23 are looking at. They get huge.
24 MR. SANTORELI: So you want something
25 smaller.

HARB - APRIL 2023

- 1
2 Hope since the early '80s. I am here with my husband,
3 Paul Bressi and our architects, the Omnia Group, Brian
4 Mann and Rich Jansen.
5 We purchased this house eight years ago and
6 to touch on something that the prior applicant talked
7 about, he talked about the Paxson family. This house was
8 originally part of the large Paxson tract of land which
9 extended from Bridge Street all the way to Rapid Run and
10 then in 1890 a man from Trenton named Samuel Betts who
11 still owns the Betts Machinery Company down on Windy Bush.
12 They bought the land and actually
13 subdivided it and built -- I don't know how many of these
14 homes, but there are still eight homes still standing in
15 New Hope Borough Historic District all up and down North
16 Main and some of the side streets.
17 So we have one of the eight that is still
18 standing. Unfortunately there was nine but the ninth was
19 torn down a few months ago by that new home that is being
20 built on the river but that house was outside of the
21 historic district. We did just lose one of the original
22 homes which was too bad.
23 We are happy to be in the historic
24 district. I was a member of HARB in New Jersey in
25 Patterson for eight years so I know what you guys go

HARB - APRIL 2023

- 1
2 MR. O'BRIEN: The Emerald Green Arborvitae,
3 I believe they are in the 15 to 20 feet when mature.
4 MR. SANTORELI: Got it. Okay.
5 CHAIRMAN VOSS: That answers the questions
6 I had. I was worried they would outgrow the array.
7 MR. SANTORELI: So we are talking about
8 high side ten feet. They can easily be trimmed every five
9 years to be kept.
10 MR. O'BRIEN: Just -- again just four to
11 five feet is manageable at time of planting.
12 CHAIRMAN VOSS: That was my only extra
13 question.
14 All right. All those in favor?
15 MR. FREEO: Aye.
16 MR. HALSEY: Aye.
17 MR. O'BRIEN: Aye.
18 MR. WILLIAMS: Aye.
19 CHAIRMAN VOSS: Aye. Thank you.
20 Next we have 68 North Main.
21 MR. LEMME: Michael Lemme, L-E-M-M-E.
22 Before we start with page one I would just like to switch
23 to page 15, give just a little introduction about myself
24 and the property.
25 So I am Michael Lemme. I have come to New

HARB - APRIL 2023

- 1
2 through and appreciate the work that you do. This is the
3 third time we are going in front of the Board. I am
4 starting -- I just want you to see at least the subject
5 property.
6 That is our home built pretty much circa
7 1898. What is nice about our residence is that it has a
8 really good road presence. You can see this side of it
9 when you are driving north up Main Street. And the other
10 item that is interesting about our home is we are the only
11 ones that have this seventeen light diamond pane windows
12 in the area.
13 So you approved the addition we put on the
14 back which is where the big stone chimney is. We ripped
15 off all of the metal siding and put up real working
16 shutters and the addition matches the home. All of the
17 trim is accurate.
18 The second time we were in front of the
19 Board, as you can see on page 15, the garage behind there
20 was just cinder block side walls. It was built
21 approximately in the '50s and '60s and really just an ugly
22 looking garage. We wanted to make it look like it was
23 built the same day as the house.
24 If you turn to page 16, and we thank you
25 very much for this, we -- you approved what we did here on

HARB - APRIL 2023

1
2 page 16. That is our new garage that we made pretty much
3 look like it was built the same day of the house with all
4 matching trim and siding that exists from the original
5 home.
6 MR. O'BRIEN: Excuse me. Can you pull that
7 up?
8 MR. LEMME: So unfortunately all of these
9 pictures from page 15 and on are pictures that are not
10 part of the presentation. I'm sorry.
11 MR. O'BRIEN: I just wanted the audience --
12 MR. LEMME: I would love to see my house up
13 there in color, unfortunately it is not. So we -- there
14 are good news about our property and for us historic
15 preservation folks, our house will be featured on the New
16 Hope Society Historic website this month. They are doing
17 a new feature program called Beyond The Door, and they are
18 showcasing historic homes of New Hope and they will start
19 with our home.
20 And we also applied for our house to be on
21 the Register of Historic Places in Bucks County, the Bucks
22 County Conservancy. We were just called this week that on
23 April 20th they are actually going to come to our house
24 and award us a plaque that we can put on our home. So our
25 house will be a nationally registered historic place in

HARB - APRIL 2023

1 Bucks County.
2 So that being said, our final phase that we
3 are trying to do on -- to our back yard, we have a very
4 tiny -- we have the smallest house on North Main but we
5 have the biggest boat. We do have a nice waterfront
6 property and 90 percent of the homes on the river enjoy it
7 with a deck and we still don't have a deck and that is
8 what we are applying to build tonight.
9 There is two other items that we are --
10 were part of the original plan. And one of the last
11 projects we wanted to do was -- we are really the only
12 ones on the river -- we are on the river all of the time,
13 the only ones that have a beautiful original river stone
14 wall that was part of the property. Its got to be at
15 least 125 years old but it is all falling apart and so
16 much of it is not even there.
17 You can see it runs the full property
18 length and probably about three feet high and was made out
19 of the river stone you see in the river, small little
20 curved stones. So we wanted to build that but
21 unfortunately today we found out that -- from the office
22 of zoning, that they realized that it was probably more
23 regulatory requirements required to build that wall and so
24 she -- we were told that we were not able to apply for
25

HARB - APRIL 2023

1 that at tonight's hearing. Even though that is part of
2 the plan, we crossed it out.
3 And I am almost scared to bring up, we were
4 also going to put in -- not an above ground hot tub, an
5 in-ground hot tub. You wouldn't be able to see it from
6 the road or the river. And we would probably not even be
7 talking about that because it was not in the view shed,
8 however after we submitted the plans it was then we found
9 -- we started this in October or November, I just found
10 out because I am friends with Ken Maisel, there is a new
11 hot tub ordinance, check it out. And we didn't meet the
12 setback requirements so that is scratched.
13 So the hot tub is scratched. The wall is
14 tabled for now and we would love to eventually build it.
15 Beautiful original stone wall. So we are here just solely
16 for the deck.
17 MR. HALSEY: Can you just -- I missed the
18 exact reason why is the stone wall tabled right now?
19 MR. LEMME: I believe that Mary Stover
20 noticed something today, just today, that there was
21 probably going to be -- she had to look, there are more
22 regulatory requirements, possibly dealing with the DEP. I
23 am not quite sure.
24 MS. CONNELL: And also there is only a
25

HARB - APRIL 2023

1 rendering of the stone wall, there is not an exact height
2 and width.
3 MR. HALSEY: So it needs a detailed survey.
4 MR. LEMME: It was an existing stone wall
5 that ran with the building, we were just building what was
6 there and --
7 MS. CONNELL: You need a little more
8 background.
9 MR. MANN: I totally get it and -- Brian
10 Mann, M-A-N-N.
11 And I am pointing to the bottom right photo
12 which is the illustration of the section of the stone wall
13 that we are talking about.
14 MR. O'BRIEN: You are with the Omnia Group?
15 MR. MANN: I am with the Omnia Group
16 Architects.
17 You can see remnants of it in the upper
18 right and also some rubble to the south. So the ruins of
19 this wall exist for the entire length of the property.
20 MR. LEMME: And unfortunately we are not
21 able to discuss that tonight because there might be more
22 regulatory requirements.
23 So I will get right into the deck and then
24 Brian will answer any questions you may have about the
25

HARB - APRIL 2023

1
2 deck. Let's switch on over to page one. And that is just
3 a sketch of the property. The black X is where the hot
4 tub was so just disregard that.
5 So there is our 16x25 deck on page one and
6 the water -- the blue color is the river. So that is the
7 deck right there.
8 You can switch to page two. Then you have
9 the artist rendering of what the deck will look like. We
10 chose this deck and the deck system itself is prevalent in
11 the New Hope Borough Historic District. We would be the
12 third deck on the river that is pretty much designed the
13 same way. There is one to the north of us.
14 And then in addition I gave you, which I
15 will show you in a second, but the deck playhouse also has
16 the exact same deck with the exact same cement tube
17 support system underneath it which you can see from the
18 river as well.
19 And the key rail system, the beauty of that
20 is that you can see right through it and you can literally
21 see anywhere from the water, from the view from the water
22 and that is prevalent throughout the district as well.
23 There is at least four homes in the New Hope Historic
24 District that have the same exact railing. And the entire
25 promenade all the way down to the end of the Playhouse has

HARB - APRIL 2023

1
2 going down and then we have a pathway leading to our
3 present dock so we can get to our boat that way.
4 Presently -- if you turn to the next page,
5 we probably have one of the nicest looking restored homes
6 in the historic district but our back yard is just awful.
7 Our slope is nothing but poison ivy and poison sumac and
8 leftover old tree roots. It is just a mess, and our
9 crumbling, beautiful old stone original wall.
10 So we are trying to -- we have enhanced the
11 beauty of the historic district to the front of our house
12 and we are trying to do the same thing from the back.
13 Eventually hopefully we will be able to put that wall back
14 but we don't need that wall for this project.
15 But I am just really trying to get rid of
16 all of the poison ivy and the poison sumac and just weeds
17 that is basically there now. I have to weed whack that
18 pretty much every week. It is amazing how fast that stuff
19 grows close to the water and I am covered with poison ivy
20 and poison sumac and ticks. I just can't wait to get rid
21 of it.
22 So that pages four all the way through page
23 eleven -- we will start with four through eleven are
24 pretty much Brian and Rich's territory, they are pretty
25 much schematics of the deck that they asked us to include.

HARB - APRIL 2023

1
2 the same cable view rail system installed as well.
3 The other thing that we liked about this
4 deck is that there is no lattice wrapped around it, which
5 we could, if for some reason you wanted it. But we like
6 the fact that because there is 3/8th inch slats between
7 the boards and sunlight still gets through and rain water.
8 Our architects, our landscape architects,
9 we have had several come over, Rutgers which I am sure
10 you're familiar with, said we can be able to grow your
11 typical like native sea grass even underneath so that from
12 the river you will see nothing but native plantings, much
13 of it sea grass.
14 I was hoping to get -- if you notice there
15 is some little red berry type things in these pictures, I
16 don't have the exact name of that native species that is
17 commonly seen around the river. I don't know the name of
18 it but we were planning on putting that in as well.
19 So with this type of system with the
20 floating deck on top of the cement tubes, it gives us more
21 beauty of vegetation rather than just wrapping it and
22 enclosing it with lattice.
23 Switching -- so it is a 25x16 deck, we are
24 keeping it six feet from each property line so we don't
25 need a variance. There are three feet standard wide steps

HARB - APRIL 2023

1
2 So any questions about that I will table more towards the
3 end and you can ask Brian and Rich.
4 Page four is the western elevation. There
5 is a total of eight solid tubes buried six feet into the
6 ground. I will say that in a hundred year flood -- there
7 is 90 percent of the homes have decks on the river, there
8 will be three still standing. I can guarantee you that,
9 the one that Brian and Rich built to the north of me, our
10 deck and the deck at the Playhouse that are built with
11 these cement pilings. These will go -- he will explain
12 why, they will go nowhere in the hundred year flood.
13 Just on page five. This may be more zoning
14 but they had us add this line where the flood line -- he
15 will explain how it meets all of the floodway
16 requirements. I think that may be more zoning but they
17 had us add that floodway line.
18 And then page six through eleven is again
19 their domain, it is all about the building of the deck.
20 But since I know your main purview is of the view shed, if
21 you jump to page 12. So all of these railings, the -- is
22 the exact same exact railings that we will put in, it is
23 just different views and angles.
24 The exact same railing and this is the
25 exact same type of railing that exists throughout the New

HARB - APRIL 2023

1
2 Hope Borough Historic District. We will be using pretty
3 much the same one.
4 MS. CONNELL: I see one that is black
5 though.
6 MR. LEMME: You have the choice of either
7 silver or black and I think we proposed silver. It can
8 also be black. I don't care if it is silver or black.
9 But you have -- I'm sorry. I am okay with really silver
10 or black. Also the color of the deck, if you want it a
11 little darker or something, I am open. I will set this up
12 here for now. It is a sample of the deck and this is the
13 list of the six color choices that I have to choose from.
14 Right on top here. So that is the cable view rail system.
15 And then if you flip the page, I went out
16 into the river and I just wanted you to see so you get a
17 really good view of our property and how it looks if you
18 were out on the boat in the river.
19 So on North Main there are ten of us that
20 have homes on North Main Street that are in the New Hope
21 Borough Historic District. Right now you are looking at
22 five of them. You see the white house in the middle on
23 page 13.
24 So the white house in the middle -- I am
25 the house to the right of that. So the house to the right

HARB - APRIL 2023

1
2 have -- it is just another one of a very similar cable
3 railing rail system that I am installing on our property
4 as well.
5 My point was here for you to be able to see
6 what it really looks like since your jurisdiction is of
7 the view shed, I wanted you to see what it really looked
8 like as if you were actually in the river.
9 And that brings me to the little addendum I
10 gave you. So if you look at page -- on page -- what -- it
11 is 12A or 13A. If you look at page 12A, 12A is a really
12 good photo because if you see the two black arrows, The
13 Deck restaurant built the exact -- pretty much the same
14 deck that we are building here.
15 Those two -- I didn't mention, they are 18
16 inches wide just like our deck. Those cement solid tubes
17 are the exact same thing that will be on your deck.
18 So if you are on the river looking at our
19 deck, it will pretty much look just like their deck except
20 our tubes will be positioned way further back from the
21 front of the deck so they will be even less -- let's say
22 visible and ours will have plantings around it as well,
23 which sort of shields it more than what you are looking at
24 there.
25 So the Bucks County Playhouse -- that is

HARB - APRIL 2023

1
2 of me has a large -- it is hard to see but they have a
3 large mid-level landing that has been created probably in
4 the '70s. Then the white house to the left of me, they
5 have a deck longer than the one I am proposing but they
6 have a larger lot.
7 The house to the left if you see the stairs
8 going down, that is a deck pretty much the same size as
9 what we are proposing. And then the far house to the
10 left, you can't see it but it is there, it is another
11 deck. It is not that big but it is long and you can see
12 -- just see the white line of it. There is a wooden deck
13 here.
14 So my point is basically --
15 MS. CONNELL: Is that the Brashier's house?
16 MR. LEMME: It is the house next to -- it
17 is the two family, the two brick family. But I am the
18 only house on this road that doesn't have a deck is my
19 point.
20 So if you flip the page, these are the
21 homes to the north of my house. And to the last house in
22 the New Hope Borough Historic District is the house you
23 are looking at on the far right, the big mansion in town
24 that everybody knows, and their deck system goes the full
25 length of the property. And if you look closely, they

HARB - APRIL 2023

1
2 why I included that just so you can see what ours will
3 look like it. So if you flip the page, I just gave you a
4 closer view of the railing system that is pretty --
5 exactly the same that we are proposing and that runs the
6 full length from the Ghost Light Inn all the way down the
7 promenade of the -- to the Playhouse.
8 And then the last page is just another
9 residence, assuming that they may be approved earlier, but
10 it is the same system that we are putting in. If you're
11 familiar the C'est La Vie, I always get my -- I go there
12 almost every Sunday. This is the house in front of the
13 restaurant on 20 South Main Street and they just installed
14 that maybe last year or two years ago. That is the same
15 railing system that we are proposing here today.
16 So that is pretty much my spiel. I think
17 any technical questions that you have about the deck
18 itself, all of those would be -- also included in the
19 slide presentation that Brian Mann and Rich could provide.
20 MR. FREEO: I just have some general
21 questions, if I may. I think probably more directed for
22 you.
23 The bank of the plantings is a great idea
24 and it looks like a pretty steep slope, I don't know how
25 stable that is. Will you guys have to put in some -- in

HARB - APRIL 2023

1
 2 terms of walls to retain that soil or will you be able to
 3 do the plantings and it will grab it and you will be okay.
 4 MR. MANN: Yeah, that angle is an angle
 5 that is naturally found over quite a long time. You can
 6 tell from the existing pictures it is a very stable slope
 7 and we have no intention of putting any filler or anything
 8 in.
 9 MR. FREEO: Good. Good. Good. And I
 10 don't see it in the application but you show pavers when
 11 you come down the stairs of the deck and you walk along,
 12 those are all pavers along there.
 13 I didn't see anything in the application on
 14 that.
 15 MR. LEMME: Sure. Are you on page two?
 16 MR. FREEO: Yes, page two.
 17 MR. LEMME: Excuse me. There would be --
 18 exactly what you are looking at there is what we would
 19 put. We would put four slabs of some sort of stone.
 20 MS. CONNELL: We need to have the name and
 21 the manufacturer in order for it to fly.
 22 MR. MANN: They are actually natural stones
 23 so they would be large flagstone slabs.
 24 MR. O'BRIEN: They are proposed on top of
 25 the proposed -- ultimately the restored wall, right?

HARB - APRIL 2023

1
 2 step in --
 3 MR. MANN: So we made this original design
 4 and presentation to the zoning quite some time ago. We
 5 did assume that we would use -- since the location of the
 6 existing rubble wall was consistent with where we wanted
 7 that level pathway, we certainly took advantage of it.
 8 We didn't find out until today that we have
 9 to revisit that wall. Something is going to happen there.
 10 What we did was the number of steps that we have going
 11 down was the function of having that wall and to bring up
 12 the flat to tie those things together.
 13 We are going to need that answer but right
 14 now you can certainly land on the bottom of the stairs and
 15 traverse across to the gangplank.
 16 MR. BRESSI: Right now there is an
 17 existing -- concrete steps, narrow concrete steps that go
 18 straight down the middle to the dock and then it flattens
 19 out and then you walk onto that gangplank.
 20 It is like the steps stop, it flattens and
 21 then you go on the gangplank. So it does flatten out
 22 there above where that wall probably was a hundred years
 23 ago. For some reason that flattens out so it is not --
 24 those steps don't continue right to that gangplank, they
 25 actually stop and then it is flat and it -- you would be

HARB - APRIL 2023

1
 2 MR. LEMME: That is sort of flat there
 3 anyway. That wall doesn't really have to be built in
 4 order to put those flagstones there. You have to be on
 5 the property but our property levels off there.
 6 I think it leveled off there because they
 7 built that wall 125 years ago they probably did that but
 8 unfortunately the wall has since crumbled over the past
 9 125 years but I still have that flat spot there where I
 10 can just lay those stones down and walk to my deck.
 11 At one time we thought of maybe putting
 12 stairs going down to the left but we thought that that
 13 would even block -- it would further some of the plantings
 14 and everything that we will put around. We could do that
 15 but I would -- we would rather just have the natural
 16 flagstones.
 17 MR. FREEO: If you look on page four it
 18 shows a cross section. And to Rich's point, it clearly
 19 shows that wall. You may need that wall to do those
 20 pavers.
 21 MR. LEMME: You know I will have him
 22 address that. I noticed that too and I really can't --
 23 these guys are top notch.
 24 I didn't think that was really a true look
 25 when I noticed this as well. It is not that you want to

HARB - APRIL 2023

1
 2 able to do that.
 3 MR. LEMME: Go and look at page three for a
 4 second. You can't see it goes --
 5 Look at page three and look at the bottom
 6 left corner. So pretend you were on the dock and you're
 7 walking up towards the property. When you get to the very
 8 end of that gangplank, presently what we have is -- it is
 9 like this long -- and it is flat and it is just wood there
 10 right now, which we will remove. And we now have these
 11 cement very narrow steps that go straight up the middle of
 12 the property.
 13 That is all going to be removed as noted on
 14 the plans. It is cement steps to be removed and in that
 15 flat spot which we can clearly walk now, if you walk right
 16 there now to get to our boat.
 17 MR. BRESSI: It is a just a pallet that we
 18 put so when you get to the bottom of the steps you're not
 19 walking in dirt.
 20 MR. LEMME: So now it is like walking on
 21 dirt. We will have four cement flagstones, we will make a
 22 left and go up the steps. It is already there. We don't
 23 really have to have that wall.
 24 MS. CONNELL: What is the color of the
 25 flagstone? And do you have an idea who will make it?

HARB - APRIL 2023

1
2 MR. MANN: You can source flagstone like
3 that in any number of places. It is flagstone so it is
4 not bluestone.
5 MS. CONNELL: It is bluestone?
6 MR. MANN: It is not bluestone, it is
7 flagstone. Flagstone cut slabs two to three inches thick.
8 I will get you -- I drive by a place on 611 all the time
9 that has pallets of these things just sitting there.
10 MS. CONNELL: I just need the
11 specifications or it doesn't fly in this particular
12 application.
13 MR. MANN: Sure.
14 MR. HALSEY: In this -- because it is a
15 natural product and has some variations, as long as we say
16 minimum sizes, thickness and then I think it would be
17 reasonable to accept slight color variations because it is
18 a natural product.
19 And you will not blame HARB if they slide
20 in the river while you're repairing this wall.
21 MR. LEMME: I will find out the regulatory
22 requirements. We are hoping since it is preexisting that
23 we can skip all of that. I will keep my fingers crossed
24 because I know if we were going to build a new wall, those
25 regulatory requirements would probably come in.

HARB - APRIL 2023

1
2 I am hoping that since it has been there
3 for 125 years -- that I was told by certain folks that we
4 might not have to go through that because we are sort of
5 grandfathered in. I will find out.
6 MR. HALSEY: Yeah. I am not exactly sure
7 what that looks like.
8 MR. LEMME: It is a beautiful old stone
9 wall. I would love to bring it back just like we did the
10 whole house.
11 MR. HALSEY: Actually just as a general
12 comment, it is a very nice proposal. It will sit very
13 nicely with the rest of the well-made decks in the area.
14 I think it looks resilient to have the structure the way
15 you're building it up with concrete and steel and then
16 wood makes it common sense.
17 The single thing -- I think this
18 application could have almost been two pages long, if we
19 had just seen that rendering -- that flat-on elevational
20 rendering of the proposed and the existing, almost no
21 other context was necessary.
22 The adjacent houses were nice, a couple
23 pictures. But we are working to help clarify the
24 application requirements a little for HARB but I think the
25 simplest thing to do is this plus the existing condition

HARB - APRIL 2023

1
2 and maybe a line drawing scaled elevation of those two, to
3 me what would have described this project incredibly well.
4 I definitely think it is going to be a
5 lovely deck and I hope you're able to rebuild the stone
6 wall quickly.
7 MR. FREEO: Just so you guys stay out of
8 trouble on your impervious, I think what you are saying is
9 that these flagstones, whatever you call it, is
10 essentially replacing something that is already there. It
11 doesn't appear to be --
12 MR. MANN: We actually didn't calculate
13 those in the impervious. Mary Stover reached out and
14 asked us to add them so we did. We netted -- when we took
15 out the old stone we -- she asked us to include the
16 stairwell as impervious and also what we did even though
17 there will be gaps between the stones so there is -- we
18 calculated that whole square footage.
19 MR. FREEO: Good. Good. Any other
20 comments? I have a couple more. I will give you guys an
21 opportunity.
22 CHAIRMAN VOSS: You can keep going. I
23 have some.
24 MR. FREEO: Okay. This -- if we look at --
25 I think the best view is probably page two. I know this

HARB - APRIL 2023

1
2 is similar in design to what others have done but -- and
3 maybe having an industrial look is to the rest of the
4 Board's liking. I don't know.
5 But personally, I am thinking I would like
6 to see a band board come down, just one more band board
7 that will cover the structural steel and it almost becomes
8 obscure, the structural steel look. And maybe it is
9 because it is the color, the yellow, it is jumping out at
10 me. I don't know but it is just a thought. A twelve inch
11 board above because you have a ten inch beam, a twelve
12 inch wide board would cover that span and you wouldn't see
13 steel. Just a thought.
14 MR. HALSEY: Aesthetically --
15 MR. FREEO: You like it?
16 MR. HALSEY: It is what it is. It is what
17 it is and I think there is something really nice about
18 seeing -- there is something about historic buildings that
19 you understand how joining them together, how trims come
20 together and the purpose of closing gaps and things like
21 that and I think there is a nice contrast here.
22 That said, this is -- that is a purely
23 aesthetic point of view.
24 MR. FREEO: Yeah. On this deck, the
25 entire configuration of the stairs and I assume will be

HARB - APRIL 2023

1
 2 the same and the bands on the stairs, the risers, the
 3 whole thing will be the same material as the decking I
 4 assume?
 5 MR. LEMME: That is correct.
 6 MR. MANN: Correct.
 7 MR. FREEO: What is the material? Is that
 8 the sample here?
 9 MR. LEMME: Everyone is using Trex
 10 nowadays. We think -- it is more expensive than Trex, I
 11 hope it -- we think it looks a little more natural and
 12 comes in much more color options.
 13 And for example, Trex really burns your
 14 feet. I don't know if you know that, Trex gets really,
 15 really hot. This product does not.
 16 MR. O'BRIEN: Slippery when wet.
 17 MR. LEMME: This product?
 18 MR. O'BRIEN: No, Trex.
 19 MR. HALSEY: Trex has a very fake finish.
 20 This does not. I will say I think there needs to be
 21 distinction between when you're up against a building like
 22 the previous application when you see a storefront and we
 23 pushed for a non-Hardie product on the ground floor
 24 because we wanted to actually feel a natural wood there.
 25 This unless you're trespassing, you will

HARB - APRIL 2023

1
 2 MR. LEMME: It is the same product but I
 3 don't know -- that was the color -- these colors were just
 4 a lot more expensive. This one was pretty much a closer
 5 match to this. Do you think so?
 6 MR. HALSEY: I wouldn't want some of the
 7 muddier redder browns just because it doesn't look like --
 8 I personally don't have any problem with a muted brown
 9 color.
 10 MR. LEMME: What is the name of that color?
 11 MR. HALSEY: That is Aged Teak, which is
 12 also a totally appropriate material to use.
 13 MS. CONNELL: Aged Teak. Then you will
 14 circle that.
 15 MR. HALSEY: It has been circled.
 16 MS. CONNELL: Lastly, what is the gold? Is
 17 it Benjamin Moore? Who makes the gold?
 18 MR. LEMME: There is no gold paint.
 19 MS. CONNELL: The steel is just gold?
 20 MR. FREEO: Is that a color for that?
 21 MR. MANN: It is indicated, it is SW6907.
 22 MS. CONNELL: What is the --
 23 MR. MANN: 6907 Forsythia.
 24 MR. FREEO: It just said yellow.
 25 MR. LEMME: We thought it sort of matched

HARB - APRIL 2023

1
 2 never be able to get that sort of proximity to this thing
 3 so I think that it looks wood-like enough and the fact
 4 that it is durable and won't decay as quickly over time is
 5 actually a positive here.
 6 MR. LEMME: It has to be FEMA approved as
 7 well. It is water resistant.
 8 MR. HALSEY: That is good.
 9 MS. CONNELL: How do you spell that, Trex?
 10 MR. HALSEY: This is not a Trex product.
 11 This is the brand, Resysta, R-E-S-Y-S-T-A.
 12 MS. CONNELL: I will take that. Can you
 13 circle the color for me?
 14 MR. HALSEY: I think they may have circled
 15 the color.
 16 MR. LEMME: No, it is final --
 17 MR. O'BRIEN: Final color to be determined
 18 on your application.
 19 MR. HALSEY: That is gold decking --
 20 MR. LEMME: So that is -- I tried to match
 21 it. Our wood is -- the dock is actually the -- sort of a
 22 golden color. It -- what does it match up to? This one
 23 right here.
 24 MR. HALSEY: Okay. This is a slightly
 25 different product.

HARB - APRIL 2023

1
 2 the southern yellow pine that the dock is made out of,
 3 that was the reason why we went with that, the same sort
 4 of --
 5 MR. MANN: We are giving a little bit of a
 6 push. It is going to be very cool.
 7 MR. FREEO: Last question. Go ahead.
 8 MR. MANN: It is going to be very cool and
 9 appropriately designed.
 10 MR. FREEO: It is a very nice design.
 11 The last question I have for you guys, I
 12 just want to -- is there any lighting out here?
 13 MR. LEMME: No, there is no lighting. We
 14 have -- I have two electrical outlets in each corner.
 15 MS. CONNELL: No lighting?
 16 MR. LEMME: No.
 17 MR. HALSEY: I'm sorry, just the hot tub
 18 comment I made earlier was referring to a previous HARB
 19 application with a raised hot tub. I don't think that it
 20 is the opinion of any particular jurisdiction that hot
 21 tubs should be completely outlawed from town by any means.
 22 I think there was a view shed issue that we were concerned
 23 with previously.
 24 MR. LEMME: There will be four lounge
 25 chairs, a sofa and there will be a fire pit in front of

HARB - APRIL 2023

1
2 the sofa.
3 MS. CONNELL: If you do decide to put
4 lighting in, you know you have to come back.
5 MR. LEMME: Yes. No, there will be no
6 lighting.
7 MR. O'BRIEN: Lastly on page two, you will
8 need a railing on both sides of the stairs.
9 MR. MANN: Yes.
10 MR. HALSEY: To match the gable rail
11 proposed.
12 MR. MANN: Yes, both will match. We have
13 that off just so you can see it.
14 MR. HALSEY: Will the rail on that side be
15 the 18 inch -- where there is the 18 inch knee wall and
16 then it will be another 18 inches of the steel cable rail
17 above that? That is the way it will set up in the
18 section?
19 MR. O'BRIEN: I don't know that.
20 MR. MANN: If you look at the section, it
21 will be identical to that except that it will be
22 underneath the deck proper.
23 MR. LEMME: There is several pages -- I
24 just wanted to show you what the view would look like from
25 the road. That is your jurisdiction also.

HARB - APRIL 2023

1
2 So if you turn to page 17. So 17 you have
3 to walk halfway up my driveway to really even see what you
4 will be looking at, that left corner where it says
5 planter. So you have to look really onto my property to
6 see it.
7 And just turn to page 18, the last page of
8 the pamphlet. So I am standing on the road right there,
9 that is the view shed. I am standing on the sidewalk,
10 that is the view shed that you will see. You might see a
11 sliver of basically the planter, a little bit of the
12 railings.
13 MR. HALSEY: It is actually very helpful to
14 see a representative picture from the actual vantage point
15 that we are curious about.
16 MR. LEMME: Thank you. I went out to the
17 water and the street. That is your purview because I was
18 on HARB too, I know. I love when people have overall view
19 shots.
20 That is all I have. Any further questions?
21 CHAIRMAN VOSS: So the only questions I
22 had were actually involving the color choices and I think
23 we have answered them.
24 The other decks along the river seem to
25 disappear a little bit more than this one will. I suppose

HARB - APRIL 2023

1
2 that was just part of my question was your choice of
3 having a deck that looked like sort of untreated wood that
4 would not fade over time.
5 MR. LEMME: I thought the same thing but it
6 is a lot of -- if you were out on my boat with me right
7 now in natural light, unfortunately these pictures make
8 all of these decks look like they are black. They are not
9 at all. The pictures are not the best. I did them take
10 them with an iPhone 12.
11 The color variations vary. Most of the --
12 The Playhouse deck is much redder and muddier. It is not
13 a teak looking color.
14 So the whole promenade is more of your
15 mahogany red, almost like your jacket. That is the color
16 of the center of our whole historic district, mostly
17 mahogany looking color. The largest house in the New Hope
18 Historic District which is photographed in here, the big
19 white house that everybody knows, the white -- big white
20 mansion, that is -- is more in the brown family, the teak
21 family like my deck will be.
22 I think the deck in here on page two -- I
23 think it is actually a little lighter possibly than the
24 sample. If you wanted me to go a shade darker, you can
25 talk me into it. But I mean then it would maybe meet more

HARB - APRIL 2023

1
2 of what you are talking about, mostly what you are --
3 MR. MANN: Can I interject? Let me just
4 note that there is very little structure here so these
5 representations -- there is not sufficient -- we didn't
6 want to show a whole lot of shadow there.
7 We are talking about an invisible railing
8 system, an under deck that is going to be shadowed by the
9 deck itself with growth in the sunbelt of it. Those posts
10 are setback six feet from the front of the deck. The only
11 thing you will really see here is a thin band of the deck
12 structure itself and the stairs coming down.
13 And by the time you layer in all of the
14 other elements around it, I think this thing is not
15 invisible but it is very, very slight as opposed to if you
16 go up and down where you have got railroad ties creating
17 these terraces or you have lattice hanging down and you
18 have all of this. This is a very subtle structure.
19 MR. O'BRIEN: I like the fact that you
20 cantilevered and pushed the piers back so that they are
21 not at the forefront of the deck.
22 MR. MANN: That is exactly it.
23 MR. LEMME: There are many homes with 20,
24 40 feet huge cement slab walls, granted they are not all
25 -- some of them are in the historic district actually but

HARB - APRIL 2023

1
 2 some are not, but we were totally staying away from that
 3 aspect. We are trying to bring back, come back as much
 4 pure vegetation and purity to the slope as we can.
 5 MR. O'BRIEN: Those piers will ultimately
 6 disappear under the shadow of the deck as well as the
 7 plantings that will ultimately go under there.
 8 MR. MANN: Absolutely.
 9 MR. LEMME: This view is my view looking up
 10 underneath it. Most of the people are -- their view shed
 11 -- they will not have -- they will not see any of the
 12 underside of that unless they are really paddling right
 13 next to my house.
 14 CHAIRMAN VOSS: It wasn't actually a
 15 complaint, it was more just a question of your choice
 16 because I was having difficulty -- when I drove the bridge
 17 I was trying to see how this would stand out in comparison
 18 to the neighbors and the neighbors at the time of day I
 19 was looking, their decks just seemed to disappear because
 20 of the darkness and that is why I was just wondering with
 21 this choice of material if it would similarly disappear
 22 sort of like an untreated wood.
 23 So I am not actually concerned if it were
 24 lighter, I was just wondering about your choice.
 25 MR. LEMME: So each year -- each year we

HARB - APRIL 2023

1
 2 thought. I really did and I had the same thought going
 3 through my mind when I drove up and down by looking at
 4 these decks, they are black and they are not black, they
 5 are red. And they are all real wood.
 6 CHAIRMAN VOSS: Any further questions?
 7 Okay. Motion?
 8 MR. O'BRIEN: I would like to recommend a
 9 COA for the application for 62 North Main Street for the
 10 construction --
 11 MR. MANN: 68 North Main.
 12 MR. O'BRIEN: I am sorry, 68 North Main
 13 Street for the construction of a deck in the rear of the
 14 property with the following conditions; a railing shall be
 15 provided on each side of the approved stairs with approved
 16 handrails, proposed natural flagstone at the bottom of the
 17 stairs to be a minimum of 3x3 flagstone slabs. Proposed
 18 decking to be Resysta decking boards gold color Aged Teak
 19 and the beam color to be 6907 Forsythia Yellow.
 20 MR. HALSEY: By Sherwin Williams.
 21 MR. O'BRIEN: By Sherwin Williams.
 22 MS. CONNELL: Thank you.
 23 MR. O'BRIEN: In addition, lastly no
 24 installed lighting will be provided on the deck.
 25 And in closing, I would like to thank you

HARB - APRIL 2023

1
 2 choose to protect our wooden dock, we retreat it. I think
 3 it is Benjamin Moore Harvest Gold. Each year we actually
 4 stain our dock, which you should do to protect the wood.
 5 So it is a wood sealant.
 6 So when you drive down from the bridge you
 7 will notice our dock looks like -- looks brand new. We
 8 always protect it. The other docks on the river, they
 9 don't do that. They are much more muted in color or
 10 darker.
 11 So I chose that little bit lighter color
 12 than red mahogany promenade deck to sort of -- I know it
 13 doesn't look it here, to sort of make it look a little bit
 14 lighter in tone on what our present dock and rail system
 15 is. So that is why we chose that actual color.
 16 I do think that when -- after this is built
 17 and you look -- when you go back and you really look at
 18 it, when you really look at page 13 -- if you look at page
 19 12A, and just you couldn't even cut out that dock that is
 20 exactly -- that deck will be like mine with the piers, if
 21 you just cut that out right now and pasted it right on my
 22 property, that is pretty much what it will look like when
 23 you -- it will disappear just like these other docks and
 24 other decks.
 25 I had the same thought exactly that you

HARB - APRIL 2023

1
 2 for being a good steward of both the structures and the
 3 property at 68 Main Street.
 4 MR. LEMME: Thank you very much.
 5 CHAIRMAN VOSS: I will second that. Any
 6 further discussion? I will call to question.
 7 All those in favor?
 8 MR. FREEO: Aye.
 9 MR. HALSEY: Aye.
 10 MR. O'BRIEN: Aye.
 11 MR. WILLIAMS: Aye.
 12 CHAIRMAN VOSS: Aye.
 13 We are ready to discuss pavers on 28 West
 14 Bridge Street.
 15 MS. MANITTA: Thank you very much. My name
 16 is Celeste Manitta, M-A-N-I-T-T-A. I am the owner of 28
 17 West Bridge Street. It operates as Olivia's Bridge Street
 18 Inn.
 19 For those of you that aren't familiar with
 20 the property, the original part of the house was built in
 21 1817 by William Maris. The addition was put on in 2010.
 22 We operate an eight room bed and breakfast.
 23 We are actually very fortunate to have the number one
 24 rating in New Hope for many, many years. We try very hard
 25 to maintain the house in its original look and

HARB - APRIL 2023

1 perspective.

2 I think everybody got -- we did -- I didn't

3 know you had a screen, I would have brought slides.

4 Everybody has this, right?

5 So when I purchased the property, page two,

6 a patio -- a makeshift patio, we won't go crazy with the

7 word patio, existed. It was a broken patio rock system of

8 -- I guess it was very popular in the '70s, one rock and

9 then stone and rock and stone, which would be nice for a

10 private residence, horrendous for people.

11 So in 2020 right as COVID hit, our sewer

12 line went, which ran from the back of the house towards

13 Porches and I had to have a back yard dug up, at which

14 time we went to the town about it, they took out a piece

15 of sewer pipe that they said was approximately a hundred

16 years old and had all new sewer line put in and caused us

17 to have a new paver patio that was put in.

18 What I am asking for today is the -- just

19 so you know, the mess that you see in these pictures does

20 not belong to me. I don't own the bar area or the Sanford

21 and Son area along the back. So my neighbors have an

22 L-shaped back area and I own the open area.

23 So I -- what I am asking today is to add to

24 my patio area and just put this. And the main reason I am

25

HARB - APRIL 2023

1 are interlocking pavers so there is no grout lines between

2 them so that people don't get stuck in them. For them it

3 is the commercial product.

4 MS. CONNELL: Can I borrow that catalogue

5 if they are satisfied with it?

6 MS. MANITTA: Sure. So it would match with

7 what already went in in 2020. It would be offset to my

8 neighbor's property and it would just basically change

9 impervious rock to imperfect pavers. There would be no

10 change in impervious, no change to the footprint of my

11 property.

12 MR. HALSEY: Just out of curiosity, people

13 come this far onto the property and just dump their bikes?

14 MS. MANITTA: You know, it is so -- I don't

15 mean to say it is so awful but it is so awful. People

16 could -- I have a private walkway, they come up my walkway

17 and they come on the bikes because they don't want to go

18 up the stairs and they bang the shit out of all of my

19 downspouts and I have to change them out every year.

20 So yeah, and I go out once in a while and

21 say something and people look at me like I am crazy. It's

22 a sidewalk. It's my sidewalk but they don't care. But it

23 happens all of the time.

24 And I try to delineate the rocks in the

25

HARB - APRIL 2023

1 asking for this is we have a huge safety problem in that

2 people come along the towpath or come down my driveway and

3 really don't realize it is not public property, but it is

4 fine, and they dump their bikes all over my driveway, all

5 over my sidewalk, and it makes it very hard for anybody to

6 get through.

7 And I am also terrified somebody will get

8 hit because I don't have control of the traffic that comes

9 down my driveway because I am also an emergency exit but I

10 am a convenient driveway so people use it and they come

11 down Waterloo fast.

12 What I want this addition of pavers for is

13 to be able to put bike racks and stroller parking in this

14 area. So people will come in and put their bikes in that

15 area and then enjoy eating or whatever they do. I want to

16 get the bikes off the sidewalk and out of the driveway

17 before there is a horrible accident.

18 In the past I used Cambridge, it is called

19 extra large River Blend. I brought one today but when I

20 went to the store they didn't have the River Blend color

21 so I have the River Blend color that the deck is so it

22 would match -- kind of match the area. That is the color

23 of my deck, it is called River Blend but that is what it

24 is, it is a Cambridge paver, it is a cement paver. They

25

HARB - APRIL 2023

1 driveway but it makes no difference.

2 MR. FREEO: So the area that you are paving

3 is where that --

4 MS. MANITTA: Monstrosity --

5 MR. FREEO: -- hexagonal sort of structure

6 is with the two pipes, whatever it is?

7 MS. MANITTA: Correct. That does not

8 belong to me. My neighbors put that there and I couldn't

9 get them to get it out of there before I took the picture.

10 MR. FREEO: That is where you will put the

11 pavers? Do I understand that correctly?

12 MS. MANITTA: Yes. Where I drew the red

13 lines, that is that area -- where I drew the red lines is

14 what I would like.

15 MR. FREEO: Yes. Yes. You said it is

16 roughly 20x20?

17 MS. MANITTA: Correct.

18 MR. WILLIAMS: That would be level with

19 the existing pavers because I know to look at it, I know

20 it drops down a bit there.

21 MS. MANITTA: That is one of the other

22 reasons I want it because it drops and I wanted it flat.

23 I don't want anybody to fall or kids to take a nose dive

24 off of it. It has sunk a little there and so I want to

25

HARB - APRIL 2023

1
2 make sure it is flat.
3 I took -- to your question earlier,
4 Mr. Halsey, I took a picture from my driveway that is
5 really the only one true view of -- it would be like if
6 you were standing on the towpath looking in from my
7 driveway so you can see where it would be but it is not
8 visible from the road.
9 MR. HALSEY: Yeah.
10 MR. FREEO: That seating that is out there
11 -- again this is unrelated to your application, I am just
12 kind of curious. I know the property very well and I walk
13 by that often.
14 That seating out there with the tables and
15 this whole thing, that is part of your inn?
16 MS. MANITTA: I own that, yes. So as part
17 of the Inn's approval many years ago Villa Vito or any
18 restaurant that owns that, unless of course I chose to not
19 do it, there was a preexisting lease on that piece of
20 property. So they already have approval to use it for
21 lunch and dinner service as a restaurant.
22 And so when I bought the property I was --
23 I had to have -- I had to maintain that lease because they
24 have -- I think this is strange, some day maybe I can
25 figure it out -- they have the alcohol rights to that

HARB - APRIL 2023

1
2 just want to ask for clarity. When we say match, are we
3 matching them in the alternating size and shape?
4 MS. MANITTA: Correct. That is what the
5 HARB asked me for before so that they didn't like too new.
6 So they come in, there is a four -- I bring them all,
7 there is a big square, two of these squares and a funny
8 square and that makes up a square so it looks like that.
9 Does that make sense?
10 CHAIRMAN VOSS: Right. I just wanted to
11 confirm --
12 MR. FREEO: Same pattern?
13 MS. MANITTA: Same pattern.
14 CHAIRMAN VOSS: Second then?
15 MR. HALSEY: I second.
16 CHAIRMAN VOSS: Any further discussion?
17 All those in favor?
18 MR. FREEO: Aye.
19 MR. HALSEY: Aye.
20 MR. O'BRIEN: Aye.
21 MR. WILLIAMS: Aye.
22 CHAIRMAN VOSS: Aye.
23 MS. MANITTA: Thank you very much for your
24 time.
25 CHAIRMAN VOSS: I approve the pattern.

HARB - APRIL 2023

1
2 property even though they don't own it.
3 So anyway, that it not for today but we use
4 it for -- we have breakfast as part of the Inn. So people
5 go out there and sit for breakfast and you know, on nice
6 days. And then at eleven Villa Vito uses it for lunch and
7 dinner and they serve the public, they serve our guests.
8 So we don't -- not to be confusing, we
9 don't serve -- you can't -- you can be an Inn guest or
10 whatever or if you're having a wedding, you can have
11 breakfast there, but you can't just wander up like you do
12 at Starbucks and buy a coffee and sit there.
13 Does that make sense?
14 MR. FREEO: Right. Okay.
15 CHAIRMAN VOSS: This option makes a lot of
16 sense to me and and the color seems fine.
17 MR. HALSEY: Yeah, matches existing.
18 I'm sorry, that I sounds a little bit like
19 a difficult situation.
20 MR. O'BRIEN: I would like to recommend the
21 issuance of the COA for 28 West Bridge Street to extend
22 the paver patio as indicated in the application, pavers to
23 match the previous paver patio and be Cambridge pavers in
24 the River Blend color.
25 CHAIRMAN VOSS: Before we have a second, I

HARB - APRIL 2023

1
2 MS. CONNELL: Can you bend the page that I
3 need to make a copy of it.
4 CHAIRMAN VOSS: Anyone need to make
5 comments on the minutes?
6 MR. FREEO: I have one.
7 CHAIRMAN VOSS: Okay. We have March
8 minutes for approval.
9 MR. O'BRIEN: So moved.
10 CHAIRMAN VOSS: Second.
11 MR. FREEO: I have one comment. Page 39,
12 line 19 I think if I can read my notes, line 19. I think
13 it was intended to say standing seem roof. I think. I
14 don't have the minutes with me but --
15 CHAIRMAN VOSS: I closed them.
16 MR. FREEO: I think it meant standing seam
17 roof. It might have said sanding seem roof or something.
18 MR. O'BRIEN: What line was it?
19 MR. FREEO: Page 39, line 19.
20 MR. O'BRIEN: Supposed to say standing
21 seemed roof.
22 CHAIRMAN VOSS: Okay.
23 We have had questions, again most recent
24 comments or questions was this notion of public right of
25 away and if we want to revisit that, what it means to us.

HARB - APRIL 2023

1
2 I know some people are questioning whether
3 we want to give full weight to public right of way to the
4 river.
5 MR. HALSEY: And the bridge.
6 CHAIRMAN VOSS: The bridge. To me it is
7 the same or I actually give more weight to the bridge and
8 less weight to the river itself. I think we might want to
9 consider that.
10 The other possibility is shared highly
11 accessible public parking owned by a private individual.
12 So just the idea do we want to revisit these -- I am
13 asking do we want to revisit any of these definitions for
14 our use? Just something for us to consider.
15 I wanted to bring it up since you mentioned
16 it and we have actually had various questions leading up
17 to it. So it is just an item for the future when we have
18 a shorter agenda.
19 MR. HALSEY: The PA side of the bridge
20 makes total sense to me. The river itself is a little
21 difficult but then we have had applicants present as it is
22 a complete right of way. I think I the second to last
23 application here did way more than they needed to.
24 MS. CONNELL: I told him to take out
25 sheets for me today because I can't take it any more.

HARB - APRIL 2023

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.

Karen W. Browndorf, RPR
Official Court Reporter

- - -

HARB - APRIL 2023

1
2 MR. HALSEY: Just show us the existing and
3 --
4 MS. CONNELL: This is an old application.
5 We have already reinstated the new one. But I have to ask
6 please, the deck untreated wood Harvest Gold stain?
7 MR. O'BRIEN: Aged Teak was the color and
8 it was --
9 MR. HALSEY: Do you have the -- we circled
10 it in the brochure.
11 MR. O'BRIEN: Resysta decking board, gold
12 steel that is 6709 Forsythia. Yeah, i.e. yellow.
13 The dock itself was not part of the
14 application.
15 MS. CONNELL: He was confusing the --
16 MR. HALSEY: The only materials are the
17 rail system, the wood of the proposed deck and the yellow
18 of the deck.
19 MS. CONNELL: That it is on one of the
20 sheets, this yellow.
21 MR. HALSEY: Yes, ma'am.
22 MR. O'BRIEN: Just for reference.
23 - - -
24 (The proceedings were concluded.)
25 - - -

| | | | | |
|--|--|--|---|--|
| | 3 | 40:22, 42:10, 43:13, 47:5, 49:2, 52:2, 55:5, 58:2, 70:14 absolutely [2] - 28:9, 65:8 absorbed [1] - 26:6 abused [1] - 21:4 accept [1] - 53:17 access [1] - 14:7 accessibility [3] - 12:12, 12:21, 15:19 accessible [5] - 6:5, 6:7, 6:11, 22:11, 77:11 accident [1] - 70:18 accurate [1] - 36:17 accurately [1] - 79:6 acre [1] - 29:5 acres [5] - 23:22, 28:19, 28:22, 28:25 actual [5] - 9:25, 12:15, 12:21, 62:14, 66:15 ADA [1] - 12:11 add [6] - 16:14, 22:14, 44:14, 44:17, 55:14, 69:24 addendum [1] - 47:9 addition [7] - 22:9, 36:13, 36:16, 41:14, 67:23, 68:21, 70:13 additional [3] - 8:15, 22:6, 30:18 address [4] - 4:15, 4:18, 5:6, 50:22 adjacent [2] - 9:11, 54:22 Administrator [1] - 1:20 advantage [1] - 51:7 advantages [1] - 31:12 aesthetic [1] - 56:23 aesthetically [1] - 56:14 aged [1] - 78:7 Aged [3] - 59:11, 59:13, 67:18 AGENDA [1] - 2:5 agenda [2] - 3:17, 77:18 ago [8] - 23:13, 35:5, 35:19, 48:14, 50:7, 51:4, 51:23, 73:17 agreed [1] - 24:21 ahead [1] - 60:7 aimed [1] - 30:10 air [1] - 32:11 alcohol [1] - 73:25 allow [1] - 16:7 | allowed [1] - 5:17 almost [8] - 19:23, 29:3, 39:4, 48:12, 54:18, 54:20, 56:7, 63:15 ALSO [1] - 1:19 alternating [1] - 75:3 amazing [1] - 43:18 amenable [1] - 18:2 amount [2] - 24:18, 26:5 angle [2] - 49:4 angles [1] - 44:23 answer [5] - 16:3, 20:7, 29:11, 40:25, 51:13 answered [1] - 62:23 answers [1] - 34:5 anti [2] - 26:7, 26:10 anti-glare [1] - 26:7 anti-reflective [1] - 26:10 anyway [2] - 50:3, 74:3 apart [1] - 38:16 apologize [1] - 12:13 appear [3] - 14:25, 19:15, 55:11 appearance [3] - 19:21, 20:5, 24:9 applicant [2] - 22:9, 35:6 applicants [1] - 77:21 application [24] - 6:6, 6:18, 7:7, 14:22, 15:7, 18:10, 20:11, 22:5, 29:22, 32:24, 49:10, 49:13, 53:12, 54:18, 54:24, 57:22, 58:18, 60:19, 67:9, 73:11, 74:22, 77:23, 78:4, 78:14 applied [1] - 37:20 apply [1] - 38:25 applying [1] - 38:9 appreciate [1] - 36:2 approach [1] - 16:7 appropriate [1] - 59:12 appropriately [1] - 60:9 Appropriateness [3] - 3:22, 18:21, 32:23 appropriateness [1] - 18:6 Approval [1] - 22:4 approval [5] - 5:17, 22:7, 73:17, 73:20, 76:8 approvals [1] - 30:18 | approve [1] - 75:25 approved [9] - 20:12, 20:16, 21:15, 36:13, 36:25, 48:9, 58:6, 67:15 APRIL [1] - 1:10 April [2] - 3:2, 37:23 Arborvitae [2] - 33:22, 34:2 arborvitae [3] - 27:7, 27:10, 32:25 architect [2] - 3:7, 4:15 Architects [1] - 40:17 architects [3] - 35:3, 42:8 ARCHITECTURAL [1] - 1:3 Architectural [1] - 3:3 architectural [1] - 24:10 Arctic [1] - 7:19 area [14] - 10:4, 32:13, 36:12, 54:13, 69:21, 69:22, 69:23, 69:25, 70:15, 70:16, 70:23, 72:3, 72:14 arguably [1] - 16:20 arranging [1] - 3:17 array [14] - 24:9, 24:22, 25:15, 26:23, 27:19, 27:21, 31:4, 31:7, 31:15, 32:15, 33:2, 33:9, 33:19, 34:6 arrow [1] - 30:19 arrows [1] - 47:12 artist [1] - 41:9 aspect [1] - 65:3 aspects [2] - 25:14 associated [2] - 8:16, 29:5 Associates [1] - 4:15 assume [7] - 6:25, 27:11, 33:17, 33:19, 51:5, 56:25, 57:4 assuming [1] - 48:9 assure [1] - 9:2 AT [1] - 1:11 attention [1] - 16:20 audience [1] - 37:11 availability [2] - 8:16, 9:3 available [5] - 8:15, 8:20, 8:25, 15:20, 22:10 award [1] - 37:24 awful [3] - 43:6, 71:16 awning [3] - 19:23, 19:24, 20:8 |
| 1 | | | | |
| 10 [2] - 19:14, 26:23 104 [3] - 2:7, 23:8, 32:24 108 [1] - 5:6 12 [6] - 23:22, 28:19, 28:22, 28:25, 44:21, 63:10 123 [1] - 1:7 125 [4] - 38:16, 50:7, 50:9, 54:3 12A [4] - 47:11, 66:19 13 [2] - 45:23, 66:18 13A [1] - 47:11 15 [4] - 34:3, 34:23, 36:19, 37:9 16 [2] - 36:24, 37:2 16x25 [1] - 41:5 17 [2] - 62:2 18 [5] - 47:15, 61:15, 61:16, 62:7 1817 [1] - 68:21 1890 [1] - 35:10 18901 [1] - 5:7 18938 [1] - 1:8 1898 [1] - 36:7 19 [3] - 76:12, 76:19 1990s [1] - 23:23 1:12 [1] - 13:20 | 3 [2] - 2:6, 17:18 3/8th [1] - 42:6 30 [3] - 17:7, 27:2, 27:8 30-foot [1] - 26:24 300 [1] - 31:5 3000 [1] - 7:11 32 [1] - 20:25 34 [1] - 2:8 36 [2] - 6:13, 17:19 36.2 [1] - 14:15 39 [2] - 76:11, 76:19 3x3 [1] - 67:17 | | | |
| | 4 | | | |
| | 4 [1] - 1:10 4-4-23 [1] - 22:7 4/1 [1] - 5:16 40 [2] - 33:12, 64:24 40.4 [1] - 14:15 4A [1] - 8:20 4th [2] - 3:2, 3:20 | | | |
| | 6 | | | |
| | 6 [1] - 17:18 6-inch [2] - 13:14, 13:16 611 [1] - 53:8 62 [1] - 67:9 6709 [1] - 78:12 68 [6] - 2:8, 2:9, 34:20, 67:11, 67:12, 68:3 6907 [2] - 59:23, 67:19 6:30 [1] - 1:11 | | | |
| 2 | | | | |
| 20 [3] - 34:3, 48:13, 64:23 20-foot [1] - 26:24 2006 [1] - 23:16 2010 [1] - 68:21 2020 [2] - 69:12, 71:8 2022 [3] - 5:9, 15:24, 22:8 2023 [1] - 1:10 20th [1] - 37:23 20x20 [1] - 72:17 22 [4] - 2:6, 3:15, 3:22, 22:5 22nd [1] - 18:13 23 [1] - 2:7 25 [2] - 33:11, 33:15 25x16 [1] - 42:23 28 [4] - 2:9, 68:13, 68:16, 74:21 | 7 | | | |
| | 76 [1] - 2:10 | | | |
| | 8 | | | |
| | 8 [1] - 26:23 | | | |
| | 9 | | | |
| | 9 [2] - 19:14, 28:25 90 [2] - 38:7, 44:7 | | | |
| | A | | | |
| | a117.1 [1] - 13:19 A117.4 [1] - 11:15 ability [2] - 12:13, 17:19 able [14] - 4:22, 16:22, 18:5, 38:25, 39:6, | | | |

| | | | | |
|--|---|--|--|--|
| awnings [3] - 19:20, 20:10 aye [19] - 22:23, 22:24, 22:25, 23:2, 34:15, 34:16, 34:17, 34:18, 34:19, 68:8, 68:9, 68:10, 68:11, 68:12, 75:18, 75:19, 75:20, 75:21, 75:22 | 63:18, 63:19, 75:7 biggest [1] - 38:6 bike [1] - 70:14 bikes [5] - 70:5, 70:15, 70:17, 71:14, 71:18 bit [8] - 12:10, 60:5, 62:11, 62:25, 66:11, 66:13, 72:21, 74:18 bitter [1] - 14:19 black [17] - 11:6, 11:7, 19:16, 26:18, 26:19, 41:3, 45:4, 45:7, 45:8, 45:10, 47:12, 63:8, 67:4 blame [1] - 53:19 Blend [5] - 70:20, 70:21, 70:22, 70:24, 74:24 block [3] - 26:23, 36:20, 50:13 blue [1] - 41:6 bluestone [3] - 53:4, 53:5, 53:6 BOARD [2] - 1:3, 1:14 Board [12] - 3:3, 3:20, 5:11, 6:20, 7:16, 8:10, 14:16, 15:22, 16:21, 21:21, 36:3, 36:19 board [7] - 3:19, 29:4, 56:6, 56:11, 56:12, 78:11 Board's [2] - 5:14, 56:4 boards [2] - 42:7, 67:18 boat [5] - 38:6, 43:3, 45:18, 52:16, 63:6 BOROUGH [2] - 1:4, 1:7 Borough [7] - 1:20, 30:4, 35:15, 41:11, 45:2, 45:21, 46:22 borrow [1] - 71:5 bottom [5] - 40:12, 51:14, 52:5, 52:18, 67:16 bought [2] - 35:12, 73:22 Bourbon [1] - 21:12 brand [2] - 58:11, 66:7 Brashier's [1] - 46:15 breakfast [4] - 68:22, 74:4, 74:5, 74:11 Bressi [1] - 35:3 BRESSI [2] - 51:16, 52:17 Brian [7] - 35:3, 40:10, 40:25, 43:24, 44:3, 44:9, 48:19 | brick [1] - 46:17 Bridge [11] - 2:7, 2:9, 23:8, 30:23, 30:24, 32:24, 35:9, 68:14, 68:17, 74:21 bridge [6] - 65:16, 66:6, 77:5, 77:6, 77:7, 77:19 bring [9] - 7:8, 9:4, 16:20, 39:4, 51:11, 54:9, 65:3, 75:6, 77:15 bringing [2] - 9:9, 21:19 brings [1] - 47:9 broad [1] - 32:18 brochure [1] - 78:10 broken [1] - 69:8 brought [2] - 69:4, 70:20 brown [2] - 59:8, 63:20 Browndorf [1] - 79:10 browns [1] - 59:7 BUCKS [1] - 1:5 Bucks [5] - 23:21, 37:21, 38:2, 47:25 build [7] - 25:12, 25:13, 38:9, 38:21, 38:24, 39:15, 53:24 building [26] - 3:10, 6:10, 6:11, 9:13, 9:24, 10:5, 11:13, 12:22, 12:24, 13:2, 13:8, 13:10, 13:23, 16:12, 19:21, 19:22, 21:3, 22:17, 28:12, 31:19, 40:6, 44:19, 47:14, 54:15, 57:21 BUILDING [1] - 1:16 buildings [3] - 9:11, 28:9, 56:18 built [13] - 35:13, 35:20, 36:6, 36:20, 36:23, 37:3, 44:9, 44:10, 47:13, 50:3, 50:7, 66:16, 68:20 buried [1] - 44:5 burns [1] - 57:13 Bush [9] - 24:3, 25:3, 26:24, 27:20, 27:22, 30:12, 31:5, 35:11 bushes [2] - 27:16, 31:10 buy [1] - 74:12 | 47:2, 61:16 calculate [1] - 55:12 calculated [1] - 55:18 Cambridge [3] - 70:19, 70:25, 74:23 cantilevered [1] - 64:20 care [2] - 45:8, 71:23 carried [1] - 11:24 case [1] - 21:24 casement [3] - 15:2, 15:9, 15:11 casting [1] - 26:16 catalogue [1] - 71:5 caught [1] - 22:16 caused [1] - 69:17 Celeste [1] - 68:16 cells [1] - 26:6 cement [9] - 41:16, 42:20, 44:11, 47:16, 52:11, 52:14, 52:21, 64:24, 70:25 cementation [1] - 7:18 center [2] - 30:2, 63:16 certain [2] - 4:19, 54:3 certainly [4] - 16:14, 21:10, 51:7, 51:14 Certificate [4] - 3:22, 18:20, 22:4, 32:23 certify [1] - 79:5 Chadds [1] - 25:11 Chair [1] - 3:4 CHAIRMAN [52] - 1:15, 3:2, 3:14, 5:15, 6:23, 10:8, 10:13, 10:19, 10:24, 11:4, 11:9, 11:16, 11:19, 11:24, 12:7, 15:25, 16:17, 21:23, 22:19, 22:21, 23:3, 23:7, 27:23, 31:12, 32:9, 32:14, 32:19, 33:4, 33:6, 33:13, 34:5, 34:12, 34:19, 55:22, 62:21, 65:14, 67:6, 68:5, 68:12, 74:15, 74:25, 75:10, 75:14, 75:16, 75:22, 75:25, 76:4, 76:7, 76:10, 76:15, 76:22, 77:6 chairs [2] - 21:10, 60:25 change [5] - 20:5, 71:9, 71:11, 71:20 changed [4] - 5:10, 5:25, 6:3, 10:10 changes [7] - 4:20, 5:18, 5:19, 6:19, 14:11, 14:14, 15:18 | character [1] - 23:25 check [1] - 39:12 chimney [1] - 36:14 choice [6] - 11:2, 45:6, 63:2, 65:15, 65:21, 65:24 choices [2] - 45:13, 62:22 choose [2] - 45:13, 66:2 chose [5] - 24:23, 41:10, 66:11, 66:15, 73:18 chunky [1] - 11:20 cinder [1] - 36:20 circa [1] - 36:6 circle [2] - 58:13, 59:14 circled [3] - 58:14, 59:15, 78:9 citizen [1] - 3:8 clipboard [1] - 7:14 clarification [1] - 14:23 clarify [2] - 8:13, 54:23 clarity [1] - 75:2 cleaned [1] - 18:19 clear [2] - 6:13, 9:16 clearly [2] - 50:18, 52:15 client [2] - 4:14, 18:2 close [3] - 6:8, 31:16, 43:19 closed [1] - 76:15 closely [1] - 46:25 closer [2] - 48:4, 59:4 closest [2] - 27:24, 27:25 closing [2] - 56:20, 67:25 cloud [2] - 4:10, 4:11 clouds [2] - 26:16, 26:17 COA [2] - 67:9, 74:21 coated [2] - 11:6, 11:17 code [2] - 6:12, 12:5 coffee [1] - 74:12 coincide [1] - 18:18 color [41] - 7:20, 7:23, 8:10, 11:19, 19:8, 19:13, 19:14, 19:15, 19:18, 37:13, 41:6, 45:10, 45:13, 52:24, 53:17, 56:9, 57:12, 58:13, 58:15, 58:17, 58:22, 59:3, 59:9, 59:10, 59:20, 62:22, 63:11, 63:13, 63:15, 63:17, 66:9, 66:11, |
| B | | | | |
| background [1] - 40:9 bad [1] - 35:22 balcony [3] - 10:23, 16:25, 21:9 ballister [1] - 19:15 band [3] - 56:6, 64:11 bands [1] - 57:2 bang [1] - 71:19 bank [5] - 14:9, 14:10, 14:12, 48:23 bar [1] - 69:21 baton [1] - 29:4 beam [2] - 56:11, 67:19 beautiful [5] - 28:9, 38:14, 39:16, 43:9, 54:8 beauty [3] - 41:19, 42:21, 43:11 become [1] - 23:18 becomes [1] - 56:7 bed [1] - 68:22 begin [1] - 3:2 behind [2] - 27:19, 36:19 beholden [1] - 17:7 belong [2] - 69:21, 72:9 below [1] - 10:21 bench [1] - 6:16 bend [1] - 76:2 benefit [1] - 26:7 Benjamin [2] - 59:17, 66:3 berm [3] - 27:19, 31:22, 31:24 berry [1] - 42:15 best [2] - 55:25, 63:9 better [1] - 3:25 Betts [2] - 35:10, 35:11 between [7] - 27:12, 30:12, 31:21, 42:6, 55:17, 57:21, 71:2 beyond [1] - 31:5 Beyond [1] - 37:17 big [8] - 29:9, 32:12, 36:14, 46:11, 46:23, | | | | |
| | | C | | |
| | | C'est [1] - 48:11 cable [4] - 42:2, 45:14, | | |

| | | | | |
|---|---|---|---|---|
| 66:15, 67:18, 67:19, 70:21, 70:22, 70:23, 74:16, 74:24, 78:7 colors [1] - 59:3 coming [2] - 23:17, 64:12 COMMENCING [1] - 1:11 commend [1] - 30:15 comment [4] - 33:8, 54:12, 60:18, 76:11 comments [4] - 4:16, 55:20, 76:5, 76:24 commercial [1] - 71:4 commercialized [1] - 23:18 Commission [1] - 3:5 common [2] - 3:8, 54:16 commonly [1] - 42:17 COMMUNITY [1] - 1:7 community [1] - 3:11 Company [1] - 35:11 comparison [1] - 65:17 complaint [1] - 65:15 complete [2] - 25:12, 77:22 completely [1] - 60:21 compliant [2] - 6:12, 12:6 composed [1] - 14:20 concept [1] - 29:19 concern [3] - 6:24, 8:11, 24:8 concerned [3] - 29:12, 60:22, 65:23 concerning [1] - 9:7 concluded [1] - 78:24 concrete [3] - 51:17, 54:15 condition [4] - 12:12, 22:11, 32:24, 54:25 conditional [1] - 3:21 conditioners [1] - 32:12 conditions [7] - 3:24, 4:23, 5:17, 15:15, 15:24, 22:7, 67:14 condo'ed [1] - 28:24 condominium [1] - 28:25 condominiums [1] - 29:6 configuration [1] - 56:25 confirm [1] - 75:11 confirmation [1] - 8:24 confirmed [1] - 9:3 | confirming [1] - 8:13 confusing [2] - 74:8, 78:15 Connell [1] - 1:20 CONNELL [25] - 30:6, 30:25, 39:25, 40:8, 45:4, 46:15, 49:20, 52:24, 53:5, 53:10, 58:9, 58:12, 59:13, 59:16, 59:19, 59:22, 60:15, 61:3, 67:22, 71:5, 76:2, 77:24, 78:4, 78:15, 78:19 Conservancy [1] - 37:22 consider [2] - 77:9, 77:14 consistent [1] - 51:6 construction [2] - 67:10, 67:13 contained [1] - 79:6 context [1] - 54:21 continuation [1] - 5:8 continue [2] - 24:16, 51:24 contracting [1] - 25:5 contractor [1] - 25:11 contrast [1] - 56:21 control [1] - 70:9 convenient [1] - 70:11 conversation [1] - 25:23 cool [2] - 60:6, 60:8 cooperate [1] - 24:8 coordinated [1] - 19:12 copy [2] - 4:25, 76:3 corner [7] - 8:20, 19:22, 20:25, 21:7, 52:6, 60:14, 62:4 correct [19] - 4:9, 7:3, 7:12, 10:12, 10:15, 10:20, 12:2, 13:8, 15:12, 17:5, 18:24, 28:12, 28:13, 57:5, 57:6, 72:8, 72:18, 75:4, 79:8 correctly [1] - 72:12 Council [1] - 20:23 count [1] - 33:14 COUNTY [1] - 1:5 County [5] - 23:21, 37:21, 37:22, 38:2, 47:25 couple [4] - 10:8, 18:17, 54:22, 55:20 course [1] - 73:18 Court [1] - 79:11 cover [3] - 27:8, 56:7, 56:12 | covered [1] - 43:19 COVID [1] - 69:12 crazy [2] - 69:7, 71:22 create [3] - 12:13, 12:16, 12:20 created [1] - 46:3 creating [2] - 12:15, 64:16 cross [1] - 50:18 crossed [2] - 39:3, 53:23 crumbled [1] - 50:8 crumbling [1] - 43:9 curiosity [2] - 9:11, 71:13 curious [5] - 9:9, 9:15, 19:20, 62:15, 73:12 curved [1] - 38:21 cut [7] - 7:7, 18:18, 19:9, 19:11, 53:7, 66:19, 66:21 cycle [1] - 33:11 | dedicated [1] - 24:25 defined [1] - 21:8 definitely [1] - 55:4 definitions [1] - 77:13 degrading [1] - 32:13 delineate [1] - 71:25 demarcated [1] - 24:20 demonstrate [2] - 15:16, 15:18 demonstrated [1] - 15:18 denoted [1] - 19:17 DEP [1] - 39:23 depicted [1] - 20:15 described [1] - 55:3 description [1] - 12:8 design [4] - 26:4, 51:3, 56:2, 60:10 designed [2] - 41:12, 60:9 desire [1] - 15:25 desired [1] - 16:22 desires [1] - 15:23 detail [2] - 7:9, 17:2 detailed [1] - 40:4 details [1] - 25:7 determined [1] - 58:17 development [1] - 28:2 diamond [1] - 36:11 difference [5] - 9:20, 11:12, 12:3, 13:24, 72:2 different [5] - 6:5, 10:5, 19:5, 44:23, 58:25 differently [1] - 10:16 difficult [2] - 74:19, 77:21 difficulty [1] - 65:16 dinner [2] - 73:21, 74:7 direct [1] - 25:22 directed [1] - 48:21 directly [1] - 28:11 dirt [2] - 52:19, 52:21 disappear [5] - 62:25, 65:6, 65:19, 65:21, 66:23 discuss [4] - 4:22, 7:8, 40:22, 68:13 discussing [1] - 27:6 discussion [5] - 5:22, 10:25, 22:21, 68:6, 75:16 disregard [1] - 41:4 distance [2] - 28:10, 31:17 | distinction [1] - 57:21 District [7] - 35:15, 41:11, 41:24, 45:2, 45:21, 46:22, 63:18 district [7] - 35:21, 35:24, 41:22, 43:6, 43:11, 63:16, 64:25 dive [1] - 72:24 divided [4] - 9:12, 9:13, 9:15, 9:16 dock [11] - 43:3, 51:18, 52:6, 58:21, 60:2, 66:2, 66:4, 66:7, 66:14, 66:19, 78:13 docks [2] - 66:8, 66:23 domain [1] - 44:19 done [5] - 4:18, 10:16, 25:13, 32:2, 56:2 Door [1] - 37:17 door [4] - 6:6, 10:9, 10:19, 12:19 doors [1] - 6:17 double [3] - 9:8, 9:21, 10:3 down [26] - 10:21, 11:13, 14:15, 21:24, 35:11, 35:15, 35:19, 41:25, 43:2, 46:8, 48:6, 49:11, 50:10, 50:12, 51:11, 51:18, 56:6, 64:12, 64:16, 64:17, 66:6, 67:3, 70:3, 70:10, 70:12, 72:21 downspouts [1] - 71:20 Doylestown [1] - 5:7 drawing [2] - 20:16, 55:2 drawings [4] - 12:10, 18:14, 18:23, 21:8 drew [2] - 72:13, 72:14 drive [2] - 53:8, 66:6 driven [1] - 29:21 driveway [9] - 62:3, 70:3, 70:5, 70:10, 70:11, 70:17, 72:2, 73:4, 73:7 driving [1] - 36:9 drop [3] - 17:6, 17:13, 17:15 drops [2] - 72:21, 72:23 drove [2] - 65:16, 67:3 dug [1] - 69:14 dull [1] - 26:18 dump [2] - 70:5, 71:14 durable [1] - 58:4 during [1] - 33:13 |
| D | | | | |
| | darker [3] - 45:11, 63:24, 66:10 darkness [1] - 65:20 dashed [2] - 15:6, 15:8 days [1] - 74:6 dealing [1] - 39:23 decay [1] - 58:4 decide [1] - 61:3 deck [62] - 19:8, 20:24, 21:8, 38:8, 39:17, 40:24, 41:2, 41:5, 41:7, 41:9, 41:10, 41:12, 41:15, 41:16, 42:4, 42:20, 42:23, 43:25, 44:10, 44:19, 45:10, 45:12, 46:5, 46:8, 46:11, 46:12, 46:18, 46:24, 47:14, 47:16, 47:17, 47:19, 47:21, 48:17, 49:11, 50:10, 55:5, 56:24, 61:22, 63:3, 63:12, 63:21, 63:22, 64:8, 64:9, 64:10, 64:11, 64:21, 65:6, 66:12, 66:20, 67:13, 67:24, 70:22, 70:24, 78:6, 78:17, 78:18 Deck [1] - 47:13 decking [5] - 57:3, 58:19, 67:18, 78:11 decks [7] - 44:7, 54:13, 62:24, 63:8, 65:19, 66:24, 67:4 | | | |

| | | | | |
|--|---|---|---|---|
| <p style="text-align: center;">E</p> <p>early [1] - 35:2 easily [2] - 21:11, 34:8 east [4] - 24:19, 27:3, 27:18, 28:2 East [1] - 30:23 easy [1] - 30:17 eating [1] - 70:16 economic [1] - 24:14 effect [1] - 33:15 eight [8] - 10:4, 13:2, 35:5, 35:14, 35:17, 35:25, 44:5, 68:22 either [1] - 45:6 electrical [1] - 60:14 elements [1] - 64:14 elevation [13] - 4:4, 7:5, 7:22, 9:7, 9:15, 14:7, 14:8, 14:20, 14:24, 14:25, 15:4, 44:4, 55:2 elevational [1] - 54:19 eleven [4] - 43:23, 44:18, 74:6 Emerald [3] - 33:2, 33:18, 34:2 emergency [1] - 70:10 enclosing [1] - 42:22 end [9] - 27:18, 27:21, 27:23, 28:2, 32:10, 41:25, 44:3, 52:8 energy [2] - 24:11, 24:15 engaged [1] - 25:6 Engery [1] - 25:10 enhanced [1] - 43:10 enjoy [2] - 38:7, 70:16 entire [4] - 5:16, 40:20, 41:24, 56:25 entrance [3] - 6:5, 6:7, 6:11 entry [3] - 6:6, 12:16, 12:20 Esquire [1] - 1:20 essentially [2] - 5:12, 55:10 evening [2] - 15:16, 25:8 eventually [2] - 39:15, 43:13 evergreen [1] - 26:22 evergreens [2] - 27:4, 28:5 evidence [1] - 79:6 exact [13] - 12:12, 39:19, 40:2, 41:16, 41:24, 42:16, 44:22, 44:24, 44:25, 47:13, 47:17</p> | <p>exactly [10] - 4:8, 24:9, 26:13, 32:15, 48:5, 49:18, 54:6, 64:22, 66:20, 66:25 example [2] - 26:11, 57:13 exceed [1] - 13:20 except [3] - 31:15, 47:19, 61:21 exception [2] - 15:2, 15:11 excuse [2] - 37:6, 49:17 exist [1] - 40:20 existed [1] - 69:8 existing [12] - 6:16, 12:4, 19:22, 40:5, 49:6, 51:6, 51:17, 54:20, 54:25, 72:20, 74:17, 78:2 exists [2] - 37:4, 44:25 exit [1] - 70:10 expensive [2] - 57:10, 59:4 explain [2] - 44:11, 44:15 exposure [6] - 7:15, 7:25, 8:5, 28:6, 28:7, 29:13 extend [1] - 74:21 extended [1] - 35:9 exterior [1] - 5:25 extra [3] - 32:6, 34:12, 70:20 eye [1] - 29:24</p> | <p>21:4 fast [2] - 43:18, 70:12 favor [4] - 22:22, 34:14, 68:7, 75:17 feature [1] - 37:17 featured [1] - 37:15 feet [17] - 6:10, 19:25, 20:25, 26:23, 27:12, 31:5, 33:3, 34:3, 34:8, 34:11, 38:19, 42:24, 42:25, 44:5, 57:14, 64:10, 64:24 felt [2] - 10:2 FEMA [1] - 58:6 fenestrations [1] - 9:23 few [1] - 35:19 field [3] - 24:19, 30:11, 31:14 figure [1] - 73:25 fill [1] - 31:10 filler [1] - 49:7 final [3] - 18:19, 38:3, 58:16 Final [1] - 58:17 fine [2] - 70:5, 74:16 finger [1] - 20:22 fingers [1] - 53:23 finish [4] - 8:3, 26:14, 26:15, 57:19 finished [1] - 12:15 fire [1] - 60:25 firm [1] - 25:5 first [16] - 3:14, 4:2, 5:20, 6:21, 7:5, 7:13, 8:8, 9:14, 9:23, 9:25, 10:17, 12:14, 18:9, 30:22, 33:8 fitting [1] - 16:12 five [6] - 27:14, 33:3, 34:8, 34:11, 44:13, 45:22 fixed [5] - 15:2, 15:6, 15:10, 19:23, 20:8 flagstone [8] - 49:23, 52:25, 53:2, 53:3, 53:7, 67:16, 67:17 flagstones [4] - 50:4, 50:16, 52:21, 55:9 flat [9] - 50:2, 50:9, 51:12, 51:25, 52:9, 52:15, 54:19, 72:23, 73:2 flat-on [1] - 54:19 flatten [1] - 51:21 flattens [3] - 51:18, 51:20, 51:23 flip [3] - 45:15, 46:20, 48:3 floating [1] - 42:20</p> | <p>flood [3] - 44:6, 44:12, 44:14 floodplain [1] - 13:4 floodway [2] - 44:15, 44:17 floor [23] - 4:2, 4:11, 5:20, 6:22, 7:5, 7:17, 8:9, 9:14, 9:25, 10:17, 10:18, 10:23, 12:14, 12:15, 14:11, 14:13, 14:25, 16:15, 16:24, 18:7, 19:3, 22:12, 57:23 floors [1] - 20:21 fly [2] - 49:21, 53:11 focus [2] - 5:17, 6:2 focused [1] - 9:24 fold [6] - 7:6, 7:11, 9:8, 9:20, 13:25, 19:4 fold-up [6] - 7:6, 7:11, 9:8, 9:20, 13:25, 19:4 folks [3] - 29:17, 37:15, 54:3 follow [2] - 30:17, 33:7 follow-up [1] - 33:7 following [2] - 9:19, 67:14 foot [5] - 17:18, 19:24, 20:2, 27:3, 27:8 footage [1] - 55:18 football [1] - 31:13 footprint [1] - 71:11 Ford [1] - 25:11 forefront [1] - 64:21 forever [1] - 24:16 formal [1] - 3:14 Forsythia [3] - 59:23, 67:19, 78:12 forth [1] - 23:18 fortunate [1] - 68:23 fortunately [1] - 13:24 forum [1] - 21:2 four [20] - 8:5, 17:4, 17:8, 17:11, 26:11, 26:22, 27:12, 27:13, 30:8, 33:2, 34:10, 41:23, 43:22, 43:23, 44:4, 49:19, 50:17, 52:21, 60:24, 75:6 frame [1] - 29:4 framed [1] - 6:24 Freeo [1] - 3:8 FREEO [52] - 1:17, 3:8, 9:6, 12:25, 13:6, 14:23, 15:10, 15:13, 18:17, 18:25, 19:7, 19:12, 19:19, 20:4, 20:13, 20:18, 21:22,</p> | <p>22:24, 28:4, 28:14, 29:12, 29:18, 30:15, 31:2, 34:15, 48:20, 49:9, 49:16, 50:17, 55:7, 55:19, 55:24, 56:15, 56:24, 57:7, 59:20, 59:24, 60:7, 60:10, 68:8, 72:3, 72:6, 72:11, 72:16, 73:10, 74:14, 75:12, 75:18, 76:6, 76:11, 76:16, 76:19 frequently [1] - 29:20 friends [1] - 39:11 front [20] - 5:21, 6:5, 6:12, 6:15, 7:4, 7:22, 8:11, 10:7, 10:25, 12:6, 15:19, 16:5, 17:18, 36:3, 36:18, 43:11, 47:21, 48:12, 60:25, 64:10 full [5] - 11:14, 38:18, 46:24, 48:6, 77:3 fully [4] - 6:4, 6:11, 24:8, 79:6 function [1] - 51:11 funny [1] - 75:7 future [4] - 20:21, 21:3, 21:14, 77:17</p> |
| F | | G | | |
| | <p>facade [3] - 7:13, 10:7, 16:13 faceted [1] - 12:14 facing [4] - 4:2, 7:14, 10:17, 19:5 fact [5] - 31:13, 31:15, 42:6, 58:3, 64:19 fade [1] - 63:4 fake [1] - 57:19 fall [2] - 19:21, 72:24 falling [1] - 38:16 familiar [3] - 42:10, 48:11, 68:19 family [10] - 23:11, 24:21, 28:16, 29:2, 29:7, 35:7, 46:17, 63:20, 63:21 far [5] - 31:4, 33:19, 46:9, 46:23, 71:14 farm [1] - 23:23 farmhouse [1] - 23:21 fashion [2] - 15:3,</p> | | | <p>gable [1] - 61:10 gangplank [5] - 51:15, 51:19, 51:21, 51:24, 52:8 gaps [2] - 55:17, 56:20 garage [3] - 36:19, 36:22, 37:2 gem [1] - 24:10 general [2] - 48:20, 54:11 generally [1] - 10:2 generations [1] - 23:13 generator [1] - 32:12 George [3] - 23:11, 25:9, 31:19 Ghost [1] - 48:6 Giant [1] - 33:22 given [1] - 5:8 glare [4] - 26:2, 26:7, 26:9, 26:20 glaring [1] - 29:25 glass [6] - 9:16, 10:14, 13:23, 14:17, 15:6, 26:10 glazing [3] - 14:14, 15:2, 15:17 goal [4] - 5:25, 14:16,</p> |

| | | | | |
|---|---|---|--|---|
| <p>14:18, 18:4 gold [7] - 58:19, 59:16, 59:17, 59:18, 59:19, 67:18, 78:11 Gold [2] - 66:3, 78:6 golden [1] - 58:22 grab [2] - 8:21, 49:3 grandfathered [1] - 54:5 granted [2] - 20:10, 64:24 grasp [1] - 11:22 grass [2] - 42:11, 42:13 gray [2] - 10:4, 19:11 great [5] - 26:3, 28:5, 29:18, 48:23 Green [4] - 33:2, 33:18, 33:22, 34:2 ground [5] - 28:24, 39:5, 39:6, 44:6, 57:23 Group [3] - 35:3, 40:15, 40:16 groups [1] - 4:5 grout [1] - 71:2 grow [3] - 23:18, 33:20, 42:10 grows [1] - 43:19 growth [2] - 33:13, 64:9 guarantee [1] - 44:8 guess [8] - 15:15, 20:4, 20:18, 21:22, 25:21, 32:6, 33:14, 69:9 guest [1] - 74:9 guests [1] - 74:7 guys [9] - 25:22, 29:22, 30:16, 35:25, 48:25, 50:23, 55:7, 55:20, 60:11</p> | <p>61:14, 62:13, 67:20, 71:13, 73:9, 74:17, 75:15, 75:19, 77:5, 77:19, 78:2, 78:9, 78:16, 78:21 Halsey [2] - 3:6, 73:4 hand [6] - 4:17, 6:9, 8:20, 11:13, 16:4, 21:11 handed [1] - 19:18 handhold [1] - 16:11 handle [2] - 4:22, 21:6 handrails [1] - 67:16 hanging [1] - 64:17 happy [2] - 25:21, 35:23 HARB [12] - 1:20, 5:9, 5:23, 20:17, 20:22, 22:6, 35:24, 53:19, 54:24, 60:18, 62:18, 75:5 HARB's [1] - 6:2 hard [4] - 31:7, 46:2, 68:24, 70:6 harder [1] - 31:11 Hardie [3] - 7:18, 7:24, 57:23 Hardy [8] - 24:2, 24:3, 25:3, 26:23, 27:20, 27:22, 30:12, 31:5 Harvest [2] - 66:3, 78:6 hear [1] - 21:15 hearing [1] - 39:2 heat [1] - 32:12 heavy [1] - 17:23 hedgerow [4] - 31:22, 31:24, 32:17, 32:18 height [2] - 13:10, 40:2 help [1] - 54:23 helpful [2] - 30:20, 62:13 hereby [1] - 79:5 hexagonal [1] - 72:6 high [2] - 34:8, 38:19 highly [1] - 77:10 historic [16] - 9:14, 12:4, 23:25, 24:6, 28:9, 28:15, 35:21, 35:23, 37:14, 37:18, 37:25, 43:6, 43:11, 56:18, 63:16, 64:25 Historic [9] - 35:15, 37:16, 37:21, 41:11, 41:23, 45:2, 45:21, 46:22, 63:18 Historical [1] - 3:3 HISTORICAL [1] - 1:3 hit [2] - 69:12, 70:9</p> | <p>hold [1] - 11:22 home [9] - 28:15, 29:23, 35:19, 36:6, 36:10, 36:16, 37:5, 37:19, 37:24 homes [11] - 35:14, 35:22, 37:18, 38:7, 41:23, 43:5, 44:7, 45:20, 46:21, 64:23 honest [1] - 31:8 hope [3] - 18:4, 55:5, 57:11 HOPE [3] - 1:4, 1:7, 1:8 Hope [16] - 3:13, 23:16, 23:17, 24:7, 28:18, 35:2, 35:15, 37:16, 37:18, 41:11, 41:23, 45:2, 45:20, 46:22, 63:17, 68:24 hopefully [2] - 3:17, 43:13 hoping [3] - 42:14, 53:22, 54:2 horrendous [1] - 69:11 horrible [1] - 70:18 hot [11] - 21:17, 21:20, 39:5, 39:6, 39:12, 39:14, 41:3, 57:15, 60:17, 60:19, 60:20 house [47] - 23:22, 23:24, 24:2, 24:4, 27:24, 28:11, 28:14, 28:20, 28:21, 29:4, 29:9, 30:10, 30:11, 35:5, 35:7, 35:20, 36:23, 37:3, 37:12, 37:15, 37:20, 37:23, 37:25, 38:5, 43:11, 45:22, 45:24, 45:25, 46:4, 46:7, 46:9, 46:15, 46:16, 46:18, 46:21, 46:22, 48:12, 54:10, 63:17, 63:19, 65:13, 68:20, 68:25, 69:13 houses [4] - 24:6, 28:19, 28:20, 54:22 housing [1] - 27:25 huge [3] - 33:23, 64:24, 70:2 hundred [4] - 44:6, 44:12, 51:22, 69:16 hung [3] - 9:8, 9:21, 10:3 husband [1] - 35:2</p> | <p style="text-align: center;">I</p> <p>i.e [1] - 78:12 idea [5] - 17:23, 28:5, 48:23, 52:25, 77:12 identical [1] - 61:21 identified [2] - 8:14, 26:22 illustrated [1] - 11:8 illustration [1] - 40:13 impact [1] - 14:2 imperfect [1] - 71:10 impervious [5] - 55:8, 55:13, 55:16, 71:10, 71:11 important [1] - 24:12 in-ground [1] - 39:6 inappropriate [1] - 9:10 inch [14] - 7:15, 8:5, 8:8, 11:22, 17:4, 17:8, 17:11, 17:19, 42:6, 56:10, 56:11, 56:12, 61:15 inches [10] - 6:13, 13:2, 13:8, 13:13, 17:7, 17:14, 17:16, 47:16, 53:7, 61:16 include [2] - 43:25, 55:15 included [2] - 48:2, 48:18 inclusive [1] - 8:14 incredibly [1] - 55:3 indeed [2] - 8:20, 15:20 indicated [2] - 59:21, 74:22 individual [1] - 77:11 industrial [2] - 16:9, 56:3 information [1] - 22:6 inn [1] - 73:15 Inn [4] - 48:6, 68:18, 74:4, 74:9 Inn's [1] - 73:17 input [1] - 5:22 inside [3] - 5:25, 6:13, 26:19 INSPECTOR [1] - 1:16 inspectors [1] - 3:11 install [1] - 20:8 installation [3] - 29:25, 30:9, 30:14 installed [3] - 42:2, 48:13, 67:24 installing [1] - 47:3 instead [1] - 9:21 Integrity [1] - 19:6 intended [1] - 76:13</p> | <p>intent [2] - 4:20, 9:19 intention [2] - 15:23, 49:7 interested [1] - 24:7 interesting [1] - 36:10 interface [1] - 13:18 interior [2] - 6:20, 13:25 interject [1] - 64:3 interlocking [1] - 71:2 introduce [3] - 13:22, 17:19, 25:5 introduced [2] - 6:15, 14:13 introducing [1] - 12:5 introduction [2] - 25:4, 34:23 invisible [2] - 64:7, 64:15 involving [1] - 62:22 iPhone [1] - 63:10 issuance [3] - 22:4, 32:23, 74:21 issue [4] - 9:9, 12:25, 29:15, 60:22 ITEM [1] - 2:5 item [5] - 20:19, 21:2, 26:21, 36:10, 77:17 items [1] - 38:10 iteration [1] - 12:3 itself [8] - 11:5, 41:10, 48:18, 64:9, 64:12, 77:8, 77:20, 78:13 ivy [3] - 43:7, 43:16, 43:19</p> |
| H | | | | J |
| <p>halfway [1] - 62:3 hALSEY [1] - 68:9 HALSEY [52] - 1:16, 3:6, 7:24, 8:4, 9:22, 12:11, 12:19, 14:18, 17:6, 17:13, 17:21, 18:11, 21:17, 22:14, 22:20, 22:25, 29:20, 31:6, 33:5, 34:16, 39:18, 40:4, 53:14, 54:6, 54:11, 56:14, 56:16, 57:19, 58:8, 58:10, 58:14, 58:19, 58:24, 59:6, 59:11, 59:15, 60:17, 61:10,</p> | | | | <p>jacket [1] - 63:15 JAMES [1] - 1:17 James [1] - 7:18 Jansen [1] - 35:4 Jay [1] - 3:8 Jersey [2] - 23:15, 35:24 joAnn [1] - 1:20 John [6] - 3:12, 4:17, 4:18, 4:21, 4:24, 5:5 JOHN [1] - 1:17 John's [1] - 4:25 joining [1] - 56:19 jump [1] - 44:21 jumping [1] - 56:9 jurisdiction [3] - 47:6, 60:20, 61:25 JUSTIN [1] - 1:16 Justin [1] - 3:6</p> |

| | | | | |
|--|--|---|--|--|
| <p style="text-align: center;">K</p> <p>Karen [1] - 79:10 keep [4] - 5:25, 29:24, 53:23, 55:22 keeping [1] - 42:24 Keith [1] - 3:4 KEITH [1] - 1:15 Ken [1] - 39:11 kept [1] - 34:9 key [1] - 41:19 Keystone [1] - 3:10 kid [1] - 23:17 kids [1] - 72:24 kind [4] - 7:6, 16:23, 70:23, 73:12 knee [1] - 61:15 knows [2] - 46:24, 63:19</p> | <p>40:5, 40:21, 45:6, 46:16, 49:15, 49:17, 50:2, 50:21, 52:3, 52:20, 53:21, 54:8, 57:5, 57:9, 57:17, 58:6, 58:16, 58:20, 59:2, 59:10, 59:18, 59:25, 60:13, 60:16, 60:24, 61:5, 61:23, 62:16, 63:5, 64:23, 65:9, 65:25, 68:4 Lemma [2] - 34:21, 34:25 length [4] - 38:19, 40:20, 46:25, 48:6 less [6] - 13:13, 17:13, 17:15, 17:23, 47:21, 77:8 level [3] - 46:3, 51:7, 72:19 leveled [1] - 50:6 levels [1] - 50:5 liability [1] - 28:6 liaison [1] - 3:4 licensed [1] - 3:7 life [3] - 25:17, 25:19, 33:11 lifespan [1] - 33:9 lift [1] - 12:14 light [7] - 9:12, 9:13, 9:15, 9:16, 19:10, 36:11, 63:7 Light [1] - 48:6 lighter [4] - 63:23, 65:24, 66:11, 66:14 lighting [6] - 60:12, 60:13, 60:15, 61:4, 61:6, 67:24 likely [2] - 27:16, 27:22 limited [1] - 27:22 line [17] - 15:6, 15:8, 19:24, 20:3, 42:24, 44:14, 44:17, 46:12, 55:2, 69:13, 69:17, 76:12, 76:18, 76:19 lines [3] - 71:2, 72:14 list [1] - 45:13 listed [2] - 31:22 literally [1] - 41:20 live [2] - 24:7, 29:8 living [2] - 23:24, 29:10 located [2] - 26:22, 31:24 location [4] - 12:18, 14:9, 14:10, 51:5 look [41] - 7:22, 9:8, 16:9, 16:18, 21:12, 26:8, 26:18, 27:7,</p> | <p>28:10, 36:22, 37:3, 39:22, 41:9, 46:25, 47:10, 47:11, 47:19, 48:3, 50:17, 50:24, 52:3, 52:5, 55:24, 56:3, 56:8, 59:7, 61:20, 61:24, 62:5, 63:8, 66:13, 66:17, 66:18, 66:22, 68:25, 71:22, 72:20 looked [4] - 12:11, 29:23, 47:7, 63:3 looking [19] - 7:19, 27:5, 27:13, 27:15, 33:23, 36:22, 43:5, 45:21, 46:23, 47:18, 47:23, 49:18, 62:4, 63:13, 63:17, 65:9, 65:19, 67:3, 73:6 looks [13] - 14:20, 25:20, 31:25, 45:17, 47:6, 48:24, 54:7, 54:14, 57:11, 58:3, 66:7, 75:8 lose [1] - 35:21 lounge [2] - 21:9, 60:24 love [4] - 37:12, 39:15, 54:9, 62:18 lovely [1] - 55:5 low [3] - 12:15, 26:9, 31:10 low-lying [1] - 31:10 lunch [2] - 73:21, 74:6 lying [1] - 31:10</p> | <p>34:11 MANITTA [12] - 68:15, 71:7, 71:15, 72:5, 72:8, 72:13, 72:18, 72:22, 73:16, 75:4, 75:13, 75:23 Manitta [1] - 68:16 MANN [21] - 40:10, 40:16, 49:4, 49:22, 51:3, 53:2, 53:6, 53:13, 55:12, 57:6, 59:21, 59:23, 60:5, 60:8, 61:9, 61:12, 61:20, 64:3, 64:22, 65:8, 67:11 Mann [3] - 35:4, 40:11, 48:19 mansion [2] - 46:23, 63:20 manually [1] - 30:20 manufacturer [4] - 7:7, 9:3, 33:11, 49:21 manufacturer's [1] - 8:18 manufacturers [1] - 18:23 March [1] - 76:7 Maris [1] - 68:21 Mark [1] - 1:20 marked [1] - 4:11 married [1] - 23:12 Marvin [2] - 19:3, 19:6 Mary [2] - 39:20, 55:13 mash [1] - 9:23 match [16] - 8:8, 10:22, 14:6, 14:19, 16:24, 18:7, 58:20, 58:22, 59:5, 61:10, 61:12, 70:23, 71:7, 74:23, 75:2 matched [1] - 59:25 matches [2] - 36:16, 74:17 matching [4] - 9:18, 10:3, 37:4, 75:3 material [9] - 8:22, 9:25, 16:3, 16:4, 22:10, 57:3, 57:7, 59:12, 65:21 materials [12] - 4:3, 4:13, 4:25, 8:14, 8:15, 8:19, 8:23, 15:20, 15:22, 16:2, 78:16 matte [5] - 26:8, 26:14, 26:15, 26:17, 26:20 matter [2] - 17:22, 24:13</p> | <p>mature [1] - 34:3 maxed [1] - 13:18 maximum [1] - 13:20 mean [3] - 17:21, 63:25, 71:16 means [2] - 60:21, 76:25 meant [1] - 76:16 meet [6] - 4:20, 11:14, 17:3, 17:19, 39:12, 63:25 meeting [6] - 2:10, 3:3, 4:19, 5:9, 5:11, 15:24 meets [1] - 44:15 member [1] - 35:24 members [3] - 3:19, 5:12, 5:23 MEMBERS [1] - 1:14 mention [2] - 5:10, 47:15 mentioned [4] - 19:13, 25:10, 77:15 mentioning [1] - 32:7 mess [2] - 43:8, 69:20 met [1] - 15:23 metal [3] - 11:16, 11:18, 36:15 Michael [3] - 31:19, 34:21, 34:25 Michael's [1] - 28:2 Michaels' [1] - 32:11 mid [1] - 46:3 mid-level [1] - 46:3 middle [4] - 45:22, 45:24, 51:18, 52:11 might [6] - 27:17, 40:22, 54:4, 62:10, 76:17, 77:8 mind [1] - 67:3 mine [1] - 66:20 minimally [1] - 6:2 minimum [2] - 53:16, 67:17 minute [1] - 27:18 minutes [3] - 76:5, 76:8, 76:14 Minutes [1] - 2:10 mish [1] - 9:23 missed [1] - 39:18 monstrosity [1] - 72:5 month [1] - 37:16 months [1] - 35:19 Moore [2] - 59:17, 66:3 most [5] - 5:22, 63:11, 65:10, 76:23 mostly [2] - 63:16, 64:2</p> |
| <p style="text-align: center;">L</p> <p>L-E-M-M-E [1] - 34:21 L-shaped [1] - 69:23 Labrum [1] - 1:20 land [3] - 35:8, 35:12, 51:14 landing [1] - 46:3 landscape [1] - 42:8 large [9] - 11:20, 16:6, 27:19, 28:15, 35:8, 46:2, 46:3, 49:23, 70:20 larger [1] - 46:6 largest [1] - 63:17 last [8] - 38:11, 46:21, 48:8, 48:14, 60:7, 60:11, 62:7, 77:22 lastly [3] - 59:16, 61:7, 67:23 lattice [3] - 42:4, 42:22, 64:17 lay [1] - 50:10 layer [1] - 64:13 layout [1] - 5:24 leading [2] - 43:2, 77:16 lease [2] - 73:19, 73:23 least [5] - 6:23, 31:5, 36:4, 38:16, 41:23 leeway [1] - 17:8 left [9] - 6:13, 8:20, 46:4, 46:7, 46:10, 50:12, 52:6, 52:22, 62:4 left-hand [1] - 8:20 leftover [1] - 43:8 LEMME [37] - 34:21, 37:8, 37:12, 39:20,</p> | <p>28:10, 36:22, 37:3, 39:22, 41:9, 46:25, 47:10, 47:11, 47:19, 48:3, 50:17, 50:24, 52:3, 52:5, 55:24, 56:3, 56:8, 59:7, 61:20, 61:24, 62:5, 63:8, 66:13, 66:17, 66:18, 66:22, 68:25, 71:22, 72:20 looked [4] - 12:11, 29:23, 47:7, 63:3 looking [19] - 7:19, 27:5, 27:13, 27:15, 33:23, 36:22, 43:5, 45:21, 46:23, 47:18, 47:23, 49:18, 62:4, 63:13, 63:17, 65:9, 65:19, 67:3, 73:6 looks [13] - 14:20, 25:20, 31:25, 45:17, 47:6, 48:24, 54:7, 54:14, 57:11, 58:3, 66:7, 75:8 lose [1] - 35:21 lounge [2] - 21:9, 60:24 love [4] - 37:12, 39:15, 54:9, 62:18 lovely [1] - 55:5 low [3] - 12:15, 26:9, 31:10 low-lying [1] - 31:10 lunch [2] - 73:21, 74:6 lying [1] - 31:10</p> | <p style="text-align: center;">M</p> <p>M-A-N-I-I-T-T-A [1] - 68:16 M-A-N-N [1] - 40:11 ma'am [1] - 78:21 Machinery [1] - 35:11 mahogany [3] - 63:15, 63:17, 66:12 Main [21] - 2:6, 2:8, 3:15, 3:23, 5:6, 7:14, 10:17, 19:5, 21:6, 22:5, 34:20, 35:16, 36:9, 38:5, 45:19, 45:20, 48:13, 67:9, 67:11, 67:12, 68:3 main [2] - 44:20, 69:25 maintain [4] - 15:19, 29:8, 68:25, 73:23 maintaining [1] - 24:7 Maisel [1] - 39:11 makeshift [1] - 69:7 man [1] - 35:10 manageable [1] -</p> | <p>34:11 MANITTA [12] - 68:15, 71:7, 71:15, 72:5, 72:8, 72:13, 72:18, 72:22, 73:16, 75:4, 75:13, 75:23 Manitta [1] - 68:16 MANN [21] - 40:10, 40:16, 49:4, 49:22, 51:3, 53:2, 53:6, 53:13, 55:12, 57:6, 59:21, 59:23, 60:5, 60:8, 61:9, 61:12, 61:20, 64:3, 64:22, 65:8, 67:11 Mann [3] - 35:4, 40:11, 48:19 mansion [2] - 46:23, 63:20 manually [1] - 30:20 manufacturer [4] - 7:7, 9:3, 33:11, 49:21 manufacturer's [1] - 8:18 manufacturers [1] - 18:23 March [1] - 76:7 Maris [1] - 68:21 Mark [1] - 1:20 marked [1] - 4:11 married [1] - 23:12 Marvin [2] - 19:3, 19:6 Mary [2] - 39:20, 55:13 mash [1] - 9:23 match [16] - 8:8, 10:22, 14:6, 14:19, 16:24, 18:7, 58:20, 58:22, 59:5, 61:10, 61:12, 70:23, 71:7, 74:23, 75:2 matched [1] - 59:25 matches [2] - 36:16, 74:17 matching [4] - 9:18, 10:3, 37:4, 75:3 material [9] - 8:22, 9:25, 16:3, 16:4, 22:10, 57:3, 57:7, 59:12, 65:21 materials [12] - 4:3, 4:13, 4:25, 8:14, 8:15, 8:19, 8:23, 15:20, 15:22, 16:2, 78:16 matte [5] - 26:8, 26:14, 26:15, 26:17, 26:20 matter [2] - 17:22, 24:13</p> | <p>mature [1] - 34:3 maxed [1] - 13:18 maximum [1] - 13:20 mean [3] - 17:21, 63:25, 71:16 means [2] - 60:21, 76:25 meant [1] - 76:16 meet [6] - 4:20, 11:14, 17:3, 17:19, 39:12, 63:25 meeting [6] - 2:10, 3:3, 4:19, 5:9, 5:11, 15:24 meets [1] - 44:15 member [1] - 35:24 members [3] - 3:19, 5:12, 5:23 MEMBERS [1] - 1:14 mention [2] - 5:10, 47:15 mentioned [4] - 19:13, 25:10, 77:15 mentioning [1] - 32:7 mess [2] - 43:8, 69:20 met [1] - 15:23 metal [3] - 11:16, 11:18, 36:15 Michael [3] - 31:19, 34:21, 34:25 Michael's [1] - 28:2 Michaels' [1] - 32:11 mid [1] - 46:3 mid-level [1] - 46:3 middle [4] - 45:22, 45:24, 51:18, 52:11 might [6] - 27:17, 40:22, 54:4, 62:10, 76:17, 77:8 mind [1] - 67:3 mine [1] - 66:20 minimally [1] - 6:2 minimum [2] - 53:16, 67:17 minute [1] - 27:18 minutes [3] - 76:5, 76:8, 76:14 Minutes [1] - 2:10 mish [1] - 9:23 missed [1] - 39:18 monstrosity [1] - 72:5 month [1] - 37:16 months [1] - 35:19 Moore [2] - 59:17, 66:3 most [5] - 5:22, 63:11, 65:10, 76:23 mostly [2] - 63:16, 64:2</p> |

| | | | | |
|---|---|--|---|---|
| <p>motion [4] - 4:21, 22:2, 22:22, 67:7</p> <p>move [1] - 23:16</p> <p>moved [6] - 23:19, 23:22, 24:4, 28:18, 28:21, 76:9</p> <p>MR [303] - 3:6, 3:8, 3:9, 3:12, 3:16, 5:2, 5:3, 5:4, 5:5, 5:20, 5:24, 7:3, 7:10, 7:12, 7:24, 8:2, 8:4, 8:6, 8:12, 8:17, 8:23, 9:2, 9:5, 9:6, 9:18, 9:22, 10:6, 10:12, 10:15, 10:20, 11:3, 11:5, 11:11, 11:17, 11:21, 12:2, 12:9, 12:11, 12:17, 12:19, 12:23, 12:25, 13:3, 13:6, 13:7, 13:9, 13:12, 13:14, 13:16, 13:17, 13:19, 13:22, 14:3, 14:5, 14:18, 14:21, 14:23, 15:5, 15:10, 15:12, 15:13, 15:14, 16:14, 16:19, 17:3, 17:5, 17:6, 17:10, 17:13, 17:15, 17:17, 17:21, 17:25, 18:3, 18:4, 18:11, 18:15, 18:17, 18:24, 18:25, 19:2, 19:7, 19:10, 19:12, 19:16, 19:19, 20:2, 20:4, 20:9, 20:11, 20:13, 20:14, 20:18, 21:17, 21:19, 21:22, 22:3, 22:14, 22:16, 22:18, 22:20, 22:23, 22:24, 22:25, 23:2, 23:6, 23:10, 25:8, 25:24, 26:3, 26:11, 26:13, 26:14, 26:15, 26:21, 27:2, 27:4, 27:6, 27:9, 27:11, 27:13, 27:15, 27:17, 27:25, 28:4, 28:13, 28:14, 28:17, 29:12, 29:16, 29:18, 29:20, 30:3, 30:8, 30:15, 31:2, 31:3, 31:6, 31:9, 32:8, 32:10, 32:17, 32:22, 33:5, 33:10, 33:17, 33:21, 33:24, 34:2, 34:4, 34:7, 34:10, 34:15, 34:16, 34:17, 34:18, 34:21, 37:6, 37:8, 37:11, 37:12, 39:18, 39:20, 40:4, 40:5, 40:10, 40:15, 40:16, 40:21, 45:6,</p> | <p>46:16, 48:20, 49:4, 49:9, 49:15, 49:16, 49:17, 49:22, 49:24, 50:2, 50:17, 50:21, 51:3, 51:16, 52:3, 52:17, 52:20, 53:2, 53:6, 53:13, 53:14, 53:21, 54:6, 54:8, 54:11, 55:7, 55:12, 55:19, 55:24, 56:14, 56:15, 56:16, 56:24, 57:5, 57:6, 57:7, 57:9, 57:16, 57:17, 57:18, 57:19, 58:6, 58:8, 58:10, 58:14, 58:16, 58:17, 58:19, 58:20, 58:24, 59:2, 59:6, 59:10, 59:11, 59:15, 59:18, 59:20, 59:21, 59:23, 59:24, 59:25, 60:5, 60:7, 60:8, 60:10, 60:13, 60:16, 60:17, 60:24, 61:5, 61:7, 61:9, 61:10, 61:12, 61:14, 61:19, 61:20, 61:23, 62:13, 62:16, 63:5, 64:3, 64:19, 64:22, 64:23, 65:5, 65:8, 65:9, 65:25, 67:8, 67:11, 67:12, 67:20, 67:21, 67:23, 68:4, 68:8, 68:9, 68:10, 68:11, 71:13, 72:3, 72:6, 72:11, 72:16, 72:19, 73:9, 73:10, 74:14, 74:17, 74:20, 75:12, 75:15, 75:18, 75:19, 75:20, 75:21, 76:6, 76:9, 76:11, 76:16, 76:18, 76:19, 76:20, 77:5, 77:19, 78:2, 78:7, 78:9, 78:11, 78:16, 78:21, 78:22</p> <p>MS [37] - 30:6, 30:25, 39:25, 40:8, 45:4, 46:15, 49:20, 52:24, 53:5, 53:10, 58:9, 58:12, 59:13, 59:16, 59:19, 59:22, 60:15, 61:3, 67:22, 68:15, 71:5, 71:7, 71:15, 72:5, 72:8, 72:13, 72:18, 72:22, 73:16, 75:4, 75:13, 75:23, 76:2, 77:24, 78:4, 78:15, 78:19</p> <p>muddier [2] - 59:7, 63:12</p> <p>multi [1] - 12:14</p> | <p>multi-faceted [1] - 12:14</p> <p>Municipal [1] - 3:10</p> <p>muted [2] - 59:8, 66:9</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name [7] - 3:9, 25:8, 42:16, 42:17, 49:20, 59:10, 68:15</p> <p>named [1] - 35:10</p> <p>narrow [2] - 51:17, 52:11</p> <p>nation [1] - 24:13</p> <p>nationally [1] - 37:25</p> <p>native [3] - 42:11, 42:12, 42:16</p> <p>natural [9] - 9:25, 49:22, 50:15, 53:15, 53:18, 57:11, 57:24, 63:7, 67:16</p> <p>naturally [1] - 49:5</p> <p>nature [1] - 16:24</p> <p>necessary [2] - 25:2, 54:21</p> <p>necessity [1] - 18:8</p> <p>need [20] - 5:15, 6:13, 8:24, 9:4, 14:3, 16:10, 17:11, 22:14, 23:4, 32:9, 40:8, 42:25, 43:14, 49:20, 50:19, 51:13, 53:10, 61:8, 76:3, 76:4</p> <p>needed [1] - 77:23</p> <p>needs [3] - 19:12, 40:4, 57:20</p> <p>neighbor [1] - 31:19</p> <p>neighbor's [1] - 71:9</p> <p>neighborhood [1] - 29:13</p> <p>neighborly [1] - 31:23</p> <p>neighbors [4] - 65:18, 69:22, 72:9</p> <p>netted [1] - 55:14</p> <p>network [1] - 28:16</p> <p>never [1] - 58:2</p> <p>nevertheless [1] - 24:10</p> <p>NEW [4] - 1:4, 1:7, 1:7, 1:8</p> <p>new [14] - 4:15, 5:11, 11:9, 11:11, 35:19, 37:2, 37:17, 39:11, 53:24, 66:7, 69:17, 69:18, 75:5, 78:5</p> <p>New [18] - 3:12, 23:14, 23:16, 23:17, 24:7, 28:18, 34:25, 35:15, 35:24, 37:15, 37:18, 41:11, 41:23, 44:25,</p> | <p>45:20, 46:22, 63:17, 68:24</p> <p>news [1] - 37:14</p> <p>next [4] - 34:20, 43:4, 46:16, 65:13</p> <p>nice [13] - 24:7, 30:16, 31:2, 32:20, 36:7, 38:6, 54:12, 54:22, 56:17, 56:21, 60:10, 69:10, 74:5</p> <p>nicely [1] - 54:13</p> <p>nicest [1] - 43:5</p> <p>nine [2] - 4:11, 35:18</p> <p>ninth [1] - 35:18</p> <p>NO [1] - 2:5</p> <p>non [5] - 15:5, 26:2, 26:4, 57:23</p> <p>non-glare [1] - 26:2</p> <p>non-Hardie [1] - 57:23</p> <p>non-reflective [2] - 26:2, 26:4</p> <p>north [8] - 9:11, 30:11, 30:19, 32:25, 36:9, 41:13, 44:9, 46:21</p> <p>North [10] - 2:8, 5:6, 34:20, 35:15, 38:5, 45:19, 45:20, 67:9, 67:11, 67:12</p> <p>nose [1] - 72:24</p> <p>notch [1] - 50:23</p> <p>note [3] - 14:5, 18:22, 64:4</p> <p>noted [3] - 4:10, 4:13, 52:13</p> <p>notes [4] - 3:25, 19:14, 76:12, 79:7</p> <p>nothing [2] - 42:12, 43:7</p> <p>notice [3] - 31:13, 42:14, 66:7</p> <p>noticeable [1] - 17:22</p> <p>noticed [3] - 39:21, 50:22, 50:25</p> <p>noting [1] - 18:6</p> <p>notion [1] - 76:24</p> <p>November [1] - 39:10</p> <p>nowadays [1] - 57:10</p> <p>nowhere [1] - 44:12</p> <p>number [5] - 4:11, 26:22, 51:10, 53:3, 68:23</p> <p>numbered [1] - 30:17</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>O'BRIEN [53] - 1:16, 3:9, 5:2, 5:4, 7:10, 8:12, 8:23, 9:5, 13:7, 13:12, 13:16, 13:19, 14:3, 17:3, 17:10,</p> | <p>17:15, 20:11, 22:3, 22:16, 22:23, 26:21, 27:4, 27:9, 27:13, 32:22, 33:21, 34:2, 34:10, 34:17, 37:6, 37:11, 40:15, 49:24, 57:16, 57:18, 58:17, 61:7, 61:19, 64:19, 65:5, 67:8, 67:12, 67:21, 67:23, 68:10, 74:20, 75:20, 76:9, 76:18, 76:20, 78:7, 78:11, 78:22</p> <p>O'Brien [1] - 3:9</p> <p>objectionable [1] - 25:3</p> <p>obscure [1] - 56:8</p> <p>occupancy [1] - 21:5</p> <p>occurs [1] - 20:20</p> <p>October [9] - 3:20, 5:9, 5:11, 15:24, 18:13, 18:14, 22:8, 23:4, 39:10</p> <p>offer [1] - 8:5</p> <p>office [3] - 5:6, 31:20, 38:22</p> <p>officer [1] - 20:12</p> <p>Official [1] - 79:11</p> <p>offset [1] - 71:8</p> <p>often [1] - 73:13</p> <p>old [8] - 23:21, 38:16, 43:8, 43:9, 54:8, 55:15, 69:17, 78:4</p> <p>older [1] - 11:4</p> <p>Olivia's [1] - 68:17</p> <p>Omnia [3] - 35:3, 40:15, 40:16</p> <p>once [5] - 6:19, 8:7, 12:3, 15:21, 71:21</p> <p>one [46] - 6:6, 8:21, 9:11, 9:12, 10:9, 18:25, 19:22, 21:11, 22:10, 23:12, 25:18, 27:23, 28:18, 28:25, 29:5, 29:9, 31:13, 31:18, 33:6, 34:22, 35:17, 35:21, 38:11, 41:2, 41:5, 41:13, 43:5, 44:9, 45:3, 45:4, 46:5, 47:2, 50:11, 56:6, 58:22, 59:4, 62:25, 68:23, 69:9, 70:20, 72:22, 73:5, 76:6, 76:11, 78:5, 78:19</p> <p>ones [7] - 15:5, 15:8, 18:12, 29:8, 36:11, 38:13, 38:14</p> <p>onsite [1] - 29:8</p> <p>open [4] - 21:23,</p> |
|---|---|--|---|---|

| | | | | |
|--|---|--|--|---|
| <p>25:22, 45:11, 69:23 opening [1] - 4:6 operable [3] - 15:3, 15:9, 15:11 operate [1] - 68:22 operates [1] - 68:17 opinion [1] - 60:20 opportunity [2] - 23:15, 55:21 opposed [4] - 9:16, 23:3, 23:4, 64:15 opted [1] - 6:11 optimal [1] - 14:13 option [1] - 74:15 options [1] - 57:12 order [2] - 49:21, 50:4 ordinance [1] - 39:12 organized [1] - 30:16 orientation [1] - 27:3 original [15] - 6:6, 6:18, 9:19, 12:3, 14:21, 15:7, 35:21, 37:4, 38:11, 38:14, 39:16, 43:9, 51:3, 68:20, 68:25 originally [1] - 35:8 ornamental [2] - 6:8, 12:4 outgrow [1] - 34:6 outlawed [1] - 60:21 outlets [1] - 60:14 outside [2] - 26:19, 35:20 overall [3] - 13:10, 14:14, 62:18 own [5] - 28:24, 69:21, 69:23, 73:16, 74:2 owned [2] - 29:2, 77:11 owner [1] - 68:16 owners [1] - 19:8 owns [2] - 35:11, 73:18</p> | <p>49:16, 50:17, 52:3, 52:5, 55:25, 61:7, 62:2, 62:7, 63:22, 66:18, 69:6, 76:2, 76:11, 76:19 PAGE [1] - 2:5 pages [3] - 43:22, 54:18, 61:23 paid [1] - 28:23 paint [1] - 59:18 painted [2] - 7:20, 10:22 pallet [1] - 52:17 pallets [1] - 53:9 pamphlet [1] - 62:8 pane [1] - 36:11 panel [1] - 10:21 panels [7] - 9:16, 25:24, 25:25, 26:4, 26:18, 26:19, 28:11 panes [1] - 10:13 panzica [1] - 3:21 PANZICA [1] - 18:3 parking [3] - 32:4, 70:14, 77:11 part [15] - 6:23, 19:21, 25:19, 28:16, 35:8, 37:10, 38:11, 38:15, 39:2, 63:2, 68:20, 73:15, 73:16, 74:4, 78:13 particular [2] - 53:11, 60:20 particularly [1] - 29:25 partnership [2] - 24:21, 29:2 pass [1] - 7:21 passed [1] - 11:8 passing [1] - 26:17 past [2] - 50:8, 70:19 pasted [1] - 66:21 pathway [2] - 43:2, 51:7 patio [8] - 69:7, 69:8, 69:18, 69:25, 74:22, 74:23 pattern [3] - 75:12, 75:13, 75:25 Patterson [1] - 35:25 Paul [1] - 35:3 paver [5] - 69:18, 70:25, 74:22, 74:23 pavers [11] - 49:10, 49:12, 50:20, 68:13, 70:13, 71:2, 71:10, 72:12, 72:20, 74:22, 74:23 paving [1] - 72:3 Paxson [2] - 35:7, 35:8</p> | <p>Paxsons [1] - 23:12 pay [1] - 24:16 PECO [1] - 24:16 Pennsylvania [2] - 5:7, 25:11 PENNSYLVANIA [2] - 1:5, 1:8 people [18] - 21:6, 21:10, 25:16, 25:17, 25:18, 62:18, 65:10, 69:11, 70:3, 70:11, 70:15, 71:3, 71:13, 71:16, 71:22, 74:4, 77:2 percent [4] - 14:15, 38:7, 44:7 personal [1] - 24:13 personally [2] - 56:5, 59:8 perspective [1] - 69:2 ph [1] - 28:25 phase [1] - 38:3 photo [2] - 40:12, 47:12 photographed [1] - 63:18 physical [1] - 12:21 picked [1] - 18:12 picket [5] - 16:22, 16:24, 17:23, 18:2, 18:6 pickets [3] - 16:15, 17:9, 17:11 picture [3] - 62:14, 72:10, 73:4 pictures [11] - 25:19, 30:4, 30:8, 37:9, 42:15, 49:6, 54:23, 63:7, 63:9, 69:20 piece [3] - 33:6, 69:15, 73:19 piers [3] - 64:20, 65:5, 66:20 pilings [1] - 44:11 pine [2] - 27:19, 60:2 pipe [2] - 11:22, 69:16 pipes [1] - 72:7 piping [1] - 11:25 pit [1] - 60:25 place [5] - 5:21, 24:7, 30:9, 37:25, 53:8 placed [3] - 15:15, 15:24, 17:17 Places [1] - 37:21 places [1] - 53:3 plan [4] - 14:11, 30:19, 38:11, 39:3 planning [1] - 42:18 Planning [1] - 3:5 plans [3] - 18:18, 39:9,</p> | <p>52:14 plant [1] - 26:22 planted [1] - 32:25 planter [2] - 62:5, 62:11 planting [3] - 28:4, 33:3, 34:11 plantings [8] - 25:2, 31:15, 42:12, 47:22, 48:23, 49:3, 50:13, 65:7 plaque [1] - 37:24 playhouse [1] - 41:15 Playhouse [5] - 41:25, 44:10, 47:25, 48:7, 63:12 pleasure [1] - 24:5 plus [1] - 54:25 point [10] - 18:3, 22:15, 25:21, 31:7, 46:14, 46:19, 47:5, 50:18, 56:23, 62:14 pointing [2] - 20:22, 40:12 poison [6] - 43:7, 43:16, 43:19, 43:20 popular [1] - 69:9 Porches [1] - 69:14 portion [1] - 9:14 positioned [1] - 47:20 positive [1] - 58:5 possibility [1] - 77:10 possibly [2] - 39:23, 63:23 posts [1] - 64:9 potential [3] - 21:5, 28:6, 29:15 powder [2] - 11:6, 11:17 preexisting [2] - 53:22, 73:19 prefer [1] - 17:22 preference [1] - 5:14 prepare [1] - 7:20 prepared [1] - 24:25 presence [1] - 36:8 PRESENT [2] - 1:14, 1:19 present [3] - 43:3, 66:14, 77:21 presentation [4] - 3:20, 37:10, 48:19, 51:4 presently [2] - 43:4, 52:8 preservation [1] - 37:15 pretend [1] - 52:6 pretty [16] - 24:20, 36:6, 37:2, 41:12,</p> | <p>43:18, 43:24, 45:2, 46:8, 47:13, 47:19, 48:4, 48:16, 48:24, 59:4, 66:22 prevalent [2] - 41:10, 41:22 previous [5] - 18:12, 22:7, 57:22, 60:18, 74:23 previously [4] - 8:24, 20:12, 20:16, 60:23 primarily [1] - 5:18 primary [1] - 16:13 private [3] - 69:11, 71:17, 77:11 problem [2] - 59:8, 70:2 proceedings [2] - 78:24, 79:5 product [9] - 53:15, 53:18, 57:15, 57:17, 57:23, 58:10, 58:25, 59:2, 71:4 program [1] - 37:17 project [10] - 5:13, 5:16, 8:16, 8:25, 22:10, 25:6, 25:7, 25:12, 43:14, 55:3 projects [2] - 25:13, 38:12 promenade [4] - 41:25, 48:7, 63:14, 66:12 proper [2] - 6:14, 61:22 property [40] - 19:23, 19:24, 20:3, 24:6, 24:19, 28:18, 28:21, 30:22, 32:11, 32:18, 34:24, 36:5, 37:14, 38:7, 38:15, 38:18, 40:20, 41:3, 42:24, 45:17, 46:25, 47:3, 50:5, 52:7, 52:12, 62:5, 66:22, 67:14, 68:3, 68:20, 69:6, 70:4, 71:9, 71:12, 71:14, 73:12, 73:20, 73:22, 74:2 proportionate [1] - 14:19 proposal [3] - 23:8, 30:2, 54:12 proposed [11] - 6:16, 11:7, 33:2, 45:7, 49:24, 49:25, 54:20, 61:11, 67:16, 67:17, 78:17 proposing [4] - 46:5, 46:9, 48:5, 48:15</p> |
| P | | | | |
| <p>P.M [1] - 1:11 PA [1] - 77:19 package [4] - 19:4, 25:19, 30:16, 31:2 paddling [1] - 65:12 page [42] - 4:10, 26:11, 34:22, 34:23, 36:19, 36:24, 37:2, 37:9, 41:2, 41:5, 41:8, 43:4, 43:22, 44:4, 44:13, 44:18, 44:21, 45:15, 45:23, 46:20, 47:10, 47:11, 48:3, 48:8, 49:15,</p> | | | | |

| | | | | |
|--|---|---|--|--|
| <p>protect [3] - 66:2, 66:4, 66:8</p> <p>provide [3] - 6:4, 6:12, 48:19</p> <p>provided [5] - 4:13, 7:6, 19:10, 67:15, 67:24</p> <p>proximity [2] - 6:8, 58:2</p> <p>public [10] - 21:23, 24:24, 32:3, 32:5, 33:8, 70:4, 74:7, 76:24, 77:3, 77:11</p> <p>pull [1] - 37:6</p> <p>pumps [1] - 32:12</p> <p>purchased [2] - 35:5, 69:6</p> <p>pure [1] - 65:4</p> <p>purely [1] - 56:22</p> <p>purity [1] - 65:4</p> <p>purpose [1] - 56:20</p> <p>purview [4] - 6:2, 6:20, 44:20, 62:17</p> <p>push [1] - 60:6</p> <p>pushed [2] - 57:23, 64:20</p> <p>put [25] - 20:19, 24:22, 27:5, 30:19, 36:13, 36:15, 37:24, 39:5, 43:13, 44:22, 48:25, 49:19, 50:4, 50:14, 52:18, 61:3, 68:21, 69:17, 69:18, 69:25, 70:14, 70:15, 72:9, 72:11</p> <p>putting [5] - 21:16, 42:18, 48:10, 49:7, 50:11</p> | <p>23:11</p> <p>racks [1] - 70:14</p> <p>rail [15] - 12:5, 13:23, 19:13, 19:14, 22:15, 41:19, 42:2, 45:14, 47:3, 61:10, 61:14, 61:16, 66:14, 78:17</p> <p>railing [26] - 10:23, 10:25, 11:5, 11:6, 12:6, 13:21, 14:4, 16:5, 16:15, 16:23, 16:25, 17:22, 18:2, 18:6, 22:11, 22:13, 26:19, 41:24, 44:24, 44:25, 47:3, 48:4, 48:15, 61:8, 64:7, 67:14</p> <p>railings [4] - 6:8, 44:21, 44:22, 62:12</p> <p>railroad [1] - 64:16</p> <p>rain [1] - 42:7</p> <p>raised [1] - 60:19</p> <p>raising [3] - 13:2, 13:3, 13:11</p> <p>ramp [14] - 6:12, 6:14, 10:25, 11:10, 11:12, 12:3, 12:14, 12:15, 12:22, 13:20, 17:11, 17:18, 22:12</p> <p>ran [2] - 40:6, 69:13</p> <p>Rapid [1] - 35:9</p> <p>rather [4] - 24:15, 26:8, 42:21, 50:15</p> <p>rating [1] - 68:24</p> <p>rays [2] - 25:17, 26:5</p> <p>reached [1] - 55:13</p> <p>read [1] - 76:12</p> <p>ready [3] - 4:18, 4:24, 68:13</p> <p>real [3] - 25:19, 36:15, 67:5</p> <p>realize [1] - 70:4</p> <p>realized [1] - 38:23</p> <p>really [31] - 9:10, 27:20, 27:21, 29:7, 32:13, 36:8, 36:21, 38:12, 43:15, 45:9, 45:17, 47:6, 47:7, 47:11, 50:3, 50:22, 50:24, 52:23, 56:17, 57:13, 57:14, 57:15, 62:3, 62:5, 64:11, 65:12, 66:17, 66:18, 67:2, 70:4, 73:5</p> <p>rear [1] - 67:13</p> <p>reason [7] - 23:4, 32:6, 39:19, 42:5, 51:23, 60:3, 69:25</p> <p>reasonable [3] - 10:2, 33:16, 53:17</p> | <p>reasons [1] - 72:23</p> <p>rebuild [1] - 55:5</p> <p>received [1] - 22:8</p> <p>recent [1] - 76:23</p> <p>recently [2] - 12:13, 29:21</p> <p>recollection [1] - 18:11</p> <p>recommend [4] - 22:3, 32:22, 67:8, 74:20</p> <p>recommendation [2] - 3:21, 18:5</p> <p>red [6] - 42:15, 63:15, 66:12, 67:5, 72:13, 72:14</p> <p>redder [2] - 59:7, 63:12</p> <p>reduced [1] - 14:14</p> <p>reduction [2] - 14:17, 15:16</p> <p>reference [2] - 31:4, 78:22</p> <p>referencing [1] - 22:7</p> <p>referring [1] - 60:18</p> <p>reflected [1] - 26:5</p> <p>reflective [5] - 25:25, 26:2, 26:4, 26:8, 26:10</p> <p>regard [1] - 4:9</p> <p>regarding [1] - 22:6</p> <p>Register [1] - 37:21</p> <p>registered [1] - 37:25</p> <p>regulatory [5] - 38:24, 39:23, 40:23, 53:21, 53:25</p> <p>rehabbed [1] - 23:24</p> <p>reinstated [1] - 78:5</p> <p>relatively [2] - 31:6, 31:16</p> <p>remember [1] - 10:24</p> <p>remnants [1] - 40:18</p> <p>remove [3] - 14:8, 14:10, 52:10</p> <p>removed [5] - 4:6, 4:12, 14:12, 52:13, 52:14</p> <p>rendering [4] - 40:2, 41:9, 54:19, 54:20</p> <p>rendition [4] - 7:21, 8:11, 11:8, 19:18</p> <p>repairing [1] - 53:20</p> <p>replacing [1] - 55:10</p> <p>Reporter [1] - 79:11</p> <p>represent [3] - 15:8, 23:10, 25:14</p> <p>representations [1] - 64:5</p> <p>representative [1] - 62:14</p> <p>request [3] - 7:2, 7:15,</p> | <p>20:20</p> <p>require [2] - 13:19, 13:21</p> <p>required [2] - 14:11, 38:24</p> <p>requirement [3] - 13:4, 17:4, 17:20</p> <p>requirements [11] - 11:15, 12:12, 14:8, 38:24, 39:13, 39:23, 40:23, 44:16, 53:22, 53:25, 54:24</p> <p>residence [3] - 36:7, 48:9, 69:11</p> <p>resident [2] - 3:6, 3:12</p> <p>resilient [1] - 54:14</p> <p>resistant [1] - 58:7</p> <p>respect [2] - 4:2, 20:21</p> <p>rest [5] - 6:19, 19:6, 24:20, 54:13, 56:3</p> <p>restaurant [4] - 47:13, 48:13, 73:18, 73:21</p> <p>restored [2] - 43:5, 49:25</p> <p>Resysta [3] - 58:11, 67:18, 78:11</p> <p>retain [1] - 49:2</p> <p>retained [2] - 4:14, 6:16</p> <p>retired [1] - 23:14</p> <p>retreat [1] - 66:2</p> <p>REVIEW [1] - 1:3</p> <p>Review [1] - 3:3</p> <p>review [4] - 3:14, 3:15, 9:10, 22:17</p> <p>reviewable [2] - 20:19, 21:2</p> <p>reviewed [1] - 9:22</p> <p>revisions [1] - 3:22</p> <p>revisit [4] - 51:9, 76:25, 77:12, 77:13</p> <p>RHOADS [10] - 23:10, 27:17, 27:25, 28:13, 28:17, 29:16, 30:3, 30:8, 32:10, 32:17</p> <p>Rhoads [3] - 23:11, 23:13</p> <p>Rhoads' [1] - 23:10</p> <p>Rich [6] - 3:9, 22:14, 35:4, 44:3, 44:9, 48:19</p> <p>Rich's [2] - 43:24, 50:18</p> <p>RICHARD [1] - 1:16</p> <p>rid [2] - 43:15, 43:20</p> <p>right-hand [2] - 6:9, 11:13</p> <p>rights [1] - 73:25</p> <p>ripped [1] - 36:14</p> | <p>risers [1] - 57:2</p> <p>river [24] - 35:20, 38:7, 38:13, 38:14, 38:20, 39:7, 41:6, 41:12, 41:18, 42:12, 42:17, 44:7, 45:16, 45:18, 47:8, 47:18, 53:20, 62:24, 66:8, 77:4, 77:8, 77:20</p> <p>River [5] - 70:20, 70:21, 70:22, 70:24, 74:24</p> <p>road [11] - 24:24, 29:21, 31:5, 31:14, 36:8, 39:7, 46:18, 61:25, 62:8, 73:8</p> <p>Rob [2] - 25:5, 25:9</p> <p>rock [4] - 69:8, 69:9, 69:10, 71:10</p> <p>rocks [1] - 71:25</p> <p>roof [4] - 76:13, 76:17, 76:21</p> <p>room [2] - 21:17, 68:22</p> <p>ROOM [1] - 1:7</p> <p>roots [1] - 43:8</p> <p>roughly [1] - 72:17</p> <p>RPR [1] - 79:10</p> <p>rubble [2] - 40:19, 51:6</p> <p>ruins [1] - 40:19</p> <p>run [2] - 24:14, 29:20</p> <p>Run [1] - 35:9</p> <p>runs [2] - 38:18, 48:5</p> <p>Rutgers [1] - 42:9</p> |
| Q | | | | S |
| <p>questioning [1] - 77:2</p> <p>questions [17] - 4:21, 6:21, 10:7, 18:16, 21:21, 25:22, 34:5, 40:25, 44:2, 48:17, 48:21, 62:20, 62:21, 67:6, 76:23, 76:24, 77:16</p> <p>quickly [3] - 3:18, 55:6, 58:4</p> <p>quite [7] - 16:9, 24:2, 29:3, 32:17, 39:24, 49:5, 51:4</p> | | | | <p>S-A-N-T-O-L-E-R-I [1] - 25:9</p> <p>safety [1] - 70:2</p> <p>sample [3] - 45:12, 57:8, 63:24</p> <p>Samuel [1] - 35:10</p> <p>sanding [1] - 76:17</p> <p>Sanford [1] - 69:21</p> <p>Santoleri [2] - 25:5, 25:9</p> <p>SANTOLERI [1] - 25:8</p> <p>SANTORELI [15] - 26:3, 26:13, 26:15, 27:2, 27:6, 27:11, 27:15, 31:3, 31:9, 32:8, 33:10, 33:17, 33:24, 34:4, 34:7</p> <p>satisfied [2] - 4:19, 71:6</p> <p>save [1] - 23:25</p> <p>saw [2] - 8:23, 31:22</p> <p>scaled [1] - 55:2</p> |
| R | | | | |
| <p>R-E-S-Y-S-T-A [1] - 58:11</p> <p>R-H-O-A-D-S [1] -</p> | | | | |

| | | | | |
|---|--|---|---|---|
| <p>scapegoat [1] - 20:23 scared [1] - 39:4 scene [1] - 21:12 schematics [1] - 43:25 school [6] - 23:21, 23:23, 28:2, 28:21, 29:5, 29:21 scope [1] - 26:21 scratched [2] - 39:13, 39:14 screen [2] - 7:8, 69:4 screening [1] - 33:15 screenshot [3] - 8:21, 9:4, 15:22 sea [2] - 42:11, 42:13 sealant [1] - 66:5 seam [1] - 76:16 seating [2] - 73:10, 73:14 second [24] - 7:17, 10:23, 14:13, 14:24, 16:15, 16:24, 18:7, 19:3, 22:12, 22:15, 22:19, 22:20, 23:8, 33:4, 33:5, 36:18, 41:15, 52:4, 68:5, 74:25, 75:14, 75:15, 76:10, 77:22 section [5] - 10:21, 40:13, 50:18, 61:18, 61:20 secure [2] - 16:10, 18:20 secured [2] - 20:6, 20:7 see [48] - 7:22, 8:10, 12:8, 26:16, 31:7, 31:11, 32:15, 36:4, 36:8, 36:19, 37:12, 38:18, 38:20, 39:6, 40:18, 41:17, 41:20, 41:21, 42:12, 45:4, 45:16, 45:22, 46:2, 46:7, 46:10, 46:11, 46:12, 47:5, 47:7, 47:12, 48:2, 49:10, 49:13, 52:4, 56:6, 56:12, 57:22, 61:13, 62:3, 62:6, 62:10, 62:14, 64:11, 65:11, 65:17, 69:20, 73:7 seeing [1] - 56:18 seek [1] - 30:18 seem [3] - 62:24, 76:13, 76:17 selected [4] - 18:25, 19:8, 19:15, 19:16 sense [8] - 4:10, 10:4, 24:14, 54:16, 74:13, 74:16, 75:9, 77:20</p> | <p>series [1] - 7:11 serve [4] - 3:10, 74:7, 74:9 service [1] - 73:21 Services [1] - 3:10 set [2] - 45:11, 61:17 setback [2] - 39:13, 64:10 seven [1] - 18:22 seventeen [1] - 36:11 several [3] - 23:13, 42:9, 61:23 sewer [3] - 69:12, 69:16, 69:17 shade [1] - 63:24 shadow [2] - 64:6, 65:6 shadowed [1] - 64:8 shall [2] - 22:12, 67:14 shape [1] - 75:3 shaped [1] - 69:23 shared [1] - 77:10 shed [7] - 39:8, 44:20, 47:7, 60:22, 62:9, 62:10, 65:10 sheet [2] - 8:20, 19:9 Sheet [1] - 8:20 sheets [5] - 7:7, 18:18, 19:11, 77:25, 78:20 Sherwin [2] - 67:20, 67:21 shields [1] - 47:23 shine [1] - 26:20 shit [1] - 71:19 shorter [1] - 77:18 shots [2] - 30:13, 62:19 show [6] - 15:22, 41:15, 49:10, 61:24, 64:6, 78:2 showcasing [1] - 37:18 shows [3] - 21:9, 50:18, 50:19 shutters [1] - 36:16 side [25] - 6:7, 6:9, 11:13, 11:14, 12:22, 13:23, 14:15, 15:17, 24:19, 26:24, 26:25, 28:2, 28:3, 31:14, 31:24, 32:11, 32:25, 34:8, 35:16, 36:8, 36:20, 61:14, 67:15, 77:19 sided [1] - 12:20 sides [4] - 13:21, 14:4, 24:20, 61:8 sidewalk [7] - 13:12, 13:15, 62:9, 70:6, 70:17, 71:23</p> | <p>siding [7] - 7:14, 7:18, 7:19, 7:24, 7:25, 36:15, 37:4 silver [4] - 45:7, 45:8, 45:9 similar [7] - 6:17, 16:15, 22:12, 25:13, 26:12, 47:2, 56:2 similarly [1] - 65:21 simplest [1] - 54:25 single [1] - 54:17 singular [1] - 22:11 sit [4] - 21:24, 54:12, 74:5, 74:12 site [1] - 31:7 sitting [1] - 53:9 situation [1] - 74:19 six [16] - 4:5, 4:10, 7:15, 8:8, 13:8, 13:13, 17:14, 17:16, 27:12, 27:15, 32:25, 42:24, 44:5, 44:18, 45:13, 64:10 sixth [1] - 18:9 size [6] - 10:13, 11:23, 11:24, 33:2, 46:8, 75:3 sizes [1] - 53:16 sketch [1] - 41:3 skip [1] - 53:23 sky [1] - 26:16 slab [1] - 64:24 slabs [4] - 49:19, 49:23, 53:7, 67:17 slats [1] - 42:6 slide [2] - 48:19, 53:19 slides [1] - 69:4 slight [2] - 53:17, 64:15 slightly [1] - 58:24 slippery [1] - 57:16 sliver [1] - 62:11 slope [4] - 43:7, 48:24, 49:6, 65:4 sloped [2] - 12:16, 12:20 small [4] - 4:6, 29:3, 30:11, 38:20 smaller [1] - 33:25 smallest [1] - 38:5 smooth [2] - 8:3, 8:8 Society [1] - 37:16 sofa [2] - 60:25, 61:2 soil [1] - 49:2 solar [11] - 24:9, 24:11, 24:12, 24:22, 25:6, 25:10, 25:15, 25:17, 25:25, 26:5, 26:6 solely [1] - 39:16</p> | <p>Solicitor [1] - 1:20 solid [3] - 4:3, 44:5, 47:16 someone [1] - 30:4 somewhere [2] - 27:11, 27:12 Son [1] - 69:22 sorry [6] - 27:18, 37:10, 45:9, 60:17, 67:12, 74:18 sort [16] - 9:8, 12:16, 31:18, 47:23, 49:19, 50:2, 54:4, 58:2, 58:21, 59:25, 60:3, 63:3, 65:22, 66:12, 66:13, 72:6 sounds [1] - 74:18 source [1] - 53:2 south [12] - 4:4, 6:9, 9:12, 9:14, 11:14, 14:8, 14:15, 14:24, 15:17, 27:18, 28:14, 40:19 South [5] - 2:6, 3:15, 3:22, 22:5, 48:13 Southeastern [1] - 25:11 southern [1] - 60:2 southwest [3] - 19:22, 20:24, 21:7 space [6] - 7:18, 16:8, 24:15, 24:18, 24:21, 31:20 spacing [2] - 16:8, 27:10 span [2] - 27:8, 56:12 species [3] - 33:2, 33:18, 42:16 specific [1] - 6:21 specifically [4] - 5:18, 7:10, 20:15, 22:5 specifications [2] - 4:13, 53:11 specified [1] - 18:23 spell [1] - 58:9 spiel [1] - 48:16 spot [3] - 24:23, 50:9, 52:15 square [5] - 20:25, 55:18, 75:7, 75:8 squares [1] - 75:7 stable [2] - 48:25, 49:6 stain [2] - 66:4, 78:6 stairs [11] - 46:7, 49:11, 50:12, 51:14, 56:25, 57:2, 61:8, 64:12, 67:15, 67:17, 71:19 stairwell [1] - 55:16 stand [1] - 65:17</p> | <p>standard [2] - 27:10, 42:25 standing [9] - 35:14, 35:18, 44:8, 62:8, 62:9, 73:6, 76:13, 76:16, 76:20 stands [1] - 16:6 Starbucks [1] - 74:12 start [4] - 5:21, 34:22, 37:18, 43:23 started [1] - 39:10 starting [1] - 36:4 state [1] - 16:23 stating [1] - 21:2 stay [1] - 55:7 stayed [1] - 8:7 staying [1] - 65:2 steel [7] - 54:15, 56:7, 56:8, 56:13, 59:19, 61:16, 78:12 steep [2] - 12:24, 48:24 step [5] - 12:24, 13:7, 13:9, 13:13, 51:2 steps [12] - 13:14, 13:16, 42:25, 51:10, 51:17, 51:20, 51:24, 52:11, 52:14, 52:18, 52:22 steward [1] - 68:2 still [14] - 17:19, 23:22, 29:7, 30:17, 30:23, 33:15, 35:11, 35:14, 35:17, 38:8, 42:7, 44:8, 50:9 stone [15] - 36:14, 38:14, 38:20, 39:16, 39:19, 40:2, 40:5, 40:13, 43:9, 49:19, 54:8, 55:5, 55:15, 69:10 stones [4] - 38:21, 49:22, 50:10, 55:17 stop [4] - 17:4, 17:12, 51:20, 51:25 store [1] - 70:21 storefront [4] - 4:2, 4:4, 9:25, 57:22 Stover [2] - 39:20, 55:13 straight [2] - 51:18, 52:11 strange [1] - 73:24 STREET [1] - 1:7 street [1] - 62:17 Street [28] - 2:6, 2:7, 2:8, 2:9, 3:15, 3:23, 5:7, 7:14, 10:17, 19:5, 21:6, 21:12, 22:5, 23:9, 30:23,</p> |
|---|--|---|---|---|

| | | | | | | | |
|--|----------|--|---|----------|---|--|----------------------------|
| 30:24, 32:24, 35:9, 36:9, 45:20, 48:13, 67:9, 67:13, 68:3, 68:14, 68:17, 74:21 streets [1] - 35:16 stretch [1] - 30:24 stroller [1] - 70:14 structural [2] - 56:7, 56:8 structure [6] - 16:21, 54:14, 64:4, 64:12, 64:18, 72:6 structures [1] - 68:2 stuck [1] - 71:3 stuff [1] - 43:18 style [11] - 9:20, 10:3, 10:11, 10:19, 13:24, 16:22, 18:2, 18:7, 19:4, 19:5, 22:12 styles [1] - 10:5 subdivided [1] - 35:13 subject [1] - 36:4 submission [1] - 18:20 submitted [3] - 20:11, 22:6, 39:9 subtle [2] - 20:5, 64:18 sufficient [1] - 64:5 suggest [1] - 21:10 suggesting [2] - 21:4, 21:13 suggestions [1] - 30:19 sumac [3] - 43:7, 43:16, 43:20 sun [2] - 24:15, 24:21 sunbelt [1] - 64:9 Sunday [1] - 48:12 sunk [1] - 72:25 sunlight [1] - 42:7 supervise [1] - 29:9 support [2] - 29:16, 41:17 suppose [1] - 62:25 supposed [1] - 76:20 survey [1] - 40:4 SW6907 [1] - 59:21 switch [3] - 34:22, 41:2, 41:8 switching [1] - 42:23 system [15] - 41:10, 41:17, 41:19, 42:2, 42:19, 45:14, 46:24, 47:3, 48:4, 48:10, 48:15, 64:8, 66:14, 69:8, 78:17 | T | 50:23 tor [1] - 35:19 tossing [1] - 32:2 total [3] - 6:10, 44:5, 77:20 totally [4] - 23:24, 40:10, 59:12, 65:2 touch [1] - 35:6 towards [3] - 44:2, 52:7, 69:13 town [5] - 23:17, 30:2, 46:23, 60:21, 69:15 towpath [2] - 70:3, 73:6 tract [1] - 35:8 traffic [1] - 70:9 transcript [2] - 4:8, 79:8 traverse [1] - 51:15 tree [1] - 43:8 trees [5] - 26:22, 27:20, 31:21, 33:14, 33:15 Trenton [1] - 35:10 trespassing [1] - 57:25 Trex [7] - 57:9, 57:10, 57:13, 57:14, 57:18, 58:9, 58:10 trex [1] - 57:19 tried [2] - 32:14, 58:20 trim [3] - 7:20, 36:17, 37:4 trimmed [1] - 34:8 trims [1] - 56:19 trouble [1] - 55:8 true [2] - 50:24, 73:5 trust [1] - 22:17 try [2] - 68:24, 71:25 trying [7] - 23:25, 38:4, 43:10, 43:12, 43:15, 65:3, 65:17 tub [9] - 21:18, 21:20, 39:5, 39:6, 39:12, 39:14, 41:4, 60:17, 60:19 tube [1] - 41:16 tubes [4] - 42:20, 44:5, 47:16, 47:20 tubs [1] - 60:21 tUESDAY [1] - 1:10 turn [5] - 5:4, 36:24, 43:4, 62:2, 62:7 TV [1] - 18:14 twelve [2] - 56:10, 56:11 two [32] - 4:5, 4:11, 11:21, 13:14, 13:16, 18:22, 19:24, 21:9, 21:10, 28:19, 29:3, | 30:18, 31:12, 38:10, 41:8, 46:17, 47:12, 47:15, 48:14, 49:15, 49:16, 53:7, 54:18, 55:2, 55:25, 60:14, 61:7, 63:22, 69:6, 72:7, 75:7 type [3] - 42:15, 42:19, 44:25 typical [1] - 42:11 | U | ugly [1] - 36:21 ultimately [3] - 49:25, 65:5, 65:7 under [5] - 26:21, 28:24, 64:8, 65:6, 65:7 underneath [5] - 26:6, 41:17, 42:11, 61:22, 65:10 underside [1] - 65:12 unfamiliar [1] - 33:18 unfortunately [8] - 18:13, 35:18, 37:8, 37:13, 38:22, 40:21, 50:8, 63:7 unit [2] - 28:25, 29:2 unless [3] - 57:25, 65:12, 73:18 unrelated [1] - 73:11 untreated [3] - 63:3, 65:22, 78:6 unusual [1] - 24:18 up [53] - 7:6, 7:8, 7:11, 7:21, 9:4, 9:8, 9:9, 9:17, 9:20, 10:23, 13:3, 13:9, 13:25, 16:15, 16:25, 18:12, 18:19, 19:4, 19:18, 19:20, 19:23, 21:19, 21:23, 23:22, 25:22, 28:21, 33:7, 35:15, 36:9, 36:15, 37:7, 37:12, 39:4, 45:11, 51:11, 52:7, 52:11, 52:22, 54:15, 57:21, 58:22, 61:17, 62:3, 64:16, 65:9, 67:3, 69:14, 71:17, 71:19, 74:11, 75:8, 77:15, 77:16 upper [2] - 20:21, 40:18 usage [1] - 20:21 useful [1] - 33:11 uses [1] - 74:6 utility [1] - 32:10 utilization [1] - 21:3 | V | utilized [1] - 12:4 |
| | | | | | | VanLUVANEE [4] - 3:16, 5:20, 22:18, 23:6 vantage [2] - 31:7, 62:14 variance [4] - 20:6, 20:7, 20:10, 42:25 variations [3] - 53:15, 53:17, 63:11 various [1] - 77:16 vary [1] - 63:11 vegetation [2] - 42:21, 65:4 ventilation [1] - 15:9 verbiage [1] - 16:23 verified [1] - 8:19 versus [1] - 17:8 vertical [2] - 16:7, 16:8 Vie [1] - 48:11 view [20] - 26:23, 39:8, 41:21, 42:2, 44:20, 45:14, 45:17, 47:7, 48:4, 55:25, 56:23, 60:22, 61:24, 62:9, 62:10, 62:18, 65:9, 65:10, 73:5 views [1] - 44:23 Villa [2] - 73:17, 74:6 visibility [2] - 27:22, 32:6 visible [5] - 24:2, 24:24, 27:20, 47:22, 73:8 visual [1] - 25:14 Vito [2] - 73:17, 74:6 Voss [1] - 3:4 VOSS [52] - 1:15, 3:2, 3:14, 5:15, 6:23, 10:8, 10:13, 10:19, 10:24, 11:4, 11:9, 11:16, 11:19, 11:24, 12:7, 15:25, 16:17, 21:23, 22:19, 22:21, 23:3, 23:7, 27:23, 31:12, 32:9, 32:14, 32:19, 33:4, 33:6, 33:13, 34:5, 34:12, 34:19, 55:22, 62:21, 65:14, 67:6, 68:5, 68:12, 74:15, 74:25, 75:10, 75:14, 75:16, 75:22, 75:25, 76:4, 76:7, 76:10, 76:15, 76:22, 77:6 vote [1] - 5:16 voted [1] - 23:4 | |

| W | | |
|---|---|---|
| <p>wait [2] - 27:18, 43:20 walk [11] - 5:12, 5:16, 8:21, 16:2, 49:11, 50:10, 51:19, 52:15, 62:3, 73:12 walking [4] - 32:14, 52:7, 52:19, 52:20 walks [1] - 25:17 walkway [2] - 71:17 wall [28] - 38:15, 38:24, 39:14, 39:16, 39:19, 40:2, 40:5, 40:13, 40:20, 43:9, 43:13, 43:14, 49:25, 50:3, 50:7, 50:8, 50:19, 51:6, 51:9, 51:11, 51:22, 52:23, 53:20, 53:24, 54:9, 55:6, 61:15 walls [3] - 36:20, 49:2, 64:24 wander [1] - 74:11 wants [1] - 21:11 warranty [2] - 33:10, 33:11 watched [1] - 23:17 water [7] - 41:6, 41:21, 42:7, 43:19, 58:7, 62:17 waterfront [1] - 38:6 Waterloo [1] - 70:12 website [2] - 8:18, 37:16 wedding [1] - 74:10 weed [1] - 43:17 weeds [1] - 43:16 week [2] - 37:22, 43:18 weight [3] - 77:3, 77:7, 77:8 well-made [1] - 54:13 west [6] - 4:2, 9:7, 27:3, 27:21, 27:23, 28:11 West [8] - 2:7, 2:9, 23:8, 30:23, 32:24, 68:13, 68:17, 74:21 western [1] - 44:4 wet [1] - 57:16 whack [1] - 43:17 wheel [2] - 17:4, 17:11 wheelchair [1] - 12:21 White [1] - 7:19 white [8] - 27:19, 45:22, 45:24, 46:4, 46:12, 63:19 whole [7] - 54:10, 55:18, 57:3, 63:14,</p> | <p>63:16, 64:6, 73:15 wide [4] - 17:18, 42:25, 47:16, 56:12 width [2] - 11:14, 40:3 wife [1] - 23:14 William [1] - 68:21 WILLIAMS [10] - 1:17, 3:12, 23:2, 25:24, 26:11, 26:14, 34:18, 68:11, 72:19, 75:21 Williams [3] - 3:12, 67:20, 67:21 window [6] - 4:10, 10:5, 13:24, 14:13, 15:3, 26:9 windows [24] - 4:5, 4:6, 4:7, 4:12, 6:17, 6:24, 6:25, 7:5, 9:7, 9:12, 9:13, 10:21, 11:7, 14:9, 14:10, 14:12, 14:19, 14:24, 15:9, 15:11, 18:23, 19:3, 19:17, 36:11 windshield [1] - 26:9 Windy [1] - 35:11 winter [1] - 31:9 Wolstenholme [2] - 4:15, 4:18 WOLSTENHOLME [46] - 5:3, 5:5, 5:6, 5:24, 7:3, 7:12, 8:2, 8:6, 9:2, 9:18, 10:6, 10:12, 10:15, 10:20, 11:3, 11:5, 11:17, 11:21, 12:2, 12:9, 12:17, 12:23, 13:3, 13:9, 13:17, 13:22, 14:5, 14:21, 15:5, 15:12, 15:14, 16:14, 16:19, 17:5, 17:17, 17:25, 18:4, 18:15, 18:24, 19:2, 19:10, 19:16, 20:2, 20:9, 20:14, 21:19 wolstenholme [2] - 5:5, 13:14 WOLSTNHOLME [2] - 8:17, 11:11 wondering [5] - 16:6, 16:17, 31:21, 65:20, 65:24 wood [23] - 4:4, 7:5, 7:9, 7:11, 7:14, 7:25, 10:11, 10:17, 10:22, 15:19, 52:9, 54:16, 57:24, 58:3, 58:21, 63:3, 65:22, 66:4, 66:5, 67:5, 78:6, 78:17 wood-like [1] - 58:3</p> | <p>wooden [3] - 6:24, 46:12, 66:2 word [1] - 69:8 worried [1] - 34:6 wrapped [1] - 42:4 wrapping [1] - 42:21</p> |
| | | Y |
| | | <p>yard [3] - 38:4, 43:6, 69:14 year [7] - 44:6, 44:12, 48:14, 65:25, 66:3, 71:20 years [15] - 23:19, 33:11, 33:15, 34:9, 35:5, 35:25, 38:16, 48:14, 50:7, 50:9, 51:22, 54:3, 68:24, 69:17, 73:17 yellow [7] - 29:3, 56:9, 59:24, 60:2, 78:12, 78:17, 78:20 Yellow [1] - 67:19</p> |
| | | Z |
| | | <p>zoning [7] - 13:5, 20:12, 20:17, 38:23, 44:13, 44:16, 51:4</p> |