

NEW HOPE BOROUGH COUNCIL
 BUCKS COUNTY, PENNSYLVANIA
 - - -
 JUNE COUNCIL MEETING
 - - -
 NEW HOPE BOROUGH COMMUNITY ROOM
 123 NEW STREET
 NEW HOPE, PENNSYLVANIA 18938
 - - -

TUESDAY, JUNE 21, 2022
 COMMENCING AT 7:00 P.M.
 - - -

BOARD MEMBERS PRESENT:

CONNIE GERING - PRESIDENT
 LAURIE MCHUGH - VICE-PRESIDENT
 LOUISE RETTIG - PRESIDENT PRO TEM
 LOUISE FEDER
 DANIEL DOUGHERTY
 PETER MEYER
 KENNETH MAISEL
 - - -

ALSO PRESENT:

LAURENCE KELLER - BOROUGH MAYOR
 PETER GRAY - BOROUGH MANAGER
 JOHN PENNINGHAM, ESQ. - BOROUGH COUNCIL SOLICITOR
 MARK LABRUM, ESQ. - BOROUGH COUNCIL SOLICITOR
 MARY STOVER - ZONING OFFICER
 MICHELE FOUNTAIN - BOROUGH ENGINEER

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

BOROUGH COUNCIL - JUNE 2022

PRESIDENT GERING: If you can take roll please.

MR. GRAY: Certainly. Ms. McHugh?

MS. MCHUGH: Here.

MR. GRAY: Ms. Rettig?

MS. RETTIG: Here.

MR. GRAY: Ms. Feder?

MS. FEDER: Here.

MR. GRAY: Mr. Maisel?

MR. MAISEL: Here.

MR. GRAY: Mr. Meyer?

MR. MEYER: Here.

MR. GRAY: Mr. Dougherty?

MR. DOUGHERTY: Here.

MR. GRAY: Mayor Keller?

MAYOR KELLER: Here.

MR. GRAY: Ms. Gering?

PRESIDENT GERING: Here. Thank you.

First on the agenda is our Mayor's report.

Mr. Keller

MAYOR KELLER: I will start with every few years, sometimes longer, we have an opening for a full-time police officer's position and we have an opening for a police officer position and we are currently in one.

BOROUGH COUNCIL - JUNE 2022

I N D E X

<u>AGENDA ITEM</u>	<u>PAGE NO.</u>
Mayor's Report	3
Girls on the Run	7
315 West Bridge Street	9
115 D South Main Street	13
28 South Main Street	14
94 New Street	15
501-528 Waterview Place	20
80 West Ferry Street	23
8-10 Waterloo Street	23
76 North Main Street	41
Engineering Review-Cintra	43
2022 Road Improvement Program	49
Advertise Short Term Rental Ordinance	49
Sale of Surplus Equipment	63
July 4th Parade Assistance	64
Meeting Minutes Approval	64
Accounts Payable Approval	65
Committee Reports	65
Public Comment	70

24
25

BOROUGH COUNCIL - JUNE 2022

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

And we have had this vacancy for maybe -- I don't know, maybe I guess over a year.

And the process is that first it goes to our Civil Service Commission and they certify three candidates who all took the consortium test in Doylestown. And so we have narrowed it down to three at long last and one of the candidates after interviews and background checks and whatnot is -- Chief and I are both very strong on and his name is Cole Midwood. And Cole has been a police officer part-time here for about 20 months.

And in my 24 plus years as a Mayor, I don't think we have had a part-time officer get two letters of commendation in one year and he did for 2021. One he had a young teenager that was on the New Hope/Lambertville Free Bridge and was considering performing a Johnny Weissmuller and maybe some of you won't know who that is, that was Tarzan.

He was going to jump off the bridge and Cole had basically talked him out of doing it, got him off the rail and did a terrific job for a young man that Cole is.

And the second commendation was a medical call where a woman was not well but she refused to go to the hospital and he convinced her that she needed to go.

BOROUGH COUNCIL - JUNE 2022

1
 2 And it turned out that she had an aneurysm and she could
 3 have died had she not gone to the hospital.
 4 Two very impressive situations. But in
 5 addition, just in the last week he had a pullover, pulled
 6 someone over, and they had guns and drugs. A major
 7 arrest. He is just a solid guy. We know what we have
 8 because he's been in the department.
 9 And this has happened two other times where
 10 we weren't in a position with two other young men that
 11 would have been great police officers in this department,
 12 but they weren't on the list and they were swallowed by a
 13 couple departments that don't have to go through the
 14 consortium list. So they took two great guys that would
 15 have been police officers in this department and I really
 16 hope that we don't lose out on -- and pass on Cole
 17 Midwood.
 18 So he has two years experience, 20 months
 19 experience. He knows the system here. He's done a great
 20 job. He works all -- whenever he gets called in for his
 21 hours. So basically it would be a seamless transition
 22 and Chief is very high on Cole. So normally -- if we were
 23 to hire Cole it would be as usual, he already has done the
 24 120 Act and done the background and it would be the --
 25 based on one year probation period before he was full-time

BOROUGH COUNCIL - JUNE 2022

1
 2 in those times. And weekends are critical for us to have
 3 out -- looking at making sure that everybody is paying at
 4 the kiosks.
 5 So I ask that they consider Jack as a park
 6 enforcement officer and it would be at the rate of \$18 an
 7 hour.
 8 PRESIDENT GERING: Can I have a motion for
 9 approval?
 10 MR. MEYER: I will make that.
 11 MS. McHUGH: I will second.
 12 PRESIDENT GERING: Any questions from
 13 Council? Any from the public? All in favor?
 14 MS. FEDER: Aye.
 15 MR. MEYER: Aye.
 16 MS. McHUGH: Aye.
 17 MS. RETTIG: Aye.
 18 MR. DOUGHERTY: Aye.
 19 MR. MAISEL: Aye.
 20 PRESIDENT GERING: Aye.
 21 Next -- thank you, Mayor Keller.
 22 Next on the agenda is a motion for approval
 23 for the special event race for Girls on the Run 5K.
 24 Is there anyone here representing them?
 25 Please come on up. If you can just identify yourself.

BOROUGH COUNCIL - JUNE 2022

1
 2 forever.
 3 So I would ask that Council consider hiring
 4 Cole Midwood as a full-time police officer in our
 5 department. I strongly recommend it as well.
 6 PRESIDENT GERING: Can I have a motion for
 7 approval?
 8 MS. RETTIG: I will make that motion.
 9 MS. McHUGH: I will second.
 10 PRESIDENT GERING: Any questions from
 11 Council? Any from the public? All in favor?
 12 MS. FEDER: Aye.
 13 MR. MEYER: Aye.
 14 MS. McHUGH: Aye.
 15 MS. RETTIG: Aye.
 16 MR. DOUGHERTY: Aye.
 17 MR. MAISEL: Aye.
 18 PRESIDENT GERING: Aye.
 19 MAYOR KELLER: Huge. Thank you very much.
 20 And then we have another one. We have a
 21 gentleman, Jack -- Jumping Jack Flash we call him -- Gray.
 22 He's in the police department right now for the summer
 23 internship and he is in a position that he can fill in
 24 when we have a park enforcement officer that may want to
 25 take a Saturday or Sunday off and Jack is willing to fill

BOROUGH COUNCIL - JUNE 2022

1
 2 MS. TRITREMME: My name is Katie
 3 Tritremmel, T-R-I-T-R-E-M-M-E-L. Katie Tritremmel, Girls
 4 on the Run Executive Director.
 5 So we are just requesting to be able to for
 6 the eleventh year host our 5K starting with New Hope
 7 Elementary School.
 8 If you have any questions, we have
 9 submitted our report, our application.
 10 PRESIDENT GERING: Any questions from
 11 Council?
 12 MS. McHUGH: That is the same as its
 13 already been?
 14 MS. TRITREMME: Correct. No changes.
 15 MS. FEDER: It is a great event.
 16 MAYOR KELLER: I would add that they run it
 17 very well. We never had any complications, anywhere from
 18 700 to 1,100 young ladies and some fathers and some
 19 mothers. Great.
 20 MS. TRITREMME: Nice community event. We
 21 really appreciate it in New Hope.
 22 PRESIDENT GERING: Any other questions?
 23 Anything from the public? All in favor?
 24 MS. FEDER: Aye.
 25 MR. MEYER: Aye.

1 **BOROUGH COUNCIL - JUNE 2022**
2 MS. McHUGH: Aye.
3 MS. RETTIG: Aye.
4 MR. DOUGHERTY: Aye.
5 MR. MAISEL: Aye.
6 PRESIDENT GERING: Aye. Good luck.
7 MS. TRITREMME: Thank you so much.
8 Appreciate it.
9 PRESIDENT GERING: Next on the agenda is a
10 zoning application for 315 West Bridge Street requesting a
11 variance for a sign permit.
12 Is there anyone here? Come on up and
13 identify yourself.
14 MS. WARD BACSO: My name is Kim Ward Bacso,
15 W-A-R-D B-A-C-S-O. I am the owner of River Valley Realty
16 and River Valley Properties.
17 MR. BENNER: Good evening. My name is
18 William Benner. It is my privilege to be representing Kim
19 this evening and I am her attorney.
20 PRESIDENT GERING: Any questions from
21 Council?
22 I looked at the designs that you submitted,
23 my understanding it is not going to be a lighted sign;
24 correct?
25 MS. WARD BACSO: Correct.

1 **BOROUGH COUNCIL - JUNE 2022**
2 PRESIDENT GERING: It is a letter and
3 you're just asking to increase the size from the --
4 MR. BENNER: No, actually not. If I may.
5 PRESIDENT GERING: Sure.
6 MR. BENNER: This is a non-conforming sign.
7 Sign structure is there and the -- before River Valley
8 Properties took occupancy of the property, the occupant
9 was an accounting office.
10 When River Valley Properties took
11 occupancy, they understandably wanted an identification
12 sign to identify the business. As I am sure everybody on
13 Council is aware that River Valley Properties were -- the
14 River Valley Realty has had a presence in New Hope Borough
15 for some years. Its had a presence in Lambertville,
16 Flemington and elsewhere.
17 They have selected this property because it
18 affords more parking, more space. The business is
19 growing. So what River Valley Properties wishes to do is
20 simply change the message on the sign, keep the structure
21 as it is so that it identifies the current occupant, River
22 Valley Properties, rather than the accounting office.
23 So the -- so what this application is about
24 really is just changing the message on an existing sign.
25 There is a lot -- a whole of lot issues dealing with the

1 **BOROUGH COUNCIL - JUNE 2022**
2 zoning ordinance. The application pending before the
3 zoning board is two parts, one part is an appeal from the
4 denial.
5 We believe that the zoning officer
6 misapplied the zoning ordinance but as a precaution there
7 is also an application pending for a variance but the
8 essence of the application is simply to change the message
9 from the former user to the current user.
10 PRESIDENT GERING: Any questions from
11 Council?
12 MS. McHUGH: Yeah. You're saying that it
13 is -- you're just reusing the sign that was there and just
14 changing the name?
15 MR. BENNER: That is about it.
16 MS. WARD BACSO: Nothing is changing.
17 It is a -- in very bad condition so my sign
18 guy needs a process he will have to do to waterproof it,
19 simply because the existing wood sign is 43 years old and
20 he has some concerns about it. He was going to have to do
21 a treatment and then instead of saying Pitcock Real
22 Estate, its just going to say River Valley Properties Real
23 Estate with the address.
24 MS. McHUGH: So the old sign was not in
25 compliance is --

1 **BOROUGH COUNCIL - JUNE 2022**
2 MR. BENNER: No, the old sign was
3 non-conforming. It was built long before the zoning
4 regulations were in effect and such as proceeded and has
5 the right to continue. So this isn't a new sign, this
6 isn't a replacement sign, it is a modification to the
7 non-conforming sign that the Borough has recognized as a
8 non-conformity.
9 It is really a simple application. It is
10 rather unfortunate that this matter has to go to the
11 Zoning Hearing Board but it does. And you know the issue
12 I think presently before Council is whether you wish to
13 oppose this application, remain neutral or ideally to
14 welcome River Valley Properties to its new home with open
15 arms and embrace the application and urge the Zoning
16 Hearing Board to approve the application.
17 MS. McHUGH: We will do that anyway and
18 the sign really doesn't have anything to do with it. So
19 good try.
20 MR. DOUGHERTY: Are you in compliance with
21 the business privilege license process? You're going to
22 be conducting business here in New Hope.
23 MS. WARD BACSO: I have paid it in the
24 past. I am moving from 16 West Bridge to 315.
25 MR. DOUGHERTY: So the store front

1 BOROUGH COUNCIL - JUNE 2022
2 location, that will go away?
3 MS. WARD BACSO: As of June 15th.
4 MR. DOUGHERTY: Over --
5 MS. WARD BACSO: I'm over to this new
6 location.
7 MR. DOUGHERTY: You won't have the two
8 locations?
9 MS. WARD BACSO: We will not have two, just
10 the one location.
11 MR. DOUGHERTY: Thank you.
12 PRESIDENT GERING: Any other questions from
13 Council? Council is staying neutral.
14 MS. McHUGH: Is there any neighbors here?
15 Anybody have any problems with this?
16 PRESIDENT GERING: Neutral. Good luck.
17 MR. BENNER: Thank you for your time and
18 enjoy the rest of your hearing -- meeting tonight.
19 PRESIDENT GERING: Thank you.
20 Next on the agenda is a Certificate of
21 Appropriateness for 115 D South Main Street for a sign.
22 HARB approved this.
23 Can I have a motion for approval?
24 MR. MEYER: So moved.
25 MR. MAISEL: Second.

1 BOROUGH COUNCIL - JUNE 2022
2 PRESIDENT GERING: Any questions? Any one
3 from the public? All in favor?
4 MS. FEDER: Aye.
5 MR. MEYER: Aye.
6 MS. McHUGH: Aye.
7 MS. RETTIG: Aye.
8 MR. DOUGHERTY: Aye.
9 MR. MAISEL: Aye.
10 PRESIDENT GERING: Aye. Thank you.
11 Next is Certificate of Appropriateness for
12 28 South Main Street for a sign installation.
13 Can I have a motion for approval?
14 MS. McHUGH: I will make a motion.
15 PRESIDENT GERING: Second?
16 MS. RETTIG: I will second it.
17 PRESIDENT GERING: Any questions from
18 Council or comments? Any from the public? All in favor?
19 MS. FEDER: Aye.
20 MR. MEYER: Aye.
21 MS. McHUGH: Aye.
22 MS. RETTIG: Aye.
23 MR. DOUGHERTY: Aye.
24 MR. MAISEL: Aye.
25 PRESIDENT GERING: Aye. Thank you.

1 BOROUGH COUNCIL - JUNE 2022
2 Next is a Certificate of Appropriateness
3 for 94 New Street for a fence replacement.
4 Can I have a motion for approval?
5 MS. RETTIG: I will make the motion.
6 MR. MEYER: Second.
7 PRESIDENT GERING: Any questions from
8 Council or comments?
9 MR. DOUGHERTY: Is this --
10 PRESIDENT GERING: They were in front of us
11 before. We sent them back.
12 MR. DOUGHERTY: We sent them back. How is
13 it different now? I recall it was a plastic fence issue.
14 Is this the same place?
15 PRESIDENT GERING: Mr. Stephan, I think it
16 is your fence.
17 MR. DOUGHERTY: Is this the same place that
18 was the place --
19 PRESIDENT GERING: Come on up.
20 MR. STEPHAN: Glen Stephan, Stephan Design.
21 This was re-presented back at HARB after
22 last month's meeting with you guys and then assigned to an
23 agent, then had approved the application with the new --
24 understanding of the new specifications of the fence so --
25 which is what you have.

1 BOROUGH COUNCIL - JUNE 2022
2 MR. DOUGHERTY: It is going to be a stamped
3 metal now?
4 PRESIDENT GERING: No. This isn't the
5 metal one, its laminated.
6 MR. STEPHAN: It is the Bufftech. The
7 Certainteed Bufftech product, it is a stamped -- steel
8 reinforced but stamped vinyl. The sample was presented to
9 you, you have the pictures on it. It does not look
10 anything like vinyl.
11 So you have those pictures and it was
12 presented both to HARB through the agent and the wording
13 was just -- continues to be off.
14 MR. DOUGHERTY: Obviously. So is this a
15 metal fence?
16 MR. STEPHAN: No.
17 MR. DOUGHERTY: Okay. This stuff I am
18 seeing, it says it is stamped steel. Steel is metal.
19 What am I missing?
20 MR. STEPHAN: No. This is what I was sent
21 from them and those words on it but it is actually stamped
22 vinyl with a steel reinforcement in the whole fence. So
23 that is what was reiterated to the HARB agent to then
24 review and so that is what he -- information he had and
25 that is what he forwarded to you.

BOROUGH COUNCIL - JUNE 2022

1
2 MR. DOUGHERTY: Okay. So it is HARB has
3 recommended -- has recommended and has approved a vinyl
4 fence?
5 MR. STEPHAN: Yeah.
6 MR. DOUGHERTY: Ken, can you help me with
7 this?
8 MR. MAISEL: I happen to not to have been
9 at that meeting but -- I can't tell you what --
10 PRESIDENT GERING: Ken, can you speak in
11 the microphone?
12 MR. MAISEL: I was not at the meeting. I
13 don't know what -- this was a subsequent review done
14 subsequent to the meeting so it was done by an agent. So
15 I am not exactly sure what he looked at and what he saw
16 and identified as being acceptable.
17 MR. STEPHAN: Yeah. Again the sample that
18 was sent to them, both of them, the actual fence material
19 and everything. There are products -- and I have been in
20 business for a long time -- that has the qualifications of
21 a sturdy and well looking fence just as my opinion. This
22 is one of them that is made up here and this is what was
23 presented to the agent and the information that he had so
24 I don't want to say -- I am not speaking for Justin on the
25 HARB Board but for him to see the product and approve it,

BOROUGH COUNCIL - JUNE 2022

1
2 review by an agent. This seems like a different step than
3 we use.
4 MR. MAISEL: It is not.
5 PRESIDENT GERING: Can I chime in? What
6 HARB does is they take a HARB member and they act as an
7 agent and they will review everything and they do the
8 approval and --
9 MR. MAISEL: What happens is they have a
10 hearing and if there is an issue that is unresolved, they
11 believe that it is simple enough to have an agent identify
12 it and make a determination and -- with the Board's
13 acceptance of that.
14 So they would give the ultimate review of
15 the last mitigating, you know issue that is at hand and
16 that is what was done now and that is what has been done
17 on many occasions if they can't resolve it at the time,
18 they don't want to hold up the application. So --
19 MR. DOUGHERTY: Okay.
20 PRESIDENT GERING: You're okay?
21 Any other questions? Any one from the
22 public? All in favor?
23 MS. FEDER: Aye.
24 MR. MEYER: Aye.
25 MS. McHUGH: Aye.

BOROUGH COUNCIL - JUNE 2022

1
2 I don't have any questions to --
3 MR. DOUGHERTY: Now so my understanding is
4 that HARB made a motion to recommend a Certificate of
5 Appropriateness with a final review by an agent and the
6 agent -- where do I have something from an agent?
7 MR. MAISEL: There is an e-mail from an
8 agent.
9 MR. DOUGHERTY: There is an e-mail from an
10 agent. You understand this is no way to run a Navy.
11 So the agent -- my question I guess for
12 John or somebody, is an -- HARB approved it subject to
13 review by an agent?
14 MR. MAISEL: That is correct. The agent --
15 MR. STEPHAN: The agent was your AIA person
16 on the HARB Board, it wasn't just -- it was your
17 architect.
18 MR. MAISEL: You're asking which was done
19 first?
20 MR. DOUGHERTY: No. I am asking is HARB --
21 my understanding is HARB has the ability to recommend a
22 Certificate of Appropriateness or do more work or ask the
23 person to come back or modify things to come back. HARB
24 issues a Certificate of Appropriateness or it doesn't.
25 Now there is another part with a final

BOROUGH COUNCIL - JUNE 2022

1
2 MS. RETTIG: Aye.
3 MR. DOUGHERTY: Aye.
4 MR. MAISEL: Aye.
5 PRESIDENT GERING: Aye. Good luck.
6 Next is the Certificate of Appropriateness
7 for 501-528 Waterview Place. And this is for replacement
8 of a fence and this is -- can I have a motion for
9 approval?
10 MS. McHUGH: I will make the motion.
11 MR. MEYER: Second.
12 PRESIDENT GERING: Any questions from
13 Council?
14 MR. MEYER: Just an observation. The
15 Certificate of Appropriateness says -- and I am quoting
16 here, the Applicant must obtain all necessary building and
17 zoning permits prior to commencing work. We are approving
18 here work that has already been done.
19 PRESIDENT GERING: Can you chime in,
20 please.
21 MS. STOVER: I don't know if this is on.
22 The zoning has been approved, the electrical permit is
23 going to be required because there will be electric.
24 The zoning permit has been approved, it
25 hasn't been issued yet and the electrical permit needs to

1 **BOROUGH COUNCIL - JUNE 2022**

2 be issued by the code official because it is an
3 electrically operated fence. They put it in without
4 permits.

5 MR. CARRINO: My name is Anthony Carrino,
6 C-A-R-R-I-N-O. I represent the Waterview Homeowner's
7 Association and I am the Treasurer of a three person
8 board.

9 The reason that gate was put in, we had a
10 contractor who was given specifications, he was -- in our
11 contract with him he was supposed to apply for all of the
12 appropriate permits. Midway through the job he could not
13 -- it was done in the midst of COVID, he could not
14 complete the job and he walked away.

15 Subsequent to that we found out that the
16 permits were necessary. So it is not like we put up a
17 gate hoping to just ramrod this thing through. We got
18 caught in a very tenuous time and like I said, we had a
19 failed contractor.

20 MR. MEYER: Understood. I am fully
21 prepared to vote in favor of approval. I am simply
22 stressing the fact that we have a situation here which is
23 something that we need to pay attention to, which is that
24 we need to be very careful in general as a matter of
25 principle not to be approving things that get constructed

1 **BOROUGH COUNCIL - JUNE 2022**

2 MR. MEYER: Aye.

3 MS. McHUGH: Aye.

4 MS. RETTIG: Aye.

5 MR. DOUGHERTY: Aye.

6 MR. MAISEL: Aye.

7 PRESIDENT GERING: Aye. Good luck. Thank
8 you.

9 Next is a Certificate for Appropriateness
10 for 80 West Ferry Street. They are putting in a lantern,
11 hardware and door replacement.

12 Can I have a motion for approval?

13 MS. McHUGH: I will make the motion.

14 MR. MEYER: Second.

15 PRESIDENT GERING: Any questions from
16 Council? Any from the public? All in favor?

17 MS. FEDER: Aye.

18 MR. MEYER: Aye.

19 MS. McHUGH: Aye.

20 MS. RETTIG: Aye.

21 MR. DOUGHERTY: Aye.

22 MR. MAISEL: Aye.

23 PRESIDENT GERING: Aye. Thank you.

24 Next is Certificate of Appropriateness for
25 8-10 Waterloo for demolition permit.

1 **BOROUGH COUNCIL - JUNE 2022**

2 before they have approval.

3 All right. As I said, I was making an
4 observation.

5 MR. CARRINO: This was a highly unusual
6 situation.

7 MS. RETTIG: I have a question. Did you
8 call the Borough and find out if you needed a permit ahead
9 of time or just you just hired a contractor?

10 MR. CARRINO: We were told by him that he
11 did call the Borough, came down with an electrician. We
12 don't know if he ever did. We were told he checked on
13 permits. In his contract he was supposed to have done
14 that.

15 MS. RETTIG: But the homeowner's
16 association -- nobody from them did it, you left it to the
17 contractor?

18 MR. CARRINO: Well the association was
19 operated by a management company who interfaces and they
20 do all of our contract work for us so in this contract we
21 all assumed it was done correctly until it wasn't done
22 correctly.

23 PRESIDENT GERING: Any other questions from
24 Council? Any one from the public? All in favor?

25 MS. FEDER: Aye.

1 **BOROUGH COUNCIL - JUNE 2022**

2 MR. VanLUVANEE: John VanLuvanee
3 representing Marcor223, LLC, the owner of the subject
4 property.

5 We appeared before HARB at its meeting on
6 June 7th. Having not received anything from HARB, I asked
7 this afternoon to have Mr. Gray send to me a copy of
8 whatever memorandum or other material might have been sent
9 to Council, and later this afternoon I received from
10 Mr. Gray what he referred to as a draft Certificate of
11 Appropriateness.

12 Before we start our presentation, and we
13 intend to duplicate exactly what --

14 PRESIDENT GERING: Can you talk into the
15 microphone? I think my hearing is going.

16 MR. VanLUVANEE: I think I have it pretty
17 close to my mouth. Is that better? Fine. I am happy to
18 project.

19 The draft Certificate of Appropriateness I
20 found to be somewhat interesting because it purports to
21 summarize the hearing. I assume you haven't gotten the
22 transcript yet. I know Karen was there but I don't know
23 if you have received the transcript yet. I assume you
24 haven't. If you have, you can correct me and tell me that
25 you have read the transcript.

BOROUGH COUNCIL - JUNE 2022

1
 2 But if you haven't, I think it is important
 3 to comment on a couple of things that are summarized in
 4 this hearing. One is that there is a statement that says
 5 according to the Applicant's consultants the ordinance
 6 does not apply. No one said that. We acknowledge that
 7 this property is in the Historic District and the
 8 ordinance applies.

9 The issue is whether or not and to what
 10 extent and how this application is to be reviewed and our
 11 witness, Peter Primavera, who is a historic consultant of
 12 some renown, whose resume I forwarded and asked to be
 13 forwarded to Council, will talk to that issue.

14 The second comment that I want to make
 15 again which will be borne out by the transcript when it is
 16 prepared, was the vote. The Certificate of
 17 Appropriateness draft properly states that Mr. Halsey made
 18 a motion to grant conditional approval.

19 The condition to which my client's agreed,
 20 which Mr. Halsey pushed for, was an agreement that if the
 21 demolition permit were to be issued that there would be no
 22 action taken on the demolition permit until the Borough,
 23 HARB and Borough Council approve a Certificate of
 24 Appropriateness for a replacement building. My client
 25 honestly doesn't necessarily have to agree to that but

BOROUGH COUNCIL - JUNE 2022

1
 2 paragraph three or section three titled Property's
 3 Historic Character. None of the information in that
 4 section was discussed with HARB. None was presented to
 5 HARB. I am not sure how it got into the motion and maybe
 6 counsel can enlighten me in that regard.

7 What there is -- there is a reference there
 8 to a detailed web based family history. Having received
 9 that I did review the information in this family history
 10 which is not particularly well documented, but I will
 11 point out that the statement here that says Mr. Pickett is
 12 identified as a notable New Hope ship builder is not an
 13 accurate statement. That was nowhere found in that
 14 information. I reviewed a copy of it. I have a complete
 15 copy of it.

16 It said that he owned three backyard lots
 17 in the Borough and the 8-10 Waterloo properties were
 18 occupied by a double house. 8 and 10 Waterloo Street is
 19 not referenced and 8 and 10 River Street were not
 20 referenced, although I certainly concede that it is
 21 possible that the double house was the predecessor to the
 22 two houses that are on the property now which is on two
 23 separate lots but there is no reference to what either of
 24 these houses looked like.

25 And in fact a statement is that -- there is

BOROUGH COUNCIL - JUNE 2022

1 they did.
 2
 3 That was requested and the two HARB members
 4 voted to approve the motion and wanted that condition
 5 placed and we agreed to it. The two HARB members,
 6 Mr. Kester and Mr. O'Brien voted against the motion and
 7 that is correct. However they both stated on the record
 8 that they agreed that these buildings had no historical
 9 significance.

10 What they stated on the record was the
 11 reason for their objection was that there was some
 12 internal features of these buildings that they thought
 13 were old and should be preserved. And the importance of
 14 that comment is that there was no disagreement among the
 15 four HARB members as to the lack of historic significance
 16 of these buildings. And that is important because as this
 17 Council knows, the jurisdiction of HARB relates to what
 18 you can see from the street, not what you can't see from
 19 the street.

20 The other comment that is made on the first
 21 page is Mr. Primavera had argued that precluding
 22 demolition constitutes a taking. Again, he didn't say
 23 that, and when you read the transcripts you will see that
 24 he didn't say that.

25 There is also in this draft motion,

BOROUGH COUNCIL - JUNE 2022

1
 2 no statement that Mr. Pickett, even assuming that he were
 3 a notable ship builder as is suggested, ever lived in
 4 either one of these houses.

5 The third paragraph, one that really
 6 bothers me. It says these facts -- facts. These aren't
 7 facts. This is a family history not done by any one whose
 8 credentials are indicated on the reference, contradict
 9 conclusions of the Applicant's architect, Mr. Ross. That
 10 is not a fact. Mr. Ross will tell you that he has no
 11 quarrel with the speculation here and there is nothing in
 12 his testimony that is contradicted by the statements that
 13 are in this record.

14 What the objection to is somehow you have
 15 information presumably, I don't know what else you have.
 16 You may have the whole family history, I don't know what
 17 was given to you but the Applicant had no knowledge of
 18 that and but for the fact that I asked to --

19 **PRESIDENT GERING:** Can you speak in the
 20 microphone?

21 **MR. VanLUVANEE:** I'm sorry. But for the
 22 fact that I asked this afternoon to see what was sent to
 23 you we would have no way of even knowing that you had this
 24 in front of you. And that is not fair.

25 Frankly your own code says that the HARB

BOROUGH COUNCIL - JUNE 2022

1
 2 recommendation or in this case non-recommendation, is to
 3 be sent to the applicants. We don't see these
 4 communications. I think that is not a reasonable way to
 5 approach a hearing like this.
 6 We believe we have a right to see whatever
 7 it is you are looking at and if you have reports from
 8 somebody who purports to have information contrary to what
 9 our testimony is, we have a right to see who is preparing
 10 that information. I don't know who prepared this
 11 information.
 12 But I suggest to you if you read the Edward
 13 D. website based family history you will see that the
 14 statements and what you were given are not in fact
 15 accurate.
 16 PRESIDENT GERING: Mr. VanLuvanee, thank
 17 you so much. Are you done with this so --
 18 MR. VanLUVANEE: I am done with the
 19 introduction.
 20 PRESIDENT GERING: Do you have more before
 21 I continue?
 22 MR. VanLUVANEE: I have three witnesses
 23 that I will present.
 24 PRESIDENT GERING: Okay. This is for a
 25 Certificate of Appropriateness.

BOROUGH COUNCIL - JUNE 2022

1
 2 MR. VanLUVANEE: That is correct.
 3 PRESIDENT GERING: Okay. And our attorney
 4 -- I will look over to him. My understanding and you know
 5 I am not the attorney here, is that the Certificate of
 6 Appropriateness would probably not come to you until after
 7 it was approved.
 8 Can you help me out with that, John?
 9 MR. VanLUVANEE: No, it was presented to be
 10 a draft. I understand that.
 11 MR. FENNINGHAM: The HARB Board is only
 12 required --
 13 PRESIDENT GERING: Speak into the
 14 microphone.
 15 MR. FENNINGHAM: The HARB ordinance
 16 requires a copy of a recommendation be supplied to the
 17 applicant.
 18 PRESIDENT GERING: Thank you.
 19 MR. FENNINGHAM: This is not -- this
 20 document is not a recommendation from HARB. There was no
 21 recommendation from HARB.
 22 PRESIDENT GERING: Thank you so much.
 23 MR. VanLUVANEE: I agree with that.
 24 PRESIDENT GERING: Mr. VanLuvanee, number
 25 one you didn't mention that you were here in June in front

BOROUGH COUNCIL - JUNE 2022

1
 2 of Council requesting demolition and Council turned you
 3 down.
 4 MR. VanLUVANEE: We presented the
 5 application. We had not been in front of HARB at that
 6 time.
 7 PRESIDENT GERING: We denied the
 8 application for demolition.
 9 MR. VanLUVANEE: If you did, I received
 10 nothing in the mail indicating that was the case. My view
 11 you did not take action because HARB had -- did not have a
 12 chance to view the application.
 13 PRESIDENT GERING: So the second thing I
 14 will bring up and then we will open it to Council for
 15 questions is according to what I see this is a historic
 16 building, anything according to the HARB guidelines that
 17 is over 50 years old is considered a historic building.
 18 Now I looked at what you gave us, lots of
 19 information and thank you. But one of your pages, which I
 20 just skimmed through, it says that this property is from
 21 1909 was recognized as 8-10 Waterloo located from an
 22 insurance company.
 23 So in my opinion that shows that this
 24 building is over a hundred years old so it does fall as a
 25 historic building that you are looking to tear down.

BOROUGH COUNCIL - JUNE 2022

1
 2 MR. VanLUVANEE: It is a building in the
 3 Historic District which we are seeking to tear down, it is
 4 not a historic building and there is a big difference.
 5 And your jurisdiction only extends in a case of demolition
 6 to buildings that are of historic significance. That is
 7 not mentioned in your district nomination.
 8 Your job when a demolition permit is
 9 applied for and I am citing now Section 4B of the
 10 Pennsylvania Historic District's Act which was the
 11 enabling legislation pursuant to which your Historic
 12 District was created, states that when you are asked to
 13 certify the appropriateness of demolition you consider the
 14 effect which the change will have upon the general
 15 historic architectural nature of the district.
 16 In this case the testimony that we offered
 17 and which we are going to duplicate here because you don't
 18 have a transcript of the testimony that we provided, would
 19 indicate that this building has absolutely no historic
 20 significance and is not under the guidelines of the
 21 Secretary of the Interior and a building that has any
 22 significance and should be preserved.
 23 There is no basis upon which you would
 24 preserve it because our expert testimony would indicate
 25 that there is nothing that you can see from the street

BOROUGH COUNCIL - JUNE 2022

1 here that indicates that this is historic -- a building
 2 that you have no evidence -- we have no evidence, no one
 3 has found any evidence that indicates what this building
 4 even looked like. So what are we preserving, a building
 5 that reflects what was done in 1950 thereabouts.
 6
 7 PRESIDENT GERING: 1909 according to your
 8 map.

9 The only thing I will tell you, I am only
 10 one voice on this Council, we have a Historic District and
 11 if we allow every one that comes in and argues with us
 12 because it is not a preserved building with a plaque in
 13 front of it, we will tear everything down in town.

14 So the guidelines are anything over
 15 50 years and this is according to HARB guidelines -- I
 16 looked at them again today, is considered historic. So
 17 that is my comment to you.

18 MR. VanLUVANEE: Right. Your government in
 19 considering a Certificate of Appropriateness by the
 20 guidelines in the Historic District, your design
 21 guidelines and your nomination and this building -- these
 22 buildings are not referenced in your nomination.

23 And as I said, all four members of HARB who
 24 listened to this application determined that there was
 25 nothing historically significant about these buildings.

BOROUGH COUNCIL - JUNE 2022

1 and the HARB people have summarized their interpretation
 2 of that. Not really -- not the minutes, verbatim minutes,
 3 but we have a tremendous amount of work before us here
 4 tonight, this Council does.

5 And frankly this is not a HARB so what is
 6 the legal foundation for why a HARB applicant would come
 7 when they don't have -- what is this Council doing here
 8 right now having basically an entire repeat of a HARB
 9 meeting with Mr. VanLuvanee and three witnesses and
 10 testimony. Please describe to me what it is we are
 11 required to do for this applicant tonight.

12 MR. MEYER: Can I rephrase that?

13 MR. DOUGHERTY: I just asked him a direct
 14 question.

15 PRESIDENT GERING: Go ahead, John.

16 MR. FENNINGHAM: Your HARB ordinance is
 17 premised upon a recommendation in favor or against the
 18 application. In the absence of that, there is nothing for
 19 you to do.

20 MR. DOUGHERTY: So I would suggest to the
 21 Applicant that this cannot be the only thing that Council
 22 works on this evening because you didn't get a
 23 recommendation as you wanted out of the HARB meeting.

24 I would suggest that if you think that
 25

BOROUGH COUNCIL - JUNE 2022

1 That is the one thing that is very clear from the
 2 transcript. All four -- that was unanimous.

3 The two members, Mr. Kester and
 4 Mr. O'Brien, for their own reasons and I can understand
 5 people saying well there is interior features here that
 6 are older and should be saved but that is not really their
 7 jurisdiction and that is the issue.

8 But frankly we wanted to move through it.
 9 We will present our evidence, we will present it very
 10 quickly. Again, you don't have the transcript.

11 MR. DOUGHERTY: I have a question.

12 PRESIDENT GERING: Go ahead.

13 MR. DOUGHERTY: I have a question for our
 14 attorney. Tonight's meeting, what we are doing here
 15 today, there has not been a recommendation from our HARB
 16 is my understanding for a COA; is that true? We don't
 17 have a recommendation before us tonight from our HARB
 18 Committee, do we or do we not?

19 MR. FENNINGHAM: You do not have a
 20 recommendation.

21 MR. DOUGHERTY: So my concern is this, that
 22 -- that this is sort of -- I wasn't at the HARB meeting.
 23 We have the applicant and basically wants to I guess rerun
 24 or replay their entire presentation to the HARB meeting
 25

BOROUGH COUNCIL - JUNE 2022

1 there is a dispute as to what is in here, what somebody
 2 summarized in a draft, and you are basically picking it
 3 apart and saying that someone said that and that is not
 4 what this one said, that you need to go back to that HARB
 5 meeting and try to basically -- at least if you're
 6 absolutely certain that all of the things in this -- so
 7 many things in this draft are wrong, then I think that you
 8 deserve a hearing in front of that HARB meeting and say I
 9 have -- I am confused because this isn't what we talked
 10 about and this isn't what you said.

11 You're asking us, who weren't there, you're
 12 just saying that this isn't what was said. You were
 13 there. I don't distrust you but I have no basis to accept
 14 anything you say. They have written this.

15 MR. VanLUVANEE: Mr. Dougherty, may I
 16 respectfully suggest to you that I would venture to say
 17 that not one member of HARB has seen this document.

18 MR. DOUGHERTY: That is besides the point.
 19 You're saying that everything they wrote to us is
 20 inaccurate so you want to repeat with three witnesses and
 21 testimony, your entire presentation to them that is
 22 basically --

23 MR. VanLUVANEE: No, I am suggesting to you
 24 that this is not a statement prepared by HARB.
 25

BOROUGH COUNCIL - JUNE 2022

1
2 MR. MEYER: Then I have a slightly
3 different --
4 MR. DOUGHERTY: Do you see where I am going
5 with this?
6 MR. FENNINGHAM: John, let me address
7 Mr. Dougherty. No one said that this certificate was
8 drafted by HARB, number one.
9 Number two, I disagree with Mr. VanLuvanee.
10 The colloquy between the HARB members as to historicity or
11 not is not binding upon you. I agree with Mr. Dougherty,
12 the Applicant gets a recommendation from the HARB Board
13 that this property is not historic, that is then for you
14 to assess.
15 But without that, the comments of the -- in
16 the absence of the transcript as -- I agree with John, the
17 HARB members colloquy is not binding, it is not part of
18 their decision. Their decision was a deadlocked vote and
19 therefore no recommendation. In my judgment, there is
20 nothing to act on tonight.
21 MR. MEYER: That was the question I was
22 going to ask. As I understand, the agenda reads that we
23 are to be reviewing a Certificate of Appropriateness for
24 8-10 Waterloo which ordinarily means we are reviewing a
25 recommendation for a Certificate of Appropriateness. We

BOROUGH COUNCIL - JUNE 2022

1
2 meetings in a row and there is four members at each one
3 and they are all two/two, that the Applicant never gets to
4 come to the Council? That is a totally unreasonable
5 interpretation.
6 MR. FENNINGHAM: The Applicant could ask
7 for a continuance until there is a membership that would
8 not result in a deadlock vote. You know that happens all
9 of the time.
10 MR. VanLUVANEE: Why does --
11 MR. FENNINGHAM: The point that you are
12 arguing -- the point you are arguing and spent some time
13 arguing to Council that this building is not historic, I
14 -- that could have been a request to HARB to make a
15 recommendation on that point and there is no such
16 recommendation to Council on the point of historicity.
17 MR. VanLUVANEE: But the minutes were --
18 MR. FENNINGHAM: They are not binding.
19 Just a colloquy is not binding.
20 MR. VanLUVANEE: It is not my function to
21 tell HARB how to make their decision.
22 MR. FENNINGHAM: I am not arguing with you,
23 I am telling you what we are dealing with tonight.
24 MR. VanLUVANEE: We have a witness here
25 that came up from Washington, D.C. We have another one

BOROUGH COUNCIL - JUNE 2022

1
2 do not have a recommendation.
3 MR. FENNINGHAM: You do not have a
4 Certificate of Appropriateness.
5 MR. MEYER: Then why is this on the agenda?
6 MR. FENNINGHAM: That is why I said you
7 don't have anything to act on tonight.
8 MR. VanLUVANEE: I disagree. A two/two
9 vote is a vote to deny the application. I think
10 Mr. Fenningham would have to agree with me.
11 The Applicant can't go back to ten meetings
12 in a row at HARB and have ten ties and be bound to say we
13 don't get to come to Council. HARB doesn't make a
14 recommendation -- or makes a recommendation to deny or
15 decides that it will make no recommendation, that is fine.
16 We are still entitled to appear in front of you.
17 MR. FENNINGHAM: A deadlock may apply in a
18 zoning matter but there is nothing in the HARB Ordinance
19 other than a recommendation. In the deadlocked vote there
20 was no publication of a recommendation to Council. So I
21 don't agree -- just disagree that it represents a denial
22 that it would trigger jurisdiction over this matter by
23 Council. I just disagree with that.
24 MR. VanLUVANEE: Is it your testimony or
25 statement, Mr. Fenningham, that if I come to six HARB

BOROUGH COUNCIL - JUNE 2022

1
2 from North Jersey. We have experts who spent their time
3 -- I am going to present their case to you as your Chapter
4 10 of the Code says we have a right to do. And this is
5 the second time you have tried to cut me off from
6 presenting a case.
7 You are the ones who make this decision, it
8 doesn't really matter what HARB tells you. You don't need
9 a recommendation from HARB.
10 MR. FENNINGHAM: I disagree with that
11 completely. The Ordinance requires a recommendation.
12 There was none because there is a deadlock. This may be
13 peculiar, but that is the facts that we are dealing with
14 tonight.
15 PRESIDENT GERING: Thank you.
16 Council, should we send them back to HARB?
17 Ken?
18 MR. MAISEL: Yes.
19 PRESIDENT GERING: Dan?
20 MR. DOUGHERTY: Yes.
21 PRESIDENT GERING: Tina?
22 MS. RETTIG: Yes.
23 PRESIDENT GERING: Laurie?
24 MS. McHUGH: Yes.
25 PRESIDENT GERING: Yes.

BOROUGH COUNCIL - JUNE 2022

1
2 MR. MEYER: Yes.
3 MS. FEDER: Yes.
4 PRESIDENT GERING: All right. You're back
5 to HARB.
6 MR. VanLUVANEE: We will see. Thank you.
7 PRESIDENT GERING: Don't go too far, you're
8 next.
9 Next is the Certificate of Appropriateness
10 for 76 North Main Street for renovation, raising addition
11 and setbacks.
12 Can I have a motion for approval for a
13 Certificate of Appropriateness?
14 MS. RETTIG: I will make that motion.
15 PRESIDENT GERING: Second?
16 MS. FEDER: I will second it.
17 PRESIDENT GERING: My recommendation is
18 that this application be tabled and the reason for that is
19 you have a rooftop deck and it did not get HARB approval.
20 If you look at page 41 of the HARB
21 guidelines, any decks that are in the Historic District
22 have to be approved by HARB and this particular property
23 did not have a HARB approval for a deck.
24 So my recommendation is that we table it
25 and send it back to HARB until they come back with a

BOROUGH COUNCIL - JUNE 2022

1
2 MS. FEDER: Aye.
3 MR. MEYER: Aye.
4 MS. McHUGH: Aye.
5 MS. RETTIG: Aye.
6 MR. DOUGHERTY: Aye.
7 MR. MAISEL: Aye.
8 PRESIDENT GERING: Aye.
9 All right. You're going back to HARB,
10 Mr. VanLuvanee.
11 Next is the -- we have 125 North -- sorry,
12 that has been postponed.
13 Next is consider a recommendation for
14 approval of an engineer to review Cintra.
15 Can I have a motion for approval?
16 MS. RETTIG: I will make that motion.
17 PRESIDENT GERING: Can I have a second?
18 MR. MEYER: I will second.
19 PRESIDENT GERING: Any questions from
20 Council? Any from the public?
21 MR. MEYER: Yeah, I --
22 PRESIDENT GERING: All right. You want to
23 start with your questions first?
24 MR. MEYER: Who else has a question?
25 PRESIDENT GERING: The gentleman in the

BOROUGH COUNCIL - JUNE 2022

1
2 recommendation. And you're also requesting a hot tub on
3 the roof.
4 MR. VanLUVANEE: There is nothing in your
5 regulations that preclude that. Again, John VanLuvanee.
6 PRESIDENT GERING: Page 41 of the HARB
7 guidelines. Mr. Gray has them here, he can give them --
8 MR. VanLUVANEE: I have them also, so do my
9 consultants and all of that information was presented to
10 HARB and HARB approved the plans which included the deck.
11 PRESIDENT GERING: No, I read everything.
12 I beg your pardon, there was no deck approval. I read
13 every --
14 MR. VanLUVANEE: It doesn't say deck but
15 there is a reference to approval of the plans which
16 included the deck.
17 PRESIDENT GERING: No. There were pictures
18 of a deck with a hot tub on the top but it was never in
19 anything that was submitted for approval to HARB saying
20 that they have to approve a deck so you need to go back to
21 HARB.
22 Council?
23 MS. McHUGH: I agree.
24 MR. DOUGHERTY: Agree.
25 PRESIDENT GERING: All in favor?

BOROUGH COUNCIL - JUNE 2022

1
2 back.
3 MR. MEYER: I guess my first question is
4 with regard to this proposal is I want to make sure that
5 WJM Engineering is going to review the physical
6 characteristics of the Cintra Mansion before they review
7 any of the prior or other engineering reports that have
8 been made with regard to the mansion in the past.
9 In other words, I am concerned about this
10 being a totally independent review that will take place
11 prior to any possible influence from the reviews that have
12 been done by other engineers.
13 MR. VanLUVANEE: May I just ask a
14 question, Mr. Meyer? The recommendation is not that they
15 don't see them but you want the evaluation done first,
16 then the report submitted?
17 MR. MEYER: They -- I want a physical
18 evaluation prior to them there seeing whatever may be the
19 content of the other reports, then they can synthesize
20 whatever they want from their own investigation and the
21 other reports that have been done.
22 MR. HILLIER: That is --
23 MR. FENNINGHAM: Can I make a
24 recommendation? The proposal by Mr. Mohan on behalf of
25 his company at page two lists under scope of professional

BOROUGH COUNCIL - JUNE 2022

- 1
2 services three paragraphs; I would recommend that
3 paragraph one become paragraph two and paragraph two
4 become paragraph one, which would be the order of review
5 by Mr. Mohan. It would just reverse those steps.
6 I spoke to Mr. VanLuvanee, there is no
7 opposition to providing Mr. Mohan Mr. Hillier's
8 consultants' reports but Council doesn't want those
9 reports to be given to him firsthand. They will be given
10 to him but they would like his step two to be done first.
11 MR. MEYER: That would certainly satisfy
12 me.
13 MR. HILLIER: That is fine with me.
14 PRESIDENT GERING: Any other questions from
15 the Council? The gentleman in the back? No question?
16 UNIDENTIFIED MAN: I just wanted to make
17 sure that we were heard. I wasn't sure that they knew you
18 had gone to Cintra.
19 PRESIDENT GERING: Okay. Thank you so
20 much.
21 All in favor?
22 MR. MAISEL: I just have as a housekeeping
23 issue, the economics of this. We are of course the client
24 in this case.
25 PRESIDENT GERING: Correct.

BOROUGH COUNCIL - JUNE 2022

- 1
2 MS. MILLER: Amy Miller, 12 Riverstone
3 Circle, New Hope.
4 So you mentioned that any building that is
5 50 years old is considered historical.
6 PRESIDENT GERING: That is according to our
7 HARB guidelines.
8 MS. MILLER: Okay. So I --
9 MR. DOUGHERTY: In the Historic District,
10 the HARB --
11 PRESIDENT GERING: In the Historic
12 District.
13 MR. DOUGHERTY: Not just any building.
14 Village II is 50 years old.
15 MS. MILLER: So this building is a -- in
16 the historical district, right across from the school
17 there is new homes around it.
18 MR. DOUGHERTY: Correct.
19 MS. MILLER: Because I was just curious on
20 Main Street you have approved for quite a few homes to be
21 torn down that are clearly older than 50 years old. A
22 giant \$7 million house is going to be built on the river
23 on a pretty old stone building that is right there on the
24 river and those huge townhomes that are built --
25 MR. MAISEL: That is not the Historic

BOROUGH COUNCIL - JUNE 2022

- 1
2 MR. MAISEL: We are going to pay the bill
3 and be reimbursed, is that how this is happening?
4 MR. HILLIER: It doesn't matter to us. I
5 am happy to just have them send me the bill.
6 MR. MAISEL: I think we would prefer to pay
7 the bill and then --
8 PRESIDENT GERING: Pete?
9 MR. GRAY: How about we pay the bill and
10 then we will ask for reimbursement?
11 MR. VanLUVANEE: Perfectly fine.
12 PRESIDENT GERING: Thank you. Any other
13 questions?
14 All in favor?
15 MS. FEDER: Aye.
16 MR. MEYER: Aye.
17 MS. McHUGH: Aye.
18 MS. RETTIG: Aye.
19 MR. DOUGHERTY: Aye.
20 MR. MAISEL: Aye.
21 PRESIDENT GERING: Aye. Thank you.
22 Yes, come on up.
23 MS. MILLER: Good evening, everyone. Happy
24 first day of summer.
25 PRESIDENT GERING: Name and address please.

BOROUGH COUNCIL - JUNE 2022

- 1
2 District.
3 MR. DOUGHERTY: That is not in the Historic
4 District.
5 MS. MILLER: So that is okay?
6 MS. McHUGH: It is not even happening in
7 the historic --
8 MR. DOUGHERTY: The Historic District is on
9 our website, you can actually see where it starts and
10 stops. And basically stops somewhere between Buttonwood
11 and goes down to Waterworks and goes up Ferry Road and
12 that kind of stuff. It is not up in Riverstone or Village
13 II or North Main.
14 MS. MILLER: A couple months ago they were
15 going to do an engineering report. Was that completed?
16 PRESIDENT GERING: Well that is what we
17 just asked for, another engineer that the Borough chose.
18 That is what this approval was for.
19 MS. MILLER: So it will take more time. I
20 asked last time about a fence for safety and I don't see a
21 fence up. So if that building seemed unsafe, I don't -- I
22 really think there should be a fence around it.
23 PRESIDENT GERING: Mr. Gray?
24 MR. GRAY: Our code official has been out
25 to the site, building has been secured and they monitor it

BOROUGH COUNCIL - JUNE 2022

1
2 daily to make sure there is no activity on the property.
3 MS. MILLER: Thank you.
4 PRESIDENT GERING: Thank you. All right.
5 Next can I have a motion to approve the bid
6 from Bray Brothers for the 2022 road improvement program
7 for \$109,875.75.
8 MR. MAISEL: I will make the motion.
9 MR. MEYER: Second.
10 PRESIDENT GERING: Any questions from
11 Council? Any from the public? All in favor?
12 MS. McHUGH: I have to recuse myself.
13 PRESIDENT GERING: On the road?
14 MS. McHUGH: Yes.
15 PRESIDENT GERING: Okay. So all in favor?
16 MS. FEDER: Aye.
17 MR. MEYER: Aye.
18 MS. RETTIG: Aye.
19 MR. DOUGHERTY: Aye.
20 MR. MAISEL: Aye.
21 PRESIDENT GERING: Aye. Thank you.
22 Next is can I have a motion to authorize
23 advertisement for the proposal for the short term rental
24 ordinance. This -- it is not an approval, it is just to
25 advertise the ordinance.

BOROUGH COUNCIL - JUNE 2022

1
2 Can I have a motion?
3 MS. RETTIG: I will make that motion.
4 PRESIDENT GERING: Can I have a second?
5 MR. MEYER: I will second it.
6 PRESIDENT GERING: Any questions from
7 Council?
8 MR. DOUGHERTY: The only thing is there was
9 -- I had some edits. Those edits -- when you advertise --
10 PRESIDENT GERING: Into the microphone.
11 MR. DOUGHERTY: I'm sorry. There is edits
12 just like question like why not this and it says two
13 stories, things like that.
14 So if we vote to advertise right now, is
15 what is in our book here the thing that then is advertised
16 or is there a way to -- I thought we were going to try to
17 get edits. I apologize, I didn't get them to you before,
18 not that we had to or anything.
19 MR. GRAY: This is the document that would
20 be advertised. If there are any items that are
21 immaterial, we can probably make changes.
22 MR. DOUGHERTY: So immaterial -- you know,
23 some of the attorneys we go up against here they would say
24 that commas and semicolons are material. So there is some
25 things that -- can I discuss these changes so that you can

BOROUGH COUNCIL - JUNE 2022

1
2 get them to be in the thing that we advertise so we don't
3 have to -- I am in favor of the thing so -- and maybe
4 Mr. Meyer might be able to help. I think it is the
5 Planning Commission's work.
6 But on the second page it says defines
7 dwelling as a building that contains one or two dwelling
8 units and I just -- my question is why is there -- if
9 there is a reason to limit it to one and two buildings and
10 if it is a good one, that is fine for me. I know of many
11 three-unit buildings in town that would basically be able
12 to be turned into these -- would seem to me to evade this
13 entire thing.
14 So I know three units and four units -- I
15 know a few three and four units myself with one dwelling.
16 Mr. Meyer, maybe can we --
17 MR. GRAY: Can we say multiple instead of
18 two?
19 MS. McHUGH: I like that.
20 MR. DOUGHERTY: A building that contains
21 one or more dwelling units.
22 MR. MEYER: I don't think there is --
23 MR. DOUGHERTY: Is there a reason --
24 MR. MEYER: From the point of view of the
25 Planning Commission, that would not be a substantive

BOROUGH COUNCIL - JUNE 2022

1
2 change.
3 Remember the process here is we advertise,
4 we then review, then it goes back to both the County and
5 the Borough Planning Commission. That kind of a change I
6 think would be absolutely approved as not material.
7 What else do we have to worry about?
8 MR. FENNINGHAM: So I recommend that we
9 change the word two to the word more, M-O-R-E.
10 MR. GRAY: Also this is not a zoning
11 ordinance so this would not require to go to the Bucks
12 County Planning Commission or our Planning Commission,
13 this would just get approved by Council.
14 MR. MEYER: I thought it goes back.
15 MR. GRAY: This is not a zoning ordinance.
16 MR. MEYER: All right. Fine. Then all the
17 more reason -- what else have you got from you then?
18 MR. DOUGHERTY: On the fourth page there is
19 B, five items and is it possible -- maybe Mr. Meyer will
20 know. I personally would like to see the permits be
21 expired or have to be reapplied for upon transfer of the
22 property but -- because since the transfer of property or
23 the sale of the property you have new owners and new
24 people obligated, I think those new people should have to
25 go through our process.

BOROUGH COUNCIL - JUNE 2022

1 So permits expire upon the transfer of
 2 property and new owners must file before re-renting. In
 3 other words, those -- if a new buyer comes in that has
 4 these licenses, I don't get to just keep running if you
 5 will.
 6 MR. MEYER: I certainly am in agreement
 7 with you. I -- certainly that is the intent of the
 8 Planning Commission. If we have the language wrong here,
 9 let's try and edit the language.
 10 MR. DOUGHERTY: It might be there. Is it
 11 possible on the fifth page in the short term rental should
 12 have a clearly visual -- I like the stuff in there. The
 13 short term rentals will have to have posted notices, et
 14 cetera.
 15 But what is mechanically missing for me is
 16 is it possible that we could mandate inclusion of these
 17 rules in any leased document that any of these short term
 18 renters -- I am sorry, lessors stipulate to their tenants
 19 if you will so that when the police go knocking they don't
 20 act like they know any of these rules exist.
 21 We are trying to basically -- basically to
 22 imbed these rules into the lease these people sign so that
 23 people can't be -- can't is -- is that possible? Would --
 24 that sounds administrative to me, right? That is
 25

BOROUGH COUNCIL - JUNE 2022

1 at in the Poconos as well.
 2 We crafted this document based on some of
 3 the wording and the language on those ordinances and we
 4 tailored it to our needs.
 5 MR. MAISEL: I am just looking at it from
 6 the standpoint of a -- this seems like wildly onerous on
 7 some of what they have to do to comply with this thing as
 8 -- it seems to me.
 9 Basically my reading of it, when push comes
 10 to shove -- anything -- I mean compared to what exists now
 11 it is onerous, let's put it that way. And I am saying --
 12 administratively saying is it going to be -- speaking to
 13 what Dan was saying, how difficult is it going to be to
 14 administer this?
 15 MR. GRAY: This would be another
 16 application that an individual would have to file with the
 17 Borough. We have to do our inspection, they have to be in
 18 compliance, pay the fees, similar to some of the other
 19 applications that we currently have in the Borough.
 20 And this will also provide you know safety
 21 measures for the Borough to go in and inspect and make
 22 sure it is safe and habitable and under compliance with
 23 our codes.
 24 MS. RETTIG: Back to what Ken was saying a
 25

BOROUGH COUNCIL - JUNE 2022

1 something we can do without having to re-advertise, right?
 2 PRESIDENT GERING: You know I have a
 3 question for you. If they are renting through Airbnb, I
 4 don't know much about it, I thought they had guidelines
 5 and so forth that they have to follow.
 6 MR. DOUGHERTY: They do but it is nowhere
 7 near as this --
 8 PRESIDENT GERING: Not as this?
 9 MR. DOUGHERTY: No, not like this.
 10 MR. MAISEL: We need to -- we addressed
 11 this like very superficially several years ago.
 12 PRESIDENT GERING: We did.
 13 MR. MAISEL: And we kind of threw up our
 14 hands because we didn't want to be the aggregator of what
 15 to do about what is essentially -- this is an Airbnb
 16 issue, right? I mean let's call it what it is.
 17 And I am saying this deferentially because
 18 there is obviously an enormous amount of work that went
 19 into this. Is this a template that has been worked some
 20 place else or is this original draft? I mean --
 21 MR. DOUGHERTY: The work session --
 22 MR. GRAY: There is another local
 23 municipality that does have a similar short term rental
 24 ordinance on the books. There is one that we also looked
 25

BOROUGH COUNCIL - JUNE 2022

1 second ago. I have a vague recollection that we sort of
 2 touched on this a few years ago and then it kind of
 3 stopped because the State of Pennsylvania was coming in
 4 and was doing something and they were going to enact some
 5 short term rental thing at a state level.
 6 Has that been done? Do we know anything?
 7 Does this comply with that? Does this have any bearing to
 8 what that is?
 9 MR. GRAY: I am not aware of anything on
 10 the state level.
 11 MS. McHUGH: I thought we stopped because
 12 there wasn't that many.
 13 MS. RETTIG: Right. At that point most of
 14 them were in Solebury and very, very, few of them were
 15 actually within the Borough.
 16 MR. MAISEL: We didn't want to take on this
 17 challenge, which is what we have done and --
 18 MR. DOUGHERTY: But I think at the time,
 19 and I led that analysis at the time, we determined that
 20 there were approximately a dozen Airbnbs and the majority
 21 of the Airbnbs in place were rented bedrooms and such of
 22 that nature or very small studio apartments and about a
 23 dozen on any given day.
 24 I have since looked again at Airbnb and the
 25

BOROUGH COUNCIL - JUNE 2022

1
2 other two sites and there is not a thousand, but the
3 reaction -- what the underlying problem might be right now
4 and Riverwoods Association has just adopted a new rule
5 basically that because of this town becoming such a
6 gigantic wedding destination and weddings tend to have
7 bachelor and bachelorette parties and et cetera that go
8 with them.

9 Some of these homes you -- can be rented
10 out basically for senior week at the shore, a whole house.
11 And I think that is what this will do, plus currently we
12 are letting people rent houses out that have not been fire
13 inspected for perhaps decades. This would actually --
14 because its been in the same name, the only -- a residence
15 gets fire inspected when it transfers ownership and for
16 the use and occupancy process.

17 So this would also basically improve the
18 safety of all of these people who are renting these homes
19 in some cases. So I think it is different than the four
20 years ago.

21 MR. FENNINGHAM: Mr. Dougherty, one of the
22 other issues this ordinance proposes to address -- can you
23 hear me?

24 PRESIDENT GERING: Yes.

25 MR. FENNINGHAM: Is that what is occurring

BOROUGH COUNCIL - JUNE 2022

1
2 This is a little different. I think where
3 people are basically renting houses out -- and this house
4 that was next door to me -- renting a house out for a
5 weekend celebration and there could be 30 people in there,
6 you know for wedding celebrations, graduation parties and
7 people can get \$5,000 for a weekend if you got three or
8 four bedrooms and they can squeeze 12 people in there.

9 MR. FENNINGHAM: This subject was covered

10 --

11 MR. DOUGHERTY: And they live a hundred
12 miles away.

13 MR. FENNINGHAM: This was covered recently
14 in Philadelphia. I think there is an ordinance -- again
15 you're voting to advertise it but it is a proactive
16 ordinance in my view.

17 Again I recommend the adjustments.
18 Deciding whether it is required to be attached is an
19 administrative function but airing it out tonight puts the
20 public on notice that that may be a requirement. So again
21 I think we are moving forward.

22 Dan, are there any other --

23 MR. DOUGHERTY: The only other one is the
24 short term subject to annual inspection by the code
25 enforcement officer, blah, blah. Is that -- would that be

BOROUGH COUNCIL - JUNE 2022

1
2 is remote rental agencies are leasing these units. The
3 owners are delegating that responsibility. This ordinance
4 proposes to impose the burden of disallowing a public
5 nuisance on the owner of record.

6 That is one of the other principal things
7 that -- to have the owner readily available, aware of the
8 situation. I think your idea is a good one to attach --
9 to decide whether to require the copy of the ordinance to
10 be attached to such a lease agreement. There would be no
11 excuse for saying I am not aware.

12 Every one is constructively aware or has
13 knowledge of a legal requirement but to suggest that this
14 should be attached it wouldn't be different than other
15 governmental requirements that are attached to agreements
16 of sale or lease agreements.

17 So that -- I wanted to come back on that
18 point and say I think that is a good recommendation.

19 MR. DOUGHERTY: I think this is different
20 than the dozen Airbnbs. We don't get -- my impression of
21 living in town, we don't have -- I lived right next to a
22 house that was used as an Airbnb continually for four
23 years. And they must have had 30, 40 people in there a
24 year and never once was there an issue and I lived there
25 for seven years, twelve feet away.

BOROUGH COUNCIL - JUNE 2022

1
2 for intents and purposes an annual use and occupancy?
3

4 It is on the bottom of like the fourth or
5 fifth page. I am sorry, the pages aren't numbered. It is
6 actually like the sixth or seventh page. These terms of
7 renewal, the bottom of that page, basically the subject --
8 who pays for that? I know we pay a flat fee for these use
9 and occupancy or do we? It is just a flat annual fee?

9 MR. FENNINGHAM: Section 102 8B --

10 MR. DOUGHERTY: Allows us to --

11 MR. FENNINGHAM: It addresses the permit is
12 an annual permit.

13 So going back to your prior question, this
14 is renewable on an annual basis, requiring annual
15 inspection unless other required --

16 MR. DOUGHERTY: The permit fee would be
17 payable for this code enforcement --

18 MR. FENNINGHAM: Correct.

19 MR. DOUGHERTY: -- inspection and we will
20 set that fee. That is a reasonable number.

21 MR. FENNINGHAM: And if there is a change
22 in ownership, just remember this is again renewable on an
23 annual basis. You could insert that a new permit needs to
24 be applied for by a new record title holder.

25 MR. DOUGHERTY: Some of that is

BOROUGH COUNCIL - JUNE 2022

1 administrative, whether it is an annual -- everybody does
 2 June or you will have to figure that out.
 3 MR. GRAY: Right. And the fees would be
 4 included in the annual fee schedule.
 5 MR. DOUGHERTY: That is all I have.
 6 MR. MEYER: Can I raise one that I just
 7 noticed?
 8 PRESIDENT GERING: Go ahead.
 9 MR. MEYER: Section 1026A, this has to do
 10 with the person in charge. If the short term rental owner
 11 is located more than 20 linear miles from the short term
 12 rental, the owner must appoint and engage a person in
 13 charge.
 14 It does not indicate that the person in
 15 charge needs to be within those 20 miles. And it seems to
 16 me that is the intent there and that we need to modify
 17 that slightly. I am looking at number two under 1026A.
 18 MR. DOUGHERTY: Yeah.
 19 MS. RETTIG: Yeah, we need somebody --
 20 MR. MEYER: I mean theoretically I live
 21 20 miles away and I appoint somebody in charge from
 22 California and I conform --
 23 MR. FENNINGHAM: It is actually covered by
 24 the definition of person in charge.
 25

BOROUGH COUNCIL - JUNE 2022

1 that meeting.
 2 MS. RETTIG: And the Owl?
 3 PRESIDENT GERING: Any comments from public
 4 in reference to us advertising this ordinance? All right.
 5 All in favor?
 6 MS. FEDER: Aye.
 7 MR. MEYER: Aye.
 8 MS. McHUGH: Aye.
 9 MS. RETTIG: Aye.
 10 MR. DOUGHERTY: Aye.
 11 MR. MAISEL: Aye.
 12 PRESIDENT GERING: Aye. Thank you.
 13 Next can I have a motion for resolution for
 14 sale of surplus equipment and we are selling the old
 15 street cleaner.
 16 MS. McHUGH: I will make that motion.
 17 MS. RETTIG: I will second that.
 18 PRESIDENT GERING: All in favor?
 19 MS. FEDER: Aye.
 20 MR. MEYER: Aye.
 21 MS. McHUGH: Aye.
 22 MS. RETTIG: Aye.
 23 MR. DOUGHERTY: Aye.
 24 MR. MAISEL: Aye.
 25

BOROUGH COUNCIL - JUNE 2022

1 MR. MEYER: All right. That is what I
 2 missed. Okay. Yeah.
 3 MR. FENNINGHAM: Cross reference to that,
 4 it is in there.
 5 MR. DOUGHERTY: I have to say I had a lot
 6 of questions and as I finished going through it I found
 7 things that were taken care of. This was a very well
 8 crafted, thought out document.
 9 PRESIDENT GERING: Any other questions from
 10 Council? Any one from the public?
 11 MR. MAISEL: What is the timing, how will
 12 this --
 13 PRESIDENT GERING: We are just authorizing
 14 it to advertise.
 15 MR. MAISEL: I get advertising, then what
 16 is the timing?
 17 PRESIDENT GERING: July it will be back on
 18 the agenda.
 19 MR. GRAY: We would advertise twice in a
 20 newspaper of general circulation and then 30 days later
 21 present back to Council for approval and adoption.
 22 MR. MAISEL: When does public comment --
 23 does that come into this?
 24 MR. GRAY: We will have public comment at
 25

BOROUGH COUNCIL - JUNE 2022

1 PRESIDENT GERING: Aye. Thank you.
 2 Next can I have a motion to approve the
 3 request from the Central Bucks Regional Police Department
 4 for assistance for the parade on July 4th?
 5 MS. McHUGH: I will make that motion.
 6 MS. RETTIG: I will second it.
 7 PRESIDENT GERING: Any questions?
 8 All in favor?
 9 MS. FEDER: Aye.
 10 MR. MEYER: Aye.
 11 MS. McHUGH: Aye.
 12 MS. RETTIG: Aye.
 13 MR. DOUGHERTY: Aye.
 14 MR. MAISEL: Aye.
 15 PRESIDENT GERING: Aye. Thank you.
 16 Can I have a motion to approve the May 2nd
 17 workshop and May 18th Council meeting minutes?
 18 MS. McHUGH: I will make that motion.
 19 MR. MEYER: Second.
 20 PRESIDENT GERING: Any questions? All in
 21 favor?
 22 MS. FEDER: Aye.
 23 MR. MEYER: Aye.
 24 MS. McHUGH: Aye.
 25

BOROUGH COUNCIL - JUNE 2022

1
2 MS. RETTIG: Aye.
3 MR. DOUGHERTY: Aye.
4 MR. MAISEL: Aye.
5 PRESIDENT GERING: Aye. Thank you.
6 Can I have a motion to approve accounts
7 payable for June in the amount of \$427,596.42? The
8 May 20th, June 2nd and June 17th payrolls in the amount of
9 \$82,570.26, \$70,269.39 and \$72,170.63?
10 MS. McHUGH: I will make that motion.
11 MR. MEYER: Second.
12 PRESIDENT GERING: All in favor?
13 MS. FEDER: Aye.
14 MR. MEYER: Aye.
15 MS. McHUGH: Aye.
16 MS. RETTIG: Aye.
17 MR. DOUGHERTY: Aye.
18 MR. MAISEL: Aye.
19 PRESIDENT GERING: Aye. Thank you.
20 Committee reports. Louise, you're first.
21 MS. FEDER: I am. So Parks and Rec had our
22 monthly meeting and a lot of it was devoted to discussing
23 the summer planters -- and our garden club president is
24 here. They look beautiful. Everybody really worked
25 really hard on them.

BOROUGH COUNCIL - JUNE 2022

1
2 The rest of the discussion was focused on
3 possible improvements to the green roof just out here and
4 trying to find ways to utilize that space and make the
5 public aware that there is actually another park up here
6 that people can use.
7 And beyond that, discussion of possible
8 story time events on the green roof but there is
9 scheduling issues there so we are trying to firm up
10 possible final dates.
11 PRESIDENT GERING: Thank you.
12 MAYOR KELLER: Questions?
13 PRESIDENT GERING: Yes.
14 MAYOR KELLER: The Lenape Park, I know they
15 planted two butterfly bushes last year and needs a lot of
16 work and I don't know if Public Works should be doing that
17 or any thoughts on that?
18 MS. FEDER: That was a girl scout project.
19 So the girl scouts did a project for -- I think it was
20 their silver badge. Does that sound right?
21 It didn't come up in the meeting, but there
22 are girl scouts this year who are also seeking out other
23 projects so perhaps they can take on revitalization of the
24 butterfly corner of the Lenape Park. But of course Public
25 Works is welcome to give it some additional attention.

BOROUGH COUNCIL - JUNE 2022

1
2 PRESIDENT GERING: Thank you.
3 Next, Laurie, Shade Tree Commission.
4 MS. McHUGH: We are continuing our mission
5 of filling in our treatment course project and the project
6 is going very well. So we are picking out our next course
7 of projects and we have also -- were just awarded our
8 third year of Tree City USA.
9 It is an amazing little committee that gets
10 a lot of things done and I am really happy to be working
11 with them.
12 PRESIDENT GERING: Next Parking Facility
13 Committee.
14 Mr. Meyer, do you have a report?
15 MR. MEYER: Me? Planning Commission.
16 PRESIDENT GERING: You're both.
17 MR. MEYER: You're right.
18 Parking facilities committee is continuing
19 its work, I think -- I know there is not terribly much I
20 can add on that at this stage of the game. I think all of
21 you know, we are still in the middle of some things that
22 involve legal matters, I would defer to our Solicitor with
23 regard to what I can say about that.
24 With regard to the Planning Commission, we
25 spent our entire meeting yesterday, about two hours worth,

BOROUGH COUNCIL - JUNE 2022

1
2 fine tuning the language to go over what is going to be
3 permissible within the commercial -- several -- central
4 commercial district of the Borough. The issue here being
5 the fact that we are trying to preserve the commercial
6 core of the Borough and try to avoid additional
7 conversions or anything of that sort into residential
8 because we do depend on that commercial for one heck of a
9 lot of revenues that come in to operate in the Borough.
10 PRESIDENT GERING: Thank you.
11 Ken, Finance Committee.
12 MR. MAISEL: No specific report but just an
13 answer to a question that was brought up by the public
14 comments, I guess it came from Bill Clapper.
15 And the specifics of the questions were
16 would you please report in the June Council meeting the
17 amount of uncommitted funds from '21 into '22, the current
18 disposition of those funds and cash in investment. A
19 detail of any investment of the carryover and the amount
20 coupon rate and maturity. And there is one last item, I
21 believe it was the intent -- what is the planned use of
22 the surplus.
23 So this document exists so I don't have it
24 projected but our general fund balance at the end of 2021,
25 which was the document, that was \$3,417,879. The monies

BOROUGH COUNCIL - JUNE 2022

1
2 are in savings and investment accounts all under a year
3 with interest rates ranging from .66% to 2.21% and a
4 variety of interest rates in between, which again as
5 reported last month exceeds in the aggregate the total
6 interest payments payable on our term loan.
7 So I just want to make sure that is clear,
8 I believe -- what is about a million two, Pete?
9 MR. GRAY: A million two.
10 MR. MAISEL: A million two and change or a
11 million three and we are paying less than 1 1/2%. So the
12 aggregate interest rate that we are getting on investment
13 now is almost equal to that of the interest we are
14 realizing on our short-term investments and that is just
15 the recent phenomenon as a result of interest rates
16 skyrocketing and us having a very favorable term line
17 right now.
18 So we continue to be what I consider to be
19 and I think collectively as a Finance Committee, to be in
20 solid shape. And the end of the second quarter we will --
21 will come before you know it and we will be able to report
22 back, you know more exact numbers that might be more
23 satisfying based on the way monies come into the Borough
24 and are realized over time. So that is the only report I
25 have.

BOROUGH COUNCIL - JUNE 2022

1
2 store and the railroad I think it would be very helpful to
3 have a lighted -- you know you press the button and
4 lights, when people are coming up the hill it is hard for
5 them to see pedestrians waiting on each side to cross.
6 And also further up the crosswalk there at
7 Chestnut, not far from the library and even at the school
8 I notice there isn't a light. They have little flags
9 there but I was just wondering -- I know this was
10 mentioned, there was quite a bit of surplus, if that could
11 be put in or thought of for pedestrian safety. Thank you.
12 PRESIDENT GERING: Thank you.
13 Any other public comments? Yes.
14 MS. DELEVICH: Gerry Delevich,
15 D-E-L-E-V-I-C-H.
16 Comment would be that I think it would be
17 helpful to everyone in the audience, we have these large
18 televisions so I don't know how many people here in the
19 audience know exactly where 8-10 Waterloo Street is, to be
20 able to project those pictures that help us as an
21 audience.
22 As well as any new information about Cintra
23 that these people who are making presentations have those
24 up on the screens so we can be more engaged and involved
25 in the process. Thank you.

BOROUGH COUNCIL - JUNE 2022

1
2 PRESIDENT GERING: Thank you.
3 Do you have a HARB report?
4 MR. MAISEL: No report.
5 PRESIDENT GERING: There is no report for
6 Zoning, we didn't have a meeting. Peter, you already gave
7 your report.
8 Do we have a Manager's report?
9 MR. GRAY: Not at this time.
10 PRESIDENT GERING: Solicitor?
11 MR. FENNINGHAM: No report.
12 PRESIDENT GERING: Thank you.
13 Public comment. Any public comment?
14 MS. MILLER: Amy Miller, Riverstone Circle.
15 PRESIDENT GERING: Where are you?
16 MS. MILLER: Riverstone Circle. I have a
17 question about parking.
18 PRESIDENT GERING: That is a public comment
19 so no questions. If you have a question you can e-mail it
20 to Peter Gray and he will be more than happy to --
21 MS. MILLER: I was going to offer a
22 suggestion for pedestrians. Can I do that?
23 PRESIDENT GERING: That is a comment.
24 MS. MILLER: So I walk a lot around the
25 area, so on North Bridge Street the crosswalk near the toy

BOROUGH COUNCIL - JUNE 2022

1
2 PRESIDENT GERING: Any other public
3 comments?
4 MR. GENTILE: Please forgive me for being a
5 little bit tech not savvy.
6 PRESIDENT GERING: That is okay. Take your
7 time.
8 MR. GENTILE: My name is Jim Gentile,
9 G-E-N-T-I-L-E. I live at 3664 Windy Bush Road. And that
10 is about a mile from here but it is not in New Hope
11 Borough.
12 The reason I am asking to have time to give
13 a comment is because a month ago, tomorrow will be a
14 month, my son passed away at Wayne Dam. He and I were
15 kayaking. He was a trophy kayaker. He has won trophies
16 for fishing and kayaking.
17 I am a very good swimmer, all though I am
18 65. I am -- I had not kayaked before. We went for two
19 hours on the river and we were fishing and when he wasn't
20 looking, I wasn't fishing because I don't like fishing. I
21 don't like taking the fish off the hook. So I said if I
22 catch a fish, you will take it off the hook and he said
23 yeah.
24 And anyhow, this is his picture. Can I
25 place it here so you can see it?

BOROUGH COUNCIL - JUNE 2022

2 PRESIDENT GERING: Please.

3 MR. GENTILE: My son was 38 years old. He
4 has a beautiful wife and a nine-year old who is my one and
5 only grandson. My one and only grandchild.

6 On Sunday morning we set out about eight
7 o'clock from Bull's Island in New Jersey and we put our
8 truck at the Thompson-Neely -- there is a boy scout camp
9 there and there is a place, a pavilion. We will -- we put
10 the truck there and put it out there.

11 I was not aware of the low head dam. I
12 don't know if any one knows what low head dams are. I am
13 totally unaware of what low head dams are. In the packets
14 that we handed out the first thing is in the National
15 Weather Service -- the reason I printed that out, it had
16 pictures and very clear about what a low head dam is.

17 We have one in New Hope, on the Jersey side
18 they have mitigated it and it is not considered a low head
19 damn, it is considered a wing damn and people don't drown
20 in wing dams, but in low head dams -- and it is nicknamed
21 the drowning machine.

22 When the water comes over -- you will see
23 on your diagram on the front page, when the water comes
24 over it creates a vortex, that vortex then does not allow
25 the person who is caught in that vortex to come up. As a

BOROUGH COUNCIL - JUNE 2022

2 About five minutes had gone by and as a

3 nurse I know that after five minutes underwater brain
4 death has already occurred. About six minutes later I see
5 something pop up about 20 yards down from the dam. I swim
6 over to it, I think it is his backpack and it was his life
7 jacket and I grabbed it and it was him.

8 I pulled him into my arms and I swam with
9 him. I was a lifeguard in my youth and I took him over to
10 the rocks, the coast is very rocky and I swam and I swam
11 him back to the rocks and as I pulled him up onto myself
12 his eyes were open and his skin was white, he turned
13 purple for a second and then back to white.

14 I began administering CPR as best as I
15 could from the position, I held his head in my arms and I
16 kept blowing into his mouth, rescue breathing but I could
17 not get up on the shore. I got stuck, my butt got stuck
18 in the rocks. And as I pulled him to get him up out of
19 the water I literally pulled so hard I pulled his life
20 preserver off and his shirt off and I started to lose him
21 back to the river. I grabbed him by the waist, his shorts
22 and pulled him back into my arms.

23 And after about three minutes of trying to
24 breathe against all of the water in his lungs, I started
25 to scream at the top of my lungs to the Waterview and the

BOROUGH COUNCIL - JUNE 2022

2 matter of fact, the life jacket will keep you -- it will
3 bring you up and bring you back down because the aeration
4 doesn't provide -- that life jacket is worthless. The
5 only way to survive it is to take your life jacket off
6 underwater and swim along the base of the river -- who
7 knew -- to get out.

8 So as we approached the low wall dam -- if
9 you turn to the second page you will see a beautiful
10 bucolic setting and it even looks like our town and it
11 looks like an infinity edge pool. From the north as you
12 are approaching it from the kayak from the north it looks
13 beautiful.

14 My son went to the right side, the
15 Pennsylvania side and he went over the little edge, right
16 around the edge and he went over and I was about a minute
17 behind him. And I followed him because what do I know, I
18 am a nurse, 44 years at Saint Mary's Trauma Center. I
19 don't know anything about rivers or kayaks.

20 I followed him and I did not see him. It
21 threw me out of the kayak, I went under the water, I came
22 up and I did not see him. I looked under the waterfall
23 and I saw his kayak stuck under the waterfall. I swam
24 under the waterfall, I am screaming as loud as I can. I
25 don't see him.

BOROUGH COUNCIL - JUNE 2022

2 Waterworks people were sitting on the balcony and I was
3 screaming dial 911, dial 911.

4 About ten minutes later the marine rescue
5 boat came, they could not get closer. They knew better
6 than to get close to us. They parked about 50 yards
7 behind me and then they climbed -- the three gentlemen
8 climbed over the rocks. They picked my son up and then I
9 was able to get up and we carried him to the boat. We
10 stopped for a moment to do real CPR to no avail. We got
11 him into the boat and we continued CPR.

12 We got him to the shore, we put him on the
13 backboard, they put the thumper on him, which is an
14 automatic compressor, they intubated him which means they
15 put the tube into his lungs. They started an
16 intraosseous, which is an IV in his knee, in the bone
17 because there were no vessels showing and they started to
18 administer drugs.

19 They kept that pumper on him and I said
20 just go, go to the hospital. So they went to Saint Mary's
21 because it is a level one trauma. It happened to be where
22 I have worked for 44 years and I contacted my identical
23 twin brother who is also a nurse there, he met me there,
24 my partner Stuart Leland, he came and picked me up and
25 took me there.

BOROUGH COUNCIL - JUNE 2022

1
2 And thanks to the quick work of the New
3 Hope Police and the Fire Rescue, although my son was brain
4 dead and I knew that, the doctors at the hospital were
5 able to revive him and he got a heart rate back and a
6 blood pressure. He was warm and pink because he was
7 placed in ICU.
8 His wife was six hours away in Pittsburgh.
9 That is where he moved to after he went to the University
10 of Pittsburgh and never came home. He met a girl, fell in
11 love, bought a home, had a baby. You know the story, the
12 boy always goes where the girl is.
13 So I called her and I told her what had
14 happened and she got in the car but it took her six hours
15 to get here. His mother lives in Florida, it took her
16 24 hours and his younger brother to come up from there so
17 that when they arrived in the hospital he was warm and he
18 was pink. So they got to climb into bed with him, hug him
19 and kiss him and say their goodbyes thanks to the fire
20 rescue people and to the Chief of Police and his people.
21 Now when I spoke to Peter, and thank you so
22 much for taking my annoying phone calls. I talked to the
23 Chief of Fire Rescue and he said we have been working on
24 this problem for ten years. I wanted to climb through the
25 phone and strangle him.

BOROUGH COUNCIL - JUNE 2022

1
2 gotten some congressmen and some representatives and they
3 are working on it, Frank Farry and K.C. Tomlinson and also
4 Steve Santarsiero.
5 The second document that I have is just
6 about low wall safety and it starts out with a blue
7 header. So what am I asking from the Council? Let me
8 just tell you because I can't get the gentleman on. I
9 don't know, I am just too upset right now.
10 What I am asking from the Council is can we
11 work together to improve public awareness and have a
12 public awareness program? To this day there is none. Can
13 we work on getting signage, warning markers that are
14 effective so that you don't see it when you hit the dam
15 but you see it 50 yards or a hundred yards before the dam.
16 Can we also work on portage, places to get out? When you
17 get to the dam, there is no where to get out. If you see
18 a sign that says danger, you can't get out. There is
19 nowhere to get out.
20 This is a big one and this is structural
21 modification. I know the dam belongs to the Department of
22 Conservation, blah, blah, somebody like that and natural
23 resources. And I know there is a lot of finger pointing
24 between them and the Fish & Boat Council or Commission
25 and it costs millions of dollars to mitigate.

BOROUGH COUNCIL - JUNE 2022

1
2 I am a nurse. If I worked on my people for
3 ten years they would be dead. Now I don't mean to be
4 disrespectful, I really don't. So please understand I am
5 in some grief right now and say things maybe I shouldn't
6 phrase this way.
7 But what he meant is in getting better
8 equipment and better response times, and thank God for
9 that because that is what kept him warm and pink for his
10 wife and mother to say goodbye so I am extremely grateful.
11 I am also extremely grateful to Mayor
12 Keller who when they found the one kayak that had his
13 wallet and car keys, the truck keys, he was there -- he
14 was here when I came to pick it up and he just gave me a
15 big hug and that meant the world. Larry, it really did.
16 So why am I here? I am trying to -- there
17 is an expert on low wall dams, he is in Indiana. He's a
18 professor at the University of Manchester, I don't know
19 how to get him on Zoom. I have been trying and it is -- I
20 think we are just going to forget it because it is too
21 hard. Maybe I got him.
22 He can answer any questions you might have
23 about low wall dams. He is responsible for mitigating
24 over 50 low wall dams in Indiana and also co-authoring the
25 bill in Indiana. There is a bill in Pennsylvania. I have

BOROUGH COUNCIL - JUNE 2022

1
2 This gentleman who I was trying to get on
3 tonight, he has been able to secure funding for all of the
4 dams that they have mitigated. And it is a simple thing
5 even though it might be costly, you either place concrete
6 stairs right where the water pours over and looks so
7 beautiful. When you place concrete stairs there it
8 destroys the vortex and water just goes down and still
9 looks pretty or you can pile rocks in there.
10 Now our problem is it is a 400 foot dam.
11 On the New Jersey side I don't know if they ever had a low
12 wall dam there and they mitigated it or if it was always
13 like that. I don't have that history.
14 I do know that in 2022 already there has
15 been 12 deaths recorded from low wall dams. In 2020 there
16 was 38. And in 2021 and 2020 there was again 38 deaths.
17 My desire -- nothing will bring my son
18 back. My desire is to stop this from happening to any
19 other father, to any other son. If we can have signage
20 placed and the Chief of Fire Rescue said his crew would
21 actually help place those signs because they -- to even
22 place those signs is dangerous.
23 And if we can get portage, when you get
24 close to it and you see the sign -- I am a rule follower,
25 I would have followed the rule -- that you can get out of

BOROUGH COUNCIL - JUNE 2022

1
2 there and walk your kayak or your inner tube or your boat
3 around and go on your way past the dam.
4 That is all I have to say. Any comments or
5 questions from you?
6 PRESIDENT GERING: I would like to say from
7 all of Council, our deepest condolences.
8 MR. GENTILE: Thank you.
9 MS. FEDER: I am so sorry. I can't imagine
10 what you are going through.
11 Council appointed me as the Council's rep
12 for the Lower Delaware Wild and Scenic Society which is a
13 liaison for the river resources.
14 Would you be all right if I work with this
15 gentleman to see if there is anything we can do?
16 PRESIDENT GERING: Absolutely.
17 MS. McHUGH: I would love that.
18 MR. MEYER: I was just trying to figure out
19 what we can do in terms of how we can be supportive and
20 among other things there is also river signage that could
21 be put on the bridges themselves right on the Lambertville
22 --
23 MR. GENTILE: There is a sign that says
24 danger dam ahead and it is fifty feet up. Who is going to
25 look?

BOROUGH COUNCIL - JUNE 2022

1
2 in getting something together for our Facebook and social
3 media to start there right away as a public service
4 announcement to just make it that people are aware of it.
5 That seems to be the problem, a lot of people are not
6 aware of that.
7 MR. GENTILE: Totally unaware.
8 MS. McHUGH: There is a lot of boating
9 safety guys out there that do talk about it so we can pull
10 them together and do that and start with that right away
11 and I am willing to work with you, whatever we can do.
12 I think you have full Council support of
13 whatever you need to get this done.
14 MS. FEDER: Your information is with
15 Mr. Gray?
16 MR. GRAY: Yes, I do have it.
17 MS. FEDE: So then, Laurie and I can work
18 together and take some immediate steps and make some long
19 term --
20 MR. GENTILE: Certainly.
21 MS. RETTIG: In a former life, a kayaker
22 and canoe, and my heart goes out to you as somebody who
23 spent an awful lot of years on the Delaware in various
24 places and I understand what you're talking about because
25 I know the dangers of low head dams.

BOROUGH COUNCIL - JUNE 2022

1
2 MR. MEYER: Because the problem is we have
3 -- my question to you is when you talk about the portage,
4 is that something that would be -- that may or may not be
5 something that is within our jurisdiction in terms of our
6 -- although that is all private land along there, in terms
7 of our control over the edge of the river and whether
8 there is anything we can do in that regard. I think that
9 is going to be a very interesting question also but --
10 MS. FEDER: I am sure there is enumerable
11 red tape and I am happy to work with -- if Council is
12 okay, I am happy to work with you to help --
13 MR. MEYER: Please.
14 MS. FEDER: -- navigate who needs to do
15 what and where. You're absolutely right.
16 MR. GENTILE: I know it will be a long
17 process and I don't expect it to be a short one. I do
18 expect public safety to be the forefront.
19 When I lived in Pennndel, when I was
20 involved in the Pennndel Council for over ten years, we
21 were the guardians of our town and that is why I am here
22 because I think that you are the guardians of our town.
23 And even though I am .4 miles outside of your boundary, I
24 spend every weekend at the restaurants and the venues.
25 MS. McHUGH: I would like to work with you

BOROUGH COUNCIL - JUNE 2022

1
2 I have been in situations where the vortex
3 gets you and you just -- it is not personally, but with
4 other -- with river rescue and things like that and so I
5 would like to work on whatever we can to help.
6 MR. GENTILE: Thank you.
7 I don't want any father to have to witness
8 his child's first breath and his last so I appreciate
9 that.
10 MS. McHUGH: Thank you for doing that.
11 PRESIDENT GERING: Yes, Kevin.
12 MR. DOHERTY: My name is Kevin Doherty,
13 Chief of New Hope Eagle Fire Company. I just want to
14 extend my condolences. We spoke on the phone a couple of
15 times.
16 The fire company will offer up any
17 assistance we can give. Getting the permission -- we have
18 already started making phone calls, getting the permission
19 and getting an idea that they will approve, we have been
20 trying it. Chains across, buoys in the water, signage.
21 We have about a hundred signs that are
22 sitting in our firehouse and -- that were done five years
23 ago that they have refused to install. So we are trying.
24 And I just wanted to make sure -- I want
25 the community to know we are out there to save anyone,

BOROUGH COUNCIL - JUNE 2022

- 1
2 even if they are not from our local. We will continue to
3 do so and it is in our forefront to make sure that safety
4 for us and for everyone on the water is always going to be
5 maintained. So we are absolutely working on this.
6 MS. MCHUGH: Thank you, Kevin.
7 MAYOR KELLER: Kevin, the Coast Guard has
8 the river up to the falls in Trenton; is that correct?
9 MR. DOHERTY: Correct. And --
10 MAYOR KELLER: Who do they then designate
11 authority to north of the falls in Trenton?
12 MR. DOHERTY: So the Coast Guard doesn't
13 navigate the water unless we call them in. They will
14 respond via helicopter or boat. Up here we have been told
15 that the PA Fish & Boat Commission patrols the water.
16 Unfortunately they have one officer that patrols from I-80
17 all the way down this way. They are usually two to three
18 hours behind after we get off the water.
19 MAYOR KELLER: But as far as signage --
20 MR. DOHERTY: So signage -- when we put it
21 up we were told that the Bridge Commission would not put
22 them on their bridges. And the problem in the Borough, as
23 was stated, it is all private property.
24 Up in Jersey along the state parks, they
25 are putting them at boat ramps. We don't have a boat ramp

BOROUGH COUNCIL - JUNE 2022

- 1
2 The power of that river is insane and we
3 tell people -- the next day after we spoke at the Borough
4 office, actually that afternoon we put out a public
5 service announcement out on Facebook. It was seen by a
6 couple thousand people. You get the people that don't
7 care. My stepson knows, he mistakenly posted video on
8 Instagram or whatever, he was out on the river.
9 MR. MAISEL: Kevin, what is the logic
10 behind the bridge authority not allowing an extended thing
11 underneath which gives you an adequate amount of time, in
12 this particular case to avoid that bridge -- I mean that
13 dam? I mean it just seems like impossible not to --
14 MS. MCHUGH: Because it is so high.
15 MR. DOHERTY: My comment was they will hang
16 a flag from up north at the Black Bass Bridge but we won't
17 --
18 MR. MAISEL: If it was six inches across
19 the entire dimension of the thing, I mean the water
20 doesn't get up to the bridge height very often, it is once
21 in 50 years, a hundred years. Why can't -- if there is
22 going to be a flood they can take it down.
23 MR. DOHERTY: You almost wish depending on
24 the flow of the river they could put a strobe light under
25 the bridge, a tiny little strobe light that blinks and

BOROUGH COUNCIL - JUNE 2022

- 1
2 that we can put it on. We are actually working with
3 Solebury Township at this time, Hawthorne Park which is up
4 River Road, they are working on an access point that we
5 would hopefully get something there when a ramp goes in
6 that we can put a sign big enough -- caution, you know a
7 mile down low head dam.
8 MAYOR KELLER: What about buoys?
9 MR. DOHERTY: The problem with buoys --
10 MAYOR KELLER: Who would be responsible?
11 MR. DOHERTY: That would be the State and
12 the problem is the middle of the river is divided, it is
13 New Jersey and Pennsylvania. So we have 12 different
14 marine companies that can be out in the water.
15 Just yesterday we had Stockton and New
16 Hope/Lambertville Rescue Squad on a rescue. And you know,
17 it is just a matter of feet depending on who gets called.
18 Buoys, yes but the river rises up and they
19 just get sucked up. They just get pulled off.
20 MS. MCHUGH: That might be a good temporary
21 thing to just get them out there and --
22 MR. DOHERTY: Again, I was the first one
23 there. I was the first fireman there before the police
24 and I witnessed everything. I would hope it would never
25 happen to another person.

BOROUGH COUNCIL - JUNE 2022

- 1
2 next to the danger sign put if light is blinking,
3 whatever, get off the river or exit now.
4 There is a million things but just getting
5 the permission -- and again I will try with my time here
6 in New Hope to do my best to make some progress.
7 MS. FEDER: Mr. Doherty, as we continue to
8 explore options would you be open to doing like a joint
9 discussion between Council members, the fire department
10 and whoever the contact is with the bridge commission?
11 MR. DOHERTY: Absolutely. Absolutely. We
12 are here for you guys. We are here for everyone else.
13 MS. FEDER: Thank you.
14 PRESIDENT GERING: Yes, Frank.
15 MR. DeLUCA: Frank DeLuca. I can see by
16 the Council's emotional feelings here that this is not
17 going to lie dormant and go nowhere.
18 I was a police officer here since 1981 and
19 there has been so many fatalities along the river and this
20 position of Council -- my opinion, I think the Borough
21 Solicitor needs to write a letter to the Pennsylvania Fish
22 & Game Commission with all of the Council's approval and
23 get started on this and get some proper signage going down
24 there.
25 There has got to be a way. It cannot be

BOROUGH COUNCIL - JUNE 2022

- 1 ignored any longer. I am tired of hearing about
2 fatalities on the river.
3
4 Jim is a personal friend of mine and I
5 can't imagine the pain he is going through right now.
6 Thank you.
7 PRESIDENT GERING: Thank you, Frank.
8 Any other public comments? Yes.
9 MR. BELLAFRONTE: Good evening. Lou
10 Bellafronte, 71 West Ferry. I just wanted to bring to the
11 Borough Council's attention that I have sent a couple
12 e-mails down to Borough Administration, the Mayor, the
13 Police Chief about the traffic speed on a number of
14 streets within our community.
15 I know its been an issue for our community
16 for many years but it continues to get worse because of
17 the vehicles today we are now dealing with. I live in the
18 historic district, no one can tell because of the speed of
19 the cars that go up and down West Ferry.
20 We have a problem on West Ferry. We have
21 had accidents on West Ferry. I believe the speed limit at
22 25 is too high for that street. I picked up front ends of
23 cars sitting over by the railroad tracks in the morning.
24 I think the Mayor can attest to that.
25 But I would like to see if we can start to

BOROUGH COUNCIL - JUNE 2022

- 1 anyone in the sections where people have to walk in the
2 street. So when they are going into the Logan Inn or
3 coming out of the Logan Inn people are literally in the
4 street and no one sees them.
5 So you add all of these things together you
6 see that we have a problem that we can challenge ourselves
7 to help solve. I hate to say it but many of the people
8 that speed are residents.
9 So I would like to see if we can start a
10 campaign, slow down in our town. And take a look at the
11 recommendations that I have sent to the Borough of how we
12 can do things to slow speed down just without doing major
13 things, like little things like pedestrian walks, more
14 things in town, just -- we had an accident there last
15 Saturday night, a van, one of the commuter vans took out
16 four cars, hit four cars. I can only imagine if someone
17 was getting out of their car at that time because we do
18 have parking on one side of the street on --
19 MR. DOUGHERTY: What kind of commuter van?
20 MR. BELLAFRONTE: That brings people down
21 to the restaurants, it was an outside limo.
22 MR. DOUGHERTY: What color was it?
23 MR. BELLAFRONTE: I think it was white.
24 That actually -- ironically enough it left the scene of
25

BOROUGH COUNCIL - JUNE 2022

- 1 do something for our community, start maybe a safer
2 streets or slow down in town. Some kind of campaign that
3 as people are coming into our community they respect our
4 community.
5 There are many evenings my wife and I
6 walked our dogs and almost got hit and I know other
7 residents of the community have had the same episode.
8 When people are leaving our town on a Saturday night, stay
9 off West Ferry. That is the exit path out of the
10 community and those cars fly.
11 Stay off of West Ferry in the morning when
12 it is time for people to go to work. Those cars fly.
13 Stay off of West Ferry when people are going to dinner
14 because those cars are looking for parking spaces and they
15 are trying to make that seven o'clock dinner appointment.
16 So I have sent a letter, two e-mails to the
17 town. I have recommended in those e-mails what I think
18 can be done. I also did a traffic study with the help of
19 the Chief where we counted the vehicles on West Ferry.
20 Over 2,000 cars a day pass on West Ferry. That is a heck
21 of a lot of cars on the 500 foot street from West Bridge
22 to Stockton.
23 And then if you go further down we have a
24 problem where they go over the canal where you can't see
25

BOROUGH COUNCIL - JUNE 2022

- 1 the accident, came back and then was caught speeding again
2 on West Ferry because the neighbor whose home it happened
3 in front of --
4 MR. DOUGHERTY: I am not aware of vans
5 that operate to take -- but I am sure --
6 MR. BELLAFRONTE: All of the hotels in town
7 have vans that operate on West Ferry. River -- they come
8 up from Odette's --
9 MR. DOUGHERTY: Is that still happening?
10 MR. BELLAFRONTE: Valet parking vans.
11 MR. DOUGHERTY: Is that still happening?
12 They are not permitted to be on Ferry Street.
13 MR. BELLAFRONTE: They are there. Also
14 large buses. And the last part is we are dealing with 18
15 wheeler tractors and trailers on the inter-city street.
16 The road isn't designed for that, you can see how the road
17 is being torn apart. In front of my house there is a dip
18 so I get to see it all and hear it all.
19 I would suggest you put a committee
20 together or something together, start to look at this. It
21 is our community and people come here to enjoy our
22 community. I would love for them to walk up and down West
23 Ferry and see these wonderful historic homes. It is very
24 dangerous.
25

BOROUGH COUNCIL - JUNE 2022

1
2 And at night, I do know that the ghost --
3 the people that do the ghost tours have incidents where
4 they are almost hit. So I bring this up to you, I will be
5 happy to work with anyone on the committee that wants to
6 take a serious look at this, come up with revenues for
7 this. Lou Bellafronte, 71 West Ferry. Thank you for your
8 time.

9 PRESIDENT GERING: Thank you.

10 MAYOR KELLER: If I can follow up to that.
11 Had the Chief do extensive speed details and traffic
12 details on Ferry Street, and Lou of course as we have
13 shared the information with Lou.

14 The one potential option to slow down is
15 another speed hump. We can't do one east of Stockton
16 between Stockton and the canal. It just won't work there.
17 It can't. The only possibility would be add another one
18 just east of the existing one which would be just past Old
19 Mill Road. That is one thing to consider.

20 So we sent a lot of information to our -- I
21 guess our engineer -- did you get that?

22 MS. FOUNTAIN: Engineer.

23 MAYOR KELLER: We sent all of the
24 information on to our engineer and then we will sort of go
25 from there and see what other option there is.

BOROUGH COUNCIL - JUNE 2022

1
2 this last year about the tractor trailers coming in the --
3 I used to cite them under Section 3111 Subsection B
4 obedience to traffic control signals because they don't
5 belong in town. The roads can't accommodate them. Police
6 should be citing them. Whether or not they are, I don't
7 know.

8 MAYOR KELLER: I can tell you 28 feet is
9 not accurate. It is 45 feet. The Chief is not here so I
10 will not question ex-Corporal DeLuca. We can visit this
11 next meeting when the Chief is here.

12 PRESIDENT GERING: That is correct. So we
13 all have different numbers.

14 MR. DeLUCA: Just consider a lower speed,
15 that would help a heck of a lot.

16 PRESIDENT GERING: Any other public
17 comments? Yes, Mr. Duffy.

18 MR. DUFFY: Since he brought this safety
19 up, I just happen to look around --

20 PRESIDENT GERING: Please identify yourself
21 and speak into the microphone.

22 MR. DUFFY: Ed Duffy. Okay. Calm down.
23 D-U-F-F-Y. Ed Duffy, New Hope, 23 Arden Way.

24 Do we have a security officer here?
25 Usually the Chief is here or somebody.

BOROUGH COUNCIL - JUNE 2022

1
2 As far as the big trucks and tractor
3 trailers, when they rebuilt the Ferry Street bridge over
4 the canal it used to be a four ton bridge and now it is --
5 it can take more than that so a lot of trucks come down.
6 The only thing we can do is Council would
7 have to consider prohibiting sort of like the free bridge
8 does, and anything over 4,000 -- four tons, prohibiting
9 them from coming down Ferry Street to come down and make
10 deliveries and whatnot.

11 Of course the offset of that is if they
12 stay on Bridge Street and have to make the right onto
13 South Main Street, it is not easy to negotiate some of
14 those trucks. So there are some possibilities but it is
15 not an easy fix.

16 PRESIDENT GERING: Larry, I thought PennDOT
17 had some kind of rule that anything over 40 feet -- don't
18 hold it to me -- that was not allowed to come into town.

19 I had been in a meeting --

20 MAYOR KELLER: That is not true.

21 MR. DeLUCA: Twenty-eight and a half feet.

22 PRESIDENT GERING: What is it?
23 Twenty-eight and half feet. I thought it was 40 feet.

24 MR. DeLUCA: Coming down 179 the exit sign
25 says no vehicles over 28 1/2 feet. I complained about

BOROUGH COUNCIL - JUNE 2022

1
2 PRESIDENT GERING: He is on vacation.

3 MAYOR KELLER: He is on vacation.

4 MR. DUFFEY: In this day and --

5 MAYOR KELLER: He is entitled to that.

6 MR. DUFFY: Let me say something. Okay?
7 Why wouldn't he appoint somebody to be here so we can be
8 safe with all of the things that are going on out there in
9 the public. We are sitting here without security. Just a
10 note. Okay.

11 PRESIDENT GERING: Thank you, Mr. Duffy.
12 Any other public comments? Yes,
13 Mr. Clapper.

14 MR. CLAPPER: Bill Clapper.

15 Is it your plan to address the questions
16 that were submitted by New Hope Speaks tonight as is the
17 protocol?

18 PRESIDENT GERING: Pete, would you like to
19 respond to that? Thank you.

20 MR. GRAY: The questions that were
21 received, many of them were from yourself.

22 MR. CLAPPER: Three of them, Pete.

23 MR. GRAY: Yes. But they were from
24 individuals that were forwarded to you and you forwarded
25 them to us.

BOROUGH COUNCIL - JUNE 2022

MR. CLAPPER: Yes.

MR. GRAY: But our agenda does say under our rules that e-mails -- under public participation information; members of the public with specific questions can put their questions in writing and send them before noon on Monday before the meeting via e-mail to PublicComment@NewHopeBorough.org.

The majority of the questions I received, if not all, did come from you directly. And I believe you sent an e-mail out to yourself and I think in the context of the e-mail you did say members of New Hope Speaks have submitted a significant amount of questions for the Borough Manager to read and Council to answer.

Further it states remember you can submit any questions to Borough Council prior to noon on Monday, June 20th. The e-mail is PublicComment@NewHopeBorough.org. Second option, send your questions to NewHopeSpeaks@gmail.com. We will forward your questions to the Borough Council for you and we will send a copy to each member of New Hope Speaks.

We don't have that second option on the Borough's public participation information, that is why we did not read them. They should be sent directly to public comments as the instruction says.

BOROUGH COUNCIL - JUNE 2022

don't we answer those questions?

MR. MEYER: Let's get -- because right now I have no idea as I sit here talking to you --

MR. CLAPPER: You have no idea what? I'm sorry Peter, I have trouble hearing you.

MR. MEYER: I have no -- let me put it this way. Okay? Trust is a commodity that we don't all share.

PRESIDENT GERING: Mr. Clapper. Hold on. Stop.

Mr. Clapper, in the future just advise the people who are on your e-mail list that -- to just send the e-mails to Pete and that will simplify the whole process. He will be more than happy at the meeting to answer those.

MR. CLAPPER: I would be glad to do that in the future. There are certain questions that these people have forwarded -- some of those folks are here tonight and why don't you answer those questions? Let them reiterate the questions.

PRESIDENT GERING: If they would like to come up here and ask their question, we can go on the record.

MR. CLAPPER: Let's do that. I would like to be the first one. I submitted my questions, I got one

BOROUGH COUNCIL - JUNE 2022

MR. CLAPPER: I am taken back by that.

These are comments that people wrote.

MR. GRAY: You say second option; we do not provide that, you provide that.

MR. MEYER: Excuse me.

MR. CLAPPER: What about the principle of --

MR. MEYER: What about the principle of our having to trust you not to edit what you send us? Perhaps it would be a lot easier if the people who send you the comments were to send it to -- directly to the Borough Manager. That is all it says. I don't think that that is that difficult for you to tell people to just please send it directly to the Borough Manager. Then there will be no question about the comments or the contents.

MR. CLAPPER: That is understandable but what you are saying is this is not in the specifications that were required as a way of communicating to the Borough Manager. If you want to require that simply whether people send it to me -- and I get a lot of these from New Hope Speaks, I will tell them to forward it from their own e-mail and that is not hard to do.

But let's deal with the principle here tonight that people have legitimate questions and why

BOROUGH COUNCIL - JUNE 2022

answer from Ken.

PRESIDENT GERING: Mr. Clapper, if you got an answer, why are you submitting it again?

MR. CLAPPER: I have three of them.

PRESIDENT GERING: Sorry.

MR. CLAPPER: Ken did miss one part of my question that I asked and one was with the surplus. Does the Borough have any general idea of what they plan to use that money for just in a general --

PRESIDENT GERING: We are --

MR. MAISEL: I didn't deliberately -- it is not earmarked.

MR. CLAPPER: Okay. So there is no specific function intended for that. That is what is important.

The next question that I had was is it possible for us to create a quick link on the website for the Zoom application? I continually get questions from a couple people almost every month, how do I sign up for Zoom? And it is a challenge for some folks. We should understand that.

There is an easy way just to put a quick link where someone on the website just clicks that and it will open up to this meeting. Many companies or offices

BOROUGH COUNCIL - JUNE 2022

- 1 do that, many government agencies because it is a regular
 2 meeting, a regularly scheduled meeting as opposed to an ad
 3 hoc meeting so anybody can come in any time from a
 4 security standpoint.
 5 So I would like to ask the Council to do
 6 that. It is about a 15-minute job.
 7 So it is a question, do I get an answer? I
 8 submitted it two weeks ago, a week ago.
 9 PRESIDENT GERING: Pete, you want to
 10 answer?
 11 MR. GRAY: We will take a look into that
 12 and see what we can do.
 13 MR. CLAPPER: You will take a look at that
 14 for the future?
 15 MR. GRAY: Yes.
 16 MR. CLAPPER: My next question is what is
 17 the status of the ordinance effecting RB1 and RB2? I
 18 haven't heard anything at all about that.
 19 PRESIDENT GERING: Pete, you want to answer
 20 that?
 21 MR. GRAY: We have that under legal review
 22 at this time and we hope to have a response to Council
 23 shortly.
 24 MR. CLAPPER: So there will be another
 25

BOROUGH COUNCIL - JUNE 2022

- 1 MR. MEYER: And the number of times that we
 2 have been told that we are not trusted is more than I can
 3 count on my limbs.
 4 MS. KAPEZYNSKI: That was in the past. And
 5 that is maybe why somebody comes forward to speak for a
 6 lot of people because knowing how things work --
 7 PRESIDENT GERING: This is a comment
 8 section so if you can just make a comment. We are not
 9 going to do a dialogue, I'm sorry about that.
 10 MS. KAPEZYNSKI: Okay. And I have my
 11 questions on e-mail.
 12 Do you have my e-mail possibly?
 13 MR. CLAPPER: I do.
 14 MS. KAPEZYNSKI: I just thought it was very
 15 nice that he speaks for New Hope, that people can write
 16 him and find out because we can't always come to the
 17 meetings.
 18 PRESIDENT GERING: You don't have to come
 19 to the meeting, you can e-mail and Pete will answer it
 20 anyway.
 21 MS. KAPEZYNSKI: Who is he?
 22 PRESIDENT GERING: Peter Gray, our Borough
 23 Manager.
 24 MS. KAPEZYNSKI: I was wondering about the
 25

BOROUGH COUNCIL - JUNE 2022

- 1 review for the public?
 2 MR. GRAY: Yes. That will be presented at
 3 a future Council meeting.
 4 MR. CLAPPER: Okay. Thank you. These are
 5 questions I get from lots of people. Okay. That is all
 6 of my questions. There are other people here tonight who
 7 may have submitted questions.
 8 PRESIDENT GEIRNG: Any other public
 9 comment?
 10 Come on up here, identify yourself.
 11 MS. KAPEZYNSKI: Alice,
 12 K-A-P-E-Z-Y-N-S-K-I, Sugan Road. A-L-I-C-E.
 13 Can he repeat what he had said about trust?
 14 I don't know who you are. Peter?
 15 PRESIDENT GERING: Peter.
 16 MS. KAPEZYNSKI: What did you say about
 17 trust or -- do you have a problem with trust?
 18 MR. MEYER: I said trust is a commodity, it
 19 is not always shared.
 20 MS. KAPEZYNSKI: It is not always what?
 21 MR. MEYER: Shared.
 22 MS. KAPEZYNSKI: Okay. But I think you --
 23 it should be standard. I think it should be standard with
 24 the Council meetings, here this gentleman is coming up --
 25

BOROUGH COUNCIL - JUNE 2022

- 1 height of the building. And if it just was for the
 2 comments for that section of the building height or was it
 3 going to be a radius form that it can be allowed in any
 4 part of town.
 5 PRESIDENT GERING: I am sorry, you have to
 6 take your mask off because I couldn't understand what you
 7 said.
 8 MS. KAPEZYNSKI: I was wondering about the
 9 height of the building, if it was allowed to extend the
 10 area in which the garage is going to be put.
 11 PRESIDENT GERING: What building are you
 12 talking about?
 13 MS. KAPEZYNSKI: Talking about the garage
 14 building.
 15 PRESIDENT GERING: Oh. You lost -- you
 16 want to know how high it will be?
 17 MS. KAPEZYNSKI: How high it will be.
 18 PRESIDENT GERING: The height is not
 19 determined yet. We are still working with the future
 20 lessees.
 21 MS. KAPEZYNSKI: My questions might already
 22 have been answered, I am not aware of it so -- and the
 23 other question was the jobs -- promote jobs for the future
 24 like attendants or vans going from the place of the garage
 25

BOROUGH COUNCIL - JUNE 2022

- 1
2 like to two other --
- 3 PRESIDENT GERING: We are not there yet.
- 4 MS. KAPEZYNSKI: Okay. All right.
- 5 PRESIDENT GERING: We will be more than
6 happy to give you all that information.
- 7 MS. KAPEZYNSKI: Maybe you haven't decided.
8 And I was wondering about handicapped stuff going on and I
9 -- also I was wondering about if it was tokens or tickets
10 and some one had talked about in an e-mail about the
11 yellow stickers that were for the people, gold parking lot
12 and that you needed that to park in that parking area or I
13 think is that where the garage is going?
- 14 PRESIDENT GERING: First of all, I have no
15 idea where you got that information. It is not --
- 16 MAYOR KELLER: That is private lots if you
17 are speaking about Union Square.
- 18 MS. KAPEZYNSKI: Yeah.
- 19 MAYOR KELLER: So whatever the Michael
20 Family had with their tenants, they may have different
21 colored placards, depending on the color that is where you
22 are allowed to park your car. We have no say at all in
23 that.
- 24 MS. KAPEZYNSKI: That is -- will be a
25 private thing for just that development there.

BOROUGH COUNCIL - JUNE 2022

- 1
2 Parking for those businesses there?
- 3 MAYOR KELLER: Yes, they are tenants. They
4 have some sort of parking situation that they have
5 different colored placards.
- 6 MS. KAPEZYNSKI: Okay. So you will not be
7 able to have a restaurant in town and then have parking
8 vouchers for the garage, parking garage?
- 9 MAYOR KELLER: Are you asking if the
10 restaurants -- if you are going to have dinner there that
11 they will give you a voucher?
- 12 MS. KAPEZYNSKI: For the garage.
- 13 MAYOR KELLER: That won't be our call
14 either, that is up to the individuals.
- 15 MS. KAPEZYNSKI: Right there at that Union
16 Square, Logan Square area.
- 17 Okay. I was just wondering about that.
18 This is not really my question but anyway I am jumping
19 ahead then.
- 20 PRESIDENT GERING: Thank you so much.
21 Any other public comments? Yes, Patty.
- 22 MS. HERST: Patty Herst, H-E-R-S-T. North
23 Main Street. As a resident of North Main Street, we are
24 -- my husband and I are constantly walking up and down the
25 street, get a little exercise, run into a lot of visitors

BOROUGH COUNCIL - JUNE 2022

- 1
2 to New Hope who have no idea, despite the fact there is
3 some kiosks up and down the street, that there are parking
4 requirements.
- 5 There used to be signage coming into the
6 city but -- into the Borough. From what I can tell coming
7 north going south there is no longer a sign there. And I
8 am not sure that that is satisfactory because a lot of
9 unhappy visitors -- and I understand that there was money
10 set aside for signage and I just think that if it is at
11 all possible, that we do something about alerting visitors
12 and not having them very upset, having spent time here in
13 the town and walking to their cars and finding tickets.
- 14 So I would encourage the use of some funds
15 that I know were set aside for signage.
- 16 PRESIDENT GERING: Do you want to answer
17 that one? I know you talked about it.
- 18 MS. HERST: May I just interject that I did
19 send my questions directly to you, Pete.
- 20 MR. GRAY: They came from Mr. Clapper.
- 21 MS. HERST: No. I know I sent them.
22 Mr. Clapper asked me for a copy but I sent them directly
23 to you as well.
- 24 MR. GRAY: I don't have them.
25 MS. HERST: As a point of fact.

BOROUGH COUNCIL - JUNE 2022

- 1
2 MR. GRAY: We disagree. But in terms of
3 the signage, we have been looking at -- been working with
4 the Public Works Director to determine the signage out at
5 the location. We are also looking into potentially
6 stenciling kiosk signage as well on the curbs.
- 7 So we are looking at different options to
8 put it out there in that vicinity.
- 9 MS. HERST: Thanks. That is very helpful.
- 10 Then my second question had to do also with
11 the status of the garage and having -- I periodically
12 review what is going on in the court and I know there is
13 right now non-binding arbitration taking place.
- 14 And my question is is there any development
15 there? And you know I understand the idea of non-binding
16 litigation -- I said litigation, but arbitration and if
17 that isn't successful do we know how quickly a court
18 appearance would be scheduled? Can you respond to that?
- 19 PRESIDENT GERING: John, do you want to
20 respond to that?
- 21 MR. FENNINGHAM: The status of the
22 litigation is in confidential mode. I can't say anything
23 more about it by the parties mutual agreement.
- 24 MR. CLAPPER: It is public.
25 MR. FENNINGHAM: This is public comment.

BOROUGH COUNCIL - JUNE 2022

1 I am not going to debate that with you, Mr. Clapper.
 2 PRESIDENT GERING: Yes, Pam. You have been
 3 patiently waiting.
 4 MS. KERR: Pamela Kerr, K-E-R-R. North
 5 Main Street.
 6 I just wanted to say about West Ferry
 7 Street. I have always assumed that it is lots of
 8 residents going up the hill via West Ferry Street, so
 9 there may be a need to be -- education for people who live
 10 on the top of the hill.
 11 But my other concerns, I don't think an
 12 extra nanny bump is going to do what you want. The
 13 concern is people come quickly off of 179 and so something
 14 needs to slow them down before the first bump. A second
 15 bump, they are already slowed down somewhat.
 16 Just thought I would say I know the
 17 problems because of state road versus borough but I just
 18 thought I would point out the problem is at the top of the
 19 road. You stop that, you would have less trouble down --
 20 MAYOR KELLER: From Bridge Street?
 21 MS. KERR: Coming off of Bridge Street onto
 22 Ferry.
 23 MAYOR KELLER: Once you're off of Bridge
 24 you're on the borough road.
 25

BOROUGH COUNCIL - JUNE 2022

1 MS. KERR: I was just --
 2 MAYOR KELLER: We have one speed hump there
 3 and I -- we were discussing, Chief and I were discussing a
 4 second one and that is.
 5 MS. KERR: Right at like the crosswalk. I
 6 thought there was some problem how far off the state road
 7 --
 8 MAYOR KELLER: There probably is. I was
 9 still thinking past Mill Road. We already have one at the
 10 library crosswalk there --
 11 MS KERR: And I was just saying unless you
 12 get something at the top of the road where the V is, I
 13 think that is where things have to start slowing down.
 14 People just whip down as if they are on --
 15 MAYOR KELLER: I don't know about the
 16 distance of the limitation where you can put one up
 17 high --
 18 MS. KERR: Just a comment. I don't have a
 19 solution yet.
 20 PRESIDENT GERING: Thank you, Pam.
 21 Gerry, you will be the last one.
 22 MS. DELEVICH: Gerry Delevich, 17 Old Mill
 23 Road.
 24 Just a followup to the comment, I think the
 25

BOROUGH COUNCIL - JUNE 2022

1 curbside signage kiosk is excellent. I have seen them in
 2 some locations painting on the road. A lot of signs
 3 somehow that you really notice and I am sure it is pretty
 4 cost effective to do but if that could go all the way up
 5 and down Main Street that would be great. You would
 6 really notice it.
 7 PRESIDENT GERING: All right. Frank,
 8 you're the last one.
 9 MR. DcLUCA: I was hoping we would get an
 10 update on the traffic -- not the traffic, the repairs for
 11 West Mechanic Street between Stony Hill and Sugan.
 12 I thought as I recall that they were
 13 supposed to begin with that work -- one of the meetings
 14 you mentioned, I don't recall the exact date but its been
 15 going on ten months now and I thought we had to have --
 16 MR. GRAY: We continue to have bi-weekly
 17 meetings with FEMA representatives to go over the
 18 documentation. We are drawing up various documents that
 19 we are preparing to go out to bid. We are working with
 20 our engineers on this and we hope to go out sometime soon
 21 but we are definitely in coordination with FEMA to get
 22 this project done as quickly as we can.
 23 PRESIDENT GERING: Thank you.
 24 Can I have a motion to adjourn?
 25

BOROUGH COUNCIL - JUNE 2022

1 MS. RETTIG: I will make that motion.
 2 MS. McHUGH: Second.
 3 PRESIDENT GERING: Good night, everybody.
 4 Stay safe.
 5 ---
 6 (The proceedings were concluded.)
 7 ---
 8 ---
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

BOROUGH COUNCIL - JUNE 2022

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

- - -

\$	49:6, 80:14 20th [2] - 65:8, 97:17 21 [1] - 1:10 23 [3] - 2:12, 2:13, 95:23 24 [2] - 4:12, 77:16 25 [1] - 89:22 28 [4] - 2:9, 14:12, 94:25, 95:8 2nd [2] - 64:17, 65:8	70 [1] - 2:23 700 [1] - 8:18 71 [2] - 89:10, 93:7 76 [2] - 2:14, 41:10 7:00 [1] - 1:11 7th [1] - 24:6	action [2] - 25:22, 31:11 activity [1] - 49:2 actual [1] - 17:18 ad [1] - 101:3 add [4] - 8:16, 67:20, 91:6, 93:17 addition [2] - 5:5, 41:10 additional [2] - 66:25, 68:6 address [5] - 11:23, 37:6, 46:25, 57:22, 96:15 addressed [1] - 54:11 addresses [1] - 60:11 adequate [1] - 87:11 adjourn [1] - 111:25 adjustments [1] - 59:17 administer [2] - 55:15, 76:18 administering [1] - 75:14 Administration [1] - 89:12 administrative [3] - 53:25, 59:19, 61:2 administratively [1] - 55:13 adopted [1] - 57:4 adoption [1] - 62:22 Advertise [1] - 2:17 advertise [9] - 49:25, 50:9, 50:14, 51:2, 52:3, 54:2, 59:15, 62:15, 62:20 advertised [2] - 50:15, 50:20 advertisement [1] - 49:23 advertising [2] - 62:16, 63:5 advise [1] - 99:11 aeration [1] - 74:3 affords [1] - 10:18 afternoon [4] - 24:7, 24:9, 28:22, 87:4 agencies [2] - 58:2, 101:2 AGENDA [1] - 2:4 agenda [8] - 3:20, 7:22, 9:9, 13:20, 37:22, 38:5, 62:19, 97:3 agent [17] - 15:23, 16:12, 16:23, 17:14, 17:23, 18:5, 18:6, 18:8, 18:10, 18:11, 18:13, 18:14, 18:15,	19:2, 19:7, 19:11 aggregate [2] - 69:5, 69:12 aggregator [1] - 54:15 ago [9] - 48:14, 54:12, 56:2, 56:3, 57:20, 72:13, 84:23, 101:9 agree [7] - 25:25, 30:23, 37:11, 37:16, 38:10, 38:21, 42:23 Agree [1] - 42:24 agreed [3] - 25:19, 26:5, 26:8 agreement [4] - 25:20, 53:7, 58:10, 108:23 agreements [2] - 58:15, 58:16 ahead [6] - 22:8, 34:13, 35:16, 61:9, 81:24, 106:19 AIA [1] - 18:15 Airbnb [4] - 54:4, 54:16, 56:25, 58:22 Airbnbs [3] - 56:21, 56:22, 58:20 airing [1] - 59:19 alerting [1] - 107:11 Alice [1] - 102:12 allow [2] - 33:11, 73:24 allowed [4] - 94:18, 104:4, 104:10, 105:22 allowing [1] - 87:10 allows [1] - 60:10 almost [5] - 69:13, 87:23, 90:7, 93:4, 100:20 ALSO [1] - 1:20 amazing [1] - 67:9 amount [8] - 35:4, 54:19, 65:7, 65:8, 68:17, 68:19, 87:11, 97:13 Amy [1] - 70:14 amy [1] - 47:2 analysis [1] - 56:20 aneurysm [1] - 5:2 announcement [2] - 83:4, 87:5 annoying [1] - 77:22 annual [9] - 59:24, 60:2, 60:8, 60:12, 60:14, 60:23, 61:2, 61:5 answer [13] - 68:13, 78:22, 97:14, 99:2, 99:15, 99:19, 100:2, 100:4, 101:8, 101:11, 101:20,		
'	3	8	8 [2] - 27:18, 27:19 8-10 [6] - 2:13, 23:25, 27:17, 31:21, 37:24, 71:19 80 [2] - 2:12, 23:10 8B [1] - 60:9	9	9 [1] - 2:7 911 [2] - 76:3 94 [2] - 2:10, 15:3	
'21 [1] - 68:17 '22 [1] - 68:17	3 [1] - 2:5 30 [3] - 58:23, 59:5, 62:21 3111 [1] - 95:3 315 [3] - 2:7, 9:10, 12:24 3664 [1] - 72:9 38 [3] - 73:3, 80:16	9	9 [1] - 2:7 911 [2] - 76:3 94 [2] - 2:10, 15:3	9	9 [1] - 2:7 911 [2] - 76:3 94 [2] - 2:10, 15:3	
1	4	A	A-L-I-C-E [1] - 102:13 ability [1] - 18:21 able [9] - 8:5, 51:4, 51:11, 69:21, 71:20, 76:9, 77:5, 80:3, 106:7 absence [2] - 35:19, 37:16 absolutely [8] - 32:19, 36:7, 52:6, 81:16, 82:15, 85:5, 88:11 accept [1] - 36:14 acceptable [1] - 17:16 acceptance [1] - 19:13 access [1] - 86:4 accident [2] - 91:15, 92:2 accidents [1] - 89:21 accommodate [1] - 95:5 according [6] - 25:5, 31:15, 31:16, 33:7, 33:15, 47:6 accounting [2] - 10:9, 10:22 Accounts [1] - 2:21 accounts [2] - 65:6, 69:2 accurate [3] - 27:13, 29:15, 95:9 accurately [1] - 113:6 acknowledge [1] - 25:6 Act [2] - 5:24, 32:10 act [4] - 19:6, 37:20, 38:7, 53:21	1 [1] - 69:11 1,100 [1] - 8:18 1/2 [1] - 94:25 1/2% [1] - 69:11 10 [3] - 27:18, 27:19, 40:4 102 [1] - 60:9 1026A [2] - 61:10, 61:18 115 [2] - 2:8, 13:21 12 [4] - 47:2, 59:8, 80:15, 86:13 120 [1] - 5:24 123 [1] - 1:7 125 [1] - 43:11 13 [1] - 2:8 14 [1] - 2:9 15 [1] - 2:10 15-minute [1] - 101:7 15th [1] - 13:3 16 [1] - 12:24 17 [1] - 110:23 179 [2] - 94:24, 109:14 17th [1] - 65:8 18 [1] - 92:15 18938 [1] - 1:8 18th [1] - 64:18 1909 [2] - 31:21, 33:7 1950 [1] - 33:6 1981 [1] - 88:18	A	A-L-I-C-E [1] - 102:13 ability [1] - 18:21 able [9] - 8:5, 51:4, 51:11, 69:21, 71:20, 76:9, 77:5, 80:3, 106:7 absence [2] - 35:19, 37:16 absolutely [8] - 32:19, 36:7, 52:6, 81:16, 82:15, 85:5, 88:11 accept [1] - 36:14 acceptable [1] - 17:16 acceptance [1] - 19:13 access [1] - 86:4 accident [2] - 91:15, 92:2 accidents [1] - 89:21 accommodate [1] - 95:5 according [6] - 25:5, 31:15, 31:16, 33:7, 33:15, 47:6 accounting [2] - 10:9, 10:22 Accounts [1] - 2:21 accounts [2] - 65:6, 69:2 accurate [3] - 27:13, 29:15, 95:9 accurately [1] - 113:6 acknowledge [1] - 25:6 Act [2] - 5:24, 32:10 act [4] - 19:6, 37:20, 38:7, 53:21
2	5	8	8 [2] - 27:18, 27:19 8-10 [6] - 2:13, 23:25, 27:17, 31:21, 37:24, 71:19 80 [2] - 2:12, 23:10 8B [1] - 60:9	9	9 [1] - 2:7 911 [2] - 76:3 94 [2] - 2:10, 15:3	
2,000 [1] - 90:21 2.21% [1] - 69:3 20 [7] - 2:11, 4:11, 5:18, 61:12, 61:16, 61:22, 75:5 2020 [2] - 80:15, 80:16 2021 [3] - 4:14, 68:24, 80:16 2022 [4] - 1:10, 2:16,	4 [1] - 82:23 4,000 [1] - 94:8 40 [3] - 58:23, 94:17, 94:23 400 [1] - 80:10 41 [3] - 2:14, 41:20, 42:6 43 [2] - 2:15, 11:19 44 [2] - 74:18, 76:22 45 [1] - 95:9 49 [2] - 2:16, 2:17 4B [1] - 32:9 4th [2] - 2:19, 64:5	8	8 [2] - 27:18, 27:19 8-10 [6] - 2:13, 23:25, 27:17, 31:21, 37:24, 71:19 80 [2] - 2:12, 23:10 8B [1] - 60:9	9	9 [1] - 2:7 911 [2] - 76:3 94 [2] - 2:10, 15:3	
2,000 [1] - 90:21 2.21% [1] - 69:3 20 [7] - 2:11, 4:11, 5:18, 61:12, 61:16, 61:22, 75:5 2020 [2] - 80:15, 80:16 2021 [3] - 4:14, 68:24, 80:16 2022 [4] - 1:10, 2:16,	5	8	8 [2] - 27:18, 27:19 8-10 [6] - 2:13, 23:25, 27:17, 31:21, 37:24, 71:19 80 [2] - 2:12, 23:10 8B [1] - 60:9	9	9 [1] - 2:7 911 [2] - 76:3 94 [2] - 2:10, 15:3	
2,000 [1] - 90:21 2.21% [1] - 69:3 20 [7] - 2:11, 4:11, 5:18, 61:12, 61:16, 61:22, 75:5 2020 [2] - 80:15, 80:16 2021 [3] - 4:14, 68:24, 80:16 2022 [4] - 1:10, 2:16,	6	8	8 [2] - 27:18, 27:19 8-10 [6] - 2:13, 23:25, 27:17, 31:21, 37:24, 71:19 80 [2] - 2:12, 23:10 8B [1] - 60:9	9	9 [1] - 2:7 911 [2] - 76:3 94 [2] - 2:10, 15:3	
2,000 [1] - 90:21 2.21% [1] - 69:3 20 [7] - 2:11, 4:11, 5:18, 61:12, 61:16, 61:22, 75:5 2020 [2] - 80:15, 80:16 2021 [3] - 4:14, 68:24, 80:16 2022 [4] - 1:10, 2:16,	7	8	8 [2] - 27:18, 27:19 8-10 [6] - 2:13, 23:25, 27:17, 31:21, 37:24, 71:19 80 [2] - 2:12, 23:10 8B [1] - 60:9	9	9 [1] - 2:7 911 [2] - 76:3 94 [2] - 2:10, 15:3	
2,000 [1] - 90:21 2.21% [1] - 69:3 20 [7] - 2:11, 4:11, 5:18, 61:12, 61:16, 61:22, 75:5 2020 [2] - 80:15, 80:16 2021 [3] - 4:14, 68:24, 80:16 2022 [4] - 1:10, 2:16,	7	8	8 [2] - 27:18, 27:19 8-10 [6] - 2:13, 23:25, 27:17, 31:21, 37:24, 71:19 80 [2] - 2:12, 23:10 8B [1] - 60:9	9	9 [1] - 2:7 911 [2] - 76:3 94 [2] - 2:10, 15:3	

<p>103:20, 107:16 answered [1] - 104:23 Anthony [1] - 21:5 anyhow [1] - 72:24 anyway [3] - 12:17, 103:21, 106:18 apart [2] - 36:4, 92:18 apartments [1] - 56:23 apologize [1] - 50:17 appeal [1] - 11:3 appear [1] - 38:16 appearance [1] - 108:18 appeared [1] - 24:5 Applicant [7] - 20:16, 28:17, 35:22, 37:12, 38:11, 39:3, 39:6 applicant [4] - 30:17, 34:24, 35:7, 35:12 Applicant's [2] - 25:5, 28:9 applicants [1] - 29:3 application [22] - 8:9, 9:10, 10:23, 11:2, 11:7, 11:8, 12:9, 12:13, 12:15, 12:16, 15:23, 19:18, 25:10, 31:5, 31:8, 31:12, 33:24, 35:19, 38:9, 41:18, 55:17, 100:19 applications [1] - 55:20 applied [2] - 32:9, 60:24 applies [1] - 25:8 apply [3] - 21:11, 25:6, 38:17 appoint [3] - 61:13, 61:22, 96:7 appointed [1] - 81:11 appointment [1] - 90:16 appreciate [3] - 8:21, 9:8, 84:8 approach [1] - 29:5 approached [1] - 74:8 approaching [1] - 74:12 appropriate [1] - 21:12 Appropriateness [22] - 13:21, 14:11, 15:2, 18:5, 18:22, 18:24, 20:6, 20:15, 23:9, 23:24, 24:11, 24:19, 25:17, 25:24, 29:25, 30:6, 33:19, 37:23, 37:25, 38:4, 41:9, 41:13 appropriateness [1] -</p>	<p>32:13 approval [24] - 6:7, 7:9, 7:22, 13:23, 14:13, 15:4, 19:8, 20:9, 21:21, 22:2, 23:12, 25:18, 41:12, 41:19, 41:23, 42:12, 42:15, 42:19, 43:14, 43:15, 48:18, 49:24, 62:22, 88:22 Approval [2] - 2:20, 2:21 approve [10] - 12:16, 17:25, 25:23, 26:4, 42:20, 49:5, 64:3, 64:17, 65:6, 84:19 approved [12] - 13:22, 15:23, 17:3, 18:12, 20:22, 20:24, 30:7, 41:22, 42:10, 47:20, 52:6, 52:13 approving [2] - 20:17, 21:25 arbitration [2] - 108:13, 108:16 architect [2] - 18:17, 28:9 architectural [1] - 32:15 Arden [1] - 95:23 area [4] - 70:25, 104:11, 105:12, 106:16 argued [1] - 26:21 argues [1] - 33:11 arguing [4] - 39:12, 39:13, 39:22 arms [4] - 12:15, 75:8, 75:15, 75:22 arrest [1] - 5:7 arrived [1] - 77:17 aside [2] - 107:10, 107:15 assess [1] - 37:14 assigned [1] - 15:22 assistance [2] - 64:5, 84:17 Assistance [1] - 2:19 Association [2] - 21:7, 57:4 association [2] - 22:16, 22:18 assume [2] - 24:21, 24:23 assumed [2] - 22:21, 109:8 assuming [1] - 28:2 AT [1] - 1:11 attach [1] - 58:8 attached [4] - 58:10,</p>	<p>58:14, 58:15, 59:18 attendants [1] - 104:25 attention [3] - 21:23, 66:25, 89:11 attest [1] - 89:24 attorney [4] - 9:19, 30:3, 30:5, 34:15 attorneys [1] - 50:23 audience [3] - 71:17, 71:19, 71:21 authoring [1] - 78:24 authority [2] - 85:11, 87:10 authorize [1] - 49:22 authorizing [1] - 62:14 automatic [1] - 76:14 avail [1] - 76:10 available [1] - 58:7 avoid [2] - 68:6, 87:12 awarded [1] - 67:7 aware [11] - 10:13, 56:10, 58:7, 58:11, 58:12, 66:5, 73:11, 83:4, 83:6, 92:5, 104:23 awareness [2] - 79:11, 79:12 awful [1] - 83:23 aye [38] - 6:12, 6:13, 6:14, 6:16, 6:17, 6:18, 7:18, 9:5, 14:10, 14:19, 14:24, 20:5, 23:19, 23:22, 43:2, 43:3, 43:4, 43:5, 43:6, 43:7, 43:8, 46:21, 49:16, 49:17, 49:18, 49:19, 49:20, 49:21, 63:8, 63:13, 64:2, 64:16, 64:23, 64:24, 64:25, 65:2, 65:4, 65:5 Aye [73] - 6:15, 7:14, 7:15, 7:16, 7:17, 7:19, 7:20, 8:24, 8:25, 9:2, 9:3, 9:4, 9:6, 14:4, 14:5, 14:6, 14:7, 14:8, 14:9, 14:20, 14:21, 14:22, 14:23, 14:25, 19:23, 19:24, 19:25, 20:2, 20:3, 20:4, 22:25, 23:2, 23:3, 23:4, 23:5, 23:6, 23:7, 23:17, 23:18, 23:20, 23:21, 23:23, 46:15, 46:16, 46:17, 46:18, 46:19, 46:20, 63:7, 63:9, 63:10, 63:11, 63:12, 63:20, 63:21,</p>	<p>63:22, 63:23, 63:24, 63:25, 64:10, 64:11, 64:12, 64:13, 64:14, 64:15, 65:3, 65:13, 65:14, 65:15, 65:16, 65:17, 65:18, 65:19</p>	<p>better [4] - 24:17, 76:5, 78:7, 78:8 between [7] - 37:10, 48:10, 69:4, 79:24, 88:9, 93:16, 111:12 beyond [1] - 66:7 bi [1] - 111:17 bi-weekly [1] - 111:17 bid [2] - 49:5, 111:20 big [5] - 32:4, 78:15, 79:20, 86:6, 94:2 Bill [1] - 68:14 bill [7] - 46:2, 46:5, 46:7, 46:9, 78:25, 96:14 binding [6] - 37:11, 37:17, 39:18, 39:19, 108:13, 108:15 bit [2] - 71:10, 72:5 Black [1] - 87:16 blah [4] - 59:25, 79:22 blinking [1] - 88:2 blinks [1] - 87:25 blood [1] - 77:6 blowing [1] - 75:16 blue [1] - 79:6 BOARD [1] - 1:14 board [2] - 11:3, 21:8 Board [6] - 12:11, 12:16, 17:25, 18:16, 30:11, 37:12 Board's [1] - 19:12 boat [7] - 76:5, 76:9, 76:11, 81:2, 85:14, 85:25 Boat [2] - 79:24, 85:15 boating [1] - 83:8 bone [1] - 76:16 book [1] - 50:15 books [1] - 54:25 borne [1] - 25:15 Borough [33] - 10:14, 12:7, 22:8, 22:11, 25:22, 25:23, 27:17, 48:17, 52:5, 55:18, 55:20, 55:22, 56:16, 68:4, 68:6, 68:9, 69:23, 72:11, 85:22, 87:3, 88:20, 89:11, 89:12, 91:12, 97:14, 97:16, 97:20, 98:12, 98:15, 98:20, 100:9, 103:23, 107:6 borough [2] - 109:18, 109:25 BOROUGH [7] - 1:2, 1:7, 1:21, 1:21, 1:22, 1:22, 1:23 Borough's [1] - 97:23 bothers [1] - 28:6</p>
B				
<p>B-A-C-S-O [1] - 9:15 baby [1] - 77:11 bachelor [1] - 57:7 bachelorette [1] - 57:7 backboard [1] - 76:13 background [2] - 4:8, 5:24 backpack [1] - 75:6 backyard [1] - 27:16 BACSO [7] - 9:14, 9:25, 11:16, 12:23, 13:3, 13:5, 13:9 Bacso [1] - 9:14 bad [1] - 11:17 badge [1] - 66:20 balance [1] - 68:24 balcony [1] - 76:2 base [1] - 74:6 based [5] - 5:25, 27:8, 29:13, 55:3, 69:23 basis [4] - 32:23, 36:14, 60:14, 60:23 Bass [1] - 87:16 bearing [1] - 56:8 beautiful [5] - 65:24, 73:4, 74:9, 74:13, 80:7 become [2] - 45:3, 45:4 becoming [1] - 57:5 bed [1] - 77:18 bedrooms [2] - 56:22, 59:8 beg [1] - 42:12 began [1] - 75:14 begin [1] - 111:14 behalf [1] - 44:24 behind [4] - 74:17, 76:7, 85:18, 87:10 BELLAFRONTÉ [6] - 89:9, 91:21, 91:24, 92:7, 92:11, 92:14 Bellafronte [2] - 89:10, 93:7 belong [1] - 95:5 belongs [1] - 79:21 BENNER [6] - 9:17, 10:4, 10:6, 11:15, 12:2, 13:17 Benner [1] - 9:18 best [2] - 75:14, 88:6</p>				

<p>bottom [2] - 60:3, 60:6 bought [1] - 77:11 bound [1] - 38:12 boundary [1] - 82:23 boy [2] - 73:8, 77:12 brain [2] - 75:3, 77:3 Bray [1] - 49:6 breath [1] - 84:8 breathe [1] - 75:24 breathing [1] - 75:16 Bridge [12] - 2:7, 4:16, 9:10, 12:24, 70:25, 85:21, 87:16, 90:22, 94:12, 109:21, 109:22, 109:24 bridge [9] - 4:19, 87:10, 87:12, 87:20, 87:25, 88:10, 94:3, 94:4, 94:7 bridges [2] - 81:21, 85:22 bring [6] - 31:14, 74:3, 80:17, 89:10, 93:4 brings [1] - 91:21 brother [2] - 76:23, 77:16 Brothers [1] - 49:6 brought [2] - 68:13, 95:18 Browndorf [1] - 113:10 BUCKS [1] - 1:3 Bucks [2] - 52:11, 64:4 bucolic [1] - 74:10 Bufftech [2] - 16:6, 16:7 builder [2] - 27:12, 28:3 building [29] - 20:16, 25:24, 31:16, 31:17, 31:24, 31:25, 32:2, 32:4, 32:19, 32:21, 33:2, 33:4, 33:5, 33:12, 33:21, 39:13, 47:4, 47:13, 47:15, 47:23, 48:21, 48:25, 51:7, 51:20, 104:2, 104:3, 104:10, 104:12, 104:15 buildings [8] - 26:8, 26:12, 26:16, 32:6, 33:22, 33:25, 51:9, 51:11 built [3] - 12:3, 47:22, 47:24 Bull's [1] - 73:7 bump [3] - 109:13, 109:15, 109:16 buoys [4] - 84:20,</p>	<p>86:8, 86:9, 86:18 burden [1] - 58:4 buses [1] - 92:15 Bush [1] - 72:9 bushes [1] - 66:15 business [5] - 10:12, 10:18, 12:21, 12:22, 17:20 businesses [1] - 106:2 butt [1] - 75:17 butterfly [2] - 66:15, 66:24 button [1] - 71:3 Buttonwood [1] - 48:10 buyer [1] - 53:4</p>	<p>central [1] - 68:3 certain [2] - 36:7, 99:17 certainly [6] - 3:4, 27:20, 45:11, 53:7, 53:8, 83:20 Certainteed [1] - 16:7 certificate [1] - 37:7 Certificate [22] - 13:20, 14:11, 15:2, 18:4, 18:22, 18:24, 20:6, 20:15, 23:9, 23:24, 24:10, 24:19, 25:16, 25:23, 29:25, 30:5, 33:19, 37:23, 37:25, 38:4, 41:9, 41:13 certify [3] - 4:5, 32:13, 113:5 cetera [2] - 53:15, 57:7 chains [1] - 84:20 challenge [3] - 56:18, 91:7, 100:21 chance [1] - 31:12 change [8] - 10:20, 11:8, 32:14, 52:2, 52:5, 52:9, 60:21, 69:10 changes [3] - 8:14, 50:21, 50:25 changing [3] - 10:24, 11:14, 11:16 Chapter [1] - 40:3 Character [1] - 27:3 characteristics [1] - 44:6 charge [5] - 61:11, 61:14, 61:16, 61:22, 61:25 checked [1] - 22:12 checks [1] - 4:9 Chestnut [1] - 71:7 Chief [13] - 4:9, 5:22, 77:20, 77:23, 80:20, 84:13, 89:13, 90:20, 93:11, 95:9, 95:11, 95:25, 110:4 child's [1] - 84:8 chime [2] - 19:5, 20:19 chose [1] - 48:17 Cintra [5] - 2:15, 43:14, 44:6, 45:18, 71:22 Circle [3] - 47:3, 70:14, 70:16 circulation [1] - 62:21 cite [1] - 95:3 citing [2] - 32:9, 95:6 city [2] - 92:16, 107:6 City [1] - 67:8</p>	<p>Civil [1] - 4:5 CLAPPER [18] - 96:14, 96:22, 97:2, 98:2, 98:7, 98:17, 99:5, 99:16, 99:24, 100:5, 100:7, 100:14, 101:14, 101:17, 101:25, 102:5, 103:14, 108:24 Clapper [9] - 68:14, 96:13, 96:14, 99:9, 99:11, 100:3, 107:20, 107:22, 109:2 cleaner [1] - 63:16 clear [3] - 34:2, 69:7, 73:16 clearly [2] - 47:21, 53:13 clicks [1] - 100:24 client [2] - 25:24, 45:23 client's [1] - 25:19 climb [2] - 77:18, 77:24 climbed [2] - 76:7, 76:8 close [3] - 24:17, 76:6, 80:24 closer [1] - 76:5 club [1] - 65:23 co [1] - 78:24 co-authoring [1] - 78:24 COA [1] - 34:17 coast [1] - 75:10 Coast [2] - 85:7, 85:12 code [5] - 21:2, 28:25, 48:24, 59:24, 60:17 Code [1] - 40:4 codes [1] - 55:24 Cole [8] - 4:10, 4:20, 4:21, 5:16, 5:22, 5:23, 6:4 collectively [1] - 69:19 colloquy [3] - 37:10, 37:17, 39:19 color [2] - 91:23, 105:21 colored [2] - 105:21, 106:5 coming [11] - 56:4, 71:4, 90:4, 91:4, 94:9, 94:24, 95:2, 102:25, 107:5, 107:6, 109:22 commas [1] - 50:24 COMMENCING [1] - 1:11</p>	<p>commencing [1] - 20:17 commendation [2] - 4:14, 4:23 comment [20] - 25:3, 25:14, 26:14, 26:20, 33:17, 62:23, 62:25, 70:13, 70:18, 70:23, 71:16, 72:13, 87:15, 102:10, 103:8, 103:9, 108:25, 110:19, 110:25 Comment [1] - 2:23 comments [17] - 14:18, 15:8, 37:15, 63:4, 68:14, 71:13, 72:3, 81:4, 89:8, 95:17, 96:12, 97:25, 98:3, 98:12, 98:16, 104:3, 106:21 commercial [4] - 68:3, 68:4, 68:5, 68:8 commission [1] - 88:10 Commission [13] - 4:5, 51:25, 52:5, 52:12, 53:9, 67:3, 67:15, 67:24, 79:24, 85:15, 85:21, 88:22 Commission's [1] - 51:5 Committee [6] - 2:22, 34:19, 65:20, 67:13, 68:11, 69:19 committee [4] - 67:9, 67:18, 92:20, 93:5 commodity [2] - 99:8, 102:19 communicating [1] - 98:19 communications [1] - 29:4 community [11] - 8:20, 84:25, 89:14, 89:15, 90:2, 90:4, 90:5, 90:8, 90:11, 92:22, 92:23 COMMUNITY [1] - 1:7 commuter [2] - 91:16, 91:20 companies [2] - 86:14, 100:25 company [4] - 22:19, 31:22, 44:25, 84:16 Company [1] - 84:13 compared [1] - 55:11 complained [1] - 94:25 complete [2] - 21:14, 27:14</p>
C		<p>C-A-R-R-I-N-O [1] - 21:6 California [1] - 61:23 calm [1] - 95:22 camp [1] - 73:8 campaign [2] - 90:3, 91:11 canal [3] - 90:25, 93:16, 94:4 candidates [2] - 4:6, 4:8 cannot [2] - 35:22, 88:25 canoe [1] - 83:22 car [4] - 77:14, 78:13, 91:18, 105:22 care [2] - 62:8, 87:7 careful [1] - 21:24 carried [1] - 76:9 CARRINO [4] - 21:5, 22:5, 22:10, 22:18 Carrino [1] - 21:5 carryover [1] - 68:19 cars [10] - 89:19, 89:23, 90:11, 90:13, 90:15, 90:21, 90:22, 91:17, 107:13 case [8] - 29:2, 31:10, 32:5, 32:16, 40:3, 40:6, 45:24, 87:12 cases [1] - 57:19 cash [1] - 68:18 catch [1] - 72:22 caught [3] - 21:18, 73:25, 92:2 caution [1] - 86:6 celebration [1] - 59:5 celebrations [1] - 59:6 Center [1] - 74:18 Central [1] - 64:4</p>		

<p>completed [1] - 48:15 completely [1] - 40:11 compliance [4] - 11:25, 12:20, 55:19, 55:23 complications [1] - 8:17 comply [2] - 55:8, 56:8 compressor [1] - 76:14 concede [1] - 27:20 concern [2] - 34:22, 109:14 concerned [1] - 44:9 concerns [2] - 11:20, 109:12 concluded [1] - 112:7 conclusions [1] - 28:9 concrete [2] - 80:5, 80:7 condition [3] - 11:17, 25:19, 26:4 conditional [1] - 25:18 condolences [2] - 81:7, 84:14 conducting [1] - 12:22 confidential [1] - 108:22 conform [1] - 61:23 conforming [3] - 10:6, 12:3, 12:7 conformity [1] - 12:8 confused [1] - 36:10 congressmen [1] - 79:2 CONNIE [1] - 1:15 Conservation [1] - 79:22 consider [8] - 6:3, 7:5, 32:13, 43:13, 69:18, 93:19, 94:7, 95:14 considered [5] - 31:17, 33:16, 47:5, 73:18, 73:19 considering [2] - 4:16, 33:19 consortium [2] - 4:6, 5:14 constantly [1] - 106:24 constitutes [1] - 26:22 constructed [1] - 21:25 constructively [1] - 58:12 consultant [1] - 25:11 consultants [2] - 25:5, 42:9 consultants' [1] - 45:8 contact [1] - 88:10</p>	<p>contacted [1] - 76:22 contained [1] - 113:6 contains [2] - 51:7, 51:20 content [1] - 44:19 contents [1] - 98:16 context [1] - 97:11 continually [2] - 58:22, 100:19 continuance [1] - 39:7 continue [6] - 12:5, 29:21, 69:18, 85:2, 88:7, 111:17 continued [1] - 76:11 continues [2] - 16:13, 89:16 continuing [2] - 67:4, 67:18 contract [4] - 21:11, 22:13, 22:20 contractor [4] - 21:10, 21:19, 22:9, 22:17 contradict [1] - 28:8 contradicted [1] - 28:12 contrary [1] - 29:8 control [2] - 82:7, 95:4 conversions [1] - 68:7 convinced [1] - 4:25 coordination [1] - 111:22 copy [7] - 24:7, 27:14, 27:15, 30:16, 58:9, 97:21, 107:22 core [1] - 68:6 corner [1] - 66:24 Corporal [1] - 95:10 correct [14] - 8:14, 9:24, 9:25, 18:14, 24:24, 26:7, 30:2, 45:25, 47:18, 60:18, 85:8, 85:9, 95:12, 113:8 correctly [2] - 22:21, 22:22 cost [1] - 111:5 costly [1] - 80:5 costs [1] - 79:25 Council [62] - 6:3, 6:11, 7:13, 8:11, 9:21, 10:13, 11:11, 12:12, 13:13, 14:18, 15:8, 20:13, 22:24, 23:16, 24:9, 25:13, 25:23, 26:17, 31:2, 31:14, 33:10, 35:5, 35:8, 35:22, 38:13, 38:20, 38:23, 39:4, 39:13, 39:16, 40:16, 42:22, 43:20, 45:8,</p>	<p>45:15, 49:11, 50:7, 52:13, 62:11, 62:22, 64:18, 68:16, 79:7, 79:10, 79:24, 81:7, 81:11, 82:11, 82:20, 83:12, 88:9, 88:20, 94:6, 97:14, 97:16, 97:20, 101:6, 101:23, 102:4, 102:25 COUNCIL [4] - 1:2, 1:5, 1:22, 1:22 Council's [4] - 81:11, 88:16, 88:22, 89:11 counsel [1] - 27:6 count [1] - 103:4 counted [1] - 90:20 COUNTY [1] - 1:3 County [2] - 52:4, 52:12 couple [7] - 5:13, 25:3, 48:14, 84:14, 87:6, 89:11, 100:20 coupon [1] - 68:20 course [6] - 45:23, 66:24, 67:5, 67:6, 93:12, 94:11 court [2] - 108:12, 108:17 Court [1] - 113:11 covered [3] - 59:9, 59:13, 61:24 COVID [1] - 21:13 CPR [3] - 75:14, 76:10, 76:11 crafted [2] - 55:3, 62:9 create [1] - 100:18 created [1] - 32:12 creates [1] - 73:24 credentials [1] - 28:8 crew [1] - 80:20 critical [1] - 7:2 cross [2] - 62:4, 71:5 crosswalk [4] - 70:25, 71:6, 110:6, 110:11 curbs [1] - 108:6 curbside [1] - 111:2 curious [1] - 47:19 current [3] - 10:21, 11:9, 68:17 cut [1] - 40:5</p>	<p>dam [14] - 73:11, 73:16, 74:8, 75:5, 79:14, 79:15, 79:17, 79:21, 80:10, 80:12, 81:3, 81:24, 86:7, 87:13 damn [2] - 73:19 dams [10] - 73:12, 73:13, 73:20, 78:17, 78:23, 78:24, 80:4, 80:15, 83:25 Dan [3] - 40:19, 55:14, 59:22 danger [3] - 79:18, 81:24, 88:2 dangerous [2] - 80:22, 92:25 dangers [1] - 83:25 DANIEL [1] - 1:17 date [1] - 111:15 dates [1] - 66:10 days [1] - 62:21 DcLUCA [1] - 111:10 dead [2] - 77:4, 78:3 deadlock [3] - 38:17, 39:8, 40:12 deadlocked [2] - 37:18, 38:19 deal [1] - 98:24 dealing [5] - 10:25, 39:23, 40:13, 89:17, 92:15 death [1] - 75:4 deaths [2] - 80:15, 80:16 debate [1] - 109:2 decades [1] - 57:13 decide [1] - 58:9 decided [1] - 105:7 decides [1] - 38:15 deciding [1] - 59:18 decision [4] - 37:18, 39:21, 40:7 deck [8] - 41:19, 41:23, 42:10, 42:12, 42:14, 42:16, 42:18, 42:20 decks [1] - 41:21 deepest [1] - 81:7 defer [1] - 67:22 deferentially [1] - 54:18 defines [1] - 51:6 definitely [1] - 111:22 definition [1] - 61:25 Delaware [2] - 81:12, 83:23 delegating [1] - 58:3 DELEVICH [2] - 71:14, 110:23</p>	<p>Delevich [2] - 71:14, 110:23 deliberately [1] - 100:12 deliveries [1] - 94:10 DeLuca [6] - 88:15, 94:21, 94:24, 95:10, 95:14 demolition [9] - 23:25, 25:21, 25:22, 26:22, 31:2, 31:8, 32:5, 32:8, 32:13 denial [2] - 11:4, 38:21 denied [1] - 31:7 deny [2] - 38:9, 38:14 Department [2] - 64:4, 79:21 department [6] - 5:8, 5:11, 5:15, 6:5, 6:22, 88:9 departments [1] - 5:13 describe [1] - 35:11 deserve [1] - 36:9 Design [1] - 15:20 design [1] - 33:20 designate [1] - 85:10 designed [1] - 92:17 designs [1] - 9:22 desire [2] - 80:17, 80:18 despite [1] - 107:2 destination [1] - 57:6 destroys [1] - 80:8 detail [1] - 68:19 detailed [1] - 27:8 details [2] - 93:11, 93:12 determination [1] - 19:12 determine [1] - 108:4 determined [3] - 33:24, 56:20, 104:20 development [2] - 105:25, 108:14 devoted [1] - 65:22 diagram [1] - 73:23 dial [2] - 76:3 dialogue [1] - 103:10 died [1] - 5:3 difference [1] - 32:4 different [12] - 15:13, 19:2, 37:3, 57:19, 58:14, 58:19, 59:2, 86:13, 95:13, 105:20, 106:5, 108:7 difficult [2] - 55:14, 98:14 dimension [1] - 87:19 dinner [3] - 90:14, 90:16, 106:10</p>
D				
<p>D-E-L-E-V-I-C-H [1] - 71:15 D-U-F-F-Y [1] - 95:23 D.C [1] - 39:25 daily [1] - 49:2 Dam [1] - 72:14</p>				

<p>dip [1] - 92:18 direct [1] - 35:14 directly [6] - 97:10, 97:24, 98:12, 98:15, 107:19, 107:22 Director [2] - 8:4, 108:4 disagree [6] - 37:9, 38:8, 38:21, 38:23, 40:10, 108:2 disagreement [1] - 26:14 disallowing [1] - 58:4 discuss [1] - 50:25 discussed [1] - 27:4 discussing [3] - 65:22, 110:4 discussion [3] - 66:2, 66:7, 88:9 disposition [1] - 68:18 dispute [1] - 36:2 disrespectful [1] - 78:4 distance [1] - 110:17 District [11] - 25:7, 32:3, 32:12, 33:10, 33:20, 41:21, 47:9, 47:12, 48:2, 48:4, 48:8 district [5] - 32:7, 32:15, 47:16, 68:4, 89:18 District's [1] - 32:10 distrust [1] - 36:14 divided [1] - 86:12 doctors [1] - 77:4 document [9] - 30:20, 36:18, 50:19, 53:18, 55:3, 62:9, 68:23, 68:25, 79:5 documentation [1] - 111:19 documented [1] - 27:10 documents [1] - 111:19 dogs [1] - 90:7 DOHERTY [10] - 84:12, 85:9, 85:12, 85:20, 86:9, 86:11, 86:22, 87:15, 87:23, 88:11 Doherty [2] - 84:12, 88:7 dollars [1] - 79:25 done [28] - 5:19, 5:23, 5:24, 17:13, 17:14, 18:18, 19:16, 20:18, 21:13, 22:13, 22:21, 28:7, 29:17, 29:18,</p>	<p>33:6, 44:12, 44:15, 44:21, 45:10, 56:7, 56:18, 67:10, 83:13, 84:22, 90:19, 111:23 door [2] - 23:11, 59:4 dormant [1] - 88:17 double [2] - 27:18, 27:21 Dougherty [5] - 3:14, 36:16, 37:7, 37:11, 57:21 DOUGHERTY [75] - 1:17, 3:15, 6:16, 7:18, 9:4, 12:20, 12:25, 13:4, 13:7, 13:11, 14:8, 14:23, 15:9, 15:12, 15:17, 16:2, 16:14, 16:17, 17:2, 17:6, 18:3, 18:9, 18:20, 19:19, 20:3, 23:5, 23:21, 34:12, 34:14, 34:22, 35:14, 35:21, 36:19, 37:4, 40:20, 42:24, 43:6, 46:19, 47:9, 47:13, 47:18, 48:3, 48:8, 49:19, 50:8, 50:11, 50:22, 51:20, 51:23, 52:18, 53:11, 54:7, 54:10, 54:22, 56:19, 58:19, 59:11, 59:23, 60:10, 60:16, 60:19, 60:25, 61:6, 61:19, 62:6, 63:11, 63:24, 64:14, 65:3, 65:17, 91:20, 91:23, 92:5, 92:10, 92:12 down [37] - 4:7, 22:11, 31:3, 31:25, 32:3, 33:13, 47:21, 48:11, 74:3, 75:5, 80:8, 85:17, 86:7, 87:22, 88:23, 89:12, 89:19, 90:3, 90:24, 91:11, 91:13, 91:21, 92:23, 93:14, 94:5, 94:9, 94:24, 95:22, 106:24, 107:3, 109:15, 109:16, 109:20, 110:14, 110:15, 111:6 Doylestown [1] - 4:6 dozen [3] - 56:21, 56:24, 58:20 draft [8] - 24:10, 24:19, 25:17, 26:25, 30:10, 36:3, 36:8, 54:21 drafted [1] - 37:8 drawing [1] - 111:19</p>	<p>drown [1] - 73:19 drowning [1] - 73:21 drugs [2] - 5:6, 76:18 DUFFEY [1] - 96:4 Duffy [4] - 95:17, 95:22, 95:23, 96:11 DUFFY [3] - 95:18, 95:22, 96:6 duplicate [2] - 24:13, 32:17 dwelling [4] - 51:7, 51:15, 51:21</p>	<p>encourage [1] - 107:14 end [2] - 68:24, 69:20 ends [1] - 89:22 enforcement [4] - 6:24, 7:6, 59:25, 60:17 engage [1] - 61:13 engaged [1] - 71:24 engineer [5] - 43:14, 48:17, 93:21, 93:22, 93:24 ENGINEER [1] - 1:23 engineering [2] - 44:7, 48:15 Engineering [2] - 2:15, 44:5 engineers [2] - 44:12, 111:21 enjoy [2] - 13:18, 92:22 enlighten [1] - 27:6 enormous [1] - 54:19 entire [6] - 34:25, 35:9, 36:22, 51:13, 67:25, 87:19 entitled [2] - 38:16, 96:5 enumerable [1] - 82:10 episode [1] - 90:8 equal [1] - 69:13 equipment [2] - 63:15, 78:8 Equipment [1] - 2:18 ESQ [2] - 1:22, 1:22 essence [1] - 11:8 essentially [1] - 54:16 Estate [2] - 11:22, 11:23 et [2] - 53:14, 57:7 evade [1] - 51:12 evaluation [2] - 44:15, 44:18 evening [5] - 9:17, 9:19, 35:23, 46:23, 89:9 evenings [1] - 90:6 event [3] - 7:23, 8:15, 8:20 events [1] - 66:8 evidence [5] - 33:3, 33:4, 34:10, 113:6 ex [1] - 95:10 ex-Corporal [1] - 95:10 exact [2] - 69:22, 111:15 exactly [3] - 17:15, 24:13, 71:19</p>	<p>exceeds [1] - 69:5 excellent [1] - 111:2 excuse [2] - 58:11, 98:6 Executive [1] - 8:4 exercise [1] - 106:25 exist [1] - 53:21 existing [3] - 10:24, 11:19, 93:18 exists [2] - 55:11, 68:23 exit [3] - 88:3, 90:10, 94:24 expect [2] - 82:17, 82:18 experience [2] - 5:18, 5:19 expert [2] - 32:24, 78:17 experts [1] - 40:2 expire [1] - 53:2 expired [1] - 52:21 explore [1] - 88:8 extend [2] - 84:14, 104:10 extended [1] - 87:10 extends [1] - 32:5 extensive [1] - 93:11 extent [1] - 25:10 extra [1] - 109:13 extremely [2] - 78:10, 78:11 eyes [1] - 75:12</p>
E				
<p>e-mail [13] - 18:7, 18:9, 70:19, 97:7, 97:11, 97:12, 97:17, 98:23, 99:12, 103:12, 103:13, 103:20, 105:10 e-mails [5] - 89:12, 90:17, 90:18, 97:4, 99:13 Eagle [1] - 84:13 earmarked [1] - 100:13 easier [1] - 98:11 east [2] - 93:15, 93:18 easy [3] - 94:13, 94:15, 100:23 economics [1] - 45:23 Ed [2] - 95:22, 95:23 edge [4] - 74:11, 74:15, 74:16, 82:7 edit [2] - 53:10, 98:10 edits [4] - 50:9, 50:11, 50:17 education [1] - 109:10 Edward [1] - 29:12 effect [2] - 12:4, 32:14 effecting [1] - 101:18 effective [2] - 79:14, 111:5 eight [3] - 73:6, 94:21, 94:23 either [4] - 27:23, 28:4, 80:5, 106:14 electric [1] - 20:23 electrical [2] - 20:22, 20:25 electrically [1] - 21:3 electrician [1] - 22:11 Elementary [1] - 8:7 eleventh [1] - 8:6 elsewhere [1] - 10:16 embrace [1] - 12:15 emotional [1] - 88:16 enabling [1] - 32:11 enact [1] - 56:5</p>				
F				
				<p>Facebook [2] - 83:2, 87:5 facilities [1] - 67:18 Facility [1] - 67:12 fact [10] - 21:22, 27:25, 28:10, 28:18, 28:22, 29:14, 68:5, 74:2, 107:2, 107:25 facts [4] - 28:6, 28:7, 40:13 failed [1] - 21:19 fair [1] - 28:24 fall [1] - 31:24 falls [2] - 85:8, 85:11 family [5] - 27:8, 27:9, 28:7, 28:16, 29:13 Family [1] - 105:20 far [5] - 41:7, 71:7, 85:19, 94:2, 110:7 Farry [1] - 79:3 fatalities [2] - 88:19, 89:3 father [2] - 80:19, 84:7 fathers [1] - 8:18</p>

<p>favor [21] - 6:11, 7:13, 8:23, 14:3, 14:18, 19:22, 21:21, 22:24, 23:16, 35:18, 42:25, 45:21, 46:14, 49:11, 49:15, 51:3, 63:6, 63:19, 64:9, 64:22, 65:12</p> <p>favorable [1] - 69:16</p> <p>features [2] - 26:12, 34:6</p> <p>FEDE [1] - 83:17</p> <p>FEDER [29] - 1:17, 3:9, 6:12, 7:14, 8:15, 8:24, 14:4, 14:19, 19:23, 22:25, 23:17, 41:3, 41:16, 43:2, 46:15, 49:16, 63:7, 63:20, 64:10, 64:23, 65:13, 65:21, 66:18, 81:9, 82:10, 82:14, 83:14, 88:7, 88:13</p> <p>Feder [1] - 3:8</p> <p>fee [5] - 60:7, 60:8, 60:16, 60:20, 61:5</p> <p>feelings [1] - 88:16</p> <p>fees [2] - 55:19, 61:4</p> <p>feet [10] - 58:25, 81:24, 86:17, 94:17, 94:21, 94:23, 94:25, 95:8, 95:9</p> <p>fell [1] - 77:10</p> <p>FEMA [2] - 111:18, 111:22</p> <p>fence [14] - 15:3, 15:13, 15:16, 15:24, 16:15, 16:22, 17:4, 17:18, 17:21, 20:8, 21:3, 48:20, 48:21, 48:22</p> <p>Fenningham [2] - 38:10, 38:25</p> <p>FENNINGHAM [30] - 1:22, 30:11, 30:15, 30:19, 34:20, 35:17, 37:6, 38:3, 38:6, 38:17, 39:6, 39:11, 39:18, 39:22, 40:10, 44:23, 52:8, 57:21, 57:25, 59:9, 59:13, 60:9, 60:11, 60:18, 60:21, 61:24, 62:4, 70:11, 108:21, 108:25</p> <p>Ferry [23] - 2:12, 23:10, 48:11, 89:10, 89:19, 89:20, 89:21, 90:10, 90:12, 90:14, 90:20, 90:21, 92:3, 92:8, 92:13, 92:24,</p>	<p>93:7, 93:12, 94:3, 94:9, 109:7, 109:9, 109:23</p> <p>few [5] - 3:22, 47:20, 51:15, 56:3, 56:15</p> <p>fifth [2] - 53:12, 60:4</p> <p>fifty [1] - 81:24</p> <p>figure [2] - 61:3, 81:18</p> <p>file [2] - 53:3, 55:17</p> <p>fill [2] - 6:23, 6:25</p> <p>filling [1] - 67:5</p> <p>final [3] - 18:5, 18:25, 66:10</p> <p>Finance [2] - 68:11, 69:19</p> <p>fine [7] - 24:17, 38:15, 45:13, 46:11, 51:10, 52:16, 68:2</p> <p>finger [1] - 79:23</p> <p>finished [1] - 62:7</p> <p>fire [5] - 57:12, 57:15, 77:19, 84:16, 88:9</p> <p>Fire [4] - 77:3, 77:23, 80:20, 84:13</p> <p>firehouse [1] - 84:22</p> <p>fireman [1] - 86:23</p> <p>firm [1] - 66:9</p> <p>first [17] - 3:20, 4:4, 18:19, 26:20, 43:23, 44:3, 44:15, 45:10, 46:24, 65:20, 73:14, 84:8, 86:22, 86:23, 99:25, 105:14, 109:15</p> <p>firsthand [1] - 45:9</p> <p>Fish [3] - 79:24, 85:15, 88:21</p> <p>fish [2] - 72:21, 72:22</p> <p>fishing [4] - 72:16, 72:19, 72:20</p> <p>five [4] - 52:19, 75:2, 75:3, 84:22</p> <p>fix [1] - 94:15</p> <p>flag [1] - 87:16</p> <p>flags [1] - 71:8</p> <p>Flash [1] - 6:21</p> <p>flat [2] - 60:7, 60:8</p> <p>Flemington [1] - 10:16</p> <p>flood [1] - 87:22</p> <p>Florida [1] - 77:15</p> <p>flow [1] - 87:24</p> <p>fly [2] - 90:11, 90:13</p> <p>focused [1] - 66:2</p> <p>folks [2] - 99:18, 100:21</p> <p>follow [2] - 54:6, 93:10</p> <p>followed [3] - 74:17, 74:20, 80:25</p> <p>follower [1] - 80:24</p> <p>followup [1] - 110:25</p>	<p>foot [2] - 80:10, 90:22</p> <p>forefront [2] - 82:18, 85:3</p> <p>forever [1] - 6:2</p> <p>forget [1] - 78:20</p> <p>forgive [1] - 72:4</p> <p>form [1] - 104:4</p> <p>former [2] - 11:9, 83:21</p> <p>forth [1] - 54:6</p> <p>forward [4] - 59:21, 97:20, 98:22, 103:6</p> <p>forwarded [6] - 16:25, 25:12, 25:13, 96:24, 99:18</p> <p>foundation [1] - 35:7</p> <p>FOUNTAIN [2] - 1:23, 93:22</p> <p>four [13] - 26:15, 33:23, 34:3, 39:2, 51:14, 51:15, 57:19, 58:22, 59:8, 91:17, 94:4, 94:8</p> <p>fourth [2] - 52:18, 60:3</p> <p>frank [2] - 88:15, 111:8</p> <p>Frank [3] - 79:3, 88:14, 89:7</p> <p>frankly [3] - 28:25, 34:9, 35:6</p> <p>free [1] - 94:7</p> <p>Free [1] - 4:16</p> <p>friend [1] - 89:4</p> <p>front [12] - 12:25, 15:10, 28:24, 30:25, 31:5, 33:13, 36:9, 38:16, 73:23, 89:22, 92:4, 92:18</p> <p>full [4] - 3:24, 5:25, 6:4, 83:12</p> <p>full-time [3] - 3:24, 5:25, 6:4</p> <p>fully [2] - 21:20, 113:6</p> <p>function [3] - 39:20, 59:19, 100:15</p> <p>fund [1] - 68:24</p> <p>funding [1] - 80:3</p> <p>funds [3] - 68:17, 68:18, 107:14</p> <p>future [6] - 99:11, 99:17, 101:15, 102:4, 104:20, 104:24</p>	<p>garage [8] - 104:11, 104:14, 104:25, 105:13, 106:8, 106:12, 108:11</p> <p>garden [1] - 65:23</p> <p>gate [2] - 21:9, 21:17</p> <p>GEIRNG [1] - 102:9</p> <p>general [6] - 21:24, 32:14, 62:21, 68:24, 100:9, 100:10</p> <p>GENTILE [9] - 72:4, 72:8, 73:3, 81:8, 81:23, 82:16, 83:7, 83:20, 84:6</p> <p>Gentile [1] - 72:8</p> <p>gentleman [7] - 6:21, 43:25, 45:15, 79:8, 80:2, 81:15, 102:25</p> <p>gentlemen [1] - 76:7</p> <p>GERING [167] - 1:15, 3:2, 3:19, 6:6, 6:10, 6:18, 7:8, 7:12, 7:20, 8:10, 8:22, 9:6, 9:9, 9:20, 10:2, 10:5, 11:10, 13:12, 13:16, 13:19, 14:2, 14:10, 14:15, 14:17, 14:25, 15:7, 15:10, 15:15, 15:19, 16:4, 17:10, 19:5, 19:20, 20:5, 20:12, 20:19, 22:23, 23:7, 23:15, 23:23, 24:14, 28:19, 29:16, 29:20, 29:24, 30:3, 30:13, 30:18, 30:22, 30:24, 31:7, 31:13, 33:7, 34:13, 35:16, 40:15, 40:19, 40:21, 40:23, 40:25, 41:4, 41:7, 41:15, 41:17, 42:6, 42:11, 42:17, 42:25, 43:8, 43:17, 43:19, 43:22, 43:25, 45:14, 45:19, 45:25, 46:8, 46:12, 46:21, 46:25, 47:6, 47:11, 48:16, 48:23, 49:4, 49:10, 49:13, 49:15, 49:21, 50:4, 50:6, 50:10, 54:3, 54:9, 54:13, 57:24, 61:9, 62:10, 62:14, 62:18, 63:4, 63:13, 63:19, 64:2, 64:8, 64:16, 64:21, 65:5, 65:12, 65:19, 66:11, 66:13, 67:2, 67:12, 67:16, 68:10, 70:2, 70:5, 70:10, 70:12, 70:15, 70:18, 70:23, 71:12,</p>	<p>72:2, 72:6, 73:2, 81:6, 81:16, 84:11, 88:14, 89:7, 93:9, 94:16, 94:22, 95:12, 95:16, 95:20, 96:2, 96:11, 96:18, 99:9, 99:21, 100:3, 100:6, 100:11, 101:10, 101:20, 102:16, 103:8, 103:19, 103:23, 104:6, 104:12, 104:16, 104:19, 105:3, 105:5, 105:14, 106:20, 107:16, 108:19, 109:3, 110:21, 111:8, 111:24, 112:4</p> <p>Gering [1] - 3:18</p> <p>Gerry [2] - 110:22, 110:23</p> <p>gerry [1] - 71:14</p> <p>ghost [2] - 93:2, 93:3</p> <p>giant [1] - 47:22</p> <p>gigantic [1] - 57:6</p> <p>girl [5] - 66:18, 66:19, 66:22, 77:10, 77:12</p> <p>Girls [3] - 2:6, 7:23, 8:3</p> <p>given [6] - 21:10, 28:17, 29:14, 45:9, 56:24</p> <p>glad [1] - 99:16</p> <p>Glen [1] - 15:20</p> <p>God [1] - 78:8</p> <p>gold [1] - 105:11</p> <p>goodbye [1] - 78:10</p> <p>goodbyes [1] - 77:19</p> <p>government [2] - 33:18, 101:2</p> <p>governmental [1] - 58:15</p> <p>grabbed [2] - 75:7, 75:21</p> <p>graduation [1] - 59:6</p> <p>grandchild [1] - 73:5</p> <p>grandson [1] - 73:5</p> <p>grant [1] - 25:18</p> <p>grateful [2] - 78:10, 78:11</p> <p>Gray [4] - 6:21, 48:23, 70:20, 103:23</p> <p>gray [4] - 24:7, 24:10, 42:7, 83:15</p> <p>GRAY [36] - 1:21, 3:4, 3:6, 3:8, 3:10, 3:12, 3:14, 3:16, 3:18, 46:9, 48:24, 50:19, 51:17, 52:10, 52:15, 54:23, 55:16, 56:10,</p>
G				
<p>G-E-N-T-I-L-E [1] - 72:9</p> <p>Game [1] - 88:22</p> <p>game [1] - 67:20</p>				

61:4, 62:20, 62:25, 69:9, 70:9, 83:16, 96:20, 96:23, 97:3, 98:4, 101:12, 101:16, 101:22, 102:3, 107:20, 107:24, 108:2, 111:17 great [6] - 5:11, 5:14, 5:19, 8:15, 8:19, 111:6 green [2] - 66:3, 66:8 grief [1] - 78:5 growing [1] - 10:19 Guard [2] - 85:7, 85:12 guardians [2] - 82:21, 82:22 guess [6] - 4:3, 18:11, 34:24, 44:3, 68:14, 93:21 guidelines [10] - 31:16, 32:20, 33:14, 33:15, 33:20, 33:21, 41:21, 42:7, 47:7, 54:5 guns [1] - 5:6 guy [2] - 5:7, 11:18 guys [4] - 5:14, 15:22, 83:9, 88:12	33:23, 34:16, 34:18, 34:23, 34:25, 35:2, 35:6, 35:7, 35:9, 35:17, 35:24, 36:5, 36:9, 36:18, 36:25, 37:8, 37:10, 37:12, 37:17, 38:12, 38:13, 38:18, 38:25, 39:14, 39:21, 40:8, 40:9, 40:16, 41:5, 41:19, 41:20, 41:22, 41:23, 41:25, 42:6, 42:10, 42:19, 42:21, 43:9, 47:7, 47:10, 70:3 hard [5] - 65:25, 71:4, 75:19, 78:21, 98:23 hardware [1] - 23:11 hate [1] - 91:8 Hawthorne [1] - 86:3 head [9] - 73:11, 73:12, 73:13, 73:16, 73:18, 73:20, 75:15, 83:25, 86:7 header [1] - 79:7 hear [2] - 57:23, 92:19 heard [2] - 45:17, 101:19 hearing [9] - 13:18, 19:10, 24:15, 24:21, 25:4, 29:5, 36:9, 89:2, 99:6 Hearing [2] - 12:11, 12:16 heart [2] - 77:5, 83:22 heck [3] - 68:8, 90:21, 95:15 height [5] - 87:20, 104:2, 104:3, 104:10, 104:19 held [1] - 75:15 helicopter [1] - 85:14 help [10] - 17:6, 30:8, 51:4, 71:20, 80:21, 82:12, 84:5, 90:19, 91:8, 95:15 helpful [3] - 71:2, 71:17, 108:9 hereby [1] - 113:5 HERST [5] - 106:22, 107:18, 107:21, 107:25, 108:9 Herst [1] - 106:22 high [6] - 5:22, 87:14, 89:22, 104:17, 104:18, 110:18 highly [1] - 22:5 Hill [1] - 111:12 hill [3] - 71:4, 109:9, 109:11 HILLIER [3] - 44:22,	45:13, 46:4 hillier's [1] - 45:7 hire [1] - 5:23 hired [1] - 22:9 hiring [1] - 6:3 Historic [13] - 25:7, 27:3, 32:3, 32:10, 32:11, 33:10, 33:20, 41:21, 47:9, 47:11, 47:25, 48:3, 48:8 historic [16] - 25:11, 26:15, 31:15, 31:17, 31:25, 32:4, 32:6, 32:15, 32:19, 33:2, 33:16, 37:13, 39:13, 48:7, 89:18, 92:24 historical [3] - 26:8, 47:5, 47:16 historically [1] - 33:25 historicity [2] - 37:10, 39:16 history [6] - 27:8, 27:9, 28:7, 28:16, 29:13, 80:13 hit [4] - 79:14, 90:7, 91:17, 93:4 hoc [1] - 101:4 hold [3] - 19:18, 94:18, 99:9 holder [1] - 60:24 home [4] - 12:14, 77:10, 77:11, 92:3 Homeowner's [1] - 21:6 homeowner's [1] - 22:15 homes [5] - 47:17, 47:20, 57:9, 57:18, 92:24 honestly [1] - 25:25 hook [2] - 72:21, 72:22 Hope [18] - 8:6, 8:21, 10:14, 12:22, 27:12, 47:3, 72:10, 73:17, 77:3, 84:13, 88:6, 95:23, 96:16, 97:12, 97:21, 98:22, 103:16, 107:2 hope [4] - 5:16, 86:24, 101:23, 111:21 HOPE [3] - 1:2, 1:7, 1:8 Hope/Lambertville [2] - 4:15, 86:16 hopefully [1] - 86:5 hoping [2] - 21:17, 111:10 hospital [5] - 4:25, 5:3, 76:20, 77:4,	77:17 host [1] - 8:6 hot [2] - 42:2, 42:18 hotels [1] - 92:7 hour [1] - 7:7 hours [7] - 5:21, 67:25, 72:19, 77:8, 77:14, 77:16, 85:18 house [8] - 27:18, 27:21, 47:22, 57:10, 58:22, 59:3, 59:4, 92:18 housekeeping [1] - 45:22 houses [5] - 27:22, 27:24, 28:4, 57:12, 59:3 hug [2] - 77:18, 78:15 huge [2] - 6:19, 47:24 hump [2] - 93:15, 110:3 hundred [5] - 31:24, 59:11, 79:15, 84:21, 87:21 husband [1] - 106:24	79:11 Improvement [1] - 2:16 improvement [1] - 49:6 improvements [1] - 66:3 inaccurate [1] - 36:21 inches [1] - 87:18 incidents [1] - 93:3 included [3] - 42:10, 42:16, 61:5 inclusion [1] - 53:17 increase [1] - 10:3 independent [1] - 44:10 Indiana [3] - 78:17, 78:24, 78:25 indicate [3] - 32:19, 32:24, 61:15 indicated [1] - 28:8 indicates [2] - 33:2, 33:4 indicating [1] - 31:10 individual [1] - 55:17 individuals [2] - 96:24, 106:14 infinity [1] - 74:11 influence [1] - 44:11 information [20] - 16:24, 17:23, 27:3, 27:9, 27:14, 28:15, 29:8, 29:10, 29:11, 31:19, 42:9, 71:22, 83:14, 93:13, 93:20, 93:24, 97:5, 97:23, 105:6, 105:15 Inn [2] - 91:3, 91:4 inner [1] - 81:2 insane [1] - 87:2 insert [1] - 60:23 inspect [1] - 55:22 inspected [2] - 57:13, 57:15 inspection [4] - 55:18, 59:24, 60:15, 60:19 Instagram [1] - 87:8 install [1] - 84:23 installation [1] - 14:12 instead [2] - 11:21, 51:17 instruction [1] - 97:25 insurance [1] - 31:22 intend [1] - 24:13 intended [1] - 100:15 intent [3] - 53:8, 61:17, 68:21 intents [1] - 60:2 inter [1] - 92:16 inter-city [1] - 92:16
H			I	
H-E-R-S-T [1] - 106:22 habitable [1] - 55:23 half [2] - 94:21, 94:23 Halsey [2] - 25:17, 25:20 hand [1] - 19:15 handed [1] - 73:14 handicapped [1] - 105:8 hands [1] - 54:15 hang [1] - 87:15 Happy [1] - 46:23 happy [9] - 24:17, 46:5, 67:10, 70:20, 82:11, 82:12, 93:5, 99:14, 105:6 HARB [75] - 13:22, 15:21, 16:12, 16:23, 17:2, 17:25, 18:4, 18:12, 18:16, 18:20, 18:21, 18:23, 19:6, 24:5, 24:6, 25:23, 26:3, 26:5, 26:15, 26:17, 27:4, 27:5, 28:25, 30:11, 30:15, 30:20, 30:21, 31:5, 31:11, 31:16, 33:15,			I-80 [1] - 85:16 ICU [1] - 77:7 idea [8] - 58:8, 84:19, 99:4, 99:5, 100:9, 105:15, 107:2, 108:15 ideally [1] - 12:13 identical [1] - 76:22 identification [1] - 10:11 identified [2] - 17:16, 27:12 identifies [1] - 10:21 identify [6] - 7:25, 9:13, 10:12, 19:11, 95:20, 102:11 ignored [1] - 89:2 II [2] - 47:14, 48:13 imagine [3] - 81:9, 89:5, 91:17 imbed [1] - 53:23 immaterial [2] - 50:21, 50:22 immediate [1] - 83:18 importance [1] - 26:13 important [3] - 25:2, 26:16, 100:16 impose [1] - 58:4 impossible [1] - 87:13 impression [1] - 58:20 impressive [1] - 5:4 improve [2] - 57:17,	

<p>interest [6] - 69:3, 69:4, 69:6, 69:12, 69:13, 69:15</p> <p>interesting [2] - 24:20, 82:9</p> <p>interfaces [1] - 22:19</p> <p>Interior [1] - 32:21</p> <p>interior [1] - 34:6</p> <p>interject [1] - 107:18</p> <p>internal [1] - 26:12</p> <p>internship [1] - 6:23</p> <p>interpretation [2] - 35:2, 39:5</p> <p>interviews [1] - 4:8</p> <p>intraosseous [1] - 76:16</p> <p>introduction [1] - 29:19</p> <p>intubated [1] - 76:14</p> <p>investigation [1] - 44:20</p> <p>investment [4] - 68:18, 68:19, 69:2, 69:12</p> <p>investments [1] - 69:14</p> <p>involve [1] - 67:22</p> <p>involved [2] - 71:24, 82:20</p> <p>ironically [1] - 91:25</p> <p>Island [1] - 73:7</p> <p>issue [12] - 12:11, 15:13, 19:10, 19:15, 25:9, 25:13, 34:8, 45:23, 54:17, 58:24, 68:4, 89:15</p> <p>issued [3] - 20:25, 21:2, 25:21</p> <p>issues [4] - 10:25, 18:24, 57:22, 66:9</p> <p>item [1] - 68:20</p> <p>ITEM [1] - 2:4</p> <p>items [2] - 50:20, 52:19</p> <p>IV [1] - 76:16</p>	<p>JOHN [1] - 1:22</p> <p>John [8] - 18:12, 24:2, 30:8, 35:16, 37:6, 37:16, 42:5, 108:19</p> <p>Johnny [1] - 4:16</p> <p>joint [1] - 88:8</p> <p>judgment [1] - 37:19</p> <p>July [3] - 2:19, 62:18, 64:5</p> <p>jump [1] - 4:19</p> <p>jumping [1] - 106:18</p> <p>Jumping [1] - 6:21</p> <p>JUNE [2] - 1:5, 1:10</p> <p>June [9] - 13:3, 24:6, 30:25, 61:3, 65:7, 65:8, 68:16, 97:17</p> <p>jurisdiction [5] - 26:17, 32:5, 34:8, 38:22, 82:5</p> <p>Justin [1] - 17:24</p>	<p>105:19, 106:3, 106:9, 106:13, 109:21, 109:24, 110:3, 110:9, 110:16</p> <p>Keller [4] - 3:16, 3:21, 7:21, 78:12</p> <p>Ken [6] - 17:6, 17:10, 40:17, 55:25, 100:2, 100:7</p> <p>ken [1] - 68:11</p> <p>KENNETH [1] - 1:18</p> <p>KEPEZYNSKI [1] - 104:14</p> <p>kept [3] - 75:16, 76:19, 78:9</p> <p>KERR [6] - 109:5, 109:22, 110:2, 110:6, 110:12, 110:19</p> <p>Kerr [1] - 109:5</p> <p>Kester [2] - 26:6, 34:4</p> <p>Kevin [5] - 84:11, 84:12, 85:6, 85:7, 87:9</p> <p>keys [2] - 78:13</p> <p>Kim [2] - 9:14, 9:18</p> <p>kind [7] - 48:12, 52:5, 54:14, 56:3, 90:3, 91:20, 94:17</p> <p>kiosk [2] - 108:6, 111:2</p> <p>kiosks [2] - 7:4, 107:3</p> <p>kiss [1] - 77:19</p> <p>knee [1] - 76:16</p> <p>knocking [1] - 53:20</p> <p>knowing [2] - 28:23, 103:7</p> <p>knowledge [2] - 28:17, 58:13</p> <p>knows [4] - 5:19, 26:17, 73:12, 87:7</p>	<p>66:15, 68:20, 69:5, 84:8, 91:15, 92:15, 95:2, 110:22, 111:9</p> <p>LAURENCE [1] - 1:21</p> <p>Laurie [3] - 40:23, 67:3, 83:17</p> <p>LAURIE [1] - 1:16</p> <p>lease [3] - 53:23, 58:10, 58:16</p> <p>leased [1] - 53:18</p> <p>leasing [1] - 58:2</p> <p>least [1] - 36:6</p> <p>leaving [1] - 90:9</p> <p>led [1] - 56:20</p> <p>left [2] - 22:16, 91:25</p> <p>legal [4] - 35:7, 58:13, 67:22, 101:22</p> <p>legislation [1] - 32:11</p> <p>legitimate [1] - 98:25</p> <p>Leland [1] - 76:24</p> <p>Lenape [2] - 66:14, 66:24</p> <p>less [2] - 69:11, 109:20</p> <p>lessees [1] - 104:21</p> <p>lessors [1] - 53:19</p> <p>letter [3] - 10:2, 88:21, 90:17</p> <p>letters [1] - 4:13</p> <p>letting [1] - 57:12</p> <p>level [3] - 56:6, 56:11, 76:21</p> <p>liaison [1] - 81:13</p> <p>library [2] - 71:7, 110:11</p> <p>license [1] - 12:21</p> <p>licenses [1] - 53:5</p> <p>lie [1] - 88:17</p> <p>life [6] - 74:2, 74:4, 74:5, 75:6, 75:19, 83:21</p> <p>lifeguard [1] - 75:9</p> <p>light [4] - 71:8, 87:24, 87:25, 88:2</p> <p>lighted [2] - 9:23, 71:3</p> <p>lights [1] - 71:4</p> <p>limbs [1] - 103:4</p> <p>limit [2] - 51:9, 89:21</p> <p>limitation [1] - 110:17</p> <p>limo [1] - 91:22</p> <p>line [1] - 69:16</p> <p>linear [1] - 61:12</p> <p>link [2] - 100:18, 100:24</p> <p>list [3] - 5:12, 5:14, 99:12</p> <p>listened [1] - 33:24</p> <p>lists [1] - 44:25</p> <p>literally [2] - 75:19,</p>	<p>91:4</p> <p>litigation [3] - 108:16, 108:22</p> <p>live [5] - 59:11, 61:21, 72:9, 89:17, 109:10</p> <p>lived [4] - 28:3, 58:21, 58:24, 82:19</p> <p>lives [1] - 77:15</p> <p>living [1] - 58:21</p> <p>LLC [1] - 24:3</p> <p>loan [1] - 69:6</p> <p>local [2] - 54:23, 85:2</p> <p>located [2] - 31:21, 61:12</p> <p>location [4] - 13:2, 13:6, 13:10, 108:5</p> <p>locations [2] - 13:8, 111:3</p> <p>Logan [3] - 91:3, 91:4, 106:16</p> <p>logic [1] - 87:9</p> <p>look [11] - 16:9, 30:4, 41:20, 65:24, 81:25, 91:11, 92:21, 93:6, 95:19, 101:12, 101:14</p> <p>looked [9] - 9:22, 17:15, 27:24, 31:18, 33:5, 33:16, 54:25, 56:25, 74:22</p> <p>looking [11] - 7:3, 17:21, 29:7, 31:25, 55:6, 61:18, 72:20, 90:15, 108:3, 108:5, 108:7</p> <p>looks [5] - 74:10, 74:11, 74:12, 80:6, 80:9</p> <p>lose [2] - 5:16, 75:20</p> <p>lost [1] - 104:16</p> <p>Lou [4] - 89:9, 93:7, 93:12, 93:13</p> <p>loud [1] - 74:24</p> <p>Louise [1] - 65:20</p> <p>LOUISE [2] - 1:16, 1:17</p> <p>love [3] - 77:11, 81:17, 92:23</p> <p>low [15] - 73:11, 73:12, 73:13, 73:16, 73:18, 73:20, 74:8, 78:17, 78:23, 78:24, 79:6, 80:11, 80:15, 83:25, 86:7</p> <p>lower [1] - 95:14</p> <p>Lower [1] - 81:12</p> <p>luck [4] - 9:6, 13:16, 20:5, 23:7</p> <p>lungs [3] - 75:24, 75:25, 76:15</p>
J	K	L		
<p>Jack [4] - 6:21, 6:25, 7:5</p> <p>jacket [4] - 74:2, 74:4, 74:5, 75:7</p> <p>Jersey [6] - 40:2, 73:7, 73:17, 80:11, 85:24, 86:13</p> <p>Jim [2] - 72:8, 89:4</p> <p>job [6] - 4:21, 5:20, 21:12, 21:14, 32:8, 101:7</p> <p>jobs [2] - 104:24</p>	<p>K-E-R-R [1] - 109:5</p> <p>K.C [1] - 79:3</p> <p>KAPEZYNSI [1] - 106:6</p> <p>KAPEZYNSKI [19] - 102:12, 102:13, 102:17, 102:21, 102:23, 103:5, 103:11, 103:15, 103:22, 103:25, 104:9, 104:18, 104:22, 105:4, 105:7, 105:18, 105:24, 106:12, 106:15</p> <p>Karen [2] - 24:22, 113:10</p> <p>Katie [1] - 8:2</p> <p>katie [1] - 8:3</p> <p>kayak [5] - 74:12, 74:21, 74:23, 78:12, 81:2</p> <p>kayaked [1] - 72:18</p> <p>kayaker [2] - 72:15, 83:21</p> <p>kayaking [2] - 72:15, 72:16</p> <p>kayaks [1] - 74:19</p> <p>keep [3] - 10:20, 53:5, 74:2</p> <p>KELLER [28] - 1:21, 3:17, 3:22, 6:19, 8:16, 66:12, 66:14, 85:7, 85:10, 85:19, 86:8, 86:10, 93:10, 93:23, 94:20, 95:8, 96:3, 96:5, 105:16,</p>	<p>LABRUM [1] - 1:22</p> <p>lack [1] - 26:15</p> <p>ladies [1] - 8:18</p> <p>Lambertville [2] - 10:15, 81:21</p> <p>laminated [1] - 16:5</p> <p>land [1] - 82:6</p> <p>language [4] - 53:9, 53:10, 55:4, 68:2</p> <p>lantern [1] - 23:10</p> <p>large [2] - 71:17, 92:15</p> <p>Larry [1] - 78:15</p> <p>larry [1] - 94:16</p> <p>last [14] - 4:7, 5:5, 15:22, 19:15, 48:20,</p>		

M				
<p>M-O-R-E [1] - 52:9 machine [1] - 73:21 mail [14] - 18:7, 18:9, 31:10, 70:19, 97:7, 97:11, 97:12, 97:17, 98:23, 99:12, 103:12, 103:13, 103:20, 105:10 mails [5] - 89:12, 90:17, 90:18, 97:4, 99:13 Main [13] - 2:8, 2:9, 2:14, 13:21, 14:12, 41:10, 47:20, 48:13, 94:13, 106:23, 109:6, 111:6 maintained [1] - 85:5 MAISEL [45] - 1:18, 3:11, 6:17, 7:19, 9:5, 13:25, 14:9, 14:24, 17:8, 17:12, 18:7, 18:14, 18:18, 19:4, 19:9, 20:4, 23:6, 23:22, 40:18, 43:7, 45:22, 46:2, 46:6, 46:20, 47:25, 49:8, 49:20, 54:11, 54:14, 55:6, 56:17, 62:12, 62:16, 62:23, 63:12, 63:25, 64:15, 65:4, 65:18, 68:12, 69:10, 70:4, 87:9, 87:18, 100:12 Maisel [1] - 3:10 major [2] - 5:6, 91:13 majority [2] - 56:21, 97:9 MAN [1] - 45:16 man [1] - 4:21 management [1] - 22:19 MANAGER [1] - 1:21 Manager [5] - 97:14, 98:13, 98:15, 98:20, 103:24 Manager's [1] - 70:8 Manchester [1] - 78:18 mandate [1] - 53:17 Mansion [1] - 44:6 mansion [1] - 44:8 map [1] - 33:8 Marcos223 [1] - 24:3 marine [2] - 76:4, 86:14 MARK [1] - 1:22 markers [1] - 79:13 MARY [1] - 1:23</p>	<p>Mary's [2] - 74:18, 76:20 mask [1] - 104:7 material [4] - 17:18, 24:8, 50:24, 52:6 matter [8] - 12:10, 21:24, 38:18, 38:22, 40:8, 46:4, 74:2, 86:17 matters [1] - 67:22 maturity [1] - 68:20 mayor [1] - 3:16 MAYOR [28] - 1:21, 3:17, 3:22, 6:19, 8:16, 66:12, 66:14, 85:7, 85:10, 85:19, 86:8, 86:10, 93:10, 93:23, 94:20, 95:8, 96:3, 96:5, 105:16, 105:19, 106:3, 106:9, 106:13, 109:21, 109:24, 110:3, 110:9, 110:16 Mayor [5] - 4:12, 7:21, 78:11, 89:12, 89:24 Mayor's [2] - 2:5, 3:20 McHugh [48] - 1:16, 3:4, 3:5, 6:9, 6:14, 7:11, 7:16, 8:12, 9:2, 11:12, 11:24, 12:17, 13:14, 14:6, 14:14, 14:21, 19:25, 20:10, 23:3, 23:13, 23:19, 40:24, 42:23, 43:4, 46:17, 48:6, 49:12, 49:14, 51:19, 56:12, 63:9, 63:17, 63:22, 64:6, 64:12, 64:19, 64:25, 65:10, 65:15, 67:4, 81:17, 82:25, 83:8, 84:10, 85:6, 86:20, 87:14, 112:3 mean [8] - 54:17, 54:21, 55:11, 61:21, 78:3, 87:12, 87:13, 87:19 means [2] - 37:24, 76:14 meant [2] - 78:7, 78:15 measures [1] - 55:22 Mechanic [1] - 111:12 mechanically [1] - 53:16 media [1] - 83:3 medical [1] - 4:23 meeting [30] - 13:18, 15:22, 17:9, 17:12, 17:14, 24:5, 34:15, 34:23, 34:25, 35:10,</p>	<p>35:24, 36:6, 36:9, 63:2, 64:18, 65:22, 66:21, 67:25, 68:16, 70:6, 94:19, 95:11, 97:7, 99:14, 100:25, 101:3, 101:4, 102:4, 103:20 Meeting [1] - 2:20 MEETING [1] - 1:5 meetings [6] - 38:11, 39:2, 102:25, 103:18, 111:14, 111:18 member [3] - 19:6, 36:18, 97:21 members [11] - 26:3, 26:5, 26:15, 33:23, 34:4, 37:10, 37:17, 39:2, 88:9, 97:5, 97:12 MEMBERS [1] - 1:14 membership [1] - 39:7 memorandum [1] - 24:8 men [1] - 5:10 mention [1] - 30:25 mentioned [4] - 32:7, 47:4, 71:10, 111:15 message [3] - 10:20, 10:24, 11:8 met [2] - 76:23, 77:10 metal [4] - 16:3, 16:5, 16:15, 16:18 meyer [1] - 67:14 MEYER [61] - 1:18, 3:13, 6:13, 7:10, 7:15, 8:25, 13:24, 14:5, 14:20, 15:6, 19:24, 20:11, 20:14, 21:20, 23:2, 23:14, 23:18, 35:13, 37:2, 37:21, 38:5, 41:2, 43:3, 43:18, 43:21, 43:24, 44:3, 44:17, 45:11, 46:16, 49:9, 49:17, 50:5, 51:22, 51:24, 52:14, 52:16, 53:7, 61:7, 61:10, 61:21, 62:2, 63:8, 63:21, 64:11, 64:20, 64:24, 65:11, 65:14, 67:15, 67:17, 81:18, 82:2, 82:13, 98:6, 98:9, 99:3, 99:7, 102:19, 102:22, 103:2 Meyer [5] - 3:12, 44:14, 51:4, 51:16, 52:19 Michael [1] - 105:19</p>	<p>MICHELE [1] - 1:23 microphone [6] - 17:11, 24:15, 28:20, 30:14, 50:10, 95:21 middle [2] - 67:21, 86:12 midst [1] - 21:13 midway [1] - 21:12 Midwood [3] - 4:10, 5:17, 6:4 might [9] - 24:8, 51:4, 53:11, 57:3, 69:22, 78:22, 80:5, 86:20, 104:22 mile [2] - 72:10, 86:7 miles [5] - 59:12, 61:12, 61:16, 61:22, 82:23 Mill [3] - 93:19, 110:10, 110:23 MILLER [13] - 46:23, 47:2, 47:8, 47:15, 47:19, 48:5, 48:14, 48:19, 49:3, 70:14, 70:16, 70:21, 70:24 Miller [2] - 47:2, 70:14 million [6] - 47:22, 69:8, 69:9, 69:10, 69:11, 88:4 millions [1] - 79:25 mine [1] - 89:4 minute [1] - 74:16 minutes [9] - 35:3, 39:17, 64:18, 75:2, 75:3, 75:4, 75:23, 76:4 Minutes [1] - 2:20 misapplied [1] - 11:6 miss [1] - 100:7 missed [1] - 62:3 missing [2] - 16:19, 53:16 mission [1] - 67:4 mistakenly [1] - 87:7 mitigate [1] - 79:25 mitigated [3] - 73:18, 80:4, 80:12 mitigating [2] - 19:15, 78:23 mode [1] - 108:22 modification [2] - 12:6, 79:21 modify [2] - 18:23, 61:17 Mohan [3] - 44:24, 45:5, 45:7 moment [1] - 76:10 Monday [2] - 97:7, 97:16 money [2] - 100:10,</p>	<p>107:9 monies [2] - 68:25, 69:23 monitor [1] - 48:25 month [4] - 69:5, 72:13, 72:14, 100:20 month's [1] - 15:22 monthly [1] - 65:22 months [4] - 4:11, 5:18, 48:14, 111:16 morning [3] - 73:6, 89:23, 90:12 most [1] - 56:14 mother [2] - 77:15, 78:10 mothers [1] - 8:19 motion [38] - 6:6, 6:8, 7:8, 7:22, 13:23, 14:13, 14:14, 15:4, 15:5, 18:4, 20:8, 20:10, 23:12, 23:13, 25:18, 26:4, 26:6, 26:25, 27:5, 41:12, 41:14, 43:15, 43:16, 49:5, 49:8, 49:22, 50:2, 50:3, 63:14, 63:17, 64:3, 64:6, 64:17, 64:19, 65:6, 65:10, 111:25, 112:2 mouth [2] - 24:17, 75:16 move [1] - 34:9 moved [2] - 13:24, 77:9 moving [2] - 12:24, 59:21 MR [339] - 3:4, 3:6, 3:8, 3:10, 3:11, 3:12, 3:13, 3:14, 3:15, 3:16, 3:18, 6:13, 6:16, 6:17, 7:10, 7:15, 7:18, 7:19, 8:25, 9:4, 9:5, 9:17, 10:4, 10:6, 11:15, 12:2, 12:20, 12:25, 13:4, 13:7, 13:11, 13:17, 13:24, 13:25, 14:5, 14:8, 14:9, 14:20, 14:23, 14:24, 15:6, 15:9, 15:12, 15:17, 15:20, 16:2, 16:6, 16:14, 16:16, 16:17, 16:20, 17:2, 17:5, 17:6, 17:8, 17:12, 17:17, 18:3, 18:7, 18:9, 18:14, 18:15, 18:18, 18:20, 19:4, 19:9, 19:19, 19:24, 20:3, 20:4, 20:11, 20:14, 21:5,</p>

21:20, 22:5, 22:10, 22:18, 23:2, 23:5, 23:6, 23:14, 23:18, 23:21, 23:22, 24:2, 24:16, 28:21, 29:18, 30:2, 30:9, 30:11, 30:15, 30:19, 30:23, 31:4, 31:9, 32:2, 33:18, 34:12, 34:14, 34:20, 34:22, 35:13, 35:14, 35:17, 35:21, 36:16, 36:19, 36:24, 37:2, 37:4, 37:6, 37:21, 38:3, 38:5, 38:6, 38:8, 38:17, 38:24, 39:6, 39:10, 39:11, 39:17, 39:18, 39:20, 39:22, 39:24, 40:10, 40:18, 40:20, 41:2, 41:6, 42:4, 42:8, 42:14, 42:24, 43:3, 43:6, 43:7, 43:18, 43:21, 43:24, 44:3, 44:13, 44:17, 44:22, 44:23, 45:11, 45:13, 45:22, 46:2, 46:4, 46:6, 46:9, 46:11, 46:16, 46:19, 46:20, 47:9, 47:13, 47:18, 47:25, 48:3, 48:8, 48:24, 49:8, 49:9, 49:17, 49:19, 49:20, 50:5, 50:8, 50:11, 50:19, 50:22, 51:17, 51:20, 51:22, 51:23, 51:24, 52:8, 52:10, 52:14, 52:15, 52:16, 52:18, 53:7, 53:11, 54:7, 54:10, 54:11, 54:14, 54:22, 54:23, 55:6, 55:16, 56:10, 56:17, 56:19, 57:21, 57:25, 58:19, 59:9, 59:11, 59:13, 59:23, 60:9, 60:10, 60:11, 60:16, 60:18, 60:19, 60:21, 60:25, 61:4, 61:6, 61:7, 61:10, 61:19, 61:21, 61:24, 62:2, 62:4, 62:6, 62:12, 62:16, 62:20, 62:23, 62:25, 63:8, 63:11, 63:12, 63:21, 63:24, 63:25, 64:11, 64:14, 64:15, 64:20, 64:24, 65:3, 65:4, 65:11, 65:14, 65:17, 65:18, 67:15, 67:17, 68:12, 69:9, 69:10, 70:4, 70:9, 70:11, 72:4, 72:8,

73:3, 81:8, 81:18, 81:23, 82:2, 82:13, 82:16, 83:7, 83:16, 83:20, 84:6, 84:12, 85:9, 85:12, 85:20, 86:9, 86:11, 86:22, 87:9, 87:15, 87:18, 87:23, 88:11, 88:15, 89:9, 91:20, 91:21, 91:23, 91:24, 92:5, 92:7, 92:10, 92:11, 92:12, 92:14, 94:21, 94:24, 95:14, 95:18, 95:22, 96:4, 96:6, 96:14, 96:20, 96:22, 96:23, 97:2, 97:3, 98:2, 98:4, 98:6, 98:7, 98:9, 98:17, 99:3, 99:5, 99:7, 99:16, 99:24, 100:5, 100:7, 100:12, 100:14, 101:12, 101:14, 101:16, 101:17, 101:22, 101:25, 102:3, 102:5, 102:19, 102:22, 103:2, 103:14, 107:20, 107:24, 108:2, 108:21, 108:24, 108:25, 111:10, 111:17

MS [167] - 3:5, 3:7, 3:9, 6:8, 6:9, 6:12, 6:14, 6:15, 7:11, 7:14, 7:16, 7:17, 8:2, 8:12, 8:14, 8:15, 8:20, 8:24, 9:2, 9:3, 9:7, 9:14, 9:25, 11:12, 11:16, 11:24, 12:17, 12:23, 13:3, 13:5, 13:9, 13:14, 14:4, 14:6, 14:7, 14:14, 14:16, 14:19, 14:21, 14:22, 15:5, 19:23, 19:25, 20:2, 20:10, 20:21, 22:7, 22:15, 22:25, 23:3, 23:4, 23:13, 23:17, 23:19, 23:20, 40:22, 40:24, 41:3, 41:14, 41:16, 42:23, 43:2, 43:4, 43:5, 43:16, 46:15, 46:17, 46:18, 46:23, 47:2, 47:8, 47:15, 47:19, 48:5, 48:6, 48:14, 48:19, 49:3, 49:12, 49:16, 49:18, 50:3, 51:19, 55:25, 56:12, 56:14, 61:20, 63:3, 63:7, 63:9,

63:10, 63:17, 63:18, 63:20, 63:22, 63:23, 64:6, 64:7, 64:10, 64:12, 64:13, 64:19, 64:23, 64:25, 65:2, 65:10, 65:13, 65:15, 65:16, 65:21, 66:18, 67:4, 70:14, 70:16, 70:21, 70:24, 71:14, 81:9, 81:17, 82:10, 82:14, 82:25, 83:8, 83:14, 83:17, 83:21, 84:10, 85:6, 86:20, 87:14, 88:7, 88:13, 93:22, 102:12, 102:17, 102:21, 102:23, 103:5, 103:11, 103:15, 103:22, 103:25, 104:9, 104:14, 104:18, 104:22, 105:4, 105:7, 105:18, 105:24, 106:6, 106:12, 106:15, 106:22, 107:18, 107:21, 107:25, 108:9, 109:5, 109:22, 110:2, 110:6, 110:12, 110:19, 110:23, 112:2, 112:3

multiple [1] - 51:17

municipality [1] - 54:24

must [4] - 20:16, 53:3, 58:23, 61:13

mutual [1] - 108:23

N

name [10] - 4:10, 8:2, 9:14, 9:17, 11:14, 21:5, 46:25, 57:14, 72:8, 84:12

nanny [1] - 109:13

narrowed [1] - 4:7

National [1] - 73:14

natural [1] - 79:22

nature [2] - 32:15, 56:23

navigate [2] - 82:14, 85:13

Navy [1] - 18:10

near [2] - 54:8, 70:25

necessarily [1] - 25:25

necessary [2] - 20:16, 21:16

need [10] - 21:23, 21:24, 36:5, 40:8, 42:20, 54:11, 61:17,

61:20, 83:13, 109:10

needed [3] - 4:25, 22:8, 105:12

needs [9] - 11:18, 20:25, 55:5, 60:23, 61:16, 66:15, 82:14, 88:21, 109:15

Neely [1] - 73:8

negotiate [1] - 94:13

neighbor [1] - 92:3

neighbors [1] - 13:14

neutral [3] - 12:13, 13:13, 13:16

never [6] - 8:17, 39:3, 42:18, 58:24, 77:10, 86:24

NEW [4] - 1:2, 1:7, 1:7, 1:8

New [25] - 2:10, 4:15, 8:6, 8:21, 10:14, 12:22, 15:3, 27:12, 47:3, 72:10, 73:7, 73:17, 77:2, 80:11, 84:13, 86:13, 86:15, 88:6, 95:23, 96:16, 97:12, 97:21, 98:22, 103:16, 107:2

new [15] - 12:5, 12:14, 13:5, 15:23, 15:24, 47:17, 52:23, 52:24, 53:3, 53:4, 57:4, 60:23, 60:24, 71:22

NewHopeSpeaks@gmail.com [1] - 97:19

newspaper [1] - 62:21

next [27] - 7:21, 7:22, 9:9, 13:20, 14:11, 15:2, 20:6, 23:9, 23:24, 41:8, 41:9, 43:11, 43:13, 49:5, 49:22, 58:21, 59:4, 63:14, 64:3, 67:3, 67:6, 67:12, 87:3, 88:2, 95:11, 100:17, 101:17

nice [2] - 8:20, 103:16

nicknamed [1] - 73:20

night [4] - 90:9, 91:16, 93:2, 112:4

nine [1] - 73:4

nine-year [1] - 73:4

NO [1] - 2:4

nobody [1] - 22:16

nomination [3] - 32:7, 33:21, 33:22

non [7] - 10:6, 12:3, 12:7, 12:8, 29:2, 108:13, 108:15

non-binding [2] -

108:13, 108:15

non-conforming [3] - 10:6, 12:3, 12:7

non-conformity [1] - 12:8

non-recommendation [1] - 29:2

none [4] - 27:3, 27:4, 40:12, 79:12

noon [2] - 97:7, 97:16

normally [1] - 5:22

North [7] - 2:14, 40:2, 41:10, 43:11, 48:13, 70:25, 106:23

north [7] - 74:11, 74:12, 85:11, 87:16, 106:22, 107:7, 109:5

notable [2] - 27:12, 28:3

note [1] - 96:10

notes [1] - 113:7

nothing [10] - 11:16, 28:11, 31:10, 32:25, 33:25, 35:19, 37:20, 38:18, 42:4, 80:17

notice [4] - 59:20, 71:8, 111:4, 111:7

noticed [1] - 61:8

notices [1] - 53:14

nowhere [4] - 27:13, 54:7, 79:19, 88:17

nuisance [1] - 58:5

number [7] - 30:24, 37:8, 37:9, 60:20, 61:18, 89:13, 103:2

numbered [1] - 60:4

numbers [2] - 69:22, 95:13

nurse [4] - 74:18, 75:3, 76:23, 78:2

O

o'Brien [2] - 26:6, 34:5

o'clock [2] - 73:7, 90:16

obedience [1] - 95:4

objection [2] - 26:11, 28:14

obligated [1] - 52:24

observation [2] - 20:14, 22:4

obtain [1] - 20:16

obviously [2] - 16:14, 54:19

occasions [1] - 19:17

occupancy [5] - 10:8, 10:11, 57:16, 60:2, 60:8

<p>occupant [2] - 10:8, 10:21 occupied [1] - 27:18 occurred [1] - 75:4 occurring [1] - 57:25 Odette's [1] - 92:9 offer [2] - 70:21, 84:16 offered [1] - 32:16 office [3] - 10:9, 10:22, 87:4 OFFICER [1] - 1:23 officer [11] - 3:25, 4:11, 4:13, 6:4, 6:24, 7:6, 11:5, 59:25, 85:16, 88:18, 95:24 officer's [1] - 3:24 officers [2] - 5:11, 5:15 offices [1] - 100:25 Official [1] - 113:11 official [2] - 21:2, 48:24 offset [1] - 94:11 often [1] - 87:20 Old [2] - 93:18, 110:23 old [13] - 11:19, 11:24, 12:2, 26:13, 31:17, 31:24, 47:5, 47:14, 47:21, 47:23, 63:15, 73:3, 73:4 older [2] - 34:7, 47:21 once [3] - 58:24, 87:20, 109:24 one [79] - 3:25, 4:8, 4:14, 5:25, 6:20, 11:3, 13:10, 14:2, 16:5, 17:22, 19:21, 22:24, 25:4, 25:6, 28:4, 28:5, 28:7, 30:25, 31:19, 33:3, 33:10, 33:11, 34:2, 36:5, 36:18, 37:7, 37:8, 39:2, 39:25, 45:3, 45:4, 51:7, 51:9, 51:10, 51:15, 51:21, 54:25, 57:21, 58:6, 58:8, 58:12, 59:23, 61:7, 62:11, 68:8, 68:20, 73:4, 73:5, 73:12, 73:17, 76:21, 78:12, 79:20, 82:17, 85:16, 86:22, 89:18, 91:5, 91:16, 91:19, 93:14, 93:15, 93:17, 93:18, 93:19, 99:25, 100:7, 100:8, 105:10, 107:17, 110:3, 110:5, 110:10, 110:17, 110:22, 111:9,</p>	<p>111:14 onerous [2] - 55:7, 55:12 ones [1] - 40:7 open [5] - 12:14, 31:14, 75:12, 88:8, 100:25 opening [2] - 3:23, 3:24 operate [3] - 68:9, 92:6, 92:8 operated [2] - 21:3, 22:19 opinion [3] - 17:21, 31:23, 88:20 oppose [1] - 12:13 opposed [1] - 101:3 opposition [1] - 45:7 option [5] - 93:14, 93:25, 97:18, 97:22, 98:4 options [2] - 88:8, 108:7 order [1] - 45:4 ordinance [18] - 11:2, 11:6, 25:5, 25:8, 30:15, 35:17, 49:24, 49:25, 52:11, 52:15, 54:25, 57:22, 58:3, 58:9, 59:14, 59:16, 63:5, 101:18 Ordinance [3] - 2:17, 38:18, 40:11 ordinances [1] - 55:4 ordinarily [1] - 37:24 original [1] - 54:21 ourselves [1] - 91:7 outside [2] - 82:23, 91:22 Owl [1] - 63:3 own [4] - 28:25, 34:5, 44:20, 98:23 owned [1] - 27:16 owner [6] - 9:15, 24:3, 58:5, 58:7, 61:11, 61:13 owners [3] - 52:23, 53:3, 58:3 ownership [2] - 57:15, 60:22</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>P.M [1] - 1:11 PA [1] - 85:15 packets [1] - 73:13 page [12] - 26:21, 41:20, 42:6, 44:25, 51:6, 52:18, 53:12, 60:4, 60:5, 60:6,</p>	<p>73:23, 74:9 PAGE [1] - 2:4 pages [2] - 31:19, 60:4 paid [1] - 12:23 pain [1] - 89:5 painting [1] - 111:3 Pam [2] - 109:3, 110:21 pamela [1] - 109:5 parade [1] - 64:5 Parade [1] - 2:19 paragraph [6] - 27:2, 28:5, 45:3, 45:4 paragraphs [1] - 45:2 pardon [1] - 42:12 park [5] - 6:24, 7:5, 66:5, 105:12, 105:22 Park [3] - 66:14, 66:24, 86:3 parked [1] - 76:6 Parking [1] - 67:12 parking [13] - 10:18, 67:18, 70:17, 90:15, 91:19, 92:11, 105:11, 105:12, 106:2, 106:4, 106:7, 106:8, 107:3 parks [1] - 85:24 Parks [1] - 65:21 part [8] - 4:11, 4:13, 11:3, 18:25, 37:17, 92:15, 100:7, 104:5 part-time [2] - 4:11, 4:13 participation [2] - 97:4, 97:23 particular [2] - 41:22, 87:12 particularly [1] - 27:10 parties [3] - 57:7, 59:6, 108:23 partner [1] - 76:24 parts [1] - 11:3 pass [2] - 5:16, 90:21 passed [1] - 72:14 past [6] - 12:24, 44:8, 81:3, 93:18, 103:5, 110:10 path [1] - 90:10 patiently [1] - 109:4 patrols [2] - 85:15, 85:16 Patty [2] - 106:21, 106:22 pavilion [1] - 73:9 pay [6] - 21:23, 46:2, 46:6, 46:9, 55:19, 60:7 payable [3] - 60:17, 65:7, 69:6</p>	<p>Payable [1] - 2:21 paying [2] - 7:3, 69:11 payments [1] - 69:6 payrolls [1] - 65:8 pays [1] - 60:7 peculiar [1] - 40:13 pedestrian [2] - 71:11, 91:14 pedestrians [2] - 70:22, 71:5 pending [2] - 11:2, 11:7 Penndel [2] - 82:19, 82:20 PennDOT [1] - 94:16 Pennsylvania [6] - 32:10, 56:4, 74:15, 78:25, 86:13, 88:21 PENNSYLVANIA [2] - 1:3, 1:8 people [53] - 34:6, 35:2, 52:24, 53:23, 53:24, 57:12, 57:18, 58:23, 59:3, 59:5, 59:7, 59:8, 66:6, 71:4, 71:18, 71:23, 73:19, 76:2, 77:20, 78:2, 83:4, 83:5, 87:3, 87:6, 90:4, 90:9, 90:13, 90:14, 91:2, 91:4, 91:8, 91:21, 92:22, 93:3, 98:3, 98:11, 98:14, 98:21, 98:25, 99:12, 99:17, 100:20, 102:6, 102:7, 103:7, 103:16, 105:11, 109:10, 109:14, 110:15 perfectly [1] - 46:11 performing [1] - 4:16 perhaps [3] - 57:13, 66:23, 98:10 period [1] - 5:25 periodically [1] - 108:11 permissible [1] - 68:3 permission [3] - 84:17, 84:18, 88:5 permit [13] - 9:11, 20:22, 20:24, 20:25, 22:8, 23:25, 25:21, 25:22, 32:8, 60:11, 60:12, 60:16, 60:23 permits [7] - 20:17, 21:4, 21:12, 21:16, 22:13, 52:20, 53:2 permitted [1] - 92:13 person [9] - 18:15, 18:23, 21:7, 61:11,</p>	<p>61:13, 61:15, 61:25, 73:25, 86:25 personal [1] - 89:4 personally [2] - 52:20, 84:3 Pete [9] - 46:8, 69:8, 96:18, 96:22, 99:13, 101:10, 101:20, 103:20, 107:19 peter [1] - 102:16 PETER [2] - 1:18, 1:21 Peter [7] - 25:11, 70:6, 70:20, 77:21, 99:6, 102:15, 103:23 phenomenon [1] - 69:15 Philadelphia [1] - 59:14 phone [4] - 77:22, 77:25, 84:14, 84:18 phrase [1] - 78:6 physical [2] - 44:5, 44:17 pick [1] - 78:14 picked [3] - 76:8, 76:24, 89:22 pickett [2] - 27:11, 28:2 picking [2] - 36:3, 67:6 picture [1] - 72:24 pictures [5] - 16:9, 16:11, 42:17, 71:20, 73:16 pile [1] - 80:9 pink [3] - 77:6, 77:18, 78:9 Pitcock [1] - 11:21 Pittsburgh [2] - 77:8, 77:10 placards [2] - 105:21, 106:5 place [14] - 15:14, 15:17, 15:18, 44:10, 54:21, 56:22, 72:25, 73:9, 80:5, 80:7, 80:21, 80:22, 104:25, 108:13 Place [2] - 2:11, 20:7 placed [3] - 26:5, 77:7, 80:20 places [2] - 79:16, 83:24 plan [2] - 96:15, 100:9 planned [1] - 68:21 Planning [7] - 51:5, 51:25, 52:5, 52:12, 53:9, 67:24 planning [1] - 67:15 plans [2] - 42:10,</p>
--	---	--	--	---

<p>42:15 planted [1] - 66:15 planters [1] - 65:23 plaque [1] - 33:12 plastic [1] - 15:13 plus [2] - 4:12, 57:11 Poconos [1] - 55:2 point [12] - 27:11, 36:19, 39:11, 39:12, 39:15, 39:16, 51:24, 56:14, 58:18, 86:4, 107:25, 109:19 pointing [1] - 79:23 Police [4] - 64:4, 77:3, 77:20, 89:13 police [11] - 3:24, 3:25, 4:11, 5:11, 5:15, 6:4, 6:22, 53:20, 86:23, 88:18, 95:5 pool [1] - 74:11 pop [1] - 75:5 portage [3] - 79:16, 80:23, 82:3 position [6] - 3:24, 3:25, 5:10, 6:23, 75:15, 88:20 possibilities [1] - 94:14 possibility [1] - 93:17 possible [11] - 27:21, 44:11, 52:19, 53:12, 53:17, 53:24, 66:3, 66:7, 66:10, 100:18, 107:11 possibly [1] - 103:13 posted [2] - 53:14, 87:7 postponed [1] - 43:12 potential [1] - 93:14 potentially [1] - 108:5 pours [1] - 80:6 power [1] - 87:2 precaution [1] - 11:6 preclude [1] - 42:5 precluding [1] - 26:21 predecessor [1] - 27:21 prefer [1] - 46:6 premised [1] - 35:18 prepared [4] - 21:21, 25:16, 29:10, 36:25 preparing [2] - 29:9, 111:20 presence [2] - 10:14, 10:15 present [5] - 29:23, 34:10, 40:3, 62:22 PRESENT [2] - 1:14, 1:20</p>	<p>presentation [3] - 24:12, 34:25, 36:22 presentations [1] - 71:23 presented [9] - 15:21, 16:8, 16:12, 17:23, 27:4, 30:9, 31:4, 42:9, 102:3 presenting [1] - 40:6 presently [1] - 12:12 preserve [2] - 32:24, 68:5 preserved [3] - 26:13, 32:22, 33:12 preserver [1] - 75:20 preserving [1] - 33:5 president [1] - 65:23 PRESIDENT [169] - 1:15, 1:16, 1:16, 3:2, 3:19, 6:6, 6:10, 6:18, 7:8, 7:12, 7:20, 8:10, 8:22, 9:6, 9:9, 9:20, 10:2, 10:5, 11:10, 13:12, 13:16, 13:19, 14:2, 14:10, 14:15, 14:17, 14:25, 15:7, 15:10, 15:15, 15:19, 16:4, 17:10, 19:5, 19:20, 20:5, 20:12, 20:19, 22:23, 23:7, 23:15, 23:23, 24:14, 28:19, 29:16, 29:20, 29:24, 30:3, 30:13, 30:18, 30:22, 30:24, 31:7, 31:13, 33:7, 34:13, 35:16, 40:15, 40:19, 40:21, 40:23, 40:25, 41:4, 41:7, 41:15, 41:17, 42:6, 42:11, 42:17, 42:25, 43:8, 43:17, 43:19, 43:22, 43:25, 45:14, 45:19, 45:25, 46:8, 46:12, 46:21, 46:25, 47:6, 47:11, 48:16, 48:23, 49:4, 49:10, 49:13, 49:15, 49:21, 50:4, 50:6, 50:10, 54:3, 54:9, 54:13, 57:24, 61:9, 62:10, 62:14, 62:18, 63:4, 63:13, 63:19, 64:2, 64:8, 64:16, 64:21, 65:5, 65:12, 65:19, 66:11, 66:13, 67:2, 67:12, 67:16, 68:10, 70:2, 70:5, 70:10, 70:12, 70:15, 70:18, 70:23, 71:12, 72:2, 72:6, 73:2, 81:6,</p>	<p>81:16, 84:11, 88:14, 89:7, 93:9, 94:16, 94:22, 95:12, 95:16, 95:20, 96:2, 96:11, 96:18, 99:9, 99:21, 100:3, 100:6, 100:11, 101:10, 101:20, 102:9, 103:8, 103:19, 103:23, 104:6, 104:12, 104:16, 104:19, 105:3, 105:5, 105:14, 106:20, 107:16, 108:19, 109:3, 110:21, 111:8, 111:24, 112:4 PRESIENT [1] - 102:16 press [1] - 71:3 pressure [1] - 77:6 presumably [1] - 28:15 pretty [4] - 24:16, 47:23, 80:9, 111:4 primavera [1] - 26:21 Primavera [1] - 25:11 principal [1] - 58:6 principle [4] - 21:25, 98:7, 98:9, 98:24 printed [1] - 73:15 private [4] - 82:6, 85:23, 105:16, 105:25 privilege [2] - 9:18, 12:21 PRO [1] - 1:16 proactive [1] - 59:15 probation [1] - 5:25 problem [14] - 57:3, 77:24, 80:10, 82:2, 83:5, 85:22, 86:9, 86:12, 89:20, 90:25, 91:7, 102:18, 109:19, 110:7 problems [2] - 13:15, 109:18 proceeded [1] - 12:4 proceedings [2] - 112:7, 113:5 process [9] - 4:4, 11:18, 12:21, 52:3, 52:25, 57:16, 71:25, 82:17, 99:14 product [2] - 16:7, 17:25 products [1] - 17:19 professional [1] - 44:25 professor [1] - 78:18</p>	<p>program [2] - 49:6, 79:12 Program [1] - 2:16 progress [1] - 88:6 prohibiting [2] - 94:7, 94:8 project [7] - 24:18, 66:18, 66:19, 67:5, 71:20, 111:23 projected [1] - 68:24 projects [2] - 66:23, 67:7 promote [1] - 104:24 proper [1] - 88:23 properly [1] - 25:17 properties [1] - 27:17 Properties [8] - 9:16, 10:8, 10:10, 10:13, 10:19, 10:22, 11:22, 12:14 property [14] - 10:8, 10:17, 24:4, 25:7, 27:22, 31:20, 37:13, 41:22, 49:2, 52:22, 52:23, 53:3, 85:23 Property's [1] - 27:2 proposal [3] - 44:4, 44:24, 49:23 proposes [2] - 57:22, 58:4 protocol [1] - 96:17 provide [4] - 55:21, 74:4, 98:5 provided [1] - 32:18 providing [1] - 45:7 public [41] - 6:11, 7:13, 8:23, 14:3, 14:18, 19:22, 22:24, 23:16, 43:20, 49:11, 58:4, 59:20, 62:11, 62:23, 62:25, 63:4, 66:5, 68:13, 70:13, 70:18, 71:13, 72:2, 79:11, 79:12, 82:18, 83:3, 87:4, 89:8, 95:16, 96:9, 96:12, 97:4, 97:5, 97:23, 97:24, 102:2, 102:9, 106:21, 108:24, 108:25 Public [4] - 2:23, 66:16, 66:24, 108:4 publication [1] - 38:20 PublicComment@ NewHopeBorough. org [2] - 97:8, 97:18 pull [1] - 83:9 pulled [8] - 5:5, 75:8, 75:11, 75:18, 75:19, 75:22, 86:19</p>	<p>pullover [1] - 5:5 pumper [1] - 76:19 purple [1] - 75:13 purports [2] - 24:20, 29:8 purposes [1] - 60:2 pursuant [1] - 32:11 push [1] - 55:10 pushed [1] - 25:20 put [26] - 21:3, 21:9, 21:16, 55:12, 71:11, 73:7, 73:9, 73:10, 76:12, 76:13, 76:15, 81:21, 85:20, 85:21, 86:2, 86:6, 87:4, 87:24, 88:2, 92:20, 97:6, 99:7, 100:23, 104:11, 108:8, 110:17 puts [1] - 59:19 putting [2] - 23:10, 85:25</p>
Q				
<p>qualifications [1] - 17:20 quarrel [1] - 28:11 quarter [1] - 69:20 questions [54] - 6:10, 7:12, 8:8, 8:10, 8:22, 9:20, 11:10, 13:12, 14:2, 14:17, 15:7, 18:2, 19:21, 20:12, 22:23, 23:15, 31:15, 43:19, 43:23, 45:14, 46:13, 49:10, 50:6, 62:7, 62:10, 64:8, 64:21, 66:12, 68:15, 70:19, 78:22, 81:5, 96:15, 96:20, 97:5, 97:6, 97:9, 97:13, 97:16, 97:19, 97:20, 98:25, 99:2, 99:17, 99:19, 99:20, 99:25, 100:19, 102:6, 102:7, 102:8, 103:12, 104:22, 107:19 quick [3] - 77:2, 100:18, 100:23 quickly [4] - 34:11, 108:17, 109:14, 111:23 quite [2] - 47:20, 71:10 quoting [1] - 20:15</p>				

R				
<p>race [1] - 7:23 radius [1] - 104:4 rail [1] - 4:21 railroad [2] - 71:2, 89:23 raise [1] - 61:7 raising [1] - 41:10 ramp [2] - 85:25, 86:5 ramps [1] - 85:25 ramrod [1] - 21:17 ranging [1] - 69:3 rate [4] - 7:6, 68:20, 69:12, 77:5 rates [3] - 69:3, 69:4, 69:15 rather [2] - 10:22, 12:10 RB1 [1] - 101:18 RB2 [1] - 101:18 re [3] - 15:21, 53:3, 54:2 re-advertise [1] - 54:2 re-presented [1] - 15:21 re-renting [1] - 53:3 reaction [1] - 57:3 read [7] - 24:25, 26:23, 29:12, 42:11, 42:12, 97:14, 97:24 readily [1] - 58:7 reading [1] - 55:10 reads [1] - 37:22 real [1] - 76:10 Real [2] - 11:21, 11:22 realized [1] - 69:24 realizing [1] - 69:14 really [18] - 5:15, 8:21, 10:24, 12:9, 12:18, 28:5, 34:7, 35:3, 40:8, 48:22, 65:24, 65:25, 67:10, 78:4, 78:15, 106:18, 111:4, 111:7 Realty [2] - 9:15, 10:14 reapplied [1] - 52:21 reason [8] - 21:9, 26:11, 41:18, 51:9, 51:23, 52:17, 72:12, 73:15 reasonable [2] - 29:4, 60:20 reasons [1] - 34:5 rebuilt [1] - 94:3 Rec [1] - 65:21 received [7] - 24:6, 24:9, 24:23, 27:8, 31:9, 96:21, 97:9</p>	<p>recent [1] - 69:15 recently [1] - 59:13 recognized [2] - 12:7, 31:21 recollection [1] - 56:2 recommend [6] - 6:5, 18:4, 18:21, 45:2, 52:8, 59:17 recommendation [30] - 29:2, 30:16, 30:20, 30:21, 34:16, 34:18, 34:21, 35:18, 35:24, 37:12, 37:19, 37:25, 38:2, 38:14, 38:15, 38:19, 38:20, 39:15, 39:16, 40:9, 40:11, 41:17, 41:24, 42:2, 43:13, 44:14, 44:24, 58:18 recommendations [1] - 91:12 recommended [3] - 17:3, 90:18 record [6] - 26:7, 26:10, 28:13, 58:5, 60:24, 99:23 recorded [1] - 80:15 recuse [1] - 49:12 red [1] - 82:11 reference [6] - 27:7, 27:23, 28:8, 42:15, 62:4, 63:5 referenced [3] - 27:19, 27:20, 33:22 referred [1] - 24:10 reflects [1] - 33:6 refused [2] - 4:24, 84:23 regard [6] - 27:6, 44:4, 44:8, 67:23, 67:24, 82:8 Regional [1] - 64:4 regular [1] - 101:2 regularly [1] - 101:3 regulations [2] - 12:4, 42:5 reimbursed [1] - 46:3 reimbursement [1] - 46:10 reinforced [1] - 16:8 reinforcement [1] - 16:22 reiterate [1] - 99:19 reiterated [1] - 16:23 relates [1] - 26:17 remain [1] - 12:13 remember [3] - 52:3, 60:22, 97:15 remote [1] - 58:2 renewable [2] - 60:14,</p>	<p>60:22 renewal [1] - 60:6 renovation [1] - 41:10 renown [1] - 25:12 rent [1] - 57:12 Rental [1] - 2:17 rental [7] - 49:23, 53:12, 54:24, 56:6, 58:2, 61:11, 61:13 rentals [1] - 53:14 rented [2] - 56:22, 57:9 renters [1] - 53:19 renting [5] - 53:3, 54:4, 57:18, 59:3, 59:4 rep [1] - 81:11 repairs [1] - 111:11 repeat [3] - 35:9, 36:21, 102:14 rephrase [1] - 35:13 replacement [5] - 12:6, 15:3, 20:7, 23:11, 25:24 replay [1] - 34:25 Report [1] - 2:5 report [15] - 3:20, 8:9, 44:16, 48:15, 67:14, 68:12, 68:16, 69:21, 69:24, 70:3, 70:4, 70:5, 70:7, 70:8, 70:11 reported [1] - 69:5 Reporter [1] - 113:11 reports [7] - 29:7, 44:7, 44:19, 44:21, 45:8, 45:9, 65:20 Reports [1] - 2:22 represent [1] - 21:6 representatives [2] - 79:2, 111:18 representing [3] - 7:24, 9:18, 24:3 represents [1] - 38:21 request [2] - 39:14, 64:4 requested [1] - 26:3 requesting [4] - 8:5, 9:10, 31:2, 42:2 require [3] - 52:11, 58:9, 98:20 required [6] - 20:23, 30:12, 35:12, 59:18, 60:15, 98:19 requirement [2] - 58:13, 59:20 requirements [2] - 58:15, 107:4 requires [2] - 30:16, 40:11</p>	<p>requiring [1] - 60:14 rerun [1] - 34:24 rescue [5] - 75:16, 76:4, 77:20, 84:4, 86:16 Rescue [4] - 77:3, 77:23, 80:20, 86:16 residence [1] - 57:14 resident [1] - 106:23 residential [1] - 68:7 residents [3] - 90:8, 91:9, 109:9 resolution [1] - 63:14 resolve [1] - 19:17 resources [2] - 79:23, 81:13 respect [1] - 90:4 respectfully [1] - 36:17 respond [4] - 85:14, 96:19, 108:18, 108:20 response [2] - 78:8, 101:23 responsibility [1] - 58:3 responsible [2] - 78:23, 86:10 rest [2] - 13:18, 66:2 restaurant [1] - 106:7 restaurants [3] - 82:24, 91:22, 106:10 result [2] - 39:8, 69:15 resume [1] - 25:12 RETTIG [35] - 1:16, 3:7, 6:8, 6:15, 7:17, 9:3, 14:7, 14:16, 14:22, 15:5, 20:2, 22:7, 22:15, 23:4, 23:20, 40:22, 41:14, 43:5, 43:16, 46:18, 49:18, 50:3, 55:25, 56:14, 61:20, 63:3, 63:10, 63:18, 63:23, 64:7, 64:13, 65:2, 65:16, 83:21, 112:2 Rettig [1] - 3:6 reusing [1] - 11:13 revenues [2] - 68:9, 93:6 reverse [1] - 45:5 review [17] - 16:24, 17:13, 18:5, 18:13, 19:2, 19:7, 19:14, 27:9, 43:14, 44:5, 44:6, 44:10, 45:4, 52:4, 101:22, 102:2, 108:12 Review [1] - 2:15 Review-Cintra [1] -</p>	<p>2:15 reviewed [2] - 25:10, 27:14 reviewing [2] - 37:23, 37:24 reviews [1] - 44:11 revitalization [1] - 66:23 revive [1] - 77:5 rises [1] - 86:18 River [12] - 9:15, 9:16, 10:7, 10:10, 10:13, 10:14, 10:19, 10:21, 11:22, 12:14, 27:19, 86:4 river [19] - 47:22, 47:24, 72:19, 74:6, 75:21, 81:13, 81:20, 82:7, 84:4, 85:8, 86:12, 86:18, 87:2, 87:8, 87:24, 88:3, 88:19, 89:3, 92:8 ivers [1] - 74:19 riverstone [1] - 70:16 Riverstone [3] - 47:2, 48:12, 70:14 Riverwoods [1] - 57:4 Road [8] - 2:16, 48:11, 72:9, 86:4, 93:19, 102:13, 110:10, 110:24 road [10] - 49:6, 49:13, 92:17, 109:18, 109:20, 109:25, 110:7, 110:13, 111:3 roads [1] - 95:5 rocks [5] - 75:10, 75:11, 75:18, 76:8, 80:9 rocky [1] - 75:10 roll [1] - 3:2 roof [3] - 42:3, 66:3, 66:8 rooftop [1] - 41:19 ROOM [1] - 1:7 Ross [2] - 28:9, 28:10 row [2] - 38:12, 39:2 RPR [1] - 113:10 rule [4] - 57:4, 80:24, 80:25, 94:17 rules [4] - 53:18, 53:21, 53:23, 97:4 Run [3] - 2:6, 7:23, 8:4 run [3] - 8:16, 18:10, 106:25 running [1] - 53:5</p>
				<p style="text-align: center;">S</p> <p>safe [3] - 55:23, 96:8,</p>

112:5 safer [1] - 90:2 safety [9] - 48:20, 55:21, 57:18, 71:11, 79:6, 82:18, 83:9, 85:3, 95:18 Saint [2] - 74:18, 76:20 sale [3] - 52:23, 58:16, 63:15 Sale [1] - 2:18 sample [2] - 16:8, 17:17 Santarsiero [1] - 79:4 satisfactory [1] - 107:8 satisfy [1] - 45:11 satisfying [1] - 69:23 Saturday [3] - 6:25, 90:9, 91:16 save [1] - 84:25 saved [1] - 34:7 savings [1] - 69:2 savvy [1] - 72:5 saw [2] - 17:15, 74:23 scene [1] - 91:25 Scenic [1] - 81:12 schedule [1] - 61:5 scheduled [2] - 101:3, 108:18 scheduling [1] - 66:9 School [1] - 8:7 school [2] - 47:16, 71:7 scope [1] - 44:25 scout [2] - 66:18, 73:8 scouts [2] - 66:19, 66:22 scream [1] - 75:25 screaming [2] - 74:24, 76:3 screens [1] - 71:24 seamless [1] - 5:21 Second [1] - 41:15 second [35] - 4:23, 6:9, 7:11, 13:25, 14:15, 14:16, 15:6, 20:11, 23:14, 25:14, 31:13, 40:5, 41:16, 43:17, 43:18, 49:9, 50:4, 50:5, 51:6, 56:2, 63:18, 64:7, 64:20, 65:11, 69:20, 74:9, 75:13, 79:5, 97:18, 97:22, 98:4, 108:10, 109:15, 110:5, 112:3 Secretary [1] - 32:21 section [5] - 27:2, 27:4, 60:9, 103:9,	104:3 Section [3] - 32:9, 61:10, 95:3 sections [1] - 91:2 secure [1] - 80:3 secured [1] - 48:25 security [3] - 95:24, 96:9, 101:5 see [40] - 17:25, 26:18, 26:23, 28:22, 29:3, 29:6, 29:9, 29:13, 31:15, 32:25, 37:4, 41:6, 44:15, 48:9, 48:20, 52:20, 71:5, 72:25, 73:22, 74:9, 74:20, 74:22, 74:25, 75:4, 79:14, 79:15, 79:17, 80:24, 81:15, 88:15, 89:25, 90:25, 91:7, 91:10, 92:17, 92:19, 92:24, 93:25, 101:13 seeing [2] - 16:18, 44:18 seeking [2] - 32:3, 66:22 seem [1] - 51:12 sees [1] - 91:5 selected [1] - 10:17 selling [1] - 63:15 semicolons [1] - 50:24 send [14] - 24:7, 40:16, 41:25, 46:5, 97:6, 97:18, 97:21, 98:10, 98:11, 98:12, 98:14, 98:21, 99:12, 107:19 senior [1] - 57:10 sent [16] - 15:11, 15:12, 16:20, 17:18, 24:8, 28:22, 29:3, 89:11, 90:17, 91:12, 93:20, 93:23, 97:11, 97:24, 107:21, 107:22 separate [1] - 27:23 serious [1] - 93:6 service [2] - 83:3, 87:5 Service [2] - 4:5, 73:15 services [1] - 45:2 session [1] - 54:22 set [4] - 60:20, 73:6, 107:10, 107:15 setbacks [1] - 41:11 setting [1] - 74:10 seven [2] - 58:25, 90:16 seventh [1] - 60:5	several [2] - 54:12, 68:3 Shade [1] - 67:3 shape [1] - 69:20 share [1] - 99:8 shared [3] - 93:13, 102:20, 102:22 ship [2] - 27:12, 28:3 shirt [1] - 75:20 shore [3] - 57:10, 75:17, 76:12 short [11] - 49:23, 53:12, 53:14, 53:18, 54:24, 56:6, 59:24, 61:11, 61:12, 69:14, 82:17 Short [1] - 2:17 short-term [1] - 69:14 shortly [1] - 101:24 shorts [1] - 75:21 shove [1] - 55:11 showing [1] - 76:17 shows [1] - 31:23 side [6] - 71:5, 73:17, 74:14, 74:15, 80:11, 91:19 sign [27] - 9:11, 9:23, 10:6, 10:7, 10:12, 10:20, 10:24, 11:13, 11:17, 11:19, 11:24, 12:2, 12:5, 12:6, 12:7, 12:18, 13:21, 14:12, 53:23, 79:18, 80:24, 81:23, 86:6, 88:2, 94:24, 100:20, 107:7 signage [14] - 79:13, 80:19, 81:20, 84:20, 85:19, 85:20, 88:23, 107:5, 107:10, 107:15, 108:3, 108:4, 108:6, 111:2 signals [1] - 95:4 significance [5] - 26:9, 26:15, 32:6, 32:20, 32:22 significant [2] - 33:25, 97:13 signs [4] - 80:21, 80:22, 84:21, 111:3 silver [1] - 66:20 similar [2] - 54:24, 55:19 simple [3] - 12:9, 19:11, 80:4 simplify [1] - 99:13 simply [1] - 10:20, 11:8, 11:19, 21:21, 98:20 sit [1] - 99:4	site [1] - 48:25 sites [1] - 57:2 sitting [4] - 76:2, 84:22, 89:23, 96:9 situation [4] - 21:22, 22:6, 58:8, 106:4 situations [2] - 5:4, 84:2 six [5] - 38:25, 75:4, 77:8, 77:14, 87:18 sixth [1] - 60:5 size [1] - 10:3 skimmed [1] - 31:20 skin [1] - 75:12 skyrocketing [1] - 69:16 slightly [2] - 37:2, 61:18 slow [5] - 90:3, 91:11, 91:13, 93:14, 109:15 slowed [1] - 109:16 slowing [1] - 110:14 small [1] - 56:23 social [1] - 83:2 Society [1] - 81:12 Solebury [2] - 56:15, 86:3 Solicitor [3] - 67:22, 70:10, 88:21 SOLICITOR [2] - 1:22, 1:22 solid [2] - 5:7, 69:20 solution [1] - 110:20 solve [1] - 91:8 someone [4] - 5:6, 36:4, 91:17, 100:24 sometime [1] - 111:21 sometimes [1] - 3:23 somewhat [2] - 24:20, 109:16 somewhere [1] - 48:10 son [7] - 72:14, 73:3, 74:14, 76:8, 77:3, 80:17, 80:19 soon [1] - 111:21 Sorry [1] - 100:6 sorry [9] - 28:21, 43:11, 50:11, 53:19, 60:4, 81:9, 99:6, 103:10, 104:6 sort [6] - 34:23, 56:2, 68:7, 93:24, 94:7, 106:4 sound [1] - 66:20 sounds [1] - 53:25 South [5] - 2:8, 2:9, 13:21, 14:12, 94:13 south [1] - 107:7 space [2] - 10:18, 66:4	spaces [1] - 90:15 speaking [3] - 17:24, 55:13, 105:17 Speaks [4] - 96:16, 97:12, 97:21, 98:22 speaks [1] - 103:16 special [1] - 7:23 specific [3] - 68:12, 97:5, 100:15 specifications [3] - 15:24, 21:10, 98:18 specifics [1] - 68:15 speculation [1] - 28:11 speed [9] - 89:13, 89:18, 89:21, 91:9, 91:13, 93:11, 93:15, 95:14, 110:3 speeding [1] - 92:2 spend [1] - 82:24 spent [5] - 39:12, 40:2, 67:25, 83:23, 107:12 Squad [1] - 86:16 Square [3] - 105:17, 106:16 squeeze [1] - 59:8 stage [1] - 67:20 stairs [2] - 80:6, 80:7 stamped [5] - 16:2, 16:7, 16:8, 16:18, 16:21 standard [2] - 102:24 standpoint [2] - 55:7, 101:5 start [10] - 3:22, 24:12, 43:23, 83:3, 83:10, 89:25, 90:2, 91:10, 92:21, 110:14 started [6] - 75:20, 75:24, 76:15, 76:17, 84:18, 88:23 starting [1] - 8:6 starts [2] - 48:9, 79:6 State [2] - 56:4, 86:11 state [5] - 56:6, 56:11, 85:24, 109:18, 110:7 statement [7] - 25:4, 27:11, 27:13, 27:25, 28:2, 36:25, 38:25 statements [2] - 28:12, 29:14 states [3] - 25:17, 32:12, 97:15 status [3] - 101:18, 108:11, 108:21 stay [5] - 90:9, 90:12, 90:14, 94:12, 112:5 staying [1] - 13:13 steel [4] - 16:7, 16:18,
---	--	---	---	--

16:22 stenciling [1] - 108:6 step [2] - 19:2, 45:10 Stephan [3] - 15:15, 15:20 STEPHAN [7] - 15:20, 16:6, 16:16, 16:20, 17:5, 17:17, 18:15 steps [2] - 45:5, 83:18 stepson [1] - 87:7 Steve [1] - 79:4 stickers [1] - 105:11 still [7] - 38:16, 67:21, 80:8, 92:10, 92:12, 104:20, 110:10 stipulate [1] - 53:19 Stockton [4] - 86:15, 90:23, 93:15, 93:16 stone [1] - 47:23 Stony [1] - 111:12 stop [3] - 80:18, 99:10, 109:20 stopped [3] - 56:4, 56:12, 76:10 stops [2] - 48:10 store [2] - 12:25, 71:2 stories [1] - 50:13 story [2] - 66:8, 77:11 STOVER [2] - 1:23, 20:21 strangle [1] - 77:25 street [12] - 26:18, 26:19, 32:25, 63:16, 89:22, 90:22, 91:3, 91:5, 91:19, 92:16, 106:25, 107:3 Street [33] - 2:7, 2:8, 2:9, 2:10, 2:12, 2:13, 2:14, 9:10, 13:21, 14:12, 15:3, 23:10, 27:18, 27:19, 41:10, 47:20, 70:25, 71:19, 92:13, 93:12, 94:3, 94:9, 94:12, 94:13, 106:23, 109:6, 109:8, 109:9, 109:21, 109:22, 111:6, 111:12 STREET [1] - 1:7 streets [2] - 89:14, 90:3 stressing [1] - 21:22 strobe [2] - 87:24, 87:25 strong [1] - 4:9 strongly [1] - 6:5 structural [1] - 79:20 structure [2] - 10:7, 10:20 Stuart [1] - 76:24	stuck [3] - 74:23, 75:17 studio [1] - 56:23 study [1] - 90:19 stuff [4] - 16:17, 48:12, 53:13, 105:8 sturdy [1] - 17:21 subject [5] - 18:12, 24:3, 59:9, 59:24, 60:6 submit [1] - 97:15 submitted [9] - 8:9, 9:22, 42:19, 44:16, 96:16, 97:13, 99:25, 101:9, 102:8 submitting [1] - 100:4 Subsection [1] - 95:3 subsequent [3] - 17:13, 17:14, 21:15 substantive [1] - 51:25 successful [1] - 108:17 sucked [1] - 86:19 Sugan [2] - 102:13, 111:12 suggest [6] - 29:12, 35:21, 35:25, 36:17, 58:13, 92:20 suggested [1] - 28:3 suggesting [1] - 36:24 suggestion [1] - 70:22 summarize [1] - 24:21 summarized [3] - 25:3, 35:2, 36:3 summer [3] - 6:22, 46:24, 65:23 Sunday [2] - 6:25, 73:6 superficially [1] - 54:12 supplied [1] - 30:16 support [1] - 83:12 supportive [1] - 81:19 supposed [3] - 21:11, 22:13, 111:14 surplus [4] - 63:15, 68:22, 71:10, 100:8 Surplus [1] - 2:18 survive [1] - 74:5 swallowed [1] - 5:12 swam [4] - 74:23, 75:8, 75:10 swim [2] - 74:6, 75:5 swimmer [1] - 72:17 synthesize [1] - 44:19 system [1] - 5:19	T T-R-I-T-R-E-M-M-E-L [1] - 8:3 table [1] - 41:24 tabled [1] - 41:18 tailored [1] - 55:5 tape [1] - 82:11 Tarzan [1] - 4:18 tear [3] - 31:25, 32:3, 33:13 tech [1] - 72:5 teenager [1] - 4:15 televisions [1] - 71:18 TEM [1] - 1:16 template [1] - 54:20 temporary [1] - 86:20 ten [7] - 38:11, 38:12, 76:4, 77:24, 78:3, 82:20, 111:16 tenants [3] - 53:19, 105:20, 106:3 tend [1] - 57:6 tenuous [1] - 21:18 term [13] - 49:23, 53:12, 53:14, 53:18, 54:24, 56:6, 59:24, 61:11, 61:12, 69:6, 69:14, 69:16, 83:19 Term [1] - 2:17 terms [5] - 60:5, 81:19, 82:5, 82:6, 108:2 terribly [1] - 67:19 terrific [1] - 4:21 test [1] - 4:6 testimony [8] - 28:12, 29:9, 32:16, 32:18, 32:24, 35:11, 36:22, 38:24 themselves [1] - 81:21 theoretically [1] - 61:21 thereabouts [1] - 33:6 therefore [1] - 37:19 thinking [1] - 110:10 third [2] - 28:5, 67:8 Thompson [1] - 73:8 Thompson-Neely [1] - 73:8 thoughts [1] - 66:17 thousand [2] - 57:2, 87:6 three [20] - 4:5, 4:7, 21:7, 27:2, 27:16, 29:22, 35:10, 36:21, 45:2, 51:11, 51:14, 51:15, 59:7, 69:11, 75:23, 76:7, 85:17, 96:22, 100:5	three-unit [1] - 51:11 threw [2] - 54:14, 74:21 thumper [1] - 76:13 tickets [2] - 105:9, 107:13 ties [1] - 38:12 timing [2] - 62:12, 62:17 tina [1] - 40:21 tiny [1] - 87:25 tired [1] - 89:2 title [1] - 60:24 titled [1] - 27:2 today [3] - 33:16, 34:16, 89:17 together [7] - 79:11, 83:2, 83:10, 83:18, 91:6, 92:21 tokens [1] - 105:9 Tomlinson [1] - 79:3 tomorrow [1] - 72:13 ton [1] - 94:4 tonight [14] - 13:18, 34:18, 35:5, 35:12, 37:20, 38:7, 39:23, 40:14, 59:19, 80:3, 96:16, 98:25, 99:18, 102:7 tonight's [1] - 34:15 tons [1] - 94:8 took [9] - 4:6, 5:14, 10:8, 10:10, 75:9, 76:25, 77:14, 77:15, 91:16 top [5] - 42:18, 75:25, 109:11, 109:19, 110:13 torn [2] - 47:21, 92:18 total [1] - 69:5 totally [4] - 39:4, 44:10, 73:13, 83:7 touched [1] - 56:3 tours [1] - 93:3 town [18] - 33:13, 51:11, 57:5, 58:21, 74:10, 82:21, 82:22, 90:3, 90:9, 90:18, 91:11, 91:15, 92:7, 94:18, 95:5, 104:5, 106:7, 107:13 townhomes [1] - 47:24 Township [1] - 86:3 toy [1] - 70:25 tracks [1] - 89:23 tractor [2] - 94:2, 95:2 tractors [1] - 92:16 traffic [6] - 89:13, 90:19, 93:11, 95:4,	111:11 trailers [3] - 92:16, 94:3, 95:2 transcript [9] - 24:22, 24:23, 24:25, 25:15, 32:18, 34:3, 34:11, 37:16, 113:8 transcripts [1] - 26:23 transfer [3] - 52:21, 52:22, 53:2 transfers [1] - 57:15 transition [1] - 5:21 Trauma [1] - 74:18 trauma [1] - 76:21 Treasurer [1] - 21:7 treatment [2] - 11:21, 67:5 Tree [2] - 67:3, 67:8 tremendous [1] - 35:4 Trenton [2] - 85:8, 85:11 tried [1] - 40:5 trigger [1] - 38:22 TRITREMME [4] - 8:2, 8:14, 8:20, 9:7 Tritremmel [2] - 8:3 trophies [1] - 72:15 trophy [1] - 72:15 trouble [2] - 99:6, 109:20 truck [3] - 73:8, 73:10, 78:13 trucks [3] - 94:2, 94:5, 94:14 true [2] - 34:17, 94:20 trust [6] - 98:10, 99:8, 102:14, 102:18, 102:19 trusted [1] - 103:3 try [6] - 12:19, 36:6, 50:16, 53:10, 68:6, 88:5 trying [12] - 53:22, 66:4, 66:9, 68:5, 75:23, 78:16, 78:19, 80:2, 81:18, 84:20, 84:23, 90:16 tub [2] - 42:2, 42:18 tube [2] - 76:15, 81:2 tUESDAY [1] - 1:10 tuning [1] - 68:2 turn [1] - 74:9 turned [4] - 5:2, 31:2, 51:12, 75:12 twelve [1] - 58:25 Twenty [2] - 94:21, 94:23 Twenty-eight [2] - 94:21, 94:23 twice [1] - 62:20
---	--	--	---	---

<p>twin ^[1] - 76:23</p> <p>two ^[36] - 4:13, 5:4, 5:9, 5:10, 5:14, 5:18, 11:3, 13:7, 13:9, 26:3, 26:5, 27:22, 34:4, 37:9, 44:25, 45:3, 45:10, 50:12, 51:7, 51:9, 51:18, 52:9, 57:2, 61:18, 66:15, 67:25, 69:8, 69:9, 69:10, 72:18, 85:17, 90:17, 101:9, 105:2</p> <p>two/two ^[2] - 38:8, 39:3</p>	<p>unsafe ^[1] - 48:21</p> <p>unusual ^[1] - 22:5</p> <p>up ^[64] - 7:25, 9:12, 15:19, 17:22, 19:18, 21:16, 31:14, 39:25, 46:22, 48:11, 48:12, 48:21, 50:23, 54:14, 66:5, 66:9, 66:21, 68:13, 71:4, 71:6, 71:24, 73:25, 74:3, 74:22, 75:5, 75:11, 75:17, 75:18, 76:8, 76:9, 76:24, 77:16, 78:14, 81:24, 84:16, 85:8, 85:14, 85:21, 85:24, 86:3, 86:18, 86:19, 87:16, 87:20, 89:19, 89:22, 92:9, 92:23, 93:4, 93:6, 93:10, 95:19, 99:22, 100:20, 100:25, 102:11, 102:25, 106:14, 106:24, 107:3, 109:9, 110:17, 111:5, 111:19</p> <p>update ^[1] - 111:11</p> <p>upset ^[2] - 79:9, 107:12</p> <p>urge ^[1] - 12:15</p> <p>USA ^[1] - 67:8</p> <p>user ^[2] - 11:9</p> <p>usual ^[1] - 5:23</p> <p>utilize ^[1] - 66:4</p>	<p>46:11</p> <p>vans ^[5] - 91:16, 92:5, 92:8, 92:11, 104:25</p> <p>variance ^[2] - 9:11, 11:7</p> <p>variety ^[1] - 69:4</p> <p>various ^[2] - 83:23, 111:19</p> <p>vehicles ^[3] - 89:17, 90:20, 94:25</p> <p>venture ^[1] - 36:17</p> <p>venues ^[1] - 82:24</p> <p>verbatim ^[1] - 35:3</p> <p>versus ^[1] - 109:18</p> <p>vessels ^[1] - 76:17</p> <p>via ^[3] - 85:14, 97:7, 109:9</p> <p>VICE ^[1] - 1:16</p> <p>VICE-PRESIDENT ^[1] - 1:16</p> <p>vicinity ^[1] - 108:8</p> <p>video ^[1] - 87:7</p> <p>view ^[4] - 31:10, 31:12, 51:24, 59:16</p> <p>Village ^[2] - 47:14, 48:12</p> <p>vinyl ^[4] - 16:8, 16:10, 16:22, 17:3</p> <p>visit ^[1] - 95:10</p> <p>visitors ^[3] - 106:25, 107:9, 107:11</p> <p>visual ^[1] - 53:13</p> <p>voice ^[1] - 33:10</p> <p>vortex ^[5] - 73:24, 73:25, 80:8, 84:2</p> <p>vote ^[8] - 21:21, 25:16, 37:18, 38:9, 38:19, 39:8, 50:14</p> <p>voted ^[2] - 26:4, 26:6</p> <p>voting ^[1] - 59:15</p> <p>voucher ^[1] - 106:11</p> <p>vouchers ^[1] - 106:8</p>	<p>WARD ^[8] - 9:14, 9:15, 9:25, 11:16, 12:23, 13:3, 13:5, 13:9</p> <p>Ward ^[1] - 9:14</p> <p>warm ^[3] - 77:6, 77:17, 78:9</p> <p>warning ^[1] - 79:13</p> <p>Washington ^[1] - 39:25</p> <p>water ^[14] - 73:22, 73:23, 74:21, 75:19, 75:24, 80:6, 80:8, 84:20, 85:4, 85:13, 85:15, 85:18, 86:14, 87:19</p> <p>waterfall ^[3] - 74:22, 74:23, 74:24</p> <p>Waterloo ^[7] - 2:13, 23:25, 27:17, 27:18, 31:21, 37:24, 71:19</p> <p>waterproof ^[1] - 11:18</p> <p>Waterview ^[4] - 2:11, 20:7, 21:6, 75:25</p> <p>Waterworks ^[2] - 48:11, 76:2</p> <p>Wayne ^[1] - 72:14</p> <p>ways ^[1] - 66:4</p> <p>Weather ^[1] - 73:15</p> <p>web ^[1] - 27:8</p> <p>website ^[4] - 29:13, 48:9, 100:18, 100:24</p> <p>wedding ^[2] - 57:6, 59:6</p> <p>weddings ^[1] - 57:6</p> <p>week ^[3] - 5:5, 57:10, 101:9</p> <p>weekend ^[3] - 59:5, 59:7, 82:24</p> <p>weekends ^[1] - 7:2</p> <p>weekly ^[1] - 111:17</p> <p>weeks ^[1] - 101:9</p> <p>Weissmuller ^[1] - 4:17</p> <p>welcome ^[2] - 12:14, 66:25</p> <p>West ^[22] - 2:7, 2:12, 9:10, 12:24, 23:10, 89:10, 89:19, 89:20, 89:21, 90:10, 90:12, 90:14, 90:20, 90:21, 90:22, 92:3, 92:8, 92:23, 93:7, 109:7, 109:9, 111:12</p> <p>whatnot ^[2] - 4:9, 94:10</p> <p>wheeler ^[1] - 92:16</p> <p>whip ^[1] - 110:15</p> <p>white ^[3] - 75:12, 75:13, 91:24</p> <p>whole ^[5] - 10:25, 16:22, 28:16, 57:10,</p>	<p>99:13</p> <p>wife ^[4] - 73:4, 77:8, 78:10, 90:6</p> <p>Wild ^[1] - 81:12</p> <p>wildly ^[1] - 55:7</p> <p>William ^[1] - 9:18</p> <p>willing ^[2] - 6:25, 83:11</p> <p>Windy ^[1] - 72:9</p> <p>wing ^[2] - 73:19, 73:20</p> <p>wish ^[2] - 12:12, 87:23</p> <p>wishes ^[1] - 10:19</p> <p>witness ^[3] - 25:11, 39:24, 84:7</p> <p>witnessed ^[1] - 86:24</p> <p>witnesses ^[3] - 29:22, 35:10, 36:21</p> <p>WJM ^[1] - 44:5</p> <p>woman ^[1] - 4:24</p> <p>won ^[1] - 72:15</p> <p>wonderful ^[1] - 92:24</p> <p>wondering ^[6] - 71:9, 103:25, 104:9, 105:8, 105:9, 106:17</p> <p>wood ^[1] - 11:19</p> <p>word ^[2] - 52:9</p> <p>wording ^[2] - 16:12, 55:4</p> <p>words ^[3] - 16:21, 44:9, 53:4</p> <p>Works ^[3] - 66:16, 66:25, 108:4</p> <p>works ^[2] - 5:20, 35:23</p> <p>workshop ^[1] - 64:18</p> <p>world ^[1] - 78:15</p> <p>worry ^[1] - 52:7</p> <p>worse ^[1] - 89:16</p> <p>worth ^[1] - 67:25</p> <p>worthless ^[1] - 74:4</p> <p>write ^[2] - 88:21, 103:16</p> <p>writing ^[1] - 97:6</p> <p>written ^[1] - 36:15</p> <p>wrote ^[2] - 36:20, 98:3</p>
U				
<p>ultimate ^[1] - 19:14</p> <p>unanimous ^[1] - 34:3</p> <p>unaware ^[2] - 73:13, 83:7</p> <p>uncommitted ^[1] - 68:17</p> <p>under ^[14] - 32:20, 44:25, 55:23, 61:18, 69:2, 74:21, 74:22, 74:23, 74:24, 87:24, 95:3, 97:3, 97:4, 101:22</p> <p>underlying ^[1] - 57:3</p> <p>underneath ^[1] - 87:11</p> <p>understandable ^[1] - 98:17</p> <p>understandably ^[1] - 10:11</p> <p>understood ^[1] - 21:20</p> <p>underwater ^[2] - 74:6, 75:3</p> <p>unfortunate ^[1] - 12:10</p> <p>unfortunately ^[1] - 85:16</p> <p>unhappy ^[1] - 107:9</p> <p>UNIDENTIFIED ^[1] - 45:16</p> <p>Union ^[2] - 105:17, 106:15</p> <p>unit ^[1] - 51:11</p> <p>units ^[6] - 51:8, 51:14, 51:15, 51:21, 58:2</p> <p>University ^[2] - 77:9, 78:18</p> <p>unless ^[3] - 60:15, 85:13, 110:12</p> <p>unreasonable ^[1] - 39:4</p> <p>unresolved ^[1] - 19:10</p>	<p style="text-align: center;">V</p> <p>vacancy ^[1] - 4:2</p> <p>vacation ^[2] - 96:2, 96:3</p> <p>vague ^[1] - 56:2</p> <p>valet ^[1] - 92:11</p> <p>Valley ^[10] - 9:15, 9:16, 10:7, 10:10, 10:13, 10:14, 10:19, 10:22, 11:22, 12:14</p> <p>van ^[2] - 91:16, 91:20</p> <p>vanLuvanee ^[5] - 29:16, 30:24, 35:10, 37:9, 43:10</p> <p>VanLuvanee ^[29] - 24:2, 24:16, 28:21, 29:18, 29:22, 30:2, 30:9, 30:23, 31:4, 31:9, 32:2, 33:18, 36:16, 36:24, 38:8, 38:24, 39:10, 39:17, 39:20, 39:24, 41:6, 42:4, 42:5, 42:8, 42:14, 44:13, 45:6,</p>	<p style="text-align: center;">W</p> <p>waist ^[1] - 75:21</p> <p>waiting ^[2] - 71:5, 109:4</p> <p>walk ^[4] - 70:24, 81:2, 91:2, 92:23</p> <p>walked ^[2] - 21:14, 90:7</p> <p>walking ^[2] - 106:24, 107:13</p> <p>walks ^[1] - 91:14</p> <p>wall ^[7] - 74:8, 78:17, 78:23, 78:24, 79:6, 80:12, 80:15</p> <p>wallet ^[1] - 78:13</p> <p>wants ^[2] - 34:24, 93:5</p>	<p style="text-align: center;">Y</p> <p>yards ^[4] - 75:5, 76:6, 79:15</p> <p>year ^[11] - 4:3, 4:14, 5:25, 8:6, 58:24, 66:15, 66:22, 67:8, 69:2, 73:4, 95:2</p> <p>years ^[27] - 3:23, 4:12, 5:18, 10:15, 11:19, 31:17, 31:24, 33:15, 47:5, 47:14, 47:21, 54:12, 56:3, 57:20, 58:23, 58:25, 73:3, 74:18, 76:22, 77:24,</p>	

78:3, 82:20, 83:23,
84:22, 87:21, 89:16
yellow ^[1] - 105:11
yesterday ^[2] - 67:25,
86:15
young ^[4] - 4:15, 4:21,
5:10, 8:18
younger ^[1] - 77:16
yourself ^[6] - 7:25,
9:13, 95:20, 96:21,
97:11, 102:11
youth ^[1] - 75:9

Z

zoning ^[12] - 9:10,
11:2, 11:3, 11:5,
11:6, 12:3, 20:17,
20:22, 20:24, 38:18,
52:10, 52:15
Zoning ^[3] - 12:11,
12:15, 70:6
ZONING ^[1] - 1:23
Zoom ^[3] - 78:19,
100:19, 100:21