

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

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT

IN RE :
PUBLIC HEARING :
: :
----- :

TRANSCRIPT OF PROCEEDINGS
ADOPTED AS MEETING MINUTES

Monday, June 12, 2023

Municipal Building
425 East Broad Street
Westfield, New Jersey
Commencing at 7:30 p.m.

1 B E F O R E:

2

FRANK FUSARO, CHAIRMAN

3

CHRIS MASCIALE, VICE-CHAIRMAN

4

MICHAEL COHEN, MEMBER

5

OMAR KARAME, MEMBER

6

MATT SONTZ, MEMBER

7

CAROL MOLNAR, MEMBER

8

PAUL EILBACHER, MEMBER

9

10

- - -

11

JENNY MANCE, ZONING OFFICIAL/ASST. PLANNER

12

13

A B S E N T:

14

SAMUEL REISEN, SECOND ALTERNATE

15

A P P E A R A N C E S:

16

WELLS, JAWORSKI & LIEBMAN, LLP

17

BY: KATHRYN J. RAZIN, ESQ.

Attorney for the BOARD

18

SPECTOR FOERST & ASSOCIATES

19

BY: JAMES FOERST, ESQ.

Attorney for the APPLICANTS PEARLMAN &

20

GODSCHALK/ODDENS

21

22

23

24

25

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

- - -
I N D E X
- - -

STATEMENT BY THE CHAIRMAN	8
ROLL CALL	9
APPROVAL OF MINUTES: APRIL 19, 2023	10
ADOPTION OF RESOLUTIONS:	
ZBA 22-044 - 612 DOWNER STREET	10
ZBA 22-046 - 123 HYSLIP AVENUE	12
ZBA 23-08 - 226 LYNN LANE	12
ZBA 23-07 - 705 SAINT MARKS AVENUE	13
ZBA 23-031 - 857 WINYAH AVENUE	14

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

- - -
A P P L I C A T I O N S
- - -

WITHDRAWN

ZBA 23-11
DAVID PALMISANO
143 JEFFERSON AVENUE
BLOCK: 5004, LOT: 21 15

CARRIED

ZBA 22-041 (*CARRIED FROM 5/8/2023*)
JESSICA & BRIAN FINEBURG
164 LANDSDOWNE AVENUE
BLOCK: 5004, LOT: 63 15

<u>WITNESS</u>	<u>PAGE</u>
GREG RALPH	17
BRIAN FINEBURG	17

<u>EXHIBIT</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
NONE		

**CARRIED TO 8/14/2023 PENDING
PLAN CHANGES* 32

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

- - -
N E W A P P E A L S
- - -

ZBA 22-035
MARIUS PERDON
415 WELLS STREET
BLOCK: 3402, LOT: 10 33

WITNESS PAGE

MARIUS PERDON 34

EXHIBIT DESCRIPTION PAGE

NONE

**APPLICATION WITHDRAWN* 42

- - -

ZBA 23-06
MICHAEL CROTTY
554 LAWRENCE AVENUE
BLOCK: 1104, LOT: 8 49

WITNESS PAGE

MICHAEL CROTTY 50
BETH CROTTY 50
MARC NISSIM 55

EILEEN HART 70
DAVID MICHAEL HART 70

EXHIBIT DESCRIPTION PAGE

NONE

**MOTION TO APPROVE APPLICATION
WITH CONDITIONS* 80

- - -

1	ZBA 23-02	
2	LIZETTE EDELMAN	
3	510 TOPPING HILL ROAD	
	BLOCK: 1409, LOT: 18	81
4	<u>WITNESS</u>	<u>PAGE</u>
5	BRIAN EDELMAN	83
6	LIZETTE EDELMAN	83
7	CAROL HEWIT	83
8	BEN DORNER	104
9	DEBORAH DORNER	104
10	<u>EXHIBIT</u>	<u>DESCRIPTION</u>
11		<u>PAGE</u>
12	NONE	
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

*MOTION TO APPROVE APPLICATION
WITH CONDITIONS 106

- - -

ZBA 23-09
BEN & LAURA PEARLMAN
304 ROANOKE ROAD
BLOCK: 406, LOT: 35
REPRESENTED BY: JAMES FOERST, ESQ. 107

WITNESS PAGE

BENJAMIN PEARLMAN 109

DAVID BROAD 124

EXHIBIT DESCRIPTION PAGE

A-1 COLOR PHOTOGRAPHS, THREE SHEETS
W/FIVE IMAGES 109

*APPLICATION CARRIED TO 7/10/2023
PENDING ADDITIONAL PLANS 149

- - -

1 ZBA 23-20
 2 GODSCHALK/BJORN ODDENS
 3 805 RAMAPO WAY
 4 BLOCK: 605, LOT: 7
 5 REPRESENTED BY: JAMES FOERST, ESQ. 149

6
 7 WITNESS PAGE
 8 GREGG SPADARO 152

9
 10 EXHIBIT DESCRIPTION PAGE
 11 A-1 ZOOMED IN SITE PLAN EXHIBIT
 12 DATED 6/12/2023 157
 13 A-2 PHOTO/RENDERING EXHIBIT
 14 DATED 6/12/2023 165
 15 *APPLICATION WITHDRAWN 183

16 = = =

17
 18
 19
 20
 21
 22
 23
 24
 25

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

- - - - -
P R O C E E D I N G S
- - - - -

CHAIRMAN FUSARO: Please rise for
the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance
was recited.)

CHAIRMAN FUSARO: Good evening.
This is a regularly scheduled meeting of the Board
of Adjustment for the Town of Westfield at which
formal action may be maybe taken. The public will
have the opportunity to be heard as the Board
considers these applications. Adequate notice of
this meeting was provided by posting on the
bulletin board of the town hall, mailing of the
notices to the Westfield Leader, the Newark Star
Ledger, and filing with the Town Clerk of the Town
of Westfield all in accordance with the
requirements of the Open Public Meetings Act.

Kathryn Razin, our Board Attorney,
will give a brief statement explaining the Board
of Adjustment's powers, purpose, and criteria for
granting variances.

MS. RAZIN: Good evening. The

1 Zoning Board has the power to grant variances from
2 the zoning ordinance. The Board can only grant a
3 variance in accordance with the Municipal Land Use
4 Law and these variances can be (d) type use
5 variances or (c) bulk variances. In all cases, it
6 is the Applicant's burden to prove his or her
7 case, and the Applicant must demonstrate that the
8 granting of the variance will not create
9 substantial harm or negative impact to the public,
10 or substantial impact to the intent and purpose of
11 the zoning plan.

12 CHAIRMAN FUSARO: Thank you. Jenny,
13 would you please call the roll?

14 MS. MANCE: Chairman Fusaro.

15 CHAIRMAN FUSARO: Here.

16 MS. MANCE: Vice-chair Masciale.

17 MR. MASCIALE: Here.

18 MS. MANCE: Mr. Cohen.

19 MR. COHEN: Here.

20 MS. MANCE: Mr. Sontz.

21 MR. SONTZ: Here.

22 MS. MANCE: Ms. Molnar.

23 MS. MOLNAR: Here.

24 MS. MANCE: Mr. Karame.

25 MR. KARAME: Here.

1 MS. MANCE: Mr. Eilbacher.

2 MR. EILBACHER: Here.

3 CHAIRMAN FUSARO: Thank you. Has
4 everyone received a copy of the minutes from our
5 meeting, April 19, the special meeting?

6 MR. MASCIALE: Yes.

7 CHAIRMAN FUSARO: Has everyone had a
8 chance to review them? Any questions, comments,
9 or revisions? Seeing none, may I have a motion to
10 approve the minutes?

11 MR. MASCIALE: So moved.

12 MR. EILBACHER: Second.

13 CHAIRMAN FUSARO: All in favor.

14 BOARD MEMBERS: Aye.

15 CHAIRMAN FUSARO: Any opposed. The
16 motion is carried. We have resolutions to approve
17 from our previous meeting. The first resolution
18 is ZBA 22-044, Elshiekh Enterprises, 612 Downer
19 Street. Has everyone had a chance to review the
20 resolution? Any comments, questions, or changes?
21 Seeing none. May I have a motion?

22 MR. MASCIALE: So moved.

23 MS. MOLNAR: So moved.

24 CHAIRMAN FUSARO: Second?

25 MR. COHEN: Second.

1 MS. BREIEN: Who was first?

2 MS. RAZIN: But the people who can
3 vote --

4 MR. COHEN: I think I seconded.

5 MS. RAZIN: Who made the motion on
6 the resolution?

7 CHAIRMAN FUSARO: Chris.

8 MS. RAZIN: He can't.

9 CHAIRMAN FUSARO: Oh, that's the D
10 variance.

11 MS. RAZIN: He voted in the opposite
12 direction.

13 CHAIRMAN FUSARO: Correct.

14 MS. RAZIN: So Mr. Cohen. And
15 Mr. Reisen was not here, so it's the two of you.

16 CHAIRMAN FUSARO: Carol and Mike.

17 MS. RAZIN: That's it.

18 CHAIRMAN FUSARO: So we have a first
19 and second. Jenny, please call the roll.

20 MS. MANCE: Mr. Cohen.

21 MR. COHEN: Yes.

22 MS. MANCE: And Ms. Molnar.

23 MS. MOLNAR: Yes.

24 CHAIRMAN FUSARO: That's approved.

25 The second resolution this evening is ZBA 22-046,

1 Ken Kandigian, 123 Hyslip Avenue. Has everyone
2 had a chance to review? Any revisions? Seeing
3 none, may I have a motion?

4 MR. MASCIALE: So moved.

5 CHAIRMAN FUSARO: Second.

6 MR. EILBACHER: Second.

7 CHAIRMAN FUSARO: Jenny, please call
8 the roll.

9 MS. MANCE: Chairman Fusaro.

10 CHAIRMAN FUSARO: Yes.

11 MS. MANCE: Vice-chair Masciale.

12 MR. MASCIALE: Yes.

13 MS. MANCE: Mr. Cohen.

14 MR. COHEN: Yes.

15 MS. MANCE: Mr. Sontz.

16 MR. SONTZ: Yes.

17 MS. MANCE: Ms. Molnar.

18 MS. MOLNAR: Yes.

19 MS. MANCE: Mr. Eilbacher.

20 MR. EILBACHER: Yes.

21 CHAIRMAN FUSARO: Thank you. The
22 next resolution is Application ZBA 23-08, Noraiz
23 Khan, 226 Lynn Lane. Has everyone had a chance to
24 review the resolution?

25 MR. MASCIALE: Yes.

1 CHAIRMAN FUSARO: Revisions? Seeing
2 none, may I have a motion?

3 MR. MASCIALE: So moved.

4 MS. MOLNAR: Second.

5 CHAIRMAN FUSARO: Seconded by
6 Ms. Molnar. Jenny?

7 MS. MANCE: Chairman Fusaro.

8 CHAIRMAN FUSARO: Yes.

9 MS. MANCE: Vice-chair Masciale.

10 MR. MASCIALE: Yes.

11 MS. MANCE: Mr. Cohen.

12 MR. COHEN: Yes.

13 MS. MANCE: Mr. Sontz.

14 MR. SONTZ: Yes.

15 MS. MANCE: Ms. Molnar.

16 MS. MOLNAR: Yes.

17 MS. MANCE: Mr. Eilbacher.

18 MR. EILBACHER: Yes.

19 CHAIRMAN FUSARO: The next
20 resolution is Application ZBA 20-07, Matt
21 Norquest, 705 Saint Marks Place. Has everyone had
22 a chance to review the resolution? Any revisions?
23 Seeing none, may I have a motion?

24 MR. MASCIALE: So moved.

25 MS. MOLNAR: Second.

1 CHAIRMAN FUSARO: Jenny?

2 MS. MANCE: Chairman Fusaro.

3 CHAIRMAN FUSARO: Yes.

4 MS. MANCE: Vice-chair Masciale.

5 MR. MASCIALE: Yes.

6 MS. MANCE: Mr. Cohen.

7 MR. COHEN: Yes.

8 MS. MANCE: Mr. Sontz.

9 MR. SONTZ: Yes.

10 MS. MANCE: Ms. Molnar.

11 MS. MOLNAR: Yes.

12 MS. MANCE: Mr. Eilbacher.

13 MR. EILBACHER: Yes.

14 CHAIRMAN FUSARO: Thank you. Our

15 final resolution of the evening is Application ZBA

16 22-031, Megan McCann, 857 Winyah Avenue. Has

17 everyone had a chance to review the resolution?

18 MR. MASCIALE: Yes.

19 CHAIRMAN FUSARO: Any revisions?

20 Seeing none, may I have a motion?

21 MR. MASCIALE: So moved.

22 CHAIRMAN FUSARO: Second?

23 MR. COHEN: Second.

24 CHAIRMAN FUSARO: Jenny, please call

25 the roll.

1 MS. MANCE: Chairman Fusaro.

2 CHAIRMAN FUSARO: Yes.

3 MS. MANCE: Vice-chair Masciale.

4 MR. MASCIALE: Yes.

5 MS. MANCE: Mr. Cohen.

6 MR. COHEN: Yes.

7 MS. MANCE: Mr. Sontz.

8 MR. SONTZ: Yes.

9 MS. MANCE: Ms. Molnar.

10 MS. MOLNAR: Can I vote for this?

11 MS. RAZIN: Did you vote no? Then
12 you cannot vote.

13 MS. MANCE: Mr. Eilbacher.

14 MR. EILBACHER: Yes.

15 CHAIRMAN FUSARO: Okay. We have one
16 item of business and that is an application that
17 was withdrawn. It's Application ZBA 23-11, David
18 Palmisano, 134 Jefferson Avenue. That application
19 has been withdrawn.

20 Our first application of the evening
21 is a continuation from our previous meeting. It's
22 Application ZBA 22-041, Jessica and Brian
23 Fineburg, 164 Landsdowne Avenue. Applicants are
24 seeking to construct a second-floor addition over
25 the existing first-floor garage and expand the

1 existing second floor. The addition will allow
2 for a total of four bedrooms, four bathrooms, and
3 a laundry room contrary to the following sections
4 of the Westfield Land Use Ordinances: Section
5 11.06E6 where the minimum side yard setback
6 permitted is 12.5 feet and proposed/present is
7 6.89 feet which remains unchanged; Section
8 11.06E13 where the maximum building mass at the
9 side yard permitted is 25 feet and
10 present/proposed is 29.83 feet and 58.63 feet also
11 remains unchanged; Section 11.06E14 where the
12 minimum garage space required is two(2) and
13 presently there is one(1); and, Section 12.04E
14 where the FAR, floor area ratio, permitted is 37%
15 or 2,775 square feet and proposed is 38.7% or
16 2,906 feet.

17 I'd like to remind you that this is
18 a D variance which will require five affirmative
19 votes for the passage. Mr. Ralph, I believe this
20 is your application.

21 MR. RALPH: Good evening.

22 CHAIRMAN FUSARO: Good evening.
23 We've heard from you this year, so we are
24 accepting your credentials. Please raise your
25 right hand.

1 GREGORY RALPH, having been duly
2 sworn, was examined and testified as follows:

3 CHAIRMAN FUSARO: Let me swear in
4 the Applicant. I assume you're Mr. Fineburg?

5 MR. FINEBURG: Yeah.

6 CHAIRMAN FUSARO: Just state your
7 name and address for the record.

8 MR. FINEBURG: Brian Fineburg,
9 164 Landsdowne Avenue.

10 BRIAN FINEBURG, having been duly
11 sworn, was examined and testified as follows:

12 CHAIRMAN FUSARO: Please proceed
13 with your application.

14 MR. RALPH: Just because there's
15 been a little bit of passage of time, I was
16 wondering how much recap, if any, would be
17 beneficial for the Board first. Otherwise, I'll
18 just focus on what we've revised based on your
19 feedback.

20 CHAIRMAN FUSARO: We've seen this
21 twice already; correct?

22 MR. MASCIALE: Yeah.

23 CHAIRMAN FUSARO: I think Omar might
24 be the only one who may not have heard this. Why
25 don't you give us a quick, brief history first

1 before we've asked you to make some changes? I'm
2 sure you've made them. I would prefer if you --

3 MR. RALPH: I'll just go through
4 revisions then. That's fine. I'll start with the
5 revisions and summarize again. That's how we'll
6 do it. Okay.

7 CHAIRMAN FUSARO: Thank you.

8 MR. RALPH: There were a couple of
9 points of feedback at the last hearing where we
10 were seen which related to the FAR, itself, as
11 related to the master bedroom size. And there
12 were comments on that right side elevation as it
13 related to the building side yard mass and what we
14 could do to mitigate that impact on the neighbor.
15 So I'll take you right to the revisions that we
16 made. If we start on V-5, the Second-Floor Plan,
17 we've reduced the width of the master bedroom from
18 21 foot down to 18 foot. And we reduced what was
19 a walk-in closet also on the left side of that
20 master bedroom when you walk down that hallway, we
21 reach-in, 2-foot deep closet. And the effect of
22 this change was we were able to reduce the FAR by
23 59 square feet. We are still requesting an FAR
24 variance, but the value is now 37.9% where 37 is
25 required. So we reduced it down below that 38%

1 threshold, which, as we testified to at the first
2 hearing, we felt that the first plan application
3 was the bare minimum. We did review with the
4 Applicant, and we were able to trim a little more
5 square footage, hopefully, to make this
6 application acceptable to the Board. Also, on
7 V-5, you'll notice on that right side wall in the
8 master bedroom and in the walk-in closet we've
9 added three total new double-hung windows.

10 So we'll flip on over to V-6, where
11 you can see the rest of those elevation change
12 indications. That back area on the right
13 elevation, on the bottom elevation on the page,
14 that right side of that elevation was quite blank
15 at the last hearing that we were heard. So we
16 added those three double-hung windows which gives
17 a nice rhythm to the second floor. And we've
18 added a decorative dormer up in the attic story
19 which we had discussed to mitigate the impact of
20 that massing. We have a shed roof over that
21 dormer which matches the front elevation. And
22 then we have a louvered trim detail in that main
23 gable. So, again, just to add some detail to that
24 side elevation.

25 And then lastly in the changes, if

1 you go to V-7, you can see the inset of the
2 roofline. On the rear elevation, you'll see
3 there's now a shed roof that makes up the
4 difference between the existing garage footprint
5 and the proposed master bedroom. And on the left
6 elevation, you now see that shed roof over that
7 single garage door with the windows above it;
8 that's that inset of the master bedroom. Those
9 are the changes. And just the three key points
10 from last time; the lot itself is quite undersized
11 which we were saying allows for the FAR to exceed
12 slightly since the rest of the neighborhood at
13 conforming lot sizes with houses this size or
14 larger; we said that the massing would be
15 comparable to the neighborhood based on the other
16 conforming lots around it. And we had said that
17 the aesthetics were of key importance to us with
18 that front elevation and matching those side yard
19 setbacks with the existing. And building over
20 existing, we felt that we got the most appealing
21 architectural design. Those are the changes.

22 CHAIRMAN FUSARO: Thank you. I was
23 just reviewing some of our notes. I know we had
24 asked you -- we are aware that the lot is
25 drastically undersized in the RS-12 where 12,000

1 square feet is required and you have 7,500. We
2 fully understand that. We had discussed the
3 possibility of adding a box bay into the family
4 room or dining room area. I believe that you've
5 made a change on that floor; is that correct?

6 MR. RALPH: That's correct. We felt
7 that the 6.89 existing encroaching under 2 feet
8 would not be prudent, so we did not add the bay.

9 CHAIRMAN FUSARO: Okay. I noticed
10 and know and I've seen the changes you've made in
11 the closet area changing the walk-in closet. We
12 appreciate you in reducing that. One garage
13 remains where two are required. Now, you are
14 point -- I believe at this point we are .9% over
15 on FAR.

16 MR. RALPH: Agreed.

17 CHAIRMAN FUSARO: I know I had
18 brought up another question way back was the width
19 of that center hallway on V-5. I believe you had
20 it at 5 feet. Is that going to remain? Or it was
21 5 -- we wanted to change it to 5 feet; is that
22 still the same?

23 MR. RALPH: The hallway in the main
24 part of the second floor is the same. The hallway
25 had continued at that width into the master

1 bedroom, which we did reduce. So it's a
2 compromise on that.

3 CHAIRMAN FUSARO: I don't have any
4 other questions for Mr. Ralph at this time. Any
5 other board members?

6 MR. MASCIALE: I have a question for
7 the planner.

8 CHAIRMAN FUSARO: Yes.

9 MR. MASCIALE: Jenny, I don't know
10 if you can tell me, but I noticed there's a
11 revised April and there's a revised June 6, and
12 I'm embarrassed to say I can't pick up any --

13 MS. MANCE: It was just that because
14 it wasn't heard in May.

15 MR. MASCIALE: So it's just revised
16 for today?

17 MS. MANCE: Correct.

18 MR. MASCIALE: Thank you. I was
19 going through the numbers and nothing changed.
20 Yeah, 59 square feet is the difference. So
21 there's no change on the overall height?

22 MR. RALPH: The height did not
23 change and the building coverage did not change.
24 We were taking efforts to reduce the FAR.

25 MR. MASCIALE: The FAR. So when you

1 look from the front, it will look the same as it
2 did previously.

3 MR. RALPH: That's correct. Yes.

4 MR. MASCIALE: Thank you.

5 CHAIRMAN FUSARO: Yes, Carol. Turn
6 your mic on.

7 MS. MOLNAR: Let me get this
8 straight; there're four bedrooms and four
9 bathrooms. It's such a small lot. Could you cut
10 more of the FAR to reduce some the number of
11 bathrooms?

12 MR. RALPH: It would be possible to
13 have a plan that comes within the FAR. But based
14 on the Applicant's request, this is the smallest
15 footprint in FAR that we could put forth for their
16 request.

17 MS. MOLNAR: So it's more of an
18 accommodation for the Applicant more than trying
19 to comply with the Town ordinance?

20 MR. RALPH: It's a combination for
21 the Applicant taking into account that the lot is
22 5,000 square feet undersized. And so, in terms of
23 the purpose and the intent of zoning to control
24 the mass and density in the neighborhood, we felt
25 that it would not be out of place. Especially,

1 since a lot of this is in the rear of the
2 property.

3 MS. MOLNAR: Thank you.

4 MR. RALPH: Thank you.

5 CHAIRMAN FUSARO: Anyone else have
6 any questions for Mr. Ralph at this time? Does
7 anyone in the audience have a specific question
8 that they would like to ask the architect at this
9 time? If so, please come forward and state your
10 name and address for the record. Seeing none. Is
11 there anything that the Applicant would like to
12 say to the Board?

13 MR. FINEBURG: No.

14 CHAIRMAN FUSARO: That's fine. Does
15 anyone in the audience have any general questions
16 or comments regarding the application? If so,
17 please come forward and state your name and
18 address for the record. Seeing none, we'll close
19 that portion of the meeting. Mr. Ralph, is there
20 anything else that you would like to add at this
21 time?

22 MR. RALPH: No, I think I've covered
23 it. Thank you.

24 CHAIRMAN FUSARO: Okay. We'll close
25 that portion of the meeting and open it up to

1 board discussion.

2 As you've heard from the architect,
3 they have made several revisions to the plan. We
4 did ask them -- I've read the comments that I have
5 -- previously, they did request -- they did
6 address some of them. I would have liked to have
7 seen possibly something done on the first floor
8 with respect to that continuous wall, but
9 apparently, it didn't make its way into the plan.
10 The lot is significantly undersized by at least
11 1/3. So that would come into play with respect to
12 a hardship. Continuance of feet is reduced. It's
13 over now by, I believe, 72 square feet. Which
14 it's less than 1% in FAR. So I'm kind of leaning
15 towards accepting the revisions that they've made.
16 They pointed out previously that the master
17 bedroom and the master bathroom are large
18 dimensions. I believe additionally he cut out
19 approximately 2 feet. The master bedroom was
20 20 feet wide and now it's 18. As Chris mentioned,
21 the changes are not going to be visible from the
22 street. They're strictly in the back to the side;
23 the FAR. How does the rest of the Board feel?

24 MR. MASCIALE: I'm struggling with
25 this, Frank, in the aspect of what are we

1 improving from a zoning perspective. So when you
2 look at it from a d-use case, it has to stand up
3 to it. The Applicant wants what they want. They
4 want the fourth bedroom, they want it for the
5 family. I understand that. The architect has
6 squeezed it, but it's way over. Just because they
7 have a lot that's 1/3 undersized doesn't give them
8 the right to build whatever they want as a
9 hardship. So it doesn't qualify -- there's no
10 hardship here. In my case, the Applicant wants
11 what they want.

12 Now, I really like the way the front
13 looks and I bring back to what I use on every FAR
14 application; when you look at it from the front --
15 which is really where it matters as long as it's
16 not affecting neighbors -- is it going to affect
17 the neighborhood negatively? I like the way this
18 looks. I think it's positive, it's very
19 good-looking. But it's big. And I feel like the
20 Applicant only came back so much with this. It's
21 not even half of what the overage was on it. And
22 I'm kind of struggling on that. Because the
23 criteria we need to meet here, what are we
24 approving it on?

25 MS. RAZIN: To your point, you

1 almost hit the nail on the head a little bit on
2 your second point. It's not that you have to
3 prove a hardship with an FAR, the positive
4 criteria is whether the site can accommodate the
5 deviation. A c(1) is a hardship. So if you look
6 at another type of -- a deviation is more to what
7 they look at are c(1)s, but an FAR is whether -- a
8 d variance is whether the site can accommodate it,
9 then we move to the negative and whether there's a
10 condition being imposed, whether there's a
11 negative impact. It's not the same standard as
12 the d(1) but that's sort of between balance
13 whether there're any conditions that are being
14 imposed or whether there is really truly a
15 negative impact. So you sort of hit it whether --
16 and we'll talk through that -- whether there the
17 site can accommodate it or not.

18 MR. MASCIALE: Would I want to live
19 next -- on a negative side, looking at the
20 criteria -- would you want to live next door --
21 this is based on the negative criteria? I think
22 it's going to be a great addition for the
23 neighborhood, I think it's going to look great.
24 Is it too big? That's what I'm struggling with.

25 CHAIRMAN FUSARO: Yeah, it makes

1 sense. We haven't heard from anyone from the
2 neighborhood express their concerns in favor for
3 or opposed, so we do have that to go by. Yes,
4 Carol?

5 MS. MOLNAR: Our write-up does say:
6 "Criteria -- the excess FAR would not result in
7 monster building that overwhelms the site." It
8 doesn't say the front yard or backyard. It just
9 overwhelms the site. To me, 37% is a gift. Most
10 towns are between 30 and 35. Thirty-five is a
11 gift; 37 is a bigger gift. So there's no reason
12 why any creative architect cannot come under FAR.
13 Why do we have the FAR on the books? The
14 Applicant wants to build their house and the lot
15 is just too small. Westfield is starting to look
16 like Staten Island with these huge homes on these
17 poster stamp lots. So I would urge my fellow
18 colleagues not to vote for this unless they bring
19 the FAR down building code.

20 CHAIRMAN FUSARO: Well, 37% is what
21 our ordinance allows. But I understand you feel
22 it's excessive. How does the rest of this side of
23 the room feel? Michael?

24 MR. COHEN: I'm up in the air area
25 on this. I like the presentation of the property.

1 You got the continuous wall that far exceeds our
2 zoning threshold. You've got an FAR that's in
3 excess. It's not, you know, 1% may seem small in
4 a space, but it's not actually that small in
5 practice. We're not talking about a couple of
6 feet here and there. We're talking about an
7 overage of 125 square feet; give or take. Right?
8 So we're not talking about -- we're talking issues
9 that are created by the Applicant. The architect
10 has effectively acknowledged that the building
11 could fit within our zoning criteria, but for the
12 fact that the Applicant wants it. I'm on the
13 fence because I like the presentation. I like the
14 architecture presentation, but it's a big ask.
15 And coaching it as though it's just the 1%. You
16 know, just 1% in excess of our 37% ordinance,
17 that's, again, that's significant. So I'm not
18 sure where I am on this. I'm troubled by it.

19 CHAIRMAN FUSARO: Matt?

20 MR. SONTZ: I'm also on the fence.
21 I'm not so concerned about the wall length, I
22 think that's sufficiently broken up as we've
23 requested the dormer in the attic and the three
24 windows. But the FAR, I'm a little -- I'm on the
25 fence. It is four bedrooms and it's not just four

1 12-by-13 bedrooms, there's a master suite that's
2 still very large. And it's a lot that's very
3 small compared to what they're supposed to be. I
4 guess as I sit here right now, I'll say I'm on the
5 fence. I guess as I sit here right now, I'm
6 leaning more toward no.

7 CHAIRMAN FUSARO: Paul, any
8 comments?

9 MR. EILBACHER: I admit it's
10 attractive; the addition looks good. I do
11 struggle with the FAR at almost 38%. So I find
12 that to be problematic for me.

13 CHAIRMAN FUSARO: Mr. Ralph -- Omar,
14 would you like to add anything?

15 MR. KARAME: I'm probably more on
16 the favorable side because they made a lot of
17 effort to meet the intent of the FAR and of that
18 use. (Indiscernible.) So I'm a little on the...

19 CHAIRMAN FUSARO: Mr. Ralph, I am
20 going to open it back up so that I can ask you and
21 the Applicant a question. You've heard comments
22 from the entire Board. There seems to be a
23 consensus that while, yes, you have made some
24 revisions that we requested, yes, we agree that
25 your design is aesthetically pleasing. However,

1 it's still over on the FAR. Several of these
2 rooms as mentioned before are relatively large.
3 We've looked at your second-floor plan and I've
4 asked to see -- it takes up maybe not half, but
5 well over 1/3 of the second floor. So would you
6 like us to take a vote on it? You need five
7 affirmative votes; we have seven members here this
8 evening. Or would you like to go back to the
9 drawing board one last time, okay, because this is
10 the third time that we're going to be hearing
11 this?

12 MR. RALPH: Understood.

13 CHAIRMAN FUSARO: If you want to
14 discuss this with your client.

15 MR. RALPH: I'd appreciate that,
16 yeah.

17 (Whereupon, a discussion is held off
18 the record between Mr. Ralph and the Applicant.)

19 CHAIRMAN FUSARO: Yes, sir.

20 MR. RALPH: I apologize for that
21 deliberation. In light of the fact that there are
22 so many variances on the property and they can't
23 achieve anything without coming to the Board, we
24 think it's prudent to look at what you said to
25 tonight and take that final passing.

1 CHAIRMAN FUSARO: Okay. Sounds
2 good. We'll move it into -- we have a relatively
3 full agenda for July 10. Maria will let you know
4 if anything changes. If anything changes, we'll
5 try --

6 MS. RAZIN: Can we carry it to a
7 precise date or...

8 CHAIRMAN FUSARO: So if we have a
9 full agenda for the 10th already -- do you know
10 when our August meeting is?

11 MS. BREIEN: The 14th.

12 CHAIRMAN FUSARO: Would that be
13 acceptable? We already have seven applications in
14 July.

15 MR. RALPH: Understood.

16 CHAIRMAN FUSARO: So we'll carry you
17 to the August 14th meeting without any further
18 notice.

19 MR. RALPH: Thank you very much.

20 MS. MANCE: I'm sorry, will this
21 require another extension?

22 CHAIRMAN FUSARO: It's June second
23 and we've already passed that. I believe we asked
24 the last -- you weren't at our last meeting;
25 correct?

1 MR. RALPH: We were at the meeting,
2 but we weren't heard actually.

3 CHAIRMAN FUSARO: You weren't heard.
4 Okay. So I don't believe we've asked you if you
5 would be acceptable to extend the deadline.

6 MR. RALPH: You may extend it.

7 CHAIRMAN FUSARO: Thank you so much.
8 See you August 14th. Thank you so much.

9 The next application this evening is
10 Application ZBA 22-035 Marius Perdon, 415 Wells
11 Street, Block: 3402, Lot: 10. Applicant is
12 seeking to construct a deck in the rear yard of
13 dwelling off of an existing back door contrary to
14 the following sections of the Westfield Land Use
15 Ordinances: Section 12.04F2 where the maximum
16 building and above-grade structures coverage
17 including decks permitted is 22% or 1,248 square
18 feet and the proposed is 25.5% or 1,587 square
19 feet; Section: 12.04F3 where the maximum building
20 and above-grade structures coverage including
21 decks and porches is 24% or 1,498 and proposed is
22 26.39% or 1,647; and, Section: 11.09E6 where the
23 minimum side yard required is 10 feet and proposed
24 is 5.8 feet.

25 Is the Applicant in the audience?

1 Please come forward. Good evening.

2 MR. PERDON: Good evening.

3 CHAIRMAN FUSARO: Please state your
4 name and address for the record. Please spell
5 your last name.

6 MR. PERDON: My name is Marius
7 Perdon. Last name is Perdon, P-e-r-d-o-n.

8 CHAIRMAN FUSARO: Your address.

9 MR. PERDON: 450 Wells Street,
10 Westfield.

11 CHAIRMAN FUSARO: Please raise your
12 right hand.

13 MARIUS PERDON, having been duly
14 sworn, was examined and testified as follows:

15 CHAIRMAN FUSARO: Thank you, Mr.
16 Perdon. Please tell us about your application.

17 MR. PERDON: I've actually prepared
18 a presentation. It's easier to share.

19 CHAIRMAN FUSARO: Mr. Perdon, is
20 this presentation that you're going to show us, is
21 it different from the packages?

22 MR. PERDON: No. I received the
23 instructions and it should be the same.

24 CHAIRMAN FUSARO: It should be the
25 same. Okay. If it is different, please let us

1 know and we'll mark it as an exhibit.

2 (Whereupon, a discussion is held off
3 the record.)

4 MR. PERDON: First of all, good
5 evening. Thank you for your time. I want to take
6 this opportunity to explain our proposed plan. A
7 quick introduction about myself; I'm originally
8 from the Netherlands, and since August 2014 here
9 in the US, married with my wife Ester and we have
10 a son of 5 years and 3/4. And we've lived in
11 August -- this is since August 2020 in Westfield.
12 Then the history of the property; originally built
13 in 1941, in 2020 an addition was built and
14 renovated by the previous owner. And we purchased
15 the home August 28, 2020. And in July 2022, we
16 submitted a variance request to build a deck.

17 The purpose of the deck; I planned
18 to build a deck to enjoy outdoor living. The
19 ideal deck size would allow seating and dining.
20 And fix the grade level issue would be the first
21 floor and the ground level open. As for the
22 guideline; the proposed deck size would exceed the
23 allowable 2%. And I want to ensure the quality
24 shape would match the house and the overall
25 neighborhood. The variance request; initially,

1 three variance requests have been -- or
2 deficiencies -- have been reported, and we're here
3 today.

4 I received through the planning or
5 zoning officer another question that is related to
6 12.04F1, which is related to the building
7 coverage. What is permitted is 20%. Present is
8 20.6%. I made an asterisk here to the position,
9 what's approved plans when the builder basically
10 submitted this in January of 2020. The
11 description sheet was apparently between the 20%
12 and 20.6 devised from the bay window and the
13 chimney was initially not included in the
14 calculation.

15 Then 12.04F2 which is the building
16 coverage including the deck which is 23%. There
17 is present no deck, and proposed is 20.5%. The
18 12.04F3, building coverage including decks and
19 porches; permitted is 24%, present is 21.5, and
20 proposed is 26.39%. And the last deficiency is
21 the 11.09E6 minimal side yard; permitted is
22 10 feet, present is 5.8 feet, and proposed is 5.8.
23 The precondition was already from the original
24 build, and it was also shown approved plans in
25 January of 2020. However, it was understated as

1 the plans (indiscernible) the construction on the
2 second floor and not the first floor.

3 This is the basic lot size which is
4 basically shown also in the documents submitted.
5 This is the existing situation. As you can tell,
6 I'm planning to build a deck from the lower door
7 to the sliding door and basically in this square
8 rectangular shape to build the deck which
9 basically will help to fix the grading issue from
10 left to right which would be more complex than to
11 build a patio, and that's why I prefer to build a
12 deck. Here are some renderings on how it will
13 basically look with a little platform, stairs, and
14 then the overall height will base the variance
15 between 1 foot and 1 1/2 feet from raised grade
16 level which will help with exits from the sliding
17 door going down and enter to the door on the...

18 MR. MASCIALE: I'm sorry. Could you
19 repeat; what is the height of the deck?

20 MR. PERDON: It's between 1 and 1.5
21 feet from the ground.

22 MR. MASCIALE: Okay. Anything under
23 1 foot wouldn't count to coverage. I'm not sure
24 you're aware of that.

25 MS. MANCE: Anything that's 1 foot

1 or above, so 12 inches plus. So this would be --

2 MR. MASCIALE: So if he was to lower
3 it a couple of inches, he could be underneath his
4 coverage.

5 CHAIRMAN FUSARO: Correct. Anything
6 under 12 inches. If your deck was 11 1/2 inches
7 off the ground, it's not considered a deck, it's
8 considered a patio.

9 MR. MASCIALE: The portion that's 11
10 there. So let's say you dropped it 2 inches, you
11 could probably -- depending on your grade --

12 MR. PERDON: But basic grade -- the
13 grade would be different from left to right.

14 MR. MASCIALE: But if you dropped
15 the whole deck --

16 MR. PERDON: If I dropped the whole
17 deck.

18 MR. MASCIALE: -- two inches.

19 MR. COHEN: You're planning on
20 excavating; right? You're planning on excavating
21 the area near the door you have there --

22 MR. PERDON: Correct. Correct.

23 MR. COHEN: -- so if you just drop
24 the height of the deck from 1 foot to 11 inches...

25 CHAIRMAN FUSARO: I'm looking at the

1 rendering that's in your packet, okay, and it
2 appears to me that you have five risers on your
3 stairs coming from the upper level down.

4 MR. PERDON: Correct.

5 CHAIRMAN FUSARO: If you were to
6 make that six risers, your depth would be lower
7 with the additional riser, which is about
8 6 inches, it would be considered a patio. You
9 would be below the 12-inch requirement, and then,
10 a lot of this would go away.

11 MR. PERDON: All right.

12 CHAIRMAN FUSARO: Is that something
13 that -- is that something you'd consider?

14 MR. PERDON: I would definitely
15 consider that. That will also solve a lot of
16 issues.

17 MR. COHEN: Does that clear out all
18 variances? Does that clear out the side wall too?

19 MS. MANCE: If it's considered a
20 patio, it would require a 5-foot setback.

21 MR. COHEN: So it would because it's
22 5-foot-8.

23 MS. MANCE: Right.

24 MR. COHEN: So it knocks out the
25 side yard. It knocks out the coverage.

1 MR. MASCIALE: Let's just assume the
2 portion on the one side yard, which way does the
3 grade go? Is that going to be --

4 CHAIRMAN FUSARO: Well, it would
5 appear.

6 MR. MASCIALE: But then that's still
7 under coverage, it's like part of it.

8 CHAIRMAN FUSARO: If you look at the
9 first photograph that he's given us, you have a
10 door -- which I assume is either from the garage
11 or the lower level.

12 MR. PERDON: Correct. The lower
13 level.

14 (Crosstalk.)

15 CHAIRMAN FUSARO: Right. And then
16 the one coming off the slider there. If you were
17 to add one riser on the steps going from the
18 slider lowering part of the gap, he may need to --
19 I believe he has like say two steps from the deck
20 to the garage door, that would be reduced to one
21 step there and we're adding the one stop on the
22 other staircase. So everything would come down.
23 But would he still require -- the 5.8, would that
24 still come into a variance, Jenny?

25 MS. MANCE: If it's considered a

1 patio, which is --

2 (Crosstalk.)

3 CHAIRMAN FUSARO: It wouldn't.

4 (Crosstalk.)

5 MS. MOLNAR: Wait a minute. Wait a
6 minute.

7 MR. MASCIALE: Unless that point is
8 over 1 foot.

9 MS. MANCE: Correct.

10 MS. MOLNAR: What about I didn't
11 hear his explanation about the 20.6. The builder
12 made a mistake?

13 MS. MANCE: No. So the application
14 that we received in 2020 didn't account for the
15 bay window and the chimney. So that was a
16 discrepancy of 35 square feet. However, it was
17 approved by the previous zoning officer.

18 MS. MOLNAR: So that really was
19 20.6?

20 MS. MANCE: If the chimney and the
21 bay window were to be counted. The plan that was
22 submitted by this Applicant; they just drew a
23 polyline around it and put it in the application.

24 MS. MOLNAR: So his application
25 showed this variance --

1 MS. RAZIN: It was shown on the
2 prior plan, it was in 2020, and the prior zoning
3 officer did not account for it.

4 MS. MOLNAR: But it was not
5 disclosed correctly to the zoning officer.

6 MS. RAZIN: Which zoning officer?

7 MR. COHEN: She said it's on the
8 plan.

9 MS. RAZIN: It was on the plan.

10 MS. MANCE: It's considered under
11 existing nonconforming.

12 MR. COHEN: So it's existing.

13 MS. MOLNAR: 20.0 -- 20.6 was on the
14 plan.

15 MS. RAZIN: On the prior plan.
16 2020, it was on the plan.

17 MS. MANCE: Right.

18 MS. MOLNAR: It was on the plan, I
19 thought it was not. The building officer approved
20 it?

21 MS. MANCE: The zoning officer.

22 MS. RAZIN: What Jenny and I were
23 discussing earlier is that it's also possible that
24 something might have changed in terms of what was
25 potentially allowed to be included in building

1 coverage at that point and what is included today
2 also. That's a possibility.

3 MS. MOLNAR: But it's only three
4 years ago, it's the same statute. Nothing has
5 changed. So do we need a variance for that
6 because it wasn't picked up then?

7 MS. MANCE: I wouldn't --

8 MS. RAZIN: No.

9 MS. MOLNAR: No.

10 MS. RAZIN: I don't think so, no.

11 MS. MOLNAR: It is a variance that
12 was never granted though.

13 MS. MANCE: I'm not sure of the way
14 how the previous zoning officer interpreted it.

15 CHAIRMAN FUSARO: I would defer to
16 Katie, the board attorney, she said no. And
17 Jenny, the zoning officer agrees too.

18 MS. MOLNAR: The zoning officer
19 didn't pick up on it, then it's --

20 CHAIRMAN FUSARO: The prior zoning
21 officer, yes.

22 MS. MOLNAR: Then where do the
23 coverages exist?

24 MS. RAZIN: We're going to assume
25 it's preexisting.

1 MS. MOLNAR: All right. Thank you.

2 CHAIRMAN FUSARO: Chris, you had
3 mentioned --

4 MR. MASCIALE: I think we should
5 give flexibility because we don't know what the
6 exact height is going to be. So at the end, it
7 may be 13 inches. So I would support giving him a
8 side yard variance on there given that the overall
9 deck is below -- is in compliance on the square
10 footage.

11 CHAIRMAN FUSARO: I don't think we
12 can do that. If it's 13 inches on the end that
13 even on the grade change, doesn't matter. Isn't
14 that considered -- it's at the highest point;
15 correct? So it's 13 inches above grade. It's 13
16 inches above grade --

17 MR. MASCIALE: It's the highest
18 point? You don't take the average?

19 MS. MANCE: No, wouldn't take the
20 average. It would be from the --

21 CHAIRMAN FUSARO: It's at the
22 highest in this case.

23 MR. MASCIALE: It has to be all
24 level. What the length is, the higher it is.

25 CHAIRMAN FUSARO: Just to reiterate,

1 Mr. Perdon, if you, as I mentioned earlier, if you
2 were to add one step on your larger staircase and
3 reduce one step on your lower staircase, lowering
4 the entire deck so that it's no more than 12
5 inches above the grade, okay, all these variances
6 would go away.

7 MR. PERDON: All right.

8 CHAIRMAN FUSARO: Is that something
9 that you're willing to do?

10 MR. PERDON: I am. I am. I just
11 want to make sure that to your point we're
12 basically counting towards the right 12 inches
13 from this grade level.

14 CHAIRMAN FUSARO: It's 12 inches at
15 its highest point. So by looking at the way the
16 property is graded, okay, it would be 12 inches at
17 the point where your -- I'm assuming that's the
18 door to your garage; correct?

19 MR. PERDON: Correct. Basically, a
20 mudroom and the garage behind that.

21 CHAIRMAN FUSARO: That door is where
22 I would think would be the point where we measure
23 the grade at its steepest point.

24 MR. PERDON: Okay.

25 CHAIRMAN FUSARO: So if you can

1 lower that 12 inches at that location, everything
2 goes away.

3 MR. PERDON: All right.

4 CHAIRMAN FUSARO: Okay?

5 MR. PERDON: Um-hmm.

6 MR. COHEN: Do you have any sort of
7 drainage issues over there? Are you going to
8 create a runoff problem do you think? Do you have
9 water pooling in that side area?

10 MR. PERDON: No. The whole basic
11 grading across the overall backyard is similar.
12 It's not only there, it's basically -- it goes
13 from the house from basically through the
14 neighbors on the right side to do the neighbors on
15 the left side because the street is going in the
16 same direction.

17 CHAIRMAN FUSARO: Yeah. It looks
18 like everything is grading away.

19 MR. PERDON: Everything is graded in
20 the same direction.

21 MR. COHEN: You're sloping down
22 toward the neighbor at 5-foot-8-inches.

23 CHAIRMAN FUSARO: That's correct.
24 It drains towards that side of the house on the
25 neighbor's property. There's seems there's a

1 fence there --

2 MR. PERDON: There's a fence there
3 on the left side.

4 MR. COHEN: It may not be for us to
5 decide, but he may be creating a problem anyway.

6 MR. MASCIALE: Well, a deck is
7 usually pretty porous.

8 MR. COHEN: Maybe he'll create a
9 problem with the deck. Which is his problem.

10 CHAIRMAN FUSARO: The third
11 photograph in our packet -- or, I'm sorry -- the
12 fourth photograph in the packet, it looks like a
13 significant area there to allow for some draining.

14 MR. COHEN: Yeah. And keeping the
15 grass there as much as he can will certainly help
16 that.

17 CHAIRMAN FUSARO: Okay. So is that
18 what you're going to do with the deck?

19 MR. PERDON: Um-hmm. Yeah.

20 CHAIRMAN FUSARO: Okay. So then
21 there's no need to...

22 MS. RAZIN: There's no...

23 CHAIRMAN FUSARO: You could just
24 withdraw the application, keep it at 12 inches and
25 you're good to go.

1 MR. PERDON: But then a construction
2 permit would be required?

3 CHAIRMAN FUSARO: A construction
4 permit I believe would be required for the deck,
5 yes.

6 MS. MANCE: Right. You would have
7 to revise the plans to show conformance with less
8 than 12 inches for that to be considered a patio.
9 So these plans would not be considered a patio.
10 It would have to be revised to show the accurate
11 patio.

12 MR. PERDON: Okay. I will then
13 update it.

14 MS. MANCE: Right. And then submit
15 it to the building department.

16 CHAIRMAN FUSARO: Yeah. When you're
17 filing a permit and you file an actual sketch or
18 drawing when you file, just make sure that you put
19 on there where you would normally put the height
20 of the deck, mark it as 12 inches -- 11.5 inches,
21 whatever -- and you're good to go.

22 MR. PERDON: Very good.

23 MR. SONTZ: You'll have to resubmit
24 to the zoning officer for approval.

25 CHAIRMAN FUSARO: Yeah. Once you

1 file a construction permit, the first place it
2 goes to is zoning.

3 MR. PERDON: Right.

4 CHAIRMAN FUSARO: After zoning, it
5 goes back to the construction department. As long
6 as you have that 12-inch dimension on there, it
7 goes to zoning.

8 MR. PERDON: Very good.

9 CHAIRMAN FUSARO: Okay?

10 MR. PERDON: Thank you.

11 CHAIRMAN FUSARO: Thank you and have
12 a good evening.

13 MR. PERDON: Thank you for your
14 time.

15 CHAIRMAN FUSARO: Good luck. Our
16 next application this evening is Application
17 Number ZBA 22-06, Michael Crotty, 554 Lawrence
18 Avenue. Applicants are seeking to upgrade the
19 rear outside areas of the property which include
20 reconstructing the pool and patio with a new
21 layout and design. The driveway will also be
22 reconstructed to include a pull-off area near the
23 side entrance of the dwelling contrary to the
24 following sections of the Westfield Land Use
25 Ordinance: Section 12.04G where the maximum

1 improvement coverage permitted is 30% or 8,794
2 square feet and proposed is 33.8% or 9,907 square
3 feet; and, Section 17.05A where the maximum
4 driveway width permitted is 24 feet and proposed
5 is 25 feet and 36.5 feet. Good evening. Please
6 come forward and state your name and address for
7 the record and spell your last name.

8 MR. CROTTY: Michael Crotty,
9 554 Lawrence Avenue. Last name Crotty,
10 C-r-o-t-t-y.

11 CHAIRMAN FUSARO: Ma'am?

12 MS. CROTTY: Beth Crotty. Same
13 address and same spelling.

14 CHAIRMAN FUSARO: Can you both
15 please raise your right hands?

16 MICHAEL CROTTY AND BETH CROTTY,
17 having been duly sworn, was examined and testified
18 as follows:

19 CHAIRMAN FUSARO: Thank you so much.
20 Are you going to tell us about your application or
21 are you going to have your expert?

22 MS. CROTTY: We can start.

23 CHAIRMAN FUSARO: Go ahead.

24 MS. CROTTY: We've lived in
25 Westfield for a long time now. We were on Orenda

1 Circle initially for eight or so years. Eight of
2 those years, three of them were spent looking for
3 our forever house and the requirements were very
4 specific. We wanted to be right by town in a very
5 old house. I'm not sure that he agreed with that,
6 but that's what I really wanted. We're at
7 554 Lawrence now, so basically, it's everything
8 that we wanted in terms of the size of the yard,
9 central to town, and an old home. We spend a good
10 amount of time renovating the inside, like,
11 surface stuff like re-sanding the floors, things
12 like that. We kept all of the traditional
13 moldings. Everything that can do to keep the
14 house historic, we did.

15 So we started with the inside. Then
16 we moved to the outside. And really, the first
17 step, our sidewalk was all uneven. So we took up
18 the sidewalk and used some of the stone that we
19 had from our walkway to keep the old bluestone
20 sidewalk. A lot of the pieces were cracked and we
21 were able to use what wasn't cracked. And on the
22 step of our walkway to lay down the bluestone
23 sidewalk, but flat. So that was the first thing
24 we did to try to keep the outside historic. We
25 also kept the porch historic. We didn't touch

1 that except for to fix it up so that it didn't
2 have cracks and things like that. We kept all the
3 molding. So we very much tried to keep the home
4 in that historic state that we found it in. It's
5 something that we were looking for.

6 And now, we're moving on to the
7 backyard which is proving to be a little bit of a
8 challenge. So the pool was there. The prior
9 owners were there for 30 years, and they had a
10 pool, which is the pool we have now. But about 15
11 or 16 years ago, they put on a very large addition
12 to the house, but the pool was there already. So
13 when they built that, they build almost to the
14 pool. So if you fall down the back stairs, you
15 may end up getting wet. And it's also in very,
16 very, very bad shape. There's a fence around the
17 pool, there's a lot of rotted wood. The ground is
18 uneven. The pool itself is pretty old and pretty
19 dated. So we would like to start over instead of
20 trying to work with what we have which is in a
21 strange location relative to the house. We would
22 like to try to do it so it's the right way.

23 We don't want to touch the carriage
24 house. We have one of the original carriage
25 houses with two horse stalls and we really like

1 it. It's kind of behind the house. You can't
2 really see it from the street, but you can see it
3 from all of the inside of the house. So we're not
4 proposing taking that down and putting a garage
5 next to the house; that would alleviate some of
6 the problems we have here. We want to keep what
7 we have. So...what else?

8 MR. CROTTY: One of the things about
9 the carriage house is it's an aesthetic that when
10 you walk into the house that there's this big
11 fence around the pool breaking the yard up from
12 that to the carriage house. Aesthetically, we
13 actually love the carriage house because I do love
14 this part, it has two original horse stalls in it.
15 And we've done a lot to actually make sure the
16 carriage house is of code, especially the roofing
17 system. So there's suspension wiring all on the
18 inside of the carriage house.

19 Aesthetically, what we want to do is
20 -- now that we have Marc with us -- is the pool
21 lays horizontal as opposed to vertical and it has
22 this big, dilapidated fence around it that we need
23 to fix. And instead, what we want to do is see if
24 we can aesthetically look towards the carriage
25 house to bring in the historic aspect of the home

1 in the entirety from beginning to end. So when
2 you walk in, you see the carriage port. Along the
3 porch, you see an old, 130-year-old home. And
4 then when you get to the back, you actually see
5 aesthetically, the carriage house. So that's kind
6 of what we're going for.

7 CHAIRMAN FUSARO: I have a couple of
8 quick questions for you. I made some notes. The
9 carriage house; what is it currently being used
10 for? Is it being used as a garage or not?

11 MS. CROTTY: Our kids' toys. We
12 have three kids.

13 CHAIRMAN FUSARO: It's being used as
14 storage with no vehicles in it?

15 MS. CROTTY: That's right.

16 CHAIRMAN FUSARO: Even though your
17 driveway extends along the back to the carriage
18 house. Okay. I'm going to ask you a couple of
19 other quick questions. Currently, the survey that
20 was submitted as part of your package -- and
21 you've briefly mentioned it in part of your
22 commentary -- it shows a 4-foot wood fence. Is
23 that currently what's there?

24 MS. CROTTY: We have two fences now.
25 We have the fence that goes right around the pool,

1 and then we have a fence that goes around our
2 whole yard.

3 CHAIRMAN FUSARO: And the one that
4 goes around the pool is a 6-foot high
5 board-on-board fence. And then the other one is
6 your 4-foot fence. Okay. That's fine. Those are
7 the two questions that I had. I don't have any
8 other questions for you at this time. Does Marc
9 want to...?

10 MR. NISSIM: Thanks for having me
11 back again.

12 CHAIRMAN FUSARO: Please state your
13 name and address for the record.

14 MR. NISSIM: Marc Nissim, Harmony
15 Design Group. N-i-s-s-i-m. Address is 1520 Pine
16 Grove Avenue in Westfield.

17 CHAIRMAN FUSARO: Please raise your
18 right hand.

19 MARC NISSIM, having been duly sworn,
20 was examined and testified as follows:

21 CHAIRMAN FUSARO: Thank you. Please
22 proceed.

23 MR. NISSIM: Thank you. We were
24 retained about a year ago at this point. Is it
25 okay if I step away? Do I need this?

1 CHAIRMAN FUSARO: Of course.

2 MR. NISSIM: We were retained to
3 develop the master plan for this property a year
4 ago. We knew that the lot coverage -- which is
5 one of the variances that we're here for today --
6 during our initial analysis, was well over the
7 existing. So let me just go through the math on
8 that. Today, the lot coverage is 39.3 where 30%
9 is required, but not above 8,000 square feet;
10 we're at 11,515 square feet. So we knew right off
11 the bat that during the process that we were going
12 to need a variance no matter really what we did.
13 So we went through the developing process to try
14 to re-imagine what the structure can be. Really,
15 like the client said, connecting the carriage
16 house aesthetically to the main house. As you can
17 see in the pictures that were provided, they
18 stated -- do you have the packet of pictures?

19 CHAIRMAN FUSARO: Yes.

20 MR. NISSIM: I'm referring to the
21 one where I'm in. And I took these pictures. Not
22 the one I'm standing with my back to; my team did.
23 You will see the pool and you'll see how close it
24 is to the house. It's very, very close to the
25 house. It doesn't really work. Maybe before the

1 addition was put on, but currently, it doesn't
2 really work well; it's pretty unsafe. So we
3 relocated and moved the pool and centered it on
4 that back addition to the roofline and gable. And
5 really developed the space so it would be more
6 along around the pool; not as much hardscape. The
7 fence is already around the perimeter of the
8 property now, so the entire backyard is enclosed
9 by a 6-foot solid fence.

10 We're actually able to reduce some
11 of the coverage by using these gravel rumble
12 strips. Because, as they've stated, they're not
13 using the garage for parking. They really want it
14 to read more like a lawn across their front yard.
15 So with the new design that we're presenting
16 today, we've brought the lot coverage down to
17 33.8% or 19,907 square feet. So instead of an
18 1,800 square foot reduction, we're still well
19 above what's allowed and we understand that. But
20 part of our argument today is that this carriage
21 house is to the back of the yard, it's really deep
22 in the back of the yard and it's a bit large, and
23 it takes a bit of coverage to get to it. You
24 know, the rumble strips add coverage and, you
25 know, it's a large structure sitting in the

1 backyard.

2 In terms of the parking area; they
3 have a side entrance which is their main way in
4 and out that they use every day for groceries and
5 just bringing their family in and out. They
6 really wanted to create some parking adjacent to
7 that. So we developed the space where they can
8 pull in two of their cars and then be able to pull
9 in, back, and then pull back out to Lawrence
10 Street. They don't want to go onto Lawrence
11 backward across a busy walk and across a busy
12 street. And we felt that was a safety issue and
13 also very functional for this family given the
14 distance and not having to bring the cars to this
15 really far back area behind the garage. I know
16 the zoning officer stated that they're measuring
17 the driveway distance at 36 feet, and believe
18 that's from the apex to the circle to the
19 staircase. There're a lot of side-loading garages
20 that are very similar with traffic movements that,
21 I guess, don't have this variance. But because
22 there's no garage right there, we're stuck with a
23 variance for exceeding 24 feet in width on the
24 driveway. That's about it. Those are the
25 variances.

1 MS. MOLNAR: How close is the
2 parking, the bump-out parking from the port via
3 the property line?

4 MR. NISSIM: Let me get my scale.
5 It's 15 feet.

6 MS. MOLNAR: Fifteen feet. Thank
7 you.

8 MR. NISSIM: And there's several --
9 we have a 6-foot fence plus some evergreen
10 screening and then some plantings of trees as
11 well.

12 MR. COHEN: Why the rumble strips?
13 Why not just grass?

14 MR. NISSIM: If we were allowed to
15 we, would have loved it.

16 CHAIRMAN FUSARO: Say that again,
17 Michael. I didn't hear you.

18 MR. COHEN: Why the rumble strips
19 and not just grass?

20 CHAIRMAN FUSARO: Well, I believe --
21 Jenny?

22 MS. MANCE: They do require adequate
23 means of ingress and egress to and from the
24 garage. I did show this plan to the town engineer
25 and he said that grass is not considered an

1 adequate means of ingress and egress. I'm not
2 even quite sure that meets that.

3 MR. COHEN: And this is?

4 MS. MANCE: Sorry?

5 MR. COHEN: And this is?

6 MS. MANCE: No.

7 MR. NISSIM: Oh, it's not? You
8 didn't site that. Okay. We weren't aware of
9 that.

10 MS. MANCE: It was mentioned in the
11 staff report that it was discussed with the town
12 engineer for grass in between each one. I can
13 understand the two strips that were to lead
14 directly into the garage, but going parallel to
15 the garage, it doesn't seem like that would be an
16 adequate means of ingress and egress.

17 MR. COHEN: And when you say
18 "garage" you're talking about the carriage house?

19 MS. MANCE: Correct.

20 MS. MOLNAR: It's not used as a
21 garage.

22 MR. COHEN: Even if it's not used as
23 a garage, we have to...

24 MS. MANCE: Well, we have to have an
25 adequate means of ingress and egress. Even if

1 it's not used as a garage, it has to be available
2 for use as a garage. So that's with that E13
3 usually on the ordinance for the minimum garage
4 space.

5 MR. SONTZ: So the town engineer
6 didn't get to take a look at this revised rumble
7 strip plan?

8 MS. MANCE: It was not revised.
9 This is what he reviewed.

10 MR. SONTZ: The town engineer
11 reviewed this and said this was not adequate?

12 MS. MANCE: Correct.

13 MS. MOLNAR: What is adequate then?

14 CHAIRMAN FUSARO: Adequate would be
15 a paved driveway. However, they're reduced --
16 there are a couple of things to keep in mind with
17 this application. Number one, their lot is more
18 than double the size required in the area.

19 MR. COHEN: Well, just so I'm clear.
20 When we're talking about adequate ingress and
21 egress, we're talking about for a car or just for
22 people to walk?

23 MS. MANCE: For a car.

24 MR. COHEN: For a car?

25 MS. MANCE: Correct.

1 CHAIRMAN FUSARO: Correct.

2 MR. SONTZ: Is that requirement,
3 Jenny, is that an ordinance requirement, or is
4 that, like, a state transportation requirement?

5 MS. MANCE: I believe it's in our
6 ordinance. I don't know if it's state ordinance.

7 MR. MASCIALE: Jenny, I'm just
8 running my memory of cases where if you use, like,
9 bricks with holes in them it's partly porous.

10 (Crosstalk.)

11 MS. MANCE: Right. That could be
12 considered. I would say even if it is just a kind
13 of gravel or even if it's those grass pavers where
14 it grows through. Even though that would be
15 considered an adequate means, it would still be an
16 improvement coverage issue at that point.

17 MR. NISSIM: We wouldn't have a
18 problem with that. I've used a product called
19 GrassPave2 which is a plastic matrix that goes
20 under -- it goes on a compacted gravel base and
21 then you roll it out and you fill the cells with
22 soil and then you grow grass on top of it. They
23 use it a lot for fire lanes. They use it at
24 stadiums where there's only parking eight times a
25 year for a football game so they don't have huge,

1 packed parking lots full of asphalt. We would be
2 okay with that if the Board --

3 CHAIRMAN FUSARO: Grass pavers are
4 actually used predominantly in fire lanes.

5 MS. MANCE: Right. But that will
6 still increase coverage.

7 MR. SONTZ: And that would increase
8 coverage?

9 MS. MANCE: Correct.

10 MS. RAZIN: They're not counted --

11 CHAIRMAN FUSARO: Grass pavers
12 increase coverage?

13 MS. RAZIN: I mean they're not
14 counted towards impervious.

15 MS. MANCE: Right, because we don't
16 utilize impervious versus impervious. We use
17 improvement coverage, so that's where...

18 MR. MASCIALE: But it's going to be
19 a lot better than pavement.

20 MR. NISSIM: For the Board, maybe I
21 can shed some light -- I'm probably volunteering
22 too much information -- but the grass pavers that
23 I just talked about are not visible from the
24 surface. It's all below grade. So as you're
25 stating, it's still an improvement, but nobody

1 would know it's there once I grow the sod and
2 grass on top of it.

3 CHAIRMAN FUSARO: I guess the grass
4 grows over the brick.

5 MR. NISSIM: Correct. There's
6 nothing on the surface like those pavers that you
7 are referring to.

8 MS. MANCE: Right. The engineer did
9 mention something like that which he would
10 consider as adequate. However, just obviously be
11 noted on the plan if that's --

12 MR. NISSIM: We would be okay with
13 amending the plan.

14 MR. MASCIALE: So looking at our
15 application on Page 8 where the preexisting
16 conditions permitted is 30, present is 37.4, and
17 proposed is 33.8 with the rumble, so that really
18 would go back to 39.4 on the preexisting.

19 CHAIRMAN FUSARO: Even with the
20 grass pavers?

21 MR. MASCIALE: Yeah. Because they
22 don't give you credit.

23 MR. SONTZ: But it's still better
24 than just black asphalt.

25 (Crosstalk.)

1 MR. COHEN: This is -- I don't even
2 know what to do with this.

3 CHAIRMAN FUSARO: It looks nice.

4 MR. SONTZ: How far is the pool from
5 the house now?

6 MR. NISSIM: There's a staircase --
7 there're two doors in the back of the house, you
8 have this landing with a common staircase. And
9 so, from the apex of that landing to the water's
10 edge --

11 MS. CROTTY: The steps now actually
12 come out.

13 MR. SONTZ: There's an ordinance on
14 that. There's a requirement that you have to be
15 so far from the house.

16 MR. NISSIM: Right. Currently --

17 CHAIRMAN FUSARO: This is a new
18 pool?

19 MR. NISSIM: Yes.

20 CHAIRMAN FUSARO: So the old pool is
21 closer to the house than the new pool?

22 MR. NISSIM: Correct. Currently, as
23 you can see, the stairs come forward and the new
24 stairs come down to the sides. So we have
25 10 feet.

1 MR. SONTZ: Is that the requirement?
2 Because we've had this before where how close the
3 pool can be to the house. What's the requirement?
4 There's a requirement; right?

5 MS. MANCE: Zoning doesn't require
6 it. Building would have to have some sort of --
7 it is typically 8 feet or I think 10-foot. So if
8 it was less, we'd need some sort of engineering
9 letter stating that it would be not putting
10 adverse pressure to the house that's there.

11 MR. SONTZ: So it's not a zoning
12 issue?

13 MS. MANCE: Right.

14 MR. SONTZ: But it's at 10 feet
15 anyway?

16 MS. MANCE: That's correct.

17 CHAIRMAN FUSARO: I'm looking at the
18 survey; it's not mentioned.

19 MR. NISSIM: It's 10 feet.

20 CHAIRMAN FUSARO: Fifteen feet?

21 MR. NISSIM: Ten feet from the apex
22 of that circle to the water's edge is 10 feet.
23 And I'm happy to denote that on our submission of
24 plans if they're approved.

25 CHAIRMAN FUSARO: I was just looking

1 at the existing property survey to see how close
2 it was currently. I could see from the
3 photographs.

4 MR. NISSIM: It's very.

5 MR. MASCIALE: So it's okay
6 increasing because of our notice policy where he
7 can increase that?

8 MR. SONTZ: Yeah. I think so
9 because it's still a variance.

10 MS. RAZIN: Right. You still
11 noticed the variance; it's probably covered in the
12 catchall.

13 MR. MASCIALE: The catchall is what
14 I mean.

15 MS. RAZIN: It was noticed that --
16 we'll I didn't do the notice -- but they noticed
17 for -- yeah, I mean I think they noticed for those
18 types of variances -- that type of variance.

19 MR. MASCIALE: With the catchall.
20 So we go back and treat it like --

21 MR. COHEN: But do we need to see
22 new plans?

23 MR. MASCIALE: But if you're
24 replacing the rumble strips, perhaps that's the
25 only change. Right?

1 MR. SONTZ: Do we need an exact
2 calculation?

3 MS. RAZIN: I can get that, yes. I
4 would ask for that for sure for the resolution.
5 Yes.

6 MR. COHEN: Because I don't know
7 that what they're going to put in is going to be
8 comparable to --

9 MS. RAZIN: Yes. If you want to see
10 it, then that's different. But if you want a
11 number, a precise number, 39 or 38 or whatever, I
12 would and for that before. If you want to see
13 something or have a note depending on -- that's up
14 to you.

15 MR. MASCIALE: So we either ask that
16 the present not to exceed the present 39.4 or we
17 could ask to see it. That's our choice to make.

18 MR. NISSIM: We could work with not
19 to exceed the current coverage, and I can make
20 sure that we're adding the permeable pavers in and
21 the (indiscernible) of asphalt if we have to even
22 do something with the pool patio slightly to make
23 sure that we're conforming that we'd be able to
24 meet that. (Indiscernible) and so, we can submit
25 plans to match that.

1 CHAIRMAN FUSARO: You currently have
2 the 39.3. You're saying that you're willing to
3 work within that 39.3?

4 MR. NISSIM: Yes.

5 MR. COHEN: Those would be
6 conditions of approval.

7 CHAIRMAN FUSARO: What's that?

8 MR. COHEN: Those would be
9 conditions of a grant.

10 CHAIRMAN FUSARO: Correct.

11 MR. COHEN: Using those particular
12 pavers and keeping it under the 39.3?

13 CHAIRMAN FUSARO: Right. Those will
14 be the conditions yet. I was going to comment
15 Mike on the 1,600 square foot reduction, but
16 obviously...

17 MR. NISSIM: I tried.

18 MS. CROTTY: Our kids like lots of
19 grass. We're trying.

20 CHAIRMAN FUSARO: I just want to go
21 over a couple of items. We mentioned that you do
22 have -- and you noted it on the plan -- that it is
23 a code-compliant gate and fence around the entire
24 area which is a solid, board-on-board 6-foot high.
25 We've discussed the paver strips and the town

1 engineer's interpretation. I asked you about the
2 garage. I don't have any other questions at this
3 time. Do any Board Members have any other
4 questions for the Applicant or Mr. Nissim? I see
5 none. Does anyone in the public wish to address
6 this application, please come forward and state
7 your name and address for the record. Good
8 evening.

9 MS. HART: Good evening.

10 CHAIRMAN FUSARO: Please state your
11 name and address for the record and spell your
12 last name.

13 MS. HART: My name is Eileen Hart,
14 H-a-r-t. And I live at 553 Highland Avenue.

15 CHAIRMAN FUSARO: Sir?

16 MR. HART: My name is Doctor David
17 Michael Hart. I'm married to her. I'm also at
18 553 Highland Avenue.

19 CHAIRMAN FUSARO: Please raise your
20 right hand.

21 EILEEN HART and DOCTOR DAVID MICHAEL
22 HART, having been duly sworn, were examined and
23 testified as follows:

24 MS. HART: We live directly behind
25 the property 554 Lawrence Avenue, and the property

1 554 Lawrence Avenue is elevated above our
2 property. The previous owner -- the previous
3 owner -- used to drain their pool for winter by
4 dumping their top water on our land. This water
5 would then come down on our property. As a
6 result, the pool water would flood our property
7 with chemicals and cause damage killing our grass
8 and rotting the cement foundation of our garage.
9 The previous owners did this three years in a row
10 and only stopped when we filed a complaint with
11 the town. The soil in this area consists
12 predominantly of clay which means that the soil
13 does not absorb water and the water runs off.
14 Therefore, we have sump pumps and French drains
15 and these are mostly throughout the whole
16 neighborhood. Our concerns with the variance;
17 one, we don't want water draining on our property.
18 And two, if the 554 Lawrence Avenue owners go over
19 the maximum improvement coverage permitted, the
20 30%, will the rainwater then drain onto our
21 property? With the coverage of 33.8% requested,
22 there needs to be some kind of a drainage system
23 perhaps so that the rainwater does not flood our
24 backyard.

25 CHAIRMAN FUSARO: Thank you. Is

1 there anything you'd like to add, Dr. Hart?

2 MR. HART: They're very good
3 neighbors. And we love having the carriage house.
4 We love that carriage house.

5 MS. HART: Yes. These people are
6 wonderful.

7 MR. HART: So just really our
8 concern is drainage.

9 CHAIRMAN FUSARO: Stormwater runoff.

10 MR. COHEN: Are you having a
11 drainage problem now from stormwater runoff from
12 the existing driveway?

13 MR. HART: All of our properties
14 have put drains in between each house and we all
15 have sump pumps and French drains. Because our
16 basement used to fill up every time it rained. So
17 just there's a lot of runoff. They're great.
18 (Indicating.) They have not been emptying their
19 pool onto our land.

20 MR. COHEN: Forget about the pool
21 thing. From a big storm, do you have a stormwater
22 runoff problem coming from this property onto
23 yours?

24 MS. HART: It really hasn't rained.

25 MR. HART: I wouldn't say -- to be

1 honest, I'd say no. But our sump pump is working
2 overtime trying to pump water right now.

3 CHAIRMAN FUSARO: Yes. There's a
4 stormwater drainage issue throughout the entire
5 area.

6 MR. HART: That's correct.

7 CHAIRMAN FUSARO: Draining a pool
8 onto your property is absolutely not allowed.

9 MR. HART: We just want to make sure
10 they have adequate drains. I don't know what the
11 town does but have some sort of drain that takes
12 the water out to the street and does not dump it
13 on the lawn.

14 CHAIRMAN FUSARO: So there currently
15 isn't an issue?

16 MR. NISSIM: No.

17 CHAIRMAN FUSARO: If we decide to
18 approve the application, we've already discussed
19 the condition that you would not exceed the
20 current coverage and that these brick pavers -- or
21 whatever you would call them -- "strips" would be
22 changed to a grass paver which is actually porous.

23 MR. COHEN: And presumably, that
24 will absorb some of the water.

25 CHAIRMAN FUSARO: Yes. Is there

1 anyone else in the audience that would like to
2 address the application? If so, please come
3 forward and state your name and address for the
4 record. Seeing none. I'll close that portion of
5 the meeting. Do any Board Members have any
6 additional questions for the Applicants at this
7 time? Seeing none. Mr. Nissim, is there anything
8 else you'd like to add before I close it and open
9 it up to board discussion?

10 MR. NISSIM: Yeah, just one thing.
11 I know I've done a lot of pools in Westfield and
12 the town engineer does require that the pool
13 runoff be managed. The engineer is aware that
14 people pumping their pools down, that they need to
15 do that, and he -- I'm assuming it's a "he."

16 CHAIRMAN FUSARO: It's a he, yes.

17 MR. NISSIM: It is a he. He
18 requires us to manage that either by putting it
19 out to the road into the storm sewer or dry well
20 of some sort. That's always a condition that they
21 require with the pool back washing and stuff like
22 that.

23 CHAIRMAN FUSARO: Great. Yes, we've
24 heard that the previous owners have probably
25 disregarded that condition. Is there anything

1 else you'd like to add?

2 MS. MOLNAR: I have one question.

3 CHAIRMAN FUSARO: Yes, Carol.

4 MS. MOLNAR: When you look at the
5 house, the house to the right, how close to the
6 frontage is that house?

7 MR. CROTTY: To the right from
8 looking at the houses? No, they're far.

9 MS. MOLNAR: But there's a parking
10 area, so...

11 MR. NISSIM: Yeah. So I don't know
12 if that's represented in the schematic. There
13 might be a survey.

14 CHAIRMAN FUSARO: Carol, if you look
15 at -- there's a Google map photograph on the front
16 page of the report.

17 MS. MOLNAR: It's pretty close.

18 MR. SONTZ: No. That's the house on
19 the other side away from where the parking is.

20 CHAIRMAN FUSARO: Yeah. It looks
21 like it's straight down the middle between the two
22 homes; the property line.

23 MR. MASCIALE: No, the house on the
24 right.

25 MS. MOLNAR: The house on the right

1 is almost on the property line.

2 MS. CROTTY: The house and the
3 neighbor next to our house is on the other side.
4 We sort of stole their idea.

5 MS. MOLNAR: The landscaping along
6 that property line where the parking is going to
7 be, there's already landscaping over there.

8 MS. CROTTY: There's landscaping on
9 our neighbors.

10 MS. MOLNAR: So it's their
11 landscaping.

12 MS. CROTTY: There's landscaping
13 here (indicating) and then they have their garbage
14 cans here, and then they come out this way for
15 their garbage cans. So it's not our landscaping,
16 but they have some lower trees here, privacy
17 trees; but they're not arborvitaes.

18 MS. MOLNAR: What are those trees on
19 your drawing? Your trees?

20 MS. CROTTY: This is nothing right
21 now. This is part of the new plan.

22 MS. MOLNAR: We've had this issue
23 before. Are they going to be full-grown
24 arborvitae?

25 MR. NISSIM: So we're starting with

1 a 6-foot solid fence, so it's a little bit
2 different than the last time I was here. We can
3 all have a laugh about that one.

4 MS. CROTTY: The trees here are our
5 neighbors. The trees go past their second floor
6 actually. They're beautiful.

7 MR. NISSIM: So denoted on this plan
8 are for representation purposes only. They do not
9 represent the actual size of the plant and the
10 size that goes in. I want to make sure I say
11 that. But the species the plant will be, if
12 you're worried about screening, we'll be planting
13 some evergreen trees in this parking area to
14 buffer the view from the parking from the cars.

15 CHAIRMAN FUSARO: Arborvitaes? What
16 type of trees are you planting?

17 MR. NISSIM: Green giants
18 arborvitaes. We haven't decided yet. But
19 probably green giant arborvitaes because they grow
20 fast and they don't get --

21 MR. SONTZ: But it's a 6-foot
22 board-on-board fence and it's 15 feet away from
23 the property?

24 MR. NISSIM: Correct.

25 CHAIRMAN FUSARO: Yes. He has a

1 15-foot dimension. If you look where it says
2 "15-foot pool setback" that is already -- the
3 vehicles are an additional foot or so beyond that.
4 So you have at least 16 feet from where the
5 vehicles are going to be parked to the property
6 line. And he's going to put trees there.

7 MS. MOLNAR: The arborvitae took a
8 hit last year.

9 CHAIRMAN FUSARO: We're good? Any
10 other questions? Okay. I'm going to close it to
11 comment and open it up to board discussion.

12 Just a couple of quick comments. As
13 we've heard from the Applicant and the
14 professional, keep in mind that this is in an
15 RS-12 zone which requires a 12,000-square-foot
16 lot. This lot is 29,272 square feet. It's more
17 than double the size of the required lot. While
18 the coverage is over the 30%, I think, in my
19 opinion, the lot is large enough to carry that. I
20 don't see an issue with the screening of the
21 vehicle on the side there. They are going to put
22 some arborvitae there just to keep the neighbors
23 happy; I would assume. We've heard that the
24 drainage currently -- forget about draining the
25 pool -- the current drainage of this lot does

1 drain, it's graded from front to back. The
2 drainage does -- the lot does drain naturally onto
3 the property to the rear. However, we've heard
4 from the neighbors that currently is it not an
5 issue. The pool will not be drained, obviously,
6 onto the property. As we said, it will be drained
7 in accordance with our ordinance which is out to
8 the street or to the dry well.

9 That having been said, I believe we
10 discussed -- and I don't know if it's one or two
11 conditions -- but one of them would be that it
12 would not be by changing the pavers -- I'm going to
13 call them "rumble strips" -- to a grass paver
14 which would support a vehicle, and they're going
15 to remove the existing asphalt in order to do
16 that, they're going to stay at or below the
17 currently 39.3% coverage. And that -- was there
18 another condition, Michael, that we had discussed?
19 I don't believe so.

20 MR. COHEN: And that the pavers be
21 --

22 CHAIRMAN FUSARO: Yeah. They're
23 going to be a grass paver and that the total area
24 coverage is not going to exceed the 39.3%.

25 MS. RAZIN: Mr. Nissim, can you

1 provide Maria or Jenny with that number in the
2 next two weeks?

3 MR. NISSIM: Yes.

4 MS. RAZIN: The percentage number of
5 the coverage.

6 MR. NISSIM: Can we put in the
7 building permit if we get approved?

8 MS. RAZIN: What?

9 (Laughter.)

10 CHAIRMAN FUSARO: Does any Board
11 Member on this side have any comments they'd like
12 to make? Seeing none to my right. On my left;
13 we're good? Okay. Stating the condition that I
14 just mentioned; the change to grass pavers, and
15 the coverage at or below 39.3% I'd be in support
16 of the application. Do I have a motion?

17 MR. SONTZ: Motion to approve
18 subject to the two conditions of using grass
19 pavers and not to exceed 39.3% which is existing.

20 CHAIRMAN FUSARO: Do we have a
21 second?

22 MR. COHEN: Second.

23 CHAIRMAN FUSARO: Jenny, please call
24 the roll.

25 MS. MANCE: Ms. Molnar.

1 MS. MOLNAR: Yes.

2 MS. MANCE: Mr. Cohen.

3 MR. COHEN: Yes.

4 MS. MANCE: Mr. Sontz.

5 MR. SONTZ: Yes.

6 MS. MANCE: Vice-chair Masciale.

7 MR. MASCIALE: Yes.

8 MS. MANCE: Chairman Fusaro.

9 CHAIRMAN FUSARO: Yes.

10 MS. MANCE: Mr. Karame.

11 MR. KARAME: Yes.

12 MS. MANCE: Mr. Eilbacher.

13 MR. EILBACHER: Yes.

14 CHAIRMAN FUSARO: Your application
15 is approved. Good luck.

16 MR. NISSIM: Thank you.

17 CHAIRMAN FUSARO: It's 9:00 p.m.,
18 we're going to take a five-minute break. Thank
19 you.

20 (Break taken.)

21 CHAIRMAN FUSARO: We're back. Our
22 next application this evening is Application
23 ZBA 23-02, Lizette Edelman, 510 Topping Hill Road.
24 Applicants are seeking to remove a rear screened
25 porch and construct a first-floor addition for a

1 mudroom behind an existing garage, to construct a
2 second-floor addition which will add a fourth
3 bedroom and master bath, and to construct a front
4 covered porch along with other various upgrades to
5 the existing dwelling contrary to the follow
6 sections of the Westfield Land Use Ordinance:
7 Section 12.04F3 where the maximum building
8 coverage with porch permitted is 24% or 1,751
9 square feet and proposed is 24.74% or 1,805 square
10 feet; Section 11.08E13 where the maximum
11 continuous side wall permitted is 25 feet and
12 proposed is left side 32.3 feet and right side
13 35.5 feet; Section 12.03D where the required front
14 yard setback is 33.1 feet and proposed is 27 feet;
15 Section 11.08E6 where the minimum side yard
16 setback permitted is 10 feet and proposed is left
17 side 8.5 feet and right side 7.25 feet; and
18 Section 12.04F1 where the building and above-grade
19 structures permitted is 20% or 1,459 square feet
20 and proposed is 22.68% or 1,655 square feet.

21 Is anyone here for the application?
22 Please come forward. Good evening. Please state
23 your name and address for the record and please
24 spell your last name.

25 MR. EDELMAN: Brian Edelman, 510

1 Topping Hill Road. The last name is spelled
2 E-d-e-l-m-a-n.

3 CHAIRMAN FUSARO: Ma'am.

4 MS. EDELMAN: Lizette Edelman,
5 E-d-e-l-m-a-n. Same address.

6 CHAIRMAN FUSARO: Please raise your
7 right hand.

8 BRIAN EDELMAN and LIZETTE EDELMAN,
9 having been duly sworn, was examined and testified
10 as follows:

11 CHAIRMAN FUSARO: Ms. Hewitt, how
12 are you?

13 MS. HEWIT: Yes, very good.

14 CHAIRMAN FUSARO: You've appeared
15 before our board before?

16 MS. HEWIT: Yes, I have.

17 CHAIRMAN FUSARO: Please say your
18 name and address for the record.

19 MS. HEWIT: Carol Hewit, 468 Ellison
20 Drive, Mantoloking, New Jersey.

21 CHAIRMAN FUSARO: Please raise your
22 right hand.

23 CAROL HEWIT, having been duly sworn,
24 was examined and testified as follows:

25 CHAIRMAN FUSARO: Tell us about your

1 application.

2 MS. HEWIT: I'm going to have
3 Ms. Edelman start.

4 MS. EDELMAN: Hi. We've lived in
5 Westfield for about 7-and-1/2 years. When we
6 bought our house, I was pregnant with our youngest
7 and our oldest was 4 years old. We have a cape;
8 about 1 1/2 stories, and our youngest is in a room
9 that's, like, nursery-size. It was perfect. We
10 fell in love with the neighborhood. It wasn't
11 exactly what we were looking for house-wise, but
12 it was where we wanted to be. And this process is
13 exhausting and stressful, and scary. And it
14 probably would make more sense to just sell our
15 home and buy a different one. But every time
16 we've looked, it's too hard to leave. We love
17 being in our school district we love our
18 neighbors. They're like family to us. Every
19 person on our street has been just so kind since
20 the second we've been there. We share
21 babysitters. We share food. Like, it's just such
22 a wonderful place that I don't want to leave even
23 a few blocks away. The only situation is that we
24 only have one entrance into the house; in and out.
25 Come winter; it's muddy boots through the front

1 door trekking all the way. We don't have a
2 mudroom. And we are sharing one bathroom upstairs
3 with two boys who are now seven and 12 and sharing
4 a bathroom with us. And preteen boys proving to
5 be harder than it would be a few years ago. It's
6 been rather interesting. We're just hoping to
7 make the home a little bit more comfortable and
8 more manageable for us. We don't want to go
9 anywhere. We just want it to look like it's been
10 part of the neighborhood forever. I love being
11 here and I just hope we can make the home work a
12 little easier for us.

13 CHAIRMAN FUSARO: Thank you.

14 MR. EDELMAN: I have nothing to add
15 to that.

16 MS. HEWIT: Okay. I'll take over
17 from there. I know it sounds like a lot of
18 variances. When you read it, it sounded even
19 worse than I was expecting. But I'm going to
20 start with the site and explain that we have a
21 noncompliant lot, and a lot of the variances are
22 existing. And there's nothing we can do about
23 size lines, etcetera, so I'll go through each one
24 of those. And then the other thing I do want to
25 point out is we're actually going to be lowering

1 the lot coverage and lowering the building
2 coverage. So overall, I think it's a win-win.
3 But let me kind of go through it step-by-step so
4 everybody understands what's going on. Okay?

5 I'll start with -- I don't have a
6 board and everything got wet in the rain, so bear
7 with me -- I'm going to start with the site and
8 explain what's going on. The site is really kind
9 of irregular. It's too short on the left-hand
10 side; 101 feet. It has this weird little shape
11 here (indicating) a few little odd things going
12 on, on the right side. In addition, the right
13 side is slanted in, which is creating a pressure
14 point here; 7.25 feet is the existing setback on
15 the right-hand side, and the current left-hand
16 side is also lacking. So both are currently a
17 problem and there's nothing really I can do about
18 that. So that's number one. I'm just going to
19 start with the site so it makes more sense.

20 What we're doing is we're just
21 taking a dormer approach to this. We're not
22 raising the ridge. We're trying to keep this
23 massing down. Keep the FAR in check. Keep
24 everything else in check. And these areas you see
25 are shaded; we're going to be putting front

1 dormers on. There currently is a rear shed dormer
2 in the center; we're going to extend it to the
3 right and to the left. And there are a few issues
4 here, but what happens is as soon as I touch that
5 space and extend that, that is creating a variance
6 because I'm extending a nonconformance. So that's
7 what's happening over here on the right-hand side.
8 In addition, it's also creating that continuous
9 sideline. It's technically there, but when I left
10 it a little bit, it's then setting that up for a
11 variance.

12 A similar-type thing happens also on
13 the left-hand side. I am extending back behind
14 the garage, directly behind the garage. But
15 because I have a side yard that doesn't match, we
16 required 10 feet, this addition will also create
17 that problem. And once again, that will extend
18 the nonconformity, but we're only talking a
19 one-store back here which is 7.8-by-8 feet for
20 this mudroom. But that's the basics. One other
21 thing I do want to mention that here (indicating)
22 there is a porch, it's a screened porch, my gut
23 feeling is based on the construction that it
24 probably was deck. The previous owner or someone
25 in the past put sides, a roof, and screens in it;

1 so now it's lot coverage. The construction just
2 looks like it was deck. A deck would probably
3 have complied and met the rear yard setback and
4 everything else. So that's what I suspect
5 happened in the past, but I was not there to tell
6 you. But We're going to remove that altogether
7 which is going to help the backyard, which isn't
8 that big, and then I think anything it's going to
9 be an asset for them.

10 Starting with the basement; the only
11 reason why I'm showing the basement is the only
12 way into the garage right now is to go down the
13 stairs, through the basement, and then go back
14 upstairs into the garage. Which doesn't make a
15 lot of sense, and therefore, the garage is not
16 very useful. Moving to Page A-2, I'll start on
17 the left-hand side. What we're going to do is
18 this is a small extension, 8-feet-by-7-foot-8, and
19 that will just come off the kitsch. It will be a
20 little mudroom with a closet and then stairs that
21 go directly into the garage. So now, actually,
22 the garage is useful. We have a very small
23 mudroom. We obviously did not put the laundry in
24 there because we felt it was too tight. We'll
25 keep the laundry in the basement. But that is,

1 you know, I think an essential part of this
2 design.

3 So we've talked about this porch.
4 That porch is being removed. That's 120 square
5 feet. And our new mudroom is going to be; I think
6 it's 68 square feet. Basically, we're going to
7 save 67 square feet by actually doing that of the
8 building coverage. The rest of this work in here
9 is really interior space. Currently, it's a Cape
10 Cod. So there's a bedroom on the first floor,
11 there's a full bath in the middle, there's a
12 kitchen, and then there's a hallway that goes back
13 in here. We're just going to move that fourth
14 bedroom up to the second floor and then use that
15 bedroom as a family room. And the dotted lines
16 here are walls that are going to be removed.
17 We're going to add nice doors in the back going
18 down to the stairs to the patio. And then some
19 nice windows which there really are a lot of
20 windows in the rear, and rearrange the kitchen
21 with the sink facing the rear yard with windows.
22 And it's a pretty logical thing. And then the
23 bathroom just gets reduced to a powder room.

24 As far as the footprint; the only
25 other thing that's changing on the first floor is

1 we're going to add a walk-out bay which I think is
2 a very attractive feature of the house right now
3 that we have in the living room. We're basically
4 going to match that up. And then, lastly, we're
5 going to add this 19-foot-6 by 7-foot-8 little
6 covered porch entry. We think it sort of enhances
7 the front of the house. And in addition, it's
8 very common in the neighborhood. We feel it's in
9 keeping with the neighborhood.

10 So now, I'm going to go to the
11 second floor. On the second floor, basically,
12 what we have -- it's hard to see, there're a lot
13 of dotted lines -- but in this area, we have one
14 bathroom. We're going to add the dormer in the
15 back. Right now, there is a structural situation
16 with this rear right-hand side. Someone, a
17 previous owner, opened up the back, opened up that
18 to the attic, it's not structurally sound. The
19 roof is concave. It's got mold growing on it.
20 It's terrible. I think we sent you some pictures
21 and you can look at that. So structurally, I have
22 to do something with it anyway. And once again,
23 as I said, as I matched this dormer up, what's
24 going to happen is that's going to create, you
25 know, extend that nonconformity. The front -- so

1 that's one bedroom here. And this is a very odd
2 -- it's less than 5 feet high. This room in the
3 front is 3 feet high in some places, 4 feet high
4 in other places, and 5 feet high. So I mean it's,
5 like, miniature. By adding a gable dormer in the
6 front, we'll be able to get to real headroom there
7 and obviously extending that.

8 So next to that in the rear we'll
9 keep the existing bathroom. This existing bedroom
10 will stay. And then when we extend the shed
11 dormer, we're able to create a master bathroom
12 back here. (Indicating.) And then, currently,
13 the master bedroom is right here. But once again,
14 it's got sloping ceilings. It's 4 to 5 feet high
15 in many of the spots. It's difficult to put a bed
16 anywhere with the cape configuration. So we're
17 going to add a gable here in the front. And then,
18 that will give us real headroom and make it a real
19 master bedroom.

20 The dormer over the garage is
21 strictly decorative just to make it look good and
22 jazz it up. It's all directly over the existing
23 footprint and we're not actually -- we're not even
24 going the garage. The garage area is just a door
25 and cold storage. Because with a Cape Cod style,

1 there is no storage in the attic. There's HVAC,
2 it's 3 feet high at the highest spot, so it's just
3 jammed with HVAC and ducts. There's really no
4 room for anything else. So we will actually add a
5 little bit of storage over this garage area by
6 adding an access door.

7 The front elevation; you can see
8 this is a gable just creating some headroom over
9 the living room. A new gable over the dining room
10 creating headroom. And our front porch, which, as
11 I said, is 19 1/2 feet. Part of that space in the
12 porch is the bay window. So at some point, it's
13 5 1/2 feet deep. It's not that deep. And then,
14 this we just added a dormer just to abut it. It's
15 a little lopsided otherwise. So we added a dormer
16 over the garage which would just basically give us
17 some light and a storage area.

18 Across the rear lower left here
19 (indicating) you'll see page A-3, basically, this
20 area here will be extended on the right-hand side
21 which will create more headroom in that bedroom.
22 And then on the left-hand side, we'll extend the
23 existing dormer to create the master bath. More
24 windows, nice doors, windows over the sink; kind
25 of a nice opening to the backyard, more visibility

1 to seeing the kids, etcetera, in the backyard.
2 This is the left-hand side elevation on the upper
3 right. Basically, what we've got is we've got the
4 garage, we're going to extend it a little bit to
5 create this 7-foot-8 extension which will create
6 the mudroom. We don't have enough room to put a
7 door and stairs on the side. So we're going to
8 add a door to the garage so you can come in
9 through the garage, go up the stairs into the,
10 mudroom, and then into the kitchen. So that you
11 could park in the garage or you can come in the
12 side door. That would give us better access and
13 better usability of the garage and the outdoor
14 space. And you can see in the back, there's an
15 existing shed dormer that's just going to be
16 extended. And then you'll see series of these
17 gable dormers; the darker ones being in the
18 foreground and the lighter ones being in the
19 background.

20 Lastly, on the right-hand side,
21 currently we do have existing a little bump. We
22 have this existing bedroom. Once again, that's
23 going to extend up, and when that extends up, that
24 creates that extended nonconformity. We will be
25 adding a fireplace on that side just a

1 zero-clearance fireplace in the family room and a
2 couple of windows on that side. I think that's
3 basically it.

4 We've gone through all of these
5 variance, but as I said, most important is that
6 we're actually reducing the building coverage from
7 23.5/9% we're actually going to reduce that to
8 22.68. We are adding a front porch; we're allowed
9 24%. We're going to be 54 square feet over and it
10 puts us at 24.74. It's not a really big screened
11 porch, but we feel that if we don't make it at
12 least 7-foot-8 what happens is where the bay
13 window is it gets reduced to 2.74 which doesn't
14 even meet any kind of coverage. I mean you can't
15 really squeeze by especially once you put a
16 railing, you lose another 6 to 8 inches with a
17 railing. We're asking for that. And that also
18 leads to our front yard setback. So currently,
19 the average 33.3. The house as it stands is 33.3,
20 so we do not need that. The porch will then be
21 27 feet. It's a little bit less than what we
22 have, but we're not meeting the average any way
23 you slice it unless we chop off 3 feet from the
24 front of the whole house. That's not going to
25 happen.

1 I talked about the side yards
2 already. Building coverage; we talked about
3 building coverage and we talked about the porch.
4 And I've been talking about the massing and the
5 25 feet. And, basically, the left side will be
6 32.3 and the right side would be 35.4. But it's
7 not like we're extending the footprints. A little
8 bit on the left, but not on the right. It's
9 really just when I raise these dormers, it's
10 creating that situation. As I said, it sounds
11 like a lot of things, but most of it are because
12 we have noncomplying side yards already. We have
13 talked about the Cape Cod; we've talked about
14 that.

15 Let me talk about the pros. We're
16 reducing coverage by 67 square feet. We're
17 keeping the ridge height at 25-foot-3 inches which
18 will then be keeping the massing down as oppose to
19 going up the full 32 or 33 feet and knocking that
20 whole thing off and putting a big attic. So we're
21 not going to be doing that. I talked about the
22 right rear roof being structurally unsound. So
23 we'll be improving upon that situation. We feel
24 that the front porch is in keeping with the
25 neighborhood, and we think it's pleasing. And

1 we're going to put a nice roof on there and make
2 it kind of a fun thing. The FAR is in compliance.
3 We will not be -- and if I did do a whole second
4 floor and not do the dormer situation, we would be
5 over. So we chose to go this route to keep the
6 FAR in compliance. And in addition, by removing
7 that porch, we're actually going to reduce the lot
8 coverage from 42.8% to 40.36%. So we've got a
9 bunch of places we're actually reducing. And as I
10 said, it's a nonconforming lot. It's an irregular
11 shape which is basically creating our hardships
12 with these sidelines. And it is undersized and
13 it's already over, but we're trying to make it
14 better. We're doing the best we can as far as
15 working within the rules and understanding what's
16 important to the Town and the Board.

17 CHAIRMAN FUSARO: Thank you. A
18 couple of quick questions. Number one; with
19 respect to the front yard setback, 33.1 is what's
20 required. You currently have 29.4 and you're
21 going to reduce that to 27; is that correct?

22 MS. HEWIT: Right. One corner is
23 30.33 and the other is 29. Yeah, correct.

24 CHAIRMAN FUSARO: The homes adjacent
25 to this home in the neighborhood, do they have

1 front porches?

2 MS. HEWIT: Many of them do. Across
3 the street, I know there's a couple. Directly
4 across the street and kitty-corner there are some.
5 That's pretty common. I don't know if I have any
6 picture, but somebody is going to testify to that.

7 CHAIRMAN FUSARO: I'm looking -- I
8 thought your house may have been on a circular
9 curved part of the street where it would affect
10 the view looking up and down the street, but it
11 doesn't. The house it looks like to your right is
12 facing a completely different direction since the
13 road turns. The houses to your left are the ones
14 that would be affected by that encroachment to the
15 front yard.

16 MS. HEWIT: Right. And we're also
17 right at the dividing line right at the RS-8 and
18 RS-10 zone. So the house in the 10 are affecting
19 our average because they have bigger lots. We're
20 kind of in a funny location, right, as the
21 situation changes and that's kind of leaning
22 towards some of our issues.

23 CHAIRMAN FUSARO: Understood. We
24 appreciate the reduction in the reduced coverage
25 area and over by 54 square feet on the coverage.

1 A quick question. Can you point out -- I'm
2 looking at your A-2 drawing and I'm questioning
3 the massing, the 25-foot, where you have 36 and
4 32. Can you show me on the plan where that is?

5 MS. HEWIT: Okay. The right-hand
6 side is 35.5. So basically, that's going from the
7 front here to the rear here. (Indicating.) It's
8 the same footprint. But as I lift this rear roof,
9 it extends the nonconformity and kicks that in. I
10 mean it's existing. I'm not changing the
11 footprint.

12 CHAIRMAN FUSARO: Look at the first
13 floor, you have a fireplace. Doesn't that chimney
14 bring that up all the way over? Jenny?

15 MS. MANCE: It should. It should if
16 it's 2 feet in depth.

17 CHAIRMAN FUSARO: It needs to be 2
18 feet in depth.

19 MS. HEWIT: I might have to measure
20 it. It might be 2 feet.

21 CHAIRMAN FUSARO: You have a gas
22 fireplace in the family room, and an existing one
23 in the living room. It's not 2 feet?

24 MS. HEWIT: The one in the rear will
25 definitely be 2 feet because I'm building that. I

1 don't have that answer, but it may be on the
2 survey so I can actually scale it for you. How's
3 that? Because I didn't measure it outside.

4 MS. MANCE: It's not.

5 CHAIRMAN FUSARO: It's not?

6 MS. MANCE: If you have the quarter
7 scale -- at least from what I'm measuring.

8 MS. HEWIT: I do have an engineering
9 scale, and according to the survey, that is actual
10 to the existing chimney. And the new chimney, I
11 know will be 2 feet because I know the size I'm
12 going to be building.

13 CHAIRMAN FUSARO: On EKA's survey
14 plan, it has a scale of 1-to-10. You're saying
15 that that's wrong?

16 MS. HEWIT: Yeah. I've got a scale
17 right here and it's measuring 2 feet deep. I did
18 actually do that measurement myself, but according
19 to this, it looks like it's 2 feet.

20 CHAIRMAN FUSARO: Okay. So that's
21 the right side. And if that's the case, that
22 variance is good. Can you point out on the plan;
23 the left side, doesn't the garage come into play?

24 MS. HEWIT: Right. So when we
25 expand this mudroom, we're extending the garage

1 and the mudroom and that's creating -- I believe,
2 that was it. We're a little bit over. We're not
3 past it, but we're over it. It's already only
4 18 wide. By the time we put closet in and the set
5 of stair and some walls, I don't have a lot of
6 room.

7 CHAIRMAN FUSARO: Understood. Thank
8 you. I don't have any questions for -- does
9 anyone have any for the Applicant or the
10 architect? Carol?

11 MS. MOLNAR: Just two style
12 questions. Are you installing different windows
13 in whole house?

14 MS. HEWIT: Different windows? We
15 are putting some new windows in. And we're
16 probably planning on replacing them in keeping
17 with the style of the house.

18 MS. MOLNAR: You'll have a
19 six-over-six. It's not going to be a farmhouse
20 window?

21 MS. HEWIT: No. We're going to
22 match everything up.

23 MS. MOLNAR: From the drawing, they
24 look like farmhouse windows.

25 MS. HEWIT: They're six-over-one. I

1 think that's the current style; because that's
2 typical. This is the existing. (Indicating.) So
3 we're going to be replacing some of these windows,
4 but they're six-over-one. There are a few places
5 place where I have casement windows. And I have
6 to put casement windows on the sides for egress
7 purposes. I don't have a lot of choice. I could
8 put thicker mullion in there to make it a little
9 more like a double-hung. I can change the grill
10 pattern. But I don't a lot of headroom and I have
11 to be 24-inches above the floor. So for egress
12 reasons, some of these side windows and some of
13 the windows in the rear and the bedrooms have to
14 be casement because I can't meet the code any
15 other way.

16 MS. MOLNAR: And the front porch
17 looks metal. Would you say it's metal?

18 MS. HEWIT: Yeah. We've talked
19 about that. Yes. It might be copper, it might be
20 metal; we haven't come to a final decision.

21 MS. MOLNAR: Is that the new style
22 now to go with?

23 MS. HEWIT: Copper might be. We
24 could maybe make that copper. We haven't made any
25 final decisions on that.

1 CHAIRMAN FUSARO: Have you given any
2 consideration while you're adding two bay windows
3 on the front of the home, obviously, the one
4 that's on the porch is causing an issue with the
5 depth of the porch, did you consider not putting
6 that bay there and putting in a regular or some
7 other type of window?

8 MS. HEWIT: We had a long discussion
9 on this. What they wanted to do was increase the
10 usability of the dining room by putting that
11 walk-out bay and that really gives you a nice
12 table for Thanksgiving and holidays, and that was
13 why we did it. But we went back and forth and
14 went through the pros and the cons. So that's why
15 we're coming to you. We couldn't comply with the
16 front yard setback anyway. But, yes, we
17 understand the bay window does cut into that
18 space. But we feel it's in keeping with the house
19 and it matches the living room one. And we think
20 that's actually one of the nicer features of this
21 house.

22 CHAIRMAN FUSARO: Would it be safe
23 to say that -- while I understand why you want the
24 bay there, I fully understand it -- you're already
25 encroaching 33.1 setback. If the bay were not

1 there, would you be able to stay within the
2 29-point -- whatever that is there -- 4; 29.4?

3 MS. HEWIT: We have 29.4. I looked
4 at that, and the problem is the porch would be
5 under 5 feet wide. It was a possibility. And
6 then, as I said, the railings take up a good 6 to
7 8 inches.

8 CHAIRMAN FUSARO: Understood. Just
9 asking if you considered. You considered it and
10 rejected it.

11 MS. HEWIT: Yeah. It goes with this
12 all the time, you know, the pros and the cons of
13 everything. So if it's not useful, why spend the
14 money.

15 CHAIRMAN FUSARO: Thank you. Any
16 other Board Members have any questions for the
17 Applicant or architect at this time? Seeing none.
18 Would anyone from the audience like to address
19 this application? If so, please come forward and
20 state your name and address for the record.

21 MR. DORNER: Hello.

22 CHAIRMAN FUSARO: Please state your
23 name and address for the record and please spell
24 your last name.

25 MR. SONTZ: Ben Dorner. My last

1 name is spelled D-o-r-n-e-r. I live at
2 541 Topping Hill Road.

3 MS. DORNER: Deborah Dorner. Same
4 last name. Same address.

5 CHAIRMAN FUSARO: Please raise your
6 right hand.

7 BEN DORNER and DEBORAH DORNER,
8 having been duly sworn, were examined and
9 testified as follows:

10 CHAIRMAN FUSARO: Thank you. Please
11 proceed.

12 MR. DORNER: We're here in support
13 of the Edelman's and their proposed renovation. I
14 think -- we're one of the families that has a
15 front porch. So the point is in keeping with the
16 neighborhood. I think overall, from what I've
17 seen, it's very aesthetically pleasing and I think
18 it will add property value. So we're in favor.

19 MS. DORNER: There's nothing really
20 to add other than everything Ms. Edelman stated
21 that it's true; they've been a real asset to the
22 neighborhood and it would be wonderful to keep
23 them in the neighborhood and give them the home
24 that they desire.

25 CHAIRMAN FUSARO: Thank you. We're

1 exactly is your home located with respect to the
2 Edelman's?

3 MR. DORNER: It's across the street
4 and diagonal I think two houses or one-and-a-half.

5 CHAIRMAN FUSARO: Thank you.

6 MR. DORNER: They've never once
7 pumped their swimming pool into our backyard.

8 (Laughter.)

9 CHAIRMAN FUSARO: Thank you. We
10 appreciate it. Would anyone else like to address
11 the application? Seeing none, we'll close that
12 portion. Is there anything you'd like to add or
13 the Applicants?

14 MS. HEWIT: No, I don't think so.

15 CHAIRMAN FUSARO: Okay, great.
16 Thank you. We're going to close it and open it up
17 to board discussion. As we've heard from the
18 architect the reasoning for each of the variances
19 they've requested. She did mention several times
20 that they are reducing the overall coverage by
21 eliminating that rear porch. They're current
22 coverage is only 54 square feet above the 24%
23 that's allowed. The was a little concerned about
24 the porch. We have heard testimony from the
25 Applicants and the neighbors that there are

1 several homes on that block that do have a front
2 porch. And as I mentioned previously, since there
3 is a turn in the road on the adjacent property,
4 that would certainly mitigate the line of sight
5 with respect to the house that was immediately to
6 the right of the subject property. That having
7 been said, I would be in support of the
8 application as it's submitted with the one
9 condition that we usually put with a porch is that
10 it remains open on two or three sides. It looks
11 like two-and-a-quarter. How does the rest of the
12 board feel? Questions? Comments? Concerns? No?
13 On this side? No. Okay.

14 Having said that, may I have a
15 motion?

16 MR. SONTZ: Motion to approve as
17 submitted with the caveat about the porch remains
18 with the sides open.

19 MR. COHEN: Second.

20 CHAIRMAN FUSARO: Second, Mr. Cohen.
21 Jenny, please call the roll.

22 MS. MANCE: Ms. Molnar.

23 MS. MOLNAR: Yes.

24 MS. MANCE: Mr. Cohen.

25 MR. COHEN: Yes.

1 MS. MANCE: Mr. Sontz.

2 MR. SONTZ: Yes.

3 MS. MANCE: Vice-chair Masciale.

4 MR. MASCIALE: Yes.

5 MS. MANCE: Chairman Fusaro.

6 CHAIRMAN FUSARO: Yes.

7 MS. MANCE: Mr. Karame.

8 MR. KARAME: Yes.

9 MS. MANCE: Mr. Eilbacher.

10 MR. EILBACHER: Yes.

11 CHAIRMAN FUSARO: Your application

12 is approved. Good luck.

13 MS. HEWIT: Thank you. We

14 appreciate it.

15 MS. EDELMAN: Thank you very much.

16 CHAIRMAN FUSARO: Our next to last

17 application of the evening is Application

18 ZBA 23-09, Ben and Lauren Pearlman, 304 Roanoke

19 Road. Applicants are seeking to install a 6-foot

20 black aluminum wrought iron-style fence

21 surrounding their pool contrary to the following

22 sections of the Westfield Land Use Ordinance:

23 Section: 13.02D5 where the pool enclosure and

24 screening required is a 6-foot stockade,

25 board-on-board, or other solid fence but not a

1 chain-link, and proposed is a 6-foot open-style
2 fence.

3 MR. FOERST: Good evening, Chairman,
4 and the rest of the Board. We have Mr. Pearlman
5 here, Mrs. Pearlman is home with the children this
6 evening. I think Mr. Pearlman can handle it. We
7 have here an application; the Pearlmans purchased
8 punch a lot and built a home, they filed for a
9 pool application and were told at that time -- as
10 we've heard several times this evening -- that our
11 ordinance requires that we have some kind of
12 opaque fence. Either a vinyl or some type of
13 board-on-board. The Pearlmans looked around their
14 neighborhood and didn't see a board-on-board or
15 vinyl fence in any direction that they could see.
16 So they came to the board -- or they came to the
17 building department -- and were told that they
18 needed a variance, and here we are. The pool, at
19 this point, has been constructed. You'll see
20 what's been marked as A-1. I'll have Mr. Pearlman
21 identify those. Those are photographs that were
22 taken last Thursday. Those photographs show the
23 pool that was constructed since the time that the
24 application was initially submitted. And
25 Mr. Pearlman and Ms. Pearlman are here to ask your

1 indulgence to allow them to build a pool-compliant
2 wrought iron-style aluminum black fence rather
3 than the requirement that they have an opaque,
4 board-on-board or vinyl-style fence. I'll call
5 Mr. Pearlman as my first witness. My first and
6 only witness.

7 CHAIRMAN FUSARO: Good evening. How
8 are you?

9 MR. PEARLMAN: Good evening.

10 CHAIRMAN FUSARO: Please state your
11 name and address for the record.

12 MR. PEARLMAN: Sure. Benjamin
13 Pearlman, 304 Roanoke Road.

14 CHAIRMAN FUSARO: Please raise your
15 right hand.

16 BENJAMIN PEARLMAN, having been duly
17 sworn, was examined and testified as follows:

18 (Whereupon, Applicant's Exhibit A-1,
19 COLOR PHOTOGRAPHS, THREE SHEETS W/FIVE IMAGES, was
20 marked for identification.)

21 BY MR. FOERST:

22 Q. Mr. Pearlman, I'll hand you what's
23 been marked as A-1; three sheets of five photos
24 which were taken on your property this past
25 Thursday; correct?

1 A. Correct.

2 Q. And there were also some photos
3 presented in the application, and those are photos
4 of your rear yard showing all the various
5 directions that one can see from your home; is
6 that correct?

7 A. That's correct.

8 Q. And of the properties that are
9 basically contiguous to your house, how many of
10 those properties have pools that you know of?

11 A. Three.

12 Q. How many of the properties that you
13 can see from your rear yard have an opaque-style
14 fence, a board-on-board or some type of vinyl sold
15 fence?

16 A. None.

17 Q. None. How many of the properties in
18 your neighborhood and the contiguous area adjacent
19 to your property have a black, aluminum wrought
20 iron-style fence?

21 A. Five.

22 Q. So specifically --

23 A. At least five.

24 Q. Let's go through the photos real
25 quick, Mr. Pearlman. On Page 1, we'll see that

1 this is a photograph here, and this is a
2 photograph of the pool under construction in your
3 rear yard; correct?

4 A. Yes.

5 Q. And this is from your neighbor --
6 we'll call him the neighbor to the right -- that's
7 your rear neighbor's property; correct?

8 A. Correct.

9 Q. And there's no fence between those
10 two properties currently?

11 A. Correct.

12 Q. And then, the bottom photo on that
13 page, same or similar or open; correct?

14 A. Correct.

15 Q. And the foreground, past the pool
16 that we see, we see a yellow house in the
17 foreground; correct?

18 A. Yes.

19 Q. And that house has a pool; does it
20 not?

21 A. It does.

22 Q. And what kind of fence does that
23 pool have surrounding it?

24 A. A wrought iron fence.

25 Q. We again look now to Page 2, another

1 view of the pool at the top. And on the bottom,
2 that's that neighbor to the left that we just said
3 has a fence -- has a pool; correct?

4 A. Yes.

5 Q. And this is the vegetation between
6 your lots?

7 A. Yes.

8 Q. And that vegetation is on our
9 neighbor's lot or on your lot?

10 A. That is their lot.

11 Q. And again, the top of the Page 3,
12 that is a photograph of your neighbor to the left,
13 their lot, and your view of their property?

14 A. Correct.

15 Q. And you see over here on the
16 left-hand side, we can see what essentially is
17 their pool and their black wrought iron fence?

18 A. Yes.

19 Q. And then, in the application, there
20 was an array of photos presented. Some of your
21 rear yard. Some of your side yard. If you had to
22 stand in your backyard on your deck, would you be
23 able to see any type of fence other than a black
24 aluminum wrought iron-style?

25 A. No.

1 Q. It's for that reason, Mr. Chairman,
2 that we're requesting that we get relief from the
3 variance. It would be out of character. So this
4 I would say is a c(2.) The benefits of having a
5 variance of having a style of fence that fits in
6 the neighborhood; these are well landscaped lots,
7 there're no vinyl fences or board-on-board fences
8 in any view in any direction from Mr. Pearlman's
9 rear yard. So the benefits of having a variance
10 of having the style and feel of this neighborhood
11 without detriments, which is the reason that we're
12 requesting, and hopefully the Board will support
13 our application, based on a c(2) variance.

14 CHAIRMAN FUSARO: A couple of
15 questions. You've mentioned that when you stand
16 on your deck and look out and you can see your
17 neighbor's properties and you can see the aluminum
18 open-type fence. However, can you see their pool
19 from your deck?

20 MR. PEARLMAN: I'm sorry, which
21 neighbor?

22 CHAIRMAN FUSARO: The one that has a
23 pool.

24 MR. PEARLMAN: Well, there are two
25 that have a pool and also have wrought iron

1 fences.

2 CHAIRMAN FUSARO: Okay. And you can
3 see their pool from your deck? Can you see one
4 pool? Both pools? No pools?

5 MR. PEARLMAN: To be fair, the trees
6 and the plantings are pretty mature, so it's kind
7 of difficult to see them. But if I really try to,
8 I probably could.

9 CHAIRMAN FUSARO: Mr. Foerst and you
10 have mentioned that the pool is under
11 construction; correct?

12 MR. FOERST: Correct. The pool is
13 permitted. The permit is open, and the pool is
14 under construction.

15 CHAIRMAN FUSARO: I have another
16 question regarding the survey that was submitted.
17 The survey that was submitted by EKA, I'm assuming
18 was one that was done prior to the pool being
19 constructed, and I understand that portion of it.
20 However, am I mistaken in that the home that's
21 shown on EKA's survey, showing a two-story brick
22 and frame dwelling, doesn't match the home shown
23 that's shown on Harmony Design's plan.

24 MR. FOERST: I'm sorry. I had two
25 conversations going. The second half of that,

1 Mr. Fusaro.

2 CHAIRMAN FUSARO: The survey that
3 was prepared EKA Associates shows the home as
4 being a brick frame.

5 MR. FOERST: Yes. Correct.

6 CHAIRMAN FUSARO: However, if you go
7 to the plan that is submitted with the pool shown,
8 the home is a different size home. The home has
9 added onto it as well?

10 MR. FOERST: The home was renovated.
11 Once the renovation was complete, they moved into
12 the home, and then they moved onto Phase 2 which
13 was the construction of the pool.

14 CHAIRMAN FUSARO: So that would
15 explain why the survey is different from the plan
16 that we have before us today?

17 MR. FOERST: Correct.

18 CHAIRMAN FUSARO: I'm sure -- you've
19 appeared before us numerous times, Mr. Foerst, and
20 you know there are some board members that are
21 strictly not in favor of anything but
22 board-on-board fences.

23 MR. FOERST: Mr. Sontz, perhaps.

24 CHAIRMAN FUSARO: And several of us
25 are -- not to be funny -- on the fence. In the

1 past, you know, we've been pretty firm with
2 following the ordinance. I don't know when the
3 others were put in the neighborhood that you
4 mentioned; the four or five homes that have
5 open-style fences. I don't know if it was prior
6 to our ordinance being passed or not. We have no
7 way of knowing that. However, in the few
8 instances that we have made an exception, we've
9 required extensive screening that not only would
10 mention the -- or have a condition that would
11 state the size of the trees or the type of trees,
12 etcetera. So if we were to consider that, just
13 keep in mind, that would be a condition that would
14 strongly be enforced because we've had several
15 people come back to question our judgement.

16 MR. FOERST: I'm familiar with the
17 Channing Avenue application, and I'll be here
18 probably -- I don't know -- but in a few months to
19 get the fencing -- but, yes.

20 CHAIRMAN FUSARO: I just want to
21 make you aware of that. Do any Board Members have
22 questions for Mr. Foerst?

23 MR. FOERST: Mr. Chair, if I can
24 address that. These lots are very, very heavily
25 landscaped already. You can see from the photos,

1 the only side of the lot that is not heavily
2 landscaped is the property to the right. And the
3 owner of that property is in the rear. And I know
4 he wants to address the Board. I've thought
5 through the things that in my experience told me
6 you're going to ask. You'll also see in the
7 photographs presented as A-1, you will see that
8 the sight lines from the neighbor's property
9 because of the manner in which the pool is set
10 down, there is a retaining wall. There will be
11 landscaping along that retaining wall on the top
12 side of it as per the building plans. And I think
13 you'll see that based on what would be the
14 landscaping there as well the 3 or 4-foot drop, I
15 think, to the pool; if someone is sitting on the
16 pool deck, that neighbor is not going to be able
17 to see anyone out there. It's, in essence,
18 screened by virtue of the topography and the
19 manner by which the pool is set into the ground.
20 So that's one side. Obviously, you can't see it
21 from the street. From the neighbor to the left,
22 there's that heavily wooded area. These are very
23 large lots. Their pool is set back from
24 Mr. Pearlman's lot. And then in the rear, the
25 house in the rear, again, a very, very heavily

1 wooded property. You can see that from the
2 photos.

3 So to ask for Mr. Pearlman to then
4 add more landscaping, it seems almost like it's
5 overkill. It's going to eat into his yard and not
6 really add any additional. He's testified that if
7 you stand on one foot and lean and it's fall and
8 the leaves are off the trees, maybe you can see
9 the guy's pool cover. But you can see from the
10 photos, this is not your typical just, you know,
11 8,000 square foot lot where somebody wants a pool.
12 These properties have a lot of landscaping
13 already.

14 CHAIRMAN FUSARO: I'm just looking
15 at the two photographs that I believe you
16 submitted this evening. The first one is the top
17 photograph that shows a pool under construction.
18 I look all the way to the right, I see this
19 open-style fence at the rear of the property and a
20 structure just on the other side of that, which I
21 would assume to be either a garage, a storage
22 shed, or perhaps a cabana to a pool in the rear
23 yard. Would you be able to identify?

24 MR. FOERST: Mr. Pearlman, I'm
25 pointing to what is marked A-1, the first

1 photograph at the top. There's a gray structure
2 in the rear on the other side of your fence. What
3 is that structure?

4 MR. PEARLMAN: I believe it's a
5 shed. It could be my neighbor's pool shed. I'm
6 not sure what it's used for, but it's a shed.

7 CHAIRMAN FUSARO: And that,
8 obviously, we see that there's an open-style fence
9 there, and that's your neighbor's fence or is it
10 your fence?

11 MR. PEARLMAN: That's my neighbor's
12 fence.

13 CHAIRMAN FUSARO: That's your
14 neighbor's fence, and they can see directly into
15 your pool from there?

16 MR. PEARLMAN: Well, no. It's their
17 fence, and then they have all this mature
18 landscaping that's there. So they can't --

19 MR. FOERST: There's no way to get
20 behind that shed unless you're standing --

21 MR. PEARLMAN: Oh, no. You can't
22 get behind it.

23 CHAIRMAN FUSARO: In the same sheet
24 that you have, the lower photograph where you have
25 your raised patio or deck, or whatever you call

1 it, there's a yellow house in the background.
2 That's your neighbor's house; correct?

3 MR. PEARLMAN: Yes.

4 CHAIRMAN FUSARO: And they have a
5 pool you said?

6 MR. PEARLMAN: Correct.

7 CHAIRMAN FUSARO: And it would
8 appear to me not that the fence whether it was
9 open or closed would basically obstruct the view
10 from that house. That house also has a direct
11 view to the pool simply because of the grade.
12 They're up high and your pool is down low. But it
13 does appear that there're some relatively large
14 trees separating your property from that yellow
15 home. So it seems to be okay. But I could see in
16 that same photograph it appears that there is
17 quite an open area that views into their rear
18 yard.

19 MR. PEARLMAN: That -- I'm sorry --
20 can I?

21 MR. FOERST: That's A-1 on Page 3 in
22 the top photo.

23 MR. PEARLMAN: That angle is a
24 little bit deceiving, but to give you a scale to
25 where that is. So this is the pool here

1 (indicating) and house is right here.

2 CHAIRMAN FUSARO: Correct.

3 MR. PEARLMAN: That angle, if you
4 look at it, is pretty much from here looking that
5 way. But from here, this is where a lot of mature
6 landscaping is. And then here, there's a ton of
7 mature landscaping. But then my neighbor back
8 there -- we're on this side over here -- but you
9 can't see the pool from this angle right there.

10 MR. FOERST: The pool is raised as
11 opposed to down here. Because this all slopes
12 down the hill, right, to the back corner?

13 CHAIRMAN FUSARO: That's where that
14 shed would be.

15 MR. PEARLMAN: The shed is there.

16 MR. FOERST: From where your pool
17 is, it slopes downwards to the rear of your lot to
18 that point next to the neighbor's lot that
19 Mr. Fusaro was talking about; right?

20 MR. PEARLMAN: Yeah. But that's
21 where that -- that photo, it looks -- it's
22 probably not the best angle from the pool. If you
23 were on the other side of this photo, you wouldn't
24 see the pool because you're facing this way
25 (indicating) and the pool is south.

1 MR. FOERST: So you could see their
2 rear yard, they could see your rear yard, but from
3 the angle of this swing set and what appears to be
4 maybe like a lacrosse bounce pad, they would not
5 be able to see your pool because they would have
6 to look up towards the home and this is --

7 MR. PEARLMAN: Right. And it's also
8 obstructed with mature landscaping.

9 CHAIRMAN FUSARO: Thank you. Do any
10 Board Members have questions for the Applicant or
11 the attorney?

12 MR. SONTZ: Yeah, just one. Did you
13 investigate whether the homeowners with the pools
14 that have the existing iron fences have variances?

15 MR. FOERST: I didn't look into
16 that, Mr. Sontz. My understanding -- I don't
17 know. I didn't look into that. I apologize for
18 that.

19 MR. SONTZ: Do you know the
20 addresses --

21 (Crosstalk.)

22 MR. FOERST: Again, I didn't think
23 it was relevant because the first thing you would
24 tell me is what we did with the neighbor has
25 nothing to do with you, so...

1 MR. SONTZ: Well, if they're
2 illegal, I don't want to incite to people with a
3 legal condition and base this on a legal
4 condition; right?

5 CHAIRMAN FUSARO: Well, as you know,
6 every application needs to stand on its own
7 merits.

8 MR. FOERST: And that's exactly --

9 MR. SONTZ: That's correct. And
10 also, we should be notifying Jenny because she
11 might have to send out some violations.

12 CHAIRMAN FUSARO: I have a question.
13 Jenny, do you know when the ordinance was passed?

14 MS. MANCE: I do not.

15 MR. MASCIALE: The fence ordinance
16 was passed in the last 20 years, I believe. I
17 remember being a board member.

18 MR. FOERST: I think it was after I
19 left council. I think it's only been the last
20 eight or 10. I don't think we voted on that when
21 I was in council, but I don't remember.

22 MR. MASCIALE: So it's less than 20.

23 MS. MANCE: The task force; it was
24 2009. That's when that major task force was --

25 (Crosstalk.)

1 MR. FOERST: Which Carol Hewit was
2 on as well.

3 MS. MANCE: And I did just take a
4 look at some of them in SDL, and some were 2008.
5 So I'm not sure.

6 CHAIRMAN FUSARO: Any other Board
7 Members have any questions for the applicant?
8 Anyone from the audience who would like to address
9 the application, please come forward and state
10 your name and address for the record. Good
11 evening. Please state your name and address.

12 MR. BROAD: Yes. It's David Broad,
13 I'm at 302 Roanoke. I'm the neighbor to -- what
14 direction is that -- west. So I think the
15 pictures you saw were from my yard or near my
16 yard. I'm strongly in favor of the fence -- oh,
17 I'm sorry.

18 DAVID BROAD, having been duly sworn,
19 was examined and testified as follows:

20 CHAIRMAN FUSARO: Please proceed.

21 MR. BROAD: I'm strongly in favor of
22 the fence. I don't have a fence on my yard. All
23 of the fences surrounding my home are the proposed
24 fence style. It would be weird to have any other
25 type fence along our property line. I can't see

1 the pool from my yard, so I don't think the
2 obstruction or the view thing is a problem. I
3 think it would look much better as proposed.

4 MR. MASCIALE: Let me ask you
5 directly; you don't have a privacy issue?

6 MR. BROAD: Not at all.

7 MR. MASCIALE: Which was, in my
8 opinion, because the testimony we have heard
9 before the council members who passed the
10 ordinance was a privacy issue.

11 CHAIRMAN FUSARO: Yes, correct. The
12 state code only requires a 4-foot high fence. The
13 state code. The reason the Town passed this
14 ordinance is for privacy. They didn't want
15 obviously people peering into other people's pools
16 on their property. That's why the board-on-board
17 or solid 6-foot high fencing exists in our
18 ordinance. Just reiterate one more time where
19 your home is located.

20 MR. BROAD: Directly -- we are
21 neighbors and we are to the west; one house over.

22 CHAIRMAN FUSARO: So you're an
23 adjacent neighbor?

24 MR. BROAD: Correct. Correct.

25 CHAIRMAN FUSARO: Thank you.

1 MR. FOERST: Can I just ask a quick
2 question. In these photographs, this is your view
3 -- we're looking at A-1, Page Number 1 -- this is
4 your view on the top?

5 MR. BROAD: Yeah.

6 MR. FOERST: That's what you see.
7 In fact, that's you standing in the driveway when
8 it was taken.

9 MR. BROAD: That's correct.

10 MR. FOERST: I have nothing further,
11 Mr. Fusaro. I'd like to just say again there's
12 not a vinyl fence in sight. I know Mr. Sontz
13 doesn't like them. You know, this is a
14 well-manicured beautiful home. They're going to
15 put proper landscaping in. We don't want to have
16 to be forced in terms of putting in arborvitae or
17 green giants. They're going to do what's right.
18 So let's not ruin their neighborhood by requiring
19 them to put in a fence that would be completely
20 out of character with everything else in the
21 neighborhood. Thank you.

22 CHAIRMAN FUSARO: Unless anyone else
23 would like to address the application, I'll close
24 that portion of the meeting and open it up to
25 board discussion. We've heard from the Applicant,

1 we've heard from their attorney, we've hear from
2 other neighbors that, in their opinion, it doesn't
3 seem to be a privacy issue and that many of the
4 homes in the area have an open-style fence. I'm
5 still a little concerned about us deviating from
6 our ordinance without having some sort of
7 screening. I mean as Chris has mentioned, the
8 ordinance is there for privacy. Granted, this is
9 a large lot, and granted, there are some mature
10 trees around there. Every photograph that's been
11 submitted, there are "openings" -- I'm going to
12 call them -- where you can see onto other people's
13 properties. How does the rest of the Board feel?

14 MR. MASCIALE: I think this is
15 exactly what the ordinance is doing is putting in
16 front of us to look to see if there's privacy
17 there or not. And we're not talking about
18 50-by-100 lots here. And I think it's for the
19 Board to look at it and determine if the privacy
20 is there and make a determination. I think the
21 open-style fencing on these larger properties we
22 feel is adequate. I will support the application.
23 I think it will be very detrimental to the
24 neighborhood to put a board-on-board in this area.
25 To have them put a board-on-board fence just

1 around the pool in this kind of neighborhood will
2 ruin the whole effect of these large properties.
3 I just think that would be shame to do that. And
4 it's not a safety issue as long as these fences
5 meet the safety requirement. I'll support the
6 application in these conditions.

7 MR. SONTZ: I'm against the
8 application. The ordinance is very clear. There
9 needs to be 6-foot board-on-board fence for
10 privacy. It doesn't have to be vinyl. It can be
11 wood, it can be any other material they want. It
12 doesn't have to be on the property line. But as
13 we've seen, homeowners change, neighbors change,
14 even existing neighbors and their attitudes
15 change; and there can be problems. The ordinance
16 doesn't say you've got to provide privacy of some
17 sort, it doesn't say "6-foot board-on-board or
18 equivalent" it says "6-foot." And especially
19 here, in the past, when we've approved
20 applications, when the Board has approved
21 applications, there's always been screening to
22 make sure that you can't see the pool from
23 anywhere on any neighbors' property. In this
24 case, they're not even offering that. They're
25 offering what's existing and to them it's

1 sufficient. But this doesn't meet the intent of
2 the ordinance. It's not a good reason to deviate
3 from it. And I think we're only asking for more
4 problems.

5 CHAIRMAN FUSARO: Thank you. Carol
6 or Michael; any comments?

7 MR. COHEN: What do we do if the
8 next neighbor decides to cut down all those trees?

9 CHAIRMAN FUSARO: Good point.

10 MR. COHEN: We end up back here
11 again with a zoning compliance issue.

12 MS. MOLNAR: Can we ask for some
13 screening in the open areas?

14 CHAIRMAN FUSARO: My personal
15 opinion, I'd like to see some additional
16 screening. As Matt said, we've run into issues in
17 the past. We have made exceptions. We have
18 allowed open fencing, but I don't believe we've
19 allowed open fencing without requesting any
20 screening from the Applicant. Some of the
21 screening that we see -- or I would say -- "most"
22 of the screening that we see in these photographs
23 is on the neighbor's property. It's not even on
24 this Applicant's property; which as Michael has
25 said.

1 MR. MASCIALE: Do we want to make a
2 condition that the line-of-sight screening has to
3 be maintained by the property owner?

4 MR. COHEN: What screening? And
5 then do we get into a fight with the new neighbor
6 about the screening?

7 MR. MASCIALE: I think we leave it
8 up to the Applicant and if he comes back
9 (indiscernible) at some point. But I think
10 (indiscernible) maintain the screening. But if we
11 sit here and say you've got to put an arborvitae
12 here in the wrong spot and it just dies I think...

13 MR. COHEN: I think you just made
14 Matt's point.

15 CHAIRMAN FUSARO: In the condition
16 when we do --

17 MR. MASCIALE: No. Dictate
18 screening.

19 MR. COHEN: Right. Which is exactly
20 why the board-on-board fence requirement exists.

21 MR. MASCIALE: Then vote that way.

22 MR. COHEN: I just -- I understand
23 the character issue. I get that it's completely
24 going to ruin the character of the surrounding
25 area, but...

1 MR. MASCIALE: I think it's for the
2 Board to look at it from a privacy perspective and
3 make a decision. That's my interpretation from
4 the council members who passed the ordinance.
5 It's for a privacy issue.

6 CHAIRMAN FUSARO: Gentleman?

7 MR. EILBACHER: It's a tough one.
8 They accepted the approval as it was with the
9 fence, and now it's, you know, buyer's remorse or
10 not. I'll only support it with the screening.

11 CHAIRMAN FUSARO: Omar?

12 MR. KARAME: On the one side, it
13 seems like it's a 4 foot, kind of, embankment --
14 so you've got 4 foot, it's 6 foot from the one
15 side in a sense. If you add 2 more feet of
16 vegetation; you've got 6 foot. We're talking
17 about privacy. Again, I look at the size of these
18 properties and there's vegetation there. I think
19 I trust any vegetation above this embankment will
20 give enough coverage from one side, there's pretty
21 mature vegetation on the other side. Yeah, we can
22 add some screening (indiscernible) screening,
23 etcetera. I do think the fence is in line with
24 the property in this district in this
25 neighborhood. And if that's the objective to give

1 a harmonious aesthetic in the neighborhood, then I
2 would approve.

3 MR. EILBACHER: Do you get a pass
4 just because you have a big property? That seems
5 like what we're doing here.

6 CHAIRMAN FUSARO: As I've mentioned,
7 I don't want to put the onus of screening solely
8 on the neighbors. This application, this
9 Applicant, is before us and is requesting a
10 variance, and I believe he should have some skin
11 in the game by way of some additional screening.
12 That's my opinion.

13 MR. MASCIALE: So we can add a
14 condition that the owner has to maintain line of
15 sight screening for the neighbors. And that puts
16 in the onus on him. I think putting some skin in
17 the game, as you said, is fair, Frank.

18 MS. MOLNAR: Do you recall what we
19 did on Dudley?

20 CHAIRMAN FUSARO: What's that?

21 MS. MOLNAR: Dudley. They have
22 pool, and we allowed the black metal. But is
23 there a screening requirement?

24 CHAIRMAN FUSARO: You can't have a
25 screening with an aluminum-style fence that I know

1 of. Is that what you're asking?

2 MS. MOLNAR: Do we require that
3 applicants should add some screening to their
4 homes, trees and things?

5 CHAIRMAN FUSARO: No. To the best
6 of my knowledge, what we've done in the past is
7 either require a board-on-board fence per the
8 ordinance. And the few exceptions that we have
9 made, we've required additional screening. We've
10 also, I believe, have gone as far as to say the
11 type of additional screening, the spacing of the
12 additional screening, etcetera. Now, Chris is
13 mentioning the line-of-sight. Jenny, who would
14 make that determination as to where that
15 screening, additional screening would go if the
16 Applicant were agreeable to it?

17 MS. MANCE: That would assume there
18 would be a landscape architect. If it's going to
19 be trees, we'd need to see where and how high, and
20 that they'll be maintained and that it would
21 provide adequate screening. What we would
22 consider adequate screening.

23 CHAIRMAN FUSARO: Thank you.
24 Mr. Foerst, you've heard the Board's discussion,
25 you've heard my recommendation. Would the

1 Applicant be agreeable to the condition that we've
2 been discussing, basically, the addition of
3 additional screening, landscape screening, having
4 to do with line of sight. The condition would
5 also include the maintenance of that screening
6 should they die and need to be replaced, etcetera.
7 Would you like to --

8 MR. FOERST: The maintenance is an
9 easy one. It's what's reasonable. How do we set
10 that standard? Again, with Channing Avenue, we
11 all know that if I have a brand-new shrub here,
12 it's going to grow this big. (Indicating.) I just
13 question -- the answer is I think so. I'm going
14 to confirm it. I still don't know how we monitor
15 that. Do we submit something to Ms. Mance and she
16 says that's within keeping in the character of the
17 neighborhood? Do we have someone like Mr. Spadaro
18 who is a landscape architect present some plan to
19 the zoning officer who then says, okay, as long as
20 he certifies that in his opinion this is adequate
21 screening? What would the standard be? The
22 answer is, of course, yes. Because if he doesn't
23 like the answer and presents you with something he
24 doesn't like what you tell him is reasonable, then
25 he can go with a board-on-board and doesn't need

1 the variance.

2 CHAIRMAN FUSARO: Correct.

3 MR. FOERST: So the answer is yes.

4 I just want to figure out how do the standard.

5 MR. MASCIALE: May I say something,
6 Frank? Is the screening -- there's no neighbor
7 here saying the screening is a problem. Okay?
8 And if the condition comes where the neighbor says
9 I don't want the sight and I want privacy too,
10 then it's up to the homeowner to do something. I
11 don't think we want to bring in professionals to
12 come in and say this much, this much area. I just
13 think we need something simple where it doesn't
14 put our building department in a position where
15 they to make the determination.

16 MR. FOERST: It kind of polices
17 itself; right? Like, if the neighbor is upset
18 with the view, it says he has to maintain a
19 reasonable screening, they can then come in here,
20 put in a violation. And then Board is going to
21 say, okay, what's your view, all right, it is or
22 it's not under the circumstances. And that would
23 happen -- let's say the neighbor in the back, they
24 cleared out their whole lot, take that shed out,
25 and now they've got a full view of the backyard of

1 Mr. Pearlman's home; there's no longer adequate
2 screening, wouldn't they then have the ability to
3 come as per violation based on the resolution of
4 approval, and then this Board can determine at
5 that point what Mr. Pearlman, or any future owner,
6 would have to do to comply. It kind of would
7 police itself if it becomes a problem.

8 MR. COHEN: But isn't it is up to
9 the Applicant at the first instance to ensure that
10 the screening is satisfactory? You can't be
11 dependent upon whether the neighbor cuts down the
12 screening.

13 MR. MASCIALE: Yeah. But we've
14 determined that the screening -- at least I
15 thought -- we determined the screening was
16 adequate if we made it --

17 MR. SONTZ: On the one everyone is
18 referring to we were given a screening plan. And
19 when the neighbor had a problem with it, he said
20 --

21 CHAIRMAN FUSARO: Mr. Wasserman.

22 MR. SONTZ: -- Mr. Wasserman said
23 you did not follow your screening plan. And we
24 had something very objective to use to deem the
25 screening. And Mr. Foerst is suggesting that we

1 do less than that. We just use the ambiguous term
2 "you must provide screening" and then if the
3 neighbor comes and says you don't have it, and the
4 Applicant says, yes, I do, we decide subjectively
5 whether that's screening. And then, I guess we
6 have to take into account what if it's winter;
7 does the screening count then when the pool is
8 closed or it just counts in the summer when the
9 pool is being used. I think you need something --
10 I'm still voting no.

11 (Crosstalk.)

12 MR. FOERST: I have the answer; put
13 up a temporary fence in the summer when the pool
14 is being used.

15 MS. RAZIN: That's what I'm saying,
16 every situation is slightly different. I know,
17 you're right, there were particular standards with
18 that, which is correct. But I don't recall --
19 that application, I wasn't here before the
20 beginning of that. I don't know if property had
21 landscaping in the beginning. That's why every
22 property, yes, you're correct.

23 MR. SONTZ: The last thing I'll say,
24 and I've said too much, is if we require a 6-foot
25 board-on-board fence, we'd never have a problem.

1 CHAIRMAN FUSARO: You're correct. I
2 was leaning towards having Mr. Nissim who is
3 licensed landscape architect who, in the past, has
4 provided screening on numerous pools and projects
5 that we've approved. I would be of the idea to
6 have him come with a screening plan, okay, that be
7 implemented by the Applicant. Those are my
8 thoughts.

9 MR. KARAME: Can I say something,
10 sir. Just one thing, that's fine. But I don't
11 know a lot, but I know enough about vegetation now
12 that you can buy a 5-foot arborvitae or a 12-foot
13 arborvitae, and that will give different coverage.
14 So you can't have a screening plan accomplished
15 putting four years for now for the vegetation. So
16 he would have to make the investment to get the
17 correct -- and I would make it an evergreen too.

18 CHAIRMAN FUSARO: The screening
19 would be put in place now, not five years. Four
20 years from now it will be fine, but we're not
21 dealing with four years from now, we're dealing
22 with today. So if we were to require screening,
23 in my opinion, it would be implemented now by way
24 of arborvitae spaced x-number of feet apart per
25 the recommendation of the landscape architect.

1 MR. FOERST: Mr. Nissim was the pool
2 designer.

3 CHAIRMAN FUSARO: Say that again.

4 MR. FOERST: Harmony was the pool
5 designer on the project. He's already involved in
6 the project. He put the plan together for the
7 Board.

8 CHAIRMAN FUSARO: Yes.

9 MS. MOLNAR: What about landscaping
10 around the pool and not the whole property?

11 MR. FOERST: Ms. Molnar, I can
12 address that. So as the witness testified, on the
13 one side, if you look at the pool, there's already
14 a 4-foot wall. And I think the plan is to put
15 boxwoods on top of that. So on that side, we
16 already have the 6-foot screening. Really, the
17 only issues comes if everything on the right-hand
18 dies, in which case then both neighbors are in
19 trouble because now I have a view of the other
20 guy's pool or of the swing set in the back if the
21 kid sneaks over or in the rear yard. So there
22 already is some of that presence.

23 MR. COHEN: Except, they're already
24 grandfathered in.

25 MR. FOERST: Mr. Sontz, I don't know

1 if they are or not.

2 MR. COHEN: He may not care.

3 MR. SONTZ: I don't know -- I think
4 they're in violation.

5 MR. COHEN: Who don't know, but
6 theoretically.

7 CHAIRMAN FUSARO: Theoretically.

8 MR. FOERST: But if the Board does
9 require us to submit as part of the resolution
10 approval a landscape plan certified with
11 Mr. Nissim that it provides, in his opinion as a
12 landscape architect, adequate screening from the
13 view of neighbors, I don't think the Applicant
14 would -- what choice does he have.

15 MR. COHEN: A 6-foot board-on-board
16 fence.

17 MR. FOERST: Well, that's what I'm
18 saying. If he doesn't like the outcome at all
19 then he doesn't have to accept the condition and
20 he can go and get a white vinyl fence and ruin the
21 neighborhood. Good move. He won't be invited to
22 the block party; I can assure you of that.

23 CHAIRMAN FUSARO: I think we've
24 beaten this dead horse already. So I would ask
25 for a motion that would include language that

1 Mr. Foerst had just described and that I mentioned
2 that their professional Mr. Nissim of Harmony
3 Design establish a plan that would create
4 screening in the area where their currently is no
5 screening. Which is basically along one side and,
6 in my opinion, along the rear of the property.

7 MR. MASCIALE: I just -- we should
8 keep it simple, Frank. Keep it real simple. That
9 a landscape architect says there's sufficient
10 screening.

11 MR. FOERST: I was going to ask you
12 that, yeah. Because what if Mr. Nissim decides
13 not to work anymore tomorrow, if he says he's
14 happy with his win tonight and says I'm retiring.
15 So I don't want to specifically say Mr. Nissim.
16 It should be some landscape architect.

17 CHAIRMAN FUSARO: Or his replacement
18 if he retires.

19 MR. MASCIALE: I think we should
20 keep it real simple; a landscape architect's
21 opinion, professionals opinion, that the added
22 screening is adequate screening. But we would
23 have to see that plan before approving it.

24 MR. COHEN: Does that screening have
25 to be viable year-round?

1 CHAIRMAN FUSARO: Say that again.

2 MR. COHEN: Does that screening have
3 to be viable year-round?

4 MR. KARAME: Yes, it has to be. You
5 can buy evergreens.

6 MR. COHEN: I think it's sort of a
7 rhetorical question.

8 MR. MASCIALE: It's a fair question.

9 CHAIRMAN FUSARO: I mean I'd like to
10 see the plan with the screening. I know it
11 doesn't matter to Matt.

12 MR. SONTZ: To Mike's point, the
13 6-foot board-on-board would provide year-round
14 screening.

15 (Laughter.)

16 CHAIRMAN FUSARO: It also eliminates
17 the variance and the possible return.

18 Do we want to need to make a motion?

19 MR. COHEN: Are they coming back
20 before us?

21 MR. SONTZ: Theoretically,
22 Mr. Nissim would have certified that his last plan
23 provided screening, we ruled that it didn't. At
24 least the way it was installed.

25 MS. RAZIN: But his plan did, but --

1 well, let's keep it -- and by the way, you all
2 decided that it did, so...

3 (Whereupon, there is a discussion
4 held off the record.)

5 MR. COHEN: How are we going to make
6 sure that we're not going to throw Jenny under the
7 bus?

8 CHAIRMAN FUSARO: We would never
9 throw Jenny. That's a different story.

10 (Crosstalk.)

11 MR. SONTZ: There's one way to make
12 sure we don't throw Jenny under the bus.

13 (Laughter.)

14 CHAIRMAN FUSARO: Mr. Foerst, we
15 would like to see a revised plan that shows the
16 additional screening; if that's okay with you.

17 MR. FOERST: As formality,
18 Mr. Fusaro, may I please reopen my application
19 because I think that I closed -- so I think
20 Ms. Razin, that's what I need to do -- and then if
21 I may carry my application until next month, we
22 can take the Board's questions into consideration
23 and present the Board with additional information
24 and answer the questions of those who have
25 concerns, and the Board can then make a decision

1 next month.

2 CHAIRMAN FUSARO: Okay. We have a
3 decision time on your application until August 19,
4 which technically covers two more of our meetings;
5 the July 10 and August 14.

6 MR. FOERST: I'm here July 10;
7 right?

8 MS. BREIEN: I'm not sure. I'll
9 have to look.

10 MR. FOERST: I'll be here July 10.

11 CHAIRMAN FUSARO: We have a full
12 agenda July 10 with seven applications with three
13 (d) variances. You tell me, would you like us to
14 make a motion?

15 MR. FOERST: I would prefer to have
16 the matter resolved this evening with some
17 mechanism where Ms. Mance could have acceptance of
18 some kind of landscape architect plan that between
19 here and the architect, they determine what is
20 sufficient screening. And if Mr. Pearlman finds
21 that to be reasonable as based upon the opinion --

22 CHAIRMAN FUSARO: I understand your
23 position Mr. Foerst, however, you're asking us to
24 approve a plan that we don't have in front of us;
25 correct?

1 MR. FOERST: Well, that happens all
2 the time. The site plan review committee of the
3 Planning Board is subject to additional review of
4 certain things. So those kinds of things happen
5 all the time. But I get it, if the Board is not
6 comfortable with it, I can only ask, Mr. Fusaro.
7 But if you're telling me that's not acceptable and
8 that if I'm not willing to carry, then you're
9 going to vote then --

10 CHAIRMAN FUSARO: I'm willing to
11 call for a motion. However, if it does not get
12 approved, you're not coming back here after.

13 (Whereupon, there is a discussion
14 held off the record between Mr. Foerst and the
15 Applicant.)

16 MR. FOERST: If we can be heard at
17 that next meeting, that would be one-hundred %
18 acceptable. And the reason for that is the pool
19 construction is underway. So from a safety
20 perspective, we want to get some fence up whether
21 it's this fence or another. So we'd like to
22 somehow get to a decision on it. And if we have
23 to carry it to August or September, now I have a
24 whole in the ground with not fence around it.

25 CHAIRMAN FUSARO: Well, we wouldn't

1 carry it to September. However, correct me if I'm
2 wrong, isn't there currently a fence around the
3 property already?

4 MR. FOERST: Well, the fences you've
5 seen, correct.

6 CHAIRMAN FUSARO: Which is basically
7 what we would be approving anyway. I can't -- I
8 mean I'll leave it up to Maria, but I just don't
9 see it. We can try, you know, but I can't promise
10 you July 10 a seat at the table. As I said, it's
11 a full agenda of seven applications and three of
12 them are (d) variances. The best we can do is I
13 can guarantee you a slot at the August 14 meeting.

14 MS. MANCE: We don't grant the pool
15 COs unless we do see a pool fence, a 6-foot solid
16 fence. As a prior approval to the building
17 department, we do get out for an inspection. So
18 it would not -- it wouldn't be used as a
19 see-through fence unless approved by variance,
20 unless there was also an approved by a plan of the
21 6-foot solid. So they wouldn't be able to utilize
22 that pool until...

23 CHAIRMAN FUSARO: That's correct.
24 They wouldn't be able to get the CO for the pool
25 until the fence is up.

1 MS. MANCE: Correct.

2 MR. PEARLMAN: I think you guys know
3 Mark. We've worked with Mark. Mark is very
4 thorough with attention to detail. He does a
5 great job. Could we have no more than 90 seconds
6 were we can present to you at the next meeting
7 beginning. I won't talk, I promise. He won't
8 talk, he promises.

9 MR. FOERST: You know me better than
10 that.

11 MR. PEARLMAN: And Mark, he could
12 just present his plan. You all know how good of a
13 job he does. That's why we hired him for
14 landscape initially. And if it suits your needs
15 and you feel like he's sufficiently answered any
16 concerns. Again, my neighbor is here. My other
17 neighbors have the same fence. But I really
18 appreciate that you guys working. I know it's
19 late. I'm sorry to those waiting. If we could
20 somehow squeeze in early, I promise I won't talk.
21 I just would love to --

22 CHAIRMAN FUSARO: Where would they
23 fall on the agenda?

24 MS. BREIEN: At the end.

25 CHAIRMAN FUSARO: At the end.

1 MR. PEARLMAN: I'll wait. I enjoyed
2 today. I learned a lot. Whatever you guys need.

3 CHAIRMAN FUSARO: We will do the
4 best we can to try. We'll put you in at the end.
5 Okay? And hopefully, we'll get through it. I try
6 to move these things along the best we can, and
7 then we get Mr. Foerst come up and, you know, he's
8 very...

9 MR. PEARLMAN: He's not going to
10 talk.

11 MR. FOERST: Well, my retainer is
12 paid by the word. So that's why.

13 CHAIRMAN FUSARO: We'll try to add
14 you onto the tail end. You'll have to wait until
15 that last application to be heard on July 10. If
16 we can squeeze you in, we certainly will. Please
17 have Mr. Nissim prepare something and get it over
18 to the zoning officer for her review, and she'll
19 get it to us for approval. And we'll try get it
20 through. The worst-case scenario, it would be
21 August 14.

22 MS. RAZIN: We have to carry a
23 specific date. So right now, we're carrying to
24 July 10th; correct?

25 MR. FOERST: Let's carry to July 10

1 so we don't have re-notice. And at the very
2 least, we can call it at the end of the meeting to
3 carry it again.

4 CHAIRMAN FUSARO: Okay. That's
5 fine.

6 MS. RAZIN: Carried to July 10.

7 MR. FOERST: So we're carried to
8 July 10 --

9 CHAIRMAN FUSARO: Without further
10 notice.

11 MR. FOERST: And not matter what,
12 I'll be here if it's for nothing else but to stand
13 up and acknowledge that we're going to carry it
14 again to August.

15 CHAIRMAN FUSARO: Great. Thank you.

16 MS. MANCE: We need the plans 10
17 days before the meeting.

18 MR. FOERST: I'll get them.

19 CHAIRMAN FUSARO: The final
20 application of the evening is Application Number
21 ZBA 23-20 -- I apologize in advance if I
22 mispronounce these names -- Marnix Godschalk and
23 Bjorn Oddens, 805 Ramapo Way. Applicants are
24 seeking to construct a swimming pool in their
25 yard. The lot size, while conforming, is an

1 irregular pie-shaped lot with a dwelling located
2 close to what is viewed as a side yard/rear yard.
3 Despite the removal of superfluous pavement,
4 coverage will increase slightly creating a new
5 nonconforming condition and exacerbating an
6 existing nonconforming condition contrary to the
7 following sections of the Westfield Land Use
8 Ordinance: Section 12.04F1 where the maximum
9 coverage by building and above-grade structures
10 permitted is 15% but not above 4,000 square feet
11 and proposed is 15.1% or 4,599; Section 12.04G
12 where the maximum coverage by all improvements
13 permitted is 30% or 9,156.5 square feet and
14 proposed is 31.9% or 9,755.8 square feet; Section
15 12.08H where the required retaining wall setback
16 permitted is a distance of at least 1 foot for
17 each foot of height of the retaining wall from the
18 property line and proposed is a 2.9 feet retaining
19 wall setback of 1.2 feet; and, Section 13.02D3
20 where the swimming pool setback required at side
21 yard is 15 feet and proposed is 1.8 feet.

22 Good evening again, Mr. Foerst.

23 MR. FOERST: Good evening, Chairman.
24 We're trying to get to do detective work, but I
25 think we're all going to be stuck with one screen

1 to see the application. We'll have the Board go
2 old school here. James Foerst on behalf of the
3 Applicant. He's here for the Board's questions,
4 if needed, but based on the hour, I'm not going to
5 have him go through to convince you of the
6 variances. I will say, from a land use
7 perspective, when you think of a c(1) variance,
8 this lot should pop out of the zoning book and
9 into your brain as what is a uniquely featured
10 lot. You will see the lot is somewhat pie-shaped.
11 It only has three sides. Mr. Spadaro will go
12 through all of that. Based on the location of the
13 home, there are setback issues. I will call only
14 one witness this evening. And unlike the last
15 application, I will in fact speak less. Mr. Gregg
16 Spadaro is here. He's from Plan Identity. He's
17 appeared before this Board before. I can give you
18 his qualifications; if needed. But I know there's
19 been at least almost 10 applications that I've had
20 here in the last 10 years with Mr. Spadaro. Does
21 the Board need his qualifications?

22 MR. MASCIALE: Yes.

23 MR. FOERST: Gregg, tell us who you
24 are, please.

25 MR. SPADARO: Sure. Gregg Spadaro,

1 landscape architect. I have over 24 years of
2 professional experience. I'm licensed in the
3 State of New Jersey as a licensed landscape
4 architect as well as six other states. I have
5 provided professional testimony throughout New
6 York and New Jersey. I've appeared before this
7 Board as well as the Planning Board in Westfield
8 previously. And I own my own company, Land
9 Identity, for the past 14 years based right here
10 in Westfield.

11 MR. FOERST: And your license is
12 active and current for the year 2023?

13 MR. SPADARO: Yes, it is.

14 MR. FOERST: I present Mr. Spadaro
15 as a landscape architect.

16 CHAIRMAN FUSARO: We'll continue to
17 recognize you as an expert in the field of
18 landscape architecture. Please raise your right
19 hand.

20 GREGG SPADARO, having been duly
21 sworn, was examined and testified as follows:

22 CHAIRMAN FUSARO: Thank you. Please
23 proceed.

24 MR. SPADARO: I'm going to be
25 referencing the demolition and site plan. This

1 Sheet 1 of 1 which was submitted with the
2 application. Just to go through some housekeeping
3 stuff. On the tax map, we're identified as
4 Block: 605, Lot 7, at 805 Ramapo Way. We're in
5 the zone; RS-24 zone. The lot size is 30,521.6
6 square feet which is .70 acres in lot size. Just
7 looking at the plan sheet that was submitted, I
8 want to focus your attention to the left side of
9 the sheet. That is essentially the demolition
10 plan what we have referenced the site survey for
11 this plan. It's a site survey prepared by Control
12 Layouts dated 2/17/22.

13 It's certainly a unique property
14 that we have here. It's a corner lot. If you
15 look at the sheet, you'll see that I've color
16 coded code the different yards as defined by the
17 town code. Starting at the top of that sheet,
18 which is the east side, this is technically our
19 front yard. It's highlighted in yellow. This
20 yard abuts Ramapo Way. As you make your way
21 clockwise around the sheet, highlighted in blue,
22 that's the street side yard. That yard abuts
23 Lenape Trail. All the way to the north side of
24 the home, the area highlighted in red, that is
25 essentially our side yard. You can see there is

1 essentially zero rear yard on this property.

2 To walk you through what's in these
3 yards; specifically, for the front yard, it's
4 basically an open lawn space. There are some
5 large shade trees that exist in that area. For
6 the most part, it has this open-wood feel to it.
7 As you make your way around to that street side
8 yard, we do have some screening along Lenape
9 Trail. And as we get to the western corner of the
10 site, once again, we have a large stand of shade
11 trees. The difference here is that that stand is
12 very densely populated, and the ground plan there
13 is leaves and mulch versus in the front we have
14 more of a manicured lawn space.

15 And as we make our way around to the
16 north side, again, the side yard is this narrow
17 space. There're two trees there and some
18 understory of bushes. In terms of walkways; we
19 have one pedestrian walkway that leads from the
20 front of the house out to Ramapo Way. And we have
21 a driveway. It's an elongated loop. The entrance
22 is on Ramapo and the exit pushes you out onto
23 Lenape Trail. The only exterior entertaining
24 space that my client has currently is this little
25 nook that sits right in front of the garage. It's

1 highlighted on the plans there. There's a patio
2 there, it's a raised patio. So currently he's
3 using that with a dining setup, free-standing
4 barbecue grill, and they're very into gardening,
5 so there're potted plants and things like that in
6 that space. But really, that's the only exterior
7 entertaining space that we have currently.

8 From a draining standpoint, if you
9 look behind the garage on the north to the side of
10 the home, there's an existing 19-inch beech tree.
11 The drainage pattern that hits the high point of
12 that side yard, all the drainage flows from that
13 beech tree to the east towards Ramapo, and to the
14 west of that beech tree towards Lenape Trail. And
15 then, if you look at the two roadways, the bigger
16 drainage patterns, everything is flowing from the
17 north to the intersection of those two roadways.

18 Just to give you some history on the
19 project; I met with my client last July. His need
20 was basically he was looking for a space for him
21 and his partner to have some sort of outdoor space
22 for a pool. Just somewhere where he can cool off
23 in the summer, hot months in the summer, something
24 other than just having this raised patio space.
25 We realized right away this was a challenge,

1 right, because this site is so unique with having
2 a corner lot. So we explored a couple of
3 different options and where could we put this pool
4 that makes sense. Option Number 1, we thought
5 maybe we could push it into the driveway and
6 eliminate the of those bays because he has a
7 three-bay garage. Option Number 2, was on the
8 west side of the garage. And Option Number 3 is
9 in the rear; classified as a side yard on the
10 north side. We nixed Options 1 and 2 and
11 ultimately went with Option 3. The reason we
12 nixed Option 1 is because we will need that fence
13 that we just talked about on the last application,
14 a 6-foot high fence around the pool. Even though
15 this is technically a street side yard, when
16 you're out there, it fronts along Lenape. So it
17 kind of feels like a front yard. So we nixed that
18 option. We nixed the option also to the west of
19 the home because we have that large stand of
20 trees. We really didn't want to remove any of
21 those trees. In addition to that, the neighboring
22 property to the north, that's an internal lot. So
23 essentially what would happen is we would need to
24 put a fence around the pool and that would appear
25 to be in their front yard. So we felt this was

1 where we landed with Option 3 was really the best
2 location given the parameters of what we were up
3 against for this property.

4 I'll point your attention to the
5 site plan exhibit that I handed out to you. And
6 it's entitled Site Plan Exhibit Sheet 1 of 2.
7 This is essentially 1/4 scale equals 1". So it's
8 a zoomed-in view of what was on the original site
9 plan application, and we colored it for clarity.
10 This is also dated today's date of 6/12/23. I can
11 mark that as Exhibit A-1 for the Board.

12 (Whereupon, Applicant's Exhibit A-1,
13 ZOOMED IN SITE PLAN EXHIBIT DATED 6/12/23, was
14 marked for identification.)

15 MR. SPADARO: This basically shows
16 our proposal. We have a new 8-foot by 22-foot
17 gunite pool. We essentially have a new 3-foot by
18 8-foot concrete pad to support the pool
19 mechanicals. We did pay close attention to the
20 way we're heating the pool. We're choosing to use
21 an electric heat pump versus a gas heater. And
22 mostly, that's because the gas source comes from
23 the completely opposite side of the house. So in
24 order to get gas to this area, we would need to
25 trench through the entire rear yard which we do

1 not want to do because there's that existing
2 19-inch beech tree that they we want to maintain.
3 So we paid very close attention to that. In
4 addition, we're now proposing an Ipe deck. It's
5 297 square feet. It sits flush up against the
6 rear elevation of the house and surrounds the pool
7 area. In terms of access, we're proposing a new
8 single French door off the rear facade of the
9 house which means access from the interior living
10 space. It will be a simple 6-inch step down from
11 the living space to the new deck. The deck is
12 critical; right? Most pool applications that you
13 probably see before the Board are surrounded by
14 some sort of patio or hardscape. The deck plays
15 an important role as the deck has open joints. So
16 from a stormwater management standpoint, water
17 could fall through the deck and flow and follow
18 those existing drainage patterns that exist today;
19 flowing to the east as well as to the west.

20 From a functioning standpoint, we do
21 have access to two chaise lounges as well as two
22 side chairs. We also have incorporated an auto
23 cover for the pool. We realize that some of the
24 surrounding areas still do have mature trees.
25 Specifically, the Lot 6 to the north there are

1 some trees there that are going to stay. So from
2 a maintenance standpoint, the auto cover will keep
3 the pool as clean as possible from leaf litter
4 surrounding that space. And from an aesthetic
5 standpoint, we incorporated a short retaining
6 wall. I actually don't want to say retaining
7 wall; it's a free-standing wall, 18 inches above
8 the pool. It's equipped with two scuppers, a
9 beautiful nature stone veneer. So really keeping
10 with the natural aesthetic of the lot. In
11 addition to that, we've incorporated a planter
12 against the foundation of the house to break up
13 the monotony of the deck. And we will also, as
14 you see from the other exhibits, we are including
15 some hanging plants as well on the fence to soften
16 that facade as well.

17 If we can go back to the site plan
18 exhibit. You will see on the proposed plan just
19 to the right side of the sheet highlighted in
20 blue; that is the proposed fence. I'm happy to
21 say it's a 6-foot high, solid board-on-board
22 fence. The board-on-board fence starts at the
23 east corner of the house and wraps around the
24 pool. It connects back about the middle AC pad.
25 There're three AC pads there. So the pool is

1 completely encapsulated by a fence. We also are
2 choosing to run the fence in front of the AC units
3 to screen them as well from visitors that might be
4 walking in from the driveway. We included a
5 stepping-stone walkway, not a solid walkway. It's
6 reducing impervious coverage there. And included
7 a couple of path lights to guide visitors through
8 as they get to that space. The other thing to
9 highlight on the demolition plan; I mentioned
10 before that we have this elongated loop driveway.
11 We're choosing to eliminate the loop that exits
12 onto Lenape. And I think that there's a huge
13 benefit there in that we're hoping to reduce the
14 impervious coverage on the property.

15 So that's going to bring us back to
16 -- the site plan exhibit; there's just a couple of
17 cleanup things I need to do. For the bulk chart;
18 we've added the bulk chart from the original
19 application with two changes. Originally, when we
20 submitted for the application we needed four
21 variances. One was improvement coverage. The
22 second was the retaining wall setback and the pool
23 setback. The last that Mr. Don Sammet picked up
24 on was we need a patio setback variance as well.
25 Originally, on our application, we called for an

1 additional exacerbation of the building coverage
2 variance. We do not need that additional variance
3 because the deck sits less than a foot high.
4 Right? So it's two 5 3/4-inch steps up to the
5 deck. So the deck itself is less than a foot
6 high. So, therefore, we are not exacerbating the
7 building coverage. It's an existing noncompliance
8 there today, and we're really not changing that at
9 all. So because it sits lower than a foot, it is
10 considered a patio even though it's a deck, so we
11 are required to have it 5 feet from the property
12 line. So I've cleaned that up on the bulk chart
13 that's shown on the exhibit for clarity for the
14 Board.

15 MR. FOERST: So let's clarify that,
16 Gregg. What exactly is the coverage requested at
17 this point?

18 MR. SPADARO: We're not requesting
19 anything for building coverage specifically; we're
20 at 14.1%. As I said, it is an existing
21 nonconformance. We're 4,292.6 square feet, but
22 that would remain as-is under the proposed
23 condition.

24 MR. FOERST: And that's conforming
25 as it is currently?

1 MR. SPADARO: No, it is not
2 conforming. But again, the required, we max out
3 at 4,000, so we're over the existing.

4 MR. FOERST: Percentagewise, we're
5 over the hard cap?

6 MR. SPADARO: Yes. We're at 14.1%.
7 Required is 15%. In this case, the square footage
8 number applies. This was also -- I want to point
9 out -- this was in a condition that my client
10 inherited when he purchased the home.

11 MR. FOERST: And to clarify too;
12 this is an oversized lot for the zone; correct?

13 MR. SPADARO: Yes. The lot is
14 30,000 square feet and the lot is in the RS-24, so
15 the it's a 24,000 square foot requirement. I do
16 want to point out the variance and the
17 justifications for the variances. The first one
18 is 12.04G max coverage by improvements. We're
19 required 30%, in this case, again, 8,000 square
20 feet applies. Under existing conditions, he is
21 over at 31.2%, 9,522.9 square feet. The proposal
22 takes us from 31.2% up to 31.9%. So it is a
23 slight increase. We're at 9,522.9 and we're going
24 up to 9,755.8 square feet.

25 In these cases, when we have

1 variance applications, we always look at what is
2 the intent of this code section and why do we need
3 relief, what is the purpose of this thing? Right?
4 So when I look at max coverage improvements, in my
5 professional opinion, I believe the intent there
6 of that code section is to reduce overdevelopment
7 of lots and also to minimize impacts as a result
8 of stormwater. The one thing that we did, the
9 original thing that we talked about, that loop
10 driveway, by eliminating that loop driveway, we're
11 reducing improvement coverage by 451.1 square
12 feet. And that's going to help offset some of the
13 new improvements of the pool, the deck, the
14 stepping stones, the wall, and the concrete pad
15 for mechanicals. I also want to point out that
16 451 only includes the part of the driveway that's
17 on the property. Obviously, we can't count the
18 part of the driveway that's in the right-of-way as
19 a reduction. But in reality, from a stormwater
20 standpoint, there will be a reduction there. And
21 that counts for the additional 250 square feet
22 that would also be taken off the property. When I
23 look at other residential properties within the
24 Town of Westfield that are about the same size,
25 30,000 square feet, and I look at what we're

1 proposing here, I don't think there is a case for
2 overdevelopment. I think it is consistent with
3 what you see on other properties within the same
4 zone for the same lot size. And I think the
5 improvements are very proportional to what you see
6 elsewhere in Westfield. And again, the ask here
7 for improvement coverage is fairly de minimis.
8 We're asking for 232.9 square feet above where we
9 are today which is less than 1%. We're at .7%.

10 That brings us to our next variance
11 which is the retaining wall setback; Section
12 12.08H. We're required to have for every 1 foot
13 of height, we need 1 foot of horizontal
14 separation. Again, what's the intent there? The
15 intent, in my opinion -- you guys may have a
16 different opinion -- but in my opinion, it is to
17 eliminate stormwater impacts on neighboring
18 properties as well as maintaining an aesthetic
19 transition from one property to the next. And I
20 think because again the wall is not a retaining
21 wall, it's a free-standing wall; from a stormwater
22 standpoint, the water is going to flow as it does
23 today. It follows the existing drainage patterns.
24 So I don't really think there's going to be an
25 impact for the wall itself. And from an aesthetic

1 standpoint, visual, as I said before, this whole
2 area is encapsulated by a 6-foot high
3 board-on-board fence. So no one adjacent to the
4 property is going to see. And I'm going to call
5 your attention to Exhibit A-2; which I'll mark.
6 This is entitled Photo/Rendering Exhibit Sheet 2
7 of 2, with today's date of 6/12/2023.

8 (Whereupon, Applicant's Exhibit A-2,
9 PHOTO/RENDERING was marked for identification.)

10 MR. SPADARO: This is essentially a
11 3D rendering of the proposal. What you'll see in
12 Image Number 3 as well as Image Number 4, you can
13 see that retaining -- again, I keep calling it a
14 "retaining wall" -- a free-standing wall that
15 lines the back of the pool. And again, you can
16 see that that fence completely shields that wall
17 from the adjacent properties. So again, we're
18 asking for -- it's a proposal of 1.2 feet, whereas
19 2.9 feet would be required. The next one, and
20 probably the inmost critical variance that we're
21 seeking is 13.02D3 which is the swimming pool
22 setback. As you know, a 15-foot setback is
23 required for both the rear and side yard. We're
24 at 1.8 feet from the side, and it's not applicable
25 for a rear yard because we don't have one. Again,

1 what's the intent? Right? In this case, I
2 believe the intent is horizontal separation as
3 well as noise. The visual and the noise
4 associated with the pool and how it impacts the
5 neighboring properties surrounding that pool
6 space. For this, I'm going to refer to Image
7 Number 3 again. We really paid close attention to
8 where we positioned the pool as it relates to the
9 architecture of the house. You can see that the
10 little bump-out in the house mimics where we
11 located the pool. We have a very tight site here,
12 so we tried to work within the confines of the
13 architecture of the home. So we paid very close
14 attention in addition to that; if you look at
15 Images 1 and 2, these are views taken from the
16 property on Lot 6. We took an image, actually
17 today, we put the drone up in the air and flew it
18 from Lot 6 looking back at the property in
19 question as well as from Lot 6 looking back at the
20 property in question. So you can get a big view
21 of what that actually looks like. And you can see
22 how much separation there is from where the pool
23 will be located. If you look at Image 1, you can
24 actually see me there standing in the background
25 with my remote where basically the pool would be

1 proposed directly behind where I'm standing. And,
2 essentially, when I did a quick dimension on
3 Google Earth, the nearest point of the pool to the
4 nearest point of the house is approximately
5 80.63 feet away. So there is quite a bit of
6 horizontal separation from the primary and
7 exterior improvements of the house on Lot 6 to
8 where the pool will be proposed on our lot. And
9 similarly, the view looking in the other
10 direction, you can see, there's really not a lot
11 going on there. If you look at where I'm
12 standing, everything left of where I'm standing is
13 a dense evergreen tree row that remains there
14 today and will remain after the proposal.
15 Everything to the right of me, there are two
16 existing trees that are actually dead. They're
17 Easter Red Cedars. Our proposal is to remove
18 them. We really can't do that legally because
19 it's on the neighbor's property. So by code, we
20 could essentially just shave them up for anything
21 that overhangs the property. However, we are
22 choosing to work with the neighbor. The neighbor
23 is aware of this application. They are in favor
24 of it and have no objections to the application.
25 My client has reached out to them explain to talk

1 to them about it and explain exactly what's
2 happening, he has showed the plans to them. And
3 they, again, as I've said, have no objections to
4 it. So if we were going to work with them to
5 hopefully remove those trees and we will -- my
6 client has offered to pay for anything associated
7 with costs to not only remove those two trees but
8 to replace them with new trees. So that, I think,
9 addresses the swimming pool setback to the best of
10 our ability.

11 Again, similar to the swimming pool
12 setback, we have a variance for a patio setback.
13 As I mentioned before in Don's letter, this is
14 13.02I1, we're required a 5-foot setback. It's
15 not applicable under the existing condition
16 because there is no patio there. We're proposing
17 .2 for the patio setback. We're pretty much right
18 up against the fence in the back corner where the
19 chaise lounge is. And similar to the swimming
20 pool justification, I think it's very similar in
21 that there's really no impact to the neighboring
22 properties in that they're not going to see it.
23 It's behind a 6-foot-high solid fence. So the
24 combination of the fence and the evergreen trees
25 that exist as well as the evergreen trees that

1 we're going to propose, we really have no negative
2 impacts as a result of that patio setback.

3 MR. FOERST: Gregg, in your opinion,
4 is there any ability for this property, the
5 neighboring property to make such improvements
6 that it would significantly decrease the distance
7 from this home to the property line? It's
8 80-something feet. Is there any way that they can
9 improve this property such that it would really
10 diminish that? Could they go and extend their
11 house to the 15-foot side yard? This house is
12 pretty much maxed out; right?

13 MR. SPADARO: I really haven't
14 looked into that. So I don't really know the
15 answer to that. It's a fairly large-sized house.
16 I wouldn't guess that they would go in that
17 direction, but I have no idea. So I don't really
18 want to speak for them. But what I can say is the
19 improvements that exist there today, it seems like
20 their old patio setback and all their entertaining
21 is directly adjacent to the house which is more
22 than 8 feet. Because the 8 feet is to the edge of
23 the house, and those improvements are probably
24 another 15 to 20 feet beyond that. So I would say
25 that there's really no noise concerns. Also, the

1 pool that we're proposing, it's not a big pool.
2 Right? So it's really intended for my client and
3 maybe family and a couple of friends. We're not
4 having large pool bashes here. So I think the
5 impact would be fairly de minimis.

6 Just to summarize; I think I've
7 reviewed Mr. Sammet's letter. And as he stated in
8 the letter, really this is like a textbook c(1) in
9 that we have exceptional narrowness of the lot,
10 shallowness, and shape of the lot. Again, it's
11 textbook c(1.) The fact the lot is a corner lot,
12 we really have not rear yard. It really limits
13 the possible locations for a swimming pool.
14 Especially a code-compliant swimming pool. And
15 the fact that the house is pushed back on the lot;
16 that really is driving a lot of the setback
17 variances for the patio, pool, and the wall.

18 And really the only negative impact
19 I see here is we're proposing to remove one large
20 shade tree. As I said before, we are eliminating
21 the need to remove the other one because of the
22 location of the heat pump that we're proposing
23 instead of the gas heater. The only temporary
24 impact I see here is the noise associated with
25 construction. As we know, that's a temporary

1 condition, not a permanent one. Mr. Don Sammet
2 also references in terms of benefits; how it
3 pushes the two -- excuse me -- the goal of the
4 Master Plan Number 2 which is the preservation and
5 protection of the suburban character of an
6 existing residential neighborhood.

7 So in summary, I feel like the
8 benefit deviation outweighs any detriments.
9 Allowing the requested deviations will not result
10 in any negative impacts to neighboring properties
11 in terms of visuals or stormwater. And the
12 elements that are proposed are consistent with
13 other homes within Westfield and surrounding
14 areas, so it will not negatively impact the
15 character of the neighborhood.

16 CHAIRMAN FUSARO: Thank you,
17 Mr. Spadaro. There are some quick questions. I
18 know that you had mentioned that you looked at
19 Option 1 and Option 2, and you went with Option 3.

20 MR. SPADARO: Yes.

21 CHAIRMAN FUSARO: The current
22 location of the pool. I believe it was your
23 Option 2 which would be to put it -- I'm going to
24 say in the rear yard of the property or opposite
25 the front.

1 MR. SPADARO: Yeah. Option 2 would
2 be on the, we'll call it, the "west side of the
3 garage."

4 CHAIRMAN FUSARO: Correct. Now, I
5 know that looking at your drawing, I'm assuming
6 that's a heavily treed area.

7 MR. SPADARO: It's heavily wooded
8 and it's also, again, adjacent to the front yard
9 of the property to the north because that's an
10 internal lot. So this is essentially their rear
11 yard. So when I started standing in the field
12 looking at this I'm like if I was the neighbor to
13 that side I definitely would not want this pool
14 here. That's why we nixed that idea.

15 CHAIRMAN FUSARO: And I believe your
16 Option 1 was obviously also what's considered a
17 street side yard. However, did you give any
18 consideration to putting it in the area where your
19 current slate patio is?

20 MR. SPADARO: We did. And, you
21 know, it's an existing condition. We didn't
22 really don't want to mess with it. It's kind of
23 their entertaining space right now for a dining
24 setup. And again, it kind of feels like their
25 front yard when you're sitting there.

1 CHAIRMAN FUSARO: It would have
2 required a variance as well.

3 MR. SPADARO: I think it would have
4 been an even worse condition too because it's
5 fronting and fronting on Lenape Trail. In the
6 scenario where we're proposing it, it's the most
7 hidden, it's tucked in. I feel like it fits with
8 what's going on.

9 MR. FOERST: And then you have a
10 fence around is essentially in the front of your
11 home.

12 MR. SPADARO: Yeah, correct. In
13 this scenario, no one is really going to see the
14 fence. I mean it's completely tucked in.

15 CHAIRMAN FUSARO: Do you believe
16 that, in your expert opinion, that you will be
17 able to maintain this pool even though it's
18 basically -- not taking into account the retaining
19 wall -- 1.2 feet from the property line?

20 MR. SPADARO: What do you mean by
21 "maintain"?

22 CHAIRMAN FUSARO: Any repairs that
23 need to be made to the retaining wall or to that
24 side of the pool. It appears to me that you
25 really don't have any working space -- if you want

1 to call it that.

2 MR. SPADARO: I did speak with who
3 we think is going to be the pool contractor. I
4 talked to him about the construction access and
5 how we would actually do this, and --

6 CHAIRMAN FUSARO: That was going to
7 be my next question.

8 MR. SPADARO: We talked it through,
9 and we believe the construction access will most
10 likely be coming in from Ramapo. We have
11 9-foot-3 feet there and we technically only need
12 8 feet to get the equipment in there. We talked
13 about access, and that really will not have any
14 impact on any existing trees coming that way. We
15 also talked about what we need for over dig for
16 the pool, and, typically, we can do it with about
17 1 foot of over dig. We are going to be tight.
18 I'm not going to lie. We're going to be right on
19 the property line.

20 CHAIRMAN FUSARO: A foot over dig is
21 --

22 MR. SPADARO: We're pretty much
23 right on it. So we talked about also the
24 possibility of putting some of the piping in the
25 form when we shoot the pool to keep it as tight as

1 possible. So, can we do it? Yes, is the answer.

2 MS. MOLNAR: Could you say again why
3 you didn't want to put it where the current slate
4 area is?

5 MR. SPADARO: Again, that is their
6 only area for outdoor dining. So if we put a pool
7 there, that would really diminish that space.

8 MS. MOLNAR: You're going to put
9 French doors over the pool, that could be outside
10 dining there.

11 MR. SPADARO: Yeah. But again, that
12 space is very narrow, so we really won't have
13 enough room for a dining set there. And again,
14 the fence thing, right, if we put it in the front,
15 we'll need a 6-foot high fence facing Lenape
16 Trail.

17 CHAIRMAN FUSARO: I understand some
18 of your reasoning as to why you've selected that
19 area. It just seems to me to be -- it's obvious
20 it's very tight. I just don't know.

21 MR. COHEN: Does the pool justify
22 the hardship?

23 CHAIRMAN FUSARO: Say that again.

24 MR. COHEN: Does the pool justify
25 the hardship? Does the hardship justify the pool?

1 CHAIRMAN FUSARO: Their hardship is
2 the irregular shape of the lot.

3 MR. COHEN: And you want to build a
4 pool because you want to build a pool. I get it,
5 but...

6 CHAIRMAN FUSARO: It's a small pool.
7 It's only 8 by 22.

8 MR. COHEN: It's a small pool but it
9 abuts the lot line.

10 CHAIRMAN FUSARO: Yeah. The
11 location is just very odd to me.

12 MR. COHEN: I mean I don't know if
13 there's a better location. I don't know if the
14 property can hold a pool. It may not be able to.

15 CHAIRMAN FUSARO: Understood. I
16 appreciate the elimination of that driveway off
17 the back. That certainly helps with the coverage.

18 MR. FOERST: May I address it real
19 quick? From an improvement perspective, we're
20 still under in terms of coverage. The lot,
21 theoretically, it's got the hard cap, so we do go
22 over that. But from a percentage perspective,
23 even with this improvement, we're still under on
24 the coverage. So theoretically, the lot can
25 handle this type of improvement. It's a poor

1 location, and that's why we have a variance. I've
2 got a pie with no rear yard whatsoever. So no
3 matter where we put a pool on this lot -- if the
4 lot can handle a pool, it's a variance.

5 MR. COHEN: Maybe I was inarticulate
6 using the word "handle" a pool. That's why I
7 suggested that couldn't be placed somewhere else
8 on the lot. The lot is the size where you may not
9 have an area where you can effectively put it.

10 MR. SONTZ: That's essentially where
11 I'm landing at. I live on a corner lot, so I
12 understand the problem with trying to fit a pool.
13 And that's on a rectangular corner lot, you've got
14 a pie shape; as you've described. I would be the
15 first to say I applaud you for coming up with
16 Area 3 because I think Area 1 and 2 are
17 non-starters with the right of street. But I
18 mean, Area 3 isn't very good either. Is there
19 anywhere in Westfield where there's a pool in a
20 street yard? And is there anywhere in Westfield
21 where there's a pool on a lot line? I don't think
22 there is. I'm landing on it's a big lot with a
23 big house, and that's great. But I just don't
24 think there's a place for a pool on it.

25 CHAIRMAN FUSARO: I also think that

1 -- and it's not dimensioned here, I assume you've
2 looked into it -- and again, I don't know if
3 there's an ordinance that deals with how far the
4 pool is from the house.

5 MR. SPADARO: There is not.

6 CHAIRMAN FUSARO: There is none?
7 Because as you saw with our previous application,
8 one of their issues was the pool was too close to
9 the house. You walk out of the house and fall
10 into the pool.

11 MR. COHEN: Did we not say 10 feet?

12 MS. RAZIN: It's not a zoning issue.

13 MR. SONTZ: It's not a zoning issue.

14 MR. SPADARO: I could speak from
15 experience. I have pools in Westfield where the
16 pool is closer than 5 feet to the house that were
17 approved by way without a variance.

18 MR. COHEN: I'm bothered less by the
19 proximity to the house. I'm more bothered by the
20 proximity to the lot line.

21 MR. SPADARO: I'm just answering
22 Mr. Fusaro's question.

23 MR. MASCIALE: We've approved under
24 15 feet. I use my cannonball test.

25 MR. FOERST: I tell every that

1 story, Mr. Masciale; if the cannonball is going to
2 cause the water to go over. But that's why we
3 have a 6-foot fence right there. Mr. Godschalk is
4 not a cannonball-type of guy.

5 MR. MASCIALE: We've never approved
6 a pool this close. I'm worried about the
7 maintenance issues it's going to cause. Yes, the
8 neighbors aren't there. But you're putting a
9 negative effect on the neighbors. I see it as a
10 potential maintenance issue. It's just too much
11 to me in this little space. I applaud the effort,
12 but it's too much in too little space.

13 CHAIRMAN FUSARO: I would agree with
14 you, Chris. I mean look if you were to tell me
15 I'm going to try to squeeze a pool in there, I
16 wouldn't believe you. But you came up with a plan
17 that, you know, certainly to prove to us that a
18 pool can be put there. But it just doesn't make
19 sense, in my opinion, because of its proximity to
20 the side yard there -- property line. And I know
21 you said what kind of maintenance, but pools need
22 maintenance. I don't know -- there might now be
23 maintenance right away but, I believe they will at
24 some point in the future. And even getting back
25 there -- I happen to be a contractor, so I know

1 pretty much about construction safety and
2 logistics. This is a logistical nightmare, in my
3 opinion. I'm sure you have a contractor that can
4 handle -- that can do it. It's just even coming
5 back in here afterward with a piece of equipment
6 for whatever reason, to reline the pool or
7 whatever, if you have a concrete pad; either way
8 with equipment on it, you're going to further
9 limit your access to that area. And coming in
10 from the other direction you have air conditioning
11 units, etcetera. While I drew on my plans your
12 Option 2, and I understand I'm not in favor of
13 getting rid of large, mature trees, but I think
14 from a logistical standpoint, that might be --
15 again, all the other options require variances.
16 I'm not saying that you will get away with any of
17 those locations. And as Mr. Cohen had said,
18 trying to fit a pool onto this property is a
19 challenge. But I don't see where it is now that I
20 would support the application.

21 MR. SPADARO: What do you see as the
22 negative impacts to the adjacent properties with
23 where it's located?

24 CHAIRMAN FUSARO: I don't know where
25 the adjacent -- hold on.

1 MR. MASCIALE: You're taking away
2 future potential from the neighbors. There now is
3 a 15 feet ordinance setback and you're putting in
4 a 1-point-whatever feet from the property line.
5 There's an ordinance for a reason. And maybe this
6 lot just can't support a pool.

7 CHAIRMAN FUSARO: Maybe a hot tub
8 like that one shown in the photograph is a better
9 ask.

10 MR. MASCIALE: Or you clear some
11 trees and go into the other area where you address
12 other variances. But there're ordinances for a
13 reason, and I don't see providing this is
14 providing any beneficial use to the neighborhood.
15 It's taking away from the neighbor.

16 MR. COHEN: I can easily envision
17 any number of circumstances that would require you
18 to access the pool from the neighbor's yard. And
19 not anything up to it and including leakage or
20 seepage or who knows what. I mean it's one thing
21 if it leaks or seeps onto your yard, but it's a
22 whole other ball of wax if it's coming out to your
23 neighbor's yard.

24 MR. MASCIALE: I mean if you jump in
25 the pool and the water goes in that direction,

1 your water is landing on the neighbor's property.
2 You're hitting the fence, but. And When you put
3 the pool cover on, usually you go around the
4 edges. You have 1.2 feet. And you're walking
5 around with your skimmer.

6 MR. SPADARO: You would access
7 everything around three sides. We do that all the
8 time where we don't have a patio around a pool on
9 all four sides.

10 MR. MASCIALE: I don't see the
11 beneficial use other than to the Applicant. I
12 can't see a way to support this application.

13 CHAIRMAN FUSARO: How does this side
14 of the fence feel?

15 MR. EILBACHER: I agree with you.

16 MR. KARAME: I agree with what
17 you're saying. There's exposure to the
18 (indiscernible) if there's damage to the
19 neighbor's property.

20 CHAIRMAN FUSARO: Mr. Foerst, you've
21 kind of heard our -- first of all, is there anyone
22 in the audience who would like to address the
23 application? If so, please come forward and state
24 your name and address for the record. Seeing
25 none, I'll close that portion of the meeting.

1 MS. MOLNAR: Where was Option 2?

2 CHAIRMAN FUSARO: What's that?

3 MS. MOLNAR: Oh, that's 2, okay.

4 (Whereupon, there is a discussion
5 held off the record between Mr. Foerst and the
6 Applicant.)

7 CHAIRMAN FUSARO: Yes, Mr. Foerst.

8 MR. FOERST: Mr. Chair, thank you
9 for your time. We're going to withdraw the
10 application this evening. We appreciate the
11 Board's time. Thank you very much.

12 CHAIRMAN FUSARO: Enjoy the rest of
13 your evening. Thank you.

14

15

16 (The meeting was adjourned at

17 11:15 p.m.)

18

19

20

21

22

23

24

25

<p style="text-align: center;">1</p> <p>1 [25] - 37:15, 37:20, 37:23, 37:25, 38:24, 41:8, 84:8, 110:25, 126:3, 150:16, 153:1, 156:4, 156:10, 156:12, 157:6, 164:12, 164:13, 166:15, 166:23, 171:19, 172:16, 174:17, 177:16</p> <p>1" [1] - 157:7</p> <p>1% [5] - 25:14, 29:3, 29:15, 29:16, 164:9</p> <p>1,248 [1] - 33:17</p> <p>1,459 [1] - 82:19</p> <p>1,498 [1] - 33:21</p> <p>1,587 [1] - 33:18</p> <p>1,600 [1] - 69:15</p> <p>1,647 [1] - 33:22</p> <p>1,655 [1] - 82:20</p> <p>1,751 [1] - 82:8</p> <p>1,800 [1] - 57:18</p> <p>1,805 [1] - 82:9</p> <p>1-point-whatever [1] - 181:4</p> <p>1-to-10 [1] - 99:14</p> <p>1.2 [4] - 150:19, 165:18, 173:19, 182:4</p> <p>1.5 [1] - 37:20</p> <p>1.8 [2] - 150:21, 165:24</p> <p>1/2 [5] - 37:15, 38:6, 84:8, 92:11, 92:13</p> <p>1/3 [3] - 25:11, 26:7, 31:5</p> <p>1/4 [1] - 157:7</p> <p>10 [28] - 3:5, 3:7, 5:5, 32:3, 33:11, 33:23, 36:22, 65:25, 66:14, 66:19, 66:22, 82:16, 87:16, 97:18, 123:20, 144:5, 144:6, 144:10, 144:12, 146:10, 148:15, 148:25, 149:6, 149:8, 149:16, 151:19, 151:20, 178:11</p> <p>10-foot [1] - 66:7</p> <p>101 [1] - 86:10</p> <p>104 [2] - 6:7, 6:7</p> <p>106 [1] - 6:12</p> <p>107 [1] - 6:16</p> <p>109 [2] - 6:19, 6:23</p> <p>10th [2] - 32:9, 148:24</p> <p>11 [3] - 38:6, 38:9,</p>	<p>38:24</p> <p>11,515 [1] - 56:10</p> <p>11.06E13 [1] - 16:8</p> <p>11.06E14 [1] - 16:11</p> <p>11.06E6 [1] - 16:5</p> <p>11.08E13 [1] - 82:10</p> <p>11.08E6 [1] - 82:15</p> <p>11.09E6 [2] - 33:22, 36:21</p> <p>11.5 [1] - 48:20</p> <p>1104 [1] - 5:15</p> <p>11:15 [1] - 183:17</p> <p>12 [14] - 1:11, 3:7, 3:8, 38:1, 38:6, 45:4, 45:12, 45:14, 45:16, 46:1, 47:24, 48:8, 48:20, 85:3</p> <p>12,000 [1] - 20:25</p> <p>12,000-square-foot [1] - 78:15</p> <p>12-by-13 [1] - 30:1</p> <p>12-foot [1] - 138:12</p> <p>12-inch [2] - 39:9, 49:6</p> <p>12.03D [1] - 82:13</p> <p>12.04E [1] - 16:13</p> <p>12.04F1 [3] - 36:6, 82:18, 150:8</p> <p>12.04F2 [2] - 33:15, 36:15</p> <p>12.04F3 [3] - 33:19, 36:18, 82:7</p> <p>12.04G [3] - 49:25, 150:11, 162:18</p> <p>12.08H [2] - 150:15, 164:12</p> <p>12.5 [1] - 16:6</p> <p>120 [1] - 89:4</p> <p>123 [2] - 3:7, 12:1</p> <p>124 [1] - 6:20</p> <p>125 [1] - 29:7</p> <p>13 [5] - 3:8, 44:7, 44:12, 44:15</p> <p>13.02D3 [2] - 150:19, 165:21</p> <p>13.02D5 [1] - 107:23</p> <p>13.02I1 [1] - 168:14</p> <p>130-year-old [1] - 54:3</p> <p>134 [1] - 15:18</p> <p>14 [5] - 3:9, 144:5, 146:13, 148:21, 152:9</p> <p>14.1% [2] - 161:20, 162:6</p> <p>1409 [1] - 6:2</p> <p>143 [1] - 4:6</p> <p>149 [2] - 6:24, 7:3</p> <p>14th [3] - 32:11, 32:17, 33:8</p>	<p>15 [9] - 4:6, 4:11, 52:10, 59:5, 77:22, 150:21, 169:24, 178:24, 181:3</p> <p>15% [2] - 150:10, 162:7</p> <p>15-foot [4] - 78:1, 78:2, 165:22, 169:11</p> <p>15.1% [1] - 150:11</p> <p>152 [1] - 7:5</p> <p>1520 [1] - 55:15</p> <p>156.5 [1] - 150:13</p> <p>157 [1] - 7:8</p> <p>16 [2] - 52:11, 78:4</p> <p>164 [3] - 4:10, 15:23, 17:9</p> <p>165 [1] - 7:10</p> <p>17 [2] - 4:13, 4:14</p> <p>17.05A [1] - 50:3</p> <p>18 [5] - 6:2, 18:18, 25:20, 100:4, 159:7</p> <p>183 [1] - 7:11</p> <p>19 [4] - 3:5, 10:5, 92:11, 144:3</p> <p>19,907 [1] - 57:17</p> <p>19-foot-6 [1] - 90:5</p> <p>19-inch [2] - 155:10, 158:2</p> <p>1941 [1] - 35:13</p>	<p>20.6 [4] - 36:12, 41:11, 41:19, 42:13</p> <p>20.6% [1] - 36:8</p> <p>2008 [1] - 124:4</p> <p>2009 [1] - 123:24</p> <p>2014 [1] - 35:8</p> <p>2020 [8] - 35:11, 35:13, 35:15, 36:10, 36:25, 41:14, 42:2, 42:16</p> <p>2022 [1] - 35:15</p> <p>2023 [3] - 1:11, 3:5, 152:12</p> <p>21 [2] - 4:6, 18:18</p> <p>21.5 [1] - 36:19</p> <p>22 [1] - 176:7</p> <p>22% [1] - 33:17</p> <p>22-031 [1] - 14:16</p> <p>22-035 [2] - 5:3, 33:10</p> <p>22-041 [2] - 4:9, 15:22</p> <p>22-044 [2] - 3:7, 10:18</p> <p>22-046 [2] - 3:7, 11:25</p> <p>22-06 [1] - 49:17</p> <p>22-foot [1] - 157:16</p> <p>22.68 [1] - 94:8</p> <p>22.68% [1] - 82:20</p> <p>226 [2] - 3:8, 12:23</p> <p>23% [1] - 36:16</p> <p>23-02 [2] - 6:1, 81:23</p> <p>23-031 [1] - 3:9</p> <p>23-06 [1] - 5:13</p> <p>23-07 [1] - 3:8</p> <p>23-08 [2] - 3:8, 12:22</p> <p>23-09 [2] - 6:14, 107:18</p> <p>23-11 [2] - 4:5, 15:17</p> <p>23-20 [2] - 7:1, 149:21</p> <p>23.5/9% [1] - 94:7</p> <p>232.9 [1] - 164:8</p> <p>24 [3] - 50:4, 58:23, 152:1</p> <p>24% [5] - 33:21, 36:19, 82:8, 94:9, 105:22</p> <p>24,000 [1] - 162:15</p> <p>24-inches [1] - 101:11</p> <p>24.74 [1] - 94:10</p> <p>24.74% [1] - 82:9</p> <p>25 [4] - 16:9, 50:5, 82:11, 95:5</p> <p>25-foot [1] - 98:3</p> <p>25-foot-3 [1] - 95:17</p> <p>25.5% [1] - 33:18</p> <p>250 [1] - 163:21</p> <p>26.39% [2] - 33:22, 36:20</p> <p>27 [3] - 82:14, 94:21, 96:21</p> <p>28 [1] - 35:15</p> <p>29 [1] - 96:23</p>	<p>29,272 [1] - 78:16</p> <p>29-point [1] - 103:2</p> <p>29.4 [3] - 96:20, 103:2, 103:3</p> <p>29.83 [1] - 16:10</p> <p>297 [1] - 158:5</p>
		<p style="text-align: center;">2</p> <p>2 [29] - 21:7, 25:19, 38:10, 98:16, 98:17, 98:20, 98:23, 98:25, 99:11, 99:17, 99:19, 111:25, 115:12, 131:15, 156:7, 156:10, 157:6, 165:6, 165:7, 166:15, 168:17, 171:4, 171:19, 171:23, 172:1, 177:16, 180:12, 183:1, 183:3</p> <p>2% [1] - 35:23</p> <p>2,775 [1] - 16:15</p> <p>2,906 [1] - 16:16</p> <p>2-foot [1] - 18:21</p> <p>2.74 [1] - 94:13</p> <p>2.9 [2] - 150:18, 165:19</p> <p>2/17/22 [1] - 153:12</p> <p>20 [4] - 25:20, 123:16, 123:22, 169:24</p> <p>20% [3] - 36:7, 36:11, 82:19</p> <p>20-07 [1] - 13:20</p> <p>20.0 [1] - 42:13</p> <p>20.5% [1] - 36:17</p>	<p>29,272 [1] - 78:16</p> <p>29-point [1] - 103:2</p> <p>29.4 [3] - 96:20, 103:2, 103:3</p> <p>29.83 [1] - 16:10</p> <p>297 [1] - 158:5</p>	
				<p style="text-align: center;">3</p> <p>3 [14] - 91:3, 92:2, 94:23, 112:11, 117:14, 120:21, 156:8, 156:11, 157:1, 165:12, 166:7, 171:19, 177:16, 177:18</p> <p>3-foot [1] - 157:17</p> <p>3/4 [1] - 35:10</p> <p>3/4-inch [1] - 161:4</p> <p>30 [3] - 28:10, 52:9, 64:16</p> <p>30% [6] - 50:1, 56:8, 71:20, 78:18, 150:13, 162:19</p> <p>30,000 [2] - 162:14, 163:25</p> <p>30,521.6 [1] - 153:5</p> <p>30.33 [1] - 96:23</p> <p>302 [1] - 124:13</p> <p>304 [3] - 6:15, 107:18, 109:13</p> <p>31.2% [2] - 162:21, 162:22</p> <p>31.9% [2] - 150:14, 162:22</p> <p>32 [3] - 4:18, 95:19, 98:4</p> <p>32.3 [2] - 82:12, 95:6</p> <p>33 [2] - 5:5, 95:19</p> <p>33.1 [3] - 82:14, 96:19, 102:25</p> <p>33.3 [2] - 94:19</p> <p>33.8 [1] - 64:17</p> <p>33.8% [3] - 50:2, 57:17, 71:21</p> <p>34 [1] - 5:7</p> <p>3402 [2] - 5:5, 33:11</p> <p>35 [3] - 6:16, 28:10, 41:16</p> <p>35.4 [1] - 95:6</p> <p>35.5 [2] - 82:13, 98:6</p> <p>36 [2] - 58:17, 98:3</p> <p>36.5 [1] - 50:5</p> <p>37 [2] - 18:24, 28:11</p> <p>37% [4] - 16:14, 28:9, 28:20, 29:16</p> <p>37.4 [1] - 64:16</p> <p>37.9% [1] - 18:24</p> <p>38 [1] - 68:11</p> <p>38% [2] - 18:25, 30:11</p>

<p>38.7% [1] - 16:15 39 [1] - 68:11 39.3 [4] - 56:8, 69:2, 69:3, 69:12 39.3% [4] - 79:17, 79:24, 80:15, 80:19 39.4 [2] - 64:18, 68:16 3D [1] - 165:11</p>	<p>554 [7] - 5:14, 49:17, 50:9, 51:7, 70:25, 71:1, 71:18 58.63 [1] - 16:10 59 [2] - 18:23, 22:20</p>	<p>103:7, 169:22, 174:12, 176:7 8,000 [3] - 56:9, 118:11, 162:19 8,794 [1] - 50:1 8-foot-by-7-foot-8 [1] - 88:18 8-foot [2] - 157:16, 157:18 8.5 [1] - 82:17 8/14/2023 [1] - 4:18 80 [1] - 5:24 80-something [1] - 169:8 80.63 [1] - 167:5 805 [3] - 7:2, 149:23, 153:4 81 [1] - 6:2 83 [3] - 6:5, 6:5, 6:6 857 [2] - 3:9, 14:16</p>	<p>73:24 abut [1] - 92:14 abuts [3] - 153:20, 153:22, 176:9 AC [3] - 159:24, 159:25, 160:2 accept [1] - 140:19 acceptable [5] - 19:6, 32:13, 33:5, 145:7, 145:18 acceptance [1] - 144:17 accepted [1] - 131:8 accepting [2] - 16:24, 25:15 access [11] - 92:6, 93:12, 158:7, 158:9, 158:21, 174:4, 174:9, 174:13, 180:9, 181:18, 182:6 accommodate [3] - 27:4, 27:8, 27:17 accommodation [1] - 23:18 accomplished [1] - 138:14 accordance [3] - 8:19, 9:3, 79:7 according [2] - 99:9, 99:18 account [5] - 23:21, 41:14, 42:3, 137:6, 173:18 accurate [1] - 48:10 achieve [1] - 31:23 acknowledge [1] - 149:13 acknowledged [1] - 29:10 acres [1] - 153:6 Act [1] - 8:20 action [1] - 8:12 active [1] - 152:12 actual [3] - 48:17, 77:9, 99:9 add [29] - 19:23, 21:8, 24:20, 30:14, 40:17, 45:2, 57:24, 72:1, 74:8, 75:1, 82:2, 85:14, 89:17, 90:1, 90:5, 90:14, 91:17, 92:4, 93:8, 104:18, 104:20, 105:12, 118:4, 118:6, 131:15, 131:22, 132:13, 133:3, 148:13 added [8] - 19:9, 19:16, 19:18, 92:14, 92:15, 115:9,</p>	<p>141:21, 160:18 adding [8] - 21:3, 40:21, 68:20, 91:5, 92:6, 93:25, 94:8, 102:2 addition [20] - 15:24, 16:1, 27:22, 30:10, 35:13, 52:11, 57:1, 57:4, 81:25, 82:2, 86:12, 87:8, 87:16, 90:7, 96:6, 134:2, 156:21, 158:4, 159:11, 166:14 additional [17] - 39:7, 74:6, 78:3, 118:6, 129:15, 132:11, 133:9, 133:11, 133:12, 133:15, 134:3, 143:16, 143:23, 145:3, 161:1, 161:2, 163:21 ADDITIONAL [1] - 6:24 additionally [1] - 25:18 address [34] - 17:7, 24:10, 24:18, 25:6, 34:4, 34:8, 50:6, 50:13, 55:13, 70:5, 70:7, 70:11, 74:2, 74:3, 82:23, 83:5, 83:18, 103:18, 103:20, 103:23, 104:4, 105:10, 109:11, 116:24, 117:4, 124:8, 124:10, 124:11, 126:23, 139:12, 176:18, 181:11, 182:22, 182:24 Address [1] - 55:15 addresses [2] - 122:20, 168:9 adequate [19] - 59:22, 60:1, 60:16, 60:25, 61:11, 61:13, 61:14, 61:20, 62:15, 64:10, 73:10, 127:22, 133:21, 133:22, 134:20, 136:1, 136:16, 140:12, 141:22 Adequate [1] - 8:14 adjacent [11] - 58:6, 96:24, 106:3, 110:18, 125:23, 165:3, 165:17, 169:21, 172:8, 180:22, 180:25 adjourned [1] - 183:16</p>
4	6	9	A	
<p>4 [7] - 84:7, 91:3, 91:14, 103:2, 131:13, 131:14, 165:12 4,000 [2] - 150:10, 162:3 4,292.6 [1] - 161:21 4,599 [1] - 150:11 4-foot [5] - 54:22, 55:6, 117:14, 125:12, 139:14 40.36% [1] - 96:8 406 [1] - 6:16 415 [2] - 5:4, 33:10 42 [1] - 5:10 42.8% [1] - 96:8 425 [1] - 1:12 450 [1] - 34:9 451 [1] - 163:16 451.1 [1] - 163:11 468 [1] - 83:19 49 [1] - 5:15</p>	<p>6 [11] - 22:11, 39:8, 94:16, 103:6, 131:14, 131:16, 158:25, 166:16, 166:18, 166:19, 167:7 6-foot [24] - 55:4, 57:9, 59:9, 69:24, 77:1, 77:21, 107:19, 107:24, 108:1, 125:17, 128:9, 128:17, 128:18, 137:24, 139:16, 140:15, 142:13, 146:15, 146:21, 156:14, 159:21, 165:2, 175:15, 179:3 6-foot-high [1] - 168:23 6-inch [1] - 158:10 6.89 [2] - 16:7, 21:7 6/12/2023 [3] - 7:8, 7:10, 165:7 6/12/23 [2] - 157:10, 157:13 605 [2] - 7:2, 153:4 612 [2] - 3:7, 10:18 63 [1] - 4:11 67 [2] - 89:7, 95:16 68 [1] - 89:6</p>	<p>9 [2] - 3:4, 150:13 9% [1] - 21:14 9,522.9 [2] - 162:21, 162:23 9,755.8 [2] - 150:14, 162:24 9,907 [1] - 50:2 9-foot-3 [1] - 174:11 90 [1] - 147:5 9:00 [1] - 81:17</p>		
5	7			
<p>5 [12] - 21:20, 21:21, 35:10, 91:2, 91:4, 91:14, 92:13, 103:5, 161:4, 161:11, 178:16 5,000 [1] - 23:22 5-foot [3] - 39:20, 138:12, 168:14 5-foot-8 [1] - 39:22 5-foot-8-inches [1] - 46:22 5.8 [4] - 33:24, 36:22, 40:23 5/8/2023 [1] - 4:9 50 [2] - 5:17, 5:18 50-by-100 [1] - 127:18 5004 [2] - 4:6, 4:11 510 [3] - 6:2, 81:23, 82:25 54 [3] - 94:9, 97:25, 105:22 541 [1] - 104:2 55 [1] - 5:18 553 [2] - 70:14, 70:18</p>	<p>7 [2] - 7:2, 153:4 7% [1] - 164:9 7,500 [1] - 21:1 7-and-1/2 [1] - 84:5 7-foot-8 [3] - 90:5, 93:5, 94:12 7.25 [2] - 82:17, 86:14 7.8-by-8 [1] - 87:19 7/10/2023 [1] - 6:24 70 [3] - 5:19, 5:20, 153:6 705 [2] - 3:8, 13:21 72 [1] - 25:13 7:30 [1] - 1:13</p>			
	8			
	<p>8 [10] - 3:3, 5:15, 64:15, 66:7, 94:16,</p>	<p>a-1 [2] - 6:22, 7:8 A-1 [9] - 108:20, 109:18, 109:23, 117:7, 118:25, 120:21, 126:3, 157:11, 157:12 A-2 [5] - 7:9, 88:16, 98:2, 165:5, 165:8 A-3 [1] - 92:19 ability [3] - 136:2, 168:10, 169:4 able [17] - 18:22, 19:4, 51:21, 57:10, 58:8, 68:23, 91:6, 91:11, 103:1, 112:23, 117:16, 118:23, 122:5, 146:21, 146:24, 173:17, 176:14 above-grade [4] - 33:16, 33:20, 82:18, 150:9 absolutely [1] - 73:8 absorb [2] - 71:13,</p>		

<p>Adjustment [1] - 8:11</p> <p>ADJUSTMENT [1] - 1:2</p> <p>Adjustment's [1] - 8:23</p> <p>admit [1] - 30:9</p> <p>ADOPTED [1] - 1:10</p> <p>ADOPTION [1] - 3:6</p> <p>advance [1] - 149:21</p> <p>adverse [1] - 66:10</p> <p>aesthetic [6] - 53:9, 132:1, 159:4, 159:10, 164:18, 164:25</p> <p>aesthetically [7] - 30:25, 53:12, 53:19, 53:24, 54:5, 56:16, 104:17</p> <p>aesthetics [1] - 20:17</p> <p>affect [2] - 26:16, 97:9</p> <p>affected [1] - 97:14</p> <p>affecting [2] - 26:16, 97:18</p> <p>agenda [5] - 32:3, 32:9, 144:12, 146:11, 147:23</p> <p>ago [5] - 43:4, 52:11, 55:24, 56:4, 85:5</p> <p>agree [4] - 30:24, 179:13, 182:15, 182:16</p> <p>agreeable [2] - 133:16, 134:1</p> <p>agreed [2] - 21:16, 51:5</p> <p>agrees [1] - 43:17</p> <p>ahead [1] - 50:23</p> <p>air [3] - 28:24, 166:17, 180:10</p> <p>Allegiance [2] - 8:6, 8:7</p> <p>alleviate [1] - 53:5</p> <p>allow [4] - 16:1, 35:19, 47:13, 109:1</p> <p>allowable [1] - 35:23</p> <p>allowed [9] - 42:25, 57:19, 59:14, 73:8, 94:8, 105:23, 129:18, 129:19, 132:22</p> <p>allowing [1] - 171:9</p> <p>allows [2] - 20:11, 28:21</p> <p>almost [6] - 27:1, 30:11, 52:13, 76:1, 118:4, 151:19</p> <p>ALTERNATE [1] - 2:14</p> <p>altogether [1] - 88:6</p> <p>aluminum [6] - 107:20, 109:2,</p>	<p>110:19, 112:24, 113:17, 132:25</p> <p>aluminum-style [1] - 132:25</p> <p>ambiguous [1] - 137:1</p> <p>amending [1] - 64:13</p> <p>amount [1] - 51:10</p> <p>analysis [1] - 56:6</p> <p>AND [1] - 50:16</p> <p>angle [5] - 120:23, 121:3, 121:9, 121:22, 122:3</p> <p>answer [9] - 99:1, 134:13, 134:22, 134:23, 135:3, 137:12, 143:24, 169:15, 175:1</p> <p>answered [1] - 147:15</p> <p>answering [1] - 178:21</p> <p>anyway [5] - 47:5, 66:15, 90:22, 102:16, 146:7</p> <p>apart [1] - 138:24</p> <p>apex [3] - 58:18, 65:9, 66:21</p> <p>apologize [3] - 31:20, 122:17, 149:21</p> <p>appealing [1] - 20:20</p> <p>appear [4] - 40:5, 120:8, 120:13, 156:24</p> <p>appeared [4] - 83:14, 115:19, 151:17, 152:6</p> <p>applaud [2] - 177:15, 179:11</p> <p>applicable [2] - 165:24, 168:15</p> <p>applicant [1] - 124:7</p> <p>Applicant [36] - 9:7, 17:4, 19:4, 23:18, 23:21, 24:11, 26:3, 26:10, 26:20, 28:14, 29:9, 29:12, 30:21, 31:18, 33:11, 33:25, 41:22, 70:4, 78:13, 100:9, 103:17, 122:10, 126:25, 129:20, 130:8, 132:9, 133:16, 134:1, 136:9, 137:4, 138:7, 140:13, 145:15, 151:3, 182:11, 183:6</p> <p>Applicant's [6] - 9:6, 23:14, 109:18, 129:24, 157:12, 165:8</p> <p>APPLICANTS [1] -</p>	<p>2:19</p> <p>Applicants [6] - 15:23, 49:18, 74:6, 81:24, 105:13, 105:25</p> <p>applicants [3] - 107:19, 133:3, 149:23</p> <p>APPLICATION [5] - 5:10, 5:24, 6:11, 6:24, 7:11</p> <p>application [67] - 15:16, 15:18, 15:20, 16:20, 17:13, 19:2, 19:6, 24:16, 26:14, 33:9, 34:16, 41:13, 41:23, 41:24, 47:24, 49:16, 50:20, 61:17, 64:15, 70:6, 73:18, 74:2, 80:16, 81:14, 81:22, 82:21, 84:1, 103:19, 105:11, 106:8, 107:11, 107:17, 108:7, 108:9, 108:24, 110:3, 112:19, 113:13, 116:17, 123:6, 124:9, 126:23, 127:22, 128:6, 128:8, 132:8, 137:19, 143:18, 143:21, 144:3, 148:15, 149:20, 151:1, 151:15, 153:2, 156:13, 157:9, 160:19, 160:20, 160:25, 167:23, 167:24, 178:7, 180:20, 182:12, 182:23, 183:10</p> <p>Application [10] - 12:22, 13:20, 14:15, 15:17, 15:22, 33:10, 49:16, 81:22, 107:17, 149:20</p> <p>applications [9] - 8:14, 32:13, 128:20, 128:21, 144:12, 146:11, 151:19, 158:12, 163:1</p> <p>applies [2] - 162:8, 162:20</p> <p>appreciate [8] - 21:12, 31:15, 97:24, 105:10, 107:14, 147:18, 176:16, 183:10</p> <p>approach [1] - 86:21</p> <p>approval [7] - 48:24, 69:6, 131:8, 136:4,</p>	<p>140:10, 146:16, 148:19</p> <p>APPROVAL [1] - 3:5</p> <p>APPROVE [2] - 5:24, 6:11</p> <p>approve [7] - 10:10, 10:16, 73:18, 80:17, 106:16, 132:2, 144:24</p> <p>approved [18] - 11:24, 36:9, 36:24, 41:17, 42:19, 66:24, 80:7, 81:15, 107:12, 128:19, 128:20, 138:5, 145:12, 146:19, 146:20, 178:17, 178:23, 179:5</p> <p>approving [3] - 26:24, 141:23, 146:7</p> <p>APRIL [1] - 3:5</p> <p>April [2] - 10:5, 22:11</p> <p>arborvitae [8] - 76:24, 78:7, 78:22, 126:16, 130:11, 138:12, 138:13, 138:24</p> <p>arborvitae's [4] - 76:17, 77:15, 77:18, 77:19</p> <p>architect [20] - 24:8, 25:2, 26:5, 28:12, 29:9, 100:10, 103:17, 105:18, 133:18, 134:18, 138:3, 138:25, 140:12, 141:9, 141:16, 144:18, 144:19, 152:1, 152:4, 152:15</p> <p>architect's [1] - 141:20</p> <p>architectural [1] - 20:21</p> <p>architecture [4] - 29:14, 152:18, 166:9, 166:13</p> <p>Area [3] - 177:16, 177:18</p> <p>area [45] - 16:14, 19:12, 21:4, 21:11, 28:24, 38:21, 46:9, 47:13, 49:22, 58:2, 58:15, 61:18, 69:24, 71:11, 73:5, 75:10, 77:13, 79:23, 90:13, 91:24, 92:5, 92:17, 92:20, 97:25, 110:18, 117:22, 120:17, 127:4, 127:24, 130:25,</p>	<p>135:12, 141:4, 153:24, 154:5, 157:24, 158:7, 165:2, 172:6, 172:18, 175:4, 175:6, 175:19, 177:9, 180:9, 181:11</p> <p>areas [5] - 49:19, 86:24, 129:13, 158:24, 171:14</p> <p>argument [1] - 57:20</p> <p>array [1] - 112:20</p> <p>AS [1] - 1:10</p> <p>as-is [1] - 161:22</p> <p>aspect [2] - 25:25, 53:25</p> <p>asphalt [4] - 63:1, 64:24, 68:21, 79:15</p> <p>asset [2] - 88:9, 104:21</p> <p>associated [3] - 166:4, 168:6, 170:24</p> <p>ASSOCIATES [1] - 2:18</p> <p>Associates [1] - 115:3</p> <p>assume [8] - 17:4, 40:1, 40:10, 43:24, 78:23, 118:21, 133:17, 178:1</p> <p>assuming [4] - 45:17, 74:15, 114:17, 172:5</p> <p>assure [1] - 140:22</p> <p>asterisk [1] - 36:8</p> <p>attention [8] - 147:4, 153:8, 157:4, 157:19, 158:3, 165:5, 166:7, 166:14</p> <p>attic [5] - 19:18, 29:23, 90:18, 92:1, 95:20</p> <p>attitudes [1] - 128:14</p> <p>attorney [3] - 43:16, 122:11, 127:1</p> <p>Attorney [3] - 2:17, 2:19, 8:21</p> <p>attractive [2] - 30:10, 90:2</p> <p>audience [7] - 24:7, 24:15, 33:25, 74:1, 103:18, 124:8, 182:22</p> <p>August [13] - 32:10, 32:17, 33:8, 35:8, 35:11, 35:15, 144:3, 144:5, 145:23, 146:13, 148:21, 149:14</p> <p>auto [2] - 158:22, 159:2</p> <p>available [1] - 61:1</p> <p>Avenue [15] - 12:1,</p>
--	--	---	---	---

14:16, 15:18, 15:23,
17:9, 49:18, 50:9,
55:16, 70:14, 70:18,
70:25, 71:1, 71:18,
116:17, 134:10
AVENUE [6] - 3:7, 3:8,
3:9, 4:6, 4:10, 5:14
average [5] - 44:18,
44:20, 94:19, 94:22,
97:19
aware [6] - 20:24,
37:24, 60:8, 74:13,
116:21, 167:23
aye [1] - 10:14

B

babysitters [1] - 84:21
background [3] -
93:19, 120:1, 166:24
backward [1] - 58:11
backyard [12] - 28:8,
46:11, 52:7, 57:8,
58:1, 71:24, 88:7,
92:25, 93:1, 105:7,
112:22, 135:25
bad [1] - 52:16
balance [1] - 27:12
ball [1] - 181:22
barbecue [1] - 155:4
bare [1] - 19:3
base [3] - 37:14,
62:20, 123:3
based [12] - 17:18,
20:15, 23:13, 27:21,
87:23, 113:13,
117:13, 136:3,
144:21, 151:4,
151:12, 152:9
basement [5] - 72:16,
88:10, 88:11, 88:13,
88:25
bashes [1] - 170:4
basic [3] - 37:3, 38:12,
46:10
basics [1] - 87:20
bat [1] - 56:11
bath [3] - 82:3, 89:11,
92:23
bathroom [7] - 25:17,
85:2, 85:4, 89:23,
90:14, 91:9, 91:11
bathrooms [3] - 16:2,
23:9, 23:11
bay [15] - 21:3, 21:8,
36:12, 41:15, 41:21,
90:1, 92:12, 94:12,
102:2, 102:6,
102:11, 102:17,
102:24, 102:25,

156:7
bays [1] - 156:6
bear [1] - 86:6
beaten [1] - 140:24
beautiful [3] - 77:6,
126:14, 159:9
becomes [1] - 136:7
bed [1] - 91:15
bedroom [20] - 18:11,
18:17, 18:20, 19:8,
20:5, 20:8, 22:1,
25:17, 25:19, 26:4,
82:3, 89:10, 89:14,
89:15, 91:1, 91:9,
91:13, 91:19, 92:21,
93:22
bedrooms [5] - 16:2,
23:8, 29:25, 30:1,
101:13
beech [4] - 155:10,
155:13, 155:14,
158:2
beginning [4] - 54:1,
137:20, 137:21,
147:7
behalf [1] - 151:2
behind [12] - 45:20,
53:1, 58:15, 70:24,
82:1, 87:13, 87:14,
119:20, 119:22,
155:9, 167:1, 168:23
below [6] - 18:25,
39:9, 44:9, 63:24,
79:16, 80:15
Ben [2] - 103:25,
107:18
BEN [3] - 6:7, 6:15,
104:7
beneficial [3] - 17:17,
181:14, 182:11
benefit [2] - 160:13,
171:8
benefits [3] - 113:4,
113:9, 171:2
BENJAMIN [2] - 6:19,
109:16
benjamin [1] - 109:12
best [8] - 96:14,
121:22, 133:5,
146:12, 148:4,
148:6, 157:1, 168:9
Beth [1] - 50:12
BETH [2] - 5:18, 50:16
better [9] - 63:19,
64:23, 93:12, 93:13,
96:14, 125:3, 147:9,
176:13, 181:8
between [15] - 20:4,
27:12, 28:10, 31:18,
36:11, 37:15, 37:20,

60:12, 72:14, 75:21,
111:9, 112:5,
144:18, 145:14,
183:5
beyond [2] - 78:3,
169:24
big [15] - 26:19, 27:24,
29:14, 53:10, 53:22,
72:21, 88:8, 94:10,
95:20, 132:4,
134:12, 166:20,
170:1, 177:22,
177:23
bigger [3] - 28:11,
97:19, 155:15
bit [15] - 17:15, 27:1,
52:7, 57:22, 57:23,
77:1, 85:7, 87:10,
92:5, 93:4, 94:21,
95:8, 100:2, 120:24,
167:5
Bjorn [1] - 149:23
black [7] - 64:24,
107:20, 109:2,
110:19, 112:17,
112:23, 132:22
blank [1] - 19:14
block [2] - 106:1,
140:22
Block [2] - 33:11,
153:4
BLOCK [7] - 4:6, 4:11,
5:5, 5:15, 6:2, 6:16,
7:2
blocks [1] - 84:23
blue [2] - 153:21,
159:20
bluestone [2] - 51:19,
51:22
Board [45] - 8:10,
8:13, 8:21, 8:22, 9:1,
9:2, 17:17, 19:6,
24:12, 25:23, 30:22,
31:23, 63:2, 63:20,
70:3, 74:5, 80:10,
96:16, 103:16,
108:4, 113:12,
116:21, 117:4,
122:10, 124:6,
127:13, 127:19,
128:20, 131:2,
135:20, 136:4,
139:7, 140:8,
143:23, 143:25,
145:3, 145:5, 151:1,
151:17, 151:21,
152:7, 157:11,
158:13, 161:14
BOARD [3] - 1:2, 2:17,
10:14

board [63] - 8:16, 22:5,
25:1, 31:9, 43:16,
55:5, 69:24, 74:9,
77:22, 78:11, 83:15,
86:6, 105:17,
106:12, 107:25,
108:13, 108:14,
108:16, 109:4,
110:14, 113:7,
115:20, 115:22,
123:17, 125:16,
126:25, 127:24,
127:25, 128:9,
128:17, 130:20,
133:7, 134:25,
137:25, 140:15,
142:13, 159:21,
159:22, 165:3
Board's [4] - 133:24,
143:22, 151:3,
183:11
board-on-board [24] -
55:5, 69:24, 77:22,
107:25, 108:13,
108:14, 109:4,
110:14, 113:7,
115:22, 125:16,
127:24, 127:25,
128:9, 128:17,
130:20, 133:7,
134:25, 137:25,
140:15, 142:13,
159:21, 159:22,
165:3
book [1] - 151:8
books [1] - 28:13
boots [1] - 84:25
bothered [2] - 178:18,
178:19
bottom [3] - 19:13,
111:12, 112:1
bought [1] - 84:6
bounce [1] - 122:4
box [1] - 21:3
boxwoods [1] -
139:15
boys [2] - 85:3, 85:4
brain [1] - 151:9
brand [1] - 134:11
brand-new [1] -
134:11
break [2] - 81:18,
159:12
Break [1] - 81:20
breaking [1] - 53:11
BREIEN [4] - 11:1,
32:11, 144:8, 147:24
Brian [3] - 15:22, 17:8,
82:25
BRIAN [5] - 4:10, 4:14,

6:5, 17:10, 83:8
brick [4] - 64:4, 73:20,
114:21, 115:4
bricks [1] - 62:9
brief [2] - 8:22, 17:25
briefly [1] - 54:21
bring [7] - 26:13,
28:18, 53:25, 58:14,
98:14, 135:11,
160:15
bringing [1] - 58:5
brings [1] - 164:10
BROAD [9] - 6:20,
124:12, 124:18,
124:21, 125:6,
125:20, 125:24,
126:5, 126:9
Broad [2] - 1:12,
124:12
broken [1] - 29:22
brought [2] - 21:18,
57:16
buffer [1] - 77:14
build [13] - 26:8,
28:14, 35:16, 35:18,
36:24, 37:6, 37:8,
37:11, 52:13, 109:1,
176:3, 176:4
builder [2] - 36:9,
41:11
building [34] - 16:8,
18:13, 20:19, 22:23,
28:7, 28:19, 29:10,
33:16, 33:19, 36:6,
36:15, 36:18, 42:19,
42:25, 48:15, 66:6,
80:7, 82:7, 82:18,
86:1, 89:8, 94:6,
95:2, 95:3, 98:25,
99:12, 108:17,
117:12, 135:14,
146:16, 150:9,
161:1, 161:7, 161:19
Building [1] - 1:12
built [4] - 35:12,
35:13, 52:13, 108:8
bulk [4] - 9:5, 160:17,
160:18, 161:12
bulletin [1] - 8:16
bump [3] - 59:2,
93:21, 166:10
bump-out [2] - 59:2,
166:10
bunch [1] - 96:9
burden [1] - 9:6
bus [2] - 143:7, 143:12
bushes [1] - 154:18
business [1] - 15:16
busy [2] - 58:11
but.. [2] - 130:25,

176:5 buy [3] - 84:15, 138:12, 142:5 buyer's [1] - 131:9 BY [6] - 2:17, 2:19, 3:3, 6:16, 7:3, 109:21	26:10, 44:22, 99:21, 128:24, 139:18, 148:20, 162:7, 162:19, 164:1, 166:1 casement [3] - 101:5, 101:6, 101:14 cases [3] - 9:5, 62:8, 162:25 catchall [3] - 67:12, 67:13, 67:19 causing [1] - 102:4 caveat [1] - 106:17 Cedars [1] - 167:17 ceilings [1] - 91:14 cells [1] - 62:21 cement [1] - 71:8 center [2] - 21:19, 87:2 centered [1] - 57:3 central [1] - 51:9 certain [1] - 145:4 certainly [6] - 47:15, 106:4, 148:16, 153:13, 176:17, 179:17 certified [2] - 140:10, 142:22 certifies [1] - 134:20 chain [1] - 108:1 chain-link [1] - 108:1 chair [7] - 9:16, 12:11, 13:9, 14:4, 15:3, 81:6, 107:3 Chair [2] - 116:23, 183:8 Chairman [3] - 108:3, 113:1, 150:23 chairman [7] - 9:14, 12:9, 13:7, 14:2, 15:1, 81:8, 107:5 CHAIRMAN [293] - 2:2, 2:3, 3:3, 8:5, 8:9, 9:12, 9:15, 10:3, 10:7, 10:13, 10:15, 10:24, 11:7, 11:9, 11:13, 11:16, 11:18, 11:24, 12:5, 12:7, 12:10, 12:21, 13:1, 13:5, 13:8, 13:19, 14:1, 14:3, 14:14, 14:19, 14:22, 14:24, 15:2, 15:15, 16:22, 17:3, 17:6, 17:12, 17:20, 17:23, 18:7, 20:22, 21:9, 21:17, 22:3, 22:8, 23:5, 24:5, 24:14, 24:24, 27:25, 28:20, 29:19, 30:7, 30:13, 30:19, 31:13, 31:19, 32:1,	32:8, 32:12, 32:16, 32:22, 33:3, 33:7, 34:3, 34:8, 34:11, 34:15, 34:19, 34:24, 38:5, 38:25, 39:5, 39:12, 40:4, 40:8, 40:15, 41:3, 43:15, 43:20, 44:2, 44:11, 44:21, 44:25, 45:8, 45:14, 45:21, 45:25, 46:4, 46:17, 46:23, 47:10, 47:17, 47:20, 47:23, 48:3, 48:16, 48:25, 49:4, 49:9, 49:11, 49:15, 50:11, 50:14, 50:19, 50:23, 54:7, 54:13, 54:16, 55:3, 55:12, 55:17, 55:21, 56:1, 56:19, 59:16, 59:20, 61:14, 62:1, 63:3, 63:11, 64:3, 64:19, 65:3, 65:17, 65:20, 66:17, 66:20, 66:25, 69:1, 69:7, 69:10, 69:13, 69:20, 70:10, 70:15, 70:19, 71:25, 72:9, 73:3, 73:7, 73:14, 73:17, 73:25, 74:16, 74:23, 75:3, 75:14, 75:20, 77:15, 77:25, 78:9, 79:22, 80:10, 80:20, 80:23, 81:9, 81:14, 81:17, 81:21, 83:3, 83:6, 83:11, 83:14, 83:17, 83:21, 83:25, 85:13, 96:17, 96:24, 97:7, 97:23, 98:12, 98:17, 98:21, 99:5, 99:13, 99:20, 100:7, 102:1, 102:22, 103:8, 103:15, 103:22, 104:5, 104:10, 104:25, 105:5, 105:9, 105:15, 106:20, 107:6, 107:11, 107:16, 109:7, 109:10, 109:14, 113:14, 113:22, 114:2, 114:9, 114:15, 115:2, 115:6, 115:14, 115:18, 115:24, 116:20, 118:14, 119:7, 119:13, 119:23, 120:4, 120:7, 121:2, 121:13, 122:9, 123:5, 123:12, 124:6, 124:20,	125:11, 125:22, 125:25, 126:22, 129:5, 129:9, 129:14, 130:15, 131:6, 131:11, 132:6, 132:20, 132:24, 133:5, 133:23, 135:2, 136:21, 138:1, 138:18, 139:3, 139:8, 140:7, 140:23, 141:17, 142:1, 142:9, 142:16, 143:8, 143:14, 144:2, 144:11, 144:22, 145:10, 145:25, 146:6, 146:23, 147:22, 147:25, 148:3, 148:13, 149:4, 149:9, 149:15, 149:19, 152:16, 152:22, 171:16, 171:21, 172:4, 172:15, 173:1, 173:15, 173:22, 174:6, 174:20, 175:17, 175:23, 176:1, 176:6, 176:10, 176:15, 177:25, 178:6, 179:13, 180:24, 181:7, 182:13, 182:20, 183:2, 183:7, 183:12 chairs [1] - 158:22 chaise [2] - 158:21, 168:19 challenge [3] - 52:8, 155:25, 180:19 chance [6] - 10:8, 10:19, 12:2, 12:23, 13:22, 14:17 change [14] - 18:22, 19:11, 21:5, 21:21, 22:21, 22:23, 44:13, 67:25, 80:14, 101:9, 128:13, 128:15 changed [4] - 22:19, 42:24, 43:5, 73:22 CHANGES [1] - 4:18 changes [11] - 10:20, 18:1, 19:25, 20:9, 20:21, 21:10, 25:21, 32:4, 97:21, 160:19 changing [5] - 21:11, 79:12, 89:25, 98:10, 161:8 Channing [2] - 116:17, 134:10	character [7] - 113:3, 126:20, 130:23, 130:24, 134:16, 171:5, 171:15 chart [3] - 160:17, 160:18, 161:12 check [2] - 86:23, 86:24 chemicals [1] - 71:7 children [1] - 108:5 chimney [6] - 36:13, 41:15, 41:20, 98:13, 99:10 choice [3] - 68:17, 101:7, 140:14 choosing [4] - 157:20, 160:2, 160:11, 167:22 chop [1] - 94:23 chose [1] - 96:5 Chris [5] - 25:20, 44:2, 127:7, 133:12, 179:14 CHRIS [1] - 11:7 CHRIS [1] - 2:3 Circle [1] - 51:1 circle [2] - 58:18, 66:22 circular [1] - 97:8 circumstances [2] - 135:22, 181:17 clarify [2] - 161:15, 162:11 clarity [2] - 157:9, 161:13 classified [1] - 156:9 clay [1] - 71:12 clean [1] - 159:3 cleaned [1] - 161:12 cleanup [1] - 160:17 clear [5] - 39:17, 39:18, 61:19, 128:8, 181:10 clearance [1] - 94:1 cleared [1] - 135:24 Clerk [1] - 8:18 client [8] - 31:14, 56:15, 154:24, 155:19, 162:9, 167:25, 168:6, 170:2 clockwise [1] - 153:21 close [23] - 24:18, 24:24, 56:23, 56:24, 59:1, 66:2, 67:1, 74:4, 74:8, 75:5, 75:17, 78:10, 105:11, 105:16, 126:23, 150:2, 157:19, 158:3, 166:7, 166:13,
C				
c(1) [4] - 27:5, 151:7, 170:8, 170:11 c(1)s [1] - 27:7 c(2) [2] - 113:4, 113:13 C-r-o-t-t-y [1] - 50:10 cabana [1] - 118:22 calculation [2] - 36:14, 68:2 CALL [1] - 3:4 cannonball [3] - 178:24, 179:1, 179:4 cannonball-type [1] - 179:4 cannot [2] - 15:12, 28:12 cans [2] - 76:14, 76:15 cap [2] - 162:5, 176:21 cape [2] - 84:7, 91:16 Cape [3] - 89:9, 91:25, 95:13 car [3] - 61:21, 61:23, 61:24 care [1] - 140:2 Carol [8] - 11:16, 23:5, 28:4, 75:3, 75:14, 83:19, 100:10, 124:1 CAROL [3] - 2:7, 6:6, 83:23 carol [1] - 129:5 carriage [17] - 52:23, 52:24, 53:9, 53:12, 53:13, 53:16, 53:18, 53:24, 54:2, 54:5, 54:9, 54:17, 56:15, 57:20, 60:18, 72:3, 72:4 CARRIED [4] - 4:8, 4:9, 4:18, 6:24 carried [3] - 10:16, 149:6, 149:7 carry [11] - 32:6, 32:16, 78:19, 143:21, 145:8, 145:23, 146:1, 148:22, 148:25, 149:3, 149:13 carrying [1] - 148:23 cars [3] - 58:8, 58:14, 77:14 case [12] - 9:7, 26:2,				

<p>178:8, 179:6, 182:25</p> <p>closed [3] - 120:9, 137:8, 143:19</p> <p>closer [2] - 65:21, 178:16</p> <p>closet [7] - 18:19, 18:21, 19:8, 21:11, 88:20, 100:4</p> <p>CO [1] - 146:24</p> <p>coaching [1] - 29:15</p> <p>Cod [3] - 89:10, 91:25, 95:13</p> <p>code [12] - 28:19, 53:16, 69:23, 101:14, 125:12, 125:13, 153:16, 153:17, 163:2, 163:6, 167:19, 170:14</p> <p>code-compliant [2] - 69:23, 170:14</p> <p>coded [1] - 153:16</p> <p>COHEN [70] - 2:4, 9:19, 10:25, 11:4, 11:21, 12:14, 13:12, 14:7, 14:23, 15:6, 28:24, 38:19, 38:23, 39:17, 39:21, 39:24, 42:7, 42:12, 46:6, 46:21, 47:4, 47:8, 47:14, 59:12, 59:18, 60:3, 60:5, 60:17, 60:22, 61:19, 61:24, 65:1, 67:21, 68:6, 69:5, 69:8, 69:11, 72:10, 72:20, 73:23, 79:20, 80:22, 81:3, 106:19, 106:25, 129:7, 129:10, 130:4, 130:13, 130:19, 130:22, 136:8, 139:23, 140:2, 140:5, 140:15, 141:24, 142:2, 142:6, 142:19, 143:5, 175:21, 175:24, 176:3, 176:8, 176:12, 177:5, 178:11, 178:18, 181:16</p> <p>Cohen [2] - 11:14, 106:20</p> <p>cohen [9] - 9:18, 11:20, 12:13, 13:11, 14:6, 15:5, 81:2, 106:24, 180:17</p> <p>cold [1] - 91:25</p> <p>colleagues [1] - 28:18</p> <p>COLOR [2] - 6:22,</p>	<p>109:19</p> <p>color [1] - 153:15</p> <p>colored [1] - 157:9</p> <p>combination [2] - 23:20, 168:24</p> <p>comfortable [2] - 85:7, 145:6</p> <p>coming [13] - 31:23, 39:3, 40:16, 72:22, 102:15, 142:19, 145:12, 174:10, 174:14, 177:15, 180:4, 180:9, 181:22</p> <p>Commencing [1] - 1:13</p> <p>comment [2] - 69:14, 78:11</p> <p>commentary [1] - 54:22</p> <p>comments [11] - 10:8, 10:20, 18:12, 24:16, 25:4, 30:8, 30:21, 78:12, 80:11, 106:12, 129:6</p> <p>committee [1] - 145:2</p> <p>common [3] - 65:8, 90:8, 97:5</p> <p>compact [1] - 62:20</p> <p>company [1] - 152:8</p> <p>comparable [2] - 20:15, 68:8</p> <p>compared [1] - 30:3</p> <p>complaint [1] - 71:10</p> <p>complete [1] - 115:11</p> <p>completely [7] - 97:12, 126:19, 130:23, 157:23, 160:1, 165:16, 173:14</p> <p>complex [1] - 37:10</p> <p>compliance [4] - 44:9, 96:2, 96:6, 129:11</p> <p>compliant [3] - 69:23, 109:1, 170:14</p> <p>complied [1] - 88:3</p> <p>comply [3] - 23:19, 102:15, 136:6</p> <p>compromise [1] - 22:2</p> <p>concave [1] - 90:19</p> <p>concern [1] - 72:8</p> <p>concerned [3] - 29:21, 105:23, 127:5</p> <p>concerns [6] - 28:2, 71:16, 106:12, 143:25, 147:16, 169:25</p> <p>concrete [3] - 157:18, 163:14, 180:7</p> <p>condition [26] - 27:10, 73:19, 74:20, 74:25,</p>	<p>79:18, 80:13, 106:9, 116:10, 116:13, 123:3, 123:4, 130:2, 130:15, 132:14, 134:1, 134:4, 135:8, 140:19, 150:5, 150:6, 161:23, 162:9, 168:15, 171:1, 172:21, 173:4</p> <p>conditioning [1] - 180:10</p> <p>CONDITIONS [2] - 5:24, 6:12</p> <p>conditions [9] - 27:13, 64:16, 69:6, 69:9, 69:14, 79:11, 80:18, 128:6, 162:20</p> <p>configuration [1] - 91:16</p> <p>confines [1] - 166:12</p> <p>confirm [1] - 134:14</p> <p>conformance [1] - 48:7</p> <p>conforming [6] - 20:13, 20:16, 68:23, 149:25, 161:24, 162:2</p> <p>connecting [1] - 56:15</p> <p>connects [1] - 159:24</p> <p>cons [2] - 102:14, 103:12</p> <p>consensus [1] - 30:23</p> <p>consider [6] - 39:13, 39:15, 64:10, 102:5, 116:12, 133:22</p> <p>consideration [3] - 102:2, 143:22, 172:18</p> <p>considered [16] - 38:7, 38:8, 39:8, 39:19, 40:25, 42:10, 44:14, 48:8, 48:9, 59:25, 62:12, 62:15, 103:9, 161:10, 172:16</p> <p>considers [1] - 8:14</p> <p>consistent [2] - 164:2, 171:12</p> <p>consists [1] - 71:11</p> <p>construct [6] - 15:24, 33:12, 81:25, 82:1, 82:3, 149:24</p> <p>constructed [3] - 108:19, 108:23, 114:19</p> <p>construction [17] - 37:1, 48:1, 48:3, 49:1, 49:5, 87:23, 88:1, 111:2, 114:11, 114:14, 115:13,</p>	<p>118:17, 145:19, 170:25, 174:4, 174:9, 180:1</p> <p>contiguous [2] - 110:9, 110:18</p> <p>continuance [1] - 25:12</p> <p>continuation [1] - 15:21</p> <p>continue [1] - 152:16</p> <p>continued [1] - 21:25</p> <p>continuous [4] - 25:8, 29:1, 82:11, 87:8</p> <p>contractor [3] - 174:3, 179:25, 180:3</p> <p>contrary [6] - 16:3, 33:13, 49:23, 82:5, 107:21, 150:6</p> <p>control [1] - 23:23</p> <p>Control [1] - 153:11</p> <p>conversations [1] - 114:25</p> <p>convince [1] - 151:5</p> <p>cool [1] - 155:22</p> <p>copper [3] - 101:19, 101:23, 101:24</p> <p>copy [1] - 10:4</p> <p>corner [11] - 96:22, 97:4, 121:12, 153:14, 154:9, 156:2, 159:23, 168:18, 170:11, 177:11, 177:13</p> <p>Correct [2] - 110:1, 120:6</p> <p>correct [67] - 11:13, 17:21, 21:5, 21:6, 22:17, 23:3, 32:25, 38:5, 38:22, 39:4, 40:12, 41:9, 44:15, 45:18, 45:19, 46:23, 60:19, 61:12, 61:25, 62:1, 63:9, 64:5, 65:22, 66:16, 69:10, 73:6, 77:24, 96:21, 96:23, 109:25, 110:6, 110:7, 111:3, 111:7, 111:8, 111:11, 111:13, 111:14, 111:17, 112:3, 112:14, 114:11, 114:12, 115:5, 115:17, 120:2, 121:2, 123:9, 125:11, 125:24, 126:9, 135:2, 137:18, 137:22, 138:1, 138:17, 144:25, 146:1, 146:5, 146:23,</p>	<p>147:1, 148:24, 162:12, 172:4, 173:12</p> <p>correctly [1] - 42:5</p> <p>COs [1] - 146:15</p> <p>costs [1] - 168:7</p> <p>council [4] - 123:19, 123:21, 125:9, 131:4</p> <p>count [3] - 37:23, 137:7, 163:17</p> <p>counted [3] - 41:21, 63:10, 63:14</p> <p>counting [1] - 45:12</p> <p>counts [2] - 137:8, 163:21</p> <p>couple [16] - 18:8, 29:5, 38:3, 54:7, 54:18, 61:16, 69:21, 78:12, 94:2, 96:18, 97:3, 113:14, 156:2, 160:7, 160:16, 170:3</p> <p>course [2] - 56:1, 134:22</p> <p>cover [4] - 118:9, 158:23, 159:2, 182:3</p> <p>coverage [66] - 22:23, 33:16, 33:20, 36:7, 36:16, 36:18, 37:23, 38:4, 39:25, 40:7, 43:1, 50:1, 56:4, 56:8, 57:11, 57:16, 57:23, 57:24, 62:16, 63:6, 63:8, 63:12, 63:17, 68:19, 71:19, 71:21, 73:20, 78:18, 79:17, 79:24, 80:5, 80:15, 82:8, 86:1, 86:2, 88:1, 89:8, 94:6, 94:14, 95:2, 95:3, 95:16, 96:8, 97:24, 97:25, 105:20, 105:22, 131:20, 138:13, 150:4, 150:9, 150:12, 160:6, 160:14, 160:21, 161:1, 161:7, 161:16, 161:19, 162:18, 163:4, 163:11, 164:7, 176:17, 176:20, 176:24</p> <p>coverages [1] - 43:23</p> <p>covered [4] - 24:22, 67:11, 82:4, 90:6</p> <p>covers [1] - 144:4</p> <p>cracked [2] - 51:20, 51:21</p> <p>cracks [1] - 52:2</p> <p>create [12] - 9:8, 46:8,</p>
---	---	---	---	--

<p>47:8, 58:6, 87:16, 90:24, 91:11, 92:21, 92:23, 93:5, 141:3</p> <p>created [1] - 29:9</p> <p>creates [1] - 93:24</p> <p>creating [10] - 47:5, 86:13, 87:5, 87:8, 92:8, 92:10, 95:10, 96:11, 100:1, 150:4</p> <p>creative [1] - 28:12</p> <p>credentials [1] - 16:24</p> <p>credit [1] - 64:22</p> <p>criteria [7] - 8:23, 26:23, 27:4, 27:20, 27:21, 28:6, 29:11</p> <p>critical [2] - 158:12, 165:20</p> <p>Crosstalk [4] - 40:14, 41:2, 122:21, 123:25</p> <p>crosstalk [5] - 41:4, 62:10, 64:25, 137:11, 143:10</p> <p>Crotty [4] - 49:17, 50:8, 50:9, 50:12</p> <p>CROTTY [21] - 5:14, 5:17, 5:18, 50:8, 50:12, 50:16, 50:22, 50:24, 53:8, 54:11, 54:15, 54:24, 65:11, 69:18, 75:7, 76:2, 76:8, 76:12, 76:20, 77:4</p> <p>current [10] - 68:19, 73:20, 78:25, 86:15, 101:1, 105:21, 152:12, 171:21, 172:19, 175:3</p> <p>curved [1] - 97:9</p> <p>cut [4] - 23:9, 25:18, 102:17, 129:8</p> <p>cuts [1] - 136:11</p>	<p>days [1] - 149:17</p> <p>de [2] - 164:7, 170:5</p> <p>dead [2] - 140:24, 167:16</p> <p>deadline [1] - 33:5</p> <p>dealing [2] - 138:21</p> <p>deals [1] - 178:3</p> <p>DEBORAH [2] - 6:7, 104:7</p> <p>Deborah [1] - 104:3</p> <p>deceiving [1] - 120:24</p> <p>decide [3] - 47:5, 73:17, 137:4</p> <p>decided [2] - 77:18, 143:2</p> <p>decides [2] - 129:8, 141:12</p> <p>decision [5] - 101:20, 131:3, 143:25, 144:3, 145:22</p> <p>decisions [1] - 101:25</p> <p>deck [46] - 33:12, 35:16, 35:17, 35:18, 35:19, 35:22, 36:16, 36:17, 37:6, 37:8, 37:12, 37:19, 38:6, 38:7, 38:15, 38:17, 38:24, 40:19, 44:9, 45:4, 47:6, 47:9, 47:18, 48:4, 48:20, 87:24, 88:2, 112:22, 113:16, 113:19, 114:3, 117:16, 119:25, 158:4, 158:11, 158:14, 158:15, 158:17, 159:13, 161:3, 161:5, 161:10, 163:13</p> <p>decks [3] - 33:17, 33:21, 36:18</p> <p>decorative [2] - 19:18, 91:21</p> <p>decrease [1] - 169:6</p> <p>deem [1] - 136:24</p> <p>deep [5] - 18:21, 57:21, 92:13, 99:17</p> <p>defer [1] - 43:15</p> <p>deficiencies [1] - 36:2</p> <p>deficiency [1] - 36:20</p> <p>defined [1] - 153:16</p> <p>definitely [3] - 39:14, 98:25, 172:13</p> <p>deliberation [1] - 31:21</p> <p>demolition [3] - 152:25, 153:9, 160:9</p> <p>demonstrate [1] - 9:7</p> <p>denote [1] - 66:23</p> <p>denoted [1] - 77:7</p>	<p>dense [1] - 167:13</p> <p>densely [1] - 154:12</p> <p>density [1] - 23:24</p> <p>department [5] - 48:15, 49:5, 108:17, 135:14, 146:17</p> <p>dependent [1] - 136:11</p> <p>depth [4] - 39:6, 98:16, 98:18, 102:5</p> <p>described [2] - 141:1, 177:14</p> <p>description [1] - 36:11</p> <p>DESCRIPTION [6] - 4:15, 5:8, 5:21, 6:9, 6:21, 7:7</p> <p>design [5] - 20:21, 30:25, 49:21, 57:15, 89:2</p> <p>Design [2] - 55:15, 141:3</p> <p>Design's [1] - 114:23</p> <p>designer [2] - 139:2, 139:5</p> <p>desire [1] - 104:24</p> <p>despite [1] - 150:3</p> <p>detail [3] - 19:22, 19:23, 147:4</p> <p>detective [1] - 150:24</p> <p>determination [3] - 127:20, 133:14, 135:15</p> <p>determine [3] - 127:19, 136:4, 144:19</p> <p>determined [2] - 136:14, 136:15</p> <p>detrimental [1] - 127:23</p> <p>detriments [2] - 113:11, 171:8</p> <p>develop [1] - 56:3</p> <p>developed [2] - 57:5, 58:7</p> <p>developing [1] - 56:13</p> <p>deviate [1] - 129:2</p> <p>deviating [1] - 127:5</p> <p>deviation [3] - 27:5, 27:6, 171:8</p> <p>deviations [1] - 171:9</p> <p>devised [1] - 36:12</p> <p>diagonal [1] - 105:4</p> <p>dictate [1] - 130:17</p> <p>die [1] - 134:6</p> <p>dies [2] - 130:12, 139:18</p> <p>difference [3] - 20:4, 22:20, 154:11</p> <p>different [17] - 34:21, 34:25, 38:13, 68:10,</p>	<p>77:2, 84:15, 97:12, 100:12, 100:14, 115:8, 115:15, 137:16, 138:13, 143:9, 153:16, 156:3, 164:16</p> <p>difficult [2] - 91:15, 114:7</p> <p>dig [3] - 174:15, 174:17, 174:20</p> <p>dilapidated [1] - 53:22</p> <p>dimension [3] - 49:6, 78:1, 167:2</p> <p>dimensioned [1] - 178:1</p> <p>dimensions [1] - 25:18</p> <p>diminish [2] - 169:10, 175:7</p> <p>dining [9] - 21:4, 35:19, 92:9, 102:10, 155:3, 172:23, 175:6, 175:10, 175:13</p> <p>direct [1] - 120:10</p> <p>direction [11] - 11:12, 46:16, 46:20, 97:12, 108:15, 113:8, 124:14, 167:10, 169:17, 180:10, 181:25</p> <p>directions [1] - 110:5</p> <p>directly [11] - 60:14, 70:24, 87:14, 88:21, 91:22, 97:3, 119:14, 125:5, 125:20, 167:1, 169:21</p> <p>disclosed [1] - 42:5</p> <p>discrepancy [1] - 41:16</p> <p>discuss [1] - 31:14</p> <p>discussed [7] - 19:19, 21:2, 60:11, 69:25, 73:18, 79:10, 79:18</p> <p>discussing [2] - 42:23, 134:2</p> <p>discussion [12] - 25:1, 31:17, 35:2, 74:9, 78:11, 102:8, 105:17, 126:25, 133:24, 143:3, 145:13, 183:4</p> <p>disregarded [1] - 74:25</p> <p>distance [4] - 58:14, 58:17, 150:16, 169:6</p> <p>district [2] - 84:17, 131:24</p> <p>dividing [1] - 97:17</p> <p>Doctor [1] - 70:16</p>	<p>DOCTOR [1] - 70:21</p> <p>documents [1] - 37:4</p> <p>Don [2] - 160:23, 171:1</p> <p>Don's [1] - 168:13</p> <p>done [5] - 25:7, 53:15, 74:11, 114:18, 133:6</p> <p>door [19] - 20:7, 27:20, 33:13, 37:6, 37:7, 37:17, 38:21, 40:10, 40:20, 45:18, 45:21, 85:1, 91:24, 92:6, 93:7, 93:8, 93:12, 158:8</p> <p>doors [4] - 65:7, 89:17, 92:24, 175:9</p> <p>dormer [15] - 19:18, 19:21, 29:23, 86:21, 87:1, 90:14, 90:23, 91:5, 91:11, 91:20, 92:14, 92:15, 92:23, 93:15, 96:4</p> <p>dormers [3] - 87:1, 93:17, 95:9</p> <p>DORNER [10] - 6:7, 6:7, 103:21, 104:3, 104:7, 104:12, 104:19, 105:3, 105:6</p> <p>Dorner [2] - 103:25, 104:3</p> <p>dotted [2] - 89:15, 90:13</p> <p>double [5] - 19:9, 19:16, 61:18, 78:17, 101:9</p> <p>double-hung [3] - 19:9, 19:16, 101:9</p> <p>down [28] - 18:18, 18:20, 18:25, 28:19, 37:17, 39:3, 40:22, 46:21, 51:22, 52:14, 53:4, 57:16, 65:24, 71:5, 74:14, 75:21, 86:23, 88:12, 89:18, 95:18, 97:10, 117:10, 120:12, 121:11, 121:12, 129:8, 136:11, 158:10</p> <p>Downer [1] - 10:18</p> <p>DOWNER [1] - 3:7</p> <p>downwards [1] - 121:17</p> <p>Dr [1] - 72:1</p> <p>drain [5] - 71:3, 71:20, 73:11, 79:1, 79:2</p> <p>drainage [13] - 46:7, 71:22, 72:8, 72:11, 73:4, 78:24, 78:25, 79:2, 155:11,</p>
D				
<p>d(1) [1] - 27:12</p> <p>D-o-r-n-e-r [1] - 104:1</p> <p>d-use [1] - 26:2</p> <p>damage [2] - 71:7, 182:18</p> <p>darker [1] - 93:17</p> <p>date [4] - 32:7, 148:23, 157:10, 165:7</p> <p>DATED [3] - 7:8, 7:10, 157:13</p> <p>dated [3] - 52:19, 153:12, 157:10</p> <p>David [3] - 15:17, 70:16, 124:12</p> <p>DAVID [5] - 4:5, 5:20, 6:20, 70:21, 124:18</p>				

<p>155:12, 155:16, 158:18, 164:23 drained [2] - 79:5, 79:6 draining [5] - 47:13, 71:17, 73:7, 78:24, 155:8 drains [5] - 46:24, 71:14, 72:14, 72:15, 73:10 drastically [1] - 20:25 drawing [6] - 31:9, 48:18, 76:19, 98:2, 100:23, 172:5 drew [2] - 41:22, 180:11 Drive [1] - 83:20 driveway [17] - 49:21, 50:4, 54:17, 58:17, 58:24, 61:15, 72:12, 126:7, 154:21, 156:5, 160:4, 160:10, 163:10, 163:16, 163:18, 176:16 driving [1] - 170:16 drone [1] - 166:17 drop [2] - 38:23, 117:14 dropped [3] - 38:10, 38:14, 38:16 dry [2] - 74:19, 79:8 ducts [1] - 92:3 Dudley [1] - 132:19 dudley [1] - 132:21 duly [12] - 17:1, 17:10, 34:13, 50:17, 55:19, 70:22, 83:9, 83:23, 104:8, 109:16, 124:18, 152:20 dump [1] - 73:12 dumping [1] - 71:4 during [2] - 56:6, 56:11 dwelling [5] - 33:13, 49:23, 82:5, 114:22, 150:1</p>	<p>155:13, 158:19, 159:23 Easter [1] - 167:17 easy [1] - 134:9 eat [1] - 118:5 Edelman [5] - 81:23, 82:25, 83:4, 84:3, 104:20 EDELMAN [10] - 6:1, 6:5, 6:5, 82:25, 83:4, 83:8, 84:4, 85:14, 107:15 Edelman's [2] - 104:13, 105:2 edge [3] - 65:10, 66:22, 169:22 edges [1] - 182:4 effect [3] - 18:21, 128:2, 179:9 effectively [2] - 29:10, 177:9 effort [2] - 30:17, 179:11 efforts [1] - 22:24 egress [7] - 59:23, 60:1, 60:16, 60:25, 61:21, 101:6, 101:11 eight [4] - 51:1, 62:24, 123:20 eilbacher [6] - 10:1, 13:17, 14:12, 15:13, 81:12, 107:9 EILBACHER [14] - 2:8, 10:2, 10:12, 12:6, 12:20, 13:18, 14:13, 15:14, 30:9, 81:13, 107:10, 131:7, 132:3, 182:15 Eilbacher [1] - 12:19 EILEEN [2] - 5:19, 70:21 Eileen [1] - 70:13 either [8] - 40:10, 68:15, 74:18, 108:12, 118:21, 133:7, 177:18, 180:7 EKA [2] - 114:17, 115:3 EKA's [2] - 99:13, 114:21 electric [1] - 157:21 elements [1] - 171:12 elevated [1] - 71:1 elevation [13] - 18:12, 19:11, 19:13, 19:14, 19:21, 19:24, 20:2, 20:6, 20:18, 92:7, 93:2, 158:6 eliminate [3] - 156:6, 160:11, 164:17</p>	<p>eliminates [1] - 142:16 eliminating [3] - 105:21, 163:10, 170:20 elimination [1] - 176:16 Ellison [1] - 83:19 elongated [2] - 154:21, 160:10 elsewhere [1] - 164:6 Elishiekh [1] - 10:18 embankment [2] - 131:13, 131:19 embarrassed [1] - 22:12 emptying [1] - 72:18 encapsulated [2] - 160:1, 165:2 enclosed [1] - 57:8 enclosure [1] - 107:23 encroaching [2] - 21:7, 102:25 encroachment [1] - 97:14 end [10] - 44:6, 44:12, 52:15, 54:1, 129:10, 147:24, 147:25, 148:4, 148:14, 149:2 enforced [1] - 116:14 engineer [7] - 59:24, 60:12, 61:5, 61:10, 64:8, 74:12, 74:13 engineer's [1] - 70:1 engineering [2] - 66:8, 99:8 enhances [1] - 90:6 enjoy [2] - 35:18, 183:12 enjoyed [1] - 148:1 ensure [2] - 35:23, 136:9 enter [1] - 37:17 Enterprises [1] - 10:18 entertaining [4] - 154:23, 155:7, 169:20, 172:23 entire [6] - 30:22, 45:4, 57:8, 69:23, 73:4, 157:25 entirety [1] - 54:1 entitled [2] - 157:6, 165:6 entrance [4] - 49:23, 58:3, 84:24, 154:21 entry [1] - 90:6 envision [1] - 181:16 equals [1] - 157:7 equipment [3] -</p>	<p>174:12, 180:5, 180:8 equipped [1] - 159:8 equivalent [1] - 128:18 especially [5] - 23:25, 53:16, 94:15, 128:18, 170:14 ESQ [4] - 2:17, 2:19, 6:16, 7:3 essence [1] - 117:17 essential [1] - 89:1 essentially [13] - 112:16, 153:9, 153:25, 154:1, 156:23, 157:7, 157:17, 165:10, 167:2, 167:20, 172:10, 173:10, 177:10 establish [1] - 141:3 Ester [1] - 35:9 etcetera [7] - 85:23, 93:1, 116:12, 131:23, 133:12, 134:6, 180:11 evening [34] - 8:9, 8:25, 11:25, 14:15, 15:20, 16:21, 16:22, 31:8, 33:9, 34:1, 34:2, 35:5, 49:12, 49:16, 50:5, 70:8, 70:9, 81:22, 82:22, 107:17, 108:3, 108:6, 108:10, 109:7, 109:9, 118:16, 124:11, 144:16, 149:20, 150:22, 150:23, 151:14, 183:10, 183:13 evergreen [6] - 59:9, 77:13, 138:17, 167:13, 168:24, 168:25 evergreens [1] - 142:5 exacerbating [2] - 150:5, 161:6 exacerbation [1] - 161:1 exact [2] - 44:6, 68:1 exactly [7] - 84:11, 105:1, 123:8, 127:15, 130:19, 161:16, 168:1 examined [12] - 17:2, 17:11, 34:14, 50:17, 55:20, 70:22, 83:9, 83:24, 104:8, 109:17, 124:19, 152:21</p>	<p>excavating [2] - 38:20 exceed [7] - 20:11, 35:22, 68:16, 68:19, 73:19, 79:24, 80:19 exceeding [1] - 58:23 exceeds [1] - 29:1 except [2] - 52:1, 139:23 exception [1] - 116:8 exceptional [1] - 170:9 exceptions [2] - 129:17, 133:8 excess [3] - 28:6, 29:3, 29:16 excessive [1] - 28:22 excuse [1] - 171:3 exhausting [1] - 84:13 exhibit [5] - 35:1, 157:5, 159:18, 160:16, 161:13 Exhibit [7] - 109:18, 157:6, 157:11, 157:12, 165:5, 165:6, 165:8 EXHIBIT [9] - 4:15, 5:8, 5:21, 6:9, 6:21, 7:7, 7:8, 7:9, 157:13 exhibits [1] - 159:14 exist [5] - 43:23, 154:5, 158:18, 168:25, 169:19 existing [47] - 15:25, 16:1, 20:4, 20:19, 20:20, 21:7, 33:13, 37:5, 42:11, 42:12, 56:7, 67:1, 72:12, 79:15, 80:19, 82:1, 82:5, 85:22, 86:14, 91:9, 91:22, 92:23, 93:15, 93:21, 93:22, 98:10, 98:22, 99:10, 101:2, 122:14, 128:14, 128:25, 150:6, 155:10, 158:1, 158:18, 161:7, 161:20, 162:3, 162:20, 164:23, 167:16, 168:15, 171:6, 172:21, 174:14 exists [2] - 125:17, 130:20 exit [1] - 154:22 exits [2] - 37:16, 160:11 expand [2] - 15:25, 99:25 expecting [1] - 85:19 experience [3] -</p>
E				
<p>E-d-e-l-m-a-n [2] - 83:2, 83:5 E13 [1] - 61:2 early [1] - 147:20 Earth [1] - 167:3 easier [2] - 34:18, 85:12 easily [1] - 181:16 East [1] - 1:12 east [4] - 153:18,</p>				

<p>117:5, 152:2, 178:15 expert [3] - 50:21, 152:17, 173:16 explain [6] - 35:6, 85:20, 86:8, 115:15, 167:25, 168:1 explaining [1] - 8:22 explanation [1] - 41:11 explored [1] - 156:2 exposure [1] - 182:17 express [1] - 28:2 extend [11] - 33:5, 33:6, 87:2, 87:5, 87:17, 90:25, 91:10, 92:22, 93:4, 93:23, 169:10 extended [3] - 92:20, 93:16, 93:24 extending [5] - 87:6, 87:13, 91:7, 95:7, 99:25 extends [3] - 54:17, 93:23, 98:9 extension [3] - 32:21, 88:18, 93:5 extensive [1] - 116:9 exterior [3] - 154:23, 155:6, 167:7</p>	<p>28:19, 29:2, 29:24, 30:11, 30:17, 31:1, 86:23, 96:2, 96:6 far [9] - 29:1, 58:15, 65:4, 65:15, 75:8, 89:24, 96:14, 133:10, 178:3 farmhouse [2] - 100:19, 100:24 fast [1] - 77:20 favor [8] - 10:13, 28:2, 104:18, 115:21, 124:16, 124:21, 167:23, 180:12 favorable [1] - 30:16 feature [1] - 90:2 featured [1] - 151:9 features [1] - 102:20 feedback [2] - 17:19, 18:9 feet [134] - 16:6, 16:7, 16:9, 16:10, 16:15, 16:16, 18:23, 21:1, 21:7, 21:20, 21:21, 22:20, 23:22, 25:12, 25:13, 25:19, 25:20, 29:6, 29:7, 33:18, 33:19, 33:23, 33:24, 36:22, 37:15, 37:21, 41:16, 50:2, 50:3, 50:4, 50:5, 56:9, 56:10, 57:17, 58:17, 58:23, 59:5, 59:6, 65:25, 66:7, 66:14, 66:19, 66:20, 66:21, 66:22, 77:22, 78:4, 78:16, 82:9, 82:10, 82:11, 82:12, 82:13, 82:14, 82:16, 82:17, 82:19, 82:20, 86:10, 86:14, 87:16, 87:19, 89:5, 89:6, 89:7, 91:2, 91:3, 91:4, 91:14, 92:2, 92:11, 92:13, 94:9, 94:21, 94:23, 95:5, 95:16, 95:19, 97:25, 98:16, 98:18, 98:20, 98:23, 98:25, 99:11, 99:17, 99:19, 103:5, 105:22, 131:15, 138:24, 150:10, 150:13, 150:14, 150:18, 150:19, 150:21, 153:6, 158:5, 161:11, 161:21, 162:14, 162:20, 162:21, 162:24, 163:12, 163:21, 163:25,</p>	<p>164:8, 165:18, 165:19, 165:24, 167:5, 169:8, 169:22, 169:24, 173:19, 174:11, 174:12, 178:11, 178:16, 178:24, 181:3, 181:4, 182:4 fell [1] - 84:10 fellow [1] - 28:17 felt [7] - 19:2, 20:20, 21:6, 23:24, 58:12, 88:24, 156:25 fence [99] - 29:13, 29:20, 29:25, 30:5, 47:1, 47:2, 52:16, 53:11, 53:22, 54:22, 54:25, 55:1, 55:5, 55:6, 57:7, 57:9, 59:9, 69:23, 77:1, 77:22, 107:20, 107:25, 108:2, 108:12, 108:15, 109:2, 109:4, 110:14, 110:15, 110:20, 111:9, 111:22, 111:24, 112:3, 112:17, 112:23, 113:5, 113:18, 115:25, 118:19, 119:2, 119:8, 119:9, 119:10, 119:12, 119:14, 119:17, 120:8, 123:15, 124:16, 124:22, 124:24, 124:25, 125:12, 126:12, 126:19, 127:4, 127:25, 128:9, 130:20, 131:9, 131:23, 132:25, 133:7, 137:13, 137:25, 140:16, 140:20, 145:20, 145:21, 145:24, 146:2, 146:15, 146:16, 146:19, 146:25, 147:17, 156:12, 156:14, 156:24, 159:15, 159:20, 159:22, 160:1, 160:2, 165:3, 165:16, 168:18, 168:23, 168:24, 173:10, 173:14, 175:14, 175:15, 179:3, 182:2, 182:14 fences [10] - 54:24, 113:7, 114:1,</p>	<p>115:22, 116:5, 122:14, 124:23, 128:4, 146:4 fencing [5] - 116:19, 125:17, 127:21, 129:18, 129:19 few [8] - 84:23, 85:5, 86:11, 87:3, 101:4, 116:7, 116:18, 133:8 field [2] - 152:17, 172:11 Fifteen [1] - 59:6 fifteen [1] - 66:20 fight [1] - 130:5 figure [1] - 135:4 file [3] - 48:17, 48:18, 49:1 filed [2] - 71:10, 108:8 filing [2] - 8:18, 48:17 fill [2] - 62:21, 72:16 final [5] - 14:15, 31:25, 101:20, 101:25, 149:19 fine [6] - 18:4, 24:14, 55:6, 138:10, 138:20, 149:5 FINEBURG [6] - 4:10, 4:14, 17:5, 17:8, 17:10, 24:13 Fineburg [3] - 15:23, 17:4, 17:8 fire [2] - 62:23, 63:4 fireplace [4] - 93:25, 94:1, 98:13, 98:22 firm [1] - 116:1 first [30] - 10:17, 11:1, 11:18, 15:20, 15:25, 17:17, 17:25, 19:1, 19:2, 25:7, 35:4, 35:20, 37:2, 40:9, 49:1, 51:16, 51:23, 81:25, 89:10, 89:25, 98:12, 109:5, 118:16, 118:25, 122:23, 136:9, 162:17, 177:15, 182:21 first-floor [2] - 15:25, 81:25 fit [3] - 29:11, 177:12, 180:18 fits [2] - 113:5, 173:7 five [10] - 16:18, 28:10, 31:6, 39:2, 81:18, 109:23, 110:21, 110:23, 116:4, 138:19 five-minute [1] - 81:18 fix [4] - 35:20, 37:9, 52:1, 53:23</p>	<p>flat [1] - 51:23 flew [1] - 166:17 flexibility [1] - 44:5 flip [1] - 19:10 flood [2] - 71:6, 71:23 floor [24] - 15:24, 15:25, 16:1, 16:14, 19:17, 21:5, 21:24, 25:7, 31:3, 31:5, 35:21, 37:2, 77:5, 81:25, 82:2, 89:10, 89:14, 89:25, 90:11, 96:4, 98:13, 101:11 Floor [1] - 18:16 floors [1] - 51:11 flow [2] - 158:17, 164:22 flowing [2] - 155:16, 158:19 flows [1] - 155:12 flush [1] - 158:5 focus [2] - 17:18, 153:8 foerst [6] - 114:9, 115:19, 136:25, 143:14, 144:23, 182:20 FOERST [65] - 2:18, 2:19, 6:16, 7:3, 108:3, 109:21, 114:12, 114:24, 115:5, 115:10, 115:17, 115:23, 116:16, 116:23, 118:24, 119:19, 120:21, 121:10, 121:16, 122:1, 122:15, 122:22, 123:8, 123:18, 124:1, 126:1, 126:6, 126:10, 134:8, 135:3, 135:16, 137:12, 139:1, 139:4, 139:11, 139:25, 140:8, 140:17, 141:11, 143:17, 144:6, 144:10, 144:15, 145:1, 145:16, 146:4, 147:9, 148:11, 148:25, 149:7, 149:11, 149:18, 150:23, 151:23, 152:11, 152:14, 161:15, 161:24, 162:4, 162:11, 169:3, 173:9, 176:18, 178:25, 183:8 Foerst [9] - 116:22,</p>
F				
<p>facade [2] - 158:8, 159:16 facing [4] - 89:21, 97:12, 121:24, 175:15 fact [6] - 29:12, 31:21, 126:7, 151:15, 170:11, 170:15 fair [3] - 114:5, 132:17, 142:8 fairly [3] - 164:7, 169:15, 170:5 fall [5] - 52:14, 118:7, 147:23, 158:17, 178:9 familiar [1] - 116:16 families [1] - 104:14 family [9] - 21:3, 26:5, 58:5, 58:13, 84:18, 89:15, 94:1, 98:22, 170:3 FAR [28] - 16:14, 18:10, 18:22, 18:23, 20:11, 21:15, 22:24, 22:25, 23:10, 23:13, 23:15, 25:14, 25:23, 26:13, 27:3, 27:7, 28:6, 28:12, 28:13,</p>				

<p>133:24, 141:1, 145:14, 148:7, 150:22, 151:2, 183:5, 183:7 follow [3] - 82:5, 136:23, 158:17 following [6] - 16:3, 33:14, 49:24, 107:21, 116:2, 150:7 follows [13] - 17:2, 17:11, 34:14, 50:18, 55:20, 70:23, 83:10, 83:24, 104:9, 109:17, 124:19, 152:21, 164:23 food [1] - 84:21 foot [25] - 18:18, 37:23, 37:25, 38:24, 41:8, 57:18, 69:15, 78:3, 118:7, 118:11, 131:13, 131:14, 131:16, 150:16, 150:17, 161:3, 161:5, 161:9, 162:15, 164:12, 164:13, 174:17, 174:20 footage [3] - 19:5, 44:10, 162:7 football [1] - 62:25 footprint [6] - 20:4, 23:15, 89:24, 91:23, 98:8, 98:11 footprints [1] - 95:7 force [2] - 123:23, 123:24 forced [1] - 126:16 foreground [3] - 93:18, 111:15, 111:17 forever [2] - 51:3, 85:10 forget [2] - 72:20, 78:24 form [1] - 174:25 formal [1] - 8:12 formality [1] - 143:17 forth [2] - 23:15, 102:13 forward [11] - 24:9, 24:17, 34:1, 50:6, 65:23, 70:6, 74:3, 82:22, 103:19, 124:9, 182:23 foundation [2] - 71:8, 159:12 four [12] - 16:2, 23:8, 29:25, 116:4, 138:15, 138:19, 138:21, 160:20,</p>	<p>182:9 fourth [4] - 26:4, 47:12, 82:2, 89:13 frame [2] - 114:22, 115:4 Frank [4] - 25:25, 132:17, 135:6, 141:8 FRANK [1] - 2:2 free [4] - 155:3, 159:7, 164:21, 165:14 free-standing [4] - 155:3, 159:7, 164:21, 165:14 French [4] - 71:14, 72:15, 158:8, 175:9 friends [1] - 170:3 FROM [1] - 4:9 front [48] - 19:21, 20:18, 23:1, 26:12, 26:14, 28:8, 57:14, 75:15, 79:1, 82:3, 82:13, 84:25, 86:25, 90:7, 90:25, 91:3, 91:6, 91:17, 92:7, 92:10, 94:8, 94:18, 94:24, 95:24, 96:19, 97:1, 97:15, 98:7, 101:16, 102:3, 102:16, 104:15, 106:1, 127:16, 144:24, 153:19, 154:3, 154:13, 154:20, 154:25, 156:17, 156:25, 160:2, 171:25, 172:8, 172:25, 173:10, 175:14 frontage [1] - 75:6 fronting [2] - 173:5 fronts [1] - 156:16 full [9] - 32:3, 32:9, 63:1, 76:23, 89:11, 95:19, 135:25, 144:11, 146:11 full-grown [1] - 76:23 fully [2] - 21:2, 102:24 fun [1] - 96:2 functional [1] - 58:13 functioning [1] - 158:20 funny [2] - 97:20, 115:25 fusaro [3] - 126:11, 143:18, 145:6 FUSARO [291] - 2:2, 8:5, 8:9, 9:12, 9:15, 10:3, 10:7, 10:13, 10:15, 10:24, 11:7, 11:9, 11:13, 11:16, 11:18, 11:24, 12:5,</p>	<p>12:7, 12:10, 12:21, 13:1, 13:5, 13:8, 13:19, 14:1, 14:3, 14:14, 14:19, 14:22, 14:24, 15:2, 15:15, 16:22, 17:3, 17:6, 17:12, 17:20, 17:23, 18:7, 20:22, 21:9, 21:17, 22:3, 22:8, 23:5, 24:5, 24:14, 24:24, 27:25, 28:20, 29:19, 30:7, 30:13, 30:19, 31:13, 31:19, 32:1, 32:8, 32:12, 32:16, 32:22, 33:3, 33:7, 34:3, 34:8, 34:11, 34:15, 34:19, 34:24, 38:5, 38:25, 39:5, 39:12, 40:4, 40:8, 40:15, 41:3, 43:15, 43:20, 44:2, 44:11, 44:21, 44:25, 45:8, 45:14, 45:21, 45:25, 46:4, 46:17, 46:23, 47:10, 47:17, 47:20, 47:23, 48:3, 48:16, 48:25, 49:4, 49:9, 49:11, 49:15, 50:11, 50:14, 50:19, 50:23, 54:7, 54:13, 54:16, 55:3, 55:12, 55:17, 55:21, 56:1, 56:19, 59:16, 59:20, 61:14, 62:1, 63:3, 63:11, 64:3, 64:19, 65:3, 65:17, 65:20, 66:17, 66:20, 66:25, 69:1, 69:7, 69:10, 69:13, 69:20, 70:10, 70:15, 70:19, 71:25, 72:9, 73:3, 73:7, 73:14, 73:17, 73:25, 74:16, 74:23, 75:3, 75:14, 75:20, 77:15, 77:25, 78:9, 79:22, 80:10, 80:20, 80:23, 81:9, 81:14, 81:17, 81:21, 83:3, 83:6, 83:11, 83:14, 83:17, 83:21, 83:25, 85:13, 96:17, 96:24, 97:7, 97:23, 98:12, 98:17, 98:21, 99:5, 99:13, 99:20, 100:7, 102:1, 102:22, 103:8, 103:15, 103:22, 104:5, 104:10, 104:25, 105:5, 105:9, 105:15, 106:20, 107:6, 107:11, 107:16,</p>	<p>109:7, 109:10, 109:14, 113:14, 113:22, 114:2, 114:9, 114:15, 115:2, 115:6, 115:14, 115:18, 115:24, 116:20, 118:14, 119:7, 119:13, 119:23, 120:4, 120:7, 121:2, 121:13, 122:9, 123:5, 123:12, 124:6, 124:20, 125:11, 125:22, 125:25, 126:22, 129:5, 129:9, 129:14, 130:15, 131:6, 131:11, 132:6, 132:20, 132:24, 133:5, 133:23, 135:2, 136:21, 138:1, 138:18, 139:3, 139:8, 140:7, 140:23, 141:17, 142:1, 142:9, 142:16, 143:8, 143:14, 144:2, 144:11, 144:22, 145:10, 145:25, 146:6, 146:23, 147:22, 147:25, 148:3, 148:13, 149:4, 149:9, 149:15, 149:19, 152:16, 152:22, 171:16, 171:21, 172:4, 172:15, 173:1, 173:15, 173:22, 174:6, 174:20, 175:17, 175:23, 176:1, 176:6, 176:10, 176:15, 177:25, 178:6, 179:13, 180:24, 181:7, 182:13, 182:20, 183:2, 183:7, 183:12 Fusaro [9] - 9:14, 12:9, 13:7, 14:2, 15:1, 81:8, 107:5, 115:1, 121:19 Fusaro's [1] - 178:22 future [3] - 136:5, 179:24, 181:2</p>	<p>game [3] - 62:25, 132:11, 132:17 gap [1] - 40:18 garage [51] - 15:25, 16:12, 20:4, 20:7, 21:12, 40:10, 40:20, 45:18, 45:20, 53:4, 54:10, 57:13, 58:15, 58:22, 59:24, 60:14, 60:15, 60:18, 60:21, 60:23, 61:1, 61:2, 61:3, 70:2, 71:8, 82:1, 87:14, 88:12, 88:14, 88:15, 88:21, 88:22, 91:20, 91:24, 92:5, 92:16, 93:4, 93:8, 93:9, 93:11, 93:13, 99:23, 99:25, 118:21, 154:25, 155:9, 156:7, 156:8, 172:3 garages [1] - 58:19 garbage [2] - 76:13, 76:15 gardening [1] - 155:4 gas [5] - 98:21, 157:21, 157:22, 157:24, 170:23 gate [1] - 69:23 general [1] - 24:15 gentleman [1] - 131:6 giant [1] - 77:19 giants [2] - 77:17, 126:17 gift [3] - 28:9, 28:11 given [6] - 40:9, 44:8, 58:13, 102:1, 136:18, 157:2 goal [1] - 171:3 Godschalk [2] - 149:22, 179:3 GODSCHALK/ BJORN [1] - 7:1 GODSCHALK/ ODDENS [1] - 2:20 good-looking [1] - 26:19 Google [2] - 75:15, 167:3 grade [18] - 33:16, 33:20, 35:20, 37:15, 38:11, 38:12, 38:13, 40:3, 44:13, 44:15, 44:16, 45:5, 45:13, 45:23, 63:24, 82:18, 120:11, 150:9 graded [3] - 45:16, 46:19, 79:1 grading [3] - 37:9, 46:11, 46:18</p>
			G	
			gable [7] - 19:23, 57:4, 91:5, 91:17, 92:8, 92:9, 93:17	

<p>grandfathered [1] - 139:24</p> <p>grant [4] - 9:1, 9:2, 69:9, 146:14</p> <p>granted [3] - 43:12, 127:8, 127:9</p> <p>granting [2] - 8:24, 9:8</p> <p>grass [20] - 47:15, 59:13, 59:19, 59:25, 60:12, 62:13, 62:22, 63:3, 63:11, 63:22, 64:2, 64:3, 64:20, 69:19, 71:7, 73:22, 79:13, 79:23, 80:14, 80:18</p> <p>GrassPave2 [1] - 62:19</p> <p>gravel [3] - 57:11, 62:13, 62:20</p> <p>gray [1] - 119:1</p> <p>great [8] - 27:22, 27:23, 72:17, 74:23, 105:15, 147:5, 149:15, 177:23</p> <p>green [3] - 77:17, 77:19, 126:17</p> <p>GREG [1] - 4:13</p> <p>Gregg [3] - 151:15, 151:25, 161:16</p> <p>GREGG [2] - 7:5, 152:20</p> <p>gregg [2] - 151:23, 169:3</p> <p>GREGORY [1] - 17:1</p> <p>grill [2] - 101:9, 155:4</p> <p>groceries [1] - 58:4</p> <p>ground [7] - 35:21, 37:21, 38:7, 52:17, 117:19, 145:24, 154:12</p> <p>Group [1] - 55:15</p> <p>Grove [1] - 55:16</p> <p>grow [4] - 62:22, 64:1, 77:19, 134:12</p> <p>growing [1] - 90:19</p> <p>grown [1] - 76:23</p> <p>grows [2] - 62:14, 64:4</p> <p>guarantee [1] - 146:13</p> <p>guess [6] - 30:4, 30:5, 58:21, 64:3, 137:5, 169:16</p> <p>guide [1] - 160:7</p> <p>guideline [1] - 35:22</p> <p>gunite [1] - 157:17</p> <p>gut [1] - 87:22</p> <p>guy [1] - 179:4</p> <p>guys [4] - 147:2, 147:18, 148:2, 164:15</p>	<p style="text-align: center;">H</p> <p>H-a-r-t [1] - 70:14</p> <p>half [4] - 26:21, 31:4, 105:4, 114:25</p> <p>hall [1] - 8:16</p> <p>hallway [5] - 18:20, 21:19, 21:23, 21:24, 89:12</p> <p>hand [24] - 16:25, 34:12, 55:18, 70:20, 83:7, 83:22, 86:9, 86:15, 87:7, 87:13, 88:17, 90:16, 92:20, 92:22, 93:2, 93:20, 98:5, 104:6, 109:15, 109:22, 112:16, 139:17, 152:19</p> <p>handed [1] - 157:5</p> <p>handle [5] - 108:6, 176:25, 177:4, 177:6, 180:4</p> <p>hands [1] - 50:15</p> <p>hanging [1] - 159:15</p> <p>happy [4] - 66:23, 78:23, 141:14, 159:20</p> <p>hard [4] - 84:16, 90:12, 162:5, 176:21</p> <p>harder [1] - 85:5</p> <p>hardscape [2] - 57:6, 158:14</p> <p>hardship [9] - 25:12, 26:9, 26:10, 27:3, 27:5, 175:22, 175:25, 176:1</p> <p>hardships [1] - 96:11</p> <p>harm [1] - 9:9</p> <p>harmonious [1] - 132:1</p> <p>Harmony [3] - 55:14, 114:23, 141:2</p> <p>harmony [1] - 139:4</p> <p>HART [16] - 5:19, 5:20, 70:9, 70:13, 70:16, 70:21, 70:22, 70:24, 72:2, 72:5, 72:7, 72:13, 72:24, 72:25, 73:6, 73:9</p> <p>Hart [3] - 70:13, 70:17, 72:1</p> <p>head [1] - 27:1</p> <p>headroom [6] - 91:6, 91:18, 92:8, 92:10, 92:21, 101:10</p> <p>hear [3] - 41:11, 59:17, 127:1</p> <p>heard [25] - 8:13, 16:23, 17:24, 19:15, 22:14, 25:2, 28:1, 30:21, 33:2, 33:3, 74:24, 78:13, 78:23, 79:3, 105:17, 105:24, 108:10, 125:8, 126:25, 127:1, 133:24, 133:25, 145:16, 148:15, 182:21</p> <p>hearing [4] - 18:9, 19:2, 19:15, 31:10</p> <p>HEARING [1] - 1:5</p> <p>heat [2] - 157:21, 170:22</p> <p>heater [2] - 157:21, 170:23</p> <p>heating [1] - 157:20</p> <p>heavily [6] - 116:24, 117:1, 117:22, 117:25, 172:6, 172:7</p> <p>height [10] - 22:21, 22:22, 37:14, 37:19, 38:24, 44:6, 48:19, 95:17, 150:17, 164:13</p> <p>held [5] - 31:17, 35:2, 143:4, 145:14, 183:5</p> <p>hello [1] - 103:21</p> <p>help [5] - 37:9, 37:16, 47:15, 88:7, 163:12</p> <p>helps [1] - 176:17</p> <p>Hewit [2] - 83:19, 124:1</p> <p>HEWIT [26] - 6:6, 83:13, 83:16, 83:19, 83:23, 84:2, 85:16, 96:22, 97:2, 97:16, 98:5, 98:19, 98:24, 99:8, 99:16, 99:24, 100:14, 100:21, 100:25, 101:18, 101:23, 102:8, 103:3, 103:11, 105:14, 107:13</p> <p>Hewitt [1] - 83:11</p> <p>hi [1] - 84:4</p> <p>hidden [1] - 173:7</p> <p>high [19] - 55:4, 69:24, 91:2, 91:3, 91:4, 91:14, 92:2, 120:12, 125:12, 125:17, 133:19, 155:11, 156:14, 159:21, 161:3, 161:6, 165:2, 175:15</p> <p>higher [1] - 44:24</p> <p>highest [5] - 44:14, 44:17, 44:22, 45:15, 92:2</p> <p>Highland [2] - 70:14, 70:18</p>	<p>highlight [1] - 160:9</p> <p>highlighted [5] - 153:19, 153:21, 153:24, 155:1, 159:19</p> <p>hill [1] - 121:12</p> <p>Hill [3] - 81:23, 83:1, 104:2</p> <p>HILL [1] - 6:2</p> <p>hired [1] - 147:13</p> <p>historic [5] - 51:14, 51:24, 51:25, 52:4, 53:25</p> <p>history [3] - 17:25, 35:12, 155:18</p> <p>hit [3] - 27:1, 27:15, 78:8</p> <p>hits [1] - 155:11</p> <p>hitting [1] - 182:2</p> <p>hmm [2] - 46:5, 47:19</p> <p>hold [2] - 176:14, 180:25</p> <p>holes [1] - 62:9</p> <p>holidays [1] - 102:12</p> <p>home [37] - 35:15, 51:9, 52:3, 53:25, 54:3, 84:15, 85:7, 85:11, 96:25, 102:3, 104:23, 105:1, 108:5, 108:8, 110:5, 114:20, 114:22, 115:3, 115:8, 115:10, 115:12, 120:15, 122:6, 124:23, 125:19, 126:14, 136:1, 151:13, 153:24, 155:10, 156:19, 162:10, 166:13, 169:7, 173:11</p> <p>homeowner [1] - 135:10</p> <p>homeowners [2] - 122:13, 128:13</p> <p>homes [8] - 28:16, 75:22, 96:24, 106:1, 116:4, 127:4, 133:4, 171:13</p> <p>honest [1] - 73:1</p> <p>hope [1] - 85:11</p> <p>hopefully [4] - 19:5, 113:12, 148:5, 168:5</p> <p>hoping [2] - 85:6, 160:13</p> <p>horizontal [4] - 53:21, 164:13, 166:2, 167:6</p> <p>horse [3] - 52:25, 53:14, 140:24</p> <p>hot [2] - 155:23, 181:7</p> <p>hour [1] - 151:4</p>	<p>house [93] - 28:14, 35:24, 46:13, 46:24, 51:3, 51:5, 51:14, 52:12, 52:21, 52:24, 53:1, 53:3, 53:5, 53:9, 53:10, 53:12, 53:13, 53:16, 53:18, 53:25, 54:5, 54:9, 54:18, 56:16, 56:24, 56:25, 57:21, 60:18, 65:5, 65:7, 65:15, 65:21, 66:3, 66:10, 72:3, 72:4, 72:14, 75:5, 75:6, 75:18, 75:23, 75:25, 76:2, 76:3, 84:6, 84:11, 84:24, 90:2, 90:7, 94:19, 94:24, 97:8, 97:11, 97:18, 100:13, 100:17, 102:18, 102:21, 106:5, 110:9, 111:16, 111:19, 117:25, 120:1, 120:2, 120:10, 121:1, 125:21, 154:20, 157:23, 158:6, 158:9, 159:12, 159:23, 166:9, 166:10, 167:4, 167:7, 169:11, 169:15, 169:21, 169:23, 170:15, 177:23, 178:4, 178:9, 178:16, 178:19</p> <p>house-wise [1] - 84:11</p> <p>housekeeping [1] - 153:2</p> <p>houses [5] - 20:13, 52:25, 75:8, 97:13, 105:4</p> <p>huge [3] - 28:16, 62:25, 160:12</p> <p>hundred [1] - 145:17</p> <p>hung [3] - 19:9, 19:16, 101:9</p> <p>HVAC [2] - 92:1, 92:3</p> <p>Hyslip [1] - 12:1</p> <p>HYSLIP [1] - 3:7</p>
			<p style="text-align: center;">I</p> <p>idea [4] - 76:4, 138:5, 169:17, 172:14</p> <p>ideal [1] - 35:19</p> <p>identification [3] - 109:20, 157:14, 165:9</p>

<p>identified [1] - 153:3 identify [2] - 108:21, 118:23 Identity [2] - 151:16, 152:9 illegal [1] - 123:2 Image [4] - 165:12, 166:6, 166:23 image [1] - 166:16 IMAGES [2] - 6:23, 109:19 Images [1] - 166:15 imagine [1] - 56:14 immediately [1] - 106:5 impact [13] - 9:9, 9:10, 18:14, 19:19, 27:11, 27:15, 164:25, 168:21, 170:5, 170:18, 170:24, 171:14, 174:14 impacts [6] - 163:7, 164:17, 166:4, 169:2, 171:10, 180:22 impervious [5] - 63:14, 63:16, 160:6, 160:14 implemented [2] - 138:7, 138:23 importance [1] - 20:17 important [3] - 94:5, 96:16, 158:15 imposed [2] - 27:10, 27:14 improve [1] - 169:9 improvement [11] - 50:1, 62:16, 63:17, 63:25, 71:19, 160:21, 163:11, 164:7, 176:19, 176:23, 176:25 improvements [9] - 150:12, 162:18, 163:4, 163:13, 164:5, 167:7, 169:5, 169:19, 169:23 improving [2] - 26:1, 95:23 IN [3] - 1:4, 7:8, 157:13 inarticulate [1] - 177:5 inches [24] - 38:1, 38:3, 38:6, 38:10, 38:18, 39:8, 44:7, 44:12, 44:15, 44:16, 45:5, 45:12, 45:14, 45:16, 46:1, 47:24, 48:8, 48:20, 94:16, 95:17, 103:7, 159:7</p>	<p>inches. [1] - 38:24 incite [1] - 123:2 include [4] - 49:19, 49:22, 134:5, 140:25 included [5] - 36:13, 42:25, 43:1, 160:4, 160:6 includes [1] - 163:16 including [6] - 33:17, 33:20, 36:16, 36:18, 159:14, 181:19 incorporated [3] - 158:22, 159:5, 159:11 increase [7] - 63:6, 63:7, 63:12, 67:7, 102:9, 150:4, 162:23 increasing [1] - 67:6 indicating [11] - 72:18, 76:13, 86:11, 87:21, 91:12, 92:19, 98:7, 101:2, 121:1, 121:25, 134:12 indications [1] - 19:12 indiscernible [8] - 30:18, 37:1, 68:21, 68:24, 130:9, 130:10, 131:22, 182:18 indulgence [1] - 109:1 information [2] - 63:22, 143:23 ingress [5] - 59:23, 60:1, 60:16, 60:25, 61:20 inherited [1] - 162:10 initial [1] - 56:6 inmost [1] - 165:20 inset [2] - 20:1, 20:8 inside [4] - 51:10, 51:15, 53:3, 53:18 inspection [1] - 146:17 install [1] - 107:19 installed [1] - 142:24 installing [1] - 100:12 instance [1] - 136:9 instances [1] - 116:8 instead [4] - 52:19, 53:23, 57:17, 170:23 instructions [1] - 34:23 intended [1] - 170:2 intent [10] - 9:10, 23:23, 30:17, 129:1, 163:2, 163:5, 164:14, 164:15, 166:1, 166:2 interesting [1] - 85:6 interior [2] - 89:9,</p>	<p>158:9 internal [2] - 156:22, 172:10 interpretation [2] - 70:1, 131:3 interpreted [1] - 43:14 intersection [1] - 155:17 introduction [1] - 35:7 investigate [1] - 122:13 investment [1] - 138:16 invited [1] - 140:21 involved [1] - 139:5 ipe [1] - 158:4 iron [8] - 107:20, 109:2, 110:20, 111:24, 112:17, 112:24, 113:25, 122:14 iron-style [4] - 107:20, 109:2, 110:20, 112:24 irregular [4] - 86:9, 96:10, 150:1, 176:2 Island [1] - 28:16 issue [21] - 35:20, 37:9, 58:12, 62:16, 66:12, 73:4, 73:15, 76:22, 78:20, 79:5, 102:4, 125:5, 125:10, 127:3, 128:4, 129:11, 130:23, 131:5, 178:12, 178:13, 179:10 issues [10] - 29:8, 39:16, 46:7, 87:3, 97:22, 129:16, 139:17, 151:13, 178:8, 179:7 item [1] - 15:16 items [1] - 69:21 itself [7] - 18:10, 20:10, 52:18, 135:17, 136:7, 161:5, 164:25</p>	<p>Jefferson [1] - 15:18 jenny [7] - 9:12, 12:7, 13:6, 14:1, 14:24, 80:23, 123:13 Jenny [16] - 11:19, 22:9, 40:24, 42:22, 43:17, 59:21, 62:3, 62:7, 80:1, 98:14, 106:21, 123:10, 133:13, 143:6, 143:9, 143:12 JENNY [1] - 2:11 Jersey [4] - 1:13, 83:20, 152:3, 152:6 Jessica [1] - 15:22 JESSICA [1] - 4:10 job [2] - 147:5, 147:13 joints [1] - 158:15 judgement [1] - 116:15 July [14] - 32:3, 32:14, 35:15, 144:5, 144:6, 144:10, 144:12, 146:10, 148:15, 148:24, 148:25, 149:6, 149:8, 155:19 jump [1] - 181:24 June [3] - 1:11, 22:11, 32:22 justification [1] - 168:20 justifications [1] - 162:17 justify [3] - 175:21, 175:24, 175:25</p>	<p>69:12, 90:9, 95:17, 95:18, 95:24, 100:16, 102:18, 104:15, 134:16, 159:9 Ken [1] - 12:1 kept [3] - 51:12, 51:25, 52:2 key [2] - 20:9, 20:17 Khan [1] - 12:23 kicks [1] - 98:9 kid [1] - 139:21 kids [3] - 54:12, 69:18, 93:1 kids' [1] - 54:11 killing [1] - 71:7 kind [27] - 25:14, 26:22, 53:1, 54:5, 62:12, 71:22, 84:19, 86:3, 86:8, 92:24, 94:14, 96:2, 97:20, 97:21, 108:11, 111:22, 114:6, 128:1, 131:13, 135:16, 136:6, 144:18, 156:17, 172:22, 172:24, 179:21, 182:21 kinds [1] - 145:4 kitchen [3] - 89:12, 89:20, 93:10 kitsch [1] - 88:19 kitty [1] - 97:4 kitty-corner [1] - 97:4 knocking [1] - 95:19 knocks [2] - 39:24, 39:25 knowing [1] - 116:7 knowledge [1] - 133:6 knows [1] - 181:20</p>
			K	
			<p>Kandigian [1] - 12:1 Karame [1] - 81:10 karame [2] - 9:24, 107:7 KARAME [9] - 2:5, 9:25, 30:15, 81:11, 107:8, 131:12, 138:9, 142:4, 182:16 Kathryn [1] - 8:21 KATHRYN [1] - 2:17 Katie [1] - 43:16 keep [24] - 47:24, 51:13, 51:19, 51:24, 52:3, 53:6, 61:16, 78:14, 78:22, 86:22, 86:23, 88:25, 91:9, 96:5, 104:22, 116:13, 141:8, 141:20, 143:1, 159:2, 165:13, 174:25 keeping [11] - 47:14,</p>	
			L	
			<p>lacking [1] - 86:16 lacrosse [1] - 122:4 land [3] - 71:4, 72:19, 151:6 Land [8] - 9:3, 16:4, 33:14, 49:24, 82:6, 107:22, 150:7, 152:8 landed [1] - 157:1 landing [5] - 65:8, 65:9, 177:11, 177:22, 182:1 landscape [16] - 133:18, 134:3, 134:18, 138:3, 138:25, 140:10, 140:12, 141:9, 141:16, 141:20,</p>	
		J		
		<p>JAMES [3] - 2:19, 6:16, 7:3 James [1] - 151:2 jammed [1] - 92:3 January [2] - 36:10, 36:25 JAWORSKI [1] - 2:16 jazz [1] - 91:22 JEFFERSON [1] - 4:6</p>		

<p>144:18, 147:14, 152:1, 152:3, 152:15, 152:18</p> <p>landscaped [3] - 113:6, 116:25, 117:2</p> <p>landscaping [17] - 76:5, 76:7, 76:8, 76:11, 76:12, 76:15, 117:11, 117:14, 118:4, 118:12, 119:18, 121:6, 121:7, 122:8, 126:15, 137:21, 139:9</p> <p>LANDSDOWNE [1] - 4:10</p> <p>Landsdowne [2] - 15:23, 17:9</p> <p>Lane [1] - 12:23</p> <p>LANE [1] - 3:8</p> <p>lanes [2] - 62:23, 63:4</p> <p>language [1] - 140:25</p> <p>large [18] - 25:17, 30:2, 31:2, 52:11, 57:22, 57:25, 78:19, 117:23, 120:13, 127:9, 128:2, 154:5, 154:10, 156:19, 169:15, 170:4, 170:19, 180:13</p> <p>large-sized [1] - 169:15</p> <p>larger [3] - 20:14, 45:2, 127:21</p> <p>last [30] - 18:9, 19:15, 20:10, 31:9, 32:24, 34:5, 34:7, 36:20, 50:7, 70:12, 77:2, 78:8, 82:24, 83:1, 103:24, 103:25, 104:4, 107:16, 108:22, 123:16, 123:19, 137:23, 142:22, 148:15, 151:14, 151:20, 155:19, 156:13, 160:23</p> <p>Last [1] - 50:9</p> <p>lastly [3] - 19:25, 90:4, 93:20</p> <p>late [1] - 147:19</p> <p>laugh [1] - 77:3</p> <p>laughter [2] - 105:8, 143:13</p> <p>Laughter [2] - 80:9, 142:15</p> <p>laundry [3] - 16:3, 88:23, 88:25</p> <p>LAURA [1] - 6:15</p> <p>Lauren [1] - 107:18</p>	<p>Law [1] - 9:4</p> <p>lawn [4] - 57:14, 73:13, 154:4, 154:14</p> <p>Lawrence [8] - 49:17, 50:9, 51:7, 58:9, 58:10, 70:25, 71:1, 71:18</p> <p>LAWRENCE [1] - 5:14</p> <p>lay [1] - 51:22</p> <p>layout [1] - 49:21</p> <p>Layouts [1] - 153:12</p> <p>lays [1] - 53:21</p> <p>lead [1] - 60:13</p> <p>Leader [1] - 8:17</p> <p>leads [2] - 94:18, 154:19</p> <p>leaf [1] - 159:3</p> <p>leakage [1] - 181:19</p> <p>leaks [1] - 181:21</p> <p>lean [1] - 118:7</p> <p>leaning [4] - 25:14, 30:6, 97:21, 138:2</p> <p>learned [1] - 148:2</p> <p>least [10] - 25:10, 78:4, 94:12, 99:7, 110:23, 136:14, 142:24, 149:2, 150:16, 151:19</p> <p>leave [4] - 84:16, 84:22, 130:7, 146:8</p> <p>leaves [2] - 118:8, 154:13</p> <p>Ledger [1] - 8:18</p> <p>left [29] - 18:19, 20:5, 37:10, 38:13, 46:15, 47:3, 80:12, 82:12, 82:16, 86:9, 86:15, 87:3, 87:9, 87:13, 88:17, 92:18, 92:22, 93:2, 95:5, 95:8, 97:13, 99:23, 112:2, 112:12, 112:16, 117:21, 123:19, 153:8, 167:12</p> <p>left-hand [7] - 86:9, 86:15, 87:13, 88:17, 92:22, 93:2, 112:16</p> <p>legal [2] - 123:3</p> <p>legally [1] - 167:18</p> <p>Lenape [8] - 153:23, 154:8, 154:23, 155:14, 156:16, 160:12, 173:5, 175:15</p> <p>length [2] - 29:21, 44:24</p> <p>less [12] - 25:14, 48:7, 66:8, 91:2, 94:21, 123:22, 137:1, 151:15, 161:3,</p>	<p>161:5, 164:9, 178:18</p> <p>letter [4] - 66:9, 168:13, 170:7, 170:8</p> <p>level [8] - 35:20, 35:21, 37:16, 39:3, 40:11, 40:13, 44:24, 45:13</p> <p>license [1] - 152:11</p> <p>licensed [3] - 138:3, 152:2, 152:3</p> <p>lie [1] - 174:18</p> <p>LIEBMAN [1] - 2:16</p> <p>lift [1] - 98:8</p> <p>light [3] - 31:21, 63:21, 92:17</p> <p>lighter [1] - 93:18</p> <p>lights [1] - 160:7</p> <p>likely [1] - 174:10</p> <p>limit [1] - 180:9</p> <p>limits [1] - 170:12</p> <p>line [24] - 59:3, 75:22, 76:1, 76:6, 78:6, 97:17, 106:4, 124:25, 128:12, 130:2, 131:23, 132:14, 133:13, 134:4, 150:18, 161:12, 169:7, 173:19, 174:19, 176:9, 177:21, 178:20, 179:20, 181:4</p> <p>line-of-sight [2] - 130:2, 133:13</p> <p>lines [5] - 85:23, 89:15, 90:13, 117:8, 165:15</p> <p>link [1] - 108:1</p> <p>litter [1] - 159:3</p> <p>live [6] - 27:18, 27:20, 70:14, 70:24, 104:1, 177:11</p> <p>lived [3] - 35:10, 50:24, 84:4</p> <p>living [7] - 35:18, 90:3, 92:9, 98:23, 102:19, 158:9, 158:11</p> <p>Lizette [1] - 81:23</p> <p>LIZETTE [3] - 6:1, 6:5, 83:8</p> <p>lizette [1] - 83:4</p> <p>LLP [1] - 2:16</p> <p>loading [1] - 58:19</p> <p>located [6] - 105:1, 125:19, 150:1, 166:11, 166:23, 180:23</p> <p>location [10] - 46:1, 52:21, 97:20, 151:12, 157:2,</p>	<p>170:22, 171:22, 176:11, 176:13, 177:1</p> <p>locations [2] - 170:13, 180:17</p> <p>logical [1] - 89:22</p> <p>logistical [2] - 180:2, 180:14</p> <p>logistics [1] - 180:2</p> <p>look [47] - 23:1, 26:2, 26:14, 27:5, 27:7, 27:23, 28:15, 31:24, 37:13, 40:8, 53:24, 61:6, 75:4, 75:14, 78:1, 85:9, 90:21, 91:21, 98:12, 100:24, 111:25, 113:16, 118:18, 121:4, 122:6, 122:15, 122:17, 124:4, 125:3, 127:16, 127:19, 131:2, 131:17, 139:13, 144:9, 153:15, 155:9, 155:15, 163:1, 163:4, 163:23, 163:25, 166:14, 166:23, 167:11, 179:14</p> <p>looked [7] - 31:3, 84:16, 103:3, 108:13, 169:14, 171:18, 178:2</p> <p>looking [24] - 26:19, 27:19, 38:25, 45:15, 51:2, 52:5, 64:14, 66:17, 66:25, 75:8, 84:11, 97:7, 97:10, 98:2, 118:14, 121:4, 126:3, 153:7, 155:20, 166:18, 166:19, 167:9, 172:5, 172:12</p> <p>looks [14] - 26:13, 26:18, 30:10, 46:17, 47:12, 65:3, 75:20, 88:2, 97:11, 99:19, 101:17, 106:10, 121:21, 166:21</p> <p>loop [5] - 154:21, 160:10, 160:11, 163:9, 163:10</p> <p>lopsided [1] - 92:15</p> <p>lose [1] - 94:16</p> <p>LOT [7] - 4:6, 4:11, 5:5, 5:15, 6:2, 6:16, 7:2</p> <p>lounge [1] - 168:19</p> <p>lounges [1] - 158:21</p>	<p>louvered [1] - 19:22</p> <p>love [9] - 53:13, 72:3, 72:4, 84:10, 84:16, 84:17, 85:10, 147:21</p> <p>loved [1] - 59:15</p> <p>low [1] - 120:12</p> <p>lower [11] - 37:6, 38:2, 39:6, 40:11, 40:12, 45:3, 46:1, 76:16, 92:18, 119:24, 161:9</p> <p>lowering [4] - 40:18, 45:3, 85:25, 86:1</p> <p>luck [3] - 49:15, 81:15, 107:12</p> <p>LYNN [1] - 3:8</p> <p>Lynn [1] - 12:23</p>
M				
<p>ma'am [2] - 50:11, 83:3</p> <p>mailing [1] - 8:16</p> <p>main [4] - 19:22, 21:23, 56:16, 58:3</p> <p>maintain [6] - 130:10, 132:14, 135:18, 158:2, 173:17, 173:21</p> <p>maintained [2] - 130:3, 133:20</p> <p>maintaining [1] - 164:18</p> <p>maintenance [8] - 134:5, 134:8, 159:2, 179:7, 179:10, 179:21, 179:22, 179:23</p> <p>major [1] - 123:24</p> <p>manage [1] - 74:18</p> <p>manageable [1] - 85:8</p> <p>managed [1] - 74:13</p> <p>management [1] - 158:16</p> <p>MANCE [95] - 2:11, 9:14, 9:16, 9:18, 9:20, 9:22, 9:24, 10:1, 11:20, 11:22, 12:9, 12:11, 12:13, 12:15, 12:17, 12:19, 13:7, 13:9, 13:11, 13:13, 13:15, 13:17, 14:2, 14:4, 14:6, 14:8, 14:10, 14:12, 15:1, 15:3, 15:5, 15:7, 15:9, 15:13, 22:13, 22:17, 32:20, 37:25, 39:19, 39:23, 40:25, 41:9, 41:13, 41:20, 42:10, 42:17, 42:21, 43:7, 43:13,</p>				

44:19, 48:6, 48:14, 59:22, 60:4, 60:6, 60:10, 60:19, 60:24, 61:8, 61:12, 61:23, 61:25, 62:5, 62:11, 63:5, 63:9, 63:15, 64:8, 66:5, 66:13, 66:16, 80:25, 81:2, 81:4, 81:6, 81:8, 81:10, 81:12, 98:15, 99:4, 99:6, 106:22, 106:24, 107:1, 107:3, 107:5, 107:7, 107:9, 123:14, 123:23, 124:3, 133:17, 146:14, 147:1, 149:16 Mance [2] - 134:15, 144:17 manicured [2] - 126:14, 154:14 manner [2] - 117:9, 117:19 Mantoloking [1] - 83:20 map [2] - 75:15, 153:3 Marc [3] - 53:20, 55:8, 55:14 MARC [2] - 5:18, 55:19 Maria [3] - 32:3, 80:1, 146:8 Marius [2] - 33:10, 34:6 MARIUS [3] - 5:4, 5:7, 34:13 Mark [4] - 147:3, 147:11 mark [4] - 35:1, 48:20, 157:11, 165:5 marked [6] - 108:20, 109:20, 109:23, 118:25, 157:14, 165:9 Marks [1] - 13:21 MARKS [1] - 3:8 Marnix [1] - 149:22 married [2] - 35:9, 70:17 Masciale [8] - 9:16, 12:11, 13:9, 14:4, 15:3, 81:6, 107:3, 179:1 MASCIALE [72] - 2:3, 9:17, 10:6, 10:11, 10:22, 12:4, 12:12, 12:25, 13:3, 13:10, 13:24, 14:5, 14:18, 14:21, 15:4, 17:22, 22:6, 22:9, 22:15,	22:18, 22:25, 23:4, 25:24, 27:18, 37:18, 37:22, 38:2, 38:9, 38:14, 38:18, 40:1, 40:6, 41:7, 44:4, 44:17, 44:23, 47:6, 62:7, 63:18, 64:14, 64:21, 67:5, 67:13, 67:19, 67:23, 68:15, 75:23, 81:7, 107:4, 123:15, 123:22, 125:4, 125:7, 127:14, 130:1, 130:7, 130:17, 130:21, 131:1, 132:13, 135:5, 136:13, 141:7, 141:19, 142:8, 151:22, 178:23, 179:5, 181:1, 181:10, 181:24, 182:10 mass [3] - 16:8, 18:13, 23:24 massing [6] - 19:20, 20:14, 86:23, 95:4, 95:18, 98:3 master [17] - 18:11, 18:17, 18:20, 19:8, 20:5, 20:8, 21:25, 25:16, 25:17, 25:19, 30:1, 56:3, 82:3, 91:11, 91:13, 91:19, 92:23 Master [1] - 171:4 match [6] - 35:24, 68:25, 87:15, 90:4, 100:22, 114:22 matched [1] - 90:23 matches [2] - 19:21, 102:19 matching [1] - 20:18 material [1] - 128:11 math [1] - 56:7 matrix [1] - 62:19 matt [1] - 29:19 Matt [3] - 13:20, 129:16, 142:11 MATT [1] - 2:6 Matt's [1] - 130:14 matter [6] - 44:13, 56:12, 142:11, 144:16, 149:11, 177:3 matters [1] - 26:15 mature [9] - 114:6, 119:17, 121:5, 121:7, 122:8, 127:9, 131:21, 158:24, 180:13	max [3] - 162:2, 162:18, 163:4 maxed [1] - 169:12 maximum [10] - 16:8, 33:15, 33:19, 49:25, 50:3, 71:19, 82:7, 82:10, 150:8, 150:12 McCann [1] - 14:16 mean [16] - 63:13, 67:14, 67:17, 91:4, 94:14, 98:10, 127:7, 142:9, 146:8, 173:14, 173:20, 176:12, 177:18, 179:14, 181:20, 181:24 means [7] - 59:23, 60:1, 60:16, 60:25, 62:15, 71:12, 158:9 measure [3] - 45:22, 98:19, 99:3 measurement [1] - 99:18 measuring [3] - 58:16, 99:7, 99:17 mechanicals [2] - 157:19, 163:15 mechanism [1] - 144:17 meet [7] - 26:23, 30:17, 68:24, 94:14, 101:14, 128:5, 129:1 meeting [22] - 8:10, 8:15, 10:5, 10:17, 15:21, 24:19, 24:25, 32:10, 32:17, 32:24, 33:1, 74:5, 94:22, 126:24, 145:17, 146:13, 147:6, 149:2, 149:17, 182:25, 183:16 MEETING [1] - 1:10 meetings [1] - 144:4 Meetings [1] - 8:20 meets [1] - 60:2 Megan [1] - 14:16 member [1] - 123:17 MEMBER [5] - 2:4, 2:5, 2:6, 2:7, 2:8 Member [1] - 80:11 members [5] - 22:5, 31:7, 115:20, 125:9, 131:4 Members [6] - 70:3, 74:5, 103:16, 116:21, 122:10, 124:7 MEMBERS [1] - 10:14 memory [1] - 62:8 mention [4] - 64:9,	87:21, 105:19, 116:10 mentioned [19] - 25:20, 31:2, 44:3, 45:1, 54:21, 60:10, 66:18, 69:21, 80:14, 106:2, 113:15, 114:10, 116:4, 127:7, 132:6, 141:1, 160:9, 168:13, 171:18 mentioning [1] - 133:13 merits [1] - 123:7 mess [1] - 172:22 met [2] - 88:3, 155:19 metal [4] - 101:17, 101:20, 132:22 mic [1] - 23:6 MICHAEL [6] - 2:4, 5:14, 5:17, 5:20, 50:16, 70:21 Michael [8] - 28:23, 49:17, 50:8, 59:17, 70:17, 79:18, 129:6, 129:24 middle [3] - 75:21, 89:11, 159:24 might [12] - 17:23, 42:24, 75:13, 98:19, 98:20, 101:19, 101:23, 123:11, 160:3, 179:22, 180:14 Mike [2] - 11:16, 69:15 Mike's [1] - 142:12 mimics [1] - 166:10 mind [3] - 61:16, 78:14, 116:13 miniature [1] - 91:5 minimal [1] - 36:21 minimis [2] - 164:7, 170:5 minimize [1] - 163:7 minimum [6] - 16:5, 16:12, 19:3, 33:23, 61:3, 82:15 minute [3] - 41:5, 41:6, 81:18 MINUTES [2] - 1:10, 3:5 minutes [2] - 10:4, 10:10 mispronounce [1] - 149:22 mistake [1] - 41:12 mistaken [1] - 114:20 mitigate [3] - 18:14, 19:19, 106:4 mold [1] - 90:19	molding [1] - 52:3 moldings [1] - 51:13 molnar [6] - 9:22, 13:15, 14:10, 15:9, 80:25, 106:22 MOLNAR [57] - 2:7, 9:23, 10:23, 11:23, 12:18, 13:4, 13:16, 13:25, 14:11, 15:10, 23:7, 23:17, 24:3, 28:5, 41:5, 41:10, 41:18, 41:24, 42:4, 42:13, 42:18, 43:3, 43:9, 43:11, 43:18, 43:22, 44:1, 59:1, 59:6, 60:20, 61:13, 75:2, 75:4, 75:9, 75:17, 75:25, 76:5, 76:10, 76:18, 76:22, 78:7, 81:1, 100:11, 100:18, 100:23, 101:16, 101:21, 106:23, 129:12, 132:18, 132:21, 133:2, 139:9, 175:2, 175:8, 183:1, 183:3 Molnar [4] - 11:22, 12:17, 13:6, 139:11 Monday [1] - 1:11 money [1] - 103:14 monitor [1] - 134:14 monotony [1] - 159:13 monster [1] - 28:7 month [2] - 143:21, 144:1 months [2] - 116:18, 155:23 most [9] - 20:20, 28:9, 94:5, 95:11, 129:21, 154:6, 158:12, 173:6, 174:9 mostly [2] - 71:15, 157:22 MOTION [2] - 5:24, 6:11 motion [16] - 10:9, 10:16, 10:21, 11:5, 12:3, 13:2, 13:23, 14:20, 80:16, 80:17, 106:15, 106:16, 140:25, 142:18, 144:14, 145:11 move [5] - 27:9, 32:2, 89:13, 140:21, 148:6 moved [11] - 10:11, 10:22, 10:23, 12:4, 13:3, 13:24, 14:21, 51:16, 57:3, 115:11, 115:12 movements [1] -
---	---	---	---	---

<p>58:20 moving [2] - 52:6, 88:16 MR [421] - 9:17, 9:19, 9:21, 9:25, 10:2, 10:6, 10:11, 10:12, 10:22, 10:25, 11:4, 11:21, 12:4, 12:6, 12:12, 12:14, 12:16, 12:20, 12:25, 13:3, 13:10, 13:12, 13:14, 13:18, 13:24, 14:5, 14:7, 14:9, 14:13, 14:18, 14:21, 14:23, 15:4, 15:6, 15:8, 15:14, 16:21, 17:5, 17:8, 17:14, 17:22, 18:3, 18:8, 21:6, 21:16, 21:23, 22:6, 22:9, 22:15, 22:18, 22:22, 22:25, 23:3, 23:4, 23:12, 23:20, 24:4, 24:13, 24:22, 25:24, 27:18, 28:24, 29:20, 30:9, 30:15, 31:12, 31:15, 31:20, 32:15, 32:19, 33:1, 33:6, 34:2, 34:6, 34:9, 34:17, 34:22, 35:4, 37:18, 37:20, 37:22, 38:2, 38:9, 38:12, 38:14, 38:16, 38:18, 38:19, 38:22, 38:23, 39:4, 39:11, 39:14, 39:17, 39:21, 39:24, 40:1, 40:6, 40:12, 41:7, 42:7, 42:12, 44:4, 44:17, 44:23, 45:7, 45:10, 45:19, 45:24, 46:3, 46:5, 46:6, 46:10, 46:19, 46:21, 47:2, 47:4, 47:6, 47:8, 47:14, 47:19, 48:1, 48:12, 48:22, 48:23, 49:3, 49:8, 49:10, 49:13, 50:8, 53:8, 55:10, 55:14, 55:23, 56:2, 56:20, 59:4, 59:8, 59:12, 59:14, 59:18, 60:3, 60:5, 60:7, 60:17, 60:22, 61:5, 61:10, 61:19, 61:24, 62:2, 62:7, 62:17, 63:7, 63:18, 63:20, 64:5, 64:12, 64:14, 64:21, 64:23, 65:1, 65:4, 65:6, 65:13, 65:16, 65:19, 65:22, 66:1, 66:11, 66:14, 66:19, 66:21,</p>	<p>67:4, 67:5, 67:8, 67:13, 67:19, 67:21, 67:23, 68:1, 68:6, 68:15, 68:18, 69:4, 69:5, 69:8, 69:11, 69:17, 70:16, 72:2, 72:7, 72:10, 72:13, 72:20, 72:25, 73:6, 73:9, 73:16, 73:23, 74:10, 74:17, 75:7, 75:11, 75:18, 75:23, 76:25, 77:7, 77:17, 77:21, 77:24, 79:20, 80:3, 80:6, 80:17, 80:22, 81:3, 81:5, 81:7, 81:11, 81:13, 81:16, 82:25, 85:14, 103:21, 103:25, 104:12, 105:3, 105:6, 106:16, 106:19, 106:25, 107:2, 107:4, 107:8, 107:10, 108:3, 109:9, 109:12, 109:21, 113:20, 113:24, 114:5, 114:12, 114:24, 115:5, 115:10, 115:17, 115:23, 116:16, 116:23, 118:24, 119:4, 119:11, 119:16, 119:19, 119:21, 120:3, 120:6, 120:19, 120:21, 120:23, 121:3, 121:10, 121:15, 121:16, 121:20, 122:1, 122:7, 122:12, 122:15, 122:19, 122:22, 123:1, 123:8, 123:9, 123:15, 123:18, 123:22, 124:1, 124:12, 124:21, 125:4, 125:6, 125:7, 125:20, 125:24, 126:1, 126:5, 126:6, 126:9, 126:10, 127:14, 128:7, 129:7, 129:10, 130:1, 130:4, 130:7, 130:13, 130:17, 130:19, 130:21, 130:22, 131:1, 131:7, 131:12, 132:3, 132:13, 134:8, 135:3, 135:5, 135:16, 136:8, 136:13, 136:17, 136:22, 137:12,</p>	<p>137:23, 138:9, 139:1, 139:4, 139:11, 139:23, 139:25, 140:2, 140:3, 140:5, 140:8, 140:15, 140:17, 141:7, 141:11, 141:19, 141:24, 142:2, 142:4, 142:6, 142:8, 142:12, 142:19, 142:21, 143:5, 143:11, 143:17, 144:6, 144:10, 144:15, 145:1, 145:16, 146:4, 147:2, 147:9, 147:11, 148:1, 148:9, 148:11, 148:25, 149:7, 149:11, 149:18, 150:23, 151:22, 151:23, 151:25, 152:11, 152:13, 152:14, 152:24, 157:15, 161:15, 161:18, 161:24, 162:1, 162:4, 162:6, 162:11, 162:13, 165:10, 169:3, 169:13, 171:20, 172:1, 172:7, 172:20, 173:3, 173:9, 173:12, 173:20, 174:2, 174:8, 174:22, 175:5, 175:11, 175:21, 175:24, 176:3, 176:8, 176:12, 176:18, 177:5, 177:10, 178:5, 178:11, 178:13, 178:14, 178:18, 178:21, 178:23, 178:25, 179:5, 180:21, 181:1, 181:10, 181:16, 181:24, 182:6, 182:10, 182:15, 182:16, 183:8 MS [234] - 8:25, 9:14, 9:16, 9:18, 9:20, 9:22, 9:23, 9:24, 10:1, 10:23, 11:1, 11:2, 11:5, 11:8, 11:11, 11:14, 11:17, 11:20, 11:22, 11:23, 12:9, 12:11, 12:13, 12:15, 12:17, 12:18, 12:19, 13:4, 13:7, 13:9, 13:11, 13:13,</p>	<p>13:15, 13:16, 13:17, 13:25, 14:2, 14:4, 14:6, 14:8, 14:10, 14:11, 14:12, 15:1, 15:3, 15:5, 15:7, 15:9, 15:10, 15:11, 15:13, 22:13, 22:17, 23:7, 23:17, 24:3, 26:25, 28:5, 32:6, 32:11, 32:20, 37:25, 39:19, 39:23, 40:25, 41:5, 41:9, 41:10, 41:13, 41:18, 41:20, 41:24, 42:1, 42:4, 42:6, 42:9, 42:10, 42:13, 42:15, 42:17, 42:18, 42:21, 42:22, 43:3, 43:7, 43:8, 43:9, 43:10, 43:11, 43:13, 43:18, 43:22, 43:24, 44:1, 44:19, 47:22, 48:6, 48:14, 50:12, 50:22, 50:24, 54:11, 54:15, 54:24, 59:1, 59:6, 59:22, 60:4, 60:6, 60:10, 60:19, 60:20, 60:24, 61:8, 61:12, 61:13, 61:23, 61:25, 62:5, 62:11, 63:5, 63:9, 63:10, 63:13, 63:15, 64:8, 65:11, 66:5, 66:13, 66:16, 67:10, 67:15, 68:3, 68:9, 69:18, 70:9, 70:13, 70:24, 72:5, 72:24, 75:2, 75:4, 75:9, 75:17, 75:25, 76:2, 76:5, 76:8, 76:10, 76:12, 76:18, 76:20, 76:22, 77:4, 78:7, 79:25, 80:4, 80:8, 80:25, 81:1, 81:2, 81:4, 81:6, 81:8, 81:10, 81:12, 83:4, 83:13, 83:16, 83:19, 84:2, 84:4, 85:16, 96:22, 97:2, 97:16, 98:5, 98:15, 98:19, 98:24, 99:4, 99:6, 99:8, 99:16, 99:24, 100:11, 100:14, 100:18, 100:21, 100:23, 100:25, 101:16, 101:18, 101:21, 101:23, 102:8, 103:3, 103:11, 104:3, 104:19, 105:14, 106:22, 106:23, 106:24, 107:1,</p>	<p>107:3, 107:5, 107:7, 107:9, 107:13, 107:15, 123:14, 123:23, 124:3, 129:12, 132:18, 132:21, 133:2, 133:17, 137:15, 139:9, 142:25, 144:8, 146:14, 147:1, 147:24, 148:22, 149:6, 149:16, 175:2, 175:8, 178:12, 183:1, 183:3 muddy [1] - 84:25 mudroom [11] - 45:20, 82:1, 85:2, 87:20, 88:20, 88:23, 89:5, 93:6, 93:10, 99:25, 100:1 mulch [1] - 154:13 mullion [1] - 101:8 Municipal [2] - 1:12, 9:3 must [2] - 9:7, 137:2</p>
N				
<p>N-i-s-s-i-m [1] - 55:15 naïl [1] - 27:1 name [30] - 17:7, 24:10, 24:17, 34:4, 34:5, 34:6, 34:7, 50:6, 50:7, 50:9, 55:13, 70:7, 70:11, 70:12, 70:13, 70:16, 74:3, 82:23, 82:24, 83:1, 83:18, 103:20, 103:23, 103:24, 104:1, 104:4, 109:11, 124:10, 124:11, 182:24 names [1] - 149:22 narrow [2] - 154:16, 175:12 narrowness [1] - 170:9 natural [1] - 159:10 naturally [1] - 79:2 nature [1] - 159:9 near [3] - 38:21, 49:22, 124:15 nearest [2] - 167:3, 167:4 need [38] - 26:23, 31:6, 40:18, 43:5, 47:21, 53:22, 55:25, 56:12, 66:8, 67:21, 68:1, 74:14, 94:20, 133:19, 134:6,</p>				

<p>134:25, 135:13, 137:9, 142:18, 143:20, 148:2, 149:16, 151:21, 155:19, 156:12, 156:23, 157:24, 160:17, 160:24, 161:2, 163:2, 164:13, 170:21, 173:23, 174:11, 174:15, 175:15, 179:21</p> <p>needed [4] - 108:18, 151:4, 151:18, 160:20</p> <p>needs [5] - 71:22, 98:17, 123:6, 128:9, 147:14</p> <p>negative [11] - 9:9, 27:9, 27:11, 27:15, 27:19, 27:21, 169:1, 170:18, 171:10, 179:9, 180:22</p> <p>negatively [2] - 26:17, 171:14</p> <p>neighbor [28] - 18:14, 46:22, 76:3, 111:5, 111:6, 112:2, 112:12, 113:21, 117:16, 117:21, 121:7, 122:24, 124:13, 125:23, 129:8, 130:5, 135:6, 135:8, 135:17, 135:23, 136:11, 136:19, 137:3, 147:16, 167:22, 172:12, 181:15</p> <p>neighbor's [17] - 46:25, 111:7, 112:9, 113:17, 117:8, 119:5, 119:9, 119:11, 119:14, 120:2, 121:18, 129:23, 167:19, 181:18, 181:23, 182:1, 182:19</p> <p>neighborhood [33] - 20:12, 20:15, 23:24, 26:17, 27:23, 28:2, 35:25, 71:16, 84:10, 85:10, 90:8, 90:9, 95:25, 96:25, 104:16, 104:22, 104:23, 108:14, 110:18, 113:6, 113:10, 116:3, 126:18, 126:21, 127:24, 128:1, 131:25, 132:1,</p>	<p>134:17, 140:21, 171:6, 171:15, 181:14</p> <p>neighboring [6] - 156:21, 164:17, 166:5, 168:21, 169:5, 171:10</p> <p>neighbors [22] - 26:16, 46:14, 72:3, 76:9, 77:5, 78:22, 79:4, 84:18, 105:25, 125:21, 127:2, 128:13, 128:14, 132:8, 132:15, 139:18, 140:13, 147:17, 179:8, 179:9, 181:2</p> <p>neighbors' [1] - 128:23</p> <p>Netherlands [1] - 35:8</p> <p>never [5] - 43:12, 105:6, 137:25, 143:8, 179:5</p> <p>new [22] - 19:9, 49:20, 57:15, 65:17, 65:21, 65:23, 67:22, 76:21, 89:5, 92:9, 99:10, 100:15, 101:21, 130:5, 134:11, 150:4, 157:16, 157:17, 158:7, 158:11, 163:13, 168:8</p> <p>New [5] - 1:13, 83:20, 152:3, 152:5, 152:6</p> <p>Newark [1] - 8:17</p> <p>next [22] - 12:22, 13:19, 27:19, 27:20, 33:9, 49:16, 53:5, 76:3, 80:2, 81:22, 91:8, 107:16, 121:18, 129:8, 143:21, 144:1, 145:17, 147:6, 164:10, 164:19, 165:19, 174:7</p> <p>nice [8] - 19:17, 65:3, 89:17, 89:19, 92:24, 92:25, 96:1, 102:11</p> <p>nicer [1] - 102:20</p> <p>nightmare [1] - 180:2</p> <p>NISSIM [36] - 5:18, 55:10, 55:14, 55:19, 55:23, 56:2, 56:20, 59:4, 59:8, 59:14, 60:7, 62:17, 63:20, 64:5, 64:12, 65:6, 65:16, 65:19, 65:22, 66:19, 66:21, 67:4, 68:18, 69:4, 69:17,</p>	<p>73:16, 74:10, 74:17, 75:11, 76:25, 77:7, 77:17, 77:24, 80:3, 80:6, 81:16</p> <p>Nissim [12] - 55:14, 70:4, 74:7, 79:25, 138:2, 139:1, 140:11, 141:2, 141:12, 141:15, 142:22, 148:17</p> <p>nixed [5] - 156:10, 156:12, 156:17, 156:18, 172:14</p> <p>no.. [1] - 47:22</p> <p>nobody [1] - 63:25</p> <p>noise [4] - 166:3, 169:25, 170:24</p> <p>non [1] - 177:17</p> <p>non-starters [1] - 177:17</p> <p>noncompliance [1] - 161:7</p> <p>noncompliant [1] - 85:21</p> <p>noncomplying [1] - 95:12</p> <p>nonconformance [2] - 87:6, 161:21</p> <p>nonconforming [4] - 42:11, 96:10, 150:5, 150:6</p> <p>nonconformity [4] - 87:18, 90:25, 93:24, 98:9</p> <p>none [18] - 10:9, 10:21, 12:3, 13:2, 13:23, 14:20, 24:10, 24:18, 70:5, 74:4, 74:7, 80:12, 103:17, 105:11, 110:16, 110:17, 178:6, 182:25</p> <p>NONE [4] - 4:16, 5:9, 5:22, 6:10</p> <p>nook [1] - 154:25</p> <p>Noraiz [1] - 12:22</p> <p>normally [1] - 48:19</p> <p>Norquest [1] - 13:21</p> <p>north [8] - 153:23, 154:16, 155:9, 155:17, 156:10, 156:22, 158:25, 172:9</p> <p>note [1] - 68:13</p> <p>noted [2] - 64:11, 69:22</p> <p>notes [2] - 20:23, 54:8</p> <p>nothing [11] - 22:19, 43:4, 64:6, 76:20, 85:14, 85:22, 86:17,</p>	<p>104:19, 122:25, 126:10, 149:12</p> <p>notice [7] - 8:14, 19:7, 32:18, 67:6, 67:16, 149:1, 149:10</p> <p>noticed [6] - 21:9, 22:10, 67:11, 67:15, 67:16, 67:17</p> <p>notices [1] - 8:17</p> <p>notifying [1] - 123:10</p> <p>Number [10] - 49:17, 126:3, 149:20, 156:4, 156:7, 156:8, 165:12, 166:7, 171:4</p> <p>number [11] - 23:10, 61:17, 68:11, 80:1, 80:4, 86:18, 96:18, 138:24, 162:8, 181:17</p> <p>numbers [1] - 22:19</p> <p>numerous [2] - 115:19, 138:4</p> <p>nursery [1] - 84:9</p> <p>nursery-size [1] - 84:9</p>	<p>old [9] - 51:5, 51:9, 51:19, 52:18, 54:3, 65:20, 84:7, 151:2, 169:20</p> <p>oldest [1] - 84:7</p> <p>omar [1] - 131:11</p> <p>OMAR [1] - 2:5</p> <p>Omar [2] - 17:23, 30:13</p> <p>once [10] - 48:25, 64:1, 87:17, 90:22, 91:13, 93:22, 94:15, 105:6, 115:11, 154:10</p> <p>one [85] - 15:15, 17:24, 21:12, 31:9, 40:2, 40:16, 40:17, 40:20, 40:21, 45:2, 45:3, 52:24, 53:8, 55:3, 55:5, 56:5, 56:21, 56:22, 60:12, 61:17, 71:17, 74:10, 75:2, 77:3, 79:10, 79:11, 84:15, 84:24, 85:2, 85:23, 86:18, 87:19, 87:20, 90:13, 91:1, 96:18, 96:22, 98:22, 98:24, 100:25, 101:4, 102:3, 102:19, 102:20, 104:14, 105:4, 106:8, 110:5, 113:22, 114:3, 114:18, 117:20, 118:7, 118:16, 122:12, 125:18, 125:21, 131:7, 131:12, 131:14, 131:20, 134:9, 136:17, 138:10, 139:13, 141:5, 143:11, 145:17, 150:25, 151:14, 154:19, 160:21, 162:17, 163:8, 164:19, 165:3, 165:19, 165:25, 170:19, 170:21, 171:1, 173:13, 178:8, 181:8, 181:20</p> <p>one [1] - 16:13</p> <p>one-and-a-half [1] - 105:4</p> <p>one-hundred [1] - 145:17</p> <p>one-store [1] - 87:19</p> <p>ones [3] - 93:17, 93:18, 97:13</p> <p>onus [2] - 132:7, 132:16</p>
O				
			<p>objections [2] - 167:24, 168:3</p> <p>objective [2] - 131:25, 136:24</p> <p>obstruct [1] - 120:9</p> <p>obstructed [1] - 122:8</p> <p>obstruction [1] - 125:2</p> <p>obvious [1] - 175:19</p> <p>obviously [10] - 64:10, 79:5, 88:23, 91:7, 102:3, 117:20, 119:8, 125:15, 163:17, 172:16</p> <p>obviously.. [1] - 69:16</p> <p>odd [3] - 86:11, 91:1, 176:11</p> <p>Oddens [1] - 149:23</p> <p>ODDENS [1] - 7:1</p> <p>OF [5] - 1:1, 1:2, 1:9, 3:5, 3:6</p> <p>offered [1] - 168:6</p> <p>offering [2] - 128:24, 128:25</p> <p>officer [15] - 36:5, 41:17, 42:3, 42:5, 42:6, 42:19, 42:21, 43:14, 43:17, 43:18, 43:21, 48:24, 58:16, 134:19, 148:18</p> <p>OFFICIAL/ASST [1] - 2:11</p> <p>offset [1] - 163:12</p>	

<p>opaque [3] - 108:12, 109:3, 110:13</p> <p>opaque-style [1] - 110:13</p> <p>open [26] - 24:25, 30:20, 35:21, 74:8, 78:11, 105:16, 106:10, 106:18, 108:1, 111:13, 113:18, 114:13, 116:5, 118:19, 119:8, 120:9, 120:17, 126:24, 127:4, 127:21, 129:13, 129:18, 129:19, 154:4, 154:6, 158:15</p> <p>Open [1] - 8:20</p> <p>open-style [6] - 108:1, 116:5, 118:19, 119:8, 127:4, 127:21</p> <p>open-type [1] - 113:18</p> <p>open-wood [1] - 154:6</p> <p>opened [2] - 90:17</p> <p>opening [1] - 92:25</p> <p>openings [1] - 127:11</p> <p>opinion [20] - 78:19, 125:8, 127:2, 129:15, 132:12, 134:20, 138:23, 140:11, 141:6, 141:21, 144:21, 163:5, 164:15, 164:16, 169:3, 173:16, 179:19, 180:3</p> <p>opportunity [2] - 8:13, 35:6</p> <p>oppose [1] - 95:18</p> <p>opposed [4] - 10:15, 28:3, 53:21, 121:11</p> <p>opposite [3] - 11:11, 157:23, 171:24</p> <p>option [4] - 156:4, 156:7, 156:18</p> <p>Option [12] - 156:8, 156:11, 156:12, 157:1, 171:19, 171:23, 172:1, 172:16, 180:12, 183:1</p> <p>options [2] - 156:3, 180:15</p> <p>Options [1] - 156:10</p> <p>or.. [1] - 32:7</p> <p>order [2] - 79:15, 157:24</p> <p>ordinance [29] - 9:2, 23:19, 28:21, 29:16, 61:3, 62:3, 62:6,</p>	<p>65:13, 79:7, 108:11, 116:2, 116:6, 123:13, 123:15, 125:10, 125:14, 125:18, 127:6, 127:8, 127:15, 128:8, 128:15, 129:2, 131:4, 133:8, 178:3, 181:3, 181:5</p> <p>Ordinance [4] - 49:25, 82:6, 107:22, 150:8</p> <p>ordinances [1] - 181:12</p> <p>Ordinances [2] - 16:4, 33:15</p> <p>Orenda [1] - 50:25</p> <p>original [6] - 36:23, 52:24, 53:14, 157:8, 160:18, 163:9</p> <p>originally [4] - 35:7, 35:12, 160:19, 160:25</p> <p>otherwise [2] - 17:17, 92:15</p> <p>outcome [1] - 140:18</p> <p>outdoor [4] - 35:18, 93:13, 155:21, 175:6</p> <p>outside [5] - 49:19, 51:16, 51:24, 99:3, 175:9</p> <p>outweighs [1] - 171:8</p> <p>overage [2] - 26:21, 29:7</p> <p>overall [8] - 22:21, 35:24, 37:14, 44:8, 46:11, 86:2, 104:16, 105:20</p> <p>overdevelopment [2] - 163:6, 164:2</p> <p>overhangs [1] - 167:21</p> <p>overkill [1] - 118:5</p> <p>oversized [1] - 162:12</p> <p>overtime [1] - 73:2</p> <p>overwhelms [2] - 28:7, 28:9</p> <p>own [3] - 123:6, 152:8</p> <p>owner [9] - 35:14, 71:2, 71:3, 87:24, 90:17, 117:3, 130:3, 132:14, 136:5</p> <p>owners [4] - 52:9, 71:9, 71:18, 74:24</p>	<p>packages [1] - 34:21</p> <p>packed [1] - 63:1</p> <p>packet [4] - 39:1, 47:11, 47:12, 56:18</p> <p>pad [5] - 122:4, 157:18, 159:24, 163:14, 180:7</p> <p>pads [1] - 159:25</p> <p>Page [7] - 64:15, 88:16, 110:25, 111:25, 112:11, 120:21, 126:3</p> <p>page [4] - 19:13, 75:16, 92:19, 111:13</p> <p>PAGE [12] - 4:12, 4:15, 5:6, 5:8, 5:16, 5:21, 6:4, 6:9, 6:18, 6:21, 7:4, 7:7</p> <p>paid [4] - 148:12, 158:3, 166:7, 166:13</p> <p>Palmisano [1] - 15:18</p> <p>PALMISANO [1] - 4:5</p> <p>parallel [1] - 60:14</p> <p>parameters [1] - 157:2</p> <p>park [1] - 93:11</p> <p>parked [1] - 78:5</p> <p>parking [12] - 57:13, 58:2, 58:6, 59:2, 62:24, 63:1, 75:9, 75:19, 76:6, 77:13, 77:14</p> <p>part [16] - 21:24, 40:7, 40:18, 53:14, 54:20, 54:21, 57:20, 76:21, 85:10, 89:1, 92:11, 97:9, 140:9, 154:6, 163:16, 163:18</p> <p>particular [2] - 69:11, 137:17</p> <p>partly [1] - 62:9</p> <p>partner [1] - 155:21</p> <p>party [1] - 140:22</p> <p>pass [1] - 132:3</p> <p>passage [2] - 16:19, 17:15</p> <p>passed [7] - 32:23, 116:6, 123:13, 123:16, 125:9, 125:13, 131:4</p> <p>passing [1] - 31:25</p> <p>past [12] - 77:5, 87:25, 88:5, 100:3, 109:24, 111:15, 116:1, 128:19, 129:17, 133:6, 138:3, 152:9</p> <p>path [1] - 160:7</p> <p>patio [26] - 37:11, 38:8, 39:8, 39:20, 41:1, 48:8, 48:9, 48:11, 49:20, 68:22,</p>	<p>89:18, 119:25, 155:1, 155:2, 155:24, 158:14, 160:24, 161:10, 168:12, 168:16, 168:17, 169:2, 169:20, 170:17, 172:19, 182:8</p> <p>pattern [2] - 101:10, 155:11</p> <p>patterns [3] - 155:16, 158:18, 164:23</p> <p>Paul [1] - 30:7</p> <p>PAUL [1] - 2:8</p> <p>paved [1] - 61:15</p> <p>pavement [2] - 63:19, 150:3</p> <p>paver [4] - 69:25, 73:22, 79:13, 79:23</p> <p>pavers [13] - 62:13, 63:3, 63:11, 63:22, 64:6, 64:20, 68:20, 69:12, 73:20, 79:12, 79:20, 80:14, 80:19</p> <p>pay [2] - 157:19, 168:6</p> <p>Pearlman [7] - 107:18, 108:4, 108:5, 108:6, 108:25, 109:13, 109:22</p> <p>PEARLMAN [25] - 2:19, 6:15, 6:19, 109:9, 109:12, 109:16, 113:20, 113:24, 114:5, 119:4, 119:11, 119:16, 119:21, 120:3, 120:6, 120:19, 120:23, 121:3, 121:15, 121:20, 122:7, 147:2, 147:11, 148:1, 148:9</p> <p>pearlman [8] - 108:20, 108:25, 109:5, 110:25, 118:3, 118:24, 136:5, 144:20</p> <p>pearlman's [2] - 113:8, 136:1</p> <p>Pearlman's [1] - 117:24</p> <p>Pearlmans [2] - 108:7, 108:13</p> <p>pedestrian [1] - 154:19</p> <p>peering [1] - 125:15</p> <p>PENDING [2] - 4:18, 6:24</p> <p>people [7] - 11:2, 61:22, 72:5, 74:14,</p>	<p>116:15, 123:2, 125:15</p> <p>people's [2] - 125:15, 127:12</p> <p>per [4] - 117:12, 133:7, 136:3, 138:24</p> <p>percentage [2] - 80:4, 176:22</p> <p>percentagewise [1] - 162:4</p> <p>Perdon [6] - 33:10, 34:7, 34:16, 34:19, 45:1</p> <p>PERDON [34] - 5:4, 5:7, 34:2, 34:6, 34:9, 34:13, 34:17, 34:22, 35:4, 37:20, 38:12, 38:16, 38:22, 39:4, 39:11, 39:14, 40:12, 45:7, 45:10, 45:19, 45:24, 46:3, 46:5, 46:10, 46:19, 47:2, 47:19, 48:1, 48:12, 48:22, 49:3, 49:8, 49:10, 49:13</p> <p>perfect [1] - 84:9</p> <p>perhaps [4] - 67:24, 71:23, 115:23, 118:22</p> <p>perimeter [1] - 57:7</p> <p>permanent [1] - 171:1</p> <p>permeable [1] - 68:20</p> <p>permit [6] - 48:2, 48:4, 48:17, 49:1, 80:7, 114:13</p> <p>permitted [19] - 16:6, 16:9, 16:14, 33:17, 36:7, 36:19, 36:21, 50:1, 50:4, 64:16, 71:19, 82:8, 82:11, 82:16, 82:19, 114:13, 150:10, 150:13, 150:16</p> <p>person [1] - 84:19</p> <p>personal [1] - 129:14</p> <p>perspective [6] - 26:1, 131:2, 145:20, 151:7, 176:19, 176:22</p> <p>Phase [1] - 115:12</p> <p>photo [4] - 111:12, 120:22, 121:21, 121:23</p> <p>Photo/Rendering [1] - 165:6</p> <p>PHOTO/RENDERING [2] - 7:9, 165:9</p> <p>photograph [13] - 40:9, 47:11, 47:12, 75:15, 111:1, 111:2,</p>
	P			
	<p>P-e-r-d-o-n [1] - 34:7</p> <p>p.m [3] - 1:13, 81:17, 183:17</p> <p>package [1] - 54:20</p>			

<p>112:12, 118:17, 119:1, 119:24, 120:16, 127:10, 181:8</p> <p>photographs [7] - 67:3, 108:21, 108:22, 117:7, 118:15, 126:2, 129:22</p> <p>PHOTOGRAPHS [2] - 6:22, 109:19</p> <p>photos [8] - 109:23, 110:2, 110:3, 110:24, 112:20, 116:25, 118:2, 118:10</p> <p>pick [2] - 22:12, 43:19</p> <p>picked [2] - 43:6, 160:23</p> <p>picture [1] - 97:6</p> <p>pictures [5] - 56:17, 56:18, 56:21, 90:20, 124:15</p> <p>pie [4] - 150:1, 151:10, 177:2, 177:14</p> <p>pie-shaped [2] - 150:1, 151:10</p> <p>piece [1] - 180:5</p> <p>pieces [1] - 51:20</p> <p>Pine [1] - 55:15</p> <p>pipng [1] - 174:24</p> <p>place [6] - 23:25, 49:1, 84:22, 101:5, 138:19, 177:24</p> <p>Place [1] - 13:21</p> <p>placed [1] - 177:7</p> <p>places [4] - 91:3, 91:4, 96:9, 101:4</p> <p>PLAN [3] - 4:18, 7:8, 157:13</p> <p>Plan [4] - 18:16, 151:16, 157:6, 171:4</p> <p>plan [60] - 9:11, 19:2, 23:13, 25:3, 25:9, 31:3, 35:6, 41:21, 42:2, 42:8, 42:9, 42:14, 42:15, 42:16, 42:18, 56:3, 59:24, 61:7, 64:11, 64:13, 69:22, 76:21, 77:7, 98:4, 99:14, 99:22, 114:23, 115:7, 115:15, 134:18, 136:18, 136:23, 138:6, 138:14, 139:6, 139:14, 140:10, 141:3, 141:23, 142:10, 142:22, 142:25, 143:15, 144:18,</p>	<p>144:24, 145:2, 146:20, 147:12, 152:25, 153:7, 153:10, 153:11, 154:12, 157:5, 157:9, 159:17, 159:18, 160:9, 160:16, 179:16</p> <p>planned [1] - 35:17</p> <p>PLANNER [1] - 2:11</p> <p>planner [1] - 22:7</p> <p>planning [5] - 36:4, 37:6, 38:19, 38:20, 100:16</p> <p>Planning [2] - 145:3, 152:7</p> <p>PLANS [1] - 6:24</p> <p>plans [13] - 36:9, 36:24, 37:1, 48:7, 48:9, 66:24, 67:22, 68:25, 117:12, 149:16, 155:1, 168:2, 180:11</p> <p>plant [2] - 77:9, 77:11</p> <p>planter [1] - 159:11</p> <p>planting [2] - 77:12, 77:16</p> <p>plantings [2] - 59:10, 114:6</p> <p>plants [2] - 155:5, 159:15</p> <p>plastic [1] - 62:19</p> <p>platform [1] - 37:13</p> <p>play [2] - 25:11, 99:23</p> <p>plays [1] - 158:14</p> <p>pleasing [3] - 30:25, 95:25, 104:17</p> <p>Pledge [2] - 8:6, 8:7</p> <p>plus [2] - 38:1, 59:9</p> <p>point [37] - 21:14, 26:25, 27:2, 41:7, 43:1, 44:14, 44:18, 45:11, 45:15, 45:17, 45:22, 45:23, 55:24, 62:16, 85:25, 86:14, 92:12, 98:1, 99:22, 104:15, 108:19, 121:18, 129:9, 130:9, 130:14, 136:5, 142:12, 155:11, 157:4, 161:17, 162:8, 162:16, 163:15, 167:3, 167:4, 179:24</p> <p>pointed [1] - 25:16</p> <p>pointing [1] - 118:25</p> <p>points [2] - 18:9, 20:9</p> <p>police [1] - 136:7</p> <p>polices [1] - 135:16</p> <p>policy [1] - 67:6</p>	<p>polyline [1] - 41:23</p> <p>pool [170] - 49:20, 52:8, 52:10, 52:12, 52:14, 52:17, 52:18, 53:11, 53:20, 54:25, 55:4, 56:23, 57:3, 57:6, 65:4, 65:18, 65:20, 65:21, 66:3, 68:22, 71:3, 71:6, 72:19, 72:20, 73:7, 74:12, 74:21, 78:2, 78:25, 79:5, 105:7, 107:21, 107:23, 108:9, 108:18, 108:23, 109:1, 111:2, 111:15, 111:19, 111:23, 112:1, 112:3, 112:17, 113:18, 113:23, 113:25, 114:3, 114:4, 114:10, 114:12, 114:13, 114:18, 115:7, 115:13, 117:9, 117:15, 117:16, 117:19, 117:23, 118:9, 118:11, 118:17, 118:22, 119:5, 119:15, 120:5, 120:11, 120:12, 120:25, 121:9, 121:10, 121:16, 121:22, 121:24, 121:25, 122:5, 125:1, 128:1, 128:22, 132:22, 137:7, 137:9, 137:13, 139:1, 139:4, 139:10, 139:13, 139:20, 145:18, 146:14, 146:15, 146:22, 146:24, 149:24, 150:20, 155:22, 156:3, 156:14, 156:24, 157:17, 157:18, 157:20, 158:6, 158:12, 158:23, 159:3, 159:8, 159:24, 159:25, 160:22, 163:13, 165:15, 165:21, 166:4, 166:5, 166:8, 166:11, 166:22, 166:25, 167:3, 167:8, 168:9, 168:11, 168:20, 170:1, 170:4, 170:13, 170:14,</p>	<p>170:17, 171:22, 172:13, 173:17, 173:24, 174:3, 174:16, 174:25, 175:6, 175:9, 175:21, 175:24, 175:25, 176:4, 176:6, 176:8, 176:14, 177:3, 177:4, 177:6, 177:12, 177:19, 177:21, 177:24, 178:4, 178:8, 178:10, 178:16, 179:6, 179:15, 179:18, 180:6, 180:18, 181:6, 181:18, 181:25, 182:3, 182:8</p> <p>pool-compliant [1] - 109:1</p> <p>pooling [1] - 46:9</p> <p>pools [10] - 74:11, 74:14, 110:10, 114:4, 122:13, 125:15, 138:4, 178:15, 179:21</p> <p>poor [1] - 176:25</p> <p>pop [1] - 151:8</p> <p>populated [1] - 154:12</p> <p>porch [28] - 51:25, 54:3, 81:25, 82:4, 82:8, 87:22, 89:3, 89:4, 90:6, 92:10, 92:12, 94:8, 94:11, 94:20, 95:3, 95:24, 96:7, 101:16, 102:4, 102:5, 103:4, 104:15, 105:21, 105:24, 106:2, 106:9, 106:17</p> <p>porches [3] - 33:21, 36:19, 97:1</p> <p>porous [3] - 47:7, 62:9, 73:22</p> <p>port [2] - 54:2, 59:2</p> <p>portion [9] - 24:19, 24:25, 38:9, 40:2, 74:4, 105:12, 114:19, 126:24, 182:25</p> <p>position [3] - 36:8, 135:14, 144:23</p> <p>positioned [1] - 166:8</p> <p>positive [2] - 26:18, 27:3</p> <p>possibility [4] - 21:3, 43:2, 103:5, 174:24</p> <p>possible [6] - 23:12, 42:23, 142:17,</p>	<p>159:3, 170:13, 175:1</p> <p>possibly [1] - 25:7</p> <p>poster [1] - 28:17</p> <p>posting [1] - 8:15</p> <p>potential [2] - 179:10, 181:2</p> <p>potentially [1] - 42:25</p> <p>potted [1] - 155:5</p> <p>powder [1] - 89:23</p> <p>power [1] - 9:1</p> <p>powers [1] - 8:23</p> <p>practice [1] - 29:5</p> <p>precise [2] - 32:7, 68:11</p> <p>precondition [1] - 36:23</p> <p>predominantly [2] - 63:4, 71:12</p> <p>preexisting [3] - 43:25, 64:15, 64:18</p> <p>prefer [3] - 18:2, 37:11, 144:15</p> <p>pregnant [1] - 84:6</p> <p>prepare [1] - 148:17</p> <p>prepared [3] - 34:17, 115:3, 153:11</p> <p>presence [1] - 139:22</p> <p>present [12] - 36:7, 36:17, 36:19, 36:22, 64:16, 68:16, 134:18, 143:23, 147:6, 147:12, 152:14</p> <p>present/proposed [1] - 16:10</p> <p>presentation [5] - 28:25, 29:13, 29:14, 34:18, 34:20</p> <p>presented [3] - 110:3, 112:20, 117:7</p> <p>presenting [1] - 57:15</p> <p>presently [1] - 16:13</p> <p>presents [1] - 134:23</p> <p>preservation [1] - 171:4</p> <p>pressure [2] - 66:10, 86:13</p> <p>presumably [1] - 73:23</p> <p>preteen [1] - 85:4</p> <p>pretty [15] - 47:7, 52:18, 57:2, 75:17, 89:22, 97:5, 114:6, 116:1, 121:4, 131:20, 168:17, 169:12, 174:22, 180:1</p> <p>previous [12] - 10:17, 15:21, 35:14, 41:17, 43:14, 71:2, 71:9,</p>
---	--	---	---	--

<p>74:24, 87:24, 90:17, 178:7</p> <p>previously [5] - 23:2, 25:5, 25:16, 106:2, 152:8</p> <p>primary [1] - 167:6</p> <p>privacy [14] - 76:16, 125:5, 125:10, 125:14, 127:3, 127:8, 127:16, 127:19, 128:10, 128:16, 131:2, 131:5, 131:17, 135:9</p> <p>problem [16] - 46:8, 47:5, 47:9, 62:18, 72:11, 72:22, 86:17, 87:17, 103:4, 125:2, 135:7, 136:7, 136:19, 137:25, 177:12</p> <p>problematic [1] - 30:12</p> <p>problems [3] - 53:6, 128:15, 129:4</p> <p>proceed [5] - 17:12, 55:22, 104:11, 124:20, 152:23</p> <p>PROCEEDINGS [1] - 1:9</p> <p>process [3] - 56:11, 56:13, 84:12</p> <p>product [1] - 62:18</p> <p>professional [5] - 78:14, 141:2, 152:2, 152:5, 163:5</p> <p>professionals [2] - 135:11, 141:21</p> <p>project [3] - 139:5, 139:6, 155:19</p> <p>projects [1] - 138:4</p> <p>promise [3] - 146:9, 147:7, 147:20</p> <p>promises [1] - 147:8</p> <p>proper [1] - 126:15</p> <p>properties [20] - 72:13, 110:8, 110:10, 110:12, 110:17, 111:10, 113:17, 118:12, 127:13, 127:21, 128:2, 131:18, 163:23, 164:3, 164:18, 165:17, 166:5, 168:22, 171:10, 180:22</p> <p>property [84] - 24:2, 28:25, 31:22, 35:12, 45:16, 46:25, 49:19, 56:3, 57:8, 59:3, 67:1, 70:25, 71:2,</p>	<p>71:5, 71:6, 71:17, 71:21, 72:22, 73:8, 75:22, 76:1, 76:6, 77:23, 78:5, 79:3, 79:6, 104:18, 106:3, 106:6, 109:24, 110:19, 111:7, 112:13, 117:2, 117:3, 117:8, 118:1, 118:19, 120:14, 124:25, 125:16, 128:12, 128:23, 129:23, 129:24, 130:3, 131:24, 132:4, 137:20, 137:22, 139:10, 141:6, 146:3, 150:18, 153:13, 154:1, 156:22, 157:3, 160:14, 161:11, 163:17, 163:22, 164:19, 165:4, 166:16, 166:18, 166:20, 167:19, 167:21, 169:4, 169:5, 169:7, 169:9, 171:24, 172:9, 173:19, 174:19, 176:14, 179:20, 180:18, 181:4, 182:1, 182:19</p> <p>proportional [1] - 164:5</p> <p>proposal [6] - 157:16, 162:21, 165:11, 165:18, 167:14, 167:17</p> <p>propose [1] - 169:1</p> <p>proposed [32] - 16:15, 20:5, 33:18, 33:21, 33:23, 35:6, 35:22, 36:17, 36:20, 36:22, 50:2, 50:4, 64:17, 82:9, 82:12, 82:14, 82:16, 82:20, 104:13, 108:1, 124:23, 125:3, 150:11, 150:14, 150:18, 150:21, 159:18, 159:20, 161:22, 167:1, 167:8, 171:12</p> <p>proposed/present [1] - 16:6</p> <p>proposing [9] - 53:4, 158:4, 158:7, 164:1, 168:16, 170:1, 170:19, 170:22, 173:6</p> <p>pros [3] - 95:15,</p>	<p>102:14, 103:12</p> <p>protection [1] - 171:5</p> <p>prove [3] - 9:6, 27:3, 179:17</p> <p>provide [5] - 80:1, 128:16, 133:21, 137:2, 142:13</p> <p>provided [5] - 8:15, 56:17, 138:4, 142:23, 152:5</p> <p>provides [1] - 140:11</p> <p>providing [2] - 181:13, 181:14</p> <p>proving [2] - 52:7, 85:4</p> <p>proximity [3] - 178:19, 178:20, 179:19</p> <p>prudent [2] - 21:8, 31:24</p> <p>PUBLIC [1] - 1:5</p> <p>Public [1] - 8:20</p> <p>public [3] - 8:12, 9:9, 70:5</p> <p>pull [4] - 49:22, 58:8, 58:9</p> <p>pull-off [1] - 49:22</p> <p>pump [4] - 73:1, 73:2, 157:21, 170:22</p> <p>pumped [1] - 105:7</p> <p>pumping [1] - 74:14</p> <p>pumps [2] - 71:14, 72:15</p> <p>punch [1] - 108:8</p> <p>purchased [3] - 35:14, 108:7, 162:10</p> <p>purpose [5] - 8:23, 9:10, 23:23, 35:17, 163:3</p> <p>purposes [2] - 77:8, 101:7</p> <p>push [1] - 156:5</p> <p>pushed [1] - 170:15</p> <p>pushes [2] - 154:22, 171:3</p> <p>put [47] - 23:15, 41:23, 48:18, 48:19, 52:11, 57:1, 68:7, 72:14, 78:6, 78:21, 80:6, 87:25, 88:23, 91:15, 93:6, 94:15, 96:1, 100:4, 101:6, 101:8, 106:9, 116:3, 126:15, 126:19, 127:24, 127:25, 130:11, 132:7, 135:14, 135:20, 137:12, 138:19, 139:6, 139:14, 148:4, 156:3, 156:24, 166:17,</p>	<p>171:23, 175:3, 175:6, 175:8, 175:14, 177:3, 177:9, 179:18, 182:2</p> <p>puts [2] - 94:10, 132:15</p> <p>putting [17] - 53:4, 66:9, 74:18, 86:25, 95:20, 100:15, 102:5, 102:6, 102:10, 126:16, 127:15, 132:16, 138:15, 172:18, 174:24, 179:8, 181:3</p>	<p>152:18</p> <p>raised [5] - 37:15, 119:25, 121:10, 155:2, 155:24</p> <p>raising [1] - 86:22</p> <p>RALPH [22] - 4:13, 16:21, 17:1, 17:14, 18:3, 18:8, 21:6, 21:16, 21:23, 22:22, 23:3, 23:12, 23:20, 24:4, 24:22, 31:12, 31:15, 31:20, 32:15, 32:19, 33:1, 33:6</p> <p>Ralph [7] - 16:19, 22:4, 24:6, 24:19, 30:13, 30:19, 31:18</p> <p>RAMAPO [1] - 7:2</p> <p>Ramapo [7] - 149:23, 153:4, 153:20, 154:20, 154:22, 155:13, 174:10</p> <p>rather [2] - 85:6, 109:2</p> <p>ratio [1] - 16:14</p> <p>RAZIN [34] - 2:17, 8:25, 11:2, 11:5, 11:8, 11:11, 11:14, 11:17, 15:11, 26:25, 32:6, 42:1, 42:6, 42:9, 42:15, 42:22, 43:8, 43:10, 43:24, 47:22, 63:10, 63:13, 67:10, 67:15, 68:3, 68:9, 79:25, 80:4, 80:8, 137:15, 142:25, 148:22, 149:6, 178:12</p> <p>Razin [2] - 8:21, 143:20</p> <p>RE [1] - 1:4</p> <p>re [3] - 51:11, 56:14, 149:1</p> <p>re-imagine [1] - 56:14</p> <p>re-invoice [1] - 149:1</p> <p>re-sanding [1] - 51:11</p> <p>reach [1] - 18:21</p> <p>reach-in [1] - 18:21</p> <p>reached [1] - 167:25</p> <p>read [3] - 25:4, 57:14, 85:18</p> <p>real [8] - 91:6, 91:18, 104:21, 110:24, 141:8, 141:20, 176:18</p> <p>reality [1] - 163:19</p> <p>realize [1] - 158:23</p> <p>realized [1] - 155:25</p> <p>really [62] - 26:12, 26:15, 27:14, 41:18, 51:6, 51:16, 52:25, 53:2, 56:12, 56:14,</p>
Q				
<p>qualifications [2] - 151:18, 151:21</p> <p>qualify [1] - 26:9</p> <p>quality [1] - 35:23</p> <p>quarter [2] - 99:6, 106:11</p> <p>questioning [1] - 98:2</p> <p>questions [26] - 10:8, 10:20, 22:4, 24:6, 24:15, 54:8, 54:19, 55:7, 55:8, 70:2, 70:4, 74:6, 78:10, 96:18, 100:8, 100:12, 103:16, 106:12, 113:15, 116:22, 122:10, 124:7, 143:22, 143:24, 151:3, 171:17</p> <p>quick [12] - 17:25, 35:7, 54:8, 54:19, 78:12, 96:18, 98:1, 110:25, 126:1, 167:2, 171:17, 176:19</p> <p>quite [5] - 19:14, 20:10, 60:2, 120:17, 167:5</p>				
R				
<p>railing [2] - 94:16, 94:17</p> <p>railings [1] - 103:6</p> <p>rain [1] - 86:6</p> <p>rained [2] - 72:16, 72:24</p> <p>rainwater [2] - 71:20, 71:23</p> <p>raise [11] - 16:24, 34:11, 50:15, 55:17, 70:19, 83:6, 83:21, 95:9, 104:5, 109:14,</p>				

56:25, 57:2, 57:5,
57:13, 57:21, 58:6,
58:15, 64:17, 72:7,
72:24, 86:8, 86:17,
89:9, 89:19, 92:3,
94:10, 94:15, 95:9,
102:11, 104:19,
114:7, 118:6,
139:16, 147:17,
155:6, 156:20,
157:1, 159:9, 161:8,
164:24, 166:7,
167:10, 167:18,
168:21, 169:1,
169:9, 169:13,
169:14, 169:17,
169:25, 170:2,
170:8, 170:12,
170:16, 170:18,
172:22, 173:13,
173:25, 174:13,
175:7, 175:12

rear [48] - 20:2, 24:1,
33:12, 49:19, 79:3,
81:24, 87:1, 88:3,
89:20, 89:21, 90:16,
91:8, 92:18, 95:22,
98:7, 98:8, 98:24,
101:13, 105:21,
110:4, 110:13,
111:3, 111:7,
112:21, 113:9,
117:3, 117:24,
117:25, 118:19,
118:22, 119:2,
120:17, 121:17,
122:2, 139:21,
141:6, 154:1, 156:9,
157:25, 158:6,
158:8, 165:23,
165:25, 170:12,
171:24, 172:10,
177:2

rearrange [1] - 89:20

reason [11] - 28:11,
88:11, 113:1,
113:11, 125:13,
129:2, 145:18,
156:11, 180:6,
181:5, 181:13

reasonable [4] -
134:9, 134:24,
135:19, 144:21

reasoning [2] -
105:18, 175:18

reasons [1] - 101:12

recap [1] - 17:16

received [4] - 10:4,
34:22, 36:4, 41:14

recited [1] - 8:8

recognize [1] - 152:17

recommendation [2] -
133:25, 138:25

reconstructed [1] -
49:22

reconstructing [1] -
49:20

record [21] - 17:7,
24:10, 24:18, 31:18,
34:4, 35:3, 50:7,
55:13, 70:7, 70:11,
74:4, 82:23, 83:18,
103:20, 103:23,
109:11, 124:10,
143:4, 145:14,
182:24, 183:5

rectangular [2] - 37:8,
177:13

red [1] - 153:24

Red [1] - 167:17

reduce [11] - 18:22,
22:1, 22:24, 23:10,
45:3, 57:10, 94:7,
96:7, 96:21, 160:13,
163:6

reduced [9] - 18:17,
18:18, 18:25, 25:12,
40:20, 61:15, 89:23,
94:13, 97:24

reducing [7] - 21:12,
94:6, 95:16, 96:9,
105:20, 160:6,
163:11

reduction [5] - 57:18,
69:15, 97:24,
163:19, 163:20

refer [1] - 166:6

referenced [1] -
153:10

references [1] - 171:2

referencing [1] -
152:25

referring [3] - 56:20,
64:7, 136:18

regarding [2] - 24:16,
114:16

regular [1] - 102:6

regularly [1] - 8:10

Reisen [1] - 11:15

REISEN [1] - 2:14

reiterate [2] - 44:25,
125:18

rejected [1] - 103:10

related [5] - 18:10,
18:11, 18:13, 36:5,
36:6

relates [1] - 166:8

relative [1] - 52:21

relatively [3] - 31:2,
32:2, 120:13

relevant [1] - 122:23

relief [2] - 113:2,
163:3

reline [1] - 180:6

relocated [1] - 57:3

remain [3] - 21:20,
161:22, 167:14

remains [6] - 16:7,
16:11, 21:13,
106:10, 106:17,
167:13

remember [2] -
123:17, 123:21

remind [1] - 16:17

remorse [1] - 131:9

remove [1] - 166:25

removal [1] - 150:3

remove [9] - 79:15,
81:24, 88:6, 156:20,
167:17, 168:5,
168:7, 170:19,
170:21

removed [2] - 89:4,
89:16

removing [1] - 96:6

removing [2] - 39:1,
165:11

renderings [1] - 37:12

renovated [2] - 35:14,
115:10

renovating [1] - 51:10

renovation [2] -
104:13, 115:11

reopen [1] - 143:18

repairs [1] - 173:22

repeat [1] - 37:19

replace [1] - 168:8

replaced [1] - 134:6

replacement [1] -
141:17

replacing [3] - 67:24,
100:16, 101:3

report [2] - 60:11,
75:16

reported [1] - 36:2

represent [1] - 77:9

representation [1] -
77:8

REPRESENTED [2] -
6:16, 7:3

represented [1] -
75:12

request [5] - 23:14,
23:16, 25:5, 35:16,
35:25

requested [6] - 29:23,
30:24, 71:21,
105:19, 161:16,
171:9

requesting [6] - 18:23,

113:2, 113:12,
129:19, 132:9,
161:18

requests [1] - 36:1

require [15] - 16:18,
32:21, 39:20, 40:23,
59:22, 66:5, 74:12,
74:21, 133:2, 133:7,
137:24, 138:22,
140:9, 180:15,
181:17

required [27] - 16:12,
18:25, 21:1, 21:13,
33:23, 48:2, 48:4,
56:9, 61:18, 78:17,
82:13, 87:16, 96:20,
107:24, 116:9,
133:9, 150:15,
150:20, 161:11,
162:2, 162:7,
162:19, 164:12,
165:19, 165:23,
168:14, 173:2

requirement [13] -
39:9, 62:2, 62:3,
62:4, 65:14, 66:1,
66:3, 66:4, 109:3,
128:5, 130:20,
132:23, 162:15

requirements [2] -
8:20, 51:3

requires [4] - 74:18,
78:15, 108:11,
125:12

requiring [1] - 126:18

residential [2] -
163:23, 171:6

resolution [13] -
10:17, 10:20, 11:6,
11:25, 12:22, 12:24,
13:20, 13:22, 14:15,
14:17, 68:4, 136:3,
140:9

RESOLUTIONS [1] -
3:6

resolutions [1] - 10:16

resolved [1] - 144:16

respect [5] - 25:8,
25:11, 96:19, 105:1,
106:5

rest [9] - 19:11, 20:12,
25:23, 28:22, 89:8,
106:11, 108:4,
127:13, 183:12

resubmit [1] - 48:23

result [5] - 28:6, 71:6,
163:7, 169:2, 171:9

retained [2] - 55:24,
56:2

retainer [1] - 148:11

retaining [14] -
117:10, 117:11,
150:15, 150:17,
150:18, 159:5,
159:6, 160:22,
164:11, 164:20,
165:13, 165:14,
173:18, 173:23

retires [1] - 141:18

retiring [1] - 141:14

return [1] - 142:17

review [10] - 10:8,
10:19, 12:2, 12:24,
13:22, 14:17, 19:3,
145:2, 145:3, 148:18

reviewed [3] - 61:9,
61:11, 170:7

reviewing [1] - 20:23

revise [1] - 48:7

revised [8] - 17:18,
22:11, 22:15, 48:10,
61:6, 61:8, 143:15

revisions [11] - 10:9,
12:2, 13:1, 13:22,
14:19, 18:4, 18:5,
18:15, 25:3, 25:15,
30:24

rhetorical [1] - 142:7

rhythm [1] - 19:17

rid [1] - 180:13

ridge [2] - 86:22,
95:17

right-hand [7] - 86:15,
87:7, 90:16, 92:20,
93:20, 98:5, 139:17

right-of-way [1] -
163:18

rise [1] - 8:5

riser [2] - 39:7, 40:17

risers [2] - 39:2, 39:6

road [3] - 74:19,
97:13, 106:3

Road [5] - 81:23, 83:1,
104:2, 107:19,
109:13

ROAD [2] - 6:2, 6:15

roadways [2] - 155:15,
155:17

Roanoke [3] - 107:18,
109:13, 124:13

ROANOKE [1] - 6:15

role [1] - 158:15

roll [7] - 9:13, 11:19,
12:8, 14:25, 62:21,
80:24, 106:21

ROLL [1] - 3:4

roof [8] - 19:20, 20:3,
20:6, 87:25, 90:19,
95:22, 96:1, 98:8

roofing [1] - 53:16

<p>roofline [2] - 20:2, 57:4</p> <p>room [20] - 16:3, 21:4, 28:23, 84:8, 89:15, 89:23, 90:3, 91:2, 92:4, 92:9, 93:6, 94:1, 98:22, 98:23, 100:6, 102:10, 102:19, 175:13</p> <p>rooms [1] - 31:2</p> <p>rotted [1] - 52:17</p> <p>rotting [1] - 71:8</p> <p>round [3] - 141:25, 142:3, 142:13</p> <p>route [1] - 96:5</p> <p>row [2] - 71:9, 167:13</p> <p>RS-10 [1] - 97:18</p> <p>RS-12 [2] - 20:25, 78:15</p> <p>RS-24 [2] - 153:5, 162:14</p> <p>RS-8 [1] - 97:17</p> <p>ruin [4] - 126:18, 128:2, 130:24, 140:20</p> <p>ruled [1] - 142:23</p> <p>rules [1] - 96:15</p> <p>rumble [8] - 57:11, 57:24, 59:12, 59:18, 61:6, 64:17, 67:24, 79:13</p> <p>run [2] - 129:16, 160:2</p> <p>running [1] - 62:8</p> <p>runoff [6] - 46:8, 72:9, 72:11, 72:17, 72:22, 74:13</p> <p>runs [1] - 71:13</p>	<p>scenario [3] - 148:20, 173:6, 173:13</p> <p>scheduled [1] - 8:10</p> <p>schematic [1] - 75:12</p> <p>school [2] - 84:17, 151:2</p> <p>screen [2] - 150:25, 160:3</p> <p>screened [4] - 81:24, 87:22, 94:10, 117:18</p> <p>screening [71] - 59:10, 77:12, 78:20, 107:24, 116:9, 127:7, 128:21, 129:13, 129:16, 129:20, 129:21, 129:22, 130:2, 130:4, 130:6, 130:10, 130:18, 131:10, 131:22, 132:7, 132:11, 132:15, 132:23, 132:25, 133:3, 133:9, 133:11, 133:12, 133:15, 133:21, 133:22, 134:3, 134:5, 134:21, 135:6, 135:7, 135:19, 136:2, 136:10, 136:12, 136:14, 136:15, 136:18, 136:23, 136:25, 137:2, 137:5, 137:7, 138:4, 138:6, 138:14, 138:18, 138:22, 139:16, 140:12, 141:4, 141:5, 141:10, 141:22, 141:24, 142:2, 142:10, 142:14, 142:23, 143:16, 144:20, 154:8</p> <p>screens [1] - 87:25</p> <p>scuppers [1] - 159:8</p> <p>SDL [1] - 124:4</p> <p>seat [1] - 146:10</p> <p>seating [1] - 35:19</p> <p>second [32] - 10:12, 10:24, 11:19, 11:25, 12:5, 12:6, 13:4, 13:25, 14:22, 14:23, 15:24, 16:1, 19:17, 21:24, 27:2, 31:3, 31:5, 32:22, 37:2, 77:5, 80:21, 80:22, 82:2, 84:20, 89:14, 90:11, 96:3, 106:19, 106:20, 114:25,</p>	<p>160:22</p> <p>SECOND [1] - 2:14</p> <p>Second [2] - 10:25, 18:16</p> <p>Second-Floor [1] - 18:16</p> <p>second-floor [3] - 15:24, 31:3, 82:2</p> <p>seconded [2] - 11:4, 13:5</p> <p>seconds [1] - 147:5</p> <p>section [4] - 49:25, 150:8, 163:2, 163:6</p> <p>Section [18] - 16:4, 16:7, 16:11, 16:13, 33:15, 33:19, 33:22, 50:3, 82:7, 82:10, 82:13, 82:15, 82:18, 107:23, 150:11, 150:14, 150:19, 164:11</p> <p>sections [6] - 16:3, 33:14, 49:24, 82:6, 107:22, 150:7</p> <p>see [107] - 19:11, 20:1, 20:2, 20:6, 31:4, 33:8, 53:2, 53:23, 54:2, 54:3, 54:4, 56:17, 56:23, 65:23, 67:1, 67:2, 67:21, 68:9, 68:12, 68:17, 70:4, 78:20, 86:24, 90:12, 92:7, 92:19, 93:14, 93:16, 108:14, 108:15, 108:19, 110:5, 110:13, 110:25, 111:16, 112:15, 112:16, 112:23, 113:16, 113:17, 113:18, 114:3, 114:7, 116:25, 117:6, 117:7, 117:13, 117:17, 117:20, 118:1, 118:8, 118:9, 118:18, 119:8, 119:14, 120:15, 121:9, 121:24, 122:1, 122:2, 122:5, 124:25, 126:6, 127:12, 127:16, 128:22, 129:15, 129:21, 129:22, 133:19, 141:23, 142:10, 143:15, 146:9, 146:15, 146:19, 151:1, 151:10, 153:15, 153:25, 158:13,</p>	<p>159:14, 159:18, 164:3, 164:5, 165:4, 165:11, 165:13, 165:16, 166:9, 166:21, 166:24, 167:10, 168:22, 170:19, 170:24, 173:13, 179:9, 180:19, 180:21, 181:13, 182:10, 182:12</p> <p>see-through [1] - 146:19</p> <p>seeing [14] - 10:9, 12:2, 13:1, 13:23, 14:20, 24:10, 24:18, 74:4, 74:7, 80:12, 93:1, 103:17, 105:11, 182:24</p> <p>Seeing [1] - 10:21</p> <p>seeking [7] - 15:24, 33:12, 49:18, 81:24, 107:19, 149:24, 165:21</p> <p>seem [3] - 29:3, 60:15, 127:3</p> <p>seepage [1] - 181:20</p> <p>seeps [1] - 181:21</p> <p>selected [1] - 175:18</p> <p>sell [1] - 84:14</p> <p>send [1] - 123:11</p> <p>sense [7] - 28:1, 84:14, 86:19, 88:15, 131:15, 156:4, 179:19</p> <p>sent [1] - 90:20</p> <p>separating [1] - 120:14</p> <p>separation [4] - 164:14, 166:2, 166:22, 167:6</p> <p>September [2] - 145:23, 146:1</p> <p>series [1] - 93:16</p> <p>set [8] - 100:4, 117:9, 117:19, 117:23, 122:3, 134:9, 139:20, 175:13</p> <p>setback [30] - 16:5, 39:20, 78:2, 82:14, 82:16, 86:14, 88:3, 94:18, 96:19, 102:16, 102:25, 150:15, 150:19, 150:20, 151:13, 160:22, 160:23, 160:24, 164:11, 165:22, 168:9, 168:12, 168:14, 168:17, 169:2,</p>	<p>169:20, 170:16, 181:3</p> <p>setbacks [1] - 20:19</p> <p>setting [1] - 87:10</p> <p>setup [2] - 155:3, 172:24</p> <p>seven [5] - 31:7, 32:13, 85:3, 144:12, 146:11</p> <p>several [8] - 25:3, 31:1, 59:8, 105:19, 106:1, 108:10, 115:24, 116:14</p> <p>sewer [1] - 74:19</p> <p>shade [3] - 154:5, 154:10, 170:20</p> <p>shaded [1] - 86:25</p> <p>shallowness [1] - 170:10</p> <p>shame [1] - 128:3</p> <p>shape [8] - 35:24, 37:8, 52:16, 86:10, 96:11, 170:10, 176:2, 177:14</p> <p>shaped [2] - 150:1, 151:10</p> <p>share [3] - 34:18, 84:20, 84:21</p> <p>sharing [2] - 85:2, 85:3</p> <p>shave [1] - 167:20</p> <p>shed [15] - 19:20, 20:3, 20:6, 63:21, 87:1, 91:10, 93:15, 118:22, 119:5, 119:6, 119:20, 121:14, 121:15, 135:24</p> <p>sheet [8] - 36:11, 119:23, 153:7, 153:9, 153:15, 153:17, 153:21, 159:19</p> <p>Sheet [3] - 153:1, 157:6, 165:6</p> <p>SHEETS [2] - 6:22, 109:19</p> <p>sheets [1] - 109:23</p> <p>shields [1] - 165:16</p> <p>shoot [1] - 174:25</p> <p>short [2] - 86:9, 159:5</p> <p>show [6] - 34:20, 48:7, 48:10, 59:24, 98:4, 108:22</p> <p>showed [2] - 41:25, 168:2</p> <p>showing [3] - 88:11, 110:4, 114:21</p> <p>shown [9] - 36:24, 37:4, 42:1, 114:21,</p>
S				
<p>safe [1] - 102:22</p> <p>safety [5] - 58:12, 128:4, 128:5, 145:19, 180:1</p> <p>Saint [1] - 13:21</p> <p>SAINT [1] - 3:8</p> <p>Sammet [2] - 160:23, 171:1</p> <p>Sammet's [1] - 170:7</p> <p>SAMUEL [1] - 2:14</p> <p>sanding [1] - 51:11</p> <p>satisfactory [1] - 136:10</p> <p>save [1] - 89:7</p> <p>saw [2] - 124:15, 178:7</p> <p>scale [8] - 59:4, 99:2, 99:7, 99:9, 99:14, 99:16, 120:24, 157:7</p> <p>scary [1] - 84:13</p>				

<p>114:22, 114:23, 115:7, 161:13, 181:8</p> <p>shows [5] - 54:22, 115:3, 118:17, 143:15, 157:15</p> <p>shrub [1] - 134:11</p> <p>side [108] - 16:5, 16:9, 18:12, 18:13, 18:19, 19:7, 19:14, 19:24, 20:18, 25:22, 27:19, 28:22, 30:16, 33:23, 36:21, 39:18, 39:25, 40:2, 44:8, 46:9, 46:14, 46:15, 46:24, 47:3, 49:23, 58:3, 58:19, 75:19, 76:3, 78:21, 80:11, 82:11, 82:12, 82:15, 82:17, 86:10, 86:12, 86:13, 86:15, 86:16, 87:7, 87:13, 87:15, 88:17, 90:16, 92:20, 92:22, 93:2, 93:7, 93:12, 93:20, 93:25, 94:2, 95:1, 95:5, 95:6, 95:12, 98:6, 99:21, 99:23, 101:12, 106:13, 112:16, 112:21, 117:1, 117:12, 117:20, 118:20, 119:2, 121:8, 121:23, 131:12, 131:15, 131:20, 131:21, 139:13, 139:15, 141:5, 150:2, 150:20, 153:8, 153:18, 153:22, 153:23, 153:25, 154:7, 154:16, 155:9, 155:12, 156:8, 156:9, 156:10, 156:15, 157:23, 158:22, 159:19, 165:23, 165:24, 169:11, 172:2, 172:13, 172:17, 173:24, 179:20, 182:13</p> <p>side-loading [1] - 58:19</p> <p>sideline [1] - 87:9</p> <p>sidelines [1] - 96:12</p> <p>sides [8] - 65:24, 87:25, 101:6, 106:10, 106:18, 151:11, 182:7, 182:9</p> <p>sidewalk [4] - 51:17, 51:18, 51:20, 51:23</p> <p>sight [8] - 106:4,</p>	<p>117:8, 126:12, 130:2, 132:15, 133:13, 134:4, 135:9</p> <p>significant [2] - 29:17, 47:13</p> <p>significantly [2] - 25:10, 169:6</p> <p>similar [7] - 46:11, 58:20, 87:12, 111:13, 168:11, 168:19, 168:20</p> <p>similar-type [1] - 87:12</p> <p>similarly [1] - 167:9</p> <p>simple [5] - 135:13, 141:8, 141:20, 158:10</p> <p>simply [1] - 120:11</p> <p>single [2] - 20:7, 158:8</p> <p>sink [2] - 89:21, 92:24</p> <p>sit [3] - 30:4, 30:5, 130:11</p> <p>Site [1] - 157:6</p> <p>SITE [2] - 7:8, 157:13</p> <p>site [21] - 27:4, 27:8, 27:17, 28:7, 28:9, 60:8, 85:20, 86:7, 86:8, 86:19, 145:2, 152:25, 153:10, 153:11, 154:10, 156:1, 157:5, 157:8, 159:17, 160:16, 166:11</p> <p>sits [4] - 154:25, 158:5, 161:3, 161:9</p> <p>sitting [3] - 57:25, 117:15, 172:25</p> <p>situation [8] - 37:5, 84:23, 90:15, 95:10, 95:23, 96:4, 97:21, 137:16</p> <p>six [6] - 39:6, 100:19, 100:25, 101:4, 152:4</p> <p>six-over-one [2] - 100:25, 101:4</p> <p>six-over-six [1] - 100:19</p> <p>size [22] - 18:11, 20:13, 35:19, 35:22, 37:3, 51:8, 61:18, 77:9, 77:10, 78:17, 84:9, 85:23, 99:11, 115:8, 116:11, 131:17, 149:25, 153:5, 153:6, 163:24, 164:4, 177:8</p> <p>sized [1] - 169:15</p> <p>sizes [1] - 20:13</p> <p>sketch [1] - 48:17</p> <p>skimmer [1] - 182:5</p>	<p>skin [2] - 132:10, 132:16</p> <p>slanted [1] - 86:13</p> <p>slate [2] - 172:19, 175:3</p> <p>slice [1] - 94:23</p> <p>slider [2] - 40:16, 40:18</p> <p>sliding [2] - 37:7, 37:16</p> <p>slight [1] - 162:23</p> <p>slightly [4] - 20:12, 68:22, 137:16, 150:4</p> <p>slopes [1] - 121:11</p> <p>sloping [2] - 46:21, 91:14</p> <p>slops [1] - 121:17</p> <p>slot [1] - 146:13</p> <p>small [9] - 23:9, 28:15, 29:3, 29:4, 30:3, 88:18, 88:22, 176:6, 176:8</p> <p>smallest [1] - 23:14</p> <p>sneaks [1] - 139:21</p> <p>so.. [3] - 75:10, 122:25, 143:2</p> <p>so...what [1] - 53:7</p> <p>sod [1] - 64:1</p> <p>soften [1] - 159:15</p> <p>soil [3] - 62:22, 71:11, 71:12</p> <p>sold [2] - 110:14, 146:15</p> <p>solely [1] - 132:7</p> <p>solid [9] - 57:9, 69:24, 77:1, 107:25, 125:17, 146:21, 159:21, 160:5, 168:23</p> <p>solve [1] - 39:15</p> <p>someone [4] - 87:24, 90:16, 117:15, 134:17</p> <p>somewhat [1] - 151:10</p> <p>somewhere [2] - 155:22, 177:7</p> <p>son [1] - 35:10</p> <p>SONTZ [41] - 2:6, 9:21, 12:16, 13:14, 14:9, 15:8, 29:20, 48:23, 61:5, 61:10, 62:2, 63:7, 64:23, 65:4, 65:13, 66:1, 66:11, 66:14, 67:8, 68:1, 75:18, 77:21, 80:17, 81:5, 103:25, 106:16, 107:2, 122:12, 122:19, 123:1, 123:9, 128:7,</p>	<p>136:17, 136:22, 137:23, 140:3, 142:12, 142:21, 143:11, 177:10, 178:13</p> <p>Sontz [4] - 13:13, 115:23, 122:16, 139:25</p> <p>sontz [7] - 9:20, 12:15, 14:8, 15:7, 81:4, 107:1, 126:12</p> <p>soon [1] - 87:4</p> <p>sorry [9] - 32:20, 37:18, 47:11, 60:4, 113:20, 114:24, 120:19, 124:17, 147:19</p> <p>sort [14] - 27:12, 27:15, 46:6, 66:6, 66:8, 73:11, 74:20, 76:4, 90:6, 127:6, 128:17, 142:6, 155:21, 158:14</p> <p>sound [1] - 90:18</p> <p>sounded [1] - 85:18</p> <p>sounds [3] - 32:1, 85:17, 95:10</p> <p>source [1] - 157:22</p> <p>south [1] - 121:25</p> <p>space [30] - 16:12, 29:4, 57:5, 58:7, 61:4, 87:5, 89:9, 92:11, 93:14, 102:18, 154:4, 154:14, 154:17, 154:24, 155:6, 155:7, 155:20, 155:21, 155:24, 158:10, 158:11, 159:4, 160:8, 166:6, 172:23, 173:25, 175:7, 175:12, 179:11, 179:12</p> <p>spaced [1] - 138:24</p> <p>spacing [1] - 133:11</p> <p>SPADARO [29] - 7:5, 151:25, 152:13, 152:20, 152:24, 157:15, 161:18, 162:1, 162:6, 162:13, 165:10, 169:13, 171:20, 172:1, 172:7, 172:20, 173:3, 173:12, 173:20, 174:2, 174:8, 174:22, 175:5, 175:11, 178:5, 178:14, 178:21, 180:21, 182:6</p>	<p>Spadaro [7] - 134:17, 151:11, 151:16, 151:20, 151:25, 152:14, 171:17</p> <p>special [1] - 10:5</p> <p>species [1] - 77:11</p> <p>specific [3] - 24:7, 51:4, 148:23</p> <p>specifically [5] - 110:22, 141:15, 154:3, 158:25, 161:19</p> <p>SPECTOR [1] - 2:18</p> <p>spell [5] - 34:4, 50:7, 70:11, 82:24, 103:23</p> <p>spelled [2] - 83:1, 104:1</p> <p>spelling [1] - 50:13</p> <p>spend [2] - 51:9, 103:13</p> <p>spent [1] - 51:2</p> <p>spot [2] - 92:2, 130:12</p> <p>spots [1] - 91:15</p> <p>square [49] - 16:15, 18:23, 19:5, 21:1, 22:20, 23:22, 25:13, 29:7, 33:17, 33:18, 37:7, 41:16, 44:9, 50:2, 56:9, 56:10, 57:17, 57:18, 69:15, 78:16, 82:9, 82:19, 82:20, 89:4, 89:6, 89:7, 94:9, 95:16, 97:25, 105:22, 118:11, 150:10, 150:13, 150:14, 153:6, 158:5, 161:21, 162:7, 162:14, 162:15, 162:19, 162:21, 162:24, 163:11, 163:21, 163:25, 164:8</p> <p>squeeze [4] - 94:15, 147:20, 148:16, 179:15</p> <p>squeezed [1] - 26:6</p> <p>stadiums [1] - 62:24</p> <p>staff [1] - 60:11</p> <p>stair [1] - 100:5</p> <p>staircase [6] - 40:22, 45:2, 45:3, 58:19, 65:6, 65:8</p> <p>stairs [10] - 37:13, 39:3, 52:14, 65:23, 65:24, 88:13, 88:20, 89:18, 93:7, 93:9</p> <p>stalls [2] - 52:25, 53:14</p> <p>stamp [1] - 28:17</p>
---	---	---	---	---

<p>stand [9] - 26:2, 112:22, 113:15, 118:7, 123:6, 149:12, 154:10, 154:11, 156:19</p> <p>standard [4] - 27:11, 134:10, 134:21, 135:4</p> <p>standards [1] - 137:17</p> <p>standing [12] - 56:22, 119:20, 126:7, 155:3, 159:7, 164:21, 165:14, 166:24, 167:1, 167:12, 172:11</p> <p>standpoint [9] - 155:8, 158:16, 158:20, 159:2, 159:5, 163:20, 164:22, 165:1, 180:14</p> <p>stands [1] - 94:19</p> <p>Star [1] - 8:17</p> <p>start [10] - 18:4, 18:16, 50:22, 52:19, 84:3, 85:20, 86:5, 86:7, 86:19, 88:16</p> <p>started [2] - 51:15, 172:11</p> <p>starters [1] - 177:17</p> <p>starting [4] - 28:15, 76:25, 88:10, 153:17</p> <p>starts [1] - 159:22</p> <p>state [22] - 17:6, 24:9, 24:17, 34:3, 50:6, 52:4, 55:12, 62:4, 62:6, 70:6, 70:10, 74:3, 82:22, 103:20, 103:22, 109:10, 116:11, 124:9, 124:11, 125:12, 125:13, 182:23</p> <p>State [1] - 152:3</p> <p>STATEMENT [1] - 3:3</p> <p>statement [1] - 8:22</p> <p>Staten [1] - 28:16</p> <p>states [1] - 152:4</p> <p>stating [3] - 63:25, 66:9, 80:13</p> <p>statute [1] - 43:4</p> <p>stay [4] - 79:16, 91:10, 103:1, 159:1</p> <p>steepest [1] - 45:23</p> <p>step [9] - 40:21, 45:2, 45:3, 51:17, 51:22, 55:25, 86:3, 158:10</p> <p>step-by-step [1] - 86:3</p> <p>stepping [2] - 160:5, 163:14</p> <p>stepping-stone [1] - 160:5</p>	<p>steps [4] - 40:17, 40:19, 65:11, 161:4</p> <p>still [20] - 18:23, 21:22, 30:2, 31:1, 40:6, 40:23, 40:24, 57:18, 62:15, 63:6, 63:25, 64:23, 67:9, 67:10, 127:5, 134:14, 137:10, 158:24, 176:20, 176:23</p> <p>stockade [1] - 107:24</p> <p>stole [1] - 76:4</p> <p>stone [3] - 51:18, 159:9, 160:5</p> <p>stones [1] - 163:14</p> <p>stop [1] - 40:21</p> <p>stopped [1] - 71:10</p> <p>storage [6] - 54:14, 91:25, 92:1, 92:5, 92:17, 118:21</p> <p>store [1] - 87:19</p> <p>stories [1] - 84:8</p> <p>storm [2] - 72:21, 74:19</p> <p>stormwater [10] - 72:9, 72:11, 72:21, 73:4, 158:16, 163:8, 163:19, 164:17, 164:21, 171:11</p> <p>story [4] - 19:18, 114:21, 143:9, 179:1</p> <p>straight [2] - 23:8, 75:21</p> <p>strange [1] - 52:21</p> <p>street [19] - 25:22, 46:15, 53:2, 58:12, 73:12, 79:8, 84:19, 97:3, 97:4, 97:9, 97:10, 105:3, 117:21, 153:22, 154:7, 156:15, 172:17, 177:17, 177:20</p> <p>STREET [2] - 3:7, 5:4</p> <p>Street [5] - 1:12, 10:19, 33:11, 34:9, 58:10</p> <p>stressful [1] - 84:13</p> <p>strictly [3] - 25:22, 91:21, 115:21</p> <p>strip [1] - 61:7</p> <p>strips [9] - 57:12, 57:24, 59:12, 59:18, 60:13, 67:24, 69:25, 73:21, 79:13</p> <p>strongly [3] - 116:14, 124:16, 124:21</p> <p>structural [1] - 90:15</p> <p>structurally [3] -</p>	<p>90:18, 90:21, 95:22</p> <p>structure [5] - 56:14, 57:25, 118:20, 119:1, 119:3</p> <p>structures [4] - 33:16, 33:20, 82:19, 150:9</p> <p>struggle [1] - 30:11</p> <p>struggling [3] - 25:24, 26:22, 27:24</p> <p>stuck [2] - 58:22, 150:25</p> <p>stuff [3] - 51:11, 74:21, 153:3</p> <p>style [21] - 91:25, 100:11, 100:17, 101:1, 101:21, 107:20, 108:1, 109:2, 109:4, 110:13, 110:20, 112:24, 113:5, 113:10, 116:5, 118:19, 119:8, 124:24, 127:4, 127:21, 132:25</p> <p>subject [3] - 80:18, 106:6, 145:3</p> <p>subjectively [1] - 137:4</p> <p>submission [1] - 66:23</p> <p>submit [4] - 48:14, 68:24, 134:15, 140:9</p> <p>submitted [16] - 35:16, 36:10, 37:4, 41:22, 54:20, 106:8, 106:17, 108:24, 114:16, 114:17, 115:7, 118:16, 127:11, 153:1, 153:7, 160:20</p> <p>substantial [2] - 9:9, 9:10</p> <p>suburban [1] - 171:5</p> <p>sufficient [3] - 129:1, 141:9, 144:20</p> <p>sufficiently [2] - 29:22, 147:15</p> <p>suggested [1] - 177:7</p> <p>suggesting [1] - 136:25</p> <p>suite [1] - 30:1</p> <p>suits [1] - 147:14</p> <p>summarize [2] - 18:5, 170:6</p> <p>summary [1] - 171:7</p> <p>summer [4] - 137:8, 137:13, 155:23</p> <p>sump [3] - 71:14, 72:15, 73:1</p> <p>superfluous [1] -</p>	<p>150:3</p> <p>support [13] - 44:7, 79:14, 80:15, 104:12, 106:7, 113:12, 127:22, 128:5, 131:10, 157:18, 180:20, 181:6, 182:12</p> <p>supposed [1] - 30:3</p> <p>surface [3] - 51:11, 63:24, 64:6</p> <p>surrounded [1] - 158:13</p> <p>surrounding [8] - 107:21, 111:23, 124:23, 130:24, 158:24, 159:4, 166:5, 171:13</p> <p>surrounds [1] - 158:6</p> <p>survey [14] - 54:19, 66:18, 67:1, 75:13, 99:2, 99:9, 99:13, 114:16, 114:17, 114:21, 115:2, 115:15, 153:10, 153:11</p> <p>suspect [1] - 88:4</p> <p>suspension [1] - 53:17</p> <p>swear [1] - 17:3</p> <p>swimming [9] - 105:7, 149:24, 150:20, 165:21, 168:9, 168:11, 168:19, 170:13, 170:14</p> <p>swing [2] - 122:3, 139:20</p> <p>sworn [12] - 17:2, 17:11, 34:14, 50:17, 55:19, 70:22, 83:9, 83:23, 104:8, 109:17, 124:18, 152:21</p> <p>system [2] - 53:17, 71:22</p>	<p>170:25</p> <p>ten [1] - 66:21</p> <p>term [1] - 137:1</p> <p>terms [10] - 23:22, 42:24, 51:8, 58:2, 126:16, 154:18, 158:7, 171:2, 171:11, 176:20</p> <p>terrible [1] - 90:20</p> <p>test [1] - 178:24</p> <p>testified [15] - 17:2, 17:11, 19:1, 34:14, 50:17, 55:20, 70:23, 83:9, 83:24, 104:9, 109:17, 118:6, 124:19, 139:12, 152:21</p> <p>testify [1] - 97:6</p> <p>testimony [3] - 105:24, 125:8, 152:5</p> <p>textbook [2] - 170:8, 170:11</p> <p>Thanksgiving [1] - 102:12</p> <p>that' [1] - 97:5</p> <p>THE [1] - 3:3</p> <p>the.. [2] - 30:18, 37:17</p> <p>theoretically [5] - 140:6, 140:7, 142:21, 176:21, 176:24</p> <p>there're [11] - 23:8, 27:13, 58:19, 65:7, 90:12, 113:7, 120:13, 154:17, 155:5, 159:25, 181:12</p> <p>therefore [3] - 71:14, 88:15, 161:6</p> <p>they've [6] - 25:15, 57:12, 104:21, 105:6, 105:19, 135:25</p> <p>thicker [1] - 101:8</p> <p>think.. [1] - 130:12</p> <p>third [2] - 31:10, 47:10</p> <p>thirty [1] - 28:10</p> <p>thirty-five [1] - 28:10</p> <p>thorough [1] - 147:4</p> <p>thoughts [1] - 138:8</p> <p>THREE [2] - 6:22, 109:19</p> <p>three [18] - 19:9, 19:16, 20:9, 29:23, 36:1, 43:3, 51:2, 54:12, 71:9, 106:10, 109:23, 110:11, 144:12, 146:11, 151:11, 156:7, 159:25, 182:7</p>
T				
<p>table [2] - 102:12, 146:10</p> <p>tail [1] - 148:14</p> <p>task [2] - 123:23, 123:24</p> <p>tax [1] - 153:3</p> <p>team [1] - 56:22</p> <p>technically [5] - 87:9, 144:4, 153:18, 156:15, 174:11</p> <p>temporary [3] - 137:13, 170:23,</p>				

<p>three-bay [1] - 156:7 threshold [2] - 19:1, 29:2 throughout [3] - 71:15, 73:4, 152:5 throw [3] - 143:6, 143:9, 143:12 Thursday [2] - 108:22, 109:25 tight [5] - 88:24, 166:11, 174:17, 174:25, 175:20 TO [4] - 4:18, 5:24, 6:11, 6:24 to.. [3] - 47:21, 55:9, 60:23 today [17] - 22:16, 36:3, 43:1, 56:5, 56:8, 57:16, 57:20, 115:16, 138:22, 148:2, 158:18, 161:8, 164:9, 164:23, 166:17, 167:14, 169:19 today's [2] - 157:10, 165:7 together [1] - 139:6 tomorrow [1] - 141:13 ton [1] - 121:6 tonight [2] - 31:25, 141:14 took [4] - 51:17, 56:21, 78:7, 166:16 top [12] - 62:22, 64:2, 71:4, 112:1, 112:11, 117:11, 118:16, 119:1, 120:22, 126:4, 139:15, 153:17 topography [1] - 117:18 Topping [3] - 81:23, 83:1, 104:2 TOPPING [1] - 6:2 total [3] - 16:2, 19:9, 79:23 touch [3] - 51:25, 52:23, 87:4 tough [1] - 131:7 toward [2] - 30:6, 46:22 towards [10] - 25:15, 45:12, 46:24, 53:24, 63:14, 97:22, 122:6, 138:2, 155:13, 155:14 Town [7] - 8:11, 8:18, 23:19, 96:16, 125:13, 163:24 TOWN [1] - 1:1</p>	<p>town [12] - 8:16, 51:4, 51:9, 59:24, 60:11, 61:5, 61:10, 69:25, 71:11, 73:11, 74:12, 153:17 towns [1] - 28:10 toys [1] - 54:11 traditional [1] - 51:12 traffic [1] - 58:20 Trail [6] - 153:23, 154:9, 154:23, 155:14, 173:5, 175:16 TRANSCRIPT [1] - 1:9 transition [1] - 164:19 transportation [1] - 62:4 treat [1] - 67:20 tree [6] - 155:10, 155:13, 155:14, 158:2, 167:13, 170:20 treed [1] - 172:6 trees [35] - 59:10, 76:16, 76:17, 76:18, 76:19, 77:4, 77:5, 77:13, 77:16, 78:6, 114:5, 116:11, 118:8, 120:14, 127:10, 129:8, 133:4, 133:19, 154:5, 154:11, 154:17, 156:20, 156:21, 158:24, 159:1, 167:16, 168:5, 168:7, 168:8, 168:24, 168:25, 174:14, 180:13, 181:11 trekking [1] - 85:1 trench [1] - 157:25 tried [3] - 52:3, 69:17, 166:12 trim [2] - 19:4, 19:22 trouble [1] - 139:19 troubled [1] - 29:18 true [1] - 104:21 truly [1] - 27:14 trust [1] - 131:19 try [11] - 32:5, 51:24, 52:22, 56:13, 114:7, 146:9, 148:4, 148:5, 148:13, 148:19, 179:15 trying [9] - 23:18, 52:20, 69:19, 73:2, 86:22, 96:13, 150:24, 177:12, 180:18 tub [1] - 181:7</p>	<p>tucked [2] - 173:7, 173:14 turn [2] - 23:5, 106:3 turns [1] - 97:13 twice [1] - 17:21 two [39] - 11:15, 21:13, 38:18, 40:19, 52:25, 53:14, 54:24, 55:7, 58:8, 60:13, 65:7, 71:18, 75:21, 79:10, 80:2, 80:18, 85:3, 100:11, 102:2, 105:4, 106:10, 106:11, 111:10, 113:24, 114:21, 114:24, 118:15, 144:4, 154:17, 155:15, 155:17, 158:21, 159:8, 160:19, 161:4, 167:15, 168:7, 171:3 two(2) [1] - 16:12 two-and-a-quarter [1] - 106:11 two-story [1] - 114:21 type [15] - 9:4, 27:6, 67:18, 77:16, 87:12, 102:7, 108:12, 110:14, 112:23, 113:18, 116:11, 124:25, 133:11, 176:25, 179:4 types [1] - 67:18 typical [2] - 101:2, 118:10 typically [2] - 66:7, 174:16</p>	<p>36:25 understood [6] - 31:12, 32:15, 97:23, 100:7, 103:8, 176:15 understory [1] - 154:18 underway [1] - 145:19 uneven [2] - 51:17, 52:18 unique [2] - 153:13, 156:1 uniquely [1] - 151:9 units [2] - 160:2, 180:11 unless [8] - 28:18, 41:7, 94:23, 119:20, 126:22, 146:15, 146:19, 146:20 unlike [1] - 151:14 unsafe [1] - 57:2 unsound [1] - 95:22 until.. [1] - 146:22 up [64] - 19:18, 20:3, 21:18, 22:12, 24:25, 26:2, 28:5, 28:24, 29:22, 30:20, 31:4, 43:6, 43:19, 51:17, 52:1, 52:15, 53:11, 68:13, 72:16, 74:9, 78:11, 87:10, 89:14, 90:4, 90:17, 90:23, 91:22, 93:9, 93:23, 95:19, 97:10, 98:14, 100:22, 103:6, 105:16, 120:12, 122:6, 126:24, 129:10, 130:8, 135:10, 136:8, 137:13, 145:20, 146:8, 146:25, 148:7, 149:13, 157:2, 158:5, 159:12, 160:23, 161:4, 161:12, 162:22, 162:24, 166:17, 167:20, 168:18, 177:15, 179:16, 181:19 update [1] - 48:13 upgrade [1] - 49:18 upgrades [1] - 82:4 upper [2] - 39:3, 93:2 upset [1] - 135:17 upstairs [2] - 85:2, 88:14 urge [1] - 28:17 US [1] - 35:9 usability [2] - 93:13, 102:10 useful [3] - 88:16,</p>	<p>88:22, 103:13 utilize [2] - 63:16, 146:21</p>
V				
<p>V-5 [3] - 18:16, 19:7, 21:19 V-6 [1] - 19:10 V-7 [1] - 20:1 value [2] - 18:24, 104:18 variance [48] - 9:3, 9:8, 11:10, 16:18, 18:24, 27:8, 35:16, 35:25, 36:1, 37:14, 40:24, 41:25, 43:5, 43:11, 44:8, 56:12, 58:21, 58:23, 67:9, 67:11, 67:18, 71:16, 87:5, 87:11, 94:5, 99:22, 108:18, 113:3, 113:5, 113:9, 113:13, 132:10, 135:1, 142:17, 146:19, 151:7, 160:24, 161:2, 162:16, 163:1, 164:10, 165:20, 168:12, 173:2, 177:1, 177:4, 178:17 variances [23] - 8:24, 9:1, 9:4, 9:5, 31:22, 39:18, 45:5, 56:5, 58:25, 67:18, 85:18, 85:21, 105:18, 122:14, 144:13, 146:12, 151:6, 160:21, 162:17, 170:17, 180:15, 181:12 various [2] - 82:4, 110:4 vegetation [8] - 112:5, 112:8, 131:16, 131:18, 131:19, 131:21, 138:11, 138:15 vehicle [2] - 78:21, 79:14 vehicles [3] - 54:14, 78:3, 78:5 vener [1] - 159:9 versus [3] - 63:16, 154:13, 157:21 vertical [1] - 53:21 very.. [1] - 148:8 via [1] - 59:2 viable [2] - 141:25, 142:3</p>				
U				
<p>ultimately [1] - 156:11 um-hmm [2] - 46:5, 47:19 unchanged [2] - 16:7, 16:11 under [22] - 21:7, 28:12, 37:22, 38:6, 40:7, 42:10, 62:20, 69:12, 103:5, 111:2, 114:10, 114:14, 118:17, 135:22, 143:6, 143:12, 161:22, 162:20, 168:15, 176:20, 176:23, 178:23 underneath [1] - 38:3 undersized [6] - 20:10, 20:25, 23:22, 25:10, 26:7, 96:12 understated [1] -</p>				

<p>Vice [6] - 9:16, 12:11, 13:9, 14:4, 15:3, 107:3</p> <p>VICE [1] - 2:3</p> <p>vice [1] - 81:6</p> <p>Vice-chair [6] - 9:16, 12:11, 13:9, 14:4, 15:3, 107:3</p> <p>vice-chair [1] - 81:6</p> <p>VICE-CHAIRMAN [1] - 2:3</p> <p>view [18] - 77:14, 97:10, 112:1, 112:13, 113:8, 120:9, 120:11, 125:2, 126:2, 126:4, 135:18, 135:21, 135:25, 139:19, 140:13, 157:8, 166:20, 167:9</p> <p>viewed [1] - 150:2</p> <p>views [2] - 120:17, 166:15</p> <p>vinyl [8] - 108:12, 108:15, 109:4, 110:14, 113:7, 126:12, 128:10, 140:20</p> <p>vinyl-style [1] - 109:4</p> <p>violation [3] - 135:20, 136:3, 140:4</p> <p>violations [1] - 123:11</p> <p>virtue [1] - 117:18</p> <p>visibility [1] - 92:25</p> <p>visible [2] - 25:21, 63:23</p> <p>visitors [2] - 160:3, 160:7</p> <p>visual [2] - 165:1, 166:3</p> <p>visuals [1] - 171:11</p> <p>volunteering [1] - 63:21</p> <p>vote [8] - 11:3, 15:10, 15:11, 15:12, 28:18, 31:6, 130:21, 145:9</p> <p>voted [2] - 11:11, 123:20</p> <p>votes [2] - 16:19, 31:7</p> <p>voting [1] - 137:10</p>	<p>53:10, 54:2, 58:11, 61:22, 90:1, 102:11, 154:2, 178:9</p> <p>walk-in [3] - 18:19, 19:8, 21:11</p> <p>walk-out [2] - 90:1, 102:11</p> <p>walking [2] - 160:4, 182:4</p> <p>walkway [5] - 51:19, 51:22, 154:19, 160:5</p> <p>walkways [1] - 154:18</p> <p>wall [28] - 19:7, 25:8, 29:1, 29:21, 39:18, 82:11, 117:10, 117:11, 139:14, 150:15, 150:17, 150:19, 159:6, 159:7, 160:22, 163:14, 164:11, 164:20, 164:21, 164:25, 165:14, 165:16, 170:17, 173:19, 173:23</p> <p>walls [2] - 89:16, 100:5</p> <p>wants [6] - 26:3, 26:10, 28:14, 29:12, 117:4, 118:11</p> <p>washing [1] - 74:21</p> <p>Wasserman [2] - 136:21, 136:22</p> <p>water [15] - 46:9, 71:4, 71:6, 71:13, 71:17, 73:2, 73:12, 73:24, 158:16, 164:22, 179:2, 181:25, 182:1</p> <p>water's [2] - 65:9, 66:22</p> <p>wax [1] - 181:22</p> <p>WAY [1] - 7:2</p> <p>weeks [1] - 80:2</p> <p>weird [2] - 86:10, 124:24</p> <p>well-manicured [1] - 126:14</p> <p>Wells [2] - 33:10, 34:9</p> <p>WELLS [2] - 2:16, 5:4</p> <p>west [7] - 124:14, 125:21, 155:14, 156:8, 156:18, 158:19, 172:2</p> <p>western [1] - 154:9</p> <p>WESTFIELD [1] - 1:1</p> <p>Westfield [25] - 1:13, 8:11, 8:17, 8:19, 16:4, 28:15, 33:14, 34:10, 35:11, 49:24, 50:25, 55:16, 74:11, 82:6, 84:5, 107:22,</p>	<p>150:7, 152:7, 152:10, 163:24, 164:6, 171:13, 177:19, 177:20, 178:15</p> <p>wet [2] - 52:15, 86:6</p> <p>whatsoever [1] - 177:2</p> <p>where.. [1] - 63:17</p> <p>whereas [1] - 165:18</p> <p>white [1] - 140:20</p> <p>whole [15] - 38:15, 38:16, 46:10, 55:2, 71:15, 94:24, 95:20, 96:3, 100:13, 128:2, 135:24, 139:10, 145:24, 165:1, 181:22</p> <p>wide [3] - 25:20, 100:4, 103:5</p> <p>width [5] - 18:17, 21:18, 21:25, 50:4, 58:23</p> <p>wife [1] - 35:9</p> <p>willing [4] - 45:9, 69:2, 145:8, 145:10</p> <p>win [3] - 86:2, 141:14</p> <p>win-win [1] - 86:2</p> <p>window [8] - 36:12, 41:15, 41:21, 92:12, 94:13, 100:20, 102:7, 102:17</p> <p>windows [20] - 19:9, 19:16, 20:7, 29:24, 89:19, 89:20, 89:21, 92:24, 94:2, 100:12, 100:14, 100:15, 100:24, 101:3, 101:5, 101:6, 101:12, 101:13, 102:2</p> <p>winter [3] - 71:3, 84:25, 137:6</p> <p>WINYAH [1] - 3:9</p> <p>Winyah [1] - 14:16</p> <p>wiring [1] - 53:17</p> <p>wise [1] - 84:11</p> <p>wish [1] - 70:5</p> <p>WITH [2] - 5:24, 6:12</p> <p>withdraw [2] - 47:24, 183:9</p> <p>withdrawn [2] - 15:17, 15:19</p> <p>WITHDRAWN [3] - 4:4, 5:10, 7:11</p> <p>WITNESS [6] - 4:12, 5:6, 5:16, 6:4, 6:18, 7:4</p> <p>witness [4] - 109:5, 109:6, 139:12,</p>	<p>151:14</p> <p>wonderful [3] - 72:6, 84:22, 104:22</p> <p>wondering [1] - 17:16</p> <p>wood [4] - 52:17, 54:22, 128:11, 154:6</p> <p>wooded [3] - 117:22, 118:1, 172:7</p> <p>word [2] - 148:12, 177:6</p> <p>worried [2] - 77:12, 179:6</p> <p>worse [2] - 85:19, 173:4</p> <p>worst [1] - 148:20</p> <p>worst-case [1] - 148:20</p> <p>wraps [1] - 159:23</p> <p>write [1] - 28:5</p> <p>write-up [1] - 28:5</p> <p>wrought [7] - 107:20, 109:2, 110:19, 111:24, 112:17, 112:24, 113:25</p>	<p>177:2, 177:20, 179:20, 181:18, 181:21, 181:23</p> <p>yard/rear [1] - 150:2</p> <p>yards [4] - 95:1, 95:12, 153:16, 154:3</p> <p>year [9] - 16:23, 55:24, 56:3, 62:25, 78:8, 141:25, 142:3, 142:13, 152:12</p> <p>year-round [3] - 141:25, 142:3, 142:13</p> <p>years [18] - 35:10, 43:4, 51:1, 51:2, 52:9, 52:11, 71:9, 84:5, 84:7, 85:5, 123:16, 138:15, 138:19, 138:20, 138:21, 151:20, 152:1, 152:9</p> <p>yellow [4] - 111:16, 120:1, 120:14, 153:19</p> <p>York [1] - 152:6</p> <p>youngest [2] - 84:6, 84:8</p>
			X	
			x-number [1] - 138:24	
			Y	
			<p>yard [75] - 16:5, 16:9, 18:13, 20:18, 28:8, 33:12, 33:23, 36:21, 39:25, 40:2, 44:8, 51:8, 53:11, 55:2, 57:14, 57:21, 57:22, 82:14, 82:15, 87:15, 88:3, 89:21, 94:18, 96:19, 97:15, 102:16, 110:4, 110:13, 111:3, 112:21, 113:9, 118:5, 118:23, 120:18, 122:2, 124:15, 124:16, 124:22, 125:1, 139:21, 149:25, 150:2, 150:21, 153:19, 153:20, 153:22, 153:25, 154:1, 154:3, 154:8, 154:16, 155:12, 156:9, 156:15, 156:17, 156:25, 157:25, 165:23, 165:25, 169:11, 170:12, 171:24, 172:8, 172:11, 172:17, 172:25,</p>	<p>ZBA [24] - 3:7, 3:7, 3:8, 3:8, 3:9, 4:5, 4:9, 5:3, 5:13, 6:1, 6:14, 7:1, 10:18, 11:25, 12:22, 13:20, 14:15, 15:17, 15:22, 33:10, 49:17, 81:23, 107:18, 149:21</p> <p>zero [2] - 94:1, 154:1</p> <p>zero-clearance [1] - 94:1</p> <p>zone [6] - 78:15, 97:18, 153:5, 162:12, 164:4</p> <p>ZONING [1] - 2:11</p> <p>Zoning [1] - 9:1</p> <p>zoning [29] - 9:2, 9:11, 23:23, 26:1, 29:2, 29:11, 36:5, 41:17, 42:2, 42:5, 42:6, 42:21, 43:14, 43:17, 43:18, 43:20, 48:24, 49:2, 49:4, 49:7, 58:16, 66:5, 66:11, 129:11, 134:19, 148:18, 151:8, 178:12, 178:13</p> <p>ZOOMED [2] - 7:8, 157:13</p> <p>zoomed [1] - 157:8</p>
W				Z
<p>W/FIVE [2] - 6:23, 109:19</p> <p>wait [4] - 41:5, 148:1, 148:14</p> <p>waiting [1] - 147:19</p> <p>walk [12] - 18:19, 18:20, 19:8, 21:11,</p>				

zoomed-in [1] - 157:8