

BEFORE

HISTORIC & ARCHITECTURAL REVIEW BOARD

In Re: Regular Meeting

- - - -

TUESDAY, MARCH 3, 2020

- - - -

A public meeting was held at the Borough Municipal Building, 125 New Street, New Hope, Pennsylvania 18938, commencing at 7:00 p.m. on the day and date above set forth, before Tara Wilson, Professional Reporter and Notary Public in and for the Commonwealth of Pennsylvania.

- - - -

BLUM-MOORE REPORTING SERVICES, INC.

350 SOUTH MAIN STREET - SUITE 203

DOYLESTOWN, PENNSYLVANIA 18901

2

1
2 HARB MEMBERS:
3 Enid McDonough
4 Jeffrey Gada
5 Keith Voss, Planning Commission Liaison
6 Rick Lupinetti, Keystone Municipal Services,
7 Building Inspector
8 JoAnn Connell, Borough
9 Administrative Assistant
10
11 EJ Lee, Borough Manager
12
13
14
15
16
17
18
19
20
21
22
23
24
25

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

4

1
2 MS. McDONOUGH: Everybody, good
3 evening. Welcome to Historical Architecture
4 Review Board monthly meeting. I am now
5 officially calling the meeting to order. If we
6 can take the attendance starting from my left.
7 Bob, you're first, attendance.
8 MR. WISE: Bob Wise, here.
9 MR. LUPINETTI: Rick Lupinetti,
10 building inspector.
11 MR. VOSS: Keith Voss, liaison from the
12 planning commission.
13 MS. McDONOUGH: Enid McDonough.
14 MR. GADA: Jeffrey Gada.
15 MS. CONNELL: JoAnn Connell,
16 administrative assistant.
17 MS. McDONOUGH: Do we have ampli -- mic
18 here? I can hear myself, but that's about it.
19 MR. GADA: Can we all hear each other?
20 Are we good?
21 MS. LEE: There's microphones. The
22 ones with the wire hanging over.
23 MS. McDONOUGH: Okay. Ready for our
24 first application. First application is 200
25 Union Square and it is for approval of a sign.

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

3

1
2 INDEX
3
4 PAGE
5 1. Roll Call 4
6 2. New Applications:
7 A. 200 Union Square/Hospicomm
8 - New sign 4-9
9 B. 132 South Main Street
10 - New Sign and new hardware 9-22
11 C. 6 West Bridge Street
12 - Two New signs 22-51
13 D. 15 North Main Street
14 - New sign using existing
15 hardware. 51-54
16 E. 102 and 104 New Street
17 - Wall installation and walkway
18 accessing garage. The
19 addition of two iron posts for
20 both properties. 54-64
21 F. 64 North Main Street
22 - Fence Installation 64-111
23 3. Approval of the Minutes from the
24 February 4, 2020 Meeting 112
25 4. Adjournment 112

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

5

1 Hi, there. Please put your name and
2 address for the record.
3 BEN MILLER: Ben Miller, 200 Union
4 Square, New Hope.
5 MS. McDONOUGH: Proceed.
6 BEN MILLER: We want to place this sign
7 for our business in the same exact space with the
8 same exact dimensions as the earlier approved
9 sign. And we've submitted the specifications and
10 the sizes and have stipulated it's going to be
11 with the same hardware. It's just a different
12 business, that's all.
13 MS. McDONOUGH: Is the material
14 different, the same? Can you tell us about the
15 material and just -- put for the record the
16 material of the sign, how it's painted and the
17 dimensions, please. If you could just state
18 that. We have your packet, but just for the
19 record.
20 BEN MILLER: Sure. The dimensions of
21 the sign are 54 inches by 24. The exterior is a
22 vinyl that's printed, there's no paint or
23 lettering involved. So all the color and
24 background you see is printed and then mounted to
25 an aluminum on both sides with the core being

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

6

1 polyethylene.
2 MS. McDONOUGH: Does it differ in
3 material from the current sign or you're not
4 sure?
5 BEN MILLER: No, it's the exact same
6 material.
7 MS. McDONOUGH: Questions?
8 MR. GADA: No.
9 MS. McDONOUGH: No questions.
10 Keith, questions?
11 Rick?
12 MR. LUPINETTI: No.
13 MS. McDONOUGH: Anyone?
14 Okay. Bob, any questions from you or
15 anything? I know you've written recommendation,
16 I didn't know if you had any questions beyond
17 that.
18 MR. WISE: No. I just wanted to point
19 out that this -- I believe this is an obstructed
20 view, roughly 200 feet from Bridge Street.
21 Is that --
22 MR. LUPINETTI: It's about that.
23 MR. WISE: Yeah. And there's some
24 trees and, you know, it's hard to see from the
25 public right-of-way, but it is visible.

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

7

1 MS. McDONOUGH: It is visible, correct?
2 MR. WISE: It is.
3 MS. McDONOUGH: No, this is -- at this
4 point, because it's visible from Bridge and the
5 fact that it's a parking area that is public
6 accessed, this would be considered visible to the
7 public, regardless of how easy or hard it is to
8 see. We can make that assumption.
9 MR. WISE: But the parking is private,
10 I believe.
11 MS. McDONOUGH: It's public parking.
12 MR. WISE: Oh, it is.
13 MS. McDONOUGH: It's public parking.
14 MR. WISE: Oh, okay.
15 MS. McDONOUGH: There's certain spaces
16 reserved for tenants, but it's a public parking
17 area where people can park, pay to park.
18 MR. WISE: Okay.
19 MS. McDONOUGH: And it's also a
20 thoroughfare that you could find on a GPS,
21 whether it should be or not, but no, that not a
22 private parking lot.
23 MR. WISE: It's not a private par --
24 okay. All right.
25 MS. McDONOUGH: It's shared between the

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

8

1 town and the owners of the building, they share
2 the revenue and so that is -- anything that could
3 be seen from that parking would be considered
4 public.
5 Okay. May I hear a motion to approve
6 the sign as submitted?
7 MR. LUPINETTI: Yes.
8 MS. McDONOUGH: Second it?
9 MR. GADA: I do.
10 MS. McDONOUGH: All in favor?
11 BOARD MEMBERS: Aye.
12 MS. McDONOUGH: Anyone opposed?
13 Your sign is approved.
14 BEN MILLER: Thank you very much for
15 your time.
16 MR. GADA: Your sign is recommended.
17 MR. WISE: Recommended to council.
18 MS. McDONOUGH: Your sign is
19 recommended. We are recommending and sorry we
20 will be --
21 MR. WISE: I guess he understands that.
22 MS. McDONOUGH: -- recommending a
23 certificate of appropriateness.
24 MS. CONNELL: He understands.
25 MS. McDONOUGH: We do not have the

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

9

1 authority to make final approval. I just did
2 misspeak, just to clarify for the record, we are
3 recommendations only to the borough council that
4 is free to take our recommendation or not as they
5 choose.
6 Next application would be 132 South
7 Main Street. That's also a sign and hardware.
8 Come on up, sit down.
9 Bob, you have something for the record
10 based on --
11 MR. WISE: Well, I reviewed this sign.
12 This is sort of a tricky one because the sign
13 itself, for the most part, meets the guidelines
14 and it's the size and it's gonna be on a very
15 similar hook or bracket. It's going to be a
16 protruding sign from the building.
17 My biggest problem with this sign is
18 its location. It's an awkward building given the
19 pent that's on the building and sort of how low
20 the pent is over the existing floor -- the first
21 floor, there's not a lot of room to hang, I
22 guess, there's an existing sign underneath the
23 pent; but then you have the very large pent
24 taking up a big swath of the building, so this
25 would go above that off the second floor.

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 And I looked at the other signs in the
2 street along the block and they're really -- I
3 may have missed things, I may have missed
4 something from doing my Google search, I was not
5 -- did not drive to this, but for the most part
6 they're not hanging off the second floor like
7 this building.

8 All that said, there's nothing that
9 specifically says you can't hang the sign from
10 there, number one. Number two, there's not a
11 real rhythm of signs on this street, they're
12 really all over the place. And I mean, think
13 that's -- those are the key elements. So I quite
14 honestly I did not make a recommendation on this
15 one because I felt it was really up to the HARB
16 to --

17 MS. McDONOUGH: That's fine.

18 MR. WISE: -- think about what they
19 want. So the bottom line is some of this met the
20 guidelines and some of this was a little bit more
21 questionable.

22 MS. McDONOUGH: And you said there
23 might e a typographical error in the --

24 MR. WISE: Oh, yes. Thank you. So on
25 page 2, the second line down -- and this is

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 MS. McDONOUGH: I'm sorry you had a
2 difficult time. Tell us about the sign and why
3 you feel it's, you know -- tell us all the
4 details, please put those on the record.

5 HAROLD SIEGEL: Well, I brought two
6 pictures --

7 MS. McDONOUGH: Tell us why you feel
8 it's appropriate.

9 HAROLD SIEGEL: -- two more pictures
10 that will explain it even more so. Basically up
11 and down the street, it actually hides most of
12 the sign from the neighbors and that's why I
13 can't even see the sign from walking down the
14 street. And that's we chose what we did.

15 MS. CONNELL: The location, yeah.

16 HAROLD SIEGEL: The location. These
17 pictures explain it very explicitly, so if you
18 wanted to look at that, I can pass that to you.

19 MS. McDONOUGH: Of course, I'll be
20 happy to pass them around. Anything you can give
21 us to help us is always appreciated.

22 HAROLD SIEGEL: You can have this one.

23 MS. McDONOUGH: Thank you for your
24 time. Go ahead.

25 HAROLD SIEGEL: Normally the neighbor

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 important, I'm glad you brought that up -- I
2 say --

3 MS. McDONOUGH: Thank you for catching
4 it.

5 MR. WISE: I end my thoughts by saying
6 also in this particular instance given the
7 modifications to the building, which we have
8 under -- which have undermined its architectural
9 integrity. In other words, just the building
10 itself has been altered quite a bit over the
11 years, and the randomness of the buildings and
12 signage on this part of the street and the sign's
13 a relatively small sign, its location above the
14 pent should not present any substantial adverse
15 impact on the historic district. So should not,
16 I did not put in the word not.

17 MS. McDONOUGH: Okay. Can you please
18 state your name and address for the record?

19 HAROLD SIEGEL: My name is Harold
20 Siegel. My wife is Terri Siegel of Terri's
21 Gifts. We're right now recuperating after a very
22 bad situation, our store was disabled back in
23 September. So while reopening, we're hoping to
24 relaunch the store. We've been shut down for
25 almost six months, so it's been very painful.

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 kind of lets her shrubbery grow.

2 MR. LUPINETTI: I visited this site
3 today, so I'm very familiar.

4 MR. GADA: Because there is a variation
5 of all different heights.

6 MS. McDONOUGH: All right. Let the --
7 yeah, let's just --

8 HAROLD SIEGEL: Yeah, the neighbor --

9 MS. McDONOUGH: Let him present and
10 then we'll --

11 HAROLD SIEGEL: Yeah, the neighbor lets
12 her shrubbery grow too, which hides it even more.

13 MS. McDONOUGH: So talk to us. Tell us
14 again, about your sign, about the hardware, the
15 size, the shape, the material.

16 HAROLD SIEGEL: Well, basically we went
17 professional. The company is Fast Signs, they're
18 going to make out of -- pardon me if I don't say
19 this right -- carmicle or carmicle PVC, so it'll
20 a lifetime sign, it will not rot like this wooden
21 sign did.

22 MS. McDONOUGH: Is that a signing
23 material, is it flat?

24 HAROLD SIEGEL: It's a flat matte type
25 white and basically looking at the sign next to

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 us, it's a similar white to what her sign is.
 2 MS. McDONOUGH: Can you put on the
 3 record the hardware you'll be using and the
 4 dimensions of the sign, please?
 5 HAROLD SIEGEL: The actual hardware is
 6 being supplied by them, it is a -- let's see if I
 7 can read it. A scroll bracket made out of steel
 8 or iron, 36 inch and basically it will be mounted
 9 to the building with whatever bolts that the
 10 company uses to fasten it tight. I told them
 11 that that's something you guys like to know that
 12 information, so if that's any other information.
 13 Let's see where, does that say that?
 14 Three-eighth lag bolts is what they are
 15 proposing.
 16 MR. WISE: If I may, is there a bracket
 17 there now?
 18 HAROLD SIEGEL: No. There's a bracket
 19 on the old sign, but we're gonna replace it with
 20 a new and more appropriate looking scroll.
 21 MR. WISE: So this bracket is not there
 22 now.
 23 HAROLD SIEGEL: That is not there now.
 24 That was superimposed digitally.
 25 MR. WISE: I see. Okay.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 sign that's sitting about the same height.
 2 MS. McDONOUGH: Would you consider
 3 putting this bright new sign in the location of
 4 the old sign?
 5 HAROLD SIEGEL: It is really hard only
 6 for the fact that it's actually banged on by the
 7 passerbys.
 8 MS. McDONOUGH: I'm sorry?
 9 HAROLD SIEGEL: People who walk by
 10 actually bump into that sign. We had to actually
 11 put a rack to prevent them from getting hitting
 12 it, it's that low.
 13 MS. McDONOUGH: I wouldn't have a
 14 problem, but I'm five foot two.
 15 HAROLD SIEGEL: The pent as its
 16 described actually --
 17 MS. McDONOUGH: Really? So it was
 18 actually creating a hazard?
 19 HAROLD SIEGEL: It is. My
 20 mother-in-law when we put the sign there 10 years
 21 ago, actually stood under it.
 22 MS. McDONOUGH: Oh, if mother-in-law
 23 hit her head, though, it's not happening.
 24 What else?
 25 MR. LUPINETTI: No, I'm just

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MS. McDONOUGH: And you're going to be
 2 removing the sign that's underneath that?
 3 HAROLD SIEGEL: Yes, that will be
 4 removed.
 5 MS. McDONOUGH: So this is a
 6 replacement. The sign is lower, you're now
 7 making it higher up?
 8 MR. WISE: Yeah, I'm making it higher
 9 up.
 10 MS. McDONOUGH: Just wanted to clarify.
 11 Keep going.
 12 HAROLD SIEGEL: Yeah, and I've actually
 13 encouraged my landlord to repaint the building
 14 before we do all that. It's kind of dingy. But
 15 this way it will refresh the whole building at
 16 that point.
 17 MS. McDONOUGH: All right. I'm relying
 18 on your pictures and to some degree, my memory
 19 that I've -- it appears to be the only sign that
 20 height on that street is that -- am I getting
 21 that right?
 22 HAROLD SIEGEL: No, actually I walked
 23 down the street and there's a couple that are
 24 about the same height down past -- what is that
 25 store? Used to be the go next to it, there's a

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 reiterating because I visited this site today.
 2 I'm in agreeance, there are some other signs
 3 about that height in different variation. I wish
 4 there was a way to get it up on screen or
 5 somewhere, but again --
 6 MS. McDONOUGH: Tell us.
 7 MR. LUPINETTI: -- it was more of my
 8 own knowledge.
 9 MS. McDONOUGH: Tell us.
 10 MR. LUPINETTI: Coming up a few
 11 buildings up, there's another one. It's a wooden
 12 post coming out with a sign hanging approximately
 13 about the same size, farther up there's a 20
 14 below sign, which is mounted on a front facade as
 15 well.
 16 MS. McDONOUGH: Yes.
 17 MR. LUPINETTI: Same similar bracket as
 18 what you're proposing.
 19 HAROLD SIEGEL: Yes.
 20 MR. LUPINETTI: I would agree with--
 21 MR. WISE: It's not above the -- a
 22 pent. I mean, it's not up on the second floor,
 23 is it?
 24 MR. LUPINETTI: It's not above that,
 25 but this other particular one because wood is

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 actually over top of a roof and hanging over as
2 far as streetscape. And that's what I notice is
3 that, they are, I agree with you, there's a lot
4 of varying signage right along both sides of Main
5 Street. So it's kind of hard to gauge a rhythm
6 or anything, so I wouldn't necessarily say it's
7 inappropriate, but again, I agree it's varying
8 according to buildings.

9 MS. McDONOUGH: That helps a lot.
10 Thank you.

11 HAROLD SIEGEL: And also the pent
12 itself as described is in a very inappropriate
13 spot, you can't put it below it, you can't put it
14 in it. You have to put it above it or on it.

15 MR. LUPINETTI: And I would agree with
16 that height of that sign in the pent. I'm six
17 one, I'd probably hit my head on it.

18 HAROLD SIEGEL: Yeah, I've had a few
19 people do that that we actually had to put a rack
20 out there to prevent them from walking there.

21 MS. McDONOUGH: That wouldn't have
22 crossed my mind.

23 MR. WISE: One other point too is the
24 colors. Appropriate colors for signs were
25 traditionally intense versions of the building

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 MR. GADA: What color is the building
2 going to be painted?

3 HAROLD SIEGEL: The building's being
4 repainted the yellow white.

5 MS. McDONOUGH: Oh, repainted?

6 HAROLD SIEGEL: Yeah, it's going to be
7 repainted the same white on the bottom and the
8 yellow on top.

9 MS. McDONOUGH: So same color?

10 HAROLD SIEGEL: Yeah.

11 MR. WISE: Is it going to be like this
12 or is it going to be the font?

13 HAROLD SIEGEL: Well, it's gonna be
14 more like that. He did that digital
15 transformation, which I thought it was amazing
16 how he did, but it gives a better view of what he
17 was proposing.

18 MS. McDONOUGH: So the mockup is not
19 the same font?

20 HAROLD SIEGEL: No.

21 MS. McDONOUGH: It's going to be this
22 font?

23 HAROLD SIEGEL: No, no. It's gonna be
24 like the mockup.

25 MS. McDONOUGH: It's going to be like

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 colors, high gloss, bottle greens, olives, golds
2 and burgandys on a neutral background. This one
3 has a -- I don't know whether white -- I consider
4 white a neutral background or even black, but the
5 purple or lavender isn't -- does not quite pick
6 up any intense colors on the building, but the
7 building's yellow for the most part so it's
8 difficult to have that --

9 HAROLD SIEGEL: Well, the lower level's
10 white and the top level is yellow, which that was
11 the landlord's choice; but we would be willing,
12 if we had to change the color, we were kind of
13 hoping for the lavender because it kind of draws
14 your eyes from a distance.

15 MS. McDONOUGH: Anyone else have any
16 concerns about the color that they want to put on
17 the record?

18 I will note that there are other white
19 signs, there are other purple, but because of the
20 randomness the neighborhood of building colors
21 and the fact that yellow certainly wouldn't be
22 seen by anyone, does anyone have any inherent
23 problem with the color he chose, beyond the fact
24 that it's not the same color as the building?

25 MR. LUPINETTI: No.

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 the mockup?

2 HAROLD SIEGEL: Yeah.

3 MS. McDONOUGH: Okay. Any other
4 questions, comments for the record? Does anyone
5 make a motion to approve the sign based on what's
6 been put on this record?

7 MR. LUPINETTI: Aye.

8 MS. McDONOUGH: Any second?

9 MR. VOSS: Second.

10 MS. McDONOUGH: All in favor?

11 BOARD MEMBERS: Aye.

12 MS. McDONOUGH: Any opposed?

13 We will be recommending.

14 HAROLD SIEGEL: Okay. I'll give them a
15 call tomorrow. Thank you very much.

16 MR. LUPINETTI: Just remember you have
17 to wait for council's approval for certificate of
18 the appropriateness.

19 HAROLD SIEGEL: Well, it was funny when
20 we had the sign done 10 years ago, my
21 mother-in-law ws standing under it and you could
22 just see her head hitting it.

23 MS. McDONOUGH: The second you told me
24 your mother-in-law hit her head, I realized that
25 sign was not staying. I knew that was not an

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 option.
 2 HAROLD SIEGEL: And like I said, the
 3 neighbor does let her evergreen grow high and
 4 sometimes our sign is completely covered by it.
 5 So if you're coming down the street, you can't
 6 even see the sign.
 7 MS. McDONOUGH: No, I can understand
 8 that. Thank you. Good luck I hope everything
 9 works out for you.
 10 HAROLD SIEGEL: I hope so too. We're
 11 starting a reconstruction of the store tomorrow,
 12 so that will be good, hopefully --
 13 MS. McDONOUGH: That will be exciting.
 14 That end of town needs to be freshened.
 15 HAROLD SIEGEL: I think this will boost
 16 it up now with everything they're building in
 17 town, we might even see more business, which is
 18 good.
 19 MS. McDONOUGH: That would be really
 20 nice.
 21 HAROLD SIEGEL: Thank you very much.
 22 MS. McDONOUGH: We support it. Thank
 23 you. Thank you for your time.
 24 Okay. We are now on the next
 25 application 6 West Bridge Street. Two new signs.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 reviews and historic architectural reviews. We
 2 have issues with both, but we'll focus on
 3 architectural first. Has everyone seen the plan
 4 of the building? Does everyone know the existing
 5 building?
 6 MS. McDONOUGH: Thank you.
 7 RALPH FEY: So the existing building
 8 has the existing signs which are intended to be
 9 reduced. Some of them are behind me. That's a
 10 smaller version because the larger version is a
 11 little unwieldy, but Aviv can show you by passing
 12 that around, what the proposed sign looks like
 13 with him standing in front. And the difference,
 14 of course, is, that the sign that is on our
 15 application doesn't have a person standing
 16 holding it up, it's just drawn on.
 17 So if you look at our street front,
 18 it's actually extremely wide building. The
 19 entire build is 53 feet wide. The part that is
 20 closest to the street that one enters directly
 21 into is 27 feet wide. The part that is recessed
 22 at the back side of the parking, which is the
 23 tailor shop and future tailor shop entry, is 26
 24 feet wide. What we need is enough visual signage
 25 to indicate the two shops similar to the building

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 Hello, gentleman.
 2 How you doing?
 3 MS. McDONOUGH: Names for the record
 4 and addresses and all that junk.
 5 RALPH FEY: Ralph Fey, Ralph Fey
 6 Architects, Doylestown, Pennsylvania.
 7 AVIV HAVIV: Aviv Haviv, Doylestown
 8 Pennsylvania.
 9 THE REPORTER: Can you spell your name,
 10 please?
 11 AVIV HAVIV: Aviv, last name, Haviv,
 12 H-a-v-i-v.
 13 THE REPORTER: Thank you.
 14 MS. McDONOUGH: Proceed, gentlemen.
 15 RALPH FEY: This is not an easy way we
 16 want to proceed because we actually had been
 17 received a letter, which is not in favor of our
 18 application. So I guess you want me to proceed
 19 by disagreeing with the letter that I received.
 20 MS. McDONOUGH: We can do that, but we
 21 still would ask you to put like the specifics on
 22 the record because we pay all this the money to
 23 the court stenographer and we want to make sure
 24 she has something to do.
 25 RALPH FEY: So we have both zoning

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 that was across the corner that had two different
 2 signs. One that indicates the custom tailoring
 3 and is intended to speak to the language of
 4 custom tailoring. On this case we had to move it
 5 to the second floor, it was originally through
 6 that doorway on the original building. It was
 7 originally here or at home. And as the shop
 8 grew, the tailoring moved there, but upstairs.
 9 So this particular building was on the
 10 corner, so it has Savioni sign facing Main Street
 11 and a Savioni sign facing Bridge Street. We are
 12 not on a corner, but we have a similar width of
 13 building and our granted by the ordinance two
 14 foot for every one foot of frontage. So the
 15 frontage is 53 feet -- I'm sorry, I reversed
 16 that.
 17 MS. McDONOUGH: Yeah.
 18 RALPH FEY: One foot for every two foot
 19 of frontage, apologize.
 20 MS. McDONOUGH: That's better, because
 21 I was worried that I --
 22 RALPH FEY: And 53 feet or in about a
 23 26 and change square foot of sign. The sign that
 24 we're proposing currently is not that large. It
 25 is 89 inches by 24 inches. And unfortunately,

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 they didn't design the building and have no
2 ability as tenants to change the face of the
3 building, so unfortunately, at the height
4 required by the code, there isn't a flat spot per
5 se. There's a part of a flat spot and there's a
6 part of a sloping roof. There are other
7 buildings that have this same condition and one
8 of them is next door. It's not an ideal
9 condition, but it is the condition that exists.

10 MR. WISE: You're talking Dunkin'
11 Donuts.

12 RALPH FEY: Good example Dunkin' Donuts
13 right next door. There are other examples
14 throughout the town as well, but that is one is
15 immediate and made it in our picture.

16 MR. LUPINETTI: May I have ask you a
17 question?

18 RALPH FEY: Certainly.

19 MR. LUPINETTI: On the roof, which
20 other buildings within that block? Because I
21 visited there and I didn't see any on a roof
22 besides Dunkin' Donuts.

23 RALPH FEY: Probably on that block
24 there aren't. I do have a photo looking up and
25 down, but like I said, they don't own the

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 fact, it's significantly less than the square
2 footage allowed.

3 MS. McDONOUGH: So now we're back to
4 historic issue.

5 RALPH FEY: So I will stop there
6 because we'd also like to talk about the second
7 sign, which I am not sure it actually has been
8 reviewed by zoning or not and where that fell
9 because there was much back and forth on the
10 second sign and whether the second sign was
11 allowed, and whether the tailor sign being a
12 separate entrance would allow that to be a sign
13 and whether that sign could hang on the bracket
14 that's there because it would be too low, but it
15 would be in the parking lot does it constitute
16 being too low. So we have a lot of questions
17 about that.

18 MS. McDONOUGH: Was there -- refresh my
19 memory, is there a sign currently there or would
20 this be -- there's a current bracket there,
21 right?

22 RALPH FEY: There's a bracket here and
23 the second sign proposal was off to the side.

24 MS. McDONOUGH: Yeah, the second one.
25 Is there a sign there now?

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 building, they can't alter the building. All
2 they are is the tenant and by tenancy and the
3 size of the building, they are provided by the
4 code a certain size sign that already exists and
5 and they want to move to this side.

6 MR. LUPINETTI: Again, it's more of --
7 we're not looking more for the zoning code, right
8 now we're looking at historic architectural
9 review, not zoning, which it sounds like you're
10 talking more zoning, which is outside of us.

11 RALPH FEY: I'm absolutely referencing
12 what my client is allowed to do by the zoning
13 code. That's the starting point for all of the
14 signing discussions.

15 MS. McDONOUGH: Definitely understood,
16 no -- I think absolutely and that's really
17 important.

18 RALPH FEY: It's important to us and
19 it's important to them.

20 MS. McDONOUGH: Just because zoning
21 allows it, doesn't mean that it fits within the
22 historic guidelines. So first you got to start
23 because, obviously, if you're violating zoning,
24 we can't even listen to you.

25 RALPH FEY: And we're currently not, in

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 RALPH FEY: Is there a bracket there?

2 AVIV HAVIV: There is no bracket now,
3 but this is the picture that you're looking for.

4 MS. LEE: JoAnn, did our zoning officer
5 review both signs?

6 MS. CONNELL: Yes, she did and signed
7 off.

8 RALPH FEY: Excellent.

9 MS. CONNELL: With comments.

10 RALPH FEY: And I could be wrong, but I
11 thought the comments were that it was a little
12 low and we said if we turned it and put it in the
13 parking then it's not in the public way.

14 MS. CONNELL: Well, that's -- you have
15 to talk to her about that.

16 RALPH FEY: I don't know where that
17 fell to be honest with you. I'm actually filling
18 in for somebody else. So let's assume that our
19 sign is legal that we're presenting.

20 MS. McDONOUGH: I'll make that --

21 RALPH FEY: Unless somebody else tells
22 me otherwise.

23 Is it illegal?

24 MS. LEE: I don't know. Our zoning
25 officer would have responded to that.

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 MS. McDONOUGH: Obviously, we can't
 2 legislate legality. So if by some chance and
 3 just stating for the record we were to find this
 4 historically appropriate and we would make a
 5 recommendation that it be approved, if it's
 6 somehow not legal, that ends.
 7 MS. LEE: If there's equivocation about
 8 the second sign, I would recommend that you not
 9 discuss that second sign tonight.
 10 RALPH FEY: I would go the other way
 11 I'd rather discuss it.
 12 MS. LEE: Because I mean, if you didn't
 13 clear a response on the zoning --
 14 RALPH FEY: Like I said, I'm filling in
 15 for someone else.
 16 MS. McDONOUGH: If you're going to --
 17 can you step up if you're going to -- I don't I
 18 want to make sure this is part of the record, not
 19 a side conversation.
 20 RALPH FEY: We're just the applicant.
 21 We have a review letter for our two signs, but I
 22 do realize there's a question.
 23 MS. LEE: Where's the --
 24 MS. McDONOUGH: I think understanding
 25 that we can't make something legal and it's -- we

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 tailor sign is proposed for here.
 2 MR. VOSS: So it looks like we have
 3 some -- this information from the zoning officer.
 4 So I can read this.
 5 MS. McDONOUGH: Please put it on the
 6 record. Thank you.
 7 MS. CONNELL: It was in your electronic
 8 files.
 9 MR. VOSS: Sara, upon further review, I
 10 see that the building does have two areas of
 11 building frontage. Based on the additional
 12 information provided, the applicant intends to
 13 use both spaces for one business. Accordingly,
 14 the signage square footage is allowable from a
 15 zoning standpoint, but no additional signage
 16 would be permitted along the frontage of the
 17 building that sits back from the street.
 18 The HARB will still need to determine
 19 if the scale of the proposed signage fits with
 20 the building. Thank you.
 21 MS. CONNELL: Thank you.
 22 RALPH FEY: Does anybody here know what
 23 additional signage means? Is it more than one or
 24 more than two? I had trouble understanding that.
 25 MR. LUPINETTI: I would think that's a

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 can merely discuss the historic appropriateness.
 2 RALPH FEY: Well, then why don't we do
 3 that.
 4 MS. McDONOUGH: I think we all know
 5 that and then you can deal with the legality with
 6 the appropriate authorities.
 7 RALPH FEY: Perfect.
 8 MS. McDONOUGH: And you can find that
 9 it is or is not.
 10 MR. WISE: I have a question regarding,
 11 the side sign or the tailor sign, is it
 12 perpendicular to Bridge Street or I mean it's --
 13 MS. CONNELL: Keith, would you please
 14 read that?
 15 MR. WISE: -- parallel to Bridge
 16 Street, correct?
 17 MS. CONNELL: So that people will
 18 understand --
 19 RALPH FEY: Parallel to Bridge Street.
 20 MS. CONNELL: -- how the zoning officer
 21 feels.
 22 MR. WISE: I thought that way, but I
 23 just want to make sure.
 24 RALPH FEY: And the second sign when we
 25 speak of the second sign is the red bordered

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 zoning officer question, in my opinion.
 2 RALPH FEY: I do too.
 3 MR. LUPINETTI: I think we can make
 4 that judgment.
 5 MS. McDONOUGH: I would be guessing. I
 6 know what it means to me, but I could be wrong.
 7 RALPH FEY: And I'm guessing also.
 8 MS. McDONOUGH: Take that to zoning.
 9 It's a good question, take it to zoning. We're
 10 going to proceed with the application knowing
 11 that we're making a recommendation in a vacuum.
 12 Any questions or thoughts for these
 13 gentlemen based on anything in front of you
 14 starting with Jeff?
 15 MR. GADA: I have no issues with it.
 16 MR. VOSS: I just -- it wasn't clear me
 17 what the -- I believe it was Sign 2, is that the
 18 tailoring sign? How it was being presented I
 19 just I needed a visual, but I didn't see
 20 something.
 21 MS. McDONOUGH: You mean this or are
 22 you looking for something --
 23 MR. GADA: It's parallel to Bridge
 24 Street.
 25 MR. VOSS: Oh, so that was -- so it's

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 being hung from the front.
 2 MS. McDONOUGH: And it'll be parallel
 3 to the street and you can see like if you walk
 4 along here you can read it.
 5 MR. VOSS: That's Sign 1, right?
 6 MR. WISE: Yes.
 7 MS. McDONOUGH: Walking along Bridge
 8 Street.
 9 RALPH FEY: Correct. Parallel to the
 10 street.
 11 MS. McDONOUGH: Does that make sense?
 12 You're walking along here and it will be flat out
 13 into your face, here being Bridge Street.
 14 RALPH FEY: And still on a bracket?
 15 MS. McDONOUGH: Does that help?
 16 MR. VOSS: Yes. I thought it was being
 17 mounted on the rear portion of the building,
 18 that's why I was --
 19 MS. McDONOUGH: And there's currently
 20 brackets there now?
 21 RALPH FEY: There's only a current
 22 bracket in the middle of the building in the
 23 front. There is not currently a bracket to this
 24 side.
 25 MS. McDONOUGH: So what kind of

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 Hope, do I see the sign? Yeah, I can see parts
 2 of it, but it's not as visible as a sign if I'm
 3 across the street and looking at the store there
 4 is no sign that I would see unless I walked up
 5 the street and saw the tailoring sign there.
 6 So, you know, obviously the roof with
 7 our signage like we had across the street would
 8 be the best bet for us because people know where
 9 we are. And West Bridge Street for -- I mean, I
 10 don't even have to tell you guys how hard it is
 11 people don't go up the street, 'cause they don't
 12 really see all the signs or they don't think
 13 anything is up there. There's a lot of empty
 14 storefronts and especially on that side of the
 15 street. So for us, as a business, it's important
 16 that people know where we are and the visibility
 17 is number one thing for us.
 18 MS. McDONOUGH: So question for you,
 19 all of us knowing that corner really well. Love
 20 Saves The Day is right across the street from
 21 Dunkin' Donuts, so if you walked out, you would
 22 see -- you would be looking at Savioni at like
 23 about 10 o'clock.
 24 AVIV HAVIV: Yep.
 25 MS. McDONOUGH: If someone were to walk

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 brackets did we put on the record what kind of
 2 brackets you'll be using to hang Sign 2?
 3 RALPH FEY: So we were actually
 4 thinking of reusing the bracket that's in the
 5 front for Sign 2.
 6 MS. McDONOUGH: And just moving it?
 7 RALPH FEY: Correct.
 8 MS. McDONOUGH: I have a question. So
 9 there is a bracket existing, have you considered
 10 hanging a sign there and using that actual
 11 bracket, which would be very visible to the
 12 public and would be more consistent with the
 13 design and not detract from the roof? Tell me
 14 your thoughts on that.
 15 RALPH FEY: I'm going to let the owner
 16 answer that after.
 17 AVIV HAVIV: Well, I-- obviously our
 18 first hope was on the roof. I have some concerns
 19 about visibility of a sign that is perpendicular
 20 with the street in terms of if I'm at let's say,
 21 Love Saves The Day and looking across, can I see
 22 the sign. And it's -- you can see the edge of
 23 the sign, it's hard to see. If I'm where our old
 24 location was on 8 and 10 South Main Street
 25 looking across at the busiest intersection in New

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 out of Starbucks, wouldn't they totally miss your
 2 plan now? I mean, doesn't that kind of reverse
 3 you're visibility argument a little bit?
 4 Starbucks is a pretty busy corner. If you sit on
 5 the porch of Starbucks, what you have proposed
 6 now would be totally invisible.
 7 AVIV HAVIV: Ideally, I mean, if I had
 8 my way it be put a sign on the roof and you put a
 9 sign on a bracket just like a T you could it in
 10 every direction from the North Pole. You know
 11 what I mean?
 12 MS. McDONOUGH: Let's pretend for the
 13 moment --
 14 RALPH FEY: It's not our application.
 15 AVIV HAVIV: I understand, that's just
 16 what I'm saying, then you would see --
 17 MS. McDONOUGH: Let's pretend for the
 18 moment that you can't have your way and you get
 19 one sign.
 20 RALPH FEY: So to be direct we do have
 21 a sign that is a currently inside the store that
 22 is in the window or behind -- further back in the
 23 store and it's 36 inches wide and 10 inches tall.
 24 The 36 inch wide sign would be the scale of the
 25 sign that should be on that perpendicular

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 bracket. Certainly the 89 inch sign that is
 2 proposed on the face of the building would --
 3 MS. McDONOUGH: Yeah.
 4 RALPH FEY: -- be a ridiculous amount
 5 of projection over the street.
 6 MS. McDONOUGH: Are you saying that
 7 that could go on the bracket?
 8 RALPH FEY: It could.
 9 MS. McDONOUGH: I mean, it's not my --
 10 I'm not a marketer, I'm not a retailer. But I
 11 just know that like when you're walking by
 12 Starbucks and things like that, you would see the
 13 sign on the bracket and you would totally miss
 14 the flat sign. Would you consider -- and if you
 15 want to take a minute -- putting the sign on the
 16 bracket, which would be really more consistent?
 17 AVIV HAVIV: Well, historically what --
 18 I mean, can I have some feedback in terms of why
 19 you would not allow the sign on the roof?
 20 MS. McDONOUGH: It's the proportions of
 21 the sign, it's the angle.
 22 AVIV HAVIV: If it was a smaller sign.
 23 MS. McDONOUGH: The smaller sign?
 24 AVIV HAVIV: Well, not the 89 inch one
 25 that we propose, it's a smaller one like the --

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 RALPH FEY: A small spotlight on the
 2 sign, a pin spot.
 3 MR. LUPINETTI: Oh, a light.
 4 RALPH FEY: I'm sorry. Pin spot light
 5 MS. McDONOUGH: What -- yeah, I --
 6 RALPH FEY: It wasn't in our
 7 application.
 8 MS. McDONOUGH: I think if it's on the
 9 record we can -- I don't think you have to go
 10 running back and forth and do new paperwork for
 11 that.
 12 Are you all comfortable?
 13 MS. CONNELL: Well, you need model
 14 number, manufacturer, size, color, where.
 15 MS. McDONOUGH: Can you tell us any --
 16 RALPH FEY: So, obviously, we would
 17 mount it on either side of the sign off the
 18 building or off the sign. There's both. We can
 19 either mount them on a little T bar and it shines
 20 back or we can mount them off the building. We
 21 would look to your direction for that, both are
 22 pretty common.
 23 MR. WISE: Yeah. According to the
 24 design guidelines, it says, site lighting -- I
 25 don't know of site lighting covers -- but site

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MS. McDONOUGH: How would that -- if
 2 you put the smaller sign on the roof, how would
 3 that help your concern about visibility.
 4 RALPH FEY: I'm going to speak louder,
 5 sorry.
 6 I think it would be lost on the roof,
 7 black on black. I actually think the visibility
 8 would be higher if you use the smaller sign
 9 mounted on the bracket.
 10 MS. McDONOUGH: We want -- I mean, it's
 11 in the interest of this town for businesses to do
 12 well and to attract attention, but if you would
 13 consider putting a sign on the bracket, that
 14 would make a whole lot easier for us, because
 15 that is absolutely okay. I don't know if you
 16 want to consult with anybody in the audience or
 17 if you just want to think about it for a second.
 18 AVIV HAVIV: Okay. The bracket, if
 19 that's you're, you know, suggesting, we'll go
 20 with the bracket.
 21 RALPH FEY: And we didn't put in our
 22 application that we would have -- would like to
 23 put a little pin spot, is that something I have
 24 to reapply for or can I put it in here now?
 25 MR. LUPINETTI: Put a what on it?

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 lighting should be compatible with the historic
 2 district and they include either traditional
 3 period lighting fixtures or simple modern
 4 fixtures. I think you're talking a very simple
 5 modern.
 6 RALPH FEY: I would be saying something
 7 the size of that phone.
 8 MR. LUPINETTI: Well, I think that
 9 should be coming out of signage lighting not site
 10 lighting.
 11 MS. McDONOUGH: Size of what?
 12 MR. LUPINETTI: See when you're looking
 13 at site lighting on a signage it says, where
 14 signage lighting is required, gooseneck or hidden
 15 lights are recommended. Internally illuminated
 16 signs are generally not recommended expect
 17 backlit individual pin-mounted layers.
 18 RALPH FEY: Well, we have a hard sign,
 19 so it would be small LED --
 20 MS. McDONOUGH: When you say small, you
 21 can put a dimension for the record?
 22 RALPH FEY: Two inches around and four
 23 inches long.
 24 MR. LUPINETTI: I would think that if
 25 they approve that when it comes before the

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 council, as long as it meets the HARB guidelines
 2 as stipulated, I wouldn't see an issue with
 3 having to reapply for something like that.
 4 RALPH FEY: Should we bring that with
 5 us to the council meeting?
 6 MS. McDONOUGH: Yeah. I think that's
 7 fantastic.
 8 MR. LUPINETTI: That would be me
 9 recommendation. I don't know if anybody else
 10 agrees, because I think that's very minor. As
 11 long as it's meeting and you're not deviating
 12 from this. I would say if you're going to
 13 deviate, then I would say bring us an
 14 alternative.
 15 MR. WISE: I think they could -- you
 16 could almost consider them hidden lights if you
 17 attach them properly and --
 18 RALPH FEY: I can put them behind the
 19 little skirt board.
 20 MR. WISE: It'd be pretty hidden then.
 21 I don't -- is there -- this a question is there
 22 precedent for that in the township -- or excuse
 23 me, in the borough? Are there many lights now
 24 lighting any of the hanging signs?
 25 MS. McDONOUGH: Well, there are signs

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 there, you know, we hadn't even got to the point
 2 to lighting. If we had a roof signage, but --
 3 MS. McDONOUGH: So the lighting over
 4 Jaffron the sign -- the picture you just showed
 5 us, is it going to be -- are you thinking of
 6 something similar?
 7 RALPH FEY: Yes.
 8 MS. McDONOUGH: So I would suggest the
 9 following based on what Rick recommended, we will
 10 vote on the two signs. One being sign No. 2,
 11 which is on the side. The other being sign No. 1
 12 which we're now going to put on the bracket.
 13 RALPH FEY: And I can submit this that
 14 you have the dimension if it helps.
 15 MS. McDONOUGH: Absolutely. Thank you.
 16 And you put the dimensions of that on
 17 the record, is that correct?
 18 MR. LUPINETTI: All right. Let me be
 19 correct, Sign 1 is the one that's proposed on the
 20 roof --
 21 MS. McDONOUGH: Correct.
 22 MR. LUPINETTI: -- and Sign 2 --
 23 MS. McDONOUGH: Is the side.
 24 MR. LUPINETTI: -- is the hanging sign
 25 on the side?

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 with over -- I'm not going to word this very
 2 well, but there's lighting that --
 3 MR. LUPINETTI: Is that probably called
 4 gooseneck?
 5 MS. McDONOUGH: Yeah, we have some of
 6 that. I haven't thought about it because it
 7 wasn't --
 8 RALPH FEY: I have a photo of a sign
 9 across the street, it's the sign on the Jaffron,
 10 you can see the fixture and you can just see the
 11 illumination of the corner.
 12 MR. WISE: The red sign?
 13 RALPH FEY: I think our light is a
 14 smidge smaller than that. I'm sorry it's so
 15 small.
 16 MR. WISE: So that would be something
 17 that --
 18 MS. McDONOUGH: Yeah, okay.
 19 MR. WISE: -- this light you would have
 20 not have had -- you weren't planning to light the
 21 large sign on the pent, right?
 22 RALPH FEY: We probably would've come
 23 back to you and asked for a small light shining
 24 up on it, we hadn't gotten that far.
 25 AVIV HAVIV: Knowing somebody lives up

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MS. McDONOUGH: Correct. So with the
 2 proviso that any lighting has to be specifically
 3 brought to the council and that we are assuming
 4 for the sake of this that if there's any -- first
 5 off, it's going to look similar to the lighting
 6 in the Jaffron sign that you've already put in
 7 front of us. Second, if that the borough council
 8 has any issues, you're going have to come back
 9 with the lighting regardless of what we
 10 recommended.
 11 MR. WISE: I think they should submit
 12 the lighting plan prior to the meeting so at
 13 least staff can look at it and make sure it's --
 14 MS. McDONOUGH: Submit to the borough
 15 council?
 16 MR. WISE: Before it goes to the
 17 borough council for a vote.
 18 MS. McDONOUGH: You want them to come
 19 back here?
 20 MR. WISE: I don't know if it needs to
 21 come back here, but I think it should at least
 22 come back to staff to review to make sure it
 23 meets code.
 24 MS. McDONOUGH: I think that's a good
 25 suggestion.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 Is that okay?
 2 RALPH FEY: When would you like it by?
 3 MS. LEE: I'm sorry, what was that?
 4 RALPH FEY: When would you like --
 5 MS. LEE: Ten days before the council
 6 meeting. Ideally next week.
 7 RALPH FEY: This week. Let's just say
 8 this week.
 9 MS. LEE: Yes.
 10 MS. McDONOUGH: I think that's
 11 fantastic.
 12 MS. LEE: Before the end of this -- by
 13 the end of this week that would be ideal.
 14 RALPH FEY: Thank you.
 15 MS. LEE: We'll probably run it by Bob
 16 just to get his input on that too.
 17 MS. McDONOUGH: So what was the
 18 agreement? I only half heard. What did you just
 19 agree?
 20 RALPH FEY: We will submit our lighting
 21 and location of lighting and lighting levels this
 22 week to EJ, to the borough and EJ will distribute
 23 it appropriately prior to borough council.
 24 MS. McDONOUGH: Is that --
 25 MR. LUPINETTI: And this is for Sign 2?

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MS. McDONOUGH: Thank you.
 2 MR. WISE: And another question is,
 3 could you describe how the sign is made and in
 4 the colors, 'cause I think the image shows more
 5 gold.
 6 AVIV HAVIV: So they've been painted,
 7 so it's black and a -- the paint, the gray is
 8 called gargoyle gray.
 9 RALPH FEY: Is this the repainted one?
 10 AVIV HAVIV: That is the color.
 11 RALPH FEY: So this is an actual sign.
 12 MR. WISE: Okay. But it would be back
 13 to back.
 14 RALPH FEY: It is a back to back sign.
 15 AVIV HAVIV: A little bit bigger than
 16 this, three feet by ten and a half.
 17 RALPH FEY: So that's a 24 inch sign,
 18 it's a foot larger.
 19 MS. McDONOUGH: Okay. Anything else
 20 that anyone wants to just make sure? I really
 21 appreciate that we're getting the record exactly
 22 clear.
 23 Any other suggestions?
 24 Any comments from the public? Okay.
 25 As stated on the record, I would like to -- can I

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MS. McDONOUGH: It's the lighting.
 2 RALPH FEY: So it's Sign 1.
 3 MR. LUPINETTI: Sign 1, but the small
 4 --
 5 MS. McDONOUGH: On Sign 1. No, Sign 1
 6 is the lighting.
 7 MR. LUPINETTI: Is lighting, but that's
 8 for proposed at the 89 inches?
 9 RALPH FEY: No, we have accepted a
 10 smaller sign that I have a photo of here. I'm
 11 anticipating this discussion with a tape measure
 12 on it showing that it's 36 inches wide and 10 and
 13 a half inches tall.
 14 MR. LUPINETTI: And now that's going to
 15 be hung, so the original Sign 1 is officially off
 16 the table and now we're going to the revised --
 17 MS. McDONOUGH: Right. They modified
 18 it to put that on the existing bracket. It's the
 19 dimensions that are on the record and Sign 1 is
 20 still on the front of the building, but it's now
 21 a different sign, different size, hung
 22 differently. Otherwise it's identical.
 23 MR. LUPINETTI: This is more for
 24 clarity of the record to make sure we know
 25 exactly what we're recommending.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 hear a motion to approve -- we're going to take
 2 these one at a time.
 3 So let's go backwards. Sign No. 2
 4 which the sign on the side of the building, which
 5 we are considering exactly as presented by the
 6 applicants, can I hear a motion to approve that
 7 sign?
 8 MR. LUPINETTI: Aye.
 9 MR. GADA: Aye.
 10 MS. McDONOUGH: So we've got a motion,
 11 we got a second.
 12 All in favor?
 13 BOARD MEMBERS: Aye.
 14 MS. McDONOUGH: Opposed?
 15 Okay. Sign 2 is approved -- is
 16 recommended for approval.
 17 Now, Sign No. 1, which was originally
 18 positioned on the front of the building, we are
 19 now -- they've now changed it. The dimensions
 20 are on the record. It will be hung from the
 21 existing bracket and there will be lighting, but
 22 that has to be submitted to the town this week
 23 and will be put in front of borough council.
 24 Understanding that if borough council has any
 25 issues, you will have to come back on the

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 lighting.
 2 With that all on the record, do I have
 3 an application to approve the -- a motion to
 4 approve the application?
 5 MR. LUPINETTI: Aye.
 6 MS. McDONOUGH: Second?
 7 MR. GADA: Second?
 8 MS. McDONOUGH: All in favor?
 9 BOARD MEMBERS: Aye.
 10 MS. McDONOUGH: Any opposition?
 11 MS. LEE: I'm sorry I'm a little late.
 12 Can you modify that first motion to make sure
 13 that zoning is consistent with that second sign?
 14 MS. McDONOUGH: I can't hear you. I'm
 15 sorry, EJ.
 16 MR. LUPINETTI: So what EJ said is she
 17 wants to make sure that zoning most approve the
 18 size of the sign.
 19 MS. LEE: To get verification only
 20 because there was some --
 21 MS. McDONOUGH: It's absolutely given.
 22 MS. LEE: -- confusion about whether
 23 zoning did or did not authorize that second sign.
 24 MS. McDONOUGH: As I've said, we have
 25 no authority over zoning. We -- they have to --

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 SIMONE LESSANE: Simone Lessane from
 2 Willingboro in Jersey.
 3 NDABANINGI SIMMONS: Ndabaningi Simmons
 4 from Willingboro, New Jersey. I'll spell it out,
 5 N-d-a-b-a-n-i-n-g-i, last name Simmons,
 6 S-i-m-m-o-n-s.
 7 MR. LUPINETTI: May I clarify, are you
 8 the tenant or the owner?
 9 NDABANINGI SIMMONS: Owner. I am the
 10 owner.
 11 MR. LUPINETTI: You're the owner.
 12 NDABANINGI SIMMONS: One of the owner.
 13 SIMONE LESSANE: Well, we're a tenant
 14 in the building.
 15 MR. LUPINETTI: Tenant of the building.
 16 SIMONE LESSANE: Yes.
 17 MS. McDONOUGH: The owner/tenant?
 18 NDABANINGI SIMMONS: Yes.
 19 MS. McDONOUGH: Tell us about the sign,
 20 please give us, for the record, the materials,
 21 the dimensions, how it's going to be hung.
 22 SIMONE LESSANE: It's going to be
 23 SINTRA material, which is a PVC. It's an all
 24 weather material. It's 50 by 34. We are just
 25 going to remove the existing sign, use the same

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MS. LEE: Your motion would be pending
 2 zoning is consistent with allowing that second
 3 sign.
 4 MS. McDONOUGH: Okay. With that
 5 understanding, does that change anyone's vote,
 6 with that understanding? Or are we still
 7 recommending approval.
 8 The records modified. Thank you.
 9 And with that, you are -- you have our
 10 recommendation.
 11 RALPH FEY: Thank you and thank for the
 12 process.
 13 MS. McDONOUGH: Next application is
 14 102, 104 New Street, a wall installation walkway
 15 accessing the garage.
 16 MS. CONNELL: Excuse me. You missed.
 17 Excuse me, Enid, you missed one.
 18 MS. McDONOUGH: I missed one? Did I
 19 miss 15 North Main? Sorry, guys. Reading is not
 20 my specialty.
 21 15 North Main Street application for a
 22 new sign using the existing hardware.
 23 Hi, how are you?
 24 MS. McDONOUGH: Put your name on the
 25 record and address, please.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 hardware that's there and just put it back in,
 2 screw it back in.
 3 MS. McDONOUGH: Is it the same size as
 4 the existing?
 5 SIMONE LESSANE: Absolutely.
 6 MS. McDONOUGH: Any difference in
 7 material, thickness or anything else from the
 8 existing?
 9 SIMONE LESSANE: No this is gonna be
 10 the same thickness, which is --
 11 What was it 33 millimeters or something
 12 like that same. It's gonna be the same
 13 thickness. The existing sign is wood.
 14 NDABANINGI SIMMONS: It's like a wood
 15 material.
 16 SIMONE LESSANE: It's a wood material,
 17 but we're still going to us the hardware that's
 18 on the outside.
 19 MS. McDONOUGH: That's the white posts?
 20 SIMONE LESSANE: Correct.
 21 MS. McDONOUGH: Questions?
 22 Motion to approve the sign as requested
 23 on the record?
 24 MR. VOSS: So moved.
 25 MS. McDONOUGH: Second?

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MR. LUPINETTI: Aye.
 2 MS. McDONOUGH: All in favor?
 3 BOARD MEMBERS: Aye.
 4 MS. McDONOUGH: Any opposition?
 5 We'll be recommending that you're sign
 6 be approved.
 7 SIMONE LESSANE: Thank you so much.
 8 Have a good evening.
 9 NDABANINGI SIMMONS: Wow, thank you.
 10 MS. McDONOUGH: Good luck.
 11 MR. LUPINETTI: Welcome to New Hope.
 12 SIMONE LESSANE: Yes, thank you.
 13 MS. McDONOUGH: Now, I had to get that
 14 done quickly.
 15 ALISON KINGSLEY: Is it possible for
 16 you guys to use the mics, because it's really
 17 hard for everybody, there's just kind of mumbling
 18 that's going on.
 19 MS. McDONOUGH: Is that better?
 20 ALISON KINGSLEY: Yeah.
 21 MS. McDONOUGH: It's funny, I always
 22 think I'm too loud and then I found out that I'm
 23 not.
 24 ED DUFFY: Never, never.
 25 MS. McDONOUGH: Now, we're getting to

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 accommodate the new height of the sidewalk and
 2 not have sort of a sheered drop edge there, we're
 3 gonna be putting in a little retaining wall that
 4 would be made of both colors argillite to match
 5 the retaining wall directly opposite on the other
 6 side of my driveway. The angle would just be an
 7 inverse.
 8 MS. McDONOUGH: So what's the material
 9 of the retaining wall?
 10 JUSTIN LUCAS: Argillite, the purple
 11 and blue stone that's used in my house's original
 12 1830 foundation and we continue to do the garden
 13 walls throughout. It's in my pictures.
 14 MR. WISE: Photo one.
 15 JUSTIN LUCAS: Photo 1.
 16 MS. McDONOUGH: I just wanted him to
 17 state for the record the material. Are you
 18 proposing that the new wall be the same size,
 19 height, length or is gonna be different.
 20 JUSTIN LUCAS: The height is proposed
 21 to similar. The shape of it is a little bit
 22 different because it's got this obligation to
 23 retain that piece and that's going to be dictated
 24 by whatever that is, I don't have it to scale
 25 here, but it exists there today. The edge of the

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 the application for 102 and 104 New Street. The
 2 installation will be a wall installation and
 3 walkway accessing the garage and the addition of
 4 two iron posts for both properties.
 5 Who is here to make this presentation?
 6 MS. CONNELL: He's here.
 7 MS. McDONOUGH: I see that.
 8 JUSTIN LUCAS: Hello everybody.
 9 MS. McDONOUGH: Hi. Take a second.
 10 Dont' have a heart attack.
 11 JUSTIN LUCAS: So should I begin?
 12 MS. McDONOUGH: Are you ready? All
 13 right. Please put your -- wait one second.
 14 Would you put your name on the record, address?
 15 JUSTIN LUCAS: Justin Lucas, 102 and
 16 104 New Street.
 17 MS. McDONOUGH: Go ahead.
 18 JUSTIN LUCAS: So we're looking at two
 19 distinct driveways here. I'm gonna start with
 20 the right one on the plan, which is 102 New
 21 Street. It's the one that doesn't have any green
 22 on it. So on that one, we're gonna be bringing
 23 the sidewalk all the way through and because of
 24 that, we have an elevation issue to the right
 25 side of this where the lilac is shown. And to

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 bed is there today, so this is just cleaning that
 2 up. And then the length of it is to get, again,
 3 it accommodates a function, but it's pretty much
 4 -- we're intending for it to line up with the
 5 adjacent wall at the end of it.
 6 MS. McDONOUGH: And when you say, the
 7 height's similar, do you mean like you're gonna
 8 try to make it the same height or is it --
 9 JUSTIN LUCAS: They're on opposite
 10 sides of the driveway, so obviously, I mean, my
 11 wife would kill me if there was a big variation.
 12 MS. McDONOUGH: I'll take that as a
 13 guarantee. But the goal here is for it to have
 14 functionality, it's not -- I wouldn't be paying
 15 for it just for the look, it's there to do its
 16 job first. So we have a plan for how that
 17 sidewalk's gonna go, but there's some factor of
 18 constructability to it that's gonna be figured
 19 out in the field so it may start, you know, a
 20 couple inches higher to be not below the
 21 sidewalk.
 22 MS. McDONOUGH: Keep going.
 23 JUSTIN LUCAS: You don't see -- you
 24 wouldn't see the part that would be higher from
 25 the street anyway. You could see it from the

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 interior angles of the driveway where my photos
 2 are shot from because the intent is for this
 3 sidewalk, for this wall to sort of be growing out
 4 of the sidewalk to the corner, so you would
 5 partial height of it and a graduating height.
 6 I'm proposing replacing two existing
 7 poles -- I'm sorry -- on the either side of the
 8 driveway. These posts are there because people
 9 turn around at high speeds, if you're unaware, to
 10 get a parking space in our town. I have a five
 11 year old, so we intend on keeping them. We're
 12 going back with the same posts, we're gonna spray
 13 paint them black this time because we have all
 14 black hardware and black shutterware on our home.
 15 It's more appropriate we feel and we hope you
 16 feel the same way. And we put just regular cecil
 17 rope on it, we think it's so bold and authentic.
 18 And we'll continue to do that there.
 19 And does anyone have any questions on
 20 102 first?
 21 MR. LUPINETTI: I have no questions.
 22 MR. VOSS: No.
 23 MS. McDONOUGH: Proceed.
 24 JUSTIN LUCAS: On 104, this is the
 25 project that I've been working on for a while now

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 street and the Playhouse running a herringbone
 2 pattern up to garage. And then the fieldstone,
 3 the blue stone, which is the cap on our wall and
 4 we have it in front our house as well for the
 5 access walks.
 6 This one we have the same rope pole
 7 system we propose, but for the poles here, we're
 8 trying to, you know, lean on the Victorian
 9 styling of the house and we've selected an iron
 10 sort of taller more Victorian pole, with a round
 11 top there. We think that the sort of high peaks
 12 on the house and the taller pole and taller base
 13 trim on the pole sort of matches how the house
 14 feels. I know you can't see the interior, but it
 15 has a big base molding and it has tall ceilings
 16 on the first floor and things like that, so we
 17 think it's harmonious with this sort of feeling
 18 in the house. Also has that porthole window up
 19 in the gable, so that circle feature on the top
 20 of the rail. I think that's pretty much sums it
 21 up.
 22 MS. McDONOUGH: Questions, Bob?
 23 MR. WISE: No.
 24 MS. McDONOUGH: Comments, questions?
 25 Anything you'd like to put on record?

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 next door. We're doing a similar set of things
 2 there we've rebuilt the front entry and we're
 3 trying to accommodate here three different
 4 objectives. We're trying to get pedestrians from
 5 the sidewalk to the ground level and upper level
 6 unit.
 7 You have a question, Enid?
 8 MS. McDONOUGH: No, I'm processing
 9 slowly.
 10 JUSTIN LUCAS: And then the access to
 11 the lower level unit is between the garage and
 12 the residence there. So the reason for the
 13 fieldstone connector is to, again, it's the
 14 functionality of getting the person down the
 15 stairs.
 16 We really thought about this one a lot
 17 because we want as much green space in the front
 18 of the home as we can possibly get. So when we
 19 kept drawing it in solid, it looks like a half of
 20 a basketball court and that's not what we were
 21 going for, so we tried to create some air in the
 22 -- in the weight of the front of this by putting
 23 in the tire strips, which are intended to be the
 24 same brick, which is the brick from in front of
 25 the George Michael townhomes at the end of the

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MR. WISE: I mean, I reviewed this plan
 2 I -- did we talk, is that who I --
 3 JUSTIN LUCAS: Yeah, sure. Good to
 4 meet you.
 5 MR. WISE: We had a little problem with
 6 what house we were looking at here, so that got
 7 satisfied.
 8 MS. McDONOUGH: You know what house
 9 you're looking at?
 10 MR. WISE: Yeah and I understood then
 11 how the plan works. I looked up the green -- the
 12 vegetation seemed odd to have that almost like a
 13 succulent there, but you think that's gonna be
 14 strong enough to live in that environment?
 15 JUSTIN LUCAS: When you live here, you
 16 learn quickly that it's gonna get trafficked,
 17 it's going to get it, you know, it gets a lot of
 18 sun on that side and we're just trying to go with
 19 something that's going to make it, and be green
 20 and not be tall or -- we want to showcase the
 21 house.
 22 MR. WISE: Most of the pictures in
 23 Google, showed it growing it out of rocks, so if
 24 you don't have good land, so it's probably good.
 25 I really didn't see anything in this that, you

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 know, is contrary to the design guidelines.
 2 You'll have a view of the house, which is nice
 3 with this green material. The brick pattern
 4 that's been established will continue. The
 5 posts, I think, are almost invisible and they've
 6 been well thought out for both properties. And
 7 the stone wall -- or the proposed retaining wall,
 8 it seems like it's going to look almost exactly
 9 like this one just the inverse. So I think the
 10 plan is appropriate.
 11 MS. McDONOUGH: Comments or thoughts,
 12 Rick?
 13 MR. LUPINETTI: I agree. I think Bob's
 14 review is good. I visited this site, I think
 15 it's perfectly, you know, meeting the guidelines
 16 in my eyes.
 17 MS. McDONOUGH: Keith, anything?
 18 MR. VOSS: I just had a question about
 19 the color of the posts, were they black for the
 20 one and --
 21 JUSTIN LUCAS: The color of the house,
 22 it's a white color, it's already painted on the
 23 house and was approved in a previous HARB
 24 meeting. We thought that would be most
 25 appropriate, but we'd be open to suggestions.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 Anyone see a reason not to just take
 2 the whole application in one fell swoop?
 3 MR. LUPINETTI: No, I would agree with
 4 that.
 5 MS. McDONOUGH: Anyone want to make a
 6 motion to accept the entire application as
 7 presented?
 8 MR. GADA: Aye.
 9 MS. McDONOUGH: Any seconds?
 10 MR. LUPINETTI: Aye.
 11 MS. McDONOUGH: All in favor?
 12 BOARD MEMBERS: Aye.
 13 MS. McDONOUGH: Any opposed?
 14 We will recommend approval.
 15 JUSTIN LUCAS: Thank you very much.
 16 Thank you for donating your time.
 17 MS. McDONOUGH: You're doing a good
 18 job.
 19 JUSTIN LUCAS: Appreciate it.
 20 MS. McDONOUGH: So this is our last
 21 application, it is 64 North Main Street, fence
 22 installation. We have an application and
 23 addendum.
 24 Before we proceed I just want to make
 25 one comment for the record. I've looked through

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 We're trying to -- there was an identity issue
 2 with this house set up before because it was
 3 modified over the years in a way not keeping with
 4 historic guidelines. So we're trying to bring
 5 everything back to together, so we're trying to
 6 be very basic with -- we sort of picked colors
 7 that matched the other half of it, this is a half
 8 of a twin. And we're trying to make the posts
 9 associate the garage to the house because before
 10 that wasn't always the case.
 11 MS. McDONOUGH: Any other comments or
 12 questions?
 13 MR. VOSS: Just that one.
 14 MR. WISE: Just you -- it looks like
 15 you're going to reopen the porch again?
 16 JUSTIN LUCAS: It's done.
 17 MR. WISE: It's done. Okay. Thank
 18 you.
 19 MS. McDONOUGH: I have nothing.
 20 MR. GADA: Looks great.
 21 JUSTIN LUCAS: Thank you. The posts on
 22 left by the way, we're sourcing locally Hobensack
 23 & Keller.
 24 MS. McDONOUGH: Any questions or
 25 comments from the public?

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 all of the applications and there's a lot of very
 2 relevant comments in here and everything, but
 3 there's also some personal comments. The HARB --
 4 the makeup of the HARB is dictated by statute.
 5 We listen to different people. We get advice all
 6 the time. Some of it we take, some of it we
 7 don't. If there's anything in Mr. Wise's
 8 recommendation or anything we say that you
 9 disagree with, please tell us, but please try to
 10 keep your comments about the application, the
 11 merits of your application, the guidelines and
 12 anything you agree or disagree with. And let's
 13 perhaps not make any mention of personal
 14 qualifications or anything of that nature.
 15 KAREN GROSSMAN: Well, I will speak
 16 about them briefly because I do believe they are
 17 relevant.
 18 THE REPORTER: May I just have your
 19 name, please?
 20 MS. McDONOUGH: Having said that, name
 21 and address for the record.
 22 KAREN GROSSMAN: My name is Karen
 23 Grossman. I'm the property owner of 64 North
 24 Main Street along with my husband Fred. My
 25 presentation will take about 15 minutes.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MS. McDONOUGH: You getting feedback
 2 here?
 3 MS. McDONOUGH: We're good.
 4 KAREN GROSSMAN: I'm here tonight to
 5 request approval to replace a 36 inch high wood
 6 fence gate and posts with a 36 inch high metal
 7 fence gate and brick posts. My wood fence has
 8 rotted beyond repair. I don't have things on the
 9 fence I'm proposing because it's being custom
 10 made by Patterson Iron Works. I did however add
 11 an additional picture to the packet, which you
 12 should have in the hard copy handouts. And that
 13 picture I added is the last picture black and
 14 white picture.
 15 MS. McDONOUGH: That would be this?
 16 KAREN GROSSMAN: That's correct.
 17 MS. McDONOUGH: Thank you.
 18 KAREN GROSSMAN: This is the fence that
 19 Patterson Iron Works has proposed.
 20 MR. LUPINETTI: Can I -- I'm sorry to
 21 interrupt you, ma'am. Which ones? There is two
 22 black and whites, there's a picture 24 and a
 23 picture 25.
 24 KAREN GROSSMAN: Picture 25.
 25 MR. LUPINETTI: So Picture 25 is what

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MS. McDONOUGH: Thank you. I see --
 2 KAREN GROSSMAN: There it is.
 3 MS. McDONOUGH: I see Picture 5 is a
 4 gate post, is that what you're referring to?
 5 KAREN GROSSMAN: I don't have the
 6 picture in front of me. Yes, that's the brick
 7 post.
 8 MS. McDONOUGH: But do you have a
 9 mockup of how it will look collectively or just
 10 each piece?
 11 KAREN GROSSMAN: No, no.
 12 MS. McDONOUGH: All right. Keep going.
 13 KAREN GROSSMAN: So now I'd like to
 14 respond to Mr. Wise's conclusion.
 15 MS. McDONOUGH: Of course.
 16 KAREN GROSSMAN: That the proposed new
 17 fencing does not comply with the design
 18 guidelines. I want to note for the record that
 19 Mr. Wise is an architectural historian. I
 20 believe Mr. Wise made a significant error in the
 21 review of my HARB application. He described my
 22 house as a historic house, it's not a historic
 23 house. It's an old house in the historic
 24 district. I'm not sure if he's aware of that
 25 distinction in New Hope.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 we're discussing?
 2 KAREN GROSSMAN: Yes.
 3 MR. LUPINETTI: That's what you're
 4 proposing.
 5 KAREN GROSSMAN: Yes, not 24 that you
 6 have open right now, it's 25.
 7 MR. LUPINETTI: I just want to make
 8 sure we're clear.
 9 KAREN GROSSMAN: Thank you. This is a
 10 fence, it has circle rings. It'll be powder
 11 coated black. The only difference in this
 12 picture instead of the fleur-de-lis finial, I'd
 13 like to use a sphere and ball post finial. And a
 14 picture of that is in the preceding picture,
 15 picture No. 24.
 16 So the iron worker recommended a
 17 fleur-de-lis, I would prefer a quad sphere and
 18 ball cap. This is a sample of the brick that I
 19 would like to use for the gate posts. It will
 20 match my chimney. The brick posts will be topped
 21 with a square piece of lime stone.
 22 MS. McDONOUGH: Do we have a picture --
 23 do we have a mockup of how that will look?
 24 KAREN GROSSMAN: Yes, in the original
 25 application.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MS. McDONOUGH: Let's, again, not --
 2 KAREN GROSSMAN: I'm not sure.
 3 MS. McDONOUGH: Please make your
 4 arguments and presentation and we have -- take
 5 your time, but let's not talk about what people
 6 know or are aware of or --
 7 KAREN GROSSMAN: Well, it just speaks
 8 to his qual -- the Parry Mansion is --
 9 MR. WISE: If I may interrupt.
 10 MS. McDONOUGH: Wait.
 11 KAREN GROSSMAN: Sure. Let me just go
 12 on and we'll finish.
 13 MS. McDONOUGH: Please proceed why you
 14 believe his recommendation is inaccurate based on
 15 guidelines.
 16 KAREN GROSSMAN: The Parry Mansion is
 17 an historic house and it's of such significant
 18 historical value that it's worth preserving in
 19 its original form as much as possible. My house
 20 is not. It's been modified and modernized over
 21 the years for 21st century living. My house is
 22 rated I, insignificant. According to the survey
 23 of Pennsylvania's Historic Architecture and
 24 Archeology New Hope Village in Bucks County, Tax
 25 Parcel 27-006126 and it's described on picture

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 No. 7.
 2 MS. McDONOUGH: That would be in the --
 3 KAREN GROSSMAN: Addendum.
 4 MS. McDONOUGH: -- addendum.
 5 KAREN GROSSMAN: Yeah.
 6 MS. McDONOUGH: Thank you.
 7 KAREN GROSSMAN: This is from the page
 8 in the archeology survey. You'll see a rating of
 9 I for insignificant for my house. So what I'm
 10 saying is, my house has no historical
 11 significance.
 12 My house had a slate roof at one time,
 13 but now it's asphalt shingles. An addition
 14 doubling the size of the house was added in 1987
 15 with vinyl windows, a cantilever balcony deck,
 16 two sets of glass sliding doors and other '90
 17 design features and materials.
 18 MS. McDONOUGH: I'm going to interrupt
 19 to ask you a question. You say it previously had
 20 a different style roof.
 21 KAREN GROSSMAN: Had a slate roof not a
 22 different style roof.
 23 MS. McDONOUGH: Was that -- when was
 24 that change made.
 25 KAREN GROSSMAN: I don't know exactly,

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 the side porch. The original ones were fluted
 2 and very small compared to the reproduction fiber
 3 glass ones that I -- that were there when I
 4 bought the house.
 5 The front hanging porch light was
 6 replaced at some point with a Victorian style
 7 light fixture. And if you'll have a look at
 8 Picture 8 in addendum you'll see.
 9 MS. McDONOUGH: Do you know if that was
 10 approved or --
 11 KAREN GROSSMAN: I don't know it was
 12 there when I purchased the house.
 13 MS. McDONOUGH: So it could've been
 14 done with or without approval?
 15 KAREN GROSSMAN: Could've been, no
 16 idea.
 17 MS. McDONOUGH: Thank you for telling
 18 me.
 19 KAREN GROSSMAN: There is a modern
 20 electric garage door and the door hardware is
 21 shiny modern brass. They were all there when I
 22 bought the house. I did receive HARB approval to
 23 install the wood picket fence that surrounds my
 24 front yard and now needs to be replaced. I do --
 25 MR. LUPINETTI: Ma'am, I'm sorry to

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 there's evidence of slate.
 2 MS. McDONOUGH: Do you know if it got
 3 approved -- board approval, do you know how that
 4 happened?
 5 KAREN GROSSMAN: I do know 1987 there
 6 was an addition doubling the size of the house
 7 put on the back. I assume it was then, but I
 8 don't know for sure. There's evidence in the
 9 attic of the slate roof.
 10 MS. McDONOUGH: All right. So do you k
 11 now of these changes and you're fine putting them
 12 on the record, I didn't mean to stop you per se.
 13 My question is, were these changes approved by
 14 the Historical Architectural Review Board.
 15 KAREN GROSSMAN: I will highlight the
 16 ones that I know are approved.
 17 MS. McDONOUGH: Okay. Thank you.
 18 KAREN GROSSMAN: So the original front
 19 porch wood columns were removed in the '90s and
 20 replaced with fiber glass
 21 reproductions of a different style. I know that
 22 that happened in the '90s because my neighbor
 23 Charles, who lives across the street, actually
 24 removed them when they were rotted and he
 25 recycled them and used them on his property on

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 interrupt, when was that?
 2 KAREN GROSSMAN: About 13 years ago.
 3 MR. LUPINETTI: I'm just trying to put
 4 a date stamp on how old the fence really is.
 5 Sorry to interrupt you.
 6 KAREN GROSSMAN: About 13. Okay. I
 7 did receive HARB approval to use Victorian style
 8 pineapple finials which I purchased at Home Depot
 9 for the fence posts. I did receive HARB approval
 10 to install a seven foot tall, very large
 11 reproduction antique Victorian urn that's
 12 featured prominently in my front yard and
 13 displays flowers and you can see that on picture
 14 No. 9.
 15 MS. McDONOUGH: 9?
 16 KAREN GROSSMAN: 9.
 17 MS. McDONOUGH: Thank you.
 18 KAREN GROSSMAN: Everybody have that?
 19 MR. LUPINETTI: I'm very familiar,
 20 ma'am.
 21 KAREN GROSSMAN: I received HARB
 22 approval to replace the decorative roof -- excuse
 23 me. Let me back up a little bit. I received
 24 HARB approval to remove the original front
 25 windows and replace it with modern windows. I

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 received HARB approval to replace the decorative
 2 roof rails with modern material rails.
 3 Mr. Wise is of the opinion that the
 4 circle ring black metal fence I'm proposing is
 5 Victorian in style and therefore is quote "not
 6 appropriate to the colonial revival style of the
 7 house and thus would be -- would not be
 8 appropriate to the historic district. There is;
 9 however, documented evidence and public records
 10 that there are colonial revival houses that do
 11 have black Victorian fences, such a the house
 12 featured in Architectural Digest and have page
 13 10 -- Picture No. 10.
 14 MS. McDONOUGH: Well, Architectural
 15 Digest is awesome, but when you talk about
 16 approval for this type of -- give me a minute,
 17 I'm sorry. This type of fence against the house
 18 other than Architectural Digest, do you have
 19 something a little more --
 20 KAREN GROSSMAN: I have a lot of
 21 source, but I didn't want to compile 20 of them.
 22 MS. McDONOUGH: Okay.
 23 KAREN GROSSMAN: But this one is a
 24 colonial revival in a headline with a --
 25 MS. McDONOUGH: Picture No. 10.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 North Main.
 2 MR. GADA: 48.
 3 KAREN GROSSMAN: 46, I beg your pardon.
 4 MS. McDONOUGH: Wait, it says 48.
 5 KAREN GROSSMAN: It's 46.
 6 MS. McDONOUGH: This says 48, so you're
 7 correcting it?
 8 KAREN GROSSMAN: Right.
 9 MS. McDONOUGH: No problem.
 10 KAREN GROSSMAN: And there are the
 11 circle ring metal fence there. This is also the
 12 same Victorian design circle ring fence that was
 13 recently installed on the sidewalk of McCaffrey's
 14 food shop in New Hope. I didn't bring a picture
 15 of that, but it's there.
 16 MS. McDONOUGH: Okay.
 17 KAREN GROSSMAN: There's about seven
 18 houses within 200 feet of my house that have
 19 fences that are abut the front of the sidewalk.
 20 Five of them are black metal fences. One example
 21 of these black fences is the old borough town
 22 hall building built in the 1800s in the historic
 23 district at about 200 feet from my house.
 24 HARB approved adding a black metal
 25 modern rail fence with horizontal wire cables

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 KAREN GROSSMAN: Yes. Black Victorian
 2 fence. There are many others, I just selected
 3 one.
 4 MS. McDONOUGH: All right.
 5 KAREN GROSSMAN: I'm not sure that Mr.
 6 Wise is aware of all the alterations and
 7 Victorian elements that HARB's already approved
 8 on my property.
 9 MS. McDONOUGH: That's not relevant.
 10 Keep going.
 11 KAREN GROSSMAN: I don't know if you
 12 have a record of HARB improvements or not whether
 13 you have access to that. I'm assuming you do.
 14 MS. McDONOUGH: It's --
 15 KAREN GROSSMAN: Let me proceed. I
 16 don't know if you're aware that HARB also
 17 approved the same Victorian design of the circle
 18 ring metal fence that I want to use for the front
 19 facade balcony railings on 46 North Main Street,
 20 the old Trading Post site, which is about a
 21 hundred feet from my house in the historic
 22 district.
 23 MS. McDONOUGH: What -- is that
 24 picture?
 25 KAREN GROSSMAN: 11. Is that 46 or 48

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 that abuts the sidewalk. And you can see that in
 2 Picture 12.
 3 All the fences that are close to my
 4 house are very nice, but none are particularly
 5 consistent in style and materials or the building
 6 structure. And you can take a look at picture
 7 No. 13 which is a property across the street from
 8 my house built about the same time. It has a
 9 black metal fence.
 10 Next page is Picture No. 14 and 15.
 11 They're two properties two and three doors down
 12 from my house. They have black metal fences.
 13 The next page is -- excuse me, the next picture
 14 is 16, it's across the street from my house. It
 15 has two different types of fences. One is a five
 16 foot green fence with flat fence posts and that
 17 juxtapositions with a six foot, I don't know what
 18 kind of fence it is, it's a standard fence you
 19 buy at Home Depot, just a privacy fence that's on
 20 that. I'm not sure about the style of the house,
 21 but it's definitely a modern fence.
 22 Picture No. 17 is the house next door
 23 to me. It has a black fence. I'm not sure what
 24 the material is.
 25 MR. LUPINETTI: I was actually there.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MS. McDONOUGH: It appears to be wood.
 2 MR. LUPINETTI: It is wood. Picture 17
 3 and Picture 16, because, again, I did visit this
 4 site, both of them are wood.
 5 MS. McDONOUGH: They're wood fences.
 6 MR. LUPINETTI: They are not aluminum
 7 or even a composite for that matter.
 8 MS. McDONOUGH: They're real wood
 9 fences?
 10 MR. LUPINETTI: Yes.
 11 MS. McDONOUGH: The only difference
 12 between that and your fence is that they're
 13 black.
 14 KAREN GROSSMAN: Right. Picture No. 18
 15 is a black six foot high fence. This house was
 16 built the same year my house was and it's also a
 17 colonial revival. It's about 200 feet from my
 18 house and it has a lot of gold embellishment.
 19 MS. McDONOUGH: The next pictures
 20 appear to be the condition of your current fence.
 21 KAREN GROSSMAN: Yeah. Let me just
 22 finish going through this. So the 36 inch high
 23 fence and brick posts that I am requesting
 24 approval for will be attractive and similar to
 25 others in the surrounding neighborhood; be

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 which is the top and the lower hinges broken off,
 2 as well as one of the posts.
 3 MS. McDONOUGH: I think we can accept
 4 for the record that your fence is damaged. I
 5 don't think -- if it's okay with you, I don't
 6 want to rush your presentation, but the pictures
 7 are clear there's a damaged fence and it needs to
 8 be replaced.
 9 KAREN GROSSMAN: So let me just --
 10 MS. McDONOUGH: It appears to be. I'm
 11 not an architect, but it appears to be -- need
 12 replacing. So I think the damage is pretty well
 13 documented.
 14 KAREN GROSSMAN: I'm really here
 15 tonight, everyone acknowledges it needs to be
 16 replaced.
 17 MS. McDONOUGH: It's certainly very
 18 damaged, I'm not a carpenter, but it's clearly
 19 been damaged.
 20 KAREN GROSSMAN: Mr. Wise is clearly
 21 very knowledgeable for architectural history. My
 22 issue is that architects can propose alternate
 23 materials, unless you can.
 24 MS. McDONOUGH: Again --
 25 KAREN GROSSMAN: What I'm asking for is

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 complimentary to other Victorian features of my
 2 property HARB has already approved; and will not
 3 change the character of my neighborhood.
 4 My husband and I have been painting and
 5 repairing the fence for about 13 years. We're
 6 now seniors and our physically unable to do this
 7 work and it's become a hardship. There's about
 8 200 linear feet of fence to paint and maintain on
 9 both sides, which is a lot of lot of hours of
 10 work. Paying contractors to do this much work is
 11 cost prohibitive to us. We need a fence because
 12 we have a dog and we need a fence that does not
 13 need to be painted.
 14 Over the course of the years, the fence
 15 gate posts have been damaged, broken and torn
 16 down more than a dozen times by drivers looking
 17 for a place to turn around headed north on Main
 18 Street. It's difficult for drivers to cut around
 19 cars parked in front of my house to get through
 20 the gate. Turnaround drivers who are aware of
 21 this condition, hit the gates and gates posts
 22 damaging them. The gate was broken off from the
 23 hinge and fell off a few weeks ago by a
 24 turnaround driver. It's broken beyond repair.
 25 And you can see a picture of that on No. 19,

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 an alternate material to the wood fence.
 2 MS. McDONOUGH: No, we understand. I
 3 think that's pretty clear.
 4 KAREN GROSSMAN: That's what I'm asking
 5 for.
 6 MR. LUPINETTI: All right. If I can
 7 make a comment regarding that and historian. And
 8 this is my understanding and, anybody, please
 9 correct me if I'm wrong.
 10 Mr. Wise is here more to go through our
 11 guidelines and try to place it as guidance for
 12 council, as well as us to try to see if it's
 13 appropriate not according to historic history.
 14 So he's only there to provide that based on our
 15 HARB guidelines. It's not saying that he's
 16 saying, well, it's not matching this or not
 17 matching that. He is there to try to put dates
 18 and styles to certain things for guidance for
 19 HARB and for council. He is not saying that it's
 20 not appropriate. He's not saying this, he's
 21 saying it's not appropriate according to our
 22 guidelines.
 23 KAREN GROSSMAN: I understand that.
 24 MR. LUPINETTI: I'm just trying to make
 25 it clear on what his position is. And I believe

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 from my dealings with him, he is super
 2 knowledgeable in it.
 3 MS. McDONOUGH: I don't want to get
 4 into his qualifications.
 5 MR. LUPINETTI: It's not about that,
 6 it's more about what his position is here.
 7 KAREN GROSSMAN: I'm looking for an
 8 alternative, somebody who can recommend an
 9 alternative.
 10 MS. McDONOUGH: Okay.
 11 KAREN GROSSMAN: I can't physically
 12 paint it. It's a hardship for my husband and I,
 13 we're seniors now.
 14 MS. McDONOUGH: I just want to put a
 15 couple things on the record.
 16 Unless you are -- are you still --
 17 KAREN GROSSMAN: I'm not really
 18 finished.
 19 MS. McDONOUGH: Oh, I'm sorry. I'm
 20 sorry.
 21 MR. LUPINETTI: I actually thought you
 22 were, so I'm sorry for interrupting as well.
 23 MS. McDONOUGH: Proceed, I apologize.
 24 Is there anything that hasn't yet, you
 25 feel been put on the record?

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MS. McDONOUGH: Okay.
 2 KAREN GROSSMAN: Let me just finish.
 3 MS. McDONOUGH: Again, what I was
 4 hoping to avoid, and I'm going to let you finish
 5 if you insist; but we're not here to make any
 6 decisions on the appropriateness of the
 7 composition of this board. We're going to
 8 discuss your application and we're either going
 9 to recommend that it approved or not. If you
 10 feel that because of the composition of this
 11 board, our recommendation either way is not
 12 valid, that's something you'll have to take up
 13 with the borough council. They're the only
 14 legislative authority in this town.
 15 KAREN GROSSMAN: I understand that and
 16 I appreciate that.
 17 MS. McDONOUGH: So we're here, we've
 18 been doing this for a while. You're free to
 19 proceed, but if you could, I'd prefer, that you
 20 not comment on the composition of the board.
 21 Again, if you feel it's inappropriate. If you
 22 feel that the council has not seated the right
 23 people, that's a council issue.
 24 KAREN GROSSMAN: I understand. I'm
 25 just pointing out for the record that the HARB

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 KAREN GROSSMAN: Well, I would like for
 2 the record -- I'm kind of confused now because
 3 I've been distracted here.
 4 MS. McDONOUGH: I'm sorry. Take a
 5 minute.
 6 KAREN GROSSMAN: Yeah. Anyhow with
 7 regards to Mr. Wise, I apologize if there was any
 8 suggestion that I felt that he wasn't qualified
 9 to be an historian, 'cause he clearly is, he's
 10 very knowledgeable about that.
 11 MS. McDONOUGH: Your presentation has
 12 been respectful and has been fine.
 13 KAREN GROSSMAN: Right. My concern, I
 14 want to point this out for the record is, that
 15 the Code of Ordinances for New Hope Borough says
 16 that an architect 10.7 creation of membership of
 17 board. One member shall be a registered
 18 architect. This is a national standard
 19 requirement for HARB boards and virtually all
 20 HARB Boards around the country require an
 21 architect's participation for good reason.
 22 If the borough wants to substitute an
 23 historian instead of using a required licensed
 24 architect, then the public needs to be told about
 25 this.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 regulations say that one member shall be a
 2 registered architect.
 3 MS. McDONOUGH: You're on the record.
 4 KAREN GROSSMAN: Okay.
 5 MS. McDONOUGH: Anything else about the
 6 application?
 7 KAREN GROSSMAN: Yeah. Let me just
 8 finish here, I'm a little distracted from all the
 9 interruptions.
 10 MS. McDONOUGH: Of course, take a
 11 minute.
 12 KAREN GROSSMAN: At this point, I'm in
 13 urgent need of replacing the fence. As you can
 14 see, the fence is falling apart, nails are
 15 popping, the wood disintegrating, and clearly the
 16 front section that abuts the sidewalk. And you
 17 can take a look at Pictures 20, 21.
 18 MS. McDONOUGH: I think we already said
 19 on the record that you've done a very good at
 20 photographing and documenting the damage.
 21 KAREN GROSSMAN: My house is known as
 22 the white rose house. People come around to look
 23 at my roses in the springtime. I grow them right
 24 near --
 25 MS. McDONOUGH: How does this -- I

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 mean, I'm going to let you go, but is this -- do
 2 you believe this is part of the application?
 3 KAREN GROSSMAN: Well, it is in the
 4 sense that if anyone leans on my fence right now
 5 or children climb on it, there's a chance of
 6 someone getting hurt, o I need to replace the
 7 fence.
 8 MS. McDONOUGH: Any fence would have a
 9 risk for chi --
 10 KAREN GROSSMAN: Because of the state
 11 that it's in, if anyone leans on it, it's gonna
 12 collapse.
 13 MS. McDONOUGH: At this -- you mean, oh
 14 currently?
 15 KAREN GROSSMAN: That's what I'm
 16 talking about.
 17 MS. McDONOUGH: And ass property owner
 18 clearly you could face liabilities, we understand
 19 is that.
 20 KAREN GROSSMAN: And that's why I have
 21 a sense of urgency.
 22 MS. McDONOUGH: That's why you're here
 23 tonight, that's clear.
 24 KAREN GROSSMAN: So basically what I'm
 25 asking in summary is to approve my application

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 by HARB approval or not, is not going to guide
 2 this decision. If we approve your application or
 3 disapprove it, it won't be because a previous
 4 HARB made a good ruling or a bad ruling. And
 5 that's something we've been clear about with a
 6 lot of people here. When it comes to well, HARB
 7 did this, you know, we have to take -- HARB may
 8 have made mistakes in the past, they may have
 9 done a brilliant job in the past. But we need to
 10 take each application on its own merits. So
 11 whatever we decide today, however we vote it, it
 12 won't be because HARB did something or changes
 13 were made in the past, because maybe it would
 14 have been a wrong or a right one.
 15 Second thing I want to note, is that
 16 several of the fences you have shown us are wood.
 17 Second, several of the buildings that show, for
 18 instance, the old town hall building, has no
 19 resemblance to your house. We're not saying that
 20 metal is not allowed in this town, we're not
 21 saying that there's one material, we're looking
 22 just at your property. Again, however we do vote
 23 will be based on your property, which is in the
 24 historic district.
 25 When people buy houses in this town,

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 and recommend certificate of approval to replace
 2 my existing 36 inch wood fence and gate and gate
 3 posts with a 36 inch metal fence and metal gate
 4 with brick gate posts. The same footprint for
 5 the fence will be used. And I'm doing this
 6 because my house has no historical significance,
 7 HARB has previously approved modernization of my
 8 house, as well as other Victorian elements that
 9 are -- alter the appearance.
 10 Other property owners in my
 11 neighborhood have fences that are not exactly
 12 consistent with the time period of the house.
 13 It's not possible for me to maintain a wood fence
 14 because of the physical hardship. I'm a senior
 15 and I don't want to be forced to spend money on
 16 painting and most importantly time is of the
 17 essence because the fence is failed and really is
 18 in the risk of hurting somebody. Thank you.
 19 MS. McDONOUGH: Thank you for your very
 20 respectful presentation.
 21 I'm going to make a few comments for
 22 the record and the we'll go around the table.
 23 You've been very thorough, again very respectful.
 24 I want to note a couple of things. First off,
 25 whatever has happened in the past, whether it be

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 hopefully the realtors give them the advice about
 2 being in the historic district and there are
 3 restrictions. If they didn't, that's a
 4 conversation with your realtor. The fact that
 5 you're a certain age and are hoping for certain
 6 ease and maintenance, is something we can't
 7 consider either.
 8 KAREN GROSSMAN: Well, I can tell you
 9 if I'm forced against my will to put in a wooden
 10 fence because that's only option that you're
 11 gonna offer me, I can't paint it, it will have to
 12 remain natural raw wood and will just gray.
 13 MS. McDONOUGH: I feel like you're kind
 14 of -- that's kind of like --
 15 KAREN GROSSMAN: I'm asking you for an
 16 alternative, something that I can do that doesn't
 17 need to be painted. I'm open for ideas.
 18 MS. McDONOUGH: All right. So let me
 19 ask you this, I have more comments, but maybe I
 20 can save some time. Is there a wooden
 21 alternative that would be acceptable without my
 22 proceeding to keep going?
 23 KAREN GROSSMAN: There are. There's
 24 the black wrought iron fence, which I proposed,
 25 which I think it the best look for the house

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 without a white picket fence that I can't.
 2 Another alternative is white composite fencing.
 3 I wouldn't be opposed to considering that.
 4 MS. McDONOUGH: Why would you consider
 5 composite and and not wood.
 6 KAREN GROSSMAN: Because I don't have
 7 to paint it. I can't physically paint it
 8 anymore. It's 200 feet of painting both sides, I
 9 just can't do it.
 10 MS. McDONOUGH: All right.
 11 KAREN GROSSMAN: So I would consider a
 12 composite.
 13 MR. LUPINETTI: Can I ask you a
 14 question? Have you priced out possible composite
 15 versus iron?
 16 KAREN GROSSMAN: Composite's probably a
 17 little bit more expensive because I have 200
 18 feet.
 19 MR. LUPINETTI: Again, I visited your
 20 property so I saw how much footage you have.
 21 That is a lot of fence. I understand.
 22 KAREN GROSSMAN: And actually, if I can
 23 interrupt you, to paint the outside, I have to go
 24 on my neighbor's property for a long period of
 25 time because that's a lot of fence, to do the

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 paying someone now that we're retiring, is too
 2 expensive for us.
 3 MS. LUPINETTI: I think where Enid was
 4 going was white versus black, not to put words
 5 because you were asking about wood fences.
 6 MS. McDONOUGH: No, I was just
 7 commenting on the pictures that she had
 8 presented.
 9 MR. LUPINETTI: Okay.
 10 MS. McDONOUGH: That while they were
 11 black like the fence she's proposing, they are in
 12 fact wood. So I wasn't --
 13 MR. LUPINETTI: Oh, okay. I wasn't
 14 sure. I was --
 15 KAREN GROSSMAN: Well, there are three
 16 --
 17 MR. LUPINETTI: I got confused on that
 18 one --
 19 MS. McDONOUGH: No. I'm sorry. Thank
 20 you for clarifying that.
 21 MR. LUPINETTI: Yes.
 22 KAREN GROSSMAN: There are three fences
 23 within a hundred feet of my house that are the
 24 black metal.
 25 MS. McDONOUGH: And also on the

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 repairs, to do the painting. I pull the shrubs
 2 back to paint the fence release the shrubs, it
 3 gets paints all over the landscape. It's very
 4 distressing for them and for me.
 5 MR. LUPINETTI: Yeah. So more
 6 questions are more geared so that when council
 7 decides to make a decision -- because, again, I
 8 have been there. These are things they may want
 9 to know, if there some type of financial hardship
 10 because that is in the HARB guidelines. It would
 11 have to approved within that, but obviously,
 12 you're trying to go for a material -- this is
 13 more for knowledge for them so if they read our
 14 minutes and they get proposed to, they're seeing
 15 what we're discussing and how in depth we are at
 16 options and what you've explored, so they can
 17 make a better determination of approving a
 18 certificate of appropriateness.
 19 KAREN GROSSMAN: Well, the --
 20 MR. LUPINETTI: So some of my questions
 21 are geared towards that.
 22 KAREN GROSSMAN: Sure. Well, there's a
 23 significant cost every year in just painting it,
 24 it takes me weeks honestly to paint it, my
 25 husband and I. It's just a lot of labor and

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 pictures have the wooden -- I'm sorry, misspoke,
 2 the bricks posts I mean.
 3 KAREN GROSSMAN: Well, I got
 4 interrupted with my presentation and meant to
 5 talk to you about that. The issue is that as you
 6 see in one of the pictures, the fence posts keep
 7 getting taken down because people back up in my
 8 driveway and knock them over.
 9 MS. McDONOUGH: Yeah.
 10 KAREN GROSSMAN: And I believe the
 11 brick will be a more solid foundation. They may
 12 scratch their car, but it's not going to remove
 13 my post every time someone bangs into it. And
 14 that's the purpose of doing that. I've spent a
 15 lot of money over the course of the 13 years just
 16 having it fixed, hinges replaced, posts replaced,
 17 gates replaced, 'cause it just keeps getting
 18 knocked over.
 19 MS. McDONOUGH: Have you talked to --
 20 like I said, I'm taking up too much of the floor
 21 and I really would like to open it up a little.
 22 But right now all we have in front of us -- and
 23 alternatives are certainly an option, but we
 24 can't make any decisions without seeing the
 25 material and so on. At this point what we have

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 in front of us is just the application and the
 2 option of making suggestions or comments.
 3 MR. LUPINETTI: Yeah. I mean, I've
 4 actually visited there. Up and down, going all
 5 the way up to about maybe it's one eighty
 6 something to see how many fences are actually up,
 7 style, surrounding, everything to see the
 8 streetscape of how it actually flows with your
 9 white picket fence -- and this is the research I
 10 did and if you have more comments after I'm done,
 11 I'm going to tell you what I perceive and then
 12 you can all make a decision at that point.
 13 You are correct. There's a lot of iron
 14 and aluminum fences around. The two next to you,
 15 would ultimately -- if I didn't go up and knock
 16 at it, I would think it was either a composite
 17 material, but it was like a wood shade, but there
 18 was no way for me to tell, but it was still a
 19 black or darker color fence. One thing I did
 20 notice looking up the street, yours is the only
 21 white fence looking up Main Street, besides the
 22 one next to 46 North Main, which is kind of
 23 fallen apart, you know, next to that one.
 24 So in my opinion, you know, I think a
 25 black fence is appropriate to go with the

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 still matching the surrounding. The one picture
 2 you showed, I believe, is that 118 with the gold,
 3 pointed, that was a very decorative one with lots
 4 of detail in it. So in my opinion, as I'm
 5 looking up the streetscape, I think that the
 6 black fence three feet high, because you're not
 7 going up any higher, you're not doing like that,
 8 I feel personally that it's appropriate, in my
 9 eyes. And I do understand the maintenance part
 10 with the surrounding scape of other fences that
 11 are on Main Street up and down all the way up to
 12 Bridge, which obviously there's not many because
 13 then you start hitting more commercial, but all
 14 those residential, I could only see maybe about
 15 eight houses total almost up to the bend that
 16 actually have iron fences. And about every
 17 single one of them, besides those two, were iron.
 18 So in my opinion, I find it's
 19 appropriate within the area. And again, I
 20 understand the maintenance and I do think it's
 21 appropriate in my eyes based upon what I'm
 22 finding.
 23 MS. McDONOUGH: Are you comfortable not
 24 only with the material, the color, are you also
 25 comfortable with the exact style?

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 streetscape and that's my opinion, you know,
 2 moving forward. And I'm not sure about the rest
 3 of the --
 4 KAREN GROSSMAN: Are you talking about
 5 black metal.
 6 MR. LUPINETTI: The black metal.
 7 MS. McDONOUGH: All right. So you feel
 8 that the material. You believe -- I just want to
 9 make sure we're clear for the record, you're
 10 comfortable with the application as presented.
 11 MR. LUPINETTI: I'm going to be --
 12 yeah, I'm going to be very clear, at least from
 13 mine. Because obviously I have the building
 14 experience, I can visualize what it's going to
 15 look like, I don't necessarily need that in front
 16 of me. You're putting the circles in as in
 17 what's on 46 North Main. You're having the -- I
 18 don't know what it's called, the sphere.
 19 KAREN GROSSMAN: The ball.
 20 MR. LUPINETTI: Quad.
 21 KAREN GROSSMAN: Yeah, quad.
 22 MR. LUPINETTI: Sorry. I don't know
 23 the full terminologies on fences. That is
 24 matching minus the other ones that do have a circ
 25 -- that semicircle over top of it, but you're

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 MR. LUPINETTI: Yeah, the design? Yes.
 2 MS. McDONOUGH: The design.
 3 MR. LUPINETTI: Yeah. It's matching
 4 everything around minus the semicircle over top
 5 of that quad, but who says it has to match every
 6 last detail on the street. It's still matching
 7 other details on other fences, in my opinion.
 8 And I would agree with Bob, none of it meets the
 9 design guidelines without a doubt. I went
 10 through the design guidelines because it does say
 11 you're supposed to replace it, you know, in-kind;
 12 but again, it is the streetscape is what I'm
 13 thinking of. And even though these are design
 14 guidelines, I do consider the full picture
 15 because it's historic area where people are
 16 constantly driving up and down and that is my
 17 personal opinion on that.
 18 MS. McDONOUGH: Keith?
 19 MR. VOSS: The one thing I would agree,
 20 the one thing that I was trying to picture for
 21 myself was, the notion of the historic district
 22 as a district. Meaning, if we do see a flow of
 23 -- well, not wooden slat fence, but a metal more
 24 open framing for the fence and that's what I was
 25 seeing. I mean, I walk my dog up and down the

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 street, so yes, I'm very familiar with the fences
 2 up and down the street.
 3 MS. McDONOUGH: Yes.
 4 MR. VOSS: I was actually sort of
 5 surprised when some of those fences went in
 6 myself because I didn't think they were
 7 appropriate when they went in, but now that
 8 the --
 9 MS. McDONOUGH: What period of time,
 10 just to be -- is this something that happened
 11 recently I mean, just for the record that -- when
 12 did you notice the fences.
 13 MR. VOSS: Two changes in the past five
 14 years.
 15 MS. McDONOUGH: Okay. Thank you.
 16 MR. VOSS: But now the quality of the
 17 neighborhood is such that this has become the
 18 norm and so -- so is it not as surprising.
 19 Personally I -- I mean, looking at the house, I
 20 love the white picket. I mean, I love the look
 21 of it, it matches the house.
 22 KAREN GROSSMAN: Do you want to come
 23 paint it?
 24 MR. VOSS: In the absence of the
 25 neighborhood, that's what I would look and I

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 would not want to see it changed. When I look at
 2 the neighborhood, it does seem like it's moving
 3 in accordance with the -- where the neighborhood
 4 has moved, so I'm agreeable to the proposal.
 5 KAREN GROSSMAN: Thank you.
 6 MR. GADA: I agree. I think the fence
 7 looks appropriate.
 8 MS. McDONOUGH: Thank you. Obviously,
 9 everyone is going to vote as they feel. Just a
 10 couple comments from me, I guess maybe I take my
 11 job a little too seriously, but I always feel
 12 that just because something was done wrong before
 13 doesn't necessarily mean it should be done wrong
 14 again. I do sympathize. I believe that we
 15 should be here to work with you. There are
 16 probably some composites that look so much like
 17 wood and again, I'm not here to like do DNA
 18 testing material on materials. If it looks like
 19 wood and it feels like wood and it smells like
 20 wood, as far I'm concerned, it can call itself
 21 anything it wants.
 22 I don't believe of that this particular
 23 fence is consistent architecturally with your
 24 home or the neighborhood. My answer to all this
 25 is eventually the fences that are there that

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 would say beautiful, this is -- what a beautiful
 2 match that it has. I mean if -- if I were to try
 3 to maintain it, I would look for, you know, a --
 4 I don't know what the materials are anymore, but
 5 polyethylene whatever --
 6 MR. LUPINETTI: Like a composite.
 7 KAREN GROSSMAN: A composite.
 8 MR. VOSS: Some kind of plastic
 9 composite that has its color forever. I think
 10 part of it, if I were experiencing what you were
 11 with the thing, with the gate being broken over
 12 and over again, I'd actually hesitate having
 13 something that's too structurally strong because
 14 I'd rather a small piece give -- I mean, this is
 15 me. I'd rather have a small piece of the gate
 16 give knowing that I have to replace it instead of
 17 having a solid piece that now tears down a 30
 18 foot section of my fence and I now have a larger
 19 replacement car.
 20 KAREN GROSSMAN: Well, I'm hoping that
 21 the turnaround cars damage their car and not my
 22 fence.
 23 MR. VOSS: Oh, I understand the notion
 24 here, so again, I guess what I would say is on a
 25 single case, I would look at it and I'd say I

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 shouldn't are going to fall and they're going to
 2 have to come back here and then we'll talk.
 3 I would certainly like you to consider
 4 a different material something that is either
 5 wood or looks like wood. Although you may end up
 6 not having to deal with that based on the vote
 7 here tonight and recommendation, but I don't --
 8 my personal feelings, I don't want to see this
 9 board change what we believe to be appropriate
 10 because somebody else did it wrong and that's
 11 something I feel fairly strongly about.
 12 KAREN GROSSMAN: I have taken great
 13 pride in my house. When I bought it, it was very
 14 unsightly. I tried to stay true to the historic
 15 feeling. I've looked at composite fences for
 16 lack of a better word, they look cheesy to me.
 17 They look fake. It's right on the sidewalk.
 18 People pass by, they spend a lot of time in front
 19 of my house, particularly when the roses are in
 20 bloom. I think it's embarrassing to have a
 21 composite fence, it just feels so urban.
 22 MS. McDONOUGH: It may not be the right
 23 answer, again, until you put something in front
 24 of me, I've seen some composites that I'm like,
 25 oh, and then some like no. So until I actually

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 see, because I know there's different grades, I'm
 2 not -- I'm just saying --
 3 KAREN GROSSMAN: I did explore --
 4 MS. McDONOUGH: -- that if you were to
 5 present something here and it looked like wood
 6 and it was good, but then someone whispers, you
 7 know, that's a composite, I would still be okay.
 8 KAREN GROSSMAN: I would know
 9 composite.
 10 MS. McDONOUGH: You would know the
 11 difference.
 12 So is there -- any other questions,
 13 comments?
 14 Anything from the public?
 15 ALISON KINGSLEY: I have a question.
 16 The fence that's being proposed --
 17 MS. McDONOUGH: If you want to speak,
 18 stand up, put your name on the record.
 19 ALISON KINGSLEY: Alison Kingsley, 156
 20 South Main Street.
 21 MS. McDONOUGH: Thank you.
 22 ALISON KINGSLEY: The fence that's
 23 being proposed, is this the verticals with round
 24 and then a cross bar at the top?
 25 KAREN GROSSMAN: Yes.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 showing? What page number?
 2 MR. LUPINETTI: No. 3 in the HARB
 3 application.
 4 MS. McDONOUGH: Thank you.
 5 ALISON KINGSLEY: Without the picket at
 6 the top. That has been approved all over town.
 7 It's been approved for the Bridge Street project,
 8 in front of Nurture Spa.
 9 Ken, how many other buildings? The
 10 Trading Post.
 11 KAREN GROSSMAN: The Trading Post.
 12 ALISON KINGSLEY: Yeah, it's all over
 13 the place.
 14 KAREN GROSSMAN: McCaffrey's Food
 15 Market.
 16 MS. McDONOUGH: Alison, any, to your
 17 knowledge, are any of them approved for houses
 18 that are of similar style to the one --
 19 ALISON KINGSLEY: Multiple styles. All
 20 right. You go down Bridge Street, that's in
 21 front of all those buildings on Bridge Street.
 22 You have Victorian buildings there, you have
 23 colonial -- late colonial period. You have his
 24 -- colonial revival period. You got them all.
 25 MS. McDONOUGH: It's hard for me

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 ALISON KINGSLEY: Because if that's the
 2 case, that fence has been approved by borough
 3 council multiple times in multiple locations.
 4 Yeah.
 5 KAREN GROSSMAN: It's what's on
 6 McCaffrey's Food Market right without.
 7 ALISON KINGSLEY: Without the
 8 fleur-de-lis?
 9 KAREN GROSSMAN: Yeah, this fence,
 10 yeah.
 11 ALISON KINGSLEY: Yeah. That's been
 12 approved in front of Nurture Spa. It's been --
 13 actually --
 14 MR. LUPINETTI: This would be on the
 15 top with the circles in here. They just didn't
 16 depict that way in this.
 17 KAREN GROSSMAN: They just put it --
 18 ALISON KINGSLEY: The picket without
 19 the picket at the top has been approved all over
 20 town on multiple historic buildings.
 21 MR. LUPINETTI: Actually, that's it
 22 there, correct?
 23 KAREN GROSSMAN: Yes.
 24 MR. LUPINETTI: That is it right there.
 25 MS. McDONOUGH: What picture are you

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 without seeing the fence in front of the house.
 2 ALISON KINGSLEY: Well, I've been here
 3 60 years, trust me. I can tell you every
 4 building going down and that fence, it was just
 5 approved for that project, spans what --
 6 A hundred feet, Ken, for the fence?
 7 KEN MAISEL: As long as my name in
 8 being invoked. Ken Maisel, 146 North Main
 9 Street.
 10 MS. McDONOUGH: Can you -- if you're
 11 going to put on the record just --
 12 KEN MAISEL: I think the difference
 13 here is -- and I -- I don't have an opinion on
 14 this other than the -- I mean, we've all gotten
 15 used to the beautiful white picket fence that,
 16 you know, in front of your house, so we're all
 17 spoiled by it, so that's where --
 18 KAREN GROSSMAN: Do you want to paint
 19 it?
 20 KEN MAISEL: I don't want to come paint
 21 it, but you know, I didn't think that these
 22 things had to be painted every year, but that's
 23 besides the point. The vastness and the scope of
 24 the fence, you know, you identified 200 feet, is
 25 really what I would think would be an issue in

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 terms of there's so much of it, it will end up
2 looking like a playground to some extent, you
3 know, it could have that potential for it.
4 That's the on -- I mean, where it's used, you
5 know, in the str -- you know, blocking those, you
6 know, those Romeo Juliet windows on 46 North is
7 not a comparison, I think, that you can make as
8 it relates to, you know, the utilization of that,
9 but clearly it exists all over town. And so I
10 just want to just make that point.

11 MS. McDONOUGH: I'm still thinking --
12 what -- I'm still obviously struggling. If it's
13 the style, the material, everything that's kind
14 of bothering me, certainly fleur-de-lis bothers
15 me.

16 KAREN GROSSMAN: It's not the
17 fleur-de-lis, I'm not getting that.

18 MS. McDONOUGH: Yeah, it's --

19 KAREN GROSSMAN: Would you show her
20 what I am actually getting?

21 MS. McDONOUGH: All right. Thank you.

22 Any other --

23 MR. LUPINETTI: So we need to make a
24 motion, don't we?

25 MS. McDONOUGH: Huh?

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 MR. LUPINETTI: Okay. So no voting.

2 MS. McDONOUGH: Can you put on the
3 record your reason for abstention?

4 MR. VOSS: I mean, I need a little bit
5 more guidance from the -- from our ordinance.
6 Partly because I'm -- one part of me is being
7 guided by the notion that it is part of the whole
8 and therefore, what currently exists should
9 impact this. The part that actually makes the
10 large struggle is, again, if I look at this one
11 particular property and what it wants and what
12 I'm reading into it, is that it wants the white
13 picket fence whether it's composite, whether it's
14 wood. It doesn't want this metal framing and so
15 it's difficult for me to vote to approve that. I
16 guess that's where I stand.

17 MR. WISE: I think that's how I address
18 this. You heard some of the sign conversations
19 and we looked at what was up and down the streets
20 and across the street for the signs because the
21 signs are really not, you know, historically
22 necessarily a part of the buildings. Many of
23 them our houses and now people put signs and
24 signs have been there for retail operations for,
25 you know, 50 years or so. The house is a little

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 MR. LUPINETTI: Don't we have to make a
2 motion?

3 MS. McDONOUGH: We do. I'm just making
4 sure again any more comments.

5 MR. LUPINETTI: Okay.

6 MS. McDONOUGH: Now, is there a motion
7 to approve the application as presented by the
8 applicant?

9 MR. LUPINETTI: Aye.

10 MS. McDONOUGH: Any seconds?

11 MR. GADA: I second.

12 MS. McDONOUGH: All in favor?

13 MR. LUPINETTI: Aye.

14 MS. McDONOUGH: Opposed?
15 How many -- wait, so it's -- is

16 everyone -- who's -- hands for in favor.

17 MR. LUPINETTI: Aye.

18 MS. McDONOUGH: Opposed?

19 THE REPORTER: I can't take hands, it
20 has to be verbal.

21 MS. McDONOUGH: I'm just making sure.

22 All right. I'll do it, I just want to make sure
23 that I heard. So we've got two ayes?

24 MR. LUPINETTI: Two ayes.

25 MR. VOSS: And I'm going to abstain.

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 bit different, you know, this is a colonial
2 revival house like -- just like every house,
3 there's been changes made to it, some
4 modernizations, et cetera. It is a historic
5 house in the district and it is thus covered by
6 this board.

7 The picket fence when I looked at this,
8 the first thing I did was consult -- and I
9 apologize, I did not write them in my book. I
10 looked up, you know, what's appropriate for a
11 historic colonial revival house and it was picket
12 fences, it was white picket fences. So, you
13 know, which means that the house -- the fence
14 that you chose 13 years ago, it was appropriate
15 at the time for the house.

16 Even though the fence that's been
17 approved numerous times and other fences are on
18 the street, and even some of the examples that
19 you showed, were not in front of necessarily
20 somewhere -- somewhere not in front of colonial
21 revival type houses. And the ones that were
22 shown, the six foot fence with the gold things on
23 it, I did not feel was appropriate to that house
24 and I would have recommended against it. So
25 that's why when I looked at this particular

BLUM-MOORE REPORTING SERVICES, INC.
www.blummoore.com 215-345-7966

1 property and I looked at the design guidelines
 2 and I looked at the type of architecture, what I
 3 felt that what's here is appropriate and what you
 4 were presenting, you know, was not appropriate.
 5 I want to say one other thing in your
 6 favor. The fence is low, as you have mentioned,
 7 it's three feet, it's not like it's a six foot
 8 fence here, which I think is, you know, should be
 9 part of your calculation when you're thinking
 10 about it.
 11 MS. McDONOUGH: I think at the moment,
 12 we've taken a vote. And unless anyone wants to
 13 correct me or the record, it is two in favor, one
 14 opposed and one abstention.
 15 Does that accurately reflect the vote
 16 as we understand it?
 17 MR. LUPINETTI: That is accurate.
 18 MS. McDONOUGH: So there will be a
 19 recommendation to approve your fence by the
 20 borough.
 21 KAREN GROSSMAN: And the brick posts.
 22 MS. McDONOUGH: And the brick posts as
 23 presented. The motion was applicant's
 24 application as presented, which includes the
 25 entire package.

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 chance to review them?
 2 May I have a motion to approve the
 3 minutes as presented to us?
 4 MR. VOSS: So moved.
 5 MS. McDONOUGH: Second?
 6 MR. GADA: Second.
 7 MS. McDONOUGH: All in favor of
 8 approval of the minutes?
 9 BOARD MEMBERS: Aye.
 10 MS. McDONOUGH: Minutes of the last
 11 meeting are approved. We are hereby adjourned.
 12 (Meeting concluded at 8:50 p.m.)
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1 KAREN GROSSMAN: Thank you.
 2 MS. McDONOUGH: Thank you. Thank you
 3 for your time.
 4 MR. WISE: And not the fleur-de-lis.
 5 MS. McDONOUGH: I'm sorry?
 6 KAREN GROSSMAN: No fleur-de-lis.
 7 MR. LUPINETTI: Presented as actually
 8 in the HARB application itself and not out of the
 9 addendum.
 10 MS. McDONOUGH: Correct. Thank you for
 11 that clarification.
 12 KAREN GROSSMAN: I was just trying to
 13 show you a picture of the metal worker's ideas.
 14 MR. LUPINETTI: Correct. It's more for
 15 the record of what we're actually doing. There
 16 was an addendum late that did come in.
 17 MS. McDONOUGH: Anytime anyone
 18 clarifies the record, I'm all over it.
 19 MR. LUPINETTI: We still have to
 20 approve minutes.
 21 MS. McDONOUGH: Rick, I could use all
 22 the reminders I can get every day. I am grateful
 23 for you every day.
 24 So has everyone got a copy of the
 25 minutes of the last meeting? Did you have a

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

1
 2
 3
 4
 5 **CERTIFICATE**
 6
 7
 8
 9 I hereby certify that the proceedings
 10 and evidence are contained fully and accurately,
 11 to the best of my ability, in the notes taken by
 12 me at the meeting in the above matter; and that
 13 the foregoing is a true and correct transcript of
 14 the same.
 15
 16
 17
 18 **TARA WILSON, C.R.**
 19
 20
 21
 22
 23
 24
 25

BLUM-MOORE REPORTING SERVICES, INC.
 www.blummoore.com 215-345-7966

A				
ability 26:2 113:11	11:18 51:25 55:14 65:21 108:17	alternative 42:14 82:8,9 89:16,21 90:2	65:10,11 67:25 68:21 84:8 85:6 86:2,25	110:19 111:20 112:2
absence 98:24	addresses 23:4	alternatives 93:23	88:2,10 94:1 95:10 104:3	approved 5:8 8:13 30:5
absolutely 27:11 27:16 39:15 44:15 50:21 53:5	adjacent 57:5	aluminum 5:25 78:6 94:14	107:7 110:24 111:8	49:15 54:6 62:23 71:3,13 71:16 72:10
abstain 107:25	adjourned 112:11	amazing 20:15	applications 3:5 65:1	75:7,17 76:24 79:2 84:9 87:7
abstention 108:3 110:14	Adjournment 3:16	amount 38:4	appreciate 48:21 64:19 84:16	91:11 103:2,12 103:19 104:6,7 104:17 105:5
abut 76:19	administrative 2:6 4:16	ampli 4:17	appreciated 12:21	109:17 112:11
abuts 77:1 85:16	adverse 11:14	angle 38:21 56:6	appropriate 12:8 14:20 18:24 30:4	approving 91:17
accept 64:6 80:3	advice 65:5 89:1	angles 58:1	31:6 58:15 62:10,25 74:6	approximately 17:12
acceptable 89:21	age 89:5	answer 35:16 100:24 101:23	74:8 81:13,20 81:21 94:25	archeology 69:24 70:8
accepted 47:9	ago 16:21 21:20 73:2 79:23 109:14	anticipating 47:11	96:8,19,21 98:7 100:7	architect 80:11 83:16,18,24 85:2
access 59:10 60:5 75:13	agree 17:20 18:3 18:7,15 46:19	antique 73:11	101:9 109:10 109:14,23	architect's 83:21
accessed 7:6	62:13 64:3	anybody 32:22 39:16 42:9 81:8	110:3,4	architects 23:6 80:22
accessing 3:12 51:15 55:3	65:12 97:8,19 100:6	anymore 90:8 99:4	appropriately 46:23	architectural 1:3 11:8 24:1,3 27:8 68:19 71:14 74:12,14 74:18 80:21
accommodate 56:1 59:3	agreeable 100:4	anyone's 51:5	appropriateness 8:23 21:18 31:1 84:6	architecturally 100:23
accommodates 57:3	agreeance 17:2	Anytime 111:17	91:18	architecture 4:3 69:23 110:2
accurate 110:17	agreement 46:18	anyway 57:25	approval 3:15 4:25 9:1 21:17	area 7:5,17 96:19 97:15
accurately 110:15 113:10	agrees 42:10	apart 85:14 94:23	49:16 51:7 64:14 66:5	areas 32:10
acknowledges 80:15	ahead 12:24 55:17	apologize 25:19 82:23 83:7 109:9	71:3 72:14,22 73:7,9,22,24	argillite 56:4,10
actual 14:5 35:10 48:11	air 59:21	appear 78:20	74:1,16 78:24 87:1 88:1 112:8	argument 37:3
actual 14:5 35:10 48:11	Alison 54:15,20 102:15,19,19 102:22 103:1,7 103:11,18	appearance 87:9	approve 8:5 21:5 41:25 49:1,6 50:3,4	arguments 69:4
add 66:10	104:5,12,16,19 105:2	appears 15:19 78:1 80:10,11	87:1 88:1 112:8	asked 43:23
added 66:13 70:14	allow 28:12 38:19	applicant 30:20 32:12 107:8	assistant 2:6 4:16	asking 80:25 81:4 86:25 89:15 92:5
addendum 64:23 70:3,4 72:8 111:9,16	allowable 32:14	applicant's 110:23		asphalt 70:13
adding 76:24	allowed 27:12 28:2,11 88:20	applicants 49:6		ass 86:17
addition 3:12 55:3 70:13 71:6	allowing 51:2	application 4:24 4:24 9:6 22:25 23:18 24:15 33:10 37:14 39:22 40:7 50:3,4 51:13 51:21 55:1 64:2,6,21,22		
additional 32:11 32:15,23 66:11	allows 27:21			
address 5:2	alter 27:1 87:9			
	alterations 75:6			
	altered 11:10			
	alternate 80:22 81:1			

associate 63:9	48:12,13,14,14	bet 36:8	bold 58:17	briefly 65:16
assume 29:18	49:25 53:1,2	better 20:16	bolts 14:9,14	bright 16:3
71:7	58:12 63:5	25:20 54:19	book 109:9	brilliant 88:9
assuming 45:3	71:7 73:23	91:17 101:16	boost 22:15	bring 42:4,13
75:13	91:2 93:7	beyond 6:16	bordered 31:25	63:4 76:14
assumption 7:8	101:2	19:23 66:8	borough 1:13	bringing 55:22
attach 42:17	background	79:24	2:6,7 9:3 42:23	broken 79:15,22
attack 55:10	5:24 19:2,4	big 9:24 57:11	45:7,14,17	79:24 80:1
attendance 4:6,7	backlit 41:17	60:15	46:22,23 49:23	99:11
attention 39:12	backwards 49:3	bigger 48:15	49:24 76:21	brought 11:1
attic 71:9	bad 11:22 88:4	biggest 9:17	83:15,22 84:13	12:5 45:3
attract 39:12	balcony 70:15	bit 10:20 11:10	103:2 110:20	Bucks 69:24
attractive 78:24	75:19	37:3 48:15	bothering	build 24:19
audience 39:16	ball 67:13,18	56:21 73:23	106:14	building 1:13
authentic 58:17	95:19	90:17 108:4	bothers 106:14	2:5 4:10 8:1
authorities 31:6	banged 16:6	109:1	bottle 19:1	9:16,18,19,24
authority 9:1	bangs 93:13	black 19:4 39:7	bottom 10:19	10:7 11:7,9
50:25 84:14	bar 40:19	39:7 48:7	20:7	14:9 15:13,15
authorize 50:23	102:24	58:13,14,14	bought 72:4,22	18:25 19:6,20
Aviv 23:7,7,11	base 60:12,15	62:19 66:13,22	101:13	19:24 20:1
23:11 24:11	based 9:10 21:5	67:11 74:4,11	bracket 9:15	22:16 24:4,5,7
29:2 35:17	32:11 33:13	75:1 76:20,21	14:7,16,18,21	24:18,25 25:6
36:24 37:7,15	44:9 69:14	76:24 77:9,12	17:17 28:13,20	25:9,13 26:1,3
38:17,22,24	81:14 88:23	77:23 78:13,15	28:22 29:1,2	27:1,1,3 32:10
39:18 43:25	96:21 101:6	89:24 92:4,11	34:14,22,23	32:11,17,20
48:6,10,15	basic 63:6	92:24 94:19,25	35:4,9,11 37:9	34:17,22 38:2
avoid 84:4	basically 12:10	95:5,6 96:6	38:1,7,13,16	40:18,20 47:20
aware 68:24	13:16,25 14:8	block 10:2 26:20	39:9,13,18,20	49:4,18 52:14
69:6 75:6,16	86:24	26:23	44:12 47:18	52:15 76:22
79:20	basketball 59:20	blocking 106:5	49:21	77:5 88:18
awesome 74:15	beautiful 99:1,1	bloom 101:20	brackets 34:20	95:13 105:4
awkward 9:18	105:15	blue 56:11 60:3	35:1,2	building's 19:7
Aye 8:11 21:7,11	bed 57:1	BLUM-MOO...	brass 72:21	20:3
49:8,9,13 50:5	beg 76:3	1:22	brick 59:24,24	buildings 11:11
50:9 54:1,3	believe 6:19 7:10	board 1:3 4:4	62:3 66:7	17:11 18:8
64:8,10,12	33:17 65:16	8:11 21:11	67:18,20 68:6	26:7,20 88:17
107:9,13,17	68:20 69:14	42:19 49:13	78:23 87:4	103:20 104:9
112:9	81:25 86:2	50:9 54:3	93:11 110:21	104:21,22
eyes 107:23,24	93:10 95:8	64:12 71:3,14	110:22	108:22
	100:14,22	83:17 84:7,11	bricks 93:2	built 76:22 77:8
	101:9	84:20 101:9	Bridge 3:8 6:20	78:16
B	belive 96:2	109:6 112:9	7:4 22:25	bump 16:10
B 3:7	Ben 5:3,3,6,20	boards 83:19,20	25:11 31:12,15	burgandys 19:2
back 11:22	6:5 8:14	Bob 4:7,8 6:14	31:19 33:23	busiest 35:25
24:22 28:3,9	bend 96:15	9:9 46:15	34:7,13 36:9	business 5:7,12
32:17 37:22	best 36:8 89:25	60:22 97:8	96:12 104:7,20	22:17 32:13
40:10,20 43:23	113:11	Bob's 62:13	104:21	36:15
45:8,19,21,22				

businesses 39:11	25:23 26:2	83:15	common 40:22	40:13 51:16
busy 37:4	51:5 79:3	collapse 86:12	Commonwealth	55:6
buy 77:19 88:25	101:9	collectively 68:9	1:17	consider 16:2
<hr/>	changed 49:19	colonial 74:6,10	company 13:17	19:3 38:14
C	100:1	74:24 78:17	14:10	39:13 42:16
C 3:8 113:5,5	changes 71:11	104:23,23,24	compared 72:2	89:7 90:4,11
C.R 113:18	71:13 88:12	109:1,11,20	comparison	97:14 101:3
cables 76:25	98:13 109:3	color 5:23 19:12	106:7	considered 7:6
calculation	character 79:3	19:16,23,24	compatible 41:1	8:3 35:9
110:9	Charles 71:23	20:1,9 40:14	compile 74:21	considering 49:5
call 3:4 21:15	cheesy 101:16	48:10 62:19,21	completely 22:4	90:3
100:20	chi 86:9	62:22 94:19	complimentary	consistent 35:12
called 43:3 48:8	children 86:5	96:24 99:9	79:1	38:16 50:13
95:18	chimney 67:20	colors 18:24,24	comply 68:17	51:2 77:5
calling 4:5	choice 19:11	19:1,6,20 48:4	composite 78:7	87:12 100:23
cantilever 70:15	choose 9:5	56:4 63:6	90:2,5,12,14	constantly 97:16
cap 60:3 67:18	chose 12:14	columns 71:19	94:16 99:6,7,9	constitute 28:15
car 93:12 99:19	19:23 109:14	come 9:8 43:22	101:15,21	constructability
99:21	circ 95:24	45:8,18,21,22	102:7,9 108:13	57:18
carmicle 13:19	circle 60:19	49:25 85:22	Composite's	consult 39:16
13:19	67:10 74:4	98:22 101:2	90:16	109:8
carpenter 80:18	75:17 76:11,12	105:20 111:16	composites	contained
cars 79:19 99:21	circles 95:16	comes 41:25	100:16 101:24	113:10
case 25:4 63:10	103:15	88:6	composition	continue 56:12
99:25 103:2	clarification	comfortable	84:7,10,20	58:18 62:4
catching 11:3	111:11	40:12 95:10	concern 39:3	contractors
cause 36:11 48:4	clarifies 111:18	96:23,25	83:13	79:10
83:9 93:17	clarify 9:2 15:10	coming 17:10,12	concerned	contrary 62:1
cecil 58:16	52:7	22:5 41:9	100:20	conversation
ceilings 60:15	clarifying 92:20	commencing	concerns 19:16	30:19 89:4
century 69:21	clarity 47:24	1:14	35:18	conversations
certain 7:15	cleaning 57:1	comment 64:25	concluded	108:18
27:4 81:18	clear 30:13	81:7 84:20	112:12	copy 66:12
89:5,5	33:16 48:22	commenting	conclusion	111:24
certainly 19:21	67:8 80:7 81:3	92:7	68:14	core 5:25
26:18 38:1	81:25 86:23	comments 21:4	condition 26:7,9	corner 25:1,10
80:17 93:23	88:5 95:9,12	29:9,11 48:24	26:9 78:20	25:12 36:19
101:3 106:14	clearly 80:18,20	60:24 62:11	79:21	37:4 43:11
certificate 8:23	83:9 85:15	63:11,25 65:2	confused 83:2	58:4
21:17 87:1	86:18 106:9	65:3,10 87:21	92:17	correct 7:1
91:18	client 27:12	89:19 94:2,10	confusion 50:22	31:16 34:9
certify 113:9	climb 86:5	100:10 102:13	connector 59:13	35:7 44:17,19
cetera 109:4	close 77:3	107:4	Connell 2:6 4:15	44:21 45:1
chance 30:2	closest 24:20	commercial	4:15 8:24	53:20 66:16
86:5 112:1	coated 67:11	96:13	12:15 29:6,9	81:9 94:13
chang 70:24	code 26:4 27:4,7	commission 2:4	29:14 31:13,17	103:22 110:13
change 19:12	27:13 45:23	4:12	31:20 32:7,21	111:10,14

113:13 correcting 76:7 cost 79:11 91:23 could've 72:13 72:15 council 8:17 9:3 42:1,5 45:3,7 45:15,17 46:5 46:23 49:23,24 81:12,19 84:13 84:22,23 91:6 103:3 council's 21:17 country 83:20 County 69:24 couple 15:23 57:20 82:15 87:24 100:10 course 12:19 24:14 68:15 79:14 85:10 93:15 court 23:23 59:20 covered 22:4 109:5 covers 40:25 create 59:21 creating 16:18 creation 83:16 cross 102:24 crossed 18:22 current 6:3 28:20 34:21 78:20 currently 25:24 27:25 28:19 34:19,23 37:21 86:14 108:8 custom 25:2,4 66:9 cut 79:18	damaged 79:15 80:4,7,18,19 damaging 79:22 darker 94:19 date 1:15 73:4 dates 81:17 day 1:15 35:21 36:20 111:22 111:23 days 46:5 deal 31:5 101:6 dealings 82:1 decide 88:11 decides 91:7 decision 88:2 91:7 94:12 decisions 84:6 93:24 deck 70:15 decorative 73:22 74:1 96:3 definitely 27:15 77:21 degree 15:18 depict 103:16 Depot 73:8 77:19 depth 91:15 describe 48:3 described 16:16 18:12 68:21 69:25 design 26:1 35:13 40:24 62:1 68:17 70:17 75:17 76:12 97:1,2,9 97:10,13 110:1 detail 96:4 97:6 details 12:4 97:7 determination 91:17 determine 32:18 detract 35:13 deviate 42:13 deviating 42:11 dictated 56:23	65:4 differ 6:2 difference 24:13 53:6 67:11 78:11 102:11 105:12 different 5:11,14 13:5 17:3 25:1 47:21,21 56:19 56:22 59:3 65:5 70:20,22 71:21 77:15 101:4 102:1 109:1 differently 47:22 difficult 12:2 19:8 79:18 108:15 Digest 74:12,15 74:18 digital 20:14 digitally 14:24 dimension 41:21 44:14 dimensions 5:8 5:17,20 14:4 44:16 47:19 49:19 52:21 dingy 15:14 direct 37:20 direction 37:10 40:21 directly 24:20 56:5 disabled 11:22 disagree 65:9,12 disagreeing 23:19 disapprove 88:3 discuss 30:9,11 31:1 84:8 discussing 67:1 91:15 discussion 47:11 discussions 27:14 disintegrating	85:15 displays 73:13 distance 19:14 distinct 55:19 distinction 68:25 distracted 83:3 85:8 distressing 91:4 distribute 46:22 district 11:15 41:2 68:24 74:8 75:22 76:23 88:24 89:2 97:21,22 109:5 DNA 100:17 documented 74:9 80:13 documenting 85:20 dog 79:12 97:25 doing 10:4 23:2 59:1 64:17 84:18 87:5 93:14 96:7 111:15 donating 64:16 dont' 29:16 55:10 Donuts 26:11,12 26:22 36:21 door 26:8,13 59:1 72:20,20 77:22 doors 70:16 77:11 doorway 25:6 doubling 70:14 71:6 doubt 97:9 Doylestown 1:24 23:6,7 dozen 79:16 drawing 59:19 drawn 24:16 draws 19:13	drive 10:5 driver 79:24 drivers 79:16,18 79:20 driveway 56:6 57:10 58:1,8 93:8 driveways 55:19 driving 97:16 drop 56:2 due 71:19 DUFFY 54:24 Dunkin' 26:10 26:12,22 36:21
<hr/> E <hr/>				
				e 3:2,11 10:23 113:5,5 earlier 5:8 ease 89:6 easier 39:14 easy 7:7 23:15 ED 54:24 edge 35:22 56:2 56:25 eh 16:3 eight 96:15 eighty 94:5 either 40:17,19 41:2 58:7 84:8 84:11 89:7 94:16 101:4 EJ 2:7 46:22,22 50:15,16 electric 72:20 electronic 32:7 elements 10:13 75:7 87:8 elevation 55:24 embarrassing 101:20 embellishment 78:18 empty 36:13 encouraged 15:13 ends 30:6

Enid 2:3 4:13 51:17 59:7 92:3	53:4,8,13 58:6 87:2	fasten 14:10	79:5,8,11,12	43:13,22 44:7
enters 24:20	exists 26:9 27:4 56:25 106:9	favor 8:10 21:10 23:17 49:12	79:14 80:4,7	44:13 46:2,4,7
entire 24:19 64:6 110:25	108:8	50:8 54:2	81:1 85:13,14	46:14,20 47:2
entrance 28:12	expect 41:16	64:11 107:12	86:4,7,8 87:2,3	47:9 48:9,11
entry 24:23 59:2	expensive 90:17 92:2	107:16 110:6	87:5,13,17	48:14,17 51:11
environment 61:14	experience 95:14	110:13 112:7	89:10,24 90:1	fiber 71:20 72:2
equivocation 30:7	experiencing 99:10	feature 60:19	90:21,25 91:2	field 57:19
error 10:23 68:20	explain 12:10,17	featured 73:12 74:12	92:11 93:6	fieldstone 59:13 60:2
especially 36:14	explicitly 12:17	features 70:17 79:1	94:9,19,21,25	figured 57:18
essence 87:17	explore 102:3	February 3:15	96:6 97:23,24	files 32:8
established 62:4	explored 91:16	feedback 38:18 66:1	99:18,22 100:6	filling 29:17 30:14
et 109:4	extent 106:2	feel 12:3,7 58:15 58:16 82:25	100:23 101:21	final 9:1
evening 4:3 54:8	exterior 5:21	84:10,21,22	102:16,22	financial 91:9
eventually 100:25	extremely 24:18	89:13 95:7	103:2,9 105:1	find 7:20 30:3 31:8 96:18
evergreen 22:3	eyes 19:14 62:16 96:9,21	96:8 100:9,11	105:4,6,15,24	finding 96:22
everybody 4:2 54:17 55:8 73:18	F	101:11 109:23	108:13 109:7	fine 10:17 71:11 83:12
evidence 71:1,8 74:9 113:10	F 3:13 113:5	feeling 60:17 101:15	109:13,16,22	finial 67:12,13
exact 5:7,8 6:5 96:25	facade 17:14 75:19	feelings 101:8	110:6,8,19	finials 73:8
exactly 47:25 48:21 49:5 62:8 70:25 87:11	face 26:2 34:13 38:2 86:18	feels 31:21 60:14 100:19 101:21	fences 74:11 76:19,20,21 77:3,12,15 78:5,9 87:11 88:16 92:5,22 94:6,14 95:23 96:10,16 97:7 98:1,5,12 100:25 101:15 109:12,12,17	finish 69:12 78:22 84:2,4 85:8
example 26:12 76:20	facing 25:10,11	feet 6:20 24:19 24:21,24 25:15 25:22 48:16 75:21 76:18,23 78:17 79:8 90:8,18 92:23 96:6 105:6,24 110:7	fencing 68:17 90:2	finished 82:18
examples 26:13 109:18	fact 7:5 16:6 19:21,23 28:1 89:4 92:12	fell 28:8 29:17 64:2 79:23	Fey 23:5,5,5,15 23:25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8	first 4:7,24,24 9:20 24:3 27:22 35:18 45:4 50:12 57:16 58:20 60:16 87:24 109:8
Excellent 29:8	factor 57:17	felt 10:15 83:8 110:3	feud 23:5,5,5,15 23:25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8	fits 27:21 32:19
exciting 22:13	failed 87:17	fence 3:14 64:21 66:6,7,7,9,18 67:10 72:23 73:4,9 74:4,17 75:2,18 76:11 76:12,25 77:9 77:16,16,18,18 77:19,21,23 78:12,15,20,23	fix 23:5,5,5,15 23:25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8	five 16:14 58:10 76:20 77:15 98:13
excuse 42:22 51:16,17 73:22 77:13	fairly 101:11	felt 10:15 83:8 110:3	fixing 23:5,5,5,15 23:25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8	fixed 93:16
existing 3:10 9:20,22 24:4,7 24:8 35:9 47:18 49:21 51:22 52:25	fake 101:17	felt 10:15 83:8 110:3	fixing 23:5,5,5,15 23:25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8	fixture 43:10 72:7
	fallen 94:23	felt 10:15 83:8 110:3	fixing 23:5,5,5,15 23:25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8	fixtures 41:3,4
	falling 85:14	felt 10:15 83:8 110:3	fixing 23:5,5,5,15 23:25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8	flat 13:23,24 26:4,5 34:12 38:14 77:16
	familiar 13:3 73:19 98:1	felt 10:15 83:8 110:3	fixing 23:5,5,5,15 23:25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8	fleur-de-lis 67:12,17 103:8 106:14,17
	fantastic 42:7 46:11	felt 10:15 83:8 110:3	fixing 23:5,5,5,15 23:25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8	
	far 18:2 43:24 100:20	felt 10:15 83:8 110:3	fixing 23:5,5,5,15 23:25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8	
	farther 17:13	felt 10:15 83:8 110:3	fixing 23:5,5,5,15 23:25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8	
	Fast 13:17	felt 10:15 83:8 110:3	fixing 23:5,5,5,15 23:25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8	

111:4,6	60:4 68:6	93:17	52:21,22,25	great 63:20
floor 9:20,21,25	71:18 72:5,24	gauge 18:5	53:17 54:18	101:12
10:6 17:22	73:12,24 75:18	geared 91:6,21	56:23 57:22	green 55:21
25:5 60:16	76:19 79:19	generally 41:16	58:12 59:21	59:17 61:11,19
93:20	85:16 93:22	gentleman 23:1	61:17,19 62:8	62:3 77:16
flow 97:22	94:1 95:15	gentlemen 23:14	63:15 68:12	greens 19:1
flowers 73:13	101:18,23	33:13	70:18 75:10	grew 25:8
flows 94:8	103:12 104:8	George 59:25	78:22 84:4,7,8	GROSSAN
fluted 72:1	104:21 105:1	getting 15:20	86:1 87:21	71:15
focus 24:2	105:16 109:19	16:11 48:21	88:1 89:22	Grossman 65:15
following 44:9	109:20	54:25 59:14	92:4 93:12	65:22,23 66:4
font 20:12,19,22	frontage 25:14	66:1 86:6 93:7	94:4,11 95:11	66:16,18,24
food 76:14 103:6	25:15,19 32:11	93:17 106:17	95:12,14 96:7	67:2,5,9,24
104:14	32:16	106:20	100:9 101:1,1	68:2,5,11,13
foot 16:14 25:14	full 95:23 97:14	Gifts 11:21	105:4,11	68:16 69:2,7
25:14,18,18,23	fully 113:10	give 12:20 21:14	107:25	69:11,16 70:3
48:18 73:10	function 57:3	52:20 74:16	gold 48:5 78:18	70:5,7,21,25
77:16,17 78:15	functionality	89:1 99:14,16	96:2 109:22	71:5,18 72:11
99:18 109:22	57:14 59:14	given 9:18 11:6	golds 19:1	72:15,19 73:2
110:7	funny 21:19	50:21	gonna 9:14	73:6,16,18,21
footage 28:2	54:21	gives 20:16	14:19 20:13,23	74:20,23 75:1
32:14 90:20	further 32:9	glad 11:1	53:9,12 55:19	75:5,11,15,25
footprint 87:4	37:22	glass 70:16	55:22 56:3,19	76:3,5,8,10,17
forced 87:15	future 24:23	71:20 72:3	57:7,17,18	78:14,21 80:9
89:9		gloss 19:1	58:12 61:13,16	80:14,20,25
foregoing	G	go 9:25 12:24	86:11 89:11	81:4,23 82:7
113:13	gable 60:19	15:25 30:10	good 4:2,20 22:8	82:11,17 83:1
forever 99:9	Gada 2:3 4:14	36:11 38:7	22:12,18 26:12	83:6,13 84:2
form 69:19	4:14,19 6:8 8:9	39:19 40:9	33:9 45:24	84:15,24 85:4
forth 1:15 28:9	8:16 13:4 20:1	49:3 55:17	54:8,10 61:3	85:7,12,21
40:10	33:15,23 49:9	57:17 61:18	61:24,24 62:14	86:3,10,15,20
forward 95:2	50:7 63:20	69:11 81:10	64:17 66:3	86:24 89:8,15
found 54:22	64:8 76:2	86:1 87:22	83:21 85:19	89:23 90:6,11
foundation	100:6 107:11	90:23 91:12	88:4 102:6	90:16,22 91:19
56:12 93:11	112:6	94:15,25	Google 10:4	91:22 92:15,22
four 41:22	garage 3:12	104:20	61:23	93:3,10 95:4
framing 97:24	51:15 55:3	goal 57:13	gooseneck 41:14	95:19,21 98:22
108:14	59:11 60:2	goes 45:16	43:4	99:7,20 100:5
Fred 65:24	63:9 72:20	going 5:10 9:15	gotten 43:24	101:12 102:3,8
free 9:4 84:18	garden 56:12	13:18 15:1,11	105:14	102:25 103:5,9
freshened 22:14	gargoyle 48:8	20:2,6,11,12	GPS 7:20	103:17,23
front 17:14	gate 66:6,7	20:21,25 30:16	grades 102:1	104:11,14
24:13,17 33:13	67:19 68:4	30:17 33:10	graduating 58:5	105:18 106:16
34:1,23 35:5	79:15,20,22	35:15 39:4	granted 25:13	106:19 110:21
45:7 47:20	87:2,2,3,4	42:12 43:1	grateful 111:22	111:1,6,12
49:18,23 59:2	99:11,15	44:5,12 45:5,8	gray 48:7,8	ground 59:5
59:17,22,24	gates 79:21,21	47:14,16 49:1	89:12	grow 13:1,12

22:3 85:23 growing 58:3 61:23 guarantee 57:13 guess 8:21 9:22 23:18 99:24 100:10 108:16 guessing 33:5,7 guidance 81:11 81:18 108:5 guide 88:1 guided 108:7 guidelines 9:13 10:20 27:22 40:24 42:1 62:1,15 63:4 65:11 68:18 69:15 81:11,15 81:22 91:10 97:9,10,14 110:1 guys 14:11 36:10 51:19 54:16	32:18 42:1 62:23 65:3,4 68:21 72:22 73:7,9,21,24 74:1 75:12,16 76:24 79:2 81:15,19 83:19 83:20 84:25 87:7 88:1,4,6,7 88:12 91:10 104:2 111:8 HARB's 75:7 hard 6:24 7:7 16:5 18:5 35:23 36:10 41:18 54:17 66:12 104:25 hardship 79:7 82:12 87:14 91:9 hardware 3:8,10 5:11 9:7 13:14 14:3,5 51:22 53:1,17 58:14 72:20 harmonious 60:17 Harold 11:19,19 12:5,9,16,22 12:25 13:8,11 13:16,24 14:5 14:18,23 15:3 15:12,22 16:5 16:9,15,19 17:19 18:11,18 19:9 20:3,6,10 20:13,20,23 21:2,14,19 22:2,10,15,21 Haviv 23:7,7,11 23:11 29:2 35:17 36:24 37:7,15 38:17 38:22,24 39:18 43:25 48:6,10 48:15 hazard 16:18	head 16:23 18:17 21:22,24 headed 79:17 headline 74:24 hear 4:18,19 8:5 49:1,6 50:14 heard 46:18 107:23 108:18 heart 55:10 height 15:20,24 16:1 17:3 18:16 26:3 56:1,19,20 57:8 58:5,5 height's 57:7 heights 13:5 held 1:12 Hello 23:1 55:8 help 12:21 34:15 39:3 helps 18:9 44:14 herringbone 60:1 hesitate 99:12 Hi 5:1 51:23 55:9 hidden 41:14 42:16,20 hides 12:11 13:12 high 19:1 22:3 58:9 60:11 66:5,6 78:15 78:22 96:6 higher 15:7,8 39:8 57:20,24 96:7 highlight 71:15 hinge 79:23 hinges 80:1 93:16 historian 68:19 81:7 83:9,23 historic 1:3 11:15 24:1 27:8,22 28:4 31:1 41:1 63:4	68:22,22,23 69:17,23 74:8 75:21 76:22 81:13 88:24 89:2 97:15,21 101:14 103:20 109:4,11 historical 4:3 69:18 70:10 71:14 87:6 historically 30:4 38:17 108:21 history 80:21 81:13 hit 16:23 18:17 21:24 79:21 hitting 16:11 21:22 96:13 Hobensack 63:22 holding 24:16 home 25:7 58:14 59:18 73:8 77:19 100:24 honest 29:17 honestly 10:14 91:24 hook 9:15 hope 1:14 5:4 22:8,10 35:18 36:1 54:11 58:15 68:25 69:24 76:14 83:15 hopefully 22:12 89:1 hoping 11:23 19:13 84:4 89:5 99:20 horizontal 76:25 hours 79:9 house 60:4,9,12 60:13,18 61:6 61:8,21 62:2 62:21,23 63:2 63:9 68:22,22 68:23,23 69:17	69:19,21 70:9 70:10,12,14 71:6 72:4,12 72:22 74:7,11 74:17 75:21 76:18,23 77:4 77:8,12,14,20 77:22 78:15,16 78:18 79:19 85:21,22 87:6 87:8,12 88:19 89:25 92:23 98:19,21 101:13,19 105:1,16 108:25 109:2,2 109:5,11,13,15 109:23 house's 56:11 houses 74:10 76:18 88:25 96:15 104:17 108:23 109:21 Huh 106:25 hundred 75:21 92:23 105:6 hung 34:1 47:15 47:21 49:20 52:21 hurt 86:6 hurting 87:18 husband 65:24 79:4 82:12 91:25
<hr/> H <hr/>				<hr/> I <hr/>
H-a-v-i-v 23:12 half 46:18 47:13 48:16 59:19 63:7,7 hall 76:22 88:18 handouts 66:12 hands 107:16,19 hang 9:21 10:9 28:13 35:2 hanging 4:22 10:6 17:12 18:1 35:10 42:24 44:24 72:5 happened 71:4 71:22 87:25 98:10 happening 16:23 happy 12:20 HARB 2:2 10:15				I' 82:22 idea 72:16 ideal 26:8 46:13 Ideally 37:7 46:6 ideas 89:17 111:13 identical 47:22 identified 105:24 identity 63:1 illegal 29:23

illuminated 41:15	73:10	45:8 49:25	82:17 83:1,6	105:2
illumination 43:11	installation 3:11 3:14 51:14	It'd 42:20	83:13 84:2,15	knew 21:25
image 48:4	55:2,2 64:22	it'll 13:19 34:2 67:10	84:24 85:4,7	knock 93:8 94:15
immediate 26:15	installed 76:13	J	85:12,21 86:3	knocked 93:18
impact 11:15 108:9	instance 11:6 88:18	Jaffron 43:9 44:4 45:6	86:10,15,20,24	know 6:15,16,24 12:3 14:11
important 11:1 27:17,18,19	int 16:3	Jeff 33:14	89:8,15,23	19:3 24:4
36:15	integrity 11:9	Jeffrey 2:3 4:14	90:6,11,16,22	29:16,24 31:4
importantly 87:16	intend 58:11	Jersey 52:2,4	91:19,22 92:15	32:22 33:6
improvements 75:12	intended 24:8 25:3 59:23	JoAnn 2:6 4:15 29:4	92:22 93:3,10	36:6,8,16
in-kind 97:11	intending 57:4	job 57:16 64:18 88:9 100:11	95:4,19,21	37:10 38:11
inaccurate 69:14	intends 32:12	judgment 33:4	98:22 99:7,20	39:15,19 40:25
inappropriate 18:7,12 84:21	intense 18:25 19:6	Juliet 106:6	100:5 101:12	42:9 44:1
inch 14:8 37:24 38:1,24 48:17	intent 58:2	junk 23:4	102:3,8,25	45:20 47:24
66:5,6 78:22	interest 39:11	Justin 55:8,11 55:15,15,18	103:5,9,17,23	57:19 60:8,14
87:2,3	interior 58:1 60:14	56:10,15,20	104:11,14	61:8,17 62:1
inches 5:21 25:25,25 37:23	Internally 41:15	57:9,23 58:24	105:18 106:16	62:15 69:6
37:23 41:22,23	interrupt 66:21 69:9 70:18	59:10 61:3,15	106:19 110:21	70:25 71:2,3,5
47:8,12,13	73:1,5 90:23	62:21 63:16,21	111:1,6,12	71:8,16,21
57:20	interrupted 93:4	64:15,19	keep 15:11 57:22 65:10	72:9,11 75:11
include 41:2	interrupting 82:22	juxtapositions 77:17	68:12 75:10	75:16 77:17
includes 110:24	interruptions 85:9	K	89:22 93:6	88:7 91:9
indicate 24:25	intersection 35:25	k 71:10	keeping 58:11 63:3	94:23,24 95:1
indicates 25:2	inverse 56:7 62:9	Karen 65:15,22 65:22 66:4,16	keeps 93:17	95:18,22 97:11
individual 41:17	invisible 37:6 62:5	66:18,24 67:2	Keith 2:4 4:11 6:10 31:13	99:3,4 102:1,7
information 14:12,12 32:3	invoked 105:8	67:5,9,24 68:2	62:17 97:18	102:8,10
32:12	involved 5:23	68:5,11,13,16	Keller 63:23	105:16,21,24
inherent 19:22	iron 3:12 14:8 55:4 60:9	69:2,7,11,16	Ken 104:9 105:6 105:7,8,12,20	106:3,5,5,6,8
input 46:16	66:10,19 67:16	70:3,5,7,21,25	kept 59:19	108:21,25
inside 37:21	89:24 90:15	71:5,15,18	key 10:13	109:1,10,13
insignificant 69:22 70:9	94:13 96:16,17	72:11,15,19	Keystone 2:4	110:4,8
insist 84:5	issue 28:4 42:2 55:24 63:1	73:2,6,16,18	kill 57:11	knowing 33:10 36:19 43:25
inspector 2:5 4:10	80:22 84:23	73:21 74:20,23	kind 13:1 15:14 18:5 19:12,13	99:16
install 72:23	93:5 105:25	75:1,5,11,15	34:25 35:1	knowledge 17:8 91:13 104:17
	issues 24:2 33:15	75:25 76:3,5,8	37:2 54:17	knowledgeable 80:21 82:2
		76:10,17 78:14	77:18 83:2	83:10
		78:21 80:9,14	89:13,14 94:22	known 85:21
		80:20,25 81:4	99:8 106:13	L
		81:23 82:7,11	Kingsley 54:15 54:20 102:15	labor 91:25
			102:19,19,22	lack 101:16
			103:1,7,11,18	lag 14:14
			104:5,12,19	land 61:24

landlord 15:13	levels 46:21	40:21 45:5,13	lower 15:6 19:9	ma'am 66:21
landlord's 19:11	liabilities 86:18	57:15 62:8	59:11 80:1	72:25 73:20
landscape 91:3	liaison 2:4 4:11	67:23 68:9	Lucas 55:8,11	Main 1:23 3:7,9
language 25:3	licensed 83:23	72:7 77:6	55:15,15,18	3:13 9:7 18:4
large 9:23 25:24	lifetime 13:20	85:17,22 89:25	56:10,15,20	25:10 35:24
43:21 73:10	light 40:3,4	95:15 98:20,25	57:9,23 58:24	51:19,21 64:21
108:10	43:13,19,20,23	99:3,25 100:1	59:10 61:3,15	65:24 75:19
larger 24:10	72:5,7	100:16 101:16	62:21 63:16,21	76:1 79:17
48:18 99:18	lighting 40:24	101:17 108:10	64:15,19	94:21,22 95:17
late 50:11	40:25 41:1,3,9	looked 10:1	luck 22:8 54:10	96:11 102:20
104:23 111:16	41:10,13,14	61:11 64:25	LUPI 92:13	105:8
lavender 19:5,13	42:24 43:2	101:15 102:5	Lupinetti 2:4	maintain 79:8
layers 41:17	44:2,3 45:2,5,9	108:19 109:7	4:9,9 6:12,22	87:13 99:3
lean 60:8	45:12 46:20,21	109:10,25	8:7 13:2 16:25	maintenance
leans 86:4,11	46:21 47:1,6,7	110:1,2	17:7,10,17,20	89:6 96:9,20
learn 61:16	49:21 50:1	looking 13:25	17:24 18:15	Maisel 105:7,8
LED 41:19	lights 41:15	14:20 26:24	19:25 21:7,16	105:12,20
Lee 2:7 4:21	42:16,23	27:7,8 29:3	26:16,19 27:6	makeup 65:4
29:4,24 30:7	lilac 55:25	33:22 35:21,25	32:25 33:3	making 15:7,8
30:12,23 46:3	lime 67:21	36:3,22 41:12	39:25 40:3	33:11 94:2
46:5,9,12,15	line 10:19,25	55:18 61:6,9	41:8,12,24	107:3,21
50:11,19,22	57:4	79:16 82:7	42:8 43:3	Manager 2:7
51:1	linear 79:8	88:21 94:20,21	44:18,22,24	Mansion 69:8
left 4:6 63:22	listen 27:24 65:5	96:5 98:19	46:25 47:3,7	69:16
legal 29:19 30:6	little 10:20 24:11	106:2	47:14,23 49:8	manufacturer
30:25	29:11 37:3	looks 24:12 32:2	50:5,16 52:7	40:14
legality 30:2	39:23 40:19	59:19 63:14,20	52:11,15 54:1	MARCH 1:9
31:5	42:19 48:15	100:7,18 101:5	54:11 58:21	Market 103:6
legislate 30:2	50:11 56:3,21	lost 39:6	62:13 64:3,10	104:15
legislative 84:14	61:5 73:23	lot 7:22 9:21	66:20,25 67:3	marketer 38:10
length 56:19	74:19 85:8	18:3,9 28:15	67:7 72:25	match 56:4
57:2	90:17 93:21	28:16 36:13	73:3,19 77:25	67:20 97:5
Lessane 52:1,1	100:11 108:4	39:14 59:16	78:2,6,10 81:6	99:2
52:13,16,22	108:25	61:17 65:1	81:24 82:5,21	matched 63:7
53:5,9,16,20	live 61:14,15	74:20 78:18	90:13,19 91:5	matches 60:13
54:7,12	lives 43:25 71:23	79:9,9 88:6	91:20 92:3,9	98:21
let's 13:7 14:6	living 69:21	90:21,25 91:25	92:17,21 94:3	matching 81:16
14:13 29:18	locally 63:22	93:15 94:13	95:6,11,20,22	81:17 95:24
35:20 37:12,17	location 9:18	101:18	97:1,3 99:6	96:1 97:3,6
46:7 49:3	11:13 12:15,16	lots 96:3	103:14,21,24	material 5:13,15
65:12 69:1,5	16:3 35:24	loud 54:22	104:2 106:23	5:16 6:3,6
letter 23:17,19	46:21	louder 39:4	107:1,5,9,13	13:15,23 52:23
30:21	locations 103:3	love 35:21 36:19	107:17,24	52:24 53:7,15
lettering 5:23	long 41:23 42:1	98:20,20	108:1 110:17	53:16 56:8,17
level 19:10 59:5	42:11 90:24	low 9:19 16:12	111:7,14,19	62:3 74:2
59:5,11	105:7	28:14,16 29:12		77:24 81:1
level's 19:9	look 12:18 24:17	110:6	M	88:21 91:12

93:25 94:17 95:8 96:24 100:18 101:4 106:13 materials 52:20 70:17 77:5 80:23 99:4 100:18 matte 13:24 matter 78:7 113:12 McCaffrey's 76:13 103:6 104:14 McDonough 2:3 4:2,13,13,17 4:23 5:5,13 6:2 6:7,9,13 7:1,3 7:11,13,15,19 7:25 8:8,10,12 8:18,22,25 10:17,22 11:3 11:17 12:1,7 12:19,23 13:6 13:9,13,22 14:2 15:1,5,10 15:17 16:2,8 16:13,17,22 17:6,9,16 18:9 18:21 19:15 20:5,9,18,21 20:25 21:3,8 21:10,12,23 22:7,13,19,22 23:3,14,20 24:6 25:17,20 27:15,20 28:3 28:18,24 29:20 30:1,16,24 31:4,8 32:5 33:5,8,21 34:2 34:7,11,15,19 34:25 35:6,8 36:18,25 37:12 37:17 38:3,6,9 38:20,23 39:1 39:10 40:5,8	40:15 41:11,20 42:6,25 43:5 43:18 44:3,8 44:15,21,23 45:1,14,18,24 46:10,17,24 47:1,5,17 48:1 48:19 49:10,14 50:6,8,10,14 50:21,24 51:4 51:13,18,24 52:17,19 53:3 53:6,19,21,25 54:2,4,10,13 54:19,21,25 55:7,9,12,17 56:8,16 57:6 57:12,22 58:23 59:8 60:22,24 61:8 62:11,17 63:11,19,24 64:5,9,11,13 64:17,20 65:20 66:1,3,15,17 67:22 68:1,3,8 68:12,15 69:1 69:3,10,13 70:2,4,6,18,23 71:2,10,17 72:9,13,17 73:15,17 74:14 74:22,25 75:4 75:9,14,23 76:4,6,9,16 78:1,5,8,11,19 80:3,10,17,24 81:2 82:3,10 82:14,19,23 83:4,11 84:1,3 84:17 85:3,5 85:10,18,25 86:8,13,17,22 87:19 89:13,18 90:4,10 92:6 92:10,19,25 93:9,19 95:7 96:23 97:2,18	98:3,9,15 100:8 101:22 102:4,10,17,21 103:25 104:4 104:16,25 105:10 106:11 106:18,21,25 107:3,6,10,12 107:14,18,21 108:2 110:11 110:18,22 111:2,5,10,17 111:21 112:5,7 112:10 mean 10:12 17:22 27:21 30:12 31:12 33:21 36:9 37:2,7,11 38:9 38:18 39:10 57:7,10 61:1 71:12 86:1,13 93:2 94:3 97:25 98:11,19 98:20 99:2,14 100:13 105:14 106:4 108:4 Meaning 97:22 means 32:23 33:6 109:13 meant 93:4 measure 47:11 meet 61:4 meeting 1:6,12 3:15 4:4,5 42:5 42:11 45:12 46:6 62:15,24 111:25 112:11 112:12 113:12 meets 9:13 42:1 45:23 97:8 member 83:17 85:1 MEMBERS 2:2 8:11 21:11 49:13 50:9 54:3 64:12	112:9 membership 83:16 memory 15:18 28:19 mention 65:13 mentioned 110:6 merely 31:1 merits 65:11 88:10 met 10:19 metal 66:6 74:4 75:18 76:11,20 76:24 77:9,12 87:3,3 88:20 92:24 95:5,6 97:23 108:14 111:13 mic 4:17 Michael 59:25 microphones 4:21 mics 54:16 middle 34:22 Miller 5:3,3,6,20 6:5 8:14 millimeters 53:11 mind 18:22 mine 95:13 minor 42:10 minus 95:24 97:4 minute 38:15 74:16 83:5 85:11 minutes 3:15 65:25 91:14 111:20,25 112:3,8,10 missed 10:3,3 51:16,17,18 misspeak 9:2 misspoke 93:1 mistakes 88:8 mockup 20:18	20:24 21:1 67:23 68:9 model 40:13 modern 41:3,5 72:19,21 73:25 74:2 76:25 77:21 modernization 87:7 modernizations 109:4 modernized 69:20 modifications 11:7 modified 47:17 51:8 63:3 69:20 modify 50:12 molding 60:15 moment 37:13 37:18 110:11 money 23:22 87:15 93:15 monthly 4:4 months 11:25 mother-in-law 16:20,22 21:21 21:24 motion 8:5 21:5 49:1,6,10 50:3 50:12 51:1 53:22 64:6 106:24 107:2,6 110:23 112:2 mount 40:17,19 40:20 mounted 5:24 14:8 17:14 34:17 39:9 move 25:4 27:5 moved 25:8 53:24 100:4 112:4 moving 35:6 95:2 100:2 multiple 103:3,3
---	--	--	---	---

103:20 104:19 mumbling 54:17 Municipal 1:13 2:4	100:3,24 neighbors 12:12 NETT 92:13 neutral 19:2,4 never 54:24,24 new 1:13,13 3:5 3:7,8,8,9,10,11 5:4 14:20 16:3 22:25 35:25 40:10 51:14,22 52:4 54:11 55:1,16,20 56:1,18 68:16 68:25 69:24 76:14 83:15 nice 22:20 62:2 77:4 norm 98:18 Normally 12:25 north 3:9,13 37:10 51:19,21 64:21 65:23 75:19 76:1 79:17 94:22 95:17 105:8 106:6 Notary 1:17 note 19:18 68:18 87:24 88:15 notes 113:11 notice 18:2 94:20 98:12 notion 97:21 99:23 108:7 number 10:10 10:10 36:17 40:14 104:1 numerous 109:17 Nurture 103:12 104:8	obstructed 6:19 obviously 27:23 30:1 35:17 36:6 40:16 57:10 91:11 95:13 96:12 100:8 106:12 odd 61:12 offer 89:11 officer 29:4,25 31:20 32:3 33:1 officially 4:5 47:15 oh 7:12,14 10:24 16:22 20:5 33:25 40:3 82:19 86:13 92:13 99:23 101:25 okay 4:23 6:14 7:14,18,24 8:5 11:17 14:25 21:3,14 22:24 39:15,18 43:18 46:1 48:12,19 48:24 49:15 51:4 63:17 71:17 73:6 74:22 76:16 80:5 82:10 84:1 85:4 92:9 92:13 98:15 102:7 107:5 108:1 old 14:19 16:4 35:23 58:11 68:23 73:4 75:20 76:21 88:18 olives 19:1 ones 4:22 66:21 71:16 72:1,3 95:24 109:21 open 62:25 67:6 89:17 93:21 97:24	operations 108:24 opinion 33:1 74:3 94:24 95:1 96:4,18 97:7,17 105:13 opposed 8:12 21:12 49:14 64:13 90:3 107:14,18 110:14 opposite 56:5 57:9 opposition 50:10 54:4 option 22:1 89:10 93:23 94:2 options 91:16 order 4:5 ordinance 25:13 108:5 Ordinances 83:15 original 25:6 47:15 56:11 67:24 69:19 71:18 72:1 73:24 originally 25:5,7 49:17 outside 27:10 53:18 90:23 owner 35:15 52:8,9,10,11 52:12 65:23 86:17 owner/tenant 52:17 owners 8:1 87:10	page 3:3 10:25 70:7 74:12 77:10,13 104:1 pained 89:17 painful 11:25 paint 5:22 48:7 58:13 79:8 82:12 89:11 90:7,7,23 91:2 91:24 98:23 105:18,20 painted 5:16 20:2 48:6 62:22 79:13 105:22 painting 79:4 87:16 90:8 91:1,23 paints 91:3 paperwork 40:10 par 7:23 parallel 31:15,19 33:23 34:2,9 Parcel 69:25 pardon 13:18 76:3 park 7:17,17 parked 79:19 parking 7:5,9,11 7:13,16,22 8:3 24:22 28:15 29:13 58:10 Parry 69:8,16 part 9:13 10:5 11:12 19:7 24:19,21 26:5 26:6 30:18 57:24 86:2 96:9 99:10 108:6,7,9,22 110:9 partial 58:5 participation 83:21 particular 11:6 17:25 25:9
<hr/> N <hr/> N 3:2 N-d-a-b-a-n-i-... 52:5 nails 85:14 name 5:1 11:18 11:19 23:9,11 51:24 52:5 55:14 65:19,20 65:22 102:18 105:7 Names 23:3 national 83:18 natural 89:12 nature 65:14 Ndabaningi 52:3,3,9,12,18 53:14 54:9 near 85:24 necessarily 18:6 95:15 100:13 108:22 109:19 need 24:24 32:18 40:13 79:11,12,13 80:11 85:13 86:6 88:9 89:17 95:15 106:23 108:4 needed 33:19 needs 22:14 45:20 72:24 80:7,15 83:24 neighbor 12:25 13:8,11 22:3 71:22 neighbor's 90:24 neighborhood 19:20 78:25 79:3 87:11 98:17,25 100:2	<hr/> O <hr/> o 86:6 o'clock 36:23 objectives 59:4 obligation 56:22	<hr/> P <hr/> p.m 1:15 112:12 package 110:25 packet 5:18 66:11		

100:22 108:11 109:25 particularly 77:4 101:19 Partly 108:6 parts 36:1 pass 12:18,20 101:18 passerbys 16:7 passing 24:11 pattern 60:2 62:3 Patterson 66:10 66:19 pay 7:17 23:22 paying 57:14 79:10 92:1 peaks 60:11 pedestrians 59:4 pending 51:1 Pennsylvania 1:14,18,24 23:6,8 Pennsylvania's 69:23 pent 9:19,20,23 9:23 11:14 16:15 17:22 18:11,16 43:21 people 7:17 16:9 18:19 31:17 36:8,11,16 58:8 65:5 69:5 84:23 85:22 88:6,25 93:7 97:15 101:18 108:23 perceive 94:11 Perfect 31:7 perfectly 62:15 period 41:3 87:12 90:24 98:9 104:23,24 permitted 32:16 perpendicular 31:12 35:19 37:25	person 24:15 59:14 personal 65:3,13 97:17 101:8 personally 96:8 98:19 phone 41:7 photo 26:24 43:8 47:10 56:14,15 photographing 85:20 photos 58:1 physical 87:14 physically 79:6 82:11 90:7 pick 19:5 picked 63:6 picket 72:23 90:1 94:9 98:20 103:18 103:19 104:5 105:15 108:13 109:7,11,12 picture 26:15 29:3 44:4 66:11,13,13,14 66:22,23,24,25 67:12,14,14,15 67:22 68:3,6 69:25 72:8 73:13 74:13,25 75:24 76:14 77:2,6,10,13 77:22 78:2,3 78:14 79:25 96:1 97:14,20 103:25 111:13 pictures 12:6,9 12:17 15:18 56:13 61:22 78:19 80:6 85:17 92:7 93:1,6 piece 56:23 67:21 68:10 99:14,15,17	pin 39:23 40:2,4 pin-mounted 41:17 pineapple 73:8 place 5:6 10:12 79:17 81:11 104:13 plan 24:3 37:2 45:12 55:20 57:16 61:1,11 62:10 planning 2:4 4:12 43:20 plastic 99:8 playground 106:2 Playhouse 60:1 please 5:1,17 11:17 12:4 14:4 23:10 31:13 32:5 51:25 52:20 55:13 65:9,9 65:19 69:3,13 81:8 point 6:18 7:4 15:16 18:23 27:13 44:1 72:6 83:14 85:12 93:25 94:12 105:23 106:10 pointed 96:3 pointing 84:25 pole 37:10 60:6 60:10,12,13 poles 58:7 60:7 polyethylene 6:1 99:5 popping 85:15 porch 37:5 63:15 71:19 72:1,5 porthole 60:18 portion 34:17 position 81:25 82:6	positioned 49:18 possible 54:15 69:19 87:13 90:14 possibly 59:18 post 17:12 67:13 68:4,7 75:20 93:13 104:10 104:11 posts 3:12 53:19 55:4 58:8,12 62:5,19 63:8 63:21 66:6,7 67:19,20 73:9 77:16 78:23 79:15,21 80:2 87:3,4 93:2,6 93:16 110:21 110:22 potential 106:3 powder 67:10 precedent 42:22 preceding 67:14 prefer 67:17 84:19 present 11:14 13:9 102:5 presentation 55:5 65:25 69:4 80:6 83:11 87:20 93:4 presented 33:18 49:5 64:7 92:8 95:10 107:7 110:23,24 111:7 112:3 presenting 29:19 110:4 preserving 69:18 pretend 37:12 37:17 pretty 37:4 40:22 42:20 57:3 60:20 80:12 81:3	prevent 16:11 18:20 previous 62:23 88:3 previously 70:19 87:7 priced 90:14 pride 101:13 printed 5:22,24 prior 45:12 46:23 privacy 77:19 private 7:9,22 7:23 probably 18:17 26:23 43:3,22 46:15 61:24 90:16 100:16 problem 9:17 16:14 19:23 61:5 76:9 proceed 5:5 23:14,16,18 33:10 58:23 64:24 69:13 75:15 82:23 84:19 proceeding 89:22 proceedings 113:9 process 51:12 processing 59:8 professional 1:16 13:17 prohibitive 79:11 project 58:25 104:7 105:5 projection 38:5 prominently 73:12 properly 42:17 properties 3:13 55:4 62:6 77:11 property 65:23
--	---	--	--	---

71:25 75:8 77:7 79:2 86:17 87:10 88:22,23 90:20 90:24 108:11 110:1 proportions 38:20 proposal 28:23 100:4 propose 38:25 60:7 80:22 proposed 24:12 32:1,19 37:5 38:2 44:19 47:8 56:20 62:7 66:19 68:16 89:24 91:14 102:16 102:23 proposing 14:15 17:18 20:17 25:24 56:18 58:6 66:9 67:4 74:4 92:11 protruding 9:16 provide 81:14 provided 27:3 32:12 proviso 45:2 public 1:12,17 6:25 7:5,7,11 7:13,16 8:4 29:13 35:12 48:24 63:25 74:9 83:24 102:14 pull 91:1 purchased 72:12 73:8 purple 19:5,19 56:10 purpose 93:14 put 5:1,15 11:16 12:4 14:2 16:11,20 18:13 18:13,14,19	19:16 21:6 23:21 29:12 32:5 35:1 37:8 37:8 39:2,21 39:23,24,25 41:21 42:18 44:12,16 45:6 47:18 49:23 51:24 53:1 55:13,14 58:16 60:25 71:7 73:3 81:17 82:14,25 89:9 92:4 101:23 102:18 103:17 105:11 108:2 108:23 putting 16:3 38:15 39:13 56:3 59:22 71:11 95:16 PVC 13:19 52:23 <hr/> Q <hr/> quad 67:17 95:20,21 97:5 qual 69:8 qualifications 65:14 82:4 qualified 83:8 quality 98:16 question 26:17 30:22 31:10 33:1,9 35:8 36:18 42:21 48:2 59:7 62:18 70:19 71:13 90:14 102:15 questionable 10:21 questions 6:7,9 6:10,14,16 21:4 28:16 33:12 53:21 58:19,21 60:22	60:24 63:12,24 91:6,20 102:12 quickly 54:14 61:16 quite 10:13 11:10 19:5 quote 74:5 <hr/> R <hr/> R 113:5 rack 16:11 18:19 rail 60:20 76:25 railings 75:19 rails 74:2,2 Ralph 23:5,5,5 23:15,25 24:7 25:18,22 26:12 26:18,23 27:11 27:18,25 28:5 28:22 29:1,8 29:10,16,21 30:10,14,20 31:2,7,19,24 32:22 33:2,7 34:9,14,21 35:3,7,15 37:14,20 38:4 38:8 39:4,21 40:1,4,6,16 41:6,18,22 42:4,18 43:8 43:13,22 44:7 44:13 46:2,4,7 46:14,20 47:2 47:9 48:9,11 48:14,17 51:11 randomness 11:11 19:20 rated 69:22 rating 70:8 raw 89:12 read 14:7 31:14 32:4 34:4 91:13 reading 51:19 108:12 ready 4:23 55:12	real 10:11 78:8 realize 30:22 realized 21:24 really 10:2,12,15 16:5,17 22:19 27:16 36:12,19 38:16 48:20 54:16 59:16 61:25 73:4 80:14 82:17 87:17 93:21 105:25 108:21 realtor 89:4 realtors 89:1 reapply 39:24 42:3 rear 34:17 reason 59:12 64:1 83:21 108:3 rebuilt 59:2 receive 72:22 73:7,9 received 23:17 23:19 73:21,23 74:1 recessed 24:21 recommend 30:8 64:14 82:8 84:9 87:1 recommendati... 6:15 9:4 10:14 30:5 33:11 42:9 51:10 65:8 69:14 84:11 101:7 110:19 recommendati... 9:3 recommended 8:16,17,19 41:15,16 44:9 45:10 49:16 67:16 109:24 recommending 8:19,22 21:13 47:25 51:7	54:5 reconstruction 22:11 record 5:2,15,19 9:2,9 11:18 12:4 14:3 19:17 21:4,6 23:3,22 30:3 30:18 32:6 35:1 40:9 41:21 44:17 47:19,24 48:21 48:25 49:20 50:2 51:25 52:20 53:23 55:14 56:17 60:25 64:25 65:21 68:18 71:12 75:12 80:4 82:15,25 83:2,14 84:25 85:3,19 87:22 95:9 98:11 102:18 105:11 108:3 110:13 111:15,18 records 51:8 74:9 recuperating 11:21 recycled 71:25 red 31:25 43:12 reduced 24:9 referencing 27:11 referring 68:4 reflect 110:15 refresh 15:15 28:18 regarding 31:10 81:7 regardless 7:7 45:9 regards 83:7 registered 83:17 85:2 regular 1:6
--	---	--	--	--

58:16	reproductions	109:11,21	roses 85:23	seated 84:22
regulations 85:1	71:21	rhythm 10:11	101:19	second 8:8 9:25
reiterating 17:1	request 66:5	18:5	rot 13:20 71:20	10:6,25 17:22
relates 106:8	requested 53:22	Rick 2:4 4:9	rotted 66:8	21:8,9,23 25:5
relatively 11:13	requesting	6:11 44:9	71:24	28:6,10,10,23
relaunch 11:24	78:23	62:12 111:21	roughly 6:20	28:24 30:8,9
release 91:2	require 83:20	ridiculous 38:4	round 60:10	31:24,25 39:17
relevant 65:2,17	required 26:4	right 7:24 11:21	102:23	45:7 49:11
75:9	41:14 83:23	13:6,19 15:17	ruling 88:4,4	50:6,7,13,23
relying 15:17	requirement	15:21 18:4	run 46:15	51:2 53:25
remain 89:12	83:19	26:13 27:7	running 40:10	55:9,13 88:15
remember 21:16	research 94:9	28:21 34:5	60:1	88:17 107:11
reminders	resemblance	36:20 43:21	rush 80:6	112:5,6
111:22	88:19	44:18 47:17		seconds 64:9
remove 52:25	reserved 7:16	55:13,20,24	S	107:10
73:24 93:12	residence 59:12	67:6 68:12	s 71:19	section 85:16
removed 15:4	residential 96:14	71:10 75:4	S-i-m-m-o-n-s	99:18
71:19,24	respectful 83:12	76:8 78:14	52:6	see 5:24 6:24 7:8
removing 15:2	87:20,23	81:6 83:13	sake 45:4	12:13 14:6,13
reopen 63:15	respond 68:14	84:22 85:23	sample 67:18	14:25 21:22
reopening 11:23	responded 29:25	86:4 88:14	Sara 32:9	22:6,17 26:21
repaint 15:13	response 30:13	89:18 90:10	satisfied 61:7	32:10 33:19
repainted 20:4,5	rest 95:2	93:22 95:7	save 89:20	34:3 35:21,22
20:7 48:9	restrictions 89:3	101:17,22	Saves 35:21	35:23 36:1,1,4
repair 66:8	retail 108:24	103:6,24	36:20	36:12,22 37:16
79:24	retailer 38:10	104:20 106:21	Savioni 25:10,11	38:12 41:12
repairing 79:5	retain 56:23	107:22	36:22	42:2 43:10,10
repairs 91:1	retaining 56:3,5	right-of-way	saw 36:5 90:20	55:7 57:23,24
replace 14:19	56:9 62:7	6:25	saying 11:5	57:25 60:14
66:5 73:22,25	retiring 92:1	ring 74:4 75:18	37:16 38:6	61:25 64:1
74:1 86:6 87:1	reusing 35:4	76:11,12	41:6 70:10	68:1,3 70:8
97:11 99:16	revenue 8:2	rings 67:10	81:15,16,19,20	72:8 73:13
replaced 71:20	reverse 37:2	risk 86:9 87:18	81:21 88:19,21	77:1 79:25
72:6,24 80:8	reversed 25:15	rocks 61:23	102:2	81:12 85:14
80:16 93:16,16	review 1:3 4:4	Roll 3:4	says 10:9 40:24	93:6 94:6,7
93:17	27:9 29:5	Romeo 106:6	41:13 76:4,6	96:14 97:22
replacement	30:21 32:9	roof 18:1 26:6	83:15 97:5	100:1 101:8
15:6 99:19	45:22 62:14	26:19,21 35:13	scale 32:19	102:1
replacing 58:6	68:21 71:14	35:18 36:6	37:24 56:24	seeing 91:14
80:12 85:13	112:1	37:8 38:19	scape 96:10	93:24 97:25
Reporter 1:16	reviewed 9:11	39:2,6 44:2,20	scope 105:23	105:1
23:9,13 65:18	28:8 61:1	70:12,20,21,22	scratch 93:12	seen 8:3 19:22
107:19	reviews 24:1,1	71:9 73:22	screen 17:4	24:3 101:24
REPORTING	revised 47:16	74:2	screw 53:2	selected 60:9
1:22	revival 74:6,10	room 9:21	scroll 14:7,20	75:2
reproduction	74:24 78:17	rope 58:17 60:6	se 26:5 71:12	semicircle 95:25
72:2 73:11	104:24 109:2	rose 85:22	search 10:4	97:4

senior 87:14	58:14	28:12,13,19,23	41:16 42:24,25	41:19,20 43:15
seniors 79:6	side 24:22 27:5	28:25 29:19	44:10 108:20	43:23 47:3
82:13	28:23 30:19	30:8,9 31:11	108:21,23,24	72:2 99:14,15
sense 34:11 86:4	31:11 34:24	31:11,24,25	similar 9:15	smaller 24:10
86:21	36:14 40:17	32:1 33:17,18	14:1 17:17	38:22,23,25
separate 28:12	44:11,23,25	34:5 35:2,5,10	24:25 25:12	39:2,8 43:14
September	49:4 55:25	35:19,22,23	44:6 45:5	47:10
11:23	56:6 58:7	36:1,2,4,5 37:8	56:21 57:7	smells 100:19
seriously 100:11	61:18 72:1	37:9,19,21,24	59:1 78:24	smidge 43:14
Services 1:22	sides 5:25 18:4	37:25 38:1,13	104:18	solid 59:19
2:4	57:10 79:9	38:14,15,19,21	Simmons 52:3,3	93:11 99:17
set 1:15 59:1	90:8	38:22,23 39:2	52:5,9,12,18	somebody 29:18
63:2	sidewalk 55:23	39:8,13 40:2	53:14 54:9	29:21 43:25
sets 70:16	56:1 57:21	40:17,18 41:18	Simone 52:1,1	82:8 87:18
seven 73:10	58:3,4 59:5	43:8,9,12,21	52:13,16,22	101:10
76:17	76:13,19 77:1	44:4,10,11,19	53:5,9,16,20	sorry 8:19 12:1
shade 94:17	85:16 101:17	44:22,24 45:6	54:7,12	16:8 25:15
shape 13:15	sidewalk's 57:17	46:25 47:2,3,5	simple 41:3,4	39:5 40:4
56:21	Siegel 11:19,20	47:5,10,15,19	single 96:17	43:14 46:3
share 8:1	11:20 12:5,9	47:21 48:3,11	99:25	50:11,15 51:19
shared 7:25	12:16,22,25	48:14,17 49:3	SINTRA 52:23	58:7 66:20
sheered 56:2	13:8,11,16,24	49:4,7,15,17	sit 9:8 37:4	72:25 73:5
shines 40:19	14:5,18,23	50:13,18,23	site 13:2 17:1	74:17 82:19,20
shingles 70:13	15:3,12,22	51:3,22 52:19	40:24,25,25	82:22 83:4
shining 43:23	16:5,9,15,19	52:25 53:13,22	41:9,13 62:14	92:19 93:1
shiny 72:21	17:19 18:11,18	54:5 108:18	75:20 78:4	95:22 111:5
shop 24:23,23	19:9 20:3,6,10	sign's 11:12	sits 32:17	sort 9:12,19 56:2
25:7 76:14	20:13,20,23	signage 11:12	sitting 16:1	58:3 60:10,11
shops 24:25	21:2,14,19	18:4 24:24	situation 11:22	60:13,17 63:6
shot 58:2	22:2,10,15,21	32:14,15,19,23	six 11:25 18:16	98:4
show 24:11	sign 3:7,8,10	36:7 41:9,13	77:17 78:15	sounds 27:9
88:17 106:19	4:25 5:6,9,16	41:14 44:2	109:22 110:7	source 74:21
111:13	5:21 6:3 8:6,13	signed 29:6	size 9:14 13:15	sourcing 63:22
showcase 61:20	8:16,18 9:7,11	significance	17:13 27:3,4	South 1:23 3:7
showed 44:4	9:12,16,17,22	70:11 87:6	40:14 41:7,11	9:6 35:24
61:23 96:2	10:9 11:13	significant 68:20	47:21 50:18	102:20
109:19	12:2,12,13	69:17 91:23	53:3 56:18	Spa 103:12
showing 47:12	13:14,20,21,25	significantly	70:14 71:6	104:8
104:1	14:1,4,19 15:2	28:1	sizes 5:10	space 5:7 58:10
shown 55:25	15:6,19 16:1,3	signing 13:22	skirt 42:19	59:17
88:16 109:22	16:4,10,20	27:14	slat 97:23	spaces 7:15
shows 48:4	17:12,14 18:16	signs 3:9 10:1,11	slate 70:12,21	32:13
shrubbery 13:1	21:5,20,25	13:17 17:2	71:1,9	spans 105:5
13:12	22:4,6 24:12	18:24 19:19	sliding 70:16	speak 25:3 31:25
shrubs 91:1,2	24:14 25:10,11	22:25 24:8	sloping 26:6	39:4 65:15
shut 11:24	25:23,23 27:4	25:2 29:5	slowly 59:9	102:17
shutterware	28:7,10,10,11	30:21 36:12	small 11:13 40:1	speaks 69:7

specialty 51:20	stated 48:25	streets 108:19	supposed 97:11	101:12 110:12
specifically 10:9 45:2	stating 30:3	streetscape 18:2 94:8 95:1 96:5 97:12	sure 5:20 6:4 23:23 28:7 30:18 31:23 45:13,22 47:24 48:20 50:12,17 61:3 67:8 68:24 69:2,11 71:8 75:5 77:20,23 91:22 92:14 95:2,9 107:4,21,22	113:11
specifications 5:9	statute 65:4	strips 59:23	surprised 98:5	takes 91:24
specifics 23:21	stay 101:14	strong 61:14 99:13	surprising 98:18	talk 13:13 28:6 29:15 61:2 69:5 74:15 93:5 101:2
speeds 58:9	staying 21:25	strongly 101:11	surrounding 78:25 94:7 96:1,10	talked 93:19
spell 23:9 52:4	steel 14:7	structurally 99:13	surrounds 72:23	talking 26:10 27:10 41:4 86:16 95:4
spend 87:15 101:18	stenographer 23:23	structure 77:6	survey 69:22 70:8	tall 37:23 47:13 60:15 61:20 73:10
spent 93:14	step 30:17	struggle 108:10	swath 9:24	taller 60:10,12 60:12
sphere 67:13,17 95:18	stipulated 5:10 42:2	struggling 106:12	swoop 64:2	tape 47:11
spoiled 105:17	stone 56:11 60:3 62:7 67:21	style 70:20,22 71:21 72:6 73:7 74:5,6 77:5,20 94:7 96:25 104:18 106:13	sympathize 100:14	Tara 1:16 113:18
spot 18:13 26:4 26:5 39:23 40:2,4	stood 16:21	styles 81:18 104:19	system 60:7	Tax 69:24
spotlight 40:1	stop 28:5 71:12	styling 60:9		tears 99:17
spray 58:12	store 11:22,24 15:25 22:11 36:3 37:21,23	submit 44:13 45:11,14 46:20	T	tell 5:14 12:2,3,7 13:13 17:6,9 35:13 36:10 40:15 52:19 65:9 89:8 94:11,18 105:3
springtime 85:23	storefronts 36:14	submitted 5:9 8:6 49:22	T 37:9 40:19 113:5,5	telling 72:17
square 4:25 5:4 25:23 28:1 32:14 67:21	str 106:5	substantial 11:14	table 47:16 87:22	tells 29:21
Square/Hospi... 3:6	street 1:13,23 3:7,8,9,11,13 6:20 9:7 10:2 10:11 11:12 12:11,14 15:20 15:23 18:5 22:5,25 24:17 24:20 25:10,11 31:12,16,19 32:17 33:24 34:3,8,10,13 35:20,24 36:3 36:5,7,9,11,15 36:20 38:5 43:9 51:14,21 55:1,16,21 57:25 60:1 64:21 65:24 71:23 75:19 77:7,14 79:18 94:20,21 96:11 97:6 98:1,2 102:20 104:7 104:20,21 105:9 108:20 109:18	submit 44:13 45:11,14 46:20	tailor 24:23,23 28:11 31:11 32:1	ten 46:5 48:16
staff 45:13,22	street 1:13,23 3:7,8,9,11,13 6:20 9:7 10:2 10:11 11:12 12:11,14 15:20 15:23 18:5 22:5,25 24:17 24:20 25:10,11 31:12,16,19 32:17 33:24 34:3,8,10,13 35:20,24 36:3 36:5,7,9,11,15 36:20 38:5 43:9 51:14,21 55:1,16,21 57:25 60:1 64:21 65:24 71:23 75:19 77:7,14 79:18 94:20,21 96:11 97:6 98:1,2 102:20 104:7 104:20,21 105:9 108:20 109:18	submitted 5:9 8:6 49:22	tailoring 25:2,4 25:8 33:18 36:5	tenancy 27:2
stairs 59:15	street 1:13,23 3:7,8,9,11,13 6:20 9:7 10:2 10:11 11:12 12:11,14 15:20 15:23 18:5 22:5,25 24:17 24:20 25:10,11 31:12,16,19 32:17 33:24 34:3,8,10,13 35:20,24 36:3 36:5,7,9,11,15 36:20 38:5 43:9 51:14,21 55:1,16,21 57:25 60:1 64:21 65:24 71:23 75:19 77:7,14 79:18 94:20,21 96:11 97:6 98:1,2 102:20 104:7 104:20,21 105:9 108:20 109:18	substantiated 5:9 8:6 49:22	take 4:6 9:4 33:8 33:9 38:15 49:1 55:9 57:12 64:1 65:6,25 69:4 77:6 83:4 84:12 85:10,17 88:7,10 100:10 107:19	tenant 27:2 52:8 52:13,15
stamp 73:4	street 1:13,23 3:7,8,9,11,13 6:20 9:7 10:2 10:11 11:12 12:11,14 15:20 15:23 18:5 22:5,25 24:17 24:20 25:10,11 31:12,16,19 32:17 33:24 34:3,8,10,13 35:20,24 36:3 36:5,7,9,11,15 36:20 38:5 43:9 51:14,21 55:1,16,21 57:25 60:1 64:21 65:24 71:23 75:19 77:7,14 79:18 94:20,21 96:11 97:6 98:1,2 102:20 104:7 104:20,21 105:9 108:20 109:18	substantiated 5:9 8:6 49:22	tailoring 25:2,4 25:8 33:18 36:5	tenants 7:16 26:2
stand 102:18 108:16	street 1:13,23 3:7,8,9,11,13 6:20 9:7 10:2 10:11 11:12 12:11,14 15:20 15:23 18:5 22:5,25 24:17 24:20 25:10,11 31:12,16,19 32:17 33:24 34:3,8,10,13 35:20,24 36:3 36:5,7,9,11,15 36:20 38:5 43:9 51:14,21 55:1,16,21 57:25 60:1 64:21 65:24 71:23 75:19 77:7,14 79:18 94:20,21 96:11 97:6 98:1,2 102:20 104:7 104:20,21 105:9 108:20 109:18	substantiated 5:9 8:6 49:22	take 4:6 9:4 33:8 33:9 38:15 49:1 55:9 57:12 64:1 65:6,25 69:4 77:6 83:4 84:12 85:10,17 88:7,10 100:10 107:19	terminologies 95:23
standard 77:18 83:18	street 1:13,23 3:7,8,9,11,13 6:20 9:7 10:2 10:11 11:12 12:11,14 15:20 15:23 18:5 22:5,25 24:17 24:20 25:10,11 31:12,16,19 32:17 33:24 34:3,8,10,13 35:20,24 36:3 36:5,7,9,11,15 36:20 38:5 43:9 51:14,21 55:1,16,21 57:25 60:1 64:21 65:24 71:23 75:19 77:7,14 79:18 94:20,21 96:11 97:6 98:1,2 102:20 104:7 104:20,21 105:9 108:20 109:18	substantiated 5:9 8:6 49:22	taken 93:7	terms 35:20 38:18 106:1
standing 21:21 24:13,15	street 1:13,23 3:7,8,9,11,13 6:20 9:7 10:2 10:11 11:12 12:11,14 15:20 15:23 18:5 22:5,25 24:17 24:20 25:10,11 31:12,16,19 32:17 33:24 34:3,8,10,13 35:20,24 36:3 36:5,7,9,11,15 36:20 38:5 43:9 51:14,21 55:1,16,21 57:25 60:1 64:21 65:24 71:23 75:19 77:7,14 79:18 94:20,21 96:11 97:6 98:1,2 102:20 104:7 104:20,21 105:9 108:20 109:18	substantiated 5:9 8:6 49:22		Terri 11:20
standpoint 32:15	street 1:13,23 3:7,8,9,11,13 6:20 9:7 10:2 10:11 11:12 12:11,14 15:20 15:23 18:5 22:5,25 24:17 24:20 25:10,11 31:12,16,19 32:17 33:24 34:3,8,10,13 35:20,24 36:3 36:5,7,9,11,15 36:20 38:5 43:9 51:14,21 55:1,16,21 57:25 60:1 64:21 65:24 71:23 75:19 77:7,14 79:18 94:20,21 96:11 97:6 98:1,2 102:20 104:7 104:20,21 105:9 108:20 109:18	substantiated 5:9 8:6 49:22		Terri's 11:20
Starbucks 37:1 37:4,5 38:12	street 1:13,23 3:7,8,9,11,13 6:20 9:7 10:2 10:11 11:12 12:11,14 15:20 15:23 18:5 22:5,25 24:17 24:20 25:10,11 31:12,16,19 32:17 33:24 34:3,8,10,13 35:20,24 36:3 36:5,7,9,11,15 36:20 38:5 43:9 51:14,21 55:1,16,21 57:25 60:1 64:21 65:24 71:23 75:19 77:7,14 79:18 94:20,21 96:11 97:6 98:1,2 102:20 104:7 104:20,21 105:9 108:20 109:18	substantiated 5:9 8:6 49:22		testing 100:18
start 27:22 55:19 57:19 96:13	street 1:13,23 3:7,8,9,11,13 6:20 9:7 10:2 10:11 11:12 12:11,14 15:20 15:23 18:5 22:5,25 24:17 24:20 25:10,11 31:12,16,19 32:17 33:24 34:3,8,10,13 35:20,24 36:3 36:5,7,9,11,15 36:20 38:5 43:9 51:14,21 55:1,16,21 57:25 60:1 64:21 65:24 71:23 75:19 77:7,14 79:18 94:20,21 96:11 97:6 98:1,2 102:20 104:7 104:20,21 105:9 108:20 109:18	substantiated 5:9 8:6 49:22		thank 8:14 10:24 11:3 12:23 18:10 21:15 22:8,21 22:22,23 23:13
starting 4:6 22:11 27:13 33:14	street 1:13,23 3:7,8,9,11,13 6:20 9:7 10:2 10:11 11:12 12:11,14 15:20 15:23 18:5 22:5,25 24:17 24:20 25:10,11 31:12,16,19 32:17 33:24 34:3,8,10,13 35:20,24 36:3 36:5,7,9,11,15 36:20 38:5 43:9 51:14,21 55:1,16,21 57:25 60:1 64:21 65:24 71:23 75:19 77:7,14 79:18 94:20,21 96:11 97:6 98:1,2 102:20 104:7 104:20,21 105:9 108:20 109:18	substantiated 5:9 8:6 49:22		
state 5:17 11:18 56:17 86:10	street 1:13,23 3:7,8,9,11,13 6:20 9:7 10:2 10:11 11:12 12:11,14 15:20 15:23 18:5 22:5,25 24:17 24:20 25:10,11 31:12,16,19 32:17 33:24 34:3,8,10,13 35:20,24 36:3 36:5,7,9,11,15 36:20 38:5 43:9 51:14,21 55:1,16,21 57:25 60:1 64:21 65:24 71:23 75:19 77:7,14 79:18 94:20,21 96:11 97:6 98:1,2 102:20 104:7 104:20,21 105:9 108:20 109:18	substantiated 5:9 8:6 49:22		

24:6 32:6,20 32:21 44:15 46:14 48:1 51:8,11,11 54:7,9,12 63:17,21 64:15 64:16 66:17 67:9 68:1 70:6 71:17 72:17 73:17 87:18,19 92:19 98:15 100:5,8 102:21 104:4 106:21 111:1,2,2,10 thickness 53:7 53:10,13 thing 36:17 88:15 94:19 97:19,20 99:11 109:8 110:5 things 10:3 38:12 59:1 60:16 66:8 81:18 82:15 87:24 91:8 105:22 109:22 think 10:12,18 22:15 27:16 30:24 31:4 32:25 33:3 36:12 39:6,7 39:17 40:8,9 41:4,8,24 42:6 42:10,15 43:13 45:11,21,24 46:10 48:4 54:22 58:17 60:11,17,20 61:13 62:5,9 62:13,14 80:3 80:5,12 81:3 85:18 89:25 92:3 94:16,24 96:5,20 98:6 99:9 100:6 101:20 105:12 105:21,25	106:7 108:17 110:8,11 thinking 35:4 44:5 97:13 106:11 110:9 thorough 87:23 thoroughfare 7:20 thought 20:15 29:11 31:22 34:16 43:6 59:16 62:6,24 82:21 thoughts 11:5 33:12 35:14 62:11 three 48:16 59:3 77:11 92:15,22 96:6 110:7 Three-eighth 14:14 tight 14:10 time 8:15 12:2 12:24 22:23 49:2 58:13 64:16 65:6 69:5 70:12 77:8 87:12,16 89:20 90:25 93:13 98:9 101:18 109:15 111:3 times 79:16 103:3 109:17 tire 59:23 today 13:3 17:1 56:25 57:1 88:11 told 14:10 21:23 83:24 tomorrow 21:15 22:11 tonight 30:9 66:4 80:15 86:23 101:7 top 18:1 19:10 20:8 60:11,19	80:1 95:25 97:4 102:24 103:15,19 104:6 topped 67:20 torn 79:15 total 96:15 totally 37:1,6 38:13 town 8:1 22:14 22:17 26:14 39:11 49:22 58:10 76:21 84:14 88:18,20 88:25 103:20 104:6 106:9 townhomes 59:25 township 42:22 Trading 75:20 104:10,11 traditional 41:2 traditionally 18:25 trafficked 61:16 transcript 113:13 transformation 20:15 trees 6:24 tricky 9:12 tried 59:21 101:14 trim 60:13 trouble 32:24 true 101:14 113:13 trust 105:3 try 57:8 65:9 81:11,12,17 99:2 trying 59:3,4 60:8 61:18 63:1,4,5,8 73:3 81:24 91:12 97:20 111:12 TUESDAY 1:9	turn 58:9 79:17 turnaround 79:20,24 99:21 turned 29:12 twin 63:8 two 3:9,12 10:10 12:5,9 16:14 22:25 24:25 25:1,13,18 30:21 32:10,24 41:22 44:10 55:4,18 58:6 66:21 70:16 77:11,11,15 94:14 96:17 98:13 107:23 107:24 110:13 type 13:24 74:16 74:17 91:9 109:21 110:2 types 77:15 typographical 10:23	25:25 26:3 Union 3:6 4:25 5:3 unit 59:6,11 unsightly 101:14 unwieldy 24:11 upper 59:5 upstairs 25:8 urban 101:21 urgency 86:21 urgent 85:13 urn 73:11 use 32:13 39:8 52:25 54:16 67:13,19 73:7 75:18 111:21 uses 14:10 utilization 106:8
<hr/> V <hr/>				
vacuum 33:11 valid 84:12 value 69:18 variation 13:4 17:3 57:11 varying 18:4,7 vastness 105:23 vegetation 61:12 verbal 107:20 verification 50:19 version 24:10,10 versions 18:25 versus 90:15 92:4 verticals 102:23 Victorian 60:8 60:10 72:6 73:7,11 74:5 74:11 75:1,7 75:17 76:12 79:1 87:8 104:22 view 6:20 20:16 62:2 Village 69:24 vinyl 5:22 70:15				
<hr/> U <hr/>				
ultimately 94:15 unable 79:6 unaware 58:9 undermined 11:8 underneath 9:22 15:2 understand 22:7 31:18 37:15 81:2,23 84:15 84:24 86:18 90:21 96:9,20 99:23 110:16 understanding 30:24 32:24 49:24 51:5,6 81:8 understands 8:21,24 understood 27:15 61:10 unfortunately				

43:5,18 54:20 61:3,10 70:5 78:21 83:6 85:7 91:5 93:9 94:3 95:12,21 97:1,3 103:4,9 103:10,11 104:12 106:18 year 58:11 78:16 91:23 105:22 years 11:11 16:20 21:20 63:3 69:21 73:2 79:5,14 93:15 98:14 105:3 108:25 109:14 yellow 19:7,10 19:21 20:4,8 Yep 36:24	55:1,16 58:24 11 75:25 112 3:15,16 118 96:2 12 77:2 125 1:13 13 73:2,6 77:7 79:5 93:15 109:14 132 3:7 9:6 14 77:10 146 105:8 15 3:9 51:19,21 65:25 77:10 156 102:19 16 77:14 78:3 17 77:22 78:2 18 78:14 1800s 76:22 1830 56:12 18901 1:24 18938 1:14 19 79:25 1987 70:14 71:5	27 24:21 27-006126 69:25 <hr/> 3 <hr/> 3 1:9 3:15 104:2 30 99:17 33 53:11 34 52:24 350 1:23 36 14:8 37:23,24 47:12 66:5,6 78:22 87:2,3 <hr/> 4 <hr/> 4 3:4,15,16 4-9 3:7 46 75:19,25 76:3 76:5 94:22 95:17 106:6 48 75:25 76:2,4 76:6 <hr/> 5 <hr/> 5 68:3 50 52:24 108:25 51-54 3:10 53 24:19 25:15 25:22 54 5:21 54-64 3:13 <hr/> 6 <hr/> 6 3:8 22:25 60 105:3 64 3:13 64:21 65:23 64-111 3:14 <hr/> 7 <hr/> 7 70:1 7:00 1:14 <hr/> 8 <hr/> 8 35:24 72:8 8:50 112:12 89 25:25 38:1,24 47:8	<hr/> 9 <hr/> 9 73:14,15,16 9-22 3:8 90 70:16 90s 71:19,22
<hr/> Z <hr/> zoning 23:25 27:7,9,10,12 27:20,23 28:8 29:4,24 30:13 31:20 32:3,15 33:1,8,9 50:13 50:17,23,25 51:2	<hr/> 2 <hr/> 2 3:5 10:25 33:17 35:2,5 44:10,22 46:25 49:3,15 20 17:13 74:21 85:17 200 3:6 4:24 5:3 6:20 76:18,23 78:17 79:8 90:8,17 105:24 2020 1:9 3:15 203 1:23 21 85:17 21st 69:21 22-51 3:9 24 5:21 25:25 48:17 66:22 67:5,15 25 66:23,24,25 67:6 26 24:23 25:23	<hr/> 0 <hr/> <hr/> 1 <hr/> 1 3:4 34:5 44:11 44:19 47:2,3,5 47:5,15,19 49:17 56:15 10 16:20 21:20 35:24 36:23 37:23 47:12 74:13,13,25 10.7 83:16 102 3:11 51:14 55:1,15,20 58:20 104 3:11 51:14	