

**MANALAPAN ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REGULAR MEETING
Thursday, January 21, 2021
TOWNSHIP OF MANALAPAN
Manalapan, NJ 07726**

PUBLIC MEETING~ HD OFFICE SUITES

**DUE COVID-19, IN ACCORDANCE WITH GOVERNOR MURPHY'S EXECUTIVE
ORDER NO. 103 & 107, THE PUBLIC WAS PERMITTED TO PARTICIPATE IN
THIS MEETING VIA HD OFFICE SUITES BY ACCESSING THE LINK AND**

MEETING ID

<https://meeting.windstream.com/j/1112576321?pwd=VktWWjB5aFdFT0JVTTdEQ2NIR1B1Zz09>

HD-Office Meeting Number: 111 037 4185 Password: JAN212021

Open Public Meetings Act: Stephen Leviton

Roll Call: Janice Moench

In attendance at the meeting: Larry Cooper, Robert Gregowicz, Mollie Kamen, Terry Rosenthal, David Schertz, Adam Weiss, Robert DiTota, Basil Mantagas, Stephen Leviton

Absent from the meeting: None

Also, present John Miller, Zoning Board Attorney
Ron Cucchiaro, Zoning Board Attorney
Jennifer Beahm, Board Planner
Brian Boccanfuso, Board Engineer
Nancy DeFalco, Zoning Officer
Janice Moench, Recording Secretary

MINUTES:

A Motion was made by Mr. Cooper, seconded by Mr. Rosenthal, to approve the Minutes of **January 7, 2021** as written.

Yes: Cooper, Gregowicz, Kamen, Rosenthal, Schertz, DiTota, Mantagas, Leviton

No: None

Abstain: None
Absent: None
Not Eligible: Weiss

RESOLUTIONS:

A Motion was made by Ms. Kamen, seconded by Mr. Schertz to approve the Resolution of memorialization for **Application ZBE2033~Menon**

Yes: Gregowicz, Kamen, Rosenthal, Schertz, DiTota, Leviton
No: None
Abstain: None
Absent: None
Not Eligible: Cooper, Weiss, Mantagas

A Motion was made by Ms. Kamen, seconded by Mr. Gregowicz to approve the Resolution of memorialization for **Application ZBE2053~Olesin/Collie**

Yes: Cooper, Gregowicz, Kamen, Rosenthal, Schertz, Leviton
No: None
Abstain: None
Absent: None
Not Eligible: Weiss, DiTota, Mantagas

The Resolution for Facility Solutions Group (Application ZBE1822A) originally on the agenda, was carried to the February 4, 2021 meeting date. The Board Attorney and Applicant's counsel requested more time for necessary changes to be made to the document. The Board agreed.

PUBLIC HEARINGS:

Application No. ZBE2011 (Adjourned to 1.7.21)

Applicant: Yum & Chill TB Holdings, LLC
Proposal: Demo service station/Proposed Taco Bell Restaurant
Request: Preliminary & Final Major Site Plan w/Use Variance & FAR
Location: 199 Highway Route 9 South
Block/Lot: 18.01/1.03
Zone: OP3

*****See attached transcript of proceedings******

(Full size transcript is located in the file)

Chair Leviton opened the meeting to the public for any non-agenda items. Being there were no comments Chair Leviton closed public.

ADJOURNMENT:

A Motion was offered by Mr. Cooper to adjourn the meeting at 11:00 PM. All were in favor and none opposed.

Respectfully Submitted,



Janice Moench
Recording Secretary

RECORDED COMPACT DISCS OF THE ZONING BOARD OF ADJUSTMENT ARE AVAILABLE FOR REVIEW, IN THE PLANNING/ZONING BOARD OFFICE BY APPOINTMENT.

1

TOWNSHIP OF MANALAPAN
ZONING BOARD OF ADJUSTMENT
THURSDAY, JANUARY 21, 2021
Commencing 7:42 p.m.

In The Matter of: : TRANSCRIPT OF
: PROCEEDINGS VIA
YUM & CHILL TB HOLDINGS, LLC : VIDEOCONFERENCE
199 Highway Route 9 South :
Block 18.01, Lot 1.03, OP-3 Zone :
Application No. ZBE2011 :
:

B E F O R E:

STEVEN LEVITON, Chairman
LARRY COOPER, Vice Chairman
TERRY ROSENTHAL
MOLLIE KAMEN
ROBERT GREGOWICZ
ADAM WEISS
DAVID SCHERTZ, Alternate #1
ROB DITOLA, Alternate #2
BASIL MANTAGAS, Alternate #3
RONALD CUCCHIARO, ESQ., Board Attorney
JOHN P. MILLER, ESQ., Board Attorney
JANICE MOENCH, Recording Secretary
NANCY DECALCO, Zoning/Code Enforcement Officer
BRIAN BOCCANFUSO, P.E., Board Engineer
JENNIFER BEAHM, P.P., Board Planner

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

LAWRENCE B. SACHS, ESQ.
Attorney for the Applicant

BETSY CONDIOTTI & ASSOCIATES
COURT REPORTING SERVICES
15 BOULEVARD SOUTH
TWP. OF WASHINGTON, NJ 07676
(732) 922 - 2110
bcondiotti@gmail.com
"PRESERVING YOUR RECORD"

INDEX OF EXHIBITS

NUMBER	DESCRIPTION	PAGE
A-2	Photograph of the South Brunswick Taco Bell	16
A-3	Photograph of the South Brunswick Taco Bell	16
A-4	Photograph of the South Brunswick Taco Bell	16
A-5(1) through A-5(9)	Aerial photographs of the site	26
P-1	PowerPoint, three maps	110

2

INDEX OF TESTIMONY

WITNESS	DIRECT
JAY TROUTMAN	
By: Mr. Sachs	7
JOHN McDONOUGH, P.P.	
By Mr. Sachs	24
NIRAV MEHTA	
By: Mr. Sachs	42
MARC LEBER, P.P.	81

4

1 CHAIRMAN LEVITON: Yum and Chill TB
2 Holdings, LLC, and it's our Case Number ZBE2011.
3 And, Mr. Sachs, you want to continue with the
4 affirmative case, sir?
5 MR. SACHS: Can everyone hear me, please?
6 CHAIRMAN LEVITON: Yes, we can hear.
7 MR. SACHS: Good evening, Mr. Chairman,
8 members of the Board, professionals. My name is
9 Lawrence Sachs. I am representing Yum and Chill TB
10 Holdings, LLC. I apologize, but for some reason I
11 could not access from my computer the link this
12 evening, so I decided to call in and as long as
13 everyone can hear me, that's fine.
14 Let me just indicate that this property
15 is located at 199 Highway Route 9 South. It's Block
16 18.01, Lot 1.03, and the property is located in the
17 OP-3 Zone.
18 If the Board will recall, I believe there
19 were two prior hearings on this application. The
20 first hearing was I think sometime in July of last
21 year, and then there was a second meeting in August
22 of last year, and at that time it was our
23 understanding that we had concluded our testimony.
24 However, upon further reflection, my client decided
25 to engage an additional traffic study for another

5

1 location that he presently operates in South
 2 Brunswick.
 3 So, as part of the submission that we've
 4 made in connection with tonight's hearing, there is a
 5 traffic report that was prepared by McDonough and Rea
 6 Associates, and I will be having a traffic engineer,
 7 Mr. Jay Troutman, testify as to that traffic study.
 8 As a matter of introduction, though, let
 9 me indicate why my client decided to do an additional
 10 traffic study for this location in South Brunswick.
 11 And I know there had been two traffic studies done
 12 already; one was for this location on Route 9 and
 13 also a location in Howell on Route 9 South.
 14 However, the decision to engage a traffic
 15 study at the Route 1 and New Road site in South
 16 Brunswick was based on several factors, and Mr.
 17 Troutman will go into detail as to why, but that is a
 18 site that is presently owned by Yum and Chill Taco
 19 Bell Holdings.
 20 It's a fairly new site; it was only
 21 constructed within the last several years. It
 22 actually sits on a southwest corner of a U.S.
 23 highway, which is on Route 1 and the intersection of
 24 New Road, so it's almost an identical site. It's a
 25 similar sized site; there's a traffic signal on that

6

1 site; there's a similar Jersey jug handle at that
 2 site. It also has a right in/right out at that site,
 3 and there happens to be, not a Wendy's adjacent to
 4 it, but a White Castle.
 5 So it's really a site that, I think
 6 provides proper context as to what exactly is being
 7 proposed here, and I think that data is very
 8 important. So Mr. Troutman will testify to that.
 9 I also have a Professional Planner who
 10 will be testifying tonight; that's John McDonough,
 11 and he will tie up some of the loose ends on the
 12 planning testimony that emanated from the last
 13 hearing.
 14 So, Mr. Chairman, those are the two
 15 witnesses I plan on introducing this evening. And
 16 without further ado, if we can have Mr. Troutman
 17 sworn in, although I think he's probably still under
 18 oath.
 19 MR. CUCCHIARO: Mr. Troutman, you were
 20 previously sworn, correct?
 21 MR. TROUTMAN: Yes, sir.
 22 MR. CUCCHIARO: Okay, I'll just remind
 23 you that you will remain under oath, and if you can
 24 just state and spell your name for the record before
 25 you begin.

7

1 J A Y T R O U T M A N, having been previously
 2 duly sworn, testified under his oath as
 3 follows:
 4 MR. TROUTMAN: Jay Troutman,
 5 T-R-O-U-T-M-A-N.
 6 MR. CUCCHIARO: Okay, go ahead.
 7 DIRECT EXAMINATION BY MR. SACHS:
 8 Q. Okay, Jay, I kind of -- I didn't want to
 9 steal any of your thunder, but if you can indicate to
 10 the board the reasons why you performed this third
 11 traffic study and give the board the benefit of what
 12 you determined, what your findings were, and what
 13 your conclusions are?
 14 **A. Yes, we conducted this study to provide more**
 15 **information to the Board. I think the more**
 16 **information the Board can have, and the more**
 17 **information the public can hear, the more they can**
 18 **understand what's actually going to take place in**
 19 **Manalapan if this plan were to be approved. It**
 20 **helped me certainly to go from a theoretical**
 21 **discussion that we've had for many hours, to an**
 22 **actual, real case study.**
 23 As Mr. Sachs described, the study took place
 24 at a Taco Bell in South Brunswick Township at Route
 25 1 and New Road. It's a southwest corner site, just

8

1 like the proposed site in Manalapan, it's on a busy
 2 state highway on Route 1, which actually has a
 3 slightly higher daily traffic count in that section,
 4 than this section of Route 9.
 5 Both highways have two southbound lanes and a
 6 shoulder going across the site. Both sites have a
 7 near side jug handle on the northwest corner right
 8 across from the side street driveway that comes out,
 9 in our case proposed to Taylors Mills Road and in
 10 the other case, the driveway that comes to New Road.
 11 Both sites access a busy side street that
 12 experiences stacking from the jug handle and local
 13 traffic. New Road, again, has a slightly higher
 14 traffic count than Taylors Mills Road. Both sites
 15 will have a right in/right out driveway to the state
 16 highway, as well as a right in/right out driveway to
 17 the side street, and within the sites, they both
 18 have a rectangular building with a drive-through
 19 system, a one-way circulation pattern, and angled
 20 parking spots. Both sites have 25 parking spaces.
 21 One difference in the favor of the proposed
 22 Manalapan site is that in the case of South
 23 Brunswick, the traffic that wants to go out on the
 24 side street and get into the left turn lane to turn
 25 left onto the state highway actually has to cross

1 two lanes to get into that left turn lane because
2 it's a three-lane approach on New Road in South
3 Brunswick. While in the case of Manalapan, there
4 are only one lane to cross, a total of two lanes, so
5 you only have to cross one lane to get into that
6 left turn lane.

7 And sitting out at that site for hours upon
8 hours and collecting data, which is in our report,
9 it's clear that this configuration functions, that
10 people, when the light changes, are able to get out
11 and make the left onto the highway safely, that the
12 majority of the trips are coming in and out of the
13 state highway driveway, and that the sites function
14 safely and efficiently.

15 MR. TROUTMAN: If I may have screen
16 sharing privileges, I can bring up a couple of photos
17 that I can introduce of the South Brunswick site, and
18 give you an idea of what the Manalapan site might
19 look like.

20 MR. CUCCHIARO: So, just before you do
21 that, Mr. Troutman, Janice, what exhibit number are
22 we up to?

23 MS. MOENCH: We would be two, but this
24 was previously submitted.

25 MR. CUCCHIARO: Okay, so this has already

1 been marked?

2 MS. MOENCH: It hasn't been marked, but
3 the traffic study --

4 MR. CUCCHIARO: No, I understand that.
5 What I'm asking is, at the last hearing that we had,
6 what number exhibit are we going to label this as?

7 MS. MOENCH: Number two.

8 MR. CUCCHIARO: Okay, go ahead, Mr.
9 Troutman.

10 MR. TROUTMAN: Okay, can I share my
11 screen somehow? I have to share. Okay, got it, here
12 we go.

13 **A.** The first photograph -- there's a series of
14 three photographs. The first photograph is a direct
15 overhead shot of the Taco Bell in South Brunswick
16 that I just described. You can see the right
17 in/right out driveway. You can see that there's no
18 driveway close to the intersection, either they're
19 on the state highway or on the side street, and then
20 you can see the right in/right out driveway to New
21 Road, the one-way circulation system, the
22 drive-through system, and the parking spaces.

23 This is a drone shot looking at the site.
24 The drone's above New Road. You can see New Road
25 has three lanes on it.

1 MR. CUCCHIARO: Before you continue, Mr.
2 Troutman, we'll mark this as A-3.

3 **A.** You can see there's a vehicle turning right out
4 of the driveway, and then the last photo is just
5 another drone shot; this is -- does this need a
6 separate number?

7 MR. CUCCHIARO: Yes, it does.

8 **A.** And, again, this is looking at the site from
9 the state highway, you can see two travel lanes on
10 Route 1, the shoulder, the right in/right out
11 driveway, and the rest of the site.

12 So that basically gives you a visual to
13 picture what the applicant's proposing and where the
14 case study took place.

15 MR. CUCCHIARO: When were these pictures
16 taken?

17 MR. TROUTMAN: These were -- I'm going to
18 have to get that information from the applicant.
19 It's part of his portfolio once the site was built,
20 so I don't know if I have that. Let me double check.

21 MR. MILLER: Your office didn't take the
22 pictures; you were just supplied the pictures?

23 MR. TROUTMAN: Correct.

24 **A.** So just returning to what the results of the
25 study were, we counted both driveways; we separated

1 the traffic; we found that the peak hour traffic
2 generation is very similar to the existing use of
3 the Manalapan site. The lunch peak hour trips were
4 92, and the dinner peak hour trips were 91.

5 The existing gas station peak hour trips are
6 86. So the counts are nearly identical between
7 what's proposed and what exists in Manalapan, when
8 you look at South Brunswick as an example.

9 The split between Route 1 and New Road was
10 about two-thirds to and from Route 1 and about
11 one-third to and from New Road of those trips that I
12 just cited.

13 And then the other thing I included in my
14 report -- I wanted to sort of elaborate on this
15 issue -- was the importance of the safety
16 enhancements that this plan brings to the corner.
17 Right now, as I mentioned previously, you got four
18 curb cuts in and out of that property, and that
19 opens up a whole world of different traffic
20 movements that can happen.

21 Most of those curb cuts are uncontrolled;
22 they're all two-way curb cuts, and they have
23 introduced many different movements which I
24 attempted to chart in my report to show you visually
25 when you have four driveways, each enter and exit,

13

1 each allowing right and left turns, except for the
 2 ones on the state highway, you have many possible
 3 conflicting movements.
 4 **When you consolidate all that, and remove**
 5 **driveways and zero out possible movements and then**
 6 **restrict turning movements, which further zeroes out**
 7 **movements, you end up with a much neater and**
 8 **efficiently operating site.**
 9 **So basically the proffer here with this**
 10 **application is that the same amount of**
 11 **site-generated traffic is going to be generated as**
 12 **what exists on the site, but it's going to be**
 13 **processed more safely and efficiently with a more**
 14 **compliant driveway system. And I think that's**
 15 **probably one of the most important points in this**
 16 **case.**
 17 **Q.** All right, and, Mr. Troutman, you're
 18 referring to your traffic report dated January 6th of
 19 2021?
 20 **A.** Yes.
 21 **Q.** Okay, and those traffic counts were taken
 22 what days of the week? I believe it was a weekday;
 23 you did a lunch hour and a dinner hour?
 24 **A.** Yes, we did a lunch count on a Wednesday and a
 25 dinner count on a Tuesday.

14

1 **Q.** Okay. Now, certainly -- I believe you
 2 testified to this last time. Certainly with the
 3 pandemic, we seem to be seeing more drive-through
 4 activities than we see in patron restaurant activity.
 5 Now, you -- obviously you designed this
 6 system for Manalapan. Obviously this South Brunswick
 7 site is almost going to be identical.
 8 Now, you've testified at the last meeting as
 9 to the queuing. Is it your opinion that there will
 10 be any problem with the number of spaces available on
 11 the drive-through to handle any queuing at the
 12 Manalapan location?
 13 **A.** No, there is not a problem. We've been able to
 14 sample these drive-through systems at their absolute
 15 worst case usage in both Howell, and again in South
 16 Brunswick, and the South Brunswick drive-through
 17 observations were exactly like Howell. The same
 18 type of results and queuing was replicated at South
 19 Brunswick, and, again, under a very high use
 20 situation.
 21 **I would expect that at some time we will be**
 22 **able to go dine in a fast food restaurant again,**
 23 **which is going to allow all those empty parking**
 24 **spots to get filled with people in the dining room,**
 25 **and all those people sitting in the drive-through**

15

1 **line to be able to park and go inside and reduce the**
 2 **queues that we observed.**
 3 **Q.** So it's your testimony then that
 4 hopefully when this pandemic is over and we're able
 5 to get back to some sense of normalcy, that there
 6 will be equal distribution of parking and
 7 drive-through activity, or whatever the norm is with
 8 respect to that industry?
 9 **A.** Exactly, the norm I think is about 60 percent
 10 drive-through, so, yeah, almost equal.
 11 **Q.** Okay, now, as well, to your knowledge,
 12 have there been some new -- actually even since the
 13 August meeting, has Taco Bell initiated a new
 14 procedure with respect to how they deal with queuing
 15 at the drive-through; are you familiar with that?
 16 **A.** Yes, actually I am --
 17 **MR. MILLER:** Mr. Troutman, this is John
 18 Miller. I'm one of the attorneys, along with Ron
 19 Cucchiaro. Ron was having some connection problems
 20 and he's going to dial in, so if I could ask you to
 21 just hold your answer for just a moment and we'll get
 22 Ron Cucchiaro back on.
 23 **MR. SACHS:** I guess I'm not the only one.
 24 **MS. MOENCH:** Mr. Miller, I just got a
 25 little confused on what was being marked. Was A-2

16

1 marked as the supplemental traffic report?
 2 **MR. SACHS:** No, I think we had three
 3 photographs. There were three photographs that were
 4 marked. Your board should have that.
 5 **MS. MOENCH:** The three photographs, I
 6 heard him say A-3 as well.
 7 **MR. MILLER:** Yeah, there were three
 8 photographs; A-2, A-3, and A-4.
 9 **MS. MOENCH:** Okay, thank you. The
 10 supplemental report was not marked because it was
 11 part of the record prior to?
 12 **MR. MILLER:** Correct.
 13 **MS. MOENCH:** So were the pictures, so I
 14 was a little confused there. Okay, thanks.
 15 **MR. CUCCHIARO:** I'm back.
 16 **CHAIRMAN LEVITON:** It's okay, Ron. We're
 17 going to wait for Rob DiTota as well. He's rebooting
 18 his computer.
 19 **UNIDENTIFIED MEMBER OF PUBLIC:** So, if
 20 you guys don't mind, I would like to take this
 21 opportunity to say something while nothing is being
 22 said at the moment.
 23 **CHAIRMAN LEVITON:** Actually, yes, you're
 24 not invited to speak yet, sir. There will be a
 25 public portion for you.

17

1 Everyone who will want to be heard this
 2 evening will be, and, again, the procedure for that
 3 will be to click the participants at the bottom of
 4 your screen; a new window will open, and the option
 5 to raise your hand will be there. If you're calling
 6 in from a phone, you'll hit star 9 to indicate that
 7 you want to be heard. And, again, everyone who wants
 8 to be will be.

9 Okay, let us resume then. Mr. Sachs,
 10 your question was for Mr. Troutman; it was held in
 11 abeyance at our request.

12 Mr. Troutman, we invite you to either
 13 answer the question or have it reposed.

14 **A. Yes, the question was about a new process that**
 15 **has recently been implemented at Taco Bell, and what**
 16 **that is is a digital app on your phone where you can**
 17 **place your order and then come onto the site and**
 18 **have it brought out to you, instead of placing your**
 19 **order and getting in the drive-through line to go**
 20 **through and pick it up.**

21 So the intent to that is obviously to reduce
 22 that drive-through lane activity, and move it into a
 23 parking spot.

24 Q. And, Mr. Troutman, are you also familiar
 25 with the fact that it's also a new Taco Bell

18

1 roll-out, similar to what Chick-fil-A is doing at
 2 that, when they experience queuing on the line of
 3 more than a few cars, that Taco Bell employees will
 4 actually come out to the car with an iPad or some
 5 type of computer and will actually take the order and
 6 then tell you to park in a parking spot? Are you
 7 familiar with that as well?

8 **A. I am familiar with that. That's another**
 9 **process that Taco Bell has embraced. It has been**
 10 **successful at other uses that I've observed.**

11 Q. Okay, and in your opinion, I mean,
 12 obviously a lot of these franchises have experienced
 13 heavy volume during the pandemic; I'm assuming that
 14 these procedures lessen the queuing that goes on at a
 15 drive-through, is that correct?

16 **A. Yes, that's correct.**

17 Q. So, Mr. Troutman, I don't have anything
 18 else. Is there anything else you would like to add
 19 to your testimony this evening?

20 **A. Just one item for the record, the date of the**
 21 **photos that were introduced is February 17, 2020.**

22 MR. SACHS: Okay.

23 MR. CUCCHIARO: Mr. Troutman, do you know
 24 who took the photos?

25 MR. TROUTMAN: The photos were taken by

19

1 the project architect on the South Brunswick project.

2 MR. CUCCHIARO: And who's that?

3 MR. SACHS: Mr. Cucchiaro, if you need my
 4 client to confirm who took the photos, we can do
 5 that. He's available, so.

6 MR. CUCCHIARO: We'll do that after we're
 7 done with Mr. Troutman.

8 MR. SACHS: That's fine.

9 MR. CUCCHIARO: Just a couple of other
 10 questions, Mr. Troutman. You were asked about these
 11 new procedures at Taco Bell and you had referenced
 12 that you had observed them elsewhere.

13 Were they at Taco Bell; were there other
 14 similar procedures at other restaurants?

15 MR. TROUTMAN: It was at Chick-fil-A, not
 16 at Taco Bell.

17 MR. CUCCHIARO: And where was that?

18 MR. TROUTMAN: That was in Union, New
 19 Jersey; Howell, New Jersey; Scotch Plains, New
 20 Jersey.

21 MR. CUCCHIARO: And the use that's
 22 proposed here, the Taco Bell, are they going to be
 23 using all those procedures that you were asked about?

24 MR. TROUTMAN: Yes.

25 MR. CUCCHIARO: On the day that they

20

1 open?

2 MR. TROUTMAN: I didn't ask that specific
 3 question. I was told that that is a procedure that's
 4 available when the line gets busy, so I would assume
 5 that that would be in place on day one.

6 MR. CUCCHIARO: The South Brunswick site,
 7 what's the size of that property?

8 MR. TROUTMAN: I don't know the size of
 9 that property. I don't have a plan; I just have the
 10 photos.

11 MR. CUCCHIARO: Were you involved in that
 12 project at all as a professional when it got its
 13 approvals?

14 MR. TROUTMAN: No, I was not.

15 MR. CUCCHIARO: And just as a follow-up
 16 from the previous hearings, I don't think I saw but I
 17 just want to make sure, there was a comment in the
 18 CME report that they were recommending that the menu
 19 board and the drive-through window be placed further
 20 apart. There was an agreement to do that, but I
 21 don't think I saw any revised plans or an exhibit or
 22 anything.

23 I just want to see, was there thought
 24 given to that; was there a particular distance that
 25 you have contemplated now?

21

1 MR. TROUTMAN: I did not see that either;
 2 I haven't seen that change. The plan that I
 3 evaluated, the current plan, my testimony was that is
 4 acceptable as is. I don't think you want to put the
 5 order board back any further because the queue number
 6 is how many cars can you stack behind that. So I
 7 think it's in the right position based on these two
 8 case studies I've done.

9 MR. CUCCHIARO: Okay, then I guess it's a
 10 good thing that I asked the question. I thought that
 11 the applicant had previously agreed to do that. So
 12 this is the plan; the applicant feels this is the
 13 best location; there is no plan to move the window
 14 and the menu board further apart?

15 MR. SACHS: And if I can just jump in for
 16 a second, I believe that is the case and we can have
 17 the engineer just confirm that.

18 MR. BOCCANFUSO: I can do that. Ron,
 19 Brian Boccanfuso here. I can confirm what Mr.
 20 Troutman said; it was a recommendation in our report.
 21 I believe at the first public hearing the applicant
 22 represented that they were unable or unwilling to
 23 make that change due to the architectural changes to
 24 the building that it would require.
 25 So as we sit here today, and hear the

22

1 application, their position is that the relative
 2 separation between the drive-through window and the
 3 drive-through menu will remain as is.

4 MR. CUCCHIARO: Right, and I appreciate
 5 that, Brian, but they're not saying today that it's
 6 due to anything architectural.

7 My understanding, Mr. Troutman, is it's
 8 your testimony that that's the best plan. It has
 9 nothing to do with the design of the building or the
 10 architecture; it's irrespective of that; that's the
 11 best safety plan for the site?

12 MR. TROUTMAN: Yes, I can affirm that the
 13 current plan functions based on two case studies, so,
 14 yeah, that would be my opinion, the currently
 15 proposed plan is the best plan.

16 MR. CUCCHIARO: But to Brian's point,
 17 it's not driven by the architecture or the placement
 18 of the building; that's your traffic analysis that
 19 this is where it's supposed to go?

20 MR. TROUTMAN: That is my traffic
 21 analysis. It can also be an architecture issue.

22 MR. CUCCHIARO: I'm glad we drilled down
 23 on that a little bit.

24 Mr. Chairman, those are all the questions
 25 I have.

23

1 CHAIRMAN LEVITON: Okay, Mr. Sachs, call
 2 your next witness.

3 MR. SACHS: Okay. Again, Larry Sachs
 4 speaking here, for the court reporter. I would like
 5 to call my Professional Planner, John McDonough.
 6 JOHN M c D O N O U G H P. P., having first
 7 been duly sworn, testified under his oath as
 8 follows:

9 MR. CUCCHIARO: Please state and spell
 10 your name for the record.

11 MR. McDONOUGH: Sure. Hi there,
 12 everyone, John McDonough. It's spelled
 13 M-c-D-O-N-O-U-G-H, and I'm the project planner.

14 MR. SACHS: Thank you, Mr. McDonough.
 15 Larry Sachs speaking again. John, if you could give
 16 the Board the benefit of your Curriculum Vitae and
 17 professional background.

18 MR. McDONOUGH: Sure thing. I'm a
 19 licensed Professional Planner in the State of New
 20 Jersey. I'm a member of the American Institute of
 21 Certified Planners, which is our national
 22 certification. Both are current and in good
 23 standing. I testify in this capacity on a nightly
 24 basis throughout the State of New Jersey.
 25 I have been accepted before in Manalapan;

24

1 in fact, on the site right next door, which happens
 2 to be a different brand of the same use. And, again,
 3 my license is current and in good standing. I'm also
 4 a licensed landscape architect, but that's not my
 5 role in this particular application.

6 CHAIRMAN LEVITON: Thank you, Mr.
 7 McDonough. The Board accepts your credentials.

8 MS. MOENCH: I'm sorry, Mr. Chairman.
 9 Can I just interrupt for a second? Deanna, I just
 10 want to confirm, I changed the names on the telephone
 11 numbers. Are you able to see that? Does that help
 12 you?

13 MR. SACHS: Thank you, Mr. Chairman, for
 14 qualifying Mr. McDonough.

15 DIRECT EXAMINATION BY MR. SACHS:

16 Q. Mr. McDonough, can you indicate to the
 17 Board and to the public exactly what documents you
 18 reviewed here and what tasks you undertook in
 19 connection with providing your planning testimony for
 20 this evening?

21 A. Sure thing. So we were commissioned to conduct
 22 a, I'll say a standard planning analysis for the
 23 subject site plan that's before the Board with both
 24 D, E, and C relief. This, as the Board well knows
 25 at this point, is use variance, a D(1) use variance,

25

1 **I'll say for a non-office use in an office zone.**
 2 **Again, it has been historically a non-office**
 3 **use at this particular site, and we'll come back to**
 4 **that as part of the particular suitability**
 5 **considerations, but, again, we conducted a standard**
 6 **planning analysis. We went to the site; we looked**
 7 **at the site.**
 8 **I do have some photos, Mr. Chairman, to share**
 9 **with you as well and to help the Board get some**
 10 **orientation and some context to how I arrived at my**
 11 **planning conclusions.**
 12 **We look at proposed conditions; we look at**
 13 **your zoning ordinance, your underlying planning**
 14 **policies; we tied it back to the statutory criteria**
 15 **for the relief that the applicant is seeking.**
 16 **Both your planner and the engineer have given**
 17 **the Board a good list of the relief that the**
 18 **applicant is asking the Board to move on, and I'll**
 19 **hit each one of those because from a planning**
 20 **standpoint, I do believe the statutory criteria are**
 21 **met.**
 22 This is a good use for this location
 23 given this particular site, and the attributes that
 24 it has, and with that, I would, Mr. Chairman, with
 25 your permission, would like to open the share screen

26

1 and show about eight slides of photographs; some from
 2 the air, some from the ground.
 3 CHAIRMAN LEVITON: Yeah, let's first just
 4 establish, are they part of our packet or are they to
 5 be marked?
 6 MR. SACHS: They should be marked.
 7 CHAIRMAN LEVITON: Let's do that then.
 8 Go ahead and take the screen.
 9 And, Janice, do you want Ron to tell you
 10 as he sees them what he wants?
 11 MS. MOENCH: Are we going to mark the
 12 packet as one, A-5, or do you want to mark them
 13 individually?
 14 MR. CUCCHIARO: No, we'll mark them each
 15 individually. So we'll begin with A-5.
 16 MR. McDONOUGH: And if it helps with the
 17 marking, we do have numbers in the lower right-hand
 18 corner there. So if you want to do A-5(1), A-5(2).
 19 I'll follow counsel's lead.
 20 MR. CUCCHIARO: That's fine; we can do
 21 A-5(1). Thank you.
 22 MS. MOENCH: Perfect. Thank you.
 23 MR. McDONOUGH: And as I start to get in
 24 my rhythm here, I am going to throw out one sort of
 25 unusual, or unorthodox, request. I am actually here

27

1 at a live meeting. There may come a point where I
 2 may ask for a ten-minute recess. I only need ten
 3 minutes. I know that's maybe an awkward request, Mr.
 4 Chairman, and I don't mean any disrespect to anyone,
 5 but it's just the nature of the environment that
 6 we're in and I may get pulled aside.
 7 **A. That said, I'm going to start rolling away**
 8 **here. So here is our subject site from the corner.**
 9 **Again, it's a developed Shell station. It's a**
 10 **developed Shell station since 1970, so we're looking**
 11 **at 50 years now in this regard. Again, we're going**
 12 **to come back to the fact that this is a nicely**
 13 **framed site. You've got some real nice landscaping**
 14 **that goes around the perimeter; you've got the**
 15 **repair garage in the back; you've got the canopy in**
 16 **the front.**
 17 **And I'm sure I'll get asked who took the**
 18 **pictures. These were actually taken by my son; he's**
 19 **the drone guy, on January 14th. So they're fresh**
 20 **photos; they were only taken about a week ago. And**
 21 **basically, what it's going to do is just walk you**
 22 **around the property.**
 23 **So now we've worked our way to frame number**
 24 **two, so this would be A-5(2). And, again, you'll**
 25 **get a sense of framing of the landscaping in the**

28

1 **back. This is a highway location; this is going to**
 2 **be a service use along a service corridor in your**
 3 **community.**
 4 **As you well know, this is a substantially**
 5 **undersized lot. It does present challenges, I'll**
 6 **say for as of right now. It's an office zone, but**
 7 **it is perfectly well suited for the smaller**
 8 **restaurant retail use that the applicant is**
 9 **proposing here. It fits the prototype -- or the I**
 10 **would say the site selection criteria of a national**
 11 **brand, which again will go towards the suitability**
 12 **aspect.**
 13 **Now, spun around over to the back of the**
 14 **site, and you're getting a better sense of what's**
 15 **really unique about this site is this is not a site**
 16 **that is going to be planting Evergreens. These are**
 17 **things we always talk about when we're looking at**
 18 **site planning, and we know it takes a long time to**
 19 **get there. This site is there. So I think that**
 20 **helps as well in terms of particularly with respect**
 21 **to the negative criteria.**
 22 **And now we flip over to the other side and,**
 23 **again, just getting a sense of that very nice, solid**
 24 **green band that goes around the property, and**
 25 **showing how the proposed use can nicely nestle**

1 within the particular site.
 2 I know you've heard the testimony several
 3 times now about the four curb cuts or driveways that
 4 go out to the roadways, and these two closest to the
 5 intersection are coming away, which is spot on with
 6 what we want to see from a good planning standpoint.
 7 I'm getting the five minutes. I'm going to get
 8 through my photographs.

9 Q. And, Mr. McDonough, that was A-5(4) that
 10 you just testified to, right?

11 A. A-5(4), and then I've got a ground shot here,
 12 which is A-5(5), which shows the physical condition
 13 of the property looking from across Route 9, the
 14 nice framing of the landscaping in the back, and how
 15 this proposed land use can nicely retrofit within
 16 that backdrop.

17 Number 6 is just a view from, again, just the
 18 side street here and to get a sense of the access
 19 points. You've heard a lot about traffic testimony,
 20 and we'll come to that as well as part of the
 21 negative criteria.

22 There's that Wendy's that we testified to
 23 back in 2016; we know that is a nonconforming use in
 24 the same exact zone here. There are distinctions
 25 between the two. This is a new use. That 2016

1 approval was based on a use that predated the
 2 ordinance or was permitted when the ordinance went
 3 in and this is, I'll say, a retrofit. But we can't
 4 ignore the fact that it's there; it does have
 5 influence on this site and the area.

6 Certainly, whatever we introduce, I'll say a
 7 companion use, we may be concerned about a domino
 8 effect, and there are plenty of reasons why I don't
 9 think that will happen here as well and alleviate
 10 that concern. And then, of course, catty corner to
 11 this site we have another commercial land use as
 12 well.

13 Again, in terms of site context, in terms of
 14 site condition and the particular suitability
 15 aspect, which we'll come back to, the essence of the
 16 application here, and the particular characteristics
 17 that make it appealing to the land use that's before
 18 you, it is a corner location; it is on a major
 19 highway; it is on a main route in the community in
 20 an area that is predominantly residential. I know
 21 as we started to work our way back away from the
 22 highway, there are residential uses there. But,
 23 again, I think there's good physical separation to
 24 mitigate any negative impacts.

25 With that, again, the redevelopment plan here

1 is to demolish all the existing structures, put up
 2 the new Taco Bell. It's going to be a restaurant
 3 with a drive-through, Class 3 I believe under your
 4 -- Category 3 under your ordinance. From the
 5 statistics, if the building is going to be 2,578
 6 square feet, 48 indoor seats, three outdoor tables,
 7 drive-through, two access drives; we're going to
 8 eliminate those two, the problem ones, those
 9 conflict points right at the corner there, which
 10 will certainly go towards the special reasons
 11 aspect. 25 parking stalls which, as you've heard,
 12 is adequate to accommodate the actual demand that
 13 this land use will have. And most importantly,
 14 what's really appealing about this application is
 15 the preservation of that perimeter buffer.

16 With that, we're going to jump right into the
 17 planning proofs for the OP-3 D(1) use variance that
 18 the applicant is seeking. That's the primary relief
 19 that the applicant is asking the Board to move on.
 20 Again, a non-office use in an office zone. It's
 21 presently a non-office use as well. We think this
 22 is moving to a better non-office use, and certainly
 23 in terms of the, I'll say the form of the
 24 development, it's just going to move the site more
 25 into conformance with your zone scheme.

1 The coverage is going to get better; this is
 2 going to get greener in terms of the site; setback
 3 to the rear is going to get improved as well.
 4 Again, the flow of traffic through the site and the
 5 elimination of those conflict points all result in
 6 site betterment, which is something we look for from
 7 a planning standpoint whenever we're dealing with a
 8 use variance application.

9 In terms of the legal aspects of the test and
 10 the four prongs, this application hits all four
 11 parts of the *Medici* test. Part number one is the
 12 focus on the land itself. We call it the site
 13 suitability test. And from a planning standpoint,
 14 this site is particularly suitable for this
 15 particular use by virtue of its condition and
 16 context.

17 Condition-wise, the site size and
 18 characteristics are typical for the land use before
 19 you and certainly attractive to a national brand, or
 20 we wouldn't even be here in the first place. I know
 21 with these national brands, more site studies go in
 22 the garbage than actually get this far. It's passed
 23 layers of a national brand as well.

24 The site is not even one-third sized for the
 25 zone and proof positive office has not manifested

1 here. Perpetually, it's a nonresidential area, as I
 2 said, it's a signalized highway location. Desirable
 3 traffic volumes, certainly the income levels are
 4 here that this particular land use would be looking
 5 for, and, again, a companion with the immediately
 6 adjacent land use which is the Wendy's drive-through
 7 restaurant. That takes care of prong number one.

8 Prong number two moves us away from the land
 9 and now focuses on the land use law and those
 10 elements, those special reasons or fundamental
 11 purposes to zoning, which is why we zone in the
 12 first place.

13 This particular project passes all of those
 14 purposes of the land use law, or promotes all those
 15 purposes of the land use law, especially the
 16 following: Purpose A, promotion of the general
 17 welfare in that this is going to provide a service
 18 use along a service corridor, which is exactly what
 19 that is, easy movements in, easy movements out, and,
 20 again, caters to a service type of land use.

21 Additionally, they advancement of purpose G,
 22 to provide for a variety of uses in appropriate
 23 locations based on the site context. Additionally,
 24 the advancement of purpose H, which is our planning
 25 goal to provide for the free flow of traffic, you've

1 heard about how the site will function safely and
 2 efficiently. This is going to improve traffic flow
 3 by eliminating those two conflict points on the
 4 adjacent roadways.

5 Additionally, the advancement of purpose I,
 6 the promotion of this viable, visual environment,
 7 with a fresh new look and image.

8 And finally, the advancement of purpose M,
 9 the planning goal to promote efficient land use with
 10 redevelopment and preservation of that buffer in the
 11 rear.

12 Third part of the test actually moves us away
 13 from the land, from the land use law, focuses on the
 14 surrounding area. My planning conclusions are not
 15 made -- but are a line of predicate that's been
 16 established by the expert witnesses before me; a
 17 traffic expert, a site expert as well.

18 My conclusion, based on the evidence of the
 19 record, is that the site will function safely and
 20 efficiently. Based on all the testimony in the
 21 record, this is visually and functionally compatible
 22 with the character and commercial character of the
 23 area. No impacts of a substantially adverse nature
 24 have been identified, unmitigated, or unaddressed,
 25 and in that regard, the third part of the test is

1 passed and that relief could be granted without
 2 substantial detriment to the public good.

3 MR. McDONOUGH: Mr. Chairman, if I could
 4 ask -- are you looking for me in there? I have five
 5 more minutes here, Mr. Chairman, and then I have ten
 6 minutes in there, and then I'll be back, I apologize.

7 CHAIRMAN LEVITON: You can continue.
 8 Finish your testimony.

9 **A.** Fourth part of the test looks at the zone plan
 10 impact, and, again, we move away now from the
 11 established neighborhood pattern. We look at the
 12 vision for the area, and that's what your zoning
 13 plan is.

14 As I said, this project is going to move the
 15 site more into compliance with your zone plan. The
 16 project will substantially improve the floor area,
 17 the lot coverage and the rear setback. Relief
 18 relates to a distinct site with distinct
 19 characteristics, not the entire zone. Relief is not
 20 tantamount to a relief zone.

21 Whenever we talk about the use variance
 22 mechanism and why it's here in the statute is to
 23 look at sites like this on a case-by-case basis. We
 24 are not endorsing a wholesale rezone to allow these
 25 types of commercial uses in the OP-3 Zone. I'll

1 just take this particular location based on its
 2 historic use and all the testimony you've heard that
 3 this does meet the use variance aspect which is
 4 intended for a look on a case-by-case basis.

5 Certainly, the Board here has an abundance
 6 more information than the governing body had when
 7 they carved out the zoning for this particular site,
 8 and, again, that's really the essence of a use
 9 variance application.

10 The project is substantially consistent with
 11 the Master Plan goals for economic development, and
 12 in that regard, the last part of the test is passed
 13 for use of relief, and relief can be granted without
 14 substantial impairment to the zone plan.

15 Moving to the lesser relief, the D4 relief,
 16 which I always say is more akin to a bulk variance
 17 with a supermajority vote as opposed to a simple
 18 majority vote, so it certainly is a higher standard.
 19 The application from a legal standpoint satisfies
 20 the positive and negative criteria under the
 21 *Randolph Town Center* case.

22 That was a case where it was challenged
 23 because a supermarket was oversized in the context
 24 of the zone scheme, but the court came out with the
 25 finding or the ruling that whenever we're dealing

1 with a floor area case, the essence of the test is
2 whether the site could accommodate any problem
3 associated with that floor area.

4 I think it's been very well vetted out here
5 from a negative standpoint that the additional FAR
6 is de minimus; it's only 0.04 above the allowance.
7 It's an improvement over the existing condition, and
8 the site can accommodate any problems with
9 additional FAR such as parking.

10 As you heard, the supply will meet the actual
11 demand based on the testimony. Water/sewer
12 capacity, drainage, and tree preservation are all
13 I'll say cooked into the plan that's before you. So
14 in that regard, certainly the negative criteria are
15 met.

16 On the positive side, well, simply all the
17 use benefits carry forth, the additional FAR is
18 necessary to effectuate a beneficial project, and in
19 that regard, the floor area relief can be granted
20 without substantial detriment to the area or the
21 zone.

22 Finally, the last prong of relief that we
23 have here all pertains to the C level relief that
24 the applicant is seeking. I find that that is
25 justifiable under the flexible C balancing test

1 whereby the benefits of the application as a whole
2 substantially outweigh the detriments.

3 On the positive side, all of those use
4 benefits, all of those D benefits, carry down here
5 to the C level; all of the C relief is necessary to
6 effectuate this beneficial use.

7 In terms of the negative criteria, we have
8 four dimensional variances related to the lot, the
9 lot area, the lot frontage, the lot -- and actually
10 the lot frontage on both sides. This is a
11 longstanding condition. It has the same rationale
12 as the justification for the Wendy's, which is a
13 similarly-sized site.

14 The front setback, the rear setback, the lot
15 coverage are all essentially improvements over that
16 which we are presently missing. We are looking for
17 relief related to the loading area in the front
18 yard. It is actually part of a parking lot, is
19 going to function generally to that parking lot.

20 The front setback for loading on Taylors
21 Mills Road is an improvement over existing. The
22 rear setback for loading is an improvement over
23 existing. I won't go heavy into parking because you
24 have an abundance of testimony and I will not
25 controvert that the 25 spaces verses the 86 can

1 easily be accommodated in terms of the actual
2 demand.

3 And then finally, the relief for the sign
4 type, the applicant is looking for type G sign which
5 is not permitted. It's going to be very similar to
6 the goalpost and upright sign that's there now, very
7 similar to the Wendy's sign. Promotes the planning
8 goals for clear and safe identification of the site.

9 The overall sign package here is tasteful. I
10 do have a note here that the sign area is going to
11 be 100 square feet, whereas 80 square feet is the
12 requirement. I'll just point out, my notes here say
13 134.75 over on the Wendy's side, though it's
14 actually less than what we had over there. All
15 said, I think Jay's master C relief is met under the
16 C(2) balancing test.

17 Mr. Chairman, I apologize if I went quickly.
18 If I could give the Board a little time to absorb
19 that, certainly going to come back and answer
20 questions at a much slower pace. But, based on all
21 of what I've put on the record, I believe this
22 applicant has met it statutory burden under the law,
23 statutory criteria for all the relief are met, and
24 in that regard, this application is consistent with
25 good planning and does warrant approval.

1 CHAIRMAN LEVITON: Thank you, Mr.
2 McDonough. Mr. Sachs, we'll let your planner do his
3 business; we'll recess for 10 minutes, and when we
4 return, we're going to hear from the Board's
5 professionals. I'm pretty sure you're finished with
6 your case. Is that correct, Mr. Sachs?

7 MR. SACHS: Mr. Chairman, I probably am.
8 If Mr. Cucchiaro would like me to have the engineer
9 come back just to confirm about the location of the
10 menu board, I can do that.

11 MR. CUCCHIARO: Mr. Chairman, I think
12 they've placed on the record their position on that.
13 I would, however, like to hear the applicant who is
14 responsible for taking the photos just to get that
15 on the record, but that would be very short.

16 MR. SACHS: Can we do that while Mr.
17 McDonough is doing his other application?

18 MR. SACHS: Sure, we can do that.

19 CHAIRMAN LEVITON: That's a good idea.
20 And just so everyone knows, then we'll hear from the
21 Board's professionals; we'll go out to the Board, and
22 then we'll go out to public.

23 MR. SACHS: All right. So, Mr. Chairman,
24 if Mr. Mehta is there, I'm sure he is, although I
25 can't see anybody but I'm sure he's there, we'll have

41

1 him sworn in.
 2 N I R A V M E H T A, having first been duly
 3 sworn, testified under his oath as follows:
 4 MR. CUCCHIARO: Please state and spell
 5 your name for the record.
 6 MR. MEHTA: My name is Nirav Mehta. It's
 7 spelled N-I-R-A-V Mehta, M-E-H-T-A.
 8 MR. CUCCHIARO: Can you just tell us who
 9 took the photos that were referenced earlier?
 10 MR. MEHTA: Our architect, Eric Leber,
 11 took the photographs. He does photographs on the
 12 projects.
 13 MR. CUCCHIARO: And the date I think that
 14 was given on the photographs was 2/17/20?
 15 MR. MEHTA: Yes, February 17.
 16 MR. CUCCHIARO: And what time of day was
 17 it, do you know?
 18 MR. MEHTA: I think it was in the
 19 morning. And I think Eric is here with us tonight,
 20 so if there's anything specific, he can also help us.
 21 MS. BEAHM: Yes, Ron, it looks like he's
 22 on the call; he's on the meeting.
 23 MR. CUCCHIARO: Well, they can choose who
 24 they want to answer the question.
 25 MR. SACHS: That's all right. I think we

42

1 can accept the fact that they were taken by the
 2 architect and on that date, and that's fine. And I
 3 have one question of Mr. Mehta, if I can, Mr. Chair.
 4 DIRECT EXAMINATION BY MR. SACHS:
 5 Q. Mr. Mehta, a question came up about, and
 6 I think it was Mr. Cucchiaro who asked it, if you
 7 would be adopting the new Taco Bell procedures for
 8 so-called butler service that Chick-fil-A is popular
 9 with. Is that something that you would be adopting
 10 from day one?
 11 **A. Yes, we have two changes with our setup. After**
 12 **this, we have more than 30 percent of our sale is**
 13 **digital sales, so all the Grubhub, Uber Eats, Door**
 14 **Dash, all the neighboring systems, when they place**
 15 **the order, they either going to take a spot in the**
 16 **parking, they going to driving through our**
 17 **drive-through, and the food is either picked up from**
 18 **them from inside or we can bring the food out to**
 19 **them.**
 20 **And the second thing is the bellhop. So if**
 21 **the line goes beyond a certain point, the crew**
 22 **member jumps out with an iPad and takes an order and**
 23 **bring the food to them. So that would be to a**
 24 **longer wait and a much longer queue.**
 25 Q. Okay, and if the Board acts favorably on

43

1 this application, would you commit to that as being a
 2 condition of approval?
 3 **A. Yes, that is part of our operations.**
 4 MR. SACHS: Okay, I don't have anything
 5 further, Mr. Cucchiaro or Mr. Chairman.
 6 CHAIRMAN LEVITON: Okay, Mr. Sachs, we're
 7 going to need to wait then so that your planner can
 8 return. We'll recess for five minutes, folks.
 9 (Whereupon a brief recess was taken.)
 10 MR. SACHS: Mr. Chair, I don't know if
 11 your professionals will have any questions of Mr.
 12 McDonough, but if you want to ask them first. If
 13 they don't, I don't think we have to worry about Mr.
 14 McDonough. But if they do, then certainly we'll try
 15 to get them --
 16 MS. BEAHM: I definitely have some
 17 questions.
 18 MR. CUCCHIARO: This is Ron Cucchiaro. I
 19 have questions, and even if we didn't have questions,
 20 this is new testimony and the members of the public
 21 have a right to cross-examine.
 22 MR. SACHS: No, I understand. No, I'm
 23 not talking about not coming back at all. I'm
 24 talking about at a later point this evening.
 25 MR. CUCCHIARO: Well, Jennifer and I have

44

1 plenty of questions.
 2 MR. SACHS: Okay, sure.
 3 MS. BEAHM: Do you have any indication of
 4 like how long this is going to be?
 5 MR. SACHS: I don't, but you know what --
 6 MS. BEAHM: Just saying.
 7 MR. SACHS: Unfortunately, I'm on my cell
 8 phone for this meeting, so it's kind of difficult. I
 9 can try to give him a ring. Let me try him on the
 10 other line.
 11 MR. CUCCHIARO: So, I mean, we can
 12 certainly -- it's up to you, Mr. Chairman. You can
 13 provide as much time as you wish, but at some point I
 14 guess we'll have to make a decision.
 15 CHAIRMAN LEVITON: Thank you, Ron, for
 16 the advice. We're going to wait. We're going to let
 17 Mr. McDonough be as good as his word, and we
 18 understand, we empathize, and we're going to be
 19 patient for a little while longer.
 20 Mr. Sachs, let me refresh my own memory.
 21 You have concluded with the testimony that you are
 22 going to be putting on this evening?
 23 MR. SACHS: Yes, we have, Mr. Chairman.
 24 CHAIRMAN LEVITON: Why don't we do this
 25 then. Why don't we go to Brian. Brian, can you

45

1 address the Board without having Mr. McDonough
 2 present?
 3 MR. McDONOUGH: I'm sorry, Mr. Chairman,
 4 I am back.
 5 CHAIRMAN LEVITON: Oh, all right then.
 6 Brian, we'll start with you anyway. Let's see, is
 7 everyone here? Let's take a look. Yes, my
 8 understanding is that we're all in attendance and on
 9 camera. Very good. Okay, Brian, the floor is yours,
 10 sir.
 11 MR. BOCCANFUSO: Thank you, Mr. Chairman,
 12 I appreciate it.
 13 I don't have much to offer in the way of
 14 comments. I think I said enough last couple of
 15 hearings. However, I do have a couple of questions
 16 for Mr. Troutman regarding a supplemental study that
 17 he performed as well as his testimony here tonight.
 18 The first question I have, Mr. Troutman,
 19 you indicated in your testimony that Route 1 at the
 20 location of the South Brunswick site has a higher
 21 traffic count than that at Route 9 at the subject
 22 site, and that New Road has a slightly higher traffic
 23 count at Taylors Mills Road at the subject site.
 24 Can you clarify what those
 25 representations are based on; if you performed

46

1 traffic studies, have you obtained DOT data, or is
 2 there some other way in which you arrived at those
 3 conclusions?
 4 MR. TROUTMAN: It was all from DOT data.
 5 MR. BOCCANFUSO: Okay, was that data
 6 appended to your report or submitted to the Board in
 7 any other way?
 8 MR. TROUTMAN: No, that was just my
 9 independent research on the DOT website today as I
 10 was preparing for the hearing. I was curious on what
 11 the daily traffic count was, and I went and found
 12 count stations at all four spots and, like I said,
 13 the volumes are slightly higher on Route 1, slightly
 14 higher on New Road.
 15 MR. BOCCANFUSO: And those are daily
 16 volumes or peak hour volumes?
 17 MR. TROUTMAN: Daily.
 18 MR. BOCCANFUSO: Okay, and can you
 19 consolidate that data and submit that to the Board
 20 for the record?
 21 MR. TROUTMAN: Yes.
 22 MR. BOCCANFUSO: You also indicated when
 23 you were comparing the proposed use and the existing
 24 Taco Bell stations -- or, I'm sorry, the existing
 25 Taco Bell restaurants to the existing gas station,

47

1 that the trip generation was similar, and you
 2 indicated that the existing gas station count, I
 3 believe you said it was 86 peak hour trips.
 4 Just to clarify, is that based on ITE
 5 estimates or is that based on the traffic count that
 6 you performed at the existing gas station?
 7 MR. TROUTMAN: That's based on actually
 8 the NJDOT access code classification for the existing
 9 use, and the peak hour trips that would be assigned
 10 to that use.
 11 MR. BOCCANFUSO: Okay, so it's an
 12 estimate based upon accepted formulas, formulas that
 13 the DOT uses?
 14 MR. TROUTMAN: Correct.
 15 MR. BOCCANFUSO: But your study did not
 16 include an analysis of the existing operation and the
 17 gas station, is that correct?
 18 MR. TROUTMAN: Yes.
 19 MR. BOCCANFUSO: Okay, and then the last
 20 question I have, Mr. Sachs had asked you a question
 21 about the drive-through operations at the South
 22 Brunswick restaurant. There wasn't anything relative
 23 to that in your supplemental traffic study, and I
 24 think you indicated that it was similar to the same
 25 as the Howell drive-through. I don't want to quote

48

1 you. Something along those lines.
 2 Can you just elaborate on that for the
 3 benefit of the Board or the public that may be
 4 listening in, what were your observations of the
 5 drive-through facility at South Brunswick? If you
 6 don't know the exact number of vehicles, at least
 7 what types of queues you observed and so forth.
 8 MR. TROUTMAN: Yes, it was; the pattern
 9 was just a repeat of what I saw at Howell, and what I
 10 mean by that is I'm talking about the queue from the
 11 order board back. That's the most critical part as
 12 it gets into the parking lot.
 13 And that queue can form either because
 14 the pickup window is not processing, so that somebody
 15 can be putting an order in and they're just stuck
 16 there waiting for the five cars in front of them to
 17 get up and get through the window, or that can be
 18 somebody staying at the order board for a long time
 19 even if he has room to move up; he is at the order
 20 board and people start getting behind him and he's
 21 not done yet. So that's the kind of the thing that
 22 begins to back into the site.
 23 And what I saw at South Brunswick was
 24 exactly like Howell; you had periods of time where
 25 that number was very low, zero to three, didn't go

49

1 into the parking lot; you saw it grow to four, five,
 2 six; you got some up in the eight to ten range,
 3 occasionally just like Howell, and that was really
 4 it; it just ebbs and flows between zero and, like I
 5 said, it got up to ten, just like Howell.
 6 MR. BOCCANFUSO: In your observation at
 7 the South Brunswick site, at any point during your
 8 observation, did it back up onto Route 1?
 9 MR. TROUTMAN: No.
 10 MR. BOCCANFUSO: No, it did not.
 11 MR. TROUTMAN: No.
 12 MR. BOCCANFUSO: Okay, thank you, Mr.
 13 Troutman. Mr. Chairman, that's all the questions I
 14 have.
 15 CHAIRMAN LEVITON: Thank you, Mr.
 16 Boccanfuso. Jennifer?
 17 MS. BEAHM: So I have some questions for
 18 Mr. McDonough. So when you were going through your
 19 testimony for the positive criteria, you cited
 20 criteria A, and then your justification was easy
 21 in/easy out.
 22 You care to elaborate on that? Because I
 23 don't see how easy in/easy out equates to criteria A.
 24 MR. MCDONOUGH: So I think there's a
 25 nexus between the established transportation pattern

50

1 and this land use pattern. We know our land use
 2 patterns follow our transportation patterns. The
 3 highway is there; this is a land use that follows the
 4 highway, caters to the motoring public. It's a very
 5 efficient circulation flow to get into the site and
 6 out of the site from a corner location.
 7 So I used a more generic term, easy
 8 in/easy out, but, again, I think it's something that
 9 someone can hit on the way and, in that regard,
 10 promotes the general welfare in terms of an efficient
 11 service land use.
 12 MS. BEAHM: So you're telling me that
 13 easy in to Taco Bell and easy out of Taco Bell
 14 promotes the health, safety and general welfare of
 15 the public; that's your testimony?
 16 MR. MCDONOUGH: I'm saying the general
 17 welfare is served because there's a nexus with this
 18 land use and the established transportation plan and
 19 that promotes the public good, yes.
 20 MS. BEAHM: All right, so let's move on
 21 to purpose H, free flow of traffic. That's not what
 22 it says. Purpose H says to encourage the location
 23 and design of transportation routes which will
 24 promote the free flow of traffic.
 25 You're telling me that the establishment

51

1 of a Taco Bell encourages the location and design of
 2 transportation routes? Because in my understanding,
 3 Route 9 is there, as is Taylors Mills Road, so you're
 4 not promoting the design of any transportation route
 5 with respect to this application. Correct?
 6 MR. MCDONOUGH: The applicant -- it's a
 7 good question. I've been asked questions like how
 8 does a use promote a desirable, visual environment,
 9 and it's sort of the same kind of question here.
 10 MS. BEAHM: Not really. This purpose
 11 says to encourage the location and design of
 12 transportation routes, of which you're doing neither.
 13 So explain to me exactly how this particular
 14 application for a Taco Bell encourages the location
 15 and design of transportation routes. That's what the
 16 purpose says specifically, not free flow of traffic.
 17 That's part of it, but the entirety of it is the
 18 design and location of a transportation route.
 19 Mr. Chapman (sic) -- and I want to just
 20 reiterate for the Board's edification, Mr. McDonough
 21 is the third planner to testify on this application,
 22 the third. So I would like for you, after Mr.
 23 Chapman (sic), Mr. Leber, and now you, what I would
 24 love for you to tell me how you're encouraging the
 25 location and design of a transportation route because

52

1 last time I checked, that is not part of this
 2 application.
 3 MR. MCDONOUGH: Sure it is. The route,
 4 the transportation route, is there. This is
 5 improving the design of the transportation route by
 6 eliminating conflict points on that particular
 7 roadway.
 8 MS. BEAHM: So we're going to agree to
 9 disagree. So we're not designing --
 10 (Indiscernible cross-talk)
 11 MR. MCDONOUGH: You're asking me a
 12 question and I'm answering the question.
 13 MS. BEAHM: Agreed, and we're going to
 14 agree to disagree, because you're not designing or
 15 encouraging the location of a transportation route
 16 with this application. You're putting a fast food
 17 restaurant on a piece of property on Route 9, or
 18 that's what you're asking for.
 19 You're not doing anything to the road
 20 network. Are you redesigning Route 9? Because last
 21 time I checked, it's been there long before this
 22 application, and this is the same conversation I had
 23 with Mr. Chapman (sic), I don't know, when was it,
 24 John, in August when we had that meeting? So I don't
 25 agree with that.



53

1 I also would like for you to discuss the
 2 signage because you briefly blew over the one sign,
 3 but the signage needs one, two, three, four, five,
 4 six, seven variances. So it's not just the one sign
 5 on Route 9; it's this sign package.
 6 So I'm assuming by bringing a new planner
 7 to the application, that you're going to revisit all
 8 the testimony that was presented before. So it's
 9 more than just the G sign. It's the wall signs; it's
 10 the signs on site; it's the size of them, so I would
 11 like some more testimony with respect to that.
 12 MR. McDONOUGH: Okay, well, again, I
 13 literally just received a copy of your report here,
 14 so I'm reacting to variances that I was not aware of
 15 until --
 16 MS. BEAHM: Our report that's dated June
 17 25, 2020?
 18 MR. McDONOUGH: Correct.
 19 MS. BEAHM: Okay, just checking.
 20 MR. McDONOUGH: Just being honest. So,
 21 again, the first variance here is a variance to have
 22 four murals for the -- I don't have access to the
 23 actual architectural. I don't have them here on my
 24 screen; I don't know if anyone else does, if the
 25 Board would like a visual, but the request is for

54

1 four murals to be proposed to the Taco Bell; one on
 2 the east elevation, one on the south elevation, two
 3 on the west elevation.
 4 The applicant is seeking four, is seeking
 5 four there, and, again, I'm going to tie back to the
 6 architectural that are on the plan that this is not
 7 going to create something that overpowers the site,
 8 that is integrating into the building itself; it
 9 certainly is going to promote brand identity, brand
 10 familiarity, meeting customer expectations.
 11 Again, I think this is a balancing here,
 12 and we're looking to, again, promote that brand
 13 identity without creating or violating the planning
 14 goals for sign clutter or overbranding. It's a
 15 balancing that the Board can certainly weigh.
 16 Likewise, the variance, and, again, Ms.
 17 Beahm, I'm referring to your report, Page 5 of 8
 18 dated June 25, 2020, the maximum coverage in the sign
 19 graphic shall not exceed 60 percent. Again, I don't
 20 know, I'm not the architect on this, I don't know
 21 what the sign calculations are, if relief is needed
 22 for that or not.
 23 MS. BEAHM: I mean, I'm going to just
 24 defer to Ron. I mean, we're hearing new planning
 25 testimony, right? We should be hearing new variance

55

1 testimony, period.
 2 MR. CUCCHIARO: No, I mean, they can
 3 supplement however they want, but it doesn't stop the
 4 Board from asking additional planning questions if
 5 they have it.
 6 MS. BEAHM: Okay.
 7 MR. CUCCHIARO: But there's no obligation
 8 that they -- I mean, Mr. McDonough had supplemented
 9 where he thought necessary, but he is the planner
 10 now, so he should be able to answer any questions.
 11 MS. BEAHM: Thank you.
 12 MR. McDONOUGH: Sure. So, number three,
 13 I did testify to that; this is for a type G1
 14 freestanding sign. D, the proposed sign is 30 feet
 15 high, where the maximum permitted is six feet and the
 16 maximum of a G1 sign, for comparison, is that 22
 17 feet. So I put forward testimony there with the
 18 comparative sign over at the Wendy's and the signage
 19 that's there.
 20 MS. BEAHM: So how tall is the sign at
 21 the Wendy's?
 22 MR. McDONOUGH: I have to go back to my
 23 notes. I believe when we did that one, it may be 20
 24 feet.
 25 MS. BEAHM: So this says maximum

56

1 permitted for a G1 is 22 feet, so you're saying
 2 you're higher than that? You need to be higher than
 3 that, lower than that. Do you have any visual
 4 perspectives to show that the sign needs to be higher
 5 than the Wendy's sign for sign clutter? Do you have
 6 any exhibits to justify that?
 7 MR. McDONOUGH: No, the only thing I'll
 8 say is sometimes when you put two signs on the exact
 9 same height level, in terms of the line of sight to
 10 the motorists, one blocks the other. The Wendy's
 11 sign is downstream of this particular sign, so
 12 raising the sign up does avoid that blockage.
 13 MS. BEAHM: But you don't have any
 14 exhibit to show that, right?
 15 MR. McDONOUGH: I don't. It's pure math.
 16 I think the Board can give it -- the Board can give
 17 it the weight that it gives it in terms of the
 18 balancing. But there's the rationale, so if the
 19 Board is so inclined.
 20 The sign area is 100 square feet -- 80
 21 square feet, I'm sorry. The maximum permitted is 30
 22 square feet and the maximum, again, for comparison,
 23 is -- for a G1 is 80 square feet, and I did have some
 24 analytics on the Wendy's.
 25 Now, I will say this in full disclosure.

57

1 The 134.75 I have in the notes from my testimony, I
2 don't know if that actually got knocked down as part
3 of the prior application, I don't know, but my notes
4 say the sign over at the Wendy's is 134.75.

5 MS. BEAHM: Well, I'm just going to state
6 for the record that I don't see any justification for
7 increasing from 80 to 100, and I think I stated that
8 at a prior meeting as well.

9 So I would -- we can -- we're going to
10 ultimately discuss when the testimony is concluded
11 how we feel about the variances, but my
12 recommendation would be that the 80 square feet is
13 adhered to. 100 square feet is unnecessary in my
14 opinion.

15 MR. McDONOUGH: In my experience, signage
16 is always something that has some flexibility. I
17 don't know that for a fact here. I guess we'll see
18 what the Board has to say. I've given the Board what
19 I believe is a planning rationale that it can move
20 favorably on, but I think we'll hear what we'll hear
21 during deliberations.

22 MS. BEAHM: Great.

23 MR. McDONOUGH: And then, let's see here,
24 so I'm up to F and G. F talks about wall sign over
25 the entrance. Oh, appears to meet the requirements.

58

1 I'll skip over F.

2 G, the OP-3 Zone permits RI rear wall
3 signs, of which one is permitted for public view, up
4 to six feet with a maximum height of eight feet. And
5 the applicant is -- I'm sorry, I'm stuck on G. I
6 just want to make sure if the applicant is looking
7 for relief there, OP-3 Zone district permits RI rear
8 wall sign, of which one -- are you kicking me out?
9 I'm really sorry, I'm in a town hall here and I think
10 everyone is leaving, so if it gets dark bear with me.

11 The OP-3 Zone district also permits RI
12 signs, of which one is permitted for public entry to
13 building of a rectangular shape, up to six square
14 feet with a maximum permitted height of eight feet.
15 I don't know that the applicant -- maybe that is what
16 H, I, and J is; the applicant is proposing two Taco
17 Bell signs on the proposed tower features, variance
18 is needed, and the applicant is proposing a
19 drive-through menu board.

20 Okay, the drive-through menu board
21 obviously is inherent to the nature of the use here.
22 It's more informative than it is advertising per se.
23 Certainly it facilitates the drive-through sequence.

24 And then, directional signs are not
25 permitted as well. You know, they do have them over

59

1 at the Wendy's. I'm not sure how big those signs
2 are. They're not permitted here. But I'll also
3 offer that to the Board as a safety benefit in terms
4 of clear and safe identification demarcating those
5 access points off the road.

6 Again, we're trying to strike a balance
7 here with the sign package. If there's something the
8 Board doesn't like, I'm sure we can listen and talk
9 about it. We're trying to, again, not overbrand
10 here, but meet the needs of both the customers and
11 safety.

12 MS. BEAHM: Great. Thank you.

13 MR. CUCCHIARO: Are those all your
14 questions, Jen?

15 MS. BEAHM: Yes, for now.

16 MR. CUCCHIARO: Okay, Mr. Chairman, I
17 have a few questions. This is Ron.

18 So, Mr. McDonough, I just want to start
19 off sort of on a basic level, because I heard you say
20 there are three different ways to get a use variance.
21 One is if your use is inherently beneficial, and
22 obviously you're not asserting that. The second is
23 hardship. I did hear you provide some testimony
24 about, you know, you can't get an office on the
25 property. Are you arguing hardship, or are you not

60

1 arguing hardship?

2 MR. McDONOUGH: It's a tricky question
3 but if it comes down to an absolute, I'm not going to
4 argue hardship here; I'm just going to argue better
5 zoning alternatives -- actually, I'm arguing *Medici*,
6 but I think there is an element of hardship to some
7 of the C(2) relief that the applicant is seeking
8 here.

9 MR. CUCCHIARO: I have to tell you, as a
10 matter of law, I find that all the C(2) relief is
11 subsumed within the grant or denial of the D(1)
12 variance. The courts have said that the bulk
13 standards apply to permitted uses; they don't apply
14 to nonpermitted uses, so that all gets subsumed.

15 But I guess what I'm trying to get down
16 to is, you're arguing the third category, which is
17 particular suitability for the D(1) variance,
18 correct?

19 MR. McDONOUGH: Thank you for that. I
20 jumbled up the C(1) and C(2), but, yes, we're going
21 down particular suitability here, yes.

22 MR. CUCCHIARO: Okay, I just wanted to
23 get that on the record so that everybody is clear
24 that that's what we're looking at.

25 So in order to prove particular

61

1 suitability, which we also refer to as the positive
 2 criteria, you placed on the record your testimony
 3 that you feel you advance one or more of the rules of
 4 planning in section two of the Municipal Land Use
 5 Law, correct?
 6 MR. McDONOUGH: Correct.
 7 MR. CUCCHIARO: So, the first one that
 8 Jen had asked you about was section 2A, which was
 9 promotion of the general welfare.
 10 Now, unfortunately, the Municipal Land
 11 Use Law doesn't apply to general welfare, correct?
 12 MR. McDONOUGH: Correct.
 13 MR. CUCCHIARO: So, generally speaking,
 14 one of the -- and you can agree or disagree with me;
 15 it's just a question. The way to prove general
 16 welfare generally is that you satisfy or promote one
 17 of the other goals of planning, B through the end,
 18 correct?
 19 MR. McDONOUGH: It's a very good point.
 20 I heard some planners refer to purpose A as sort of a
 21 catchall, catches everything, but, yeah, and I can
 22 certainly elaborate on welfare, but I'll keep
 23 following your questions here, Counselor.
 24 MR. CUCCHIARO: But I guess the other way
 25 to prove general welfare is that there's a need for

62

1 the use of the community, is that correct?
 2 MR. McDONOUGH: Unmet need, particular
 3 suitability, yes, that is a consideration of, I'm
 4 thinking the *Himeji* case I think lessened the impact
 5 of need and looked more at the physical attributes of
 6 the site.
 7 MR. CUCCHIARO: Well, with the *Himeji*
 8 case, you also looked at *Medici* and cited *Medici* for
 9 the fact that there was testimony that they needed
 10 motels, and there was no proof in the record that
 11 motels were needed.
 12 So what -- I'm sorry, I'm going to call
 13 it the *Price* case because it's easier to pronounce
 14 than *Himeji*.
 15 MR. McDONOUGH: Good old Larry Price,
 16 yes.
 17 MR. CUCCHIARO: Yes, so this iteration of
 18 the *Price* case, because there are many, there was a
 19 statement in that case that merely promoting one of
 20 the goals of planning wasn't really enough because
 21 you can prove that in a lot of instances, but that
 22 you had to prove that those goals of planning were
 23 being advanced on the particular site, and you had
 24 to, in some manner, distinguish, that's the word they
 25 used in the *Price* case, distinguish the subject

63

1 property from others.
 2 So it wasn't merely that you're promoting
 3 one of the goals of planning, but you had to
 4 distinguish the subject property from others. But I
 5 just want to, before we get to that, I just want to
 6 get back to whether there's a need in the community.
 7 Whatever *Price* ascribes to it, it's not irrelevant,
 8 so I just want to understand, is part of the argument
 9 here that there is a need in the community?
 10 MR. McDONOUGH: Well, put it this way.
 11 The market indicators that would attract a name brand
 12 restaurant user are here or they wouldn't be here.
 13 So I think just the fact that, again, a name brand
 14 likes this particular corner goes towards that
 15 indicator of an unmet need. If there was a
 16 saturation here, they wouldn't necessarily want to be
 17 here.
 18 MR. CUCCHIARO: Okay, all right, that's
 19 helpful.
 20 So that's part of subsection A, is that
 21 based upon whatever their analysis was, that there's
 22 a need in the community. But, I mean, that's only
 23 based upon -- your testimony is based upon your
 24 presumed -- your presumption that they did a market
 25 study and that's why they're here?

64

1 MR. McDONOUGH: It's a presumption. I
 2 think it's a reasonable presumption for this. Again,
 3 it's a name brand company, yes.
 4 MR. CUCCHIARO: Okay, all right. Now, in
 5 terms of the standard that -- it's not just in *Price*
 6 and *Medici*; it's in tons of other cases -- which is
 7 that there has to be some distinguishing
 8 characteristics of the subject property, did you
 9 analyze other properties that are in the zones that
 10 front on Route 9?
 11 MR. McDONOUGH: Well, I've looked at the
 12 particular area that we are here, there are certainly
 13 offices there that have manifested. And, again, I'm
 14 not making utility of a zoning ordinance here that an
 15 office couldn't manifest on this particular site.
 16 But what I do see as distinctive of this
 17 site that makes it atypical of other sites in the
 18 zone is that for 50 years now, we've had a non-office
 19 use at this corner and the applicant is asking the
 20 Board for relief for another non-office use that I
 21 believe from a form of development -- or a
 22 development to form standpoint is better than what's
 23 out there now.
 24 So, again, in terms of the physical
 25 characteristic of the site, the physical attribute of

65

1 the site, we can't ignore its historic use in my view
 2 in terms of that distinctive attribute aspect of the
 3 test.
 4 MR. CUCCHIARO: Are there other
 5 properties in the zone that are also developed for
 6 any period of time with uses that are not permitted
 7 in the zone?
 8 MR. McDONOUGH: I haven't done a specific
 9 inventory for comparison purposes, but I think it's
 10 safe to assume that yes, there are others. I'm not
 11 implying that, in and of itself, opens all of those
 12 other sites. It's a very fact-based pattern. We
 13 have a longstanding association with this corner with
 14 non-office use.
 15 MR. CUCCHIARO: Okay. Now, you mentioned
 16 that a couple of times a corner lot being part of
 17 what makes this lot particularly suitable.
 18 How many corner lots, or corners, are
 19 there in that zone along Route -- I mean there's four
 20 at that intersection, right?
 21 MR. McDONOUGH: There are four at that
 22 intersection, yes. The answer to your question is I
 23 don't know.
 24 MR. CUCCHIARO: Okay, and then one of
 25 your other arguments, and I understand you're taking

66

1 it all cumulatively, but I'm just sort of breaking it
 2 down one by one just so that I can understand it
 3 fully, and I'm helping the Board and the public to
 4 understand, you talked about the ready access to
 5 Route 9, or to a highway, right?
 6 MR. McDONOUGH: Yes, and, again, this is
 7 a land use; it has a natural nexus with the highways,
 8 excellent connectivity, visibility, all of the things
 9 that this particular land use would look for in terms
 10 of context.
 11 MR. CUCCHIARO: Right, but are there
 12 other properties on other lots along the Route 9
 13 corridor would similarly promote those goals?
 14 MR. McDONOUGH: Doesn't that take us back
 15 to *Price versus Himeji*, availability of alternate
 16 sites is not a basis for denial of a use variance
 17 application? I thought that was the case -- I'll let
 18 the lawyers argue --
 19 MR. CUCCHIARO: What it says is that your
 20 site doesn't have to be unique; it does not have to
 21 be the only site. It does not state that the
 22 availability of other -- this is not about the
 23 availability of other sites. This goes to the
 24 distinguishing factor of your site.
 25 So if your argument is that the

67

1 availability and the access to Route 9 is part of the
 2 positive criteria, what the *Price* case says, and
 3 really, what the *Saddle Brook Realty* case says, which
 4 is about a fast food restaurant, is how is it that
 5 any of these goals were promoted here versus anywhere
 6 else in the zone, and that was also the *Medici* case
 7 that said the same thing, that how is a motel any
 8 better here than anyplace else along the Route 287
 9 corridor.
 10 So you don't have to prove that there is
 11 no other site, and that's what *Price* says, and that's
 12 what the other cases say, and that's what some of the
 13 misinterpretation over the years with this, that this
 14 is the exclusive site.
 15 But what you do have to prove is that
 16 your site is distinguishable, and if your proofs are
 17 that you have ready access to Route 9, then, you
 18 know, you have to explain, I think, why that
 19 distinguishes your property from any other property
 20 on Route 9.
 21 MR. McDONOUGH: Well, it's a bundle of
 22 proofs that go towards that. It's not just the fact,
 23 alone, that it fronts on Route 9 that's part of the
 24 equation. It fronts on Route 9; it's a non-office
 25 use; it's been a non-office use for a real long time;

68

1 it's at a signal; it's got that -- I'll say that
 2 built-in amenity of access from two roads. I think
 3 all of that factors into the particular suitability
 4 argument; it's not taking it severable.
 5 MR. CUCCHIARO: And then you had some
 6 testimony regarding the adjacent Wendy's property and
 7 that -- I guess I'm paraphrasing. I didn't write
 8 down the exact words. But, again, you can tell me if
 9 I heard it incorrectly.
 10 I guess, essentially, you're saying
 11 there's a complementary nature, I suppose, between
 12 the Wendy's and the proposed Taco Bell because they
 13 would both be similar fast food restaurants?
 14 MR. McDONOUGH: Yes, similarly, a
 15 compatibility with the adjacent land use, it's there.
 16 I know it predated the ordinance, but it is there; it
 17 does have physical influence on this property, and I
 18 guess where I was going with that comment about the
 19 whole domino effect is that this is sort of nestled
 20 between that particular lot and the corner. It's not
 21 going the other way. It's not starting a chain
 22 reaction down the street; it's ending here.
 23 MR. CUCCHIARO: And so, on that topic of
 24 there being a Wendy's there, and sort of the need in
 25 the community, it is the fact that a national

69

1 restaurant chain would want a business there, does
 2 that equate to a need in the community or does it
 3 equate to a market that's available, or is that not
 4 different?
 5 MR. McDONOUGH: I don't know. I don't
 6 think there is a difference. I'm not -- if the
 7 retailer felt that there was not an unmet need from a
 8 market or demand standpoint, I don't think it would
 9 want to be there.
 10 MR. CUCCHIARO: And I can understand
 11 that, but isn't there a difference between a need and
 12 a convenience?
 13 I guess my question is, the fact that
 14 there is a Wendy's restaurant there already, and
 15 they're virtually in the same location, and, I mean,
 16 I don't know, have you reviewed the other restaurants
 17 that are in the corridor?
 18 MR. McDONOUGH: I have not done a study
 19 of the other competitors in the area, no.
 20 MR. CUCCHIARO: So, I guess my question
 21 is, is it really a need in the community when there
 22 are all of these other places that people can go to
 23 eat, or is it something that provides a greater
 24 convenience and more variety to people in the
 25 community and it just happens to be a good location?

70

1 MR. McDONOUGH: Well, I'm not sure if I
 2 100 percent understand the question, but the fact
 3 that there is one restaurant with a drive-through
 4 next to another restaurant with a drive-through, to
 5 me, that doesn't necessarily cross one off from the
 6 other or strike out the need question. It offers
 7 choice; it gives the consumer an option. One may
 8 favor one brand over the other.
 9 So to have two companion brands of the
 10 same land use side by side, at a -- I'll say at an
 11 isolated corner, or pocket corner here in the
 12 community I don't think erodes the fabric of the
 13 office zone there.
 14 MR. CUCCHIARO: And you know, Jen went
 15 through the other criteria. She's placed on the
 16 record her testimony with regard to whether she feels
 17 it's satisfied or not. I don't need to revisit any
 18 of that, but I would like to go to the enhanced
 19 criteria.
 20 Now, the enhanced criteria, and, again, I
 21 just want to make sure that on a fundamental ground
 22 level we're all proceeding from the same
 23 understanding.
 24 The enhanced criteria requires that an
 25 applicant reconcile the absence of the use being

71

1 permitted in the ordinance, and also to reconcile how
 2 the use fits with the Master Plan. Is that sort of a
 3 correct understanding of the enhanced criteria?
 4 MR. McDONOUGH: Yes.
 5 MR. CUCCHIARO: So let's start with the
 6 Master Plan. What Master Plan documents did you
 7 review? What Master Plan Examination reports did you
 8 review?
 9 MR. McDONOUGH: Bear with me here, I'm
 10 pulling them up on my screen here. Okay, so I
 11 believe the 2009 is the latest. We went through
 12 2003, 2001, 1998, 1994, at least 2009 was the latest
 13 one that we found. And one of the major objectives
 14 that we looked at under the Township circulation plan
 15 was to address traffic congestion within the
 16 Township, especially along the Route 9 corridor.
 17 So, again, I think that that broad goal
 18 is something that is being advanced here with the
 19 elimination of those conflict points, and I'll,
 20 again, fall back on the predicate of the traffic
 21 testimony that's been offered.
 22 There's a whole section there. Traffic
 23 circulation, traffic congestion continues to be a
 24 significant problem, especially along the Route 9
 25 corridor. With an updated attached circulation plan,

72

1 it continues to be needed. Dealing effectively with
 2 circulation problems will require a coordinated
 3 effort. As the Township grows, the traffic
 4 increases, the need increases for intersection and
 5 road improvements, it provides a satisfactory level
 6 of service and safe traffic movements.
 7 So I guess in that regard, there is a
 8 policy statement for consideration of improvements
 9 along that corridor, which, if I understand the
 10 traffic testimony, is consistent, is something that's
 11 being implemented here.
 12 MR. CUCCHIARO: I think you had mentioned
 13 something about economic development or something in
 14 the Master Plan?
 15 MR. McDONOUGH: Sure, I can find a
 16 particular section, but, again, a fundamental goal of
 17 the Master Plan is to provide for a stable ratable
 18 base and, again, to promote economic development and
 19 the health and well-being of the community's economic
 20 standpoint.
 21 MR. CUCCHIARO: Okay, so that was the
 22 Master Plan. Did you review any of the Master Plan
 23 Reexamination reports?
 24 MR. McDONOUGH: I think those are the
 25 ones -- the ones that I referenced are the ones that



1 we went through.
 2 MR. CUCCHIARO: So what you referenced
 3 were both Reexamination reports and the Master Plan
 4 itself, I guess?
 5 MR. McDONOUGH: Yes.
 6 MR. CUCCHIARO: All right, so, I guess my
 7 question is, in everything that you looked at, was
 8 there any analysis or discussion that the Route 9
 9 corridor or this zone in particular would benefit by
 10 expanding the permitted uses to include restaurants
 11 or drive-through restaurants?
 12 MR. McDONOUGH: No. Again, this is site
 13 specific.
 14 MR. CUCCHIARO: Well, I know it's site
 15 specific, but I'm just trying to comment to what the
 16 Master Plan says and what it doesn't say. So that's
 17 fine, you've answered that.
 18 With regard to economics, is creating a
 19 ratable base a land use objective? Hasn't that been
 20 rejected by the courts as a special reason?
 21 MR. McDONOUGH: I'm not making it a
 22 special reason argument. I'm making an argument of
 23 nexus with the Master Plan.
 24 MR. CUCCHIARO: Okay. Well, then with
 25 the nexus with the Master Plan -- I'm sorry, go

1 ahead.
 2 MR. McDONOUGH: All I'm saying is it's
 3 one of the pillars of the Master Plan, is economic
 4 growth, and this is consistent with that regard.
 5 MR. CUCCHIARO: Why is this better
 6 economic growth than the existing gas station?
 7 MR. McDONOUGH: I don't know all the
 8 particulars of the existing gas station. I don't
 9 know if -- I don't know the particulars, if it's
 10 sustainable. I don't know how long it's going to be
 11 there.
 12 MR. CUCCHIARO: Okay, and then with
 13 regard to eliminating some of the access points, if
 14 the owner of the property wanted to eliminate the
 15 access points right now, couldn't he without any kind
 16 of application to the DOT or anyone else?
 17 MR. McDONOUGH: I'm sorry, can you just
 18 ask that question one more time?
 19 MR. CUCCHIARO: Sure. I think you were
 20 relying upon the traffic testimony, I believe, and
 21 saying that one of the proofs that you were relying
 22 upon for particular suitability is that the traffic
 23 and the traffic flow was going to be improved because
 24 there was going to be an elimination of two ingress
 25 and egress points. Is that correct?

1 MR. McDONOUGH: Yes.
 2 MR. CUCCHIARO: So my question is, if
 3 that's a goal that the property owner wants to
 4 achieve, couldn't he just eliminate them right now as
 5 part of the gas station use?
 6 MR. McDONOUGH: I don't know of any
 7 landowner that gives up a vested right.
 8 MR. CUCCHIARO: Well, it's his choice
 9 though. I mean, it would be his choice that it's
 10 more valuable to keep it this way, unless there's a
 11 Taco Bell or something like that coming in.
 12 MR. McDONOUGH: Sure, I think that's
 13 certainly a consideration, but I don't think it's
 14 reasonably probable that the gas station would
 15 voluntarily give up existing curb cuts.
 16 MR. CUCCHIARO: Well, you say the gas
 17 station giving up. The gas station and the owner are
 18 not the same entity, as I understand it, correct?
 19 MR. McDONOUGH: I don't know.
 20 MR. CUCCHIARO: Okay, all right. Now,
 21 the other thing I heard you testify with regard to
 22 the Wendy's is that the Wendy's is preexisting
 23 nonconforming, is that correct?
 24 MR. McDONOUGH: So my notes have from
 25 2016 when I testified over there, I think it may have

1 been a permitted use when it was built and then the
 2 zone changed.
 3 MR. CUCCHIARO: Well, that's where I was
 4 going because that's the definition of a
 5 nonconforming use, that it was permitted when it was
 6 built, and then through a zone change it's not
 7 permitted, but it has a constitutionally vested right
 8 to continue after the zone change. So going down
 9 that -- do you know when the zone change happened?
 10 MR. McDONOUGH: I don't know exactly when
 11 the zone change happened. I don't know exactly when.
 12 MR. CUCCHIARO: But, I mean, you probably
 13 have a better history of the whole thing because I
 14 wasn't around when the Wendy's application happened
 15 --
 16 MR. McDONOUGH: I think the Wendy's was
 17 1980, I think it was. I think the Shell was 1970,
 18 and the Wendy's was 1980. So sometime after 1980.
 19 MR. CUCCHIARO: That predates my law
 20 career. So, my question is, if it's a preexisting
 21 nonconforming, that means that Wendy's took over
 22 another fast food restaurant that was there
 23 previously?
 24 MR. McDONOUGH: That I don't know. It
 25 could be that the Wendy's was there and they went

77

1 through some sort of rebranding, some sort of
 2 expansion.
 3 UNIDENTIFIED SPEAKER: Ron, I believe it
 4 was a Roy Rogers.
 5 MR. CUCCHIARO: Okay, so whether it was a
 6 Wendy's, whether it was a Roy Rogers, it was there.
 7 And then what made it nonconforming is that the
 8 governing body made a legislative determination to
 9 prohibit the use, right?
 10 MR. McDONOUGH: That's correct, yes.
 11 MR. CUCCHIARO: And from 1980 to the
 12 present, I mean, they know that the Wendy's are
 13 there, the governing body, and there are other
 14 restaurants in the area; they have not determined
 15 that they want to rezone that corridor at all to
 16 permit more restaurants, correct?
 17 MR. McDONOUGH: Agreed, that would be a
 18 rezone and that's why I think the use mechanism is
 19 appropriate here.
 20 MR. CUCCHIARO: Do you know why it is
 21 that they prohibited it? You may not. I suspect you
 22 probably don't because of the age of the ordinance,
 23 but do you have any history on why it was that the
 24 use was prohibited?
 25 MR. McDONOUGH: No.

78

1 MR. CUCCHIARO: All right, just give me
 2 one more second here. Okay, I think, Mr. Chairman,
 3 that's all I have and I think everyone is happy that
 4 I'm done now.
 5 CHAIRMAN LEVITON: Thank you, Mr.
 6 Cucchiaro. Okay, let's go out to the Board. And I
 7 see you, Mollie, you were up first.
 8 MS. KAMEN: First, I appreciate all the
 9 testimony that was given this evening. I just want
 10 to make sure that --
 11 MS. MOENCH: Is it me or --
 12 CHAIRMAN LEVITON: Mollie, you froze up.
 13 Your speech was intermittent. The court reporter
 14 cannot understand what you're asking. Janice was
 15 interrupting to let you know as well. I'm going to
 16 come back to you, see if you can't resolve those
 17 matters; okay?
 18 MS. KAMEN: Can you hear me now?
 19 CHAIRMAN LEVITON: Yes. I'm going to
 20 come back to you later. I'm going to go to someone
 21 else on the Board and I'll revisit with you; okay?
 22 MS. KAMEN: Okay.
 23 CHAIRMAN LEVITON: You're breaking up.
 24 Maybe if you call in in the interim. Leave your
 25 camera on, but call in as well.

79

1 David, you're up.
 2 MR. SCHERTZ: No questions at this time.
 3 CHAIRMAN LEVITON: Okay, Terry?
 4 MR. ROSENTHAL: I just had a question
 5 about, in the packet it talked about the stacking,
 6 the car stacking, that seven cars could stack and
 7 after that point it would be blocking the parked
 8 cars. I'm just curious as to how often that happens
 9 to other restaurants; is it expected to happen at
 10 this restaurant?
 11 CHAIRMAN LEVITON: Mr. Sachs, who do you
 12 want to field that?
 13 MR. SACHS: I probably think Mr. Troutman
 14 can probably answer that.
 15 MR. TROUTMAN: Okay, I can field that.
 16 We had a study dated July 31st of 2020 that took
 17 detailed time readings over a 135-minute period;
 18 that's two hours and 15 minutes, and 56 percent of
 19 the time there were no spaces blocked, 12-and-a-half
 20 percent of the time there were two spaces blocked --
 21 12-and-a-half percent of the time there were two
 22 spaces and one ADA space blocked; 13 percent of the
 23 time there were two regular spaces and two ADA spaces
 24 blocked. And you said seven vehicles. The seven
 25 vehicle number occurred four percent of the time, and

80

1 that blocked four regular spaces and two ADA spaces.
 2 We also got queues of eight to ten, which
 3 occurred two percent of the time, and at that point
 4 you had the four regular spaces blocked, the two ADA
 5 spaces blocked, and the queue begins to bend toward
 6 the highway entrance driveway but does not reach the
 7 shoulder.
 8 MR. ROSENTHAL: Okay, so thank you. What
 9 would happen if somebody is waiting to leave, what
 10 would the procedure be, and they were blocked?
 11 MR. TROUTMAN: What I observed is that
 12 once the queue moves, that driver courtesy, usually
 13 somebody allows the space to empty, the blocked
 14 space.
 15 Now, the interesting dynamic is that,
 16 when all of these big queues happen, there's not
 17 really many people using those spaces that are
 18 blocked because everybody's using the drive-through.
 19 I did all these studies during COVID, so my
 20 supposition is that while more spaces would be filled
 21 without COVID, I don't think the line would breach
 22 these levels; the block, the full spaces. So I think
 23 you would either have a full drive-through and an
 24 empty parking lot or a regular drive-through and more
 25 parked cars, but I think it works in either scenario.

81

1 MR. ROSENTHAL: Thank you; you've
 2 answered my question.
 3 One other question. The right turn only,
 4 coming out onto Taylors Mills, no left turn, I
 5 thought that was permitted when I read in the packet
 6 and it's only during certain hours. Is that true,
 7 and how is that determined?
 8 MR. TROUTMAN: It's been amended during
 9 the course of testimony. My original report listed
 10 that lefts exiting would be restricted only four to
 11 six p.m., but during the course of testimony the
 12 applicant has amended and agreed with comments from
 13 your professionals that that left turn should be
 14 banned all the time, left in and left out. No left
 15 in and no left out 100 percent of the time.
 16 MR. ROSENTHAL: Okay, thank you. And
 17 lastly, are the height and the size of the sign
 18 standard in all Taco Bells?
 19 MR. SACHS: Mr. Chairman, that question
 20 probably has to be answered maybe by Mr. Leber.
 21 CHAIRMAN LEVITON: And Mr. Leber is dark
 22 currently. Okay, here he comes.
 23 MR. CUCCHIARO: Okay, and, Mr. Leber, I
 24 just remind you you remain under oath.
 25 M A R C L E B E R, P. P., having been previously

82

1 duly sworn, testified under his oath as
 2 follows:
 3 MR. LEBER: Okay, to answer the question
 4 about the sign, there are various sign packages and
 5 during the last hearing, the variances for the signs
 6 were discussed and we agreed to limit the
 7 freestanding sign to no more than 80 square feet, and
 8 also to limit the height to 22 feet at max.
 9 MR. ROSENTHAL: Okay, so the answer is
 10 that they're not standard. Thank you. That's all
 11 the questions I have.
 12 CHAIRMAN LEVITON: Okay, Basil, and then
 13 Bob.
 14 MR. MANTAGAS: Yes, I have a question for
 15 Mr. Troutman, I guess it would go to. I'm looking at
 16 this store, the Taco Bell, and is the Manalapan store
 17 going to be exactly the same way, the traffic pattern
 18 in the parking lot?
 19 MR. TROUTMAN: Yes.
 20 MR. MANTAGAS: So people will come off of
 21 New Road and in order to get to the drive-through,
 22 they have to make a complete circle around the
 23 parking lot and get on line, is that correct?
 24 MR. TROUTMAN: Yes.
 25 MR. MANTAGAS: Okay, so now, after they

83

1 make the order, they have to make another circle to
 2 go back around to get back out on New Road, which
 3 would be Taylors Mills in Manalapan?
 4 MR. TROUTMAN: That's correct.
 5 MR. MANTAGAS: Do you see a problem with
 6 a backup with the people coming off of Route 1 or
 7 Route 9 which would be our store here, where the
 8 people would be trying to make a circle, people would
 9 be getting into the parking lot, trying to get on
 10 line? Seems like there's going to be a conflict
 11 around that circle.
 12 MR. TROUTMAN: No, there's no conflict.
 13 I sat at the site myself, and it functions perfectly
 14 acceptably. There was no safety issue; there was no
 15 conflict; everybody was able to move freely. And I
 16 think it's just based on the numbers. You're
 17 processing one car in a minute, one car out a minute,
 18 but the drive-through window spits out a car every so
 19 often, so it all functions acceptably.
 20 MR. MANTAGAS: And also, I have another
 21 question with the parking spots. They're exactly the
 22 same way set up on the Manalapan store?
 23 MR. TROUTMAN: Yes.
 24 MR. MANTAGAS: Okay, exactly the same
 25 way.

84

1 MR. TROUTMAN: Yes.
 2 MR. MANTAGAS: Okay, thank you. No more
 3 questions, Mr. Chairman.
 4 MR. TROUTMAN: You're welcome.
 5 CHAIRMAN LEVITON: Bob?
 6 MR. GREGOWICZ: I guess this would be for
 7 Mr. Troutman. With the supplemental traffic study
 8 and revised plans for the driveways, the reduction of
 9 four down to two, was there any concerns raised by
 10 DOT or the Manalapan Police Department?
 11 MR. TROUTMAN: No, the Manalapan Police
 12 Department had no comments, and I would just add, my
 13 experience with police departments in other towns
 14 reviewing plans is that the one thing they don't like
 15 are driveways that are close into an intersection.
 16 The one thing they do like is getting rid of those
 17 driveways. So I'm supposing that they don't have any
 18 comments because they like getting rid of those
 19 driveways in the intersection.
 20 If we have them in there, they tell us to
 21 get rid of them. It's like a consistent comment in
 22 my 30 years of experience with police departments.
 23 MR. GREGOWICZ: Okay, no other questions.
 24 CHAIRMAN LEVITON: Adam?
 25 MR. WEISS: Good evening. First

85

1 question, I don't know if Mr. McDonough is still
2 here; he's dark so -- there he is.
3 Okay, Mr. McDonough, question for you.
4 What are the reasons -- when you testified earlier,
5 you indicated that you didn't think that Wendy's was
6 going to create, to use your words, a domino effect
7 with the proposed Taco Bell in Manalapan. Why is it
8 that you don't believe that it will create a domino
9 effect?

10 MR. McDONOUGH: Because it's the only
11 lot; there's only one lot between Wendy's and the
12 corner. If this was starting a string going in the
13 other direction, then I would think it would. But,
14 again, this site is sort of sandwiched by that
15 Wendy's the way it is right now, so I don't see this
16 as creating a larger cluster here as opening up a
17 precedent for a larger cluster.

18 MR. WEISS: Even if the Wendy's line
19 extends to the shoulder of Route 9, you still don't
20 think it would be a domino effect?

21 MR. McDONOUGH: No.

22 MR. WEISS: Okay, thank you. With regard
23 to the plan itself, one of the issues that I've
24 personally noticed at the Wendy's -- it's not only
25 next door, it's literary right on top of the property

86

1 that we're talking about. One of the issues at
2 Wendy's that I've noticed when I've gone through, not
3 just the stacking of the cars almost around the
4 building at peak times, but the garbage.

5 So how many garbage cans or garbage areas
6 are proposed for the current Taco Bell that's planned
7 for Manalapan?

8 MR. McDONOUGH: I'm going to defer that
9 to our site planner.

10 MR. SACHS: I was going to say, Mr. Leber
11 could probably answer that question.

12 MR. LEBER: Hi. There's one container
13 area in the rear left corner of the property.

14 MR. WEISS: That's for a dumpster. I'm
15 talking about for patrons.

16 MR. LEBER: For patrons?

17 MR. WEISS: Yes.

18 MR. LEBER: So it's standard that we
19 provide three outdoor receptacles; one receptacle is
20 by the main entrance, and a secondary receptacle is
21 on the outdoor patio, and then there's a third
22 receptacle which is along the drive-through lane. So
23 if people are pulling up along the drive-through
24 lane, they happen to have other things in their car
25 from maybe a prior visit they want to dispose of,

87

1 they can can throw it into that receptacle.

2 MR. WEISS: Okay, so I believe the
3 Wendy's, if I'm not mistaken, has three receptacles
4 as well, and in my opinion, just based on what I've
5 seen, that's insufficient. I think that you need to
6 have receptacles with the extenders on them for, not
7 just the drive-through, but also for other points in
8 the parking lot, as well as on the patio.

9 We're talking about people that are
10 eating in their cars or going through the
11 drive-through eating in their cars. What are they
12 doing with their garbage? Do you really think that
13 they're going to get on the drive-through line to
14 wait to get to a garbage can? So my thought is there
15 definitely needs to be additional trash receptacles
16 planned for the parking area, so that's all I have to
17 say about that.

18 Now, for Mr. Troutman, with regard -- I'm
19 very familiar with the site in South Brunswick,
20 having grown up in the next town over. I remember
21 when the site in South Brunswick was either an Exxon
22 or an Amoco. So the -- have you visited that site
23 yourself?

24 MR. TROUTMAN: Yes, I sat on the site for
25 many hours.

88

1 MR. WEISS: What's the speed limit on New
2 Road along the side of that area?

3 MR. TROUTMAN: I don't know; I didn't
4 note the speed limit on New Road.

5 MR. WEISS: Okay, is it a residential
6 area on New Road that adjoins that or abuts up to
7 that Taco Bell on New Road?

8 MR. TROUTMAN: I mean, I wouldn't
9 characterize it as purely residential, no, I think
10 it's more a commercial roadway.

11 MR. WEISS: In fact, there's a large
12 township park that sits on the site, on the side of
13 New Road, isn't that correct?

14 MR. TROUTMAN: No, I don't remember -- I
15 think I know what you're talking about, yes.

16 MR. WEISS: And you're aware that there's
17 a large solar farm also that sits on the same side of
18 Taco Bell on New Road as you go, let's see, that
19 would be west on New Road, there's a large solar
20 farm, correct?

21 MR. TROUTMAN: Yes.

22 MR. WEISS: So it's really that general
23 vicinity within a thousand feet or so of the Taco
24 Bell in South Brunswick on New Road is nothing like
25 the character of Taylors Mills Road.

89

1 MR. TROUTMAN: Well, a thousand feet east
 2 on Taylors Mills and there's other commercial uses.
 3 MR. WEISS: Yeah, but we don't have lack
 4 of structures; we don't have a park; we don't have
 5 vacant areas with solar farms in it along Taylors
 6 Mills Road, is that correct?
 7 MR. TROUTMAN: Correct.
 8 MR. WEISS: Have you done traffic counts
 9 at the Wendy's?
 10 MR. TROUTMAN: No.
 11 MR. WEISS: Why is that?
 12 MR. TROUTMAN: I didn't. This isn't a
 13 Wendy's. Taco Bell is not Wendy's. Wendy's is
 14 Wendy's.
 15 MR. WEISS: Oh, okay. So we compare Taco
 16 Bells to Chick-fil-As sometimes, but certainly we
 17 don't compare it to Wendy's, is that correct?
 18 MR. TROUTMAN: No, we don't compare Taco
 19 Bell. Chick-fil-A is a totally different trip
 20 pattern, too.
 21 MR. WEISS: Okay.
 22 MR. TROUTMAN: I think the best case
 23 studies for a proposed Taco Bell is obviously other
 24 Taco Bells.
 25 MR. WEISS: Why did you bring up the

90

1 other Chick-fil-As that you work with?
 2 MR. TROUTMAN: I think it came up.
 3 MR. WEISS: Let me just finish. Let me
 4 just finish.
 5 MR. TROUTMAN: Sure.
 6 MR. WEISS: For example, the one in Union
 7 that had -- if I'm not mistaken, that drive-through
 8 was shut down because it was so overwhelmed. I'm not
 9 clear as to why you brought up Chick-fil-As if
 10 they're not apples to apples.
 11 MR. TROUTMAN: It was brought up as to
 12 the example of the parking lot attendant iPad
 13 ordering system that moves the drive-through quicker.
 14 They were the first one I saw that did that. So now
 15 we know what that's like if we look at a Chick-fil-A.
 16 MR. WEISS: They also do a dual lane
 17 drive-through, don't they?
 18 MR. TROUTMAN: Yes.
 19 MR. WEISS: And have we considered that
 20 for this Taco Bell to perhaps alleviate the second
 21 queueing that might happen?
 22 MR. TROUTMAN: No, I don't think it's
 23 justified because Taco Bell doesn't come close to the
 24 level of demand that a Chick-fil-A does.
 25 MR. WEISS: Okay, with regard to the

91

1 limitation of the right out only, how would we --
 2 what, if anything, would we do to try to ensure that
 3 people don't make left turns out of the Taco Bell
 4 onto Taylors Mills other than like a sign that says
 5 don't turn left, which would then be on the honor
 6 system basically?
 7 MR. TROUTMAN: There is going to be some
 8 kind of island put in there as well.
 9 MR. WEISS: Is there a way we can look at
 10 A-3, the photo A-3, which is the South Brunswick Taco
 11 Bell?
 12 MR. TROUTMAN: Yes, I just need sharing.
 13 MR. WEISS: Yes, if we could just share
 14 that, that would be great.
 15 MR. TROUTMAN: Okay, I got it. Sorry,
 16 guys, that was my fault. That one?
 17 MR. WEISS: Yes, so this is the -- so we
 18 have the New Road in the foreground, and we have --
 19 are we talking about something similar in the roadway
 20 that looks like a block of cement?
 21 MR. TROUTMAN: Similar, but hopefully
 22 better than that.
 23 MR. WEISS: You would agree with me that
 24 that gold-colored Honda CRV is making a left turn,
 25 isn't that correct?

92

1 MR. TROUTMAN: No its wheels are actually
 2 turning right. It just positioned itself -- it's
 3 pointing -- its wheels are turned to the right if you
 4 look closely.
 5 MR. WEISS: I would hope, to the extent
 6 that this is approved, and to the extent we're going
 7 to have a right out only, that whatever structure is
 8 put in the roadway to ensure that people don't make
 9 left turns is better than whatever was designed for
 10 your clients Taco Bell in South Brunswick.
 11 Let me just see if there are any other
 12 questions that I had. I think that's all I have for
 13 now, so thank you for your time.
 14 MR. SACHS: Mr. Chairman, before you move
 15 on, if I could just have Mr. Leber jump on for a
 16 second and maybe he can describe the type of curbing
 17 that is going to be there to prevent a left turn from
 18 occurring.
 19 CHAIRMAN LEVITON: Of course, Mr. Leber.
 20 MR. LEBER: Hi. What you saw on the
 21 South Brunswick plan was actually something that the
 22 South Brunswick engineer had requested. The reason
 23 that the aisle is broken in two is because he asked
 24 for a crosswalk through the center. It is a similar
 25 setup; we have a crosswalk also on Taylors Mills

93

1 Road. So if there wasn't a stop there, it would be
2 somewhat similar.

3 They wanted the mountable curb instead of
4 the vertical curb, because they felt like the
5 vertical curb would get damaged in time, and things
6 like that, but the way that the striping is in South
7 Brunswick, which you can't see on that aerial, is
8 that there is literary a painted right turn arrow
9 only. So someone exiting out there would know that
10 that is a right only.

11 There would also be a posted no left
12 sign, which could have a duplicate no left sign
13 across Taylors Mills Road, so as you look straight in
14 front of you, toward the jug handle getting off 9,
15 you would also see a no left sign over there.

16 CHAIRMAN LEVITON: Thank you, sir.
17 MR. CUCCHIARO: My concern though, Mr.
18 Leber --

19 MR. SACHS: Mr. Leber, you -- I'm sorry,
20 Mr. Chairman. Mr. Leber, you were the engineer who
21 actually was involved in the Taco Bell project in
22 South Brunswick, is that correct?

23 MR. LEBER: Yes.

24 MR. SACHS: And another question came up
25 about trash receptacles. Is there the availability

94

1 on site to add additional trash receptacles if
2 necessary?

3 MR. LEBER: Yes, I think it's a good
4 suggestion, and I made some notes to include that.

5 MR. SACHS: Thank you, Mr. Chairman. I
6 just wanted to clarify those two points.

7 CHAIRMAN LEVITON: You're welcome, sir.
8 Adam, follow-up?

9 MR. WEISS: Yes, my concern with the
10 signs is look, we know some people think signs are
11 suggestions and they're not suggestions, and so to
12 the extent that there could be something factored in
13 that's more of a physical barrier, to the extent this
14 application is approved, my strong suggestion would
15 be that there is something physical in the roadway
16 other than a stripe that someone drives over, or
17 other than a sign that says please no left turn
18 because, again, I know how some people obey the signs
19 and some people don't.

20 MR. LEBER: I totally understand your
21 concern. In fact, when I originally had laid out
22 this site -- and I'm very familiar with this
23 intersection. I worked across the street at Schoor
24 DePalma for many, many years. We used to walk to
25 Wendy's.

95

1 And when I initially laid this out,
2 because the gas station has the two driveways out
3 onto Taylors Mills Road, I laid out this egress so
4 that you would actually be permitted to make a left
5 turn outside of certain hours, because I figured if
6 someone who lived down Taylors Mills Road wanted to
7 come to Taco Bell, say at ten o'clock at night, why
8 shouldn't they be able to make a left turn out
9 because at ten o'clock at night you could literally
10 eat in the middle of the road.

11 And the police department didn't seem to
12 have an issue with that, and I took into account the
13 trip generation numbers that are provided from both
14 the NJDOT and also Jay Troutman's report.

15 But, on the other hand, I fully
16 understand the concern that posting a sign doesn't
17 necessarily guarantee adherence, and I'm sure we all
18 know plenty of sites where there is a no left turn
19 sign posted and you've seen someone make a left turn.

20 The only thing I can offer to strongly
21 discourage a left turn there would be a channelizing
22 island, which is an island that really forces the
23 person to make a right turn. It's sort of similar to
24 what they use at a jug handle exiting a highway where
25 you have to either stay to the left to make a left,

96

1 or go to the right to make a right. The island is
2 forcing you to make a right. But, again, everybody
3 here has seen someone go to the right and then make a
4 left. It's a very hard thing to police.

5 But, again, looking at the trip
6 generation numbers and comparing this use to what's
7 there today, the type of traffic that comes out of
8 Taco Bell is not going to be 10 cars a minute, 20
9 cars a minute. This is, even in the peak two hours,
10 it's really, I think 19 cars Jay stated over two
11 hours that we anticipate to exit over there. So it's
12 not a flood of traffic.

13 But to get back to your question about
14 the island, it could be a channelizing island.

15 MR. WEISS: Thank you.

16 CHAIRMAN LEVITON: Well, this is a final
17 site plan review. Mr. Cucchiaro and Mr. Miller I'm
18 confident are taking notes, and you'll have to, if
19 your application is approved, you'll have to work
20 with CME and Mr. Boccanfuso, and we would absolutely
21 insist on it.

22 MR. SACHS: Duly noted, Mr. Chair, duly
23 noted.

24 CHAIRMAN LEVITON: Thank you. I have
25 Larry, and then Rob, and then back to Mollie.

97

1 MR. COOPER: I have a few questions.
 2 One, in the queueing, I wanted to know, at what point
 3 and how do you know when there's too many cars there
 4 and someone is going to come out and either take the
 5 order or do something else, or what are their plans
 6 that they plan to do --
 7 MR. WEISS: Larry, can you move closer to
 8 your microphone?
 9 MR. COOPER: Oh, I'm sorry. I wanted to
 10 know with the queueing, what the status was; how do
 11 we know -- at what point do we know or how do you
 12 know when they need to come out to do the butler
 13 service or whatever you want to call it? I guess
 14 that goes to Mr. Troutman.
 15 MR. SACHS: That could go to Mr.
 16 Troutman. And, Mr. Troutman, let me ask you a
 17 question again, and I'll ask it in two parts and you
 18 can answer the Board member's question.
 19 Based on your analysis and your report of
 20 this site and the Howell site and obviously now the
 21 South Brunswick site, do you foresee any issues
 22 whatsoever with queueing of vehicles impacting this
 23 site?
 24 MR. TROUTMAN: No, I don't. The site is
 25 designed to accommodate the demand that occurs.

98

1 MR. SACHS: Okay, and in terms of what
 2 you testified earlier this evening about the new Taco
 3 Bell procedure, I mean, I think it was your
 4 testimony, if I recall, and if you want to elaborate
 5 a little bit more, but that this butler service that
 6 is now being provided by Taco Bell, and I think Mr.
 7 Mehta even referred to it, is based upon observation
 8 by I guess the manager of Taco Bell to see what type
 9 of queue was there, and if they feel it's getting too
 10 long, they're going to come out and start doing that
 11 butler service. Is that your understanding?
 12 MR. TROUTMAN: Yes.
 13 MR. SACHS: I mean, obviously, in your
 14 professional experience, and you've dealt with many
 15 of these fast food restaurants with queueing, is it
 16 obviously the franchise does not want to have
 17 vehicles stacking because eventually, and I will
 18 state it from my own experience, if the line's too
 19 long, I'm not staying, I'm going to bail out, and
 20 there actually is a bypass lane, is there not?
 21 MR. TROUTMAN: There is a bypass and
 22 that's actually what people do; I've seen people do
 23 it.
 24 MR. SACHS: Okay, thank you.
 25 CHAIRMAN LEVITON: What else, Lar?

99

1 MR. COOPER: At what point do they go
 2 ahead and start the butler service? Is there a
 3 certain amount of cars?
 4 CHAIRMAN LEVITON: He answered. It's a
 5 feeling, the manager's feeling, Larry. Move on. I'm
 6 concerned about the time. It's 10 after 10. We have
 7 a lot of public.
 8 MR. COOPER: Okay, just to go over, if
 9 I'm not mistaken, we discussed previously times of
 10 garbage pickup and food deliveries; am I correct?
 11 MR. CUCCHIARO: I --
 12 MR. SACHS: I'm sorry, Mr. Leber maybe
 13 can answer that. I think he had testified to that
 14 previously at one of the earlier meetings.
 15 MR. LEBER: Yes, we had covered that the
 16 deliveries and the pickup were early in the morning,
 17 and specifically for deliveries, the driver has a key
 18 to the building, so he pulls the truck around the
 19 back of the building, hand trucks in the food into
 20 the service door and then locks the door and leaves.
 21 MR. COOPER: Okay, one other question for
 22 you, Mr. Leber. Do you know if they are going to
 23 have a generator or a generator hookup for the site?
 24 MR. LEBER: No, the Taco Bells typically
 25 do not have a generator.

100

1 MR. COOPER: Well, they can set it up to
 2 have one put in?
 3 MR. LEBER: I haven't seen that happen
 4 yet. I can ask the applicant if that's something
 5 that he is going to be doing going forward, but my
 6 experience is no.
 7 MR. COOPER: Okay, thank you.
 8 CHAIRMAN LEVITON: Rob, and then back to
 9 Mollie, and I think I hit everyone. Please say so if
 10 I missed you. Go ahead, Rob.
 11 MR. DITOTA: Thanks, Mr. Chairman. Based
 12 on the information I heard in the testimony and the
 13 cross-examination from our professionals, I think I
 14 have enough information to make an informed decision,
 15 so I don't think I have any further questions.
 16 CHAIRMAN LEVITON: Thank you, Mr. DiTota.
 17 Okay, Mollie.
 18 MS. KAMEN: Can you hear me now?
 19 CHAIRMAN LEVITON: Yes.
 20 MS. KAMEN: Basil touched upon one of my
 21 concerns in regards to the flow on the site itself,
 22 but Adam also touched upon something.
 23 So, we don't need to pull up picture A-3
 24 again, but the road where you're not allowed to make
 25 a left onto, how do people get back to that road if

101

1 you lived off of that road? Because the testimony in
2 July, and again last August, where my concerns were
3 broached, I don't recall this even being touched upon
4 at all in regards to the flow of traffic.

5 My concerns are people going two-tenths
6 of a mile and driving and cutting through Plaza 9 and
7 then through the residential homes that are all back
8 there.

9 So I'm trying to understand, if we're
10 comparing Mr. Troutman's testimony to apples to
11 apples to Manalapan's location, because Adam so
12 eloquently posed and stated that you've got parks and
13 solar farms there, no residences, even though there
14 is residential within proximity, but farther away
15 than what we have here currently where congestion can
16 potentially build up, and then cut-throughs to
17 residential homes could potentially be an issue.

18 MR. SACHS: Mr. Chairman, Mr. Troutman
19 may be able to answer that, but before he gets to
20 that, I just wanted to ask him a question regarding
21 the South Brunswick site.

22 Mr. Troutman, I know you're familiar with
23 the South Brunswick site on New Road, and it's in an
24 area which we commonly refer to as Kendall Park, is
25 that correct?

102

1 MR. TROUTMAN: Yes.

2 MR. SACHS: Okay. And, in fact, being a
3 lifelong resident of Middlesex County for my 63 years
4 and growing up in the town right next to South
5 Brunswick, I'm intimately familiar with Kendall Park.

6 New Road actually runs from the west
7 area, at least it runs from Route 27 down to Route 1,
8 and does it traverse the -- what I would consider the
9 high density Kendall Park community.

10 MR. TROUTMAN: Yes.

11 MR. SACHS: Okay. In fact, Kendall Park
12 is one of the first residential subdivisions in
13 Middlesex County; it was built in the 1950s. Would
14 you consider it to be a high density development?

15 MR. TROUTMAN: Yes.

16 MR. SACHS: Okay, and, again, I'm not
17 exactly sure where it starts and I'll defer to maybe
18 one of the Board members who grew up there, but I
19 don't think the houses start much too past. In fact,
20 I believe there's a shopping center -- not a shopping
21 center, but a large hotel on the northwest corner of
22 New Road and Route 1, but shortly after that, that's
23 where the residential subdivision begins. Am I
24 correct?

25 MR. TROUTMAN: Yes.

103

1 MR. SACHS: All right, and I know the
2 park that one of the Board members was referring to.
3 And then if I go across Route 1 to the east side of
4 Route 1, are there not -- over the years, have there
5 not been large townhouse developments that have been
6 built on the east side of New Road leading up to the
7 Route 522 bypass?

8 MR. TROUTMAN: Yeah, there are townhouse
9 developments along that stretch.

10 MR. SACHS: Okay, so in your opinion, I
11 mean, comparing the two, and I think you alluded to
12 it previously, we're dealing with somewhat of a
13 similar scenario, are we not, with the two sites?

14 MR. TROUTMAN: Yes.

15 MR. SACHS: Okay, so to answer the
16 question that was posed by the Board member was that
17 if you are exiting the site and you want to get back
18 to Taylors Mills Road and to that residential area to
19 the left, maybe -- I know you testified at the last
20 hearing, but maybe you can reiterate your testimony
21 as to how someone would get back to that area if
22 there's a left turn restriction on Taylors Mills
23 Road.

24 CHAIRMAN LEVITON: Actually, Mr.
25 Troutman, in the interest of time, you already

104

1 testified that it's a problem and you recognize it as
2 such. Have you anything new to mitigate the problem?

3 MR. TROUTMAN: I don't think it's a
4 problem. I never stated that. This is a highway
5 business. My testimony was that this is a highway
6 business, and you have some occasional but not
7 noticeable trips through that neighborhood because
8 it's not the predominant trips that use this site;
9 they come in and out off the highway.

10 Yes, you will have an occasional car that
11 goes back through there, but it would not be
12 noticeable, and you have an existing commercial use
13 on the site right now that when Taylors Mills Road is
14 blocked, you can't make a left onto Taylors Mills
15 Road out of the gas station now during peak hours.
16 People have to make a right onto Route 9 and if they
17 want to get back there, they're going through there
18 right now.

19 It's the same commercial use traffic
20 pattern that you have now. I don't think you will
21 notice anything in the neighborhood if this changes
22 to a Taco Bell.

23 CHAIRMAN LEVITON: You have nothing new
24 to offer then.

25 Mollie, anything else?

105

1 MS. KAMEN: No, thank you, Mr. Chairman.
 2 MR. WEISS: Mr. Chair, if I can, since
 3 Mr. Sachs and Mr. Troutman followed up on some of the
 4 questions that I posed, if I can just ask Mr.
 5 Troutman one or two more questions.
 6 CHAIRMAN LEVITON: Of course.
 7 MR. WEISS: Mr. Troutman, how far from
 8 the exit on New Road at the Taco Bell, how far is it
 9 east/westward before you hit a neighborhood?
 10 MR. TROUTMAN: I have to measure it on
 11 the map. I don't have a measurement for you.
 12 MR. WEISS: Well, is it 500 feet?
 13 MR. TROUTMAN: I don't have the number.
 14 MR. WEISS: You don't have the number,
 15 but would you agree with me that it's quite some
 16 distance?
 17 MR. TROUTMAN: Let's just get a number.
 18 I can get that for you.
 19 MR. WEISS: Yeah, let's get a number.
 20 Because Mr. Sachs with his, I'll call it testimony,
 21 indicated that it's right next -- that it abuts,
 22 essentially, a neighborhood, so if you could get that
 23 number, that would be great.
 24 MR. SACHS: I'm not sure I testified. I
 25 think I asked a question. But, again, I think the

106

1 point I was trying to make was that there is a fairly
 2 substantial high density residential development to
 3 the west --
 4 MR. WEISS: A mile or two down the road.
 5 MR. SACHS: I don't know the distance,
 6 sir.
 7 MR. CUCCHIARO: The question was asked --
 8 and this is Ron Cucchiaro. The question was asked
 9 about the distance. Your professionals stated you
 10 can get the distance, so let's just wait.
 11 MR. SACHS: We can get that.
 12 MS. KAMEN: Also, Mr. Troutman, can you
 13 also tell the distance as to where the jug handle is
 14 to turn around so that people can then get back on
 15 New Road, New Castle Road, whatever that road is?
 16 MR. SACHS: Yes.
 17 MS. KAMEN: Thank you.
 18 CHAIRMAN LEVITON: Is Mr. Troutman
 19 working on those numbers right now?
 20 MR. SACHS: I don't know. We may have to
 21 provide that for you. Mr. Chairman, there was
 22 another point of information that you wanted some
 23 data, I think, maybe it was Mr. Boccanfuso wanted
 24 some data, as to the Route 1 traffic, which I don't
 25 think we can provide tonight.

107

1 MR. CUCCHIARO: Mr. Chairman, I think
 2 that brings us to a decision point also based upon
 3 your looking at the clock. They have information
 4 that they can't give you tonight as a board. If the
 5 Board wants to see it before it makes a decision,
 6 doesn't appear the Board can make a decision tonight.
 7 MR. SACHS: And, Mr. Chairman, I know
 8 it's getting late and I know you probably do have a
 9 large amount of public to get to, so I don't want to
 10 intrude on late hours here. So if the Board would
 11 like us to come back, we can come back with that
 12 information; we can get the Route 1 data; we can get
 13 the distance information. Certainly we're willing to
 14 provide that.
 15 CHAIRMAN LEVITON: Mr. Cucchiaro, what
 16 are you thoughts?
 17 MR. CUCCHIARO: Well, my thoughts are
 18 these; that it doesn't appear to me that the Board
 19 wants to make a decision and then basically delegate
 20 to its professionals an analysis of that information.
 21 The Board members are asking for it because in some
 22 manner it's going to inform a decision that they
 23 make. So if they want to see it, then there's going
 24 to have to be another meeting. And it's not any dig
 25 on the applicant; it's just something that they

108

1 weren't prepared for tonight and they're offering to
 2 give to you.
 3 So if that's information that the Board
 4 believes that it needs to make a decision, they're
 5 going to need to come back. If the Board believes it
 6 has enough information to make a decision without
 7 that information, you can proceed tonight, but you're
 8 just not going to get that information tonight. Not
 9 through any sharp practice or anything; it's just not
 10 available tonight.
 11 CHAIRMAN LEVITON: Adam? Mollie?
 12 MS. KAMEN: I would like to hear what the
 13 public has to say.
 14 CHAIRMAN LEVITON: Okay, so then we'll
 15 continue.
 16 MS. KAMEN: I'd rather it to be directed,
 17 if you permit that.
 18 CHAIRMAN LEVITON: Sure, we can continue.
 19 Adam, do you want to just state it for the record?
 20 MR. WEISS: I think I know the answers,
 21 so I'm fine with the testimony. I really do want to
 22 hear from the public at this point.
 23 CHAIRMAN LEVITON: Okay, then at this
 24 point, I would open up to the public the ability to
 25 either ask questions of either Mr. Troutman or the

109

1 planner, Mr. McDonough, about testimony that they
2 entered onto the record this evening, or if you would
3 like to address the Board, either will be fine.

4 So if you want to raise your hand, you
5 can do that, again, by going to the bottom of your
6 screen and clicking the word "participants." In the
7 new window that opens is an option that says "raise
8 your hand." Click that. If you don't see the raise
9 your hand icon, you can find it by clicking the
10 "More" button at the bottom of the participant
11 screen, and if you're on a telephone, please hit star
12 9 to raise your hand.

13 MS. MOENCH: Okay, Mr. Chairman, Tom
14 Brieva is first. I'm going to unmute him.

15 MR. CUCCHIARO: Okay, and just before you
16 start, sir, I'm going to need to swear you in and
17 you're going to need to state and spell your name and
18 give us your address. Are you in the meeting now?

19 MR. BRIEVA: Yes. I'm not on camera.
20 Can you hear me?

21 MR. CUCCHIARO: Okay.

22 T O M B R I E V A, having first been duly sworn,
23 testified under his oath as follows:

24 MR. CUCCHIARO: Okay, can you just state
25 and spell your name and give us your address?

110

1 MR. BRIEVA: Sure. My name is Tom
2 Brieva, last name is B-R-I-E-V-A, and my address is
3 14 Country Lane in Manalapan, right behind the site,
4 in the residential area there.

5 I had submitted some documents to present
6 on my screen to Janice ahead of time. Hopefully we
7 can talk about those. I just wanted to point out
8 last time we spent a lot of time talking about
9 traffic and it hasn't really come up this much.

10 A lot of the local residents have pointed
11 out that regardless of the numbers, this is a
12 saturated intersection on both sides of Route 9.
13 It's already been dangerous. And a number of Board
14 members rightly said that they didn't want it to be
15 on their watch that someone got hurt at that
16 intersection. And I'm kind of disappointed that we
17 haven't talked about that more tonight.

18 I don't think any of the new testimony
19 answers any of those questions, and I think there's a
20 number of unanswered questions. I would like to add
21 to the question the data that comes up next time, how
22 far is the White Castle on Route 1 from the Taco
23 Bell? When I look on Google maps, it says .1 miles;
24 whereas this one, and Wendy's actually is adjacent to
25 it, or as one of the experts said, literally on top

111

1 of it. So there is a little bit of apples and
2 oranges there.

3 The applicant didn't know the size of the
4 lot, and also didn't know the distances between the
5 entrances and exits and the corner, which may be
6 different, so I think those are important information
7 also to bring back.

8 Janice, may I present what I had
9 submitted to you?

10 CHAIRMAN LEVITON: Give him access,
11 Janice, let him share it. Keep your comments --

12 MR. CUCCHIARO: And we're going to mark
13 these as P exhibits for the public, so we'll start
14 with P-1. And, sir, just before you go into it, we
15 just need you to sort of give a title to the exhibits
16 so that we can mark it on the exhibit list.

17 MR. BRIEVA: We can title it Country Lane
18 Neighborhood.

19 MR. CUCCHIARO: Okay, is it up on the
20 screen now, Janice?

21 MS. MOENCH: He's sharing it, Ron, but
22 it's three pages. It's a PowerPoint. Should I mark
23 the --

24 MR. CUCCHIARO: We can just mark the
25 PowerPoint as one exhibit. So just go over the --

112

1 just identify the three pages for us, sir, before you
2 go into your testimony.

3 MR. BRIEVA: The first one is a
4 neighborhood map; the second one is a Bing Maps
5 directions; and the third one is a Google Maps
6 directions.

7 MR. CUCCHIARO: Okay, just before you
8 start, Mr. Sachs, do you have any objections to the
9 exhibit?

10 MR. SACHS: No, that's fine, Mr.
11 Cucchiaro.

12 MR. CUCCHIARO: Okay, go ahead, sir.

13 MR. BRIEVA: Thank you, and thank you to
14 the Board for listening to this.

15 The concern I really have is about the
16 neighborhood. This is our neighborhood right here,
17 and here is the Taco Bell site and Wendy's. What the
18 applicants have testified is that when people are
19 either going back north on Route 9, or going to
20 Taylors Mills Road, that they're just going to take
21 this red line here and go all the way south, which is
22 off the map there, to Symmes Road and make a U-turn.

23 I described last time how my doctor is
24 here; there's a bank here; there's a number of other
25 doctors, and this is my house on the corner, and I

113

1 see all of them constantly passing my house, and
2 they're using this to go back to the jug handle up
3 north, to go north on Route 9, and I suppose some
4 people might be going left on Taylors Mills Road.
5 Also, there's some pools and landscapers here and
6 they constantly cut through here to get to Route 9.

7 I want to bring it to the Board's
8 attention that we can't underestimate the number of
9 traffic that's already there and is going to get
10 worse. And to that end, I showed -- the next exhibit
11 here, I just showed someone who is leaving the area
12 by the bank here and going to Starbucks. These are
13 directions from Bing.com, actually gives directions
14 to go to Country Lane and go back around. And the
15 same thing is here, for coming through a different
16 map service.

17 So, again, I am very concerned. I have
18 two boys; one is four and one is eleven. They play
19 baseball outside, and we go crazy, and you know the
20 dangers there, and I think we're underestimating
21 about the traffic here, not having a way to address
22 it is a big concern to me. Thank you for your
23 attention at this late hour.

24 CHAIRMAN LEVITON: Thank you, Mr. Brievea.
25 Who's next, Janice?

114

1 MS. MOENCH: Next is Steve Cohen.
2 CHAIRMAN LEVITON: Hello, Mr. Cohen.
3 You're going to be sworn in by Mr. Cucchiaro.

4 STEVE COHEN, having first been duly
5 sworn, testified under his oath as follows:

6 MR. CUCCHIARO: Please state and spell
7 your name and give us your address.

8 MR. COHEN: My name is Steve Cohen,
9 C-O-H-E-N, and my address is 18 Briar Hill Drive,
10 Manalapan, New Jersey.

11 MR. CUCCHIARO: Okay, go ahead, Mr.
12 Cohen.

13 MR. COHEN: First of all, I want to thank
14 the Board for listening to our testimony. I say,
15 "our," other members of the public. For the record,
16 I am a former member of the Manalapan Zoning Board
17 for eight years, and for the record, I do not feel
18 that this is a good use of this property.

19 This application is applying for a use
20 variance. You know, I believe that they could find
21 other properties along Route 9 that are zoned for a
22 fast food building application. There's a reason why
23 this property was not zoned for a fast food
24 restaurant, because of the high amount of occupancy
25 and traffic.

115

1 In addition to that, I live very close to
2 my neighbor, Tom, who just spoke. I live on the
3 opposite corner. I live on the corner of Briar Hill
4 Drive and Country Lane. The Wendy's that's currently
5 there, we get several cars; I can't tell you how many
6 per day; I haven't done a traffic study, but what I
7 can tell you is I consistently pick up Wendy's
8 garbage that's thrown on my lawn and on the street,
9 and so adding another fast food restaurant will just
10 add more cars cutting through the neighborhood where
11 not only throwing garbage, but to be honest, the
12 people that will go to the Taco Bell primarily will
13 be younger people. That's their prime demographic.
14 And the younger people tend to drive faster, so
15 they're not only going to cut through the
16 neighborhood; they're going to be speeding through
17 the neighborhood where there are young children. So
18 this creates a problem.

19 In addition to that, I find it outrageous
20 as a former Zoning Board member that there is no
21 traffic study that's been given with regard to the
22 Wendy's itself. I think that's vital to understand
23 the traffic that's already there and how much it's
24 going to add to it.

25 In addition, I have tremendous concerns,

116

1 not only for myself and my neighbors, with the
2 neighborhood being behind this proposed application,
3 but on Route 9 itself where people are making a left
4 turn from Taylors Mills Road to get on Route 9 going
5 south, and then you're going to have people coming
6 out of this proposed Taco Bell where the Shell
7 station is, and people that are waiting or trying to
8 get into the Wendy's.

9 So someone at rush hour, at dinnertime,
10 someone exiting this Taco Bell onto Route 9 going
11 south, and there are cars that are stacked up,
12 waiting to get into the Wendy's on the shoulder, and
13 now the person literally has to try to merge onto
14 Route 9 South, and someone is going to get killed.
15 So, you know, I don't think anybody wants that, and I
16 just don't think this is a proper use of this site,
17 especially when you are concentrating a mixture of
18 rush hour traffic with dinnertime.

19 So, you're adding the two highest volumes
20 at the same time, which is not something you get with
21 a current use of the gas station there. So I think
22 that needs to be taken into account, and I thank the
23 Board for listening to my testimony.

24 CHAIRMAN LEVITON: The Board thanks you,
25 Mr. Cohen, and for your service to the community.

117

119

1 MR. COHEN: Thank you.
 2 MR. LEBER: Excuse me. Am I allowed to
 3 ask Mr. Cohen a question?
 4 MR. CUCCHIARO: Mr. Sachs is. You're not
 5 allowed to though.
 6 MR. LEBER: Okay, thank you.
 7 CHAIRMAN LEVITON: Janice, how many folks
 8 are queued up?
 9 MS. MOENCH: Three more.
 10 CHAIRMAN LEVITON: Okay, who's next?
 11 MS. MOENCH: Lester Kornblum?
 12 MR. KORNBLUM: That's me.
 13 L E S T E R K O R N B L U M, having first been
 14 duly sworn, testified under his oath as
 15 follows:
 16 MR. CUCCHIARO: Please state and spell
 17 your name and give us your address.
 18 MR. KORNBLUM: My name is Lester
 19 Kornblum, K-O-R-N-B-L-U-M. I live at 40 Ogden Lane.
 20 I am a 35-year resident of Manalapan. I am also a
 21 shareholder in the parent company of Taco Bell, and I
 22 don't think our town needs a Taco Bell at that
 23 corner.
 24 Their beautiful drone shots showed no
 25 traffic on the highway. I'm here 35 years. There

1 study. Wouldn't it have been a good idea to actually
 2 observe the cars and the hours that were present at
 3 the time when you observed the traffic at Taylors
 4 Mills Road, rather than a DOT study?
 5 MR. TROUTMAN: I'll have to clarify for
 6 you, sir. We did do actual studies on Taylors Mills
 7 Road. What I was referring to was I wanted to get a
 8 comparable just to see roughly what the daily traffic
 9 was for a 24-hour count on Route 1 versus Route 9 and
 10 then New Road versus Taylors Mills, and then I used
 11 DOT research just to reach a conclusion about those
 12 daily patterns because that DOT data is really good
 13 for that.
 14 MR. LAZEWSKI: Okay, there's three major
 15 intersections on Taylors Mills Road that are in
 16 Manalapan. You have Ryan Road and Symmes Drive,
 17 Craig Road and East Freehold Road, and Taylors Mills
 18 Road and Taylors Mills Road. Even South Brunswick,
 19 when I looked at the picture of that, all those
 20 streets except for Taylors Mills Road have multiple
 21 lanes for traffic. When I say, "multiple," not two;
 22 they have way more than two. There's four at Symmes
 23 Road, and there's I think four up at Ryan Road also.
 24 The East Brunswick location had three lanes with
 25 arrows.

118

120

1 are many times where Route 9 South backs up to
 2 Gordons Corner Road, Route 9 North backs up to Ryan
 3 Road; there's a backup of traffic getting off at the
 4 jug handles, and that's not to mention the backups
 5 that I see on east and west Taylors Mills Road. It's
 6 not a good location for a high volume restaurant.
 7 Thank you.
 8 CHAIRMAN LEVITON: You're welcome. Thank
 9 you, Mr. Kornblum.
 10 Who's next, Janice?
 11 MS. MOENCH: Rex.
 12 CHAIRMAN LEVITON: Rex, step forward. Go
 13 ahead, Mr. Cucchiaro.
 14 R E X L A Z E W S K I, having first been duly
 15 sworn, testified under his oath as follows:
 16 MR. CUCCHIARO: Please state and spell
 17 your name and give us your address.
 18 MR. LAZEWSKI: My name is Rex Lazewski,
 19 L-A-Z-E-W-S-K-I, 186 Taylors Mills Road.
 20 MR. CUCCHIARO: Okay, go ahead, sir.
 21 MR. LAZEWSKI: I lived on Taylors Mills
 22 Road for 40 years. I lived in Manalapan for, I hate
 23 to even say it, but 72 years.
 24 Mr. Troutman, I got a question for you.
 25 You said you used DOT information for your traffic

1 Taylors Mills Road is not a place you
 2 want to exit onto from Taco Bell. That's going to be
 3 the problem. And I agree with Mr. Brievea and Mr.
 4 Cohen that traveling through the neighborhood is not
 5 a good idea. So the solution, as I see it, and I'm
 6 just an observer here, is to eliminate the Taylors
 7 Mills Road exit. If you can do that, you won't have
 8 people trying to cut across that intersection to go
 9 north on Route 9, which right now is a nightmare, as
 10 well as people coming across Route 9 from the east
 11 and trying to get into the Taco Bell, and I know some
 12 of the them are going to go onto Route 9, but I watch
 13 them come across to try to cut through that queue,
 14 which is sometimes 15 to 20 cars deep.
 15 So no exit on Route 9, that's my point.
 16 I got a lot of other things to say, but that's really
 17 my point.
 18 Now, Mr. McDonough, I have a question for
 19 him. Is he still here?
 20 CHAIRMAN LEVITON: He is. Mr. McDonough?
 21 Maybe he's not. Ask your question.
 22 MR. LAZEWSKI: Okay, the question is --
 23 MR. McDONOUGH: I'm here. Can you hear
 24 me okay?
 25 MR. LAZEWSKI: Is that Mr. McDonough?

121

1 CHAIRMAN LEVITON: It is. We don't see
2 you, Mr. McDonough. We're going to need to see you
3 as well. Go ahead, Rex.

4 MR. LAZEWSKI: Okay, he said the setback
5 to the rear was going to be greater when the Taco
6 Bell was in. If you look at the picture, that Shell
7 station is as far back as you're going to get. I
8 don't think you can drive a car behind that Shell
9 station, between that and the trees that are there.
10 So that statement isn't correct, if that's what I'm
11 hearing. The other question --

12 MR. McDONOUGH: It's a factual question.
13 It's a dimensional question. The answer is yes, it's
14 a further offset than the current condition.

15 MR. LAZEWSKI: Okay, if you measured from
16 the back of the Shell station, as I'm sure you have,
17 to the property line, how far is that?

18 MS. BEAHM: I'm sure Mr. Leber, who is
19 also looking at the plans, probably can answer that
20 as well. I see Mr. McDonough is in his car --

21 MR. McDONOUGH: I have a drive ahead of
22 me.

23 MS. BEAHM: Yeah, so Mr. Leber is the
24 site manager; he can probably answer that.

25 MR. McDONOUGH: Again, my apologies.

122

1 MR. LAZEWSKI: The Shell station sits
2 pretty far back. This Taco Bell is not going to sit
3 that far back because it has to have a drive lane on
4 the right-hand side of it if you're looking at it
5 from the north to the south. It has to have two
6 drive lanes; one to come in and circle and one where
7 you queue up to the window.

8 Let's see. Okay, that's -- those were
9 the questions I had. And also, how does a vehicle
10 entering from Taylors Mills Road get into the queue?
11 Do you have to fight your way into it? Who's that,
12 Mr. Troutman or Mr. --

13 MR. SACHS: Well, I think Mr. Leber can
14 probably discuss that.

15 MR. LAZEWSKI: Okay, when you come in off
16 of Taylors Mills Road, and you start to circle, how
17 do you get into that queue? It's probably already at
18 rush hour, out onto Route 9.

19 MR. LEBER: No, when you enter from
20 Taylors Mills, there's a sign that has an arrow to
21 continue straight ahead for the drive-through, and
22 when you reach the end of the building, you make a
23 left turn and then you could join the queue.

24 MR. LAZEWSKI: So somebody in the queue's
25 got to let you in; is that what you're saying?

123

1 MR. LEBER: You know, I keep hearing
2 tonight that, you know, that everybody seems to think
3 the queue is going to back up onto Route 9, but I
4 have to tell you something, I've designed, just in a
5 few years, seven Taco Bells. Six of them are at
6 major corners, and I never had a situation where a
7 queue backed out onto a highway, including the one at
8 South Brunswick, even when it had its grand opening.

9 MR. LAZEWSKI: Well, right now the
10 Wendy's backs up almost every evening. Whatever it
11 is, it is; the Wendy's backs up, and it's going to
12 back up to the entrance to the Taco Bell unless you
13 get somebody nice to let you in.

14 Well, anyway, I think it's a bad idea.
15 Thank you.

16 CHAIRMAN LEVITON: Thank you Rex.
17 Janice, who's next?

18 MR. SACHS: Mr. Chairman, I just want to
19 follow up before you go to your next witness.

20 CHAIRMAN LEVITON: Sure, Mr. Sachs, go
21 ahead.

22 MR. SACHS: Marc, if you could just
23 clarify again, I'm not sure the point, the point got
24 across that -- explain the actual movement for
25 someone coming in off of Taylors Mills who wants to

124

1 go to the drive-through. It's not a question of
2 someone letting you in the queue, right? Can you
3 explain that?

4 MR. LEBER: Right, if I could share my
5 screen. Let me just zoom out for one second. You
6 enter in through the side here. There's a sign A, I
7 believe that's the one that says -- here, sign E,
8 please pull around building to order from
9 drive-through. So you follow around the building and
10 then you just take another left and you're in the
11 queue right here.

12 MR. LAZEWSKI: That's if the queue is
13 that short. I'm muted, I guess.

14 CHAIRMAN LEVITON: No, Rex, your thoughts
15 were shared.

16 Mr. Sachs, anything else?

17 MR. SACHS: No, I just wanted Mr. Leber
18 to clarify that. That's all, that's fine.

19 MR. LAZEWSKI: Eliminating the Taylors
20 Mills Road exit is the way to go.

21 CHAIRMAN LEVITON: Thank you, sir.
22 Janice, what's left?

23 MS. MOENCH: Call-in user number 1, and
24 then Mr. Cohen would like to speak again.

25 CHAIRMAN LEVITON: Mr. Cohen, I'm going

125

1 to allow it; it's unorthodox, but I'm going to ask
 2 you to be very brief.
 3 MS. MOENCH: Wait, caller user 1.
 4 CHAIRMAN LEVITON: Caller user 1, caller
 5 user 1, sure.
 6 [Inaudible]
 7 CHAIRMAN LEVITON: Caller user 1, you're
 8 going to be addressed right now. You're about to be
 9 sworn in by Mr. Cucchiaro, the Board's attorney.
 10 (At which time Mr. Cucchiaro swears in
 11 the member of the public.)
 12 [Inaudible]
 13 CHAIRMAN LEVITON: Caller user 1, hello?
 14 You're going to have to cut them off, Janice. Are
 15 they still there?
 16 Go ahead, Mr. Cohen, you're still sworn
 17 in, unmute yourself.
 18 MR. COHEN: Thank you. Quickly, the one
 19 thing that I left out that I wanted to express, and I
 20 believe it was expressed at the last meeting by one
 21 of the Board members but it was not discussed tonight
 22 with regard to Mr. Troutman or Mr. Leber, is that
 23 there is the potential for a visitor to the Taco Bell
 24 exiting onto Route 9 and then immediately making the
 25 turn into the Wendy's, cutting through the back of

126

1 Wendy's, and then making a right-hand turn onto that
 2 access driveway that's there that gives access to
 3 both Wendy's or to the commercial building that's
 4 there, the larger building, and then trying to make a
 5 left-hand turn out of that access driveway back onto
 6 Taylors Mills.
 7 So people are going to look for the
 8 shortest way, and so I think you know, by approving
 9 this application, you're also encouraging more
 10 traffic in that respect. Thank you.
 11 MR. LEBER: I can answer that, actually.
 12 That did come up at the last meeting --
 13 CHAIRMAN LEVITON: Mr. Leber, only Mr.
 14 Sachs can --
 15 MR. SACHS: Mr. Chairman, I would like
 16 Mr. Leber to respond to Mr. Cohen, that's fine. I
 17 have no problem with that.
 18 CHAIRMAN LEVITON: All right.
 19 MR. SACHS: Thank you.
 20 MR. LEBER: You know, that did come up at
 21 the last meeting and what we had said was while you
 22 can't prohibit someone from making that maneuver,
 23 although I'll concede that that might be better for
 24 your concern living behind the property, if someone
 25 were to do that, that if you went through the list of

127

1 permitted uses in the zone, which were office parks,
 2 professional offices, business offices, banks,
 3 convention centers, daycare centers, municipal uses,
 4 libraries, horse sporting and billboards, that if any
 5 of those permitted uses had come in to this Board for
 6 a site plan application, it's likely that the exact
 7 same discussion would be going on to say, well, if
 8 you build an office building there, you can't have a
 9 left turn into Taylors Mills Road either.
 10 So I think that the concern is noted, but
 11 I highly doubt that any of the permitted uses in the
 12 ordinance would get past the same issue about having
 13 access onto Taylors Mills Road, and that was said at
 14 the last meeting.
 15 CHAIRMAN LEVITON: Thank you. Janice, is
 16 caller user 1 still available? Unmute them.
 17 MS. MOENCH: His hand is not raised.
 18 CHAIRMAN LEVITON: Unmute them and let's
 19 see.
 20 MS. MOENCH: Actually, I don't see them.
 21 Nancy, do you see them anymore? I don't see them. I
 22 just want to make sure I'm running down the list.
 23 CHAIRMAN LEVITON: Caller user 1, we want
 24 to offer you and extend to you every courtesy. Okay,
 25 he's unmuted.

128

1 Caller user 1, do you wish to address the
 2 Board?
 3 Okay, what a shame, it's very sad.
 4 Is there anyone else from the public who
 5 would like to address the Board? Now would be the
 6 time to raise your hand.
 7 Caller user 1, here is your last
 8 opportunity.
 9 Janice, is there anyone else? Okay, then
 10 at this time I'm going to close public.
 11 Mr. Sachs, back to you, sir.
 12 MR. SACHS: Thank you, Mr. Chairman. Mr.
 13 Chairman, just a couple of comments and maybe a
 14 request. I know that there may be some additional
 15 data that we need to provide to this Board to
 16 probably make an educated decision on this
 17 application. Obviously, I read the transcript from
 18 the previous hearings, and I hear the sentiment of
 19 many of the Board members this evening.
 20 I guess one of the issues that has been
 21 raised, and I think one of the last Board members
 22 mentioned it, just eliminate Taylors Mills Road exit.
 23 There was discussion at the last hearing about
 24 perhaps seeing if there could be an alternate access
 25 point from my client's site to that service road for

129

1 the office building that leads out to Taylors Mills
2 Road. It's obviously much further down on Taylors
3 Mills Road.

4 So I guess I'm going to ask Mr.
5 Cucchiaro, and the Chair, if there is a sentiment for
6 us to perhaps pursue that, we might be willing to do
7 so.

8 CHAIRMAN LEVITON: Well, Mr. Sachs, just
9 let me clear for the record, that it was a community
10 member named Rex who offered that into testimony, not
11 a Board member.

12 MR. SACHS: Okay, I thought it was --
13 unfortunately, Mr. Chairman, I don't have my camera
14 on so I can't -- it's difficult for me.

15 CHAIRMAN LEVITON: Your apology's
16 accepted. We understand. It's not a problem. The
17 matter was discussed back in August. Testimony
18 related to the access road is already on the record,
19 and I don't know that it's a solution to the problem
20 that requires tabling what's happening tonight to
21 allow -- because no matter what, and this is Steve
22 Leviton talking, this is just my opinion, no matter
23 what you do, you got a problem with traffic, one that
24 exacerbates an already bad situation, and I don't see
25 a need to go forward, but I'll defer to Mr.

130

1 Cucchiaro.

2 Ron, what are your thoughts?

3 MR. CUCCHIARO: Well, it's really up to
4 the Board. If the Board wants to see if -- if the
5 Board members feel that that would be something that
6 would improve the application, then I would say let
7 them explore it. If that's not something the Board
8 is interested in, I don't see a purpose in exploring
9 something that the Board is not recommending. So, I
10 don't know, Mr. Chair, if you want to do a straw poll
11 or something.

12 CHAIRMAN LEVITON: Yeah, I'm going to
13 take a quick straw poll, let's go around.

14 Mollie, access road exploration, will it
15 impact on your decision-making and do you want to
16 postpone?

17 MS. KAMEN: The access road exploration I
18 would; however, the only way I would agree to that is
19 if there would be no right turn onto Route 9 then,
20 because my fear is you're still going to have --
21 people will then take it for granted and just say
22 that's backed up, I'm not going to do that; I'll just
23 take the highway and then Country Lane, et cetera.

24 So if there was not the ability to force
25 that flow, then yes. If the only ingress and egress

131

1 would be right turn only onto the property on Taylors
2 Mill, and only a right or left turn onto the service
3 road, then yes. But at this present time, if it's
4 not even realistic, then it's not deemed necessary at
5 this juncture.

6 CHAIRMAN LEVITON: David?

7 MR. SCHERTZ: The only way I would see
8 myself going forward is if the access and egress to
9 Taylors Mills Road was taken away. I'm the person
10 that lives closest to that intersection, and the 35
11 years we've had a problem, we've seen many accidents
12 in that intersection.

13 CHAIRMAN LEVITON: David, I don't want to
14 second guess you; I want you to be clear. Do you
15 want the applicant to further explore --

16 MR. SCHERTZ: I'm getting there.

17 CHAIRMAN LEVITON: Okay, forgive me.

18 MR. SCHERTZ: I'm sorry. I don't feel
19 that the access road is viable, and I would like to
20 have the access and egress removed from Taylors Mills
21 Road.

22 CHAIRMAN LEVITON: Okay, Terry? Unmute
23 yourself, Terry. Terry, you're muted.

24 MR. ROSENTHAL: I'm sorry, I'm a
25 little -- you know, I think if the applicant would be

132

1 willing to remove the Taylors Mills Road situation,
2 that would cause me to be more favorable. So I would
3 give them the opportunity to make that change, if
4 they're willing.

5 CHAIRMAN LEVITON: They're not. That's
6 not what's under discussion now. They need DOT, I
7 believe, permission for that.

8 Jen, back me up. I'm not really sure.

9 MS. BEAHM: I would agree because DOT,
10 even though it's Taylors Mills Road, has jurisdiction
11 back a certain amount, and I was under the impression
12 when we left off at the last meeting that the
13 applicant was going to go to the DOT and ask about
14 whether or not they would be inclined to allow that.

15 And, Jay, did that happen? I mean, I
16 know we kind of danced around it, but did you go to
17 the DOT and ask about it?

18 MR. SACHS: Hold on.

19 MR. CUCCHIARO: Hold on. We've closed
20 the hearing, so we're not -- so based upon the
21 information that we have, we're going to make a
22 decision as to whether we want that additional
23 information. If Mr. Troutman starts testifying
24 again, I think we have to open this up again.

25 MS. BEAHM: I'm sorry, Ron, I apologize.

133

1 CHAIRMAN LEVITON: It's not up for
 2 discussion. They only want to ask for more time if
 3 you would be amenable for them to open up access to
 4 the access road.
 5 MR. ROSENTHAL: I would be if any changes
 6 that they think that they can make that would be
 7 beneficial, and affect their decision and my
 8 decision, I think they ought to be allowed to do
 9 that.
 10 CHAIRMAN LEVITON: Basil?
 11 MR. MANTAGAS: I think at this point, in
 12 my opinion, I think it doesn't make a difference in
 13 my opinion, so I would say no.
 14 CHAIRMAN LEVITON: Bob?
 15 MR. GREGOWICZ: Yeah, I would grant them
 16 more time for the access road.
 17 CHAIRMAN LEVITON: Larry?
 18 MR. COOPER: Absolutely, grant them more
 19 time for the access road, last time.
 20 CHAIRMAN LEVITON: Adam?
 21 MR. WEISS: I would not want to see
 22 access to the access road, and the reason is because
 23 then it would allow people to make the left out,
 24 which I was trying to avoid at the beginning. So
 25 with regard to the access road, it's not going to

134

1 make a difference to me. What may make a difference
 2 is the closure of the other egress.
 3 CHAIRMAN LEVITON: Forgive me, I'm
 4 scanning cameras; I think I've surveyed everyone. I
 5 didn't tally, but my feeling is it's pick 'em, so,
 6 Mr. Sachs, I'll defer to you.
 7 MR. DITOTA: Steve, it's Rob.
 8 CHAIRMAN LEVITON: Rob, oh, Rob, I missed
 9 you. Forgive me, Rob.
 10 MR. DITOTA: It's all right. I just
 11 wanted to say that intersection is a complete
 12 disaster, and I don't think any change in the traffic
 13 pattern is going to make it any better, and I also
 14 don't feel that it's proper use of the land there.
 15 So I don't think that any change that they make is
 16 going to have an impact on the decision that I would
 17 make and vote on.
 18 CHAIRMAN LEVITON: Thanks, Rob. I've
 19 heard enough negative things about the access road,
 20 Mr. Sachs. We're going to call the question tonight.
 21 MR. SACHS: Well, Mr. Chairman, I
 22 listened to the straw poll and I came up with a
 23 little different tally, but that's okay.
 24 CHAIRMAN LEVITON: It's a seven-member
 25 board; you're going to need five votes.

135

1 MR. SACHS: I thought I saw five people
 2 who were willing to consider it.
 3 CHAIRMAN LEVITON: Identify them.
 4 MR. SACHS: Mollie, David, Terry, Bob,
 5 and Larry.
 6 MR. CUCCHIARO: Well, I think Mollie said
 7 if you're going to close off the Route 9 access.
 8 MR. SACHS: No, no, I think she said
 9 close off the Taylors Mills access.
 10 MS. KAMEN: No, you would need to close
 11 off the Route 9 access.
 12 MR. SACHS: Well, then I wouldn't have
 13 any access to the site --
 14 CHAIRMAN LEVITON: It's all moot. It's
 15 all moot.
 16 MR. SACHS: I got you. That's okay, it's
 17 just a straw poll; I'm not holding anyone's hand to
 18 it.
 19 CHAIRMAN LEVITON: Neither am I. It's a
 20 bad intersection; it's a bad place, and you are here
 21 for the third time to see if the Board is going to
 22 grant you a use variance and here we are.
 23 MR. SACHS: No, I understand, I
 24 understand. So, Mr. Chairman, I'm going to ask you
 25 not to call the question this evening because I would

136

1 like to provide some of that additional data that Mr.
 2 Troutman referred to in his testimony, and quite
 3 frankly, that would probably be the only witness that
 4 I would have testify at the next hearing. I would
 5 not need to recall the planner or the engineer,
 6 certainly if there are any questions, but I think I
 7 would like to carry it based upon that.
 8 CHAIRMAN LEVITON: So you want to carry
 9 it so that Mr. Troutman could testify to how far back
 10 a residential neighborhood is on New Road in a
 11 different township?
 12 MR. SACHS: No, no, I think he was trying
 13 to compare some traffic data from the DOT from Route
 14 9 traffic versus Route 1 traffic. I think that was
 15 one of the requests from your engineer.
 16 MS. BEAHM: Wasn't that a request at the
 17 last meeting, which was months ago?
 18 MR. SACHS: I don't recall that request
 19 being made -- well, actually, I don't think it could
 20 have been made because at the last hearing we had no
 21 inkling that we were going to provide an analysis of
 22 the Route 1 site.
 23 But, again, if the Board does not want to
 24 permit us the opportunity to do so, that's fine. We
 25 can take a vote on this this evening and we'll see

137

1 how it shakes out.
2 CHAIRMAN LEVITON: Well, it may be your
3 right, Mr. Sachs. I didn't pass the bar exam. Let's
4 go to Mr. Cucchiaro.

5 MR. CUCCHIARO: It's very difficult, Mr.
6 Chairman, because the Board has come a very long way
7 and the applicant has had many, many opportunities.
8 I have a reluctance to enforce a vote if they want to
9 come back and provide more information; it's their
10 application.

11 But I want to be very clear on what it is
12 that you're going to be providing so that we have
13 absolute clarity, and, you know, I want members of
14 the public to hear also, that if they come back and
15 they're providing testimony on DOT numbers, that's
16 it, that's the limit of the cross-examination and
17 that will be the limit of any additional testimony.

18 The fact that the same issues are not
19 discussed at every single hearing is not a defect; it
20 just means that the issue has been discussed. So it
21 pains me to say this, Mr. Chairman, but I think if
22 the applicant believes that they have the ability to
23 improve the project, that we should allow them to
24 come back. But, again, I want to get on the record
25 with Mr. Sachs exactly what it is they're coming back

138

1 with because at some point the application does need
2 to come to a close.

3 MR. SACHS: I don't disagree with you
4 that it's certainly my right to do so, but if the
5 Board is not inclined to worry about -- the Board has
6 enough information to make its determination now
7 then --

8 MR. CUCCHIARO: Mr. Chairman, I often
9 like to say that I envision myself in two places
10 simultaneously; one is with you at the Board and the
11 other is at a courthouse in Freehold, and I don't
12 know how this application is going to come out, but
13 if I'm in court in Freehold, I don't want this to be
14 one of the issues, that the applicant believes they
15 had a right to come back; they were deprived of the
16 right.

17 I think that the Board should take that
18 off the table. And, again, I don't know how the
19 Board is going to vote, but whoever may sue the
20 Board, I don't want this to be an issue that we have
21 to have if there's an appeal.

22 CHAIRMAN LEVITON: That's very clear.
23 Mr. Sachs, you've been given specific parameters
24 about what testimony we'll include next time, and
25 we're going to now ask for a date to be set up. Ms.

139

1 Moench?

2 MS. MOENCH: 3/18.

3 CHAIRMAN LEVITON: Mr. Sachs?

4 MR. SACHS: Well, listen, I'm sure that's
5 going to be fine; I just want to make sure my
6 professionals are available.

7 MR. CUCCHIARO: Just one of the
8 professionals, right?

9 MR. SACHS: You probably just need the
10 engineer and the traffic engineer, so I don't believe
11 we need Mr. McDonough back, so it would just be my
12 traffic engineer and my engineer.

13 Marc, you're available?

14 MR. LEBER: I am.

15 MR. SACHS: Jay, you're available?

16 MR. TROUTMAN: Yes, I am.

17 MR. SACHS: And I'm available.

18 MR. CUCCHIARO: Mr. Chairman, if I can
19 make the announcement. The application of Yum and
20 Chill TB Holdings, LLC, Application number ZBE2011
21 will be carried to the Board's -- I'm sorry, Janice,
22 you said the 18th?

23 MS. MOENCH: Yes.

24 MR. CUCCHIARO: -- the Board's March 18,
25 2021 meeting. That will be a virtual meeting

140

1 beginning at 7:30. And I believe there will be a
2 different access information for that, correct,
3 Janice?

4 MS. MOENCH: Correct, it will all be on
5 the website.

6 MR. CUCCHIARO: It will be on the website
7 for members of the public at least ten days prior to
8 the meeting, so you could check the town's website.
9 If you have any further questions, you could
10 certainly feel free to call Janice during normal
11 business hours, but there will be no further notice
12 to property owners.

13 Again, no further notice to property
14 owners, being carried to the Board's March 18, 2021
15 meeting. Also, all documents and exhibits are on the
16 Township's website, and they can be accessed for
17 anyone's review. Thank you, Mr. Chairman.

18 CHAIRMAN LEVITON: You're welcome. Thank
19 you, Mr. Cucchiaro.

20 (Whereupon the public hearing was
21 adjourned at 11:00 p.m.)
22
23
24
25

CERTIFICATE

I, DEANNA WIZBICKI, a Registered Court Reporter of the State of New Jersey, certify that the foregoing is a true and accurate verbatim transcript of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey, on the date and place hereinbefore set forth.

I FURTHER CERTIFY that I am neither attorney, nor counsel for, nor related to or employed by, any of the parties to the action in which this deposition was taken, and further that I am not a relative or employee of any attorney or counsel employed in this action, nor am I financially interested in this case.

DEANNA WIZBICKI,
Registered License No: 30CY00001700
Notary ID No: 2330518

NOTES

Multiple horizontal lines for taking notes.

<p>allow [7] - 14:23, 35:24, 125:1, 129:21, 132:14, 133:23, 137:23</p> <p>allowance [1] - 37:6</p> <p>allowed [4] - 100:24, 117:2, 117:5, 133:8</p> <p>allowing [1] - 13:1</p> <p>allows [1] - 80:13</p> <p>alluded [1] - 103:11</p> <p>almost [5] - 5:24, 14:7, 15:10, 86:3, 123:10</p> <p>alone [1] - 67:23</p> <p>Alternate [3] - 1:13, 1:13, 1:14</p> <p>alternate [2] - 66:15, 128:24</p> <p>alternatives [1] - 60:5</p> <p>amenable [1] - 133:3</p> <p>amended [2] - 81:8, 81:12</p> <p>amenity [1] - 68:2</p> <p>American [1] - 23:20</p> <p>Amoco [1] - 87:22</p> <p>amount [5] - 13:10, 99:3, 107:9, 114:24, 132:11</p> <p>analysis [10] - 22:18, 22:21, 24:22, 25:6, 47:16, 63:21, 73:8, 97:19, 107:20, 136:21</p> <p>analytics [1] - 56:24</p> <p>analyze [1] - 64:9</p> <p>AND [1] - 1:5</p> <p>angled [1] - 8:19</p> <p>announcement [1] - 139:19</p> <p>answer [18] - 15:21, 17:13, 39:19, 41:24, 55:10, 65:22, 79:14, 82:3, 82:9, 86:11, 97:18, 99:13, 101:19, 103:15, 121:13, 121:19, 121:24, 126:11</p> <p>answered [4] - 73:17, 81:2, 81:20, 99:4</p> <p>answering [1] - 52:12</p> <p>answers [2] - 108:20, 110:19</p> <p>anticipate [1] - 96:11</p> <p>anyplace [1] - 67:8</p> <p>anyway [2] - 45:6, 123:14</p> <p>apart [2] - 20:20, 21:14</p> <p>apologies [1] - 121:25</p> <p>apologize [4] - 4:10, 35:6, 39:17, 132:25</p> <p>apology's [1] - 129:15</p> <p>app [1] - 17:16</p> <p>appeal [1] - 138:21</p> <p>appealing [2] - 30:17, 31:14</p>	<p>appear [2] - 107:6, 107:18</p> <p>appended [1] - 46:6</p> <p>apples [5] - 90:10, 101:10, 101:11, 111:1</p> <p>Applicant [1] - 1:19</p> <p>applicant [33] - 11:18, 21:11, 21:12, 21:21, 25:15, 25:18, 28:8, 31:18, 31:19, 37:24, 39:4, 39:22, 40:13, 51:6, 54:4, 58:5, 58:6, 58:15, 58:16, 58:18, 60:7, 64:19, 70:25, 81:12, 100:4, 107:25, 111:3, 131:15, 131:25, 132:13, 137:7, 137:22, 138:14</p> <p>applicant's [1] - 11:13</p> <p>applicants [1] - 112:18</p> <p>Application [2] - 1:7, 139:20</p> <p>application [38] - 4:19, 13:10, 22:1, 24:5, 30:16, 31:14, 32:8, 32:10, 36:9, 36:19, 38:1, 39:24, 40:17, 43:1, 51:5, 51:14, 51:21, 52:2, 52:16, 52:22, 53:7, 57:3, 66:17, 74:16, 76:14, 94:14, 96:19, 114:19, 114:22, 116:2, 126:9, 127:6, 128:17, 130:6, 137:10, 138:1, 138:12, 139:19</p> <p>apply [3] - 60:13, 61:11</p> <p>applying [1] - 114:19</p> <p>appreciate [3] - 22:4, 45:12, 78:8</p> <p>approach [1] - 9:2</p> <p>appropriate [2] - 33:22, 77:19</p> <p>approval [3] - 30:1, 39:25, 43:2</p> <p>approvals [1] - 20:13</p> <p>approved [4] - 7:19, 92:6, 94:14, 96:19</p> <p>approving [1] - 126:8</p> <p>architect [5] - 19:1, 24:4, 41:10, 42:2, 54:20</p> <p>architectural [2] - 21:23, 22:6</p> <p>architecturals [2] - 53:23, 54:6</p> <p>architecture [3] - 22:10, 22:17, 22:21</p> <p>area [28] - 30:5, 30:20, 33:1, 34:14, 34:23, 35:12, 35:16, 37:1, 37:3, 37:19, 37:20, 38:9, 38:17, 39:10, 56:20, 64:12, 69:19, 77:14, 86:13, 87:16, 88:2, 88:6, 101:24, 102:7,</p>	<p>103:18, 103:21, 110:4, 113:11</p> <p>areas [2] - 86:5, 89:5</p> <p>argue [3] - 60:4, 66:18</p> <p>arguing [4] - 59:25, 60:1, 60:5, 60:16</p> <p>argument [5] - 63:8, 66:25, 68:4, 73:22</p> <p>arguments [1] - 65:25</p> <p>arrived [2] - 25:10, 46:2</p> <p>arrow [2] - 93:8, 122:20</p> <p>arrows [1] - 119:25</p> <p>ascribes [1] - 63:7</p> <p>aside [1] - 27:6</p> <p>aspect [5] - 28:12, 30:15, 31:11, 36:3, 65:2</p> <p>aspects [1] - 32:9</p> <p>asserting [1] - 59:22</p> <p>assigned [1] - 47:9</p> <p>associated [1] - 37:3</p> <p>Associates [1] - 5:6</p> <p>ASSOCIATES [1] - 1:22</p> <p>association [1] - 65:13</p> <p>assume [2] - 20:4, 65:10</p> <p>assuming [2] - 18:13, 53:6</p> <p>attached [1] - 71:25</p> <p>attempted [1] - 12:24</p> <p>attendance [1] - 45:8</p> <p>attendant [1] - 90:12</p> <p>attention [2] - 113:8, 113:23</p> <p>attorney [3] - 125:9, 141:10, 141:14</p> <p>Attorney [3] - 1:14, 1:15, 1:19</p> <p>attorneys [1] - 15:18</p> <p>attract [1] - 63:11</p> <p>attractive [1] - 32:19</p> <p>attribute [2] - 64:25, 65:2</p> <p>attributes [2] - 25:23, 62:5</p> <p>atypical [1] - 64:17</p> <p>August [5] - 4:21, 15:13, 52:24, 101:2, 129:17</p> <p>availability [5] - 66:15, 66:22, 66:23, 67:1, 93:25</p> <p>available [10] - 14:10, 19:5, 20:4, 69:3, 108:10, 127:16, 139:6, 139:13, 139:15, 139:17</p> <p>avoid [2] - 56:12, 133:24</p> <p>aware [2] - 53:14, 88:16</p> <p>awkward [1] - 27:3</p>	<p style="text-align: center;">B</p> <p>backdrop [1] - 29:16</p> <p>backed [2] - 123:7, 130:22</p> <p>background [1] - 23:17</p> <p>backs [4] - 118:1, 118:2, 123:10, 123:11</p> <p>backup [2] - 83:6, 118:3</p> <p>backups [1] - 118:4</p> <p>bad [4] - 123:14, 129:24, 135:20</p> <p>bail [1] - 98:19</p> <p>balance [1] - 59:6</p> <p>balancing [5] - 37:25, 39:16, 54:11, 54:15, 56:18</p> <p>band [1] - 28:24</p> <p>bank [2] - 112:24, 113:12</p> <p>banks [1] - 127:2</p> <p>banned [1] - 81:14</p> <p>bar [1] - 137:3</p> <p>barrier [1] - 94:13</p> <p>base [2] - 72:18, 73:19</p> <p>baseball [1] - 113:19</p> <p>based [27] - 5:16, 21:7, 22:13, 30:1, 33:23, 34:18, 34:20, 36:1, 37:11, 39:20, 45:25, 47:4, 47:5, 47:7, 47:12, 63:21, 63:23, 65:12, 83:16, 87:4, 97:19, 98:7, 100:11, 107:2, 132:20, 136:7</p> <p>basic [1] - 59:19</p> <p>Basil [1] - 82:12</p> <p>basil [2] - 100:20, 133:10</p> <p>BASIL [1] - 1:14</p> <p>basis [4] - 23:24, 35:23, 36:4, 66:16</p> <p>bcondiotti@gmail.com [1] - 1:24</p> <p>Beahm [1] - 54:17</p> <p>BEAHM [28] - 1:17, 41:21, 43:16, 44:3, 44:6, 49:17, 50:12, 50:20, 51:10, 52:8, 52:13, 53:16, 53:19, 54:23, 55:6, 55:11, 55:20, 55:25, 56:13, 57:5, 57:22, 59:12, 59:15, 121:18, 121:23, 132:9, 132:25, 136:16</p> <p>bear [2] - 58:10, 71:9</p> <p>beautiful [1] - 117:24</p> <p>begin [2] - 6:25, 26:15</p> <p>beginning [2] - 133:24, 140:1</p> <p>begins [3] - 48:22, 80:5, 102:23</p>	<p>behind [6] - 21:6, 48:20, 110:3, 116:2, 121:8, 126:24</p> <p>believes [4] - 108:4, 108:5, 137:22, 138:14</p> <p>Bell [62] - 3:3, 3:4, 3:5, 5:19, 7:24, 10:15, 15:13, 17:15, 17:25, 18:3, 18:9, 19:11, 19:13, 19:16, 19:22, 31:2, 42:7, 46:24, 46:25, 50:13, 51:1, 51:14, 54:1, 58:17, 68:12, 75:11, 82:16, 85:7, 86:6, 88:7, 88:18, 88:24, 89:13, 89:19, 89:23, 90:20, 90:23, 91:3, 91:11, 92:10, 93:21, 95:7, 96:8, 98:3, 98:6, 98:8, 104:22, 105:8, 110:23, 112:17, 115:12, 116:6, 116:10, 117:21, 117:22, 120:2, 120:11, 121:6, 122:2, 123:12, 125:23</p> <p>bellhop [1] - 42:20</p> <p>Bells [5] - 81:18, 89:16, 89:24, 99:24, 123:5</p> <p>bend [1] - 80:5</p> <p>beneficial [4] - 37:18, 38:6, 59:21, 133:7</p> <p>benefit [5] - 7:11, 23:16, 48:3, 59:3, 73:9</p> <p>benefits [4] - 37:17, 38:1, 38:4</p> <p>best [5] - 21:13, 22:8, 22:11, 22:15, 89:22</p> <p>BETSY [1] - 1:22</p> <p>better [12] - 28:14, 31:22, 32:1, 60:4, 64:22, 67:8, 74:5, 76:13, 91:22, 92:9, 126:23, 134:13</p> <p>betterment [1] - 32:6</p> <p>between [12] - 12:6, 12:9, 22:2, 29:25, 49:4, 49:25, 68:11, 68:20, 69:11, 85:11, 111:4, 121:9</p> <p>beyond [1] - 42:21</p> <p>big [3] - 59:1, 80:16, 113:22</p> <p>billboards [1] - 127:4</p> <p>Bing [1] - 112:4</p> <p>Bing.com [1] - 113:13</p> <p>bit [3] - 22:23, 98:5, 111:1</p> <p>blew [1] - 53:2</p> <p>Block [2] - 1:6, 4:15</p> <p>block [2] - 80:22, 91:20</p> <p>blockage [1] - 56:12</p> <p>blocked [11] - 79:19, 79:20, 79:22, 79:24, 80:1, 80:4, 80:5, 80:10, 80:13,</p>
--	--	---	---	--

<p>80:18, 104:14 blocking [1] - 79:7 blocks [1] - 56:10 board [15] - 7:10, 7:11, 16:4, 20:19, 21:5, 21:14, 40:10, 48:11, 48:18, 48:20, 58:19, 58:20, 107:4, 134:25, 141:7 BOARD [1] - 1:1 Board [60] - 1:14, 1:15, 1:16, 1:17, 4:8, 4:18, 7:15, 7:16, 23:16, 24:7, 24:17, 24:23, 24:24, 25:9, 25:17, 25:18, 31:19, 36:5, 39:18, 40:21, 42:25, 45:1, 46:6, 46:19, 48:3, 53:25, 54:15, 55:4, 56:16, 56:19, 57:18, 59:3, 59:8, 64:20, 66:3, 78:6, 78:21, 97:18, 102:18, 103:2, 103:16, 107:5, 107:6, 107:10, 107:18, 107:21, 108:3, 108:5, 109:3, 110:13, 112:14, 114:14, 114:16, 115:20, 116:23, 116:24, 125:21, 127:5, 128:2, 128:5, 128:15, 128:19, 128:21, 129:11, 130:4, 130:5, 130:7, 130:9, 135:21, 136:23, 137:6, 138:5, 138:10, 138:17, 138:19, 138:20 Board's [8] - 40:4, 40:21, 51:20, 113:7, 125:9, 139:21, 139:24, 140:14 Bob [2] - 82:13, 135:4 bob [2] - 84:5, 133:14 Boccanfuso [3] - 21:19, 49:16, 96:20 BOCCANFUSO [13] - 1:16, 21:18, 45:11, 46:5, 46:15, 46:18, 46:22, 47:11, 47:15, 47:19, 49:6, 49:10, 49:12 boccanfuso [1] - 106:23 body [4] - 36:6, 77:8, 77:13, 141:7 bottom [3] - 17:3, 109:5, 109:10 BOULEVARD [1] - 1:23 boys [1] - 113:18 brand [11] - 24:2, 28:11, 32:19, 32:23, 54:9, 54:12, 63:11, 63:13, 64:3, 70:8 brands [2] - 32:21, 70:9 breach [1] - 80:21 breaking [2] - 66:1, 78:23</p>	<p>Brian [6] - 21:19, 22:5, 44:25, 45:6, 45:9 BRIAN [1] - 1:16 Brian's [1] - 22:16 Briar [2] - 114:9, 115:3 brief [2] - 43:9, 125:2 briefly [1] - 53:2 brieva [1] - 113:24 Brieva [3] - 109:14, 110:2, 120:3 BRIEVA [6] - 109:19, 110:1, 110:2, 111:17, 112:3, 112:13 bring [6] - 9:16, 42:18, 42:23, 89:25, 111:7, 113:7 bringing [1] - 53:6 brings [2] - 12:16, 107:2 broached [1] - 101:3 broad [1] - 71:17 broken [1] - 92:23 Brook [1] - 67:3 brought [3] - 17:18, 90:9, 90:11 Brunswick [39] - 3:3, 3:4, 3:5, 5:2, 5:10, 5:16, 7:24, 8:23, 9:3, 9:17, 10:15, 12:8, 14:6, 14:16, 14:19, 19:1, 20:6, 45:20, 47:22, 48:5, 48:23, 49:7, 87:19, 87:21, 88:24, 91:10, 92:10, 92:21, 92:22, 93:7, 93:22, 97:21, 101:21, 101:23, 102:5, 119:18, 119:24, 123:8 buffer [2] - 31:15, 34:10 build [2] - 101:16, 127:8 building [18] - 8:18, 21:24, 22:9, 22:18, 31:5, 54:8, 58:13, 86:4, 99:18, 99:19, 114:22, 122:22, 124:8, 124:9, 126:3, 126:4, 127:8, 129:1 built [6] - 11:19, 68:2, 76:1, 76:6, 102:13, 103:6 built-in [1] - 68:2 bulk [2] - 36:16, 60:12 bundle [1] - 67:21 burden [1] - 39:22 business [6] - 40:3, 69:1, 104:5, 104:6, 127:2, 140:11 busy [3] - 8:1, 8:11, 20:4 butler [5] - 42:8, 97:12, 98:5, 98:11, 99:2 button [1] - 109:10 BY [3] - 7:7, 24:15, 42:4 bypass [3] - 98:20, 98:21, 103:7</p>	<p style="text-align: center;">C</p> <p>C(1) [1] - 60:20 C(2) [4] - 39:16, 60:7, 60:10, 60:20 calculations [1] - 54:21 call-in [1] - 124:23 caller [8] - 125:3, 125:4, 125:13, 127:16, 127:23, 128:1, 128:7 Caller [1] - 125:7 camera [4] - 45:9, 78:25, 109:19, 129:13 cameras [1] - 134:4 cannot [1] - 78:14 canopy [1] - 27:15 cans [1] - 86:5 capacity [2] - 23:23, 37:12 car [9] - 18:4, 79:6, 83:17, 83:18, 86:24, 104:10, 121:8, 121:20 care [2] - 33:7, 49:22 career [1] - 76:20 carious [1] - 79:8 carried [2] - 139:21, 140:14 carry [4] - 37:17, 38:4, 136:7, 136:8 cars [19] - 18:3, 21:6, 48:16, 79:6, 79:8, 80:25, 86:3, 87:10, 87:11, 96:8, 96:9, 96:10, 97:3, 99:3, 115:5, 115:10, 116:11, 119:2, 120:14 carved [1] - 36:7 Case [1] - 4:2 case [32] - 4:4, 7:22, 8:9, 8:10, 8:22, 9:3, 11:14, 13:16, 14:15, 21:8, 21:16, 22:13, 35:23, 36:4, 36:21, 36:22, 37:1, 40:6, 62:4, 62:8, 62:13, 62:18, 62:19, 62:25, 66:17, 67:2, 67:3, 67:6, 89:22, 141:15 case-by-case [2] - 35:23, 36:4 cases [2] - 64:6, 67:12 Castle [3] - 6:4, 106:15, 110:22 catchall [1] - 61:21 catches [1] - 61:21 Category [1] - 31:4 category [1] - 60:16 caters [2] - 33:20, 50:4 catty [1] - 30:10 cell [1] - 44:7 cement [1] - 91:20 center [3] - 92:24,</p>	<p>102:20, 102:21 Center [1] - 36:21 centers [2] - 127:3 certain [5] - 42:21, 81:6, 95:5, 99:3, 132:11 certainly [25] - 7:20, 14:1, 14:2, 30:6, 31:10, 31:22, 32:19, 33:3, 36:5, 36:18, 37:14, 39:19, 43:14, 44:12, 54:9, 54:15, 58:23, 61:22, 64:12, 75:13, 89:16, 107:13, 136:6, 138:4, 140:10 certification [1] - 23:22 Certified [1] - 23:21 certify [1] - 141:4 CERTIFY [1] - 141:10 cetera [1] - 130:23 chain [2] - 68:21, 69:1 Chair [3] - 42:3, 129:5, 130:10 chair [3] - 43:10, 96:22, 105:2 Chairman [13] - 1:10, 1:10, 24:8, 27:4, 43:5, 44:23, 84:3, 93:20, 100:11, 107:7, 123:18, 129:13, 137:6 CHAIRMAN [93] - 4:1, 4:6, 16:16, 16:23, 23:1, 24:6, 26:3, 26:7, 35:7, 40:1, 40:19, 43:6, 44:15, 44:24, 45:5, 49:15, 78:5, 78:12, 78:19, 78:23, 79:3, 79:11, 81:21, 82:12, 84:5, 84:24, 92:19, 93:16, 94:7, 96:16, 96:24, 98:25, 99:4, 100:8, 100:16, 100:19, 103:24, 104:23, 105:6, 106:18, 107:15, 108:11, 108:14, 108:18, 108:23, 111:10, 113:24, 114:2, 116:24, 117:7, 117:10, 118:8, 118:12, 120:20, 121:1, 123:16, 123:20, 124:14, 124:21, 124:25, 125:4, 125:7, 125:13, 126:13, 126:18, 127:15, 127:18, 127:23, 129:8, 129:15, 130:12, 131:6, 131:13, 131:17, 131:22, 132:5, 133:1, 133:10, 133:14, 133:17, 133:20, 134:3, 134:8, 134:18, 134:24, 135:3, 135:14, 135:19, 136:8, 137:2, 138:22, 139:3, 140:18 chairman [35] - 4:7, 6:14, 22:24, 24:13, 25:8, 25:24, 35:3, 35:5, 39:17,</p>	<p>40:7, 40:11, 40:23, 44:12, 45:3, 45:11, 49:13, 59:16, 78:2, 81:19, 92:14, 94:5, 101:18, 105:1, 106:21, 107:1, 109:13, 126:15, 128:12, 128:13, 134:21, 135:24, 137:21, 138:8, 139:18, 140:17 challenged [1] - 36:22 challenges [1] - 28:5 change [9] - 21:2, 21:23, 76:6, 76:8, 76:9, 76:11, 132:3, 134:12, 134:15 changed [2] - 24:10, 76:2 changes [5] - 9:10, 21:23, 42:11, 104:21, 133:5 channelizing [2] - 95:21, 96:14 Chapman [1] - 51:19 chapman [2] - 51:23, 52:23 character [3] - 34:22, 88:25 characteristic [1] - 64:25 characteristics [4] - 30:16, 32:18, 35:19, 64:8 characterize [1] - 88:9 chart [1] - 12:24 check [2] - 11:20, 140:8 checked [2] - 52:1, 52:21 checking [1] - 53:19 Chick [9] - 18:1, 19:15, 42:8, 89:16, 89:19, 90:1, 90:9, 90:15, 90:24 Chick-fil-A [6] - 18:1, 19:15, 42:8, 89:19, 90:15, 90:24 Chick-fil-As [3] - 89:16, 90:1, 90:9 children [1] - 115:17 CHILL [1] - 1:5 Chill [4] - 4:1, 4:9, 5:18, 139:20 choice [3] - 70:7, 75:8, 75:9 choose [1] - 41:23 circle [6] - 82:22, 83:1, 83:8, 83:11, 122:6, 122:16 circulation [7] - 8:19, 10:21, 50:5, 71:14, 71:23, 71:25, 72:2 cited [3] - 12:12, 49:19, 62:8 clarify [6] - 45:24, 47:4, 94:6, 119:5, 123:23,</p>
--	--	---	--	--

<p>124:18 clarity [1] - 137:13 Class [1] - 31:3 classification [1] - 47:8 clear [9] - 9:9, 39:8, 59:4, 60:23, 90:9, 129:9, 131:14, 137:11, 138:22 click [2] - 17:3, 109:8 clicking [2] - 109:6, 109:9 client [3] - 4:24, 5:9, 19:4 client's [1] - 128:25 clients [1] - 92:10 clock [1] - 107:3 close [9] - 10:18, 84:15, 90:23, 115:1, 128:10, 135:7, 135:9, 135:10, 138:2 closed [1] - 132:19 closely [1] - 92:4 closer [1] - 97:7 closest [2] - 29:4, 131:10 closure [1] - 134:2 cluster [2] - 85:16, 85:17 clutter [2] - 54:14, 56:5 CME [2] - 20:18, 96:20 code [1] - 47:8 Cohen [9] - 114:1, 114:2, 114:8, 114:12, 116:25, 117:3, 120:4, 124:24, 126:16 cohen [2] - 124:25, 125:16 COHEN [5] - 114:8, 114:9, 114:13, 117:1, 125:18 collecting [1] - 9:8 colored [1] - 91:24 coming [11] - 9:12, 29:5, 43:23, 75:11, 81:4, 83:6, 113:15, 116:5, 120:10, 123:25, 137:25 Commencing [1] - 1:2 comment [4] - 20:17, 68:18, 73:15, 84:21 comments [6] - 45:14, 81:12, 84:12, 84:18, 111:11, 128:13 commercial [8] - 30:11, 34:22, 35:25, 88:10, 89:2, 104:12, 104:19, 126:3 commission [1] - 141:7 commissioned [1] - 24:21 commit [1] - 43:1 commonly [1] - 101:24 community [14] - 28:3,</p>	<p>30:19, 62:1, 63:6, 63:9, 63:22, 68:25, 69:2, 69:21, 69:25, 70:12, 102:9, 116:25, 129:9 community's [1] - 72:19 companion [3] - 30:7, 33:5, 70:9 company [2] - 64:3, 117:21 comparable [1] - 119:8 comparative [1] - 55:18 compare [4] - 89:15, 89:17, 89:18, 136:13 comparing [4] - 46:23, 96:6, 101:10, 103:11 comparison [3] - 55:16, 56:22, 65:9 compatibility [1] - 68:15 compatible [1] - 34:21 competitors [1] - 69:19 complementary [1] - 68:11 complete [2] - 82:22, 134:11 compliance [1] - 35:15 compliant [1] - 13:14 computer [3] - 4:11, 16:18, 18:5 concede [1] - 126:23 concentrating [1] - 116:17 concern [9] - 30:10, 93:17, 94:9, 94:21, 95:16, 112:15, 113:22, 126:24, 127:10 concerned [3] - 30:7, 99:6, 113:17 concerns [5] - 84:9, 100:21, 101:2, 101:5, 115:25 concluded [3] - 4:23, 44:21, 57:10 conclusion [2] - 34:18, 119:11 conclusions [4] - 7:13, 25:11, 34:14, 46:3 CONDIOTTI [1] - 1:22 condition [8] - 29:12, 30:14, 32:15, 32:17, 37:7, 38:11, 43:2, 121:14 condition-wise [1] - 32:17 conditions [1] - 25:12 conduct [1] - 24:21 conducted [2] - 7:14, 25:5 confident [1] - 96:18 configuration [1] - 9:9</p>	<p>confirm [5] - 19:4, 21:17, 21:19, 24:10, 40:9 conflict [8] - 31:9, 32:5, 34:3, 52:6, 71:19, 83:10, 83:12, 83:15 conflicting [1] - 13:3 conformance [1] - 31:25 confused [2] - 15:25, 16:14 congestion [3] - 71:15, 71:23, 101:15 connection [3] - 5:4, 15:19, 24:19 connectivity [1] - 66:8 consider [3] - 102:8, 102:14, 135:2 consideration [3] - 62:3, 72:8, 75:13 considerations [1] - 25:5 considered [1] - 90:19 consistent [5] - 36:10, 39:24, 72:10, 74:4, 84:21 consistently [1] - 115:7 consolidate [2] - 13:4, 46:19 constantly [2] - 113:1, 113:6 constitutionally [1] - 76:7 constructed [1] - 5:21 consumer [1] - 70:7 container [1] - 86:12 contemplated [1] - 20:25 context [7] - 6:6, 25:10, 30:13, 32:16, 33:23, 36:23, 66:10 continue [7] - 4:3, 11:1, 35:7, 76:8, 108:15, 108:18, 122:21 continues [2] - 71:23, 72:1 controvert [1] - 38:25 convenience [2] - 69:12, 69:24 convention [1] - 127:3 conversation [1] - 52:22 cooked [1] - 37:13 COOPER [9] - 1:10, 97:1, 97:9, 99:1, 99:8, 99:21, 100:1, 100:7, 133:18 coordinated [1] - 72:2 copy [1] - 53:13 corner [26] - 5:22, 7:25, 8:7, 12:16, 26:18, 27:8, 30:10, 30:18, 31:9, 50:6,</p>	<p>63:14, 64:19, 65:13, 65:16, 65:18, 68:20, 70:11, 85:12, 86:13, 102:21, 111:5, 112:25, 115:3, 117:23 Corner [1] - 118:2 corners [2] - 65:18, 123:6 correct [38] - 6:20, 11:23, 16:12, 18:15, 18:16, 40:6, 47:14, 47:17, 51:5, 53:18, 60:18, 61:5, 61:6, 61:11, 61:12, 61:18, 62:1, 71:3, 74:25, 75:18, 75:23, 77:10, 77:16, 82:23, 83:4, 88:13, 88:20, 89:6, 89:7, 89:17, 91:25, 93:22, 99:10, 101:25, 102:24, 121:10, 140:2, 140:4 corridor [10] - 28:2, 33:18, 66:13, 67:9, 69:17, 71:16, 71:25, 72:9, 73:9, 77:15 counsel [2] - 141:11, 141:14 counsel's [1] - 26:19 Counselor [1] - 61:23 count [11] - 8:3, 8:14, 13:24, 13:25, 45:21, 45:23, 46:11, 46:12, 47:2, 47:5, 119:9 counted [1] - 11:25 Country [5] - 110:3, 111:17, 113:14, 115:4, 130:23 counts [3] - 12:6, 13:21, 89:8 County [2] - 102:3, 102:13 couple [6] - 9:16, 19:9, 45:14, 45:15, 65:16, 128:13 course [5] - 30:10, 81:9, 81:11, 92:19, 105:6 COURT [1] - 1:22 Court [1] - 141:3 court [5] - 23:4, 36:24, 78:13, 138:13, 141:7 courtesy [2] - 80:12, 127:24 courthouse [1] - 138:11 courts [2] - 60:12, 73:20 coverage [4] - 32:1, 35:17, 38:15, 54:18 covered [1] - 99:15 COVID [2] - 80:19, 80:21 Craig [1] - 119:17</p>	<p>crazy [1] - 113:19 create [3] - 54:7, 85:6, 85:8 created [1] - 141:8 creates [1] - 115:18 creating [3] - 54:13, 73:18, 85:16 credentials [1] - 24:7 crew [1] - 42:21 criteria [19] - 25:14, 25:20, 28:10, 28:21, 29:21, 36:20, 37:14, 38:7, 39:23, 49:19, 49:20, 49:23, 61:2, 67:2, 70:15, 70:19, 70:20, 70:24, 71:3 critical [1] - 48:11 cross [8] - 8:25, 9:4, 9:5, 43:21, 52:10, 70:5, 100:13, 137:16 cross-examination [2] - 100:13, 137:16 cross-examine [1] - 43:21 cross-talk [1] - 52:10 crosswalk [2] - 92:24, 92:25 CRV [1] - 91:24 cucchiaro [1] - 107:15 Cucchiaro [19] - 15:19, 15:22, 19:3, 40:8, 42:6, 43:5, 43:18, 78:6, 96:17, 106:8, 112:11, 114:3, 118:13, 125:9, 125:10, 129:5, 130:1, 137:4, 140:19 CUCCHIARO [111] - 1:14, 6:19, 6:22, 7:6, 9:20, 9:25, 10:4, 10:8, 11:1, 11:7, 11:15, 16:15, 18:23, 19:2, 19:6, 19:9, 19:17, 19:21, 19:25, 20:6, 20:11, 20:15, 21:9, 22:4, 22:16, 22:22, 23:9, 26:14, 26:20, 40:11, 41:4, 41:8, 41:13, 41:16, 41:23, 43:18, 43:25, 44:11, 55:2, 55:7, 59:13, 59:16, 60:9, 60:22, 61:7, 61:13, 61:24, 62:7, 62:17, 63:18, 64:4, 65:4, 65:15, 65:24, 66:11, 66:19, 68:5, 68:23, 69:10, 69:20, 70:14, 71:5, 72:12, 72:21, 73:2, 73:6, 73:14, 73:24, 74:5, 74:12, 74:19, 75:2, 75:8, 75:16, 75:20, 76:3, 76:12, 76:19, 77:5, 77:11, 77:20, 78:1, 81:23, 93:17, 99:11, 106:7, 107:1, 107:17, 109:15, 109:21, 109:24, 111:12,</p>
--	---	---	--	--

<p>111:19, 111:24, 112:7, 112:12, 114:6, 114:11, 117:4, 117:16, 118:16, 118:20, 130:3, 132:19, 135:6, 137:5, 138:8, 139:7, 139:18, 139:24, 140:6</p> <p>cumulatively [1] - 66:1</p> <p>curb [8] - 12:18, 12:21, 12:22, 29:3, 75:15, 93:3, 93:4, 93:5</p> <p>curbing [1] - 92:16</p> <p>curious [1] - 46:10</p> <p>current [7] - 21:3, 22:13, 23:22, 24:3, 86:6, 116:21, 121:14</p> <p>Curriculum [1] - 23:16</p> <p>customer [1] - 54:10</p> <p>customers [1] - 59:10</p> <p>cut [6] - 101:16, 113:6, 115:15, 120:8, 120:13, 125:14</p> <p>cut-throughs [1] - 101:16</p> <p>cuts [5] - 12:18, 12:21, 12:22, 29:3, 75:15</p> <p>cutting [3] - 101:6, 115:10, 125:25</p>	<p>de [1] - 37:6</p> <p>deal [1] - 15:14</p> <p>dealing [4] - 32:7, 36:25, 72:1, 103:12</p> <p>dealt [1] - 98:14</p> <p>DEANNA [2] - 141:3, 141:20</p> <p>deanna [1] - 24:9</p> <p>decided [3] - 4:12, 4:24, 5:9</p> <p>decision [16] - 5:14, 44:14, 100:14, 107:2, 107:5, 107:6, 107:19, 107:22, 108:4, 108:6, 128:16, 130:15, 132:22, 133:7, 133:8, 134:16</p> <p>decision-making [1] - 130:15</p> <p>deemed [1] - 131:4</p> <p>deep [1] - 120:14</p> <p>DEFALCO [1] - 1:16</p> <p>defect [1] - 137:19</p> <p>defer [5] - 54:24, 86:8, 102:17, 129:25, 134:6</p> <p>definitely [2] - 43:16, 87:15</p> <p>definition [1] - 76:4</p> <p>delegate [1] - 107:19</p> <p>deliberations [1] - 57:21</p> <p>deliveries [3] - 99:10, 99:16, 99:17</p> <p>demand [6] - 31:12, 37:11, 39:2, 69:8, 90:24, 97:25</p> <p>demarcating [1] - 59:4</p> <p>demographic [1] - 115:13</p> <p>demolish [1] - 31:1</p> <p>denial [2] - 60:11, 66:16</p> <p>density [3] - 102:9, 102:14, 106:2</p> <p>DePalma [1] - 94:24</p> <p>Department [2] - 84:10, 84:12</p> <p>department [1] - 95:11</p> <p>departments [2] - 84:13, 84:22</p> <p>deposition [1] - 141:12</p> <p>deprived [1] - 138:15</p> <p>describe [1] - 92:16</p> <p>described [3] - 7:23, 10:16, 112:23</p> <p>DESCRIPTION [1] - 3:2</p> <p>design [9] - 22:9, 50:23, 51:1, 51:4, 51:11, 51:15, 51:18, 51:25, 52:5</p> <p>designed [4] - 14:5, 92:9, 97:25, 123:4</p> <p>designing [2] - 52:9,</p>	<p>52:14</p> <p>desirable [2] - 33:2, 51:8</p> <p>detail [1] - 5:17</p> <p>detailed [1] - 79:17</p> <p>determination [2] - 77:8, 138:6</p> <p>determined [3] - 7:12, 77:14, 81:7</p> <p>detriment [2] - 35:2, 37:20</p> <p>detriments [1] - 38:2</p> <p>developed [3] - 27:9, 27:10, 65:5</p> <p>development [8] - 31:24, 36:11, 64:21, 64:22, 72:13, 72:18, 102:14, 106:2</p> <p>developments [2] - 103:5, 103:9</p> <p>dial [1] - 15:20</p> <p>difference [6] - 8:21, 69:6, 69:11, 133:12, 134:1</p> <p>different [11] - 12:19, 12:23, 24:2, 59:20, 69:4, 89:19, 111:6, 113:15, 134:23, 136:11, 140:2</p> <p>difficult [3] - 44:8, 129:14, 137:5</p> <p>dig [1] - 107:24</p> <p>digital [2] - 17:16, 42:13</p> <p>dimensional [2] - 38:8, 121:13</p> <p>dine [1] - 14:22</p> <p>dining [1] - 14:24</p> <p>dinner [3] - 12:4, 13:23, 13:25</p> <p>dinnertime [2] - 116:9, 116:18</p> <p>direct [1] - 10:14</p> <p>DIRECT [4] - 2:2, 7:7, 24:15, 42:4</p> <p>directed [1] - 108:16</p> <p>direction [1] - 85:13</p> <p>directional [1] - 58:24</p> <p>directions [4] - 112:5, 112:6, 113:13</p> <p>disagree [4] - 52:9, 52:14, 61:14, 138:3</p> <p>disappointed [1] - 110:16</p> <p>disaster [1] - 134:12</p> <p>disclosure [1] - 56:25</p> <p>discourage [1] - 95:21</p> <p>discuss [3] - 53:1, 57:10, 122:14</p> <p>discussed [6] - 82:6, 99:9, 125:21, 129:17, 137:19, 137:20</p> <p>discussion [6] - 7:21,</p>	<p>73:8, 127:7, 128:23, 132:6, 133:2</p> <p>dispose [1] - 86:25</p> <p>disrespect [1] - 27:4</p> <p>distance [7] - 20:24, 105:16, 106:5, 106:9, 106:10, 106:13, 107:13</p> <p>distances [1] - 111:4</p> <p>distinct [2] - 35:18</p> <p>distinctions [1] - 29:24</p> <p>distinctive [2] - 64:16, 65:2</p> <p>distinguish [3] - 62:24, 62:25, 63:4</p> <p>distinguishable [1] - 67:16</p> <p>distinguishes [1] - 67:19</p> <p>distinguishing [2] - 64:7, 66:24</p> <p>distribution [1] - 15:6</p> <p>district [2] - 58:7, 58:11</p> <p>DiTota [2] - 16:17, 100:16</p> <p>DITOTA [4] - 1:13, 100:11, 134:7, 134:10</p> <p>doctor [1] - 112:23</p> <p>doctors [1] - 112:25</p> <p>documents [4] - 24:17, 71:6, 110:5, 140:15</p> <p>domino [5] - 30:7, 68:19, 85:6, 85:8, 85:20</p> <p>done [9] - 5:11, 19:7, 21:8, 48:21, 65:8, 69:18, 78:4, 89:8, 115:6</p> <p>door [4] - 24:1, 85:25, 99:20</p> <p>Door [1] - 42:13</p> <p>DOT [16] - 46:1, 46:4, 46:9, 47:13, 74:16, 84:10, 118:25, 119:4, 119:11, 119:12, 132:6, 132:9, 132:13, 132:17, 136:13, 137:15</p> <p>double [1] - 11:20</p> <p>doubt [1] - 127:11</p> <p>down [17] - 22:22, 38:4, 57:2, 60:3, 60:15, 60:21, 66:2, 68:8, 68:22, 76:8, 84:9, 90:8, 95:6, 102:7, 106:4, 127:22, 129:2</p> <p>downstream [1] - 56:11</p> <p>drainage [1] - 37:12</p> <p>drilled [1] - 22:22</p> <p>drive [50] - 8:18, 10:22, 14:3, 14:11, 14:14, 14:16, 14:25, 15:7, 15:10, 15:15, 17:19, 17:22, 18:15, 20:19, 22:2, 22:3, 31:3, 31:7, 33:6, 42:17, 47:21,</p>	<p>47:25, 48:5, 58:19, 58:20, 58:23, 70:3, 70:4, 73:11, 80:18, 80:23, 80:24, 82:21, 83:18, 86:22, 86:23, 87:7, 87:11, 87:13, 90:7, 90:13, 90:17, 115:14, 121:8, 121:21, 122:3, 122:6, 122:21, 124:1, 124:9</p> <p>Drive [3] - 114:9, 115:4, 119:16</p> <p>drive-through [45] - 8:18, 10:22, 14:3, 14:11, 14:14, 14:16, 14:25, 15:7, 15:10, 15:15, 17:19, 17:22, 18:15, 20:19, 22:2, 22:3, 31:3, 31:7, 33:6, 42:17, 47:21, 47:25, 48:5, 58:19, 58:20, 58:23, 70:3, 70:4, 73:11, 80:18, 80:23, 80:24, 82:21, 83:18, 86:22, 86:23, 87:7, 87:11, 87:13, 87:13, 90:7, 90:13, 90:17, 122:21, 124:1, 124:9</p> <p>driven [1] - 22:17</p> <p>driver [2] - 80:12, 99:17</p> <p>drives [2] - 31:7, 94:16</p> <p>driveway [14] - 8:8, 8:10, 8:15, 8:16, 9:13, 10:17, 10:18, 10:20, 11:4, 11:11, 13:14, 80:6, 126:2, 126:5</p> <p>driveways [9] - 11:25, 12:25, 13:5, 29:3, 84:8, 84:15, 84:17, 84:19, 95:2</p> <p>driving [2] - 42:16, 101:6</p> <p>drone [4] - 10:23, 11:5, 27:19, 117:24</p> <p>drone's [1] - 10:24</p> <p>dual [1] - 90:16</p> <p>due [2] - 21:23, 22:6</p> <p>Duly [1] - 96:22</p> <p>duly [9] - 7:2, 23:7, 41:2, 82:1, 96:22, 109:22, 114:4, 117:14, 118:14</p> <p>dumpster [1] - 86:14</p> <p>duplicate [1] - 93:12</p> <p>during [10] - 18:13, 49:7, 57:21, 80:19, 81:6, 81:8, 81:11, 82:5, 104:15, 140:10</p> <p>dynamic [1] - 80:15</p>	
				E	
				<p>early [1] - 99:16</p> <p>easier [1] - 62:13</p> <p>easily [1] - 39:1</p>	

<p>East [2] - 119:17, 119:24 east [6] - 54:2, 89:1, 103:3, 103:6, 118:5, 120:10 east/westward [1] - 105:9 easy [7] - 33:19, 49:20, 49:23, 50:7, 50:13 eat [2] - 69:23, 95:10 eating [2] - 87:10, 87:11 Eats [1] - 42:13 ebbs [1] - 49:4 economic [6] - 36:11, 72:13, 72:18, 72:19, 74:3, 74:6 economics [1] - 73:18 edification [1] - 51:20 educated [1] - 128:16 effect [5] - 30:8, 68:19, 85:6, 85:9, 85:20 effectively [1] - 72:1 effectuate [2] - 37:18, 38:6 efficient [3] - 34:9, 50:5, 50:10 efficiently [5] - 9:14, 13:8, 13:13, 34:2, 34:20 effort [1] - 72:3 egress [6] - 74:25, 95:3, 130:25, 131:8, 131:20, 134:2 eight [6] - 26:1, 49:2, 58:4, 58:14, 80:2, 114:17 either [16] - 10:18, 17:12, 21:1, 42:15, 42:17, 48:13, 80:23, 80:25, 87:21, 95:25, 97:4, 108:25, 109:3, 112:19, 127:9 elaborate [5] - 12:14, 48:2, 49:22, 61:22, 98:4 element [1] - 60:6 elements [1] - 33:10 elevation [3] - 54:2, 54:3 eleven [1] - 113:18 eliminate [5] - 31:8, 74:14, 75:4, 120:6, 128:22 eliminating [4] - 34:3, 52:6, 74:13, 124:19 elimination [3] - 32:5, 71:19, 74:24 eloquently [1] - 101:12 elsewhere [1] - 19:12 emanated [1] - 6:12 embraced [1] - 18:9 empathize [1] - 44:18 employed [2] - 141:11, 141:14</p>	<p>employee [1] - 141:14 employees [1] - 18:3 empty [3] - 14:23, 80:13, 80:24 encourage [2] - 50:22, 51:11 encourages [2] - 51:1, 51:14 encouraging [3] - 51:24, 52:15, 126:9 end [4] - 13:7, 61:17, 113:10, 122:22 ending [1] - 68:22 endorsing [1] - 35:24 ends [1] - 6:11 enforce [1] - 137:8 Enforcement [1] - 1:16 engage [2] - 4:25, 5:14 engineer [12] - 5:6, 21:17, 25:16, 40:8, 92:22, 93:20, 136:5, 136:15, 139:10, 139:12 Engineer [1] - 1:16 enhanced [4] - 70:18, 70:20, 70:24, 71:3 enhancements [1] - 12:16 ensure [2] - 91:2, 92:8 enter [3] - 12:25, 122:19, 124:6 entered [1] - 109:2 entering [1] - 122:10 entire [1] - 35:19 entirely [1] - 51:17 entity [1] - 75:18 entrance [4] - 57:25, 80:6, 86:20, 123:12 entrances [1] - 111:5 entry [1] - 58:12 environment [3] - 27:5, 34:6, 51:8 envision [1] - 138:9 equal [2] - 15:6, 15:10 equate [2] - 69:2, 69:3 equates [1] - 49:23 equation [1] - 67:24 Eric [2] - 41:10, 41:19 erodes [1] - 70:12 especially [4] - 33:15, 71:16, 71:24, 116:17 ESQ [3] - 1:14, 1:15, 1:19 essence [3] - 30:15, 36:8, 37:1 essentially [3] - 38:15, 68:10, 105:22 establish [1] - 26:4 established [4] - 34:16, 35:11, 49:25, 50:18</p>	<p>establishment [1] - 50:25 estimate [1] - 47:12 estimates [1] - 47:5 et [1] - 130:23 evaluated [1] - 21:3 evening [16] - 4:7, 4:12, 6:15, 17:2, 18:19, 24:20, 43:24, 44:22, 78:9, 84:25, 98:2, 109:2, 123:10, 128:19, 135:25, 136:25 eventually [1] - 98:17 Evergreens [1] - 28:16 evidence [1] - 34:18 exacerbates [1] - 129:24 exact [5] - 29:24, 48:6, 56:8, 68:8, 127:6 exactly [14] - 6:6, 14:17, 15:9, 24:17, 33:18, 48:24, 51:13, 76:10, 76:11, 82:17, 83:21, 83:24, 102:17, 137:25 exam [1] - 137:3 EXAMINATION [3] - 7:7, 24:15, 42:4 Examination [1] - 71:7 examination [2] - 100:13, 137:16 examine [1] - 43:21 example [3] - 12:8, 90:6, 90:12 exceed [1] - 54:19 excellent [1] - 66:8 except [2] - 13:1, 119:20 exclusive [1] - 67:14 excuse [1] - 117:2 exhibit [8] - 9:21, 10:6, 20:21, 56:14, 111:16, 111:25, 112:9, 113:10 EXHIBITS [1] - 3:1 exhibits [4] - 56:6, 111:13, 111:15, 140:15 existing [17] - 12:2, 12:5, 31:1, 37:7, 38:21, 38:23, 46:23, 46:24, 46:25, 47:2, 47:6, 47:8, 47:16, 74:6, 74:8, 75:15, 104:12 exists [2] - 12:7, 13:12 exit [8] - 12:25, 96:11, 105:8, 120:2, 120:7, 120:15, 124:20, 128:22 exiting [6] - 81:10, 93:9, 95:24, 103:17, 116:10, 125:24 exits [1] - 111:5 expanding [1] - 73:10 expansion [1] - 77:2</p>	<p>expect [1] - 14:21 expectations [1] - 54:10 expected [1] - 79:9 experience [7] - 18:2, 57:15, 84:13, 84:22, 98:14, 98:18, 100:6 experienced [1] - 18:12 experiences [1] - 8:12 expert [3] - 34:16, 34:17 experts [1] - 110:25 explain [4] - 51:13, 67:18, 123:24, 124:3 exploration [2] - 130:14, 130:17 explore [2] - 130:7, 131:15 exploring [1] - 130:8 express [1] - 125:19 expressed [1] - 125:20 extend [1] - 127:24 extenders [1] - 87:6 extends [1] - 85:19 extent [4] - 92:5, 92:6, 94:12, 94:13 Exxon [1] - 87:21</p> <p style="text-align: center;">F</p> <p>fabric [1] - 70:12 facilitates [1] - 58:23 facility [1] - 48:5 fact [19] - 17:25, 24:1, 27:12, 30:4, 42:1, 57:17, 62:9, 63:13, 65:12, 67:22, 68:25, 69:13, 70:2, 88:11, 94:21, 102:2, 102:11, 102:19, 137:18 fact-based [1] - 65:12 factor [1] - 66:24 factored [1] - 94:12 factors [2] - 5:16, 68:3 factual [1] - 121:12 fairly [2] - 5:20, 106:1 fall [1] - 71:20 familiar [8] - 15:15, 17:24, 18:7, 18:8, 87:19, 94:22, 101:22, 102:5 familiarity [1] - 54:10 FAR [3] - 37:5, 37:9, 37:17 far [9] - 32:22, 105:7, 105:8, 110:22, 121:7, 121:17, 122:2, 122:3, 136:9 farm [2] - 88:17, 88:20 farms [2] - 89:5, 101:13 fast [9] - 14:22, 52:16, 67:4, 68:13, 76:22, 98:15,</p>	<p>114:22, 114:23, 115:9 faster [1] - 115:14 fault [1] - 91:16 favor [2] - 8:21, 70:8 favorable [1] - 132:2 favorably [2] - 42:25, 57:20 fear [1] - 130:20 features [1] - 58:17 February [2] - 18:21, 41:15 feet [23] - 31:6, 39:11, 55:14, 55:15, 55:17, 55:24, 56:1, 56:20, 56:21, 56:22, 56:23, 57:12, 57:13, 58:4, 58:14, 82:7, 82:8, 88:23, 89:1, 105:12 felt [2] - 69:7, 93:4 few [4] - 18:3, 59:17, 97:1, 123:5 field [2] - 79:12, 79:15 fight [1] - 122:11 figured [1] - 95:5 fil [9] - 18:1, 19:15, 42:8, 89:16, 89:19, 90:1, 90:9, 90:15, 90:24 filled [2] - 14:24, 80:20 final [1] - 96:16 finally [3] - 34:8, 37:22, 39:3 financially [1] - 141:15 findings [1] - 7:12 fine [12] - 4:13, 19:8, 26:20, 42:2, 73:17, 108:21, 109:3, 112:10, 124:18, 126:16, 136:24, 139:5 finish [3] - 35:8, 90:3, 90:4 finished [1] - 40:5 first [25] - 4:20, 10:13, 10:14, 21:21, 23:6, 26:3, 32:20, 33:12, 41:2, 43:12, 45:18, 53:21, 61:7, 78:7, 78:8, 84:25, 90:14, 102:12, 109:14, 109:22, 112:3, 114:4, 114:13, 117:13, 118:14 fits [2] - 28:9, 71:2 five [8] - 29:7, 35:4, 43:8, 48:16, 49:1, 53:3, 134:25, 135:1 flexibility [1] - 57:16 flexible [1] - 37:25 flip [1] - 28:22 flood [1] - 96:12 floor [5] - 35:16, 37:1, 37:3, 37:19, 45:9 flow [11] - 32:4, 33:25, 34:2, 50:5, 50:21, 50:24,</p>
---	--	---	---	---

<p>51:16, 74:23, 100:21, 101:4, 130:25 flows [1] - 49:4 focus [1] - 32:12 focuses [2] - 33:9, 34:13 folks [2] - 43:8, 117:7 follow [6] - 20:15, 26:19, 50:2, 94:8, 123:19, 124:9 follow-up [2] - 20:15, 94:8 followed [1] - 105:3 following [2] - 33:16, 61:23 follows [9] - 7:3, 23:8, 41:3, 50:3, 82:2, 109:23, 114:5, 117:15, 118:15 food [14] - 14:22, 42:17, 42:18, 42:23, 52:16, 67:4, 68:13, 76:22, 98:15, 99:10, 99:19, 114:22, 114:23, 115:9 force [1] - 130:24 forces [1] - 95:22 forcing [1] - 96:2 foregoing [1] - 141:5 foreground [1] - 91:18 foresee [1] - 97:21 forgive [3] - 131:17, 134:3, 134:9 form [4] - 31:23, 48:13, 64:21, 64:22 former [2] - 114:16, 115:20 formulas [2] - 47:12 forth [3] - 37:17, 48:7, 141:9 forward [5] - 55:17, 100:5, 118:12, 129:25, 131:8 four [23] - 12:17, 12:25, 29:3, 32:10, 38:8, 46:12, 49:1, 53:3, 53:22, 54:1, 54:4, 54:5, 65:19, 65:21, 79:25, 80:1, 80:4, 81:10, 84:9, 113:18, 119:22, 119:23 fourth [1] - 35:9 frame [1] - 27:23 framed [1] - 27:13 framing [2] - 27:25, 29:14 franchise [1] - 98:16 franchises [1] - 18:12 frankly [1] - 136:3 free [5] - 33:25, 50:21, 50:24, 51:16, 140:10 Freehold [3] - 119:17, 138:11, 138:13</p>	<p>freely [1] - 83:15 freestanding [2] - 55:14, 82:7 fresh [2] - 27:19, 34:7 front [7] - 27:16, 38:14, 38:17, 38:20, 48:16, 64:10, 93:14 frontage [2] - 38:9, 38:10 fronts [2] - 67:23, 67:24 froze [1] - 78:12 full [3] - 56:25, 80:22, 80:23 fully [2] - 66:3, 95:15 function [4] - 9:13, 34:1, 34:19, 38:19 functionally [1] - 34:21 functions [4] - 9:9, 22:13, 83:13, 83:19 fundamental [3] - 33:10, 70:21, 72:16 FURTHER [1] - 141:10</p>	<p>91:24 Google [2] - 110:23, 112:5 Gordons [1] - 118:2 governing [3] - 36:6, 77:8, 77:13 grand [1] - 123:8 grant [4] - 60:11, 133:15, 133:18, 135:22 granted [4] - 35:1, 36:13, 37:19, 130:21 graphic [1] - 54:19 great [4] - 57:22, 59:12, 91:14, 105:23 greater [2] - 69:23, 121:5 green [1] - 28:24 greener [1] - 32:2 GREGOWICZ [4] - 1:12, 84:6, 84:23, 133:15 grew [1] - 102:18 ground [3] - 26:2, 29:11, 70:21 grow [1] - 49:1 growing [1] - 102:4 grown [1] - 87:20 grows [1] - 72:3 growth [2] - 74:4, 74:6 Grubhub [1] - 42:13 guarantee [1] - 95:17 guess [22] - 15:23, 21:9, 44:14, 57:17, 60:15, 61:24, 68:7, 68:10, 68:18, 69:13, 69:20, 72:7, 73:4, 73:6, 82:15, 84:6, 97:13, 98:8, 124:13, 128:20, 129:4, 131:14 guy [1] - 27:19 guys [2] - 16:20, 91:16</p>	<p>4:13, 7:17, 21:25, 40:4, 40:13, 40:20, 57:20, 59:23, 78:18, 100:18, 108:12, 108:22, 109:20, 120:23, 128:18, 137:14 heard [15] - 16:6, 17:1, 17:7, 29:2, 29:19, 31:11, 34:1, 36:2, 37:10, 59:19, 61:20, 68:9, 75:21, 100:12, 134:19 hearing [18] - 4:20, 5:4, 6:13, 10:5, 21:21, 46:10, 54:24, 54:25, 82:5, 103:20, 121:11, 123:1, 128:23, 132:20, 136:4, 136:20, 137:19, 140:20 hearings [4] - 4:19, 20:16, 45:15, 128:18 heavy [2] - 18:13, 38:23 height [5] - 56:9, 58:4, 58:14, 81:17, 82:8 held [1] - 17:10 hello [2] - 114:2, 125:13 help [3] - 24:11, 25:9, 41:20 helped [1] - 7:20 helpful [1] - 63:19 helping [1] - 66:3 helps [2] - 26:16, 28:20 hereinbefore [1] - 141:9 hi [3] - 23:11, 86:12, 92:20 high [7] - 14:19, 55:15, 102:9, 102:14, 106:2, 114:24, 118:6 higher [10] - 8:3, 8:13, 36:18, 45:20, 45:22, 46:13, 46:14, 56:2, 56:4 highest [1] - 116:19 highly [1] - 127:11 highway [24] - 5:23, 8:2, 8:16, 8:25, 9:11, 9:13, 10:19, 11:9, 13:2, 28:1, 30:19, 30:22, 33:2, 50:3, 50:4, 66:5, 80:6, 95:24, 104:4, 104:5, 104:9, 117:25, 123:7, 130:23 Highway [2] - 1:5, 4:15 highways [2] - 8:5, 66:7 Hill [2] - 114:9, 115:3 Himeji [4] - 62:4, 62:7, 62:14, 66:15 historic [2] - 36:2, 65:1 historically [1] - 25:2 history [2] - 76:13, 77:23 hit [6] - 17:6, 25:19, 50:9, 100:9, 105:9, 109:11 hits [1] - 32:10</p>	<p>hold [3] - 15:21, 132:18, 132:19 holding [1] - 135:17 Holdings [4] - 4:2, 4:10, 5:19, 139:20 HOLDINGS [1] - 1:5 homes [2] - 101:7, 101:17 Honda [1] - 91:24 honest [2] - 53:20, 115:11 honor [1] - 91:5 hookup [1] - 99:23 hope [1] - 92:5 hopefully [3] - 15:4, 91:21, 110:6 horse [1] - 127:4 hotel [1] - 102:21 hour [13] - 12:1, 12:3, 12:4, 12:5, 13:23, 46:16, 47:3, 47:9, 113:23, 116:9, 116:18, 122:18 hours [13] - 7:21, 9:7, 9:8, 79:18, 81:6, 87:25, 95:5, 96:9, 96:11, 104:15, 107:10, 119:2, 140:11 house [2] - 112:25, 113:1 houses [1] - 102:19 Howell [10] - 5:13, 14:15, 14:17, 19:19, 47:25, 48:9, 48:24, 49:3, 49:5, 97:20 hurt [1] - 110:15</p>	
G					
<p>G1 [4] - 55:13, 55:16, 56:1, 56:23 garage [1] - 27:15 garbage [9] - 32:22, 86:4, 86:5, 87:12, 87:14, 99:10, 115:8, 115:11 gas [14] - 12:5, 46:25, 47:2, 47:6, 47:17, 74:6, 74:8, 75:5, 75:14, 75:16, 75:17, 95:2, 104:15, 116:21 general [9] - 33:16, 50:10, 50:14, 50:16, 61:9, 61:11, 61:15, 61:25, 88:22 generally [3] - 38:19, 61:13, 61:16 generated [2] - 13:11 generation [4] - 12:2, 47:1, 95:13, 96:6 generator [3] - 99:23, 99:25 generic [1] - 50:7 given [8] - 20:24, 25:16, 25:23, 41:14, 57:18, 78:9, 115:21, 138:23 glad [1] - 22:22 goal [5] - 33:25, 34:9, 71:17, 72:16, 75:3 goalpost [1] - 39:6 goals [9] - 36:11, 39:8, 54:14, 61:17, 62:20, 62:22, 63:3, 66:13, 67:5 gold [1] - 91:24 gold-colored [1] -</p>					
H					
		<p>hall [1] - 58:9 hand [14] - 17:5, 26:17, 95:15, 99:19, 109:4, 109:8, 109:9, 109:12, 122:4, 126:1, 126:5, 127:17, 128:6, 135:17 handle [8] - 6:1, 8:7, 8:12, 14:11, 93:14, 95:24, 106:13, 113:2 handles [1] - 118:4 happy [1] - 78:3 hard [1] - 96:4 hardship [5] - 59:23, 59:25, 60:1, 60:4, 60:6 hate [1] - 118:22 health [2] - 50:14, 72:19 hear [19] - 4:5, 4:6,</p>		I	
				<p>icon [1] - 109:9 ID [1] - 141:21 idea [5] - 9:18, 40:19, 119:1, 120:5, 123:14 identical [3] - 5:24, 12:6, 14:7 identification [2] - 39:8, 59:4 identified [1] - 34:24 identify [2] - 112:1, 135:3 identity [2] - 54:9, 54:13 ignore [2] - 30:4, 65:1 image [1] - 34:7 immediately [2] - 33:5, 125:24 impact [4] - 35:10, 62:4, 130:15, 134:16 impacting [1] - 97:22 impacts [2] - 30:24, 34:23 impairment [1] - 36:14</p>	

<p>implemented [2] - 17:15, 72:11 implying [1] - 65:11 importance [1] - 12:15 important [3] - 6:8, 13:15, 111:6 importantly [1] - 31:13 impression [1] - 132:11 improve [4] - 34:2, 35:16, 130:6, 137:23 improved [2] - 32:3, 74:23 improvement [3] - 37:7, 38:21, 38:22 improvements [3] - 38:15, 72:5, 72:8 improving [1] - 52:5 in/easy [3] - 49:21, 49:23, 50:8 in/right [6] - 6:2, 8:15, 8:16, 10:17, 10:20, 11:10 Inaudible [2] - 125:6, 125:12 inclined [3] - 56:19, 132:14, 138:5 include [4] - 47:16, 73:10, 94:4, 138:24 included [1] - 12:13 including [1] - 123:7 income [1] - 33:3 incorrectly [1] - 68:9 increases [2] - 72:4 increasing [1] - 57:7 independent [1] - 46:9 INDEX [2] - 2:1, 3:1 indicate [5] - 4:14, 5:9, 7:9, 17:6, 24:16 indicated [6] - 45:19, 46:22, 47:2, 47:24, 85:5, 105:21 indication [1] - 44:3 indicator [1] - 63:15 indicators [1] - 63:11 Indiscernible [1] - 52:10 individually [2] - 26:13, 26:15 indoor [1] - 31:6 industry [1] - 15:8 influence [2] - 30:5, 68:17 inform [1] - 107:22 information [23] - 7:15, 7:16, 7:17, 11:18, 36:6, 100:12, 100:14, 106:22, 107:3, 107:12, 107:13, 107:20, 108:3, 108:6, 108:7, 108:8, 111:6, 118:25, 132:21, 132:23, 137:9, 138:6, 140:2</p>	<p>informative [1] - 58:22 informed [1] - 100:14 ingress [2] - 74:24, 130:25 inherent [1] - 58:21 inherently [1] - 59:21 initiated [1] - 15:13 inkling [1] - 136:21 inside [2] - 15:1, 42:18 insist [1] - 96:21 instances [1] - 62:21 instead [2] - 17:18, 93:3 Institute [1] - 23:20 insufficient [1] - 87:5 integrating [1] - 54:8 intended [1] - 36:4 intent [1] - 17:21 interest [1] - 103:25 interested [2] - 130:8, 141:15 interesting [1] - 80:15 interim [1] - 78:24 intermittent [1] - 78:13 interrupt [1] - 24:9 interrupting [1] - 78:15 intersection [16] - 5:23, 10:18, 29:5, 65:20, 65:22, 72:4, 84:15, 84:19, 94:23, 110:12, 110:16, 120:8, 131:10, 131:12, 134:11, 135:20 intersections [1] - 119:15 intimately [1] - 102:5 introduce [2] - 9:17, 30:6 introduced [2] - 12:23, 18:21 introducing [1] - 6:15 introduction [1] - 5:8 intrude [1] - 107:10 inventory [1] - 65:9 invite [1] - 17:12 invited [1] - 16:24 involved [2] - 20:11, 93:21 iPad [3] - 18:4, 42:22, 90:12 irrelevant [1] - 63:7 irrespective [1] - 22:10 island [6] - 91:8, 95:22, 96:1, 96:14 isolated [1] - 70:11 issue [8] - 12:15, 22:21, 83:14, 95:12, 101:17, 127:12, 137:20, 138:20 issues [6] - 85:23, 86:1, 97:21, 128:20, 137:18, 138:14</p>	<p>ITE [1] - 47:4 item [1] - 18:20 iteration [1] - 62:17 itself [9] - 32:12, 54:8, 65:11, 73:4, 85:23, 92:2, 100:21, 115:22, 116:3</p>	<p style="text-align: center;">J</p>	<p>Janice [14] - 9:21, 26:9, 78:14, 110:6, 111:11, 111:20, 113:25, 118:10, 123:17, 125:14, 127:15, 139:21, 140:3, 140:10 JANICE [1] - 1:15 janice [4] - 111:8, 117:7, 124:22, 128:9 January [2] - 13:18, 27:19 JANUARY [1] - 1:2 Jay [5] - 5:7, 7:8, 95:14, 96:10, 132:15 JAY [1] - 2:3 jay [2] - 7:4, 139:15 Jay's [1] - 39:15 Jen [3] - 59:14, 61:8, 70:14 jen [1] - 132:8 Jennifer [2] - 43:25, 49:16 JENNIFER [1] - 1:17 Jersey [9] - 6:1, 19:19, 19:20, 23:20, 23:24, 114:10, 141:4, 141:8 John [6] - 6:10, 15:17, 23:5, 23:12, 23:15, 52:24 JOHN [2] - 1:15, 2:5 join [1] - 122:23 jug [8] - 6:1, 8:7, 8:12, 93:14, 95:24, 106:13, 113:2, 118:4 July [3] - 4:20, 79:16, 101:2 jumbled [1] - 60:20 jump [3] - 21:15, 31:16, 92:15 jumps [1] - 42:22 junction [1] - 131:5 June [2] - 53:16, 54:18 jurisdiction [1] - 132:10 justifiable [1] - 37:25 justification [3] - 38:12, 49:20, 57:6 justified [1] - 90:23 justify [1] - 56:6</p>	<p style="text-align: center;">K</p>	<p>K-O-R-N-B-L-U-M [1] - 117:19 KAMEN [13] - 1:11, 78:8, 78:18, 78:22, 100:18, 100:20, 105:1, 106:12, 106:17, 108:12, 108:16, 130:17, 135:10 keep [4] - 61:22, 75:10, 111:11, 123:1 Kendall [4] - 101:24, 102:5, 102:9, 102:11 key [1] - 99:17 kicking [1] - 58:8 killed [1] - 116:14 kind [8] - 7:8, 44:8, 48:21, 51:9, 74:15, 91:8, 110:16, 132:16 knocked [1] - 57:2 knowledge [1] - 15:11 knows [2] - 24:24, 40:20 Kornblum [3] - 117:11, 117:19, 118:9 KORNBLUM [2] - 117:12, 117:18</p>	<p>Lar [1] - 98:25 large [6] - 88:11, 88:17, 88:19, 102:21, 103:5, 107:9 larger [3] - 85:16, 85:17, 126:4 LARRY [1] - 1:10 Larry [6] - 23:3, 23:15, 62:15, 96:25, 99:5, 135:5 larry [2] - 97:7, 133:17 last [31] - 4:20, 4:22, 5:21, 6:12, 10:5, 11:4, 14:2, 14:8, 36:12, 37:22, 45:14, 47:19, 52:1, 52:20, 82:5, 101:2, 103:19, 110:2, 110:8, 112:23, 125:20, 126:12, 126:21, 127:14, 128:7, 128:21, 128:23, 132:12, 133:19, 136:17, 136:20 lastly [1] - 81:17 late [3] - 107:8, 107:10, 113:23 latest [2] - 71:11, 71:12 law [7] - 33:9, 33:14, 33:15, 34:13, 39:22, 60:10, 76:19 Law [2] - 61:5, 61:11 lawn [1] - 115:8 LAWRENCE [1] - 1:19 Lawrence [1] - 4:9 lawyers [1] - 66:18 layers [1] - 32:23 LAZEWSKI [14] - 118:18, 118:19, 118:21, 119:14, 120:22, 120:25, 121:4, 121:15, 122:1, 122:15, 122:24, 123:9, 124:12, 124:19 Lazewski [1] - 118:18 lead [1] - 26:19 leading [1] - 103:6 leads [1] - 129:1 least [4] - 48:6, 71:12, 102:7, 140:7 leave [2] - 78:24, 80:9 leaves [1] - 99:20 leaving [2] - 58:10, 113:11 Leber [8] - 41:10, 51:23, 81:20, 81:23, 86:10, 92:15, 93:18, 93:20 LEBER [20] - 2:9, 82:3, 86:12, 86:16, 86:18, 92:20, 93:23, 94:3, 94:20, 99:15, 99:24, 100:3, 117:2, 117:6, 122:19, 123:1, 124:4, 126:11, 126:20, 139:14 leber [12] - 81:21,</p>	<p style="text-align: center;">L</p>	<p>label [1] - 10:6 lack [1] - 89:3 laid [3] - 94:21, 95:1, 95:3 land [27] - 29:15, 30:11, 30:17, 31:13, 32:12, 32:18, 33:4, 33:6, 33:8, 33:9, 33:14, 33:15, 33:20, 34:9, 34:13, 50:1, 50:3, 50:11, 50:18, 66:7, 66:9, 68:15, 70:10, 73:19, 134:14 Land [2] - 61:4, 61:10 landowner [1] - 75:7 landscape [1] - 24:4 landscapers [1] - 113:5 landscaping [3] - 27:13, 27:25, 29:14 lane [12] - 8:24, 9:1, 9:2, 9:4, 9:5, 9:6, 17:22, 86:22, 86:24, 90:16, 98:20, 122:3 Lane [6] - 110:3, 111:17, 113:14, 115:4, 117:19, 130:23 lanes [8] - 8:5, 9:1, 9:4, 10:25, 11:9, 119:21, 119:24, 122:6</p>
--	---	---	---	--	---	--	--	---	--

<p>92:19, 93:19, 99:12, 99:22, 121:18, 121:23, 122:13, 124:17, 125:22, 126:13, 126:16 left [45] - 8:24, 8:25, 9:1, 9:6, 9:11, 13:1, 81:4, 81:13, 81:14, 81:15, 86:13, 91:3, 91:5, 91:24, 92:9, 92:17, 93:11, 93:12, 93:15, 94:17, 95:4, 95:8, 95:18, 95:19, 95:21, 95:25, 96:4, 100:25, 103:19, 103:22, 104:14, 113:4, 116:3, 122:23, 124:10, 124:22, 125:19, 126:5, 127:9, 131:2, 132:12, 133:23 left-hand [1] - 126:5 lefts [1] - 81:10 legal [2] - 32:9, 36:19 legislative [1] - 77:8 less [1] - 39:14 lessen [1] - 18:14 lessened [1] - 62:4 lesser [1] - 36:15 lester [1] - 117:11 Lester [1] - 117:18 letting [1] - 124:2 level [7] - 37:23, 38:5, 56:9, 59:19, 70:22, 72:5, 90:24 levels [2] - 33:3, 80:22 LEVITON [94] - 1:10, 4:1, 4:6, 16:16, 16:23, 23:1, 24:6, 26:3, 26:7, 35:7, 40:1, 40:19, 43:6, 44:15, 44:24, 45:5, 49:15, 78:5, 78:12, 78:19, 78:23, 79:3, 79:11, 81:21, 82:12, 84:5, 84:24, 92:19, 93:16, 94:7, 96:16, 96:24, 98:25, 99:4, 100:8, 100:16, 100:19, 103:24, 104:23, 105:6, 106:18, 107:15, 108:11, 108:14, 108:18, 108:23, 111:10, 113:24, 114:2, 116:24, 117:7, 117:10, 118:8, 118:12, 120:20, 121:1, 123:16, 123:20, 124:14, 124:21, 124:25, 125:4, 125:7, 125:13, 126:13, 126:18, 127:15, 127:18, 127:23, 129:8, 129:15, 130:12, 131:6, 131:13, 131:17, 131:22, 132:5, 133:1, 133:10, 133:14, 133:17, 133:20, 134:3, 134:8, 134:18, 134:24, 135:3, 135:14, 135:19, 136:8,</p>	<p>137:2, 138:22, 139:3, 140:18 Leviton [1] - 129:22 libraries [1] - 127:4 License [1] - 141:20 license [1] - 24:3 licensed [2] - 23:19, 24:4 lifelong [1] - 102:3 light [1] - 9:10 likely [1] - 127:6 likewise [1] - 54:16 limit [6] - 82:6, 82:8, 88:1, 88:4, 137:16, 137:17 limitation [1] - 91:1 line [15] - 15:1, 17:19, 18:2, 20:4, 34:15, 42:21, 44:10, 56:9, 80:21, 82:23, 83:10, 85:18, 87:13, 112:21, 121:17 line's [1] - 98:18 lines [1] - 48:1 link [1] - 4:11 list [4] - 25:17, 111:16, 126:25, 127:22 listed [1] - 81:9 listen [2] - 59:8, 139:4 listened [1] - 134:22 listening [4] - 48:4, 112:14, 114:14, 116:23 literally [4] - 53:13, 95:9, 110:25, 116:13 literary [2] - 85:25, 93:8 live [5] - 27:1, 115:1, 115:2, 115:3, 117:19 lived [4] - 95:6, 101:1, 118:21, 118:22 lives [1] - 131:10 living [1] - 126:24 LLC [4] - 1:5, 4:2, 4:10, 139:20 loading [3] - 38:17, 38:20, 38:22 local [2] - 8:12, 110:10 located [2] - 4:15, 4:16 location [26] - 5:1, 5:10, 5:12, 5:13, 14:12, 21:13, 25:22, 28:1, 30:18, 33:2, 36:1, 40:9, 45:20, 50:6, 50:22, 51:1, 51:11, 51:14, 51:18, 51:25, 52:15, 69:15, 69:25, 101:11, 118:6, 119:24 locations [1] - 33:23 locks [1] - 99:20 longstanding [2] - 38:11, 65:13 look [19] - 9:19, 12:8, 25:12, 32:6, 34:7, 35:11, 35:23, 36:4, 45:7, 66:9,</p>	<p>90:15, 91:9, 92:4, 93:13, 94:10, 110:23, 121:6, 126:7 looked [7] - 25:6, 62:5, 62:8, 64:11, 71:14, 73:7, 119:19 looking [17] - 10:23, 11:8, 27:10, 28:17, 29:13, 33:4, 35:4, 38:16, 39:4, 54:12, 58:6, 60:24, 82:15, 96:5, 107:3, 121:19, 122:4 looks [3] - 35:9, 41:21, 91:20 loose [1] - 6:11 love [1] - 51:24 low [1] - 48:25 lower [2] - 26:17, 56:3 lunch [3] - 12:3, 13:23, 13:24</p> <p style="text-align: center;">M</p> <p>M-E-H-T-A [1] - 41:7 main [2] - 30:19, 86:20 major [4] - 30:18, 71:13, 119:14, 123:6 majority [2] - 9:12, 36:18 manager [2] - 98:8, 121:24 manager's [1] - 99:5 MANALAPAN [1] - 1:1 Manalapan [29] - 7:19, 8:1, 8:22, 9:3, 9:18, 12:3, 12:7, 14:6, 14:12, 23:25, 82:16, 83:3, 83:22, 84:10, 84:11, 85:7, 86:7, 110:3, 114:10, 114:16, 117:20, 118:22, 119:16 Manalapan's [1] - 101:11 maneuver [1] - 126:22 manifest [1] - 64:15 manifested [2] - 32:25, 64:13 manner [2] - 62:24, 107:22 MANTAGAS [9] - 1:14, 82:14, 82:20, 82:25, 83:5, 83:20, 83:24, 84:2, 133:11 map [4] - 105:11, 112:4, 112:22, 113:16 Maps [2] - 112:4, 112:5 maps [2] - 3:8, 110:23 marc [2] - 123:22, 139:13 MARC [1] - 2:9 March [2] - 139:24, 140:14</p>	<p>mark [8] - 11:2, 26:11, 26:12, 26:14, 111:12, 111:16, 111:22, 111:24 marked [8] - 10:1, 10:2, 15:25, 16:1, 16:4, 16:10, 26:5, 26:6 market [4] - 63:11, 63:24, 69:3, 69:8 marking [1] - 26:17 Master [14] - 36:11, 71:2, 71:6, 71:7, 72:14, 72:17, 72:22, 73:3, 73:16, 73:23, 73:25, 74:3 master [1] - 39:15 math [1] - 56:15 matter [5] - 5:8, 60:10, 129:17, 129:21, 129:22 Matter [1] - 1:4 matters [1] - 78:17 max [1] - 82:8 maximum [8] - 54:18, 55:15, 55:16, 55:25, 56:21, 56:22, 58:4, 58:14 McDonough [92] - 2:5, 5:5, 6:10, 23:5, 23:11, 23:12, 23:14, 23:18, 24:7, 24:14, 26:16, 26:23, 29:9, 35:3, 40:2, 40:17, 43:12, 43:14, 45:1, 45:3, 49:18, 50:16, 51:6, 51:20, 52:3, 52:11, 53:12, 53:18, 53:20, 55:8, 55:12, 55:22, 56:7, 57:15, 57:23, 59:18, 60:2, 60:19, 61:6, 61:12, 61:19, 62:2, 62:15, 63:10, 64:1, 64:11, 65:8, 65:21, 66:6, 66:14, 67:21, 68:14, 69:5, 69:18, 70:1, 71:4, 71:9, 72:15, 72:24, 73:5, 73:12, 73:21, 74:2, 74:7, 74:17, 75:1, 75:6, 75:12, 75:19, 75:24, 76:10, 76:16, 76:24, 77:10, 77:17, 77:25, 85:1, 85:3, 85:10, 85:21, 86:8, 109:1, 120:18, 120:20, 120:23, 120:25, 121:2, 121:12, 121:20, 121:21, 121:25, 139:11 mcDonough [2] - 24:16, 44:17 MCDONOUGH [3] - 23:13, 49:24, 56:15 mean [19] - 18:11, 27:4, 44:11, 48:10, 54:23, 54:24, 55:2, 55:8, 63:22, 65:19, 69:15, 75:9, 76:12, 77:12, 88:8, 98:3, 98:13, 103:11, 132:15 means [2] - 76:21,</p>	<p>137:20 measure [1] - 105:10 measured [1] - 121:15 measurement [1] - 105:11 mechanism [2] - 35:22, 77:18 Medici [6] - 32:11, 60:5, 62:8, 64:6, 67:6 meet [4] - 36:3, 37:10, 57:25, 59:10 meeting [21] - 4:21, 14:8, 15:13, 27:1, 41:22, 44:8, 52:24, 54:10, 57:8, 107:24, 109:18, 125:20, 126:12, 126:21, 127:14, 132:12, 136:17, 139:25, 140:8, 140:15 meetings [1] - 99:14 mehta [3] - 40:24, 42:3, 42:5 MEHTA [5] - 2:7, 41:6, 41:10, 41:15, 41:18 Mehta [3] - 41:6, 41:7, 98:7 MEMBER [1] - 16:19 member [9] - 23:20, 42:22, 103:16, 114:16, 115:20, 125:11, 129:10, 129:11, 134:24 member's [1] - 97:18 members [13] - 4:8, 43:20, 102:18, 103:2, 107:21, 110:14, 114:15, 125:21, 128:19, 128:21, 130:5, 137:13, 140:7 memory [1] - 44:20 mention [1] - 118:4 mentioned [4] - 12:17, 65:15, 72:12, 128:22 menu [6] - 20:18, 21:14, 22:3, 40:10, 58:19, 58:20 merely [2] - 62:19, 63:2 merge [1] - 116:13 met [5] - 25:21, 37:15, 39:15, 39:22, 39:23 microphone [1] - 97:8 middle [1] - 95:10 Middlesex [2] - 102:3, 102:13 might [5] - 9:18, 90:21, 113:4, 126:23, 129:6 mile [2] - 101:6, 106:4 miles [1] - 110:23 Mill [1] - 131:2 MILLER [5] - 1:15, 11:21, 15:17, 16:7, 16:12 Miller [1] - 15:18 miller [2] - 15:24, 96:17 Mills [50] - 8:9, 8:14,</p>
--	--	--	---	--

<p>38:21, 45:23, 51:3, 81:4, 83:3, 88:25, 89:2, 89:6, 91:4, 92:25, 93:13, 95:3, 95:6, 103:18, 103:22, 104:13, 104:14, 112:20, 113:4, 116:4, 118:5, 118:19, 118:21, 119:4, 119:6, 119:10, 119:15, 119:17, 119:18, 119:20, 120:1, 120:7, 122:10, 122:16, 122:20, 123:25, 124:20, 126:6, 127:9, 127:13, 128:22, 129:1, 129:3, 131:9, 131:20, 132:1, 132:10, 135:9 mind [1] - 16:20 minimus [1] - 37:6 minute [5] - 27:2, 83:17, 96:8, 96:9 minutes [7] - 27:3, 29:7, 35:5, 35:6, 40:3, 43:8, 79:18 misinterpretation [1] - 67:13 missed [2] - 100:10, 134:8 missing [1] - 38:16 mistaken [3] - 87:3, 90:7, 99:9 mitigate [2] - 30:24, 104:2 mixture [1] - 116:17 MOENCH [25] - 1:15, 9:23, 10:2, 10:7, 15:24, 16:5, 16:9, 16:13, 24:8, 26:11, 26:22, 78:11, 109:13, 111:21, 114:1, 117:9, 117:11, 118:11, 124:23, 125:3, 127:17, 127:20, 139:2, 139:23, 140:4 Moench [1] - 139:1 MOLLIE [1] - 1:11 Mollie [5] - 78:7, 96:25, 100:9, 100:17, 135:6 mollie [5] - 78:12, 104:25, 108:11, 130:14, 135:4 moment [2] - 15:21, 16:22 months [1] - 136:17 moot [2] - 135:14, 135:15 morning [2] - 41:19, 99:16 Most [1] - 12:21 most [3] - 13:15, 31:13, 48:11 motel [1] - 67:7 motels [2] - 62:10,</p>	<p>62:11 motoring [1] - 50:4 motorists [1] - 56:10 mountable [1] - 93:3 move [14] - 17:22, 21:13, 25:18, 31:19, 31:24, 35:10, 35:14, 48:19, 50:20, 57:19, 83:15, 92:14, 97:7, 99:5 movement [1] - 123:24 movements [9] - 12:20, 12:23, 13:3, 13:5, 13:6, 13:7, 33:19, 72:6 moves [4] - 33:8, 34:12, 80:12, 90:13 moving [2] - 31:22, 36:15 MR [461] - 4:5, 4:7, 6:19, 6:21, 6:22, 7:4, 7:6, 7:7, 9:15, 9:20, 9:25, 10:4, 10:8, 10:10, 11:1, 11:7, 11:15, 11:17, 11:21, 11:23, 15:17, 15:23, 16:2, 16:7, 16:12, 16:15, 18:22, 18:23, 18:25, 19:2, 19:3, 19:6, 19:8, 19:9, 19:15, 19:17, 19:18, 19:21, 19:24, 19:25, 20:2, 20:6, 20:8, 20:11, 20:14, 20:15, 21:1, 21:9, 21:15, 21:18, 22:4, 22:12, 22:16, 22:20, 22:22, 23:3, 23:9, 23:11, 23:14, 23:18, 24:13, 24:15, 26:6, 26:14, 26:16, 26:20, 26:23, 35:3, 40:7, 40:11, 40:16, 40:18, 40:23, 41:4, 41:6, 41:8, 41:10, 41:13, 41:15, 41:16, 41:18, 41:23, 41:25, 42:4, 43:4, 43:10, 43:18, 43:22, 43:25, 44:2, 44:5, 44:7, 44:11, 44:23, 45:3, 45:11, 46:4, 46:5, 46:8, 46:15, 46:17, 46:18, 46:21, 46:22, 47:7, 47:11, 47:14, 47:15, 47:18, 47:19, 48:8, 49:6, 49:9, 49:10, 49:11, 49:12, 49:24, 50:16, 51:6, 52:3, 52:11, 53:12, 53:18, 53:20, 55:2, 55:7, 55:12, 55:22, 56:7, 56:15, 57:15, 57:23, 59:13, 59:16, 60:2, 60:9, 60:19, 60:22, 61:6, 61:7, 61:12, 61:13, 61:19, 61:24, 62:2, 62:7, 62:15, 62:17, 63:10, 63:18, 64:1, 64:4, 64:11, 65:4, 65:8, 65:15, 65:21, 65:24, 66:6, 66:11, 66:14, 66:19,</p>	<p>67:21, 68:5, 68:14, 68:23, 69:5, 69:10, 69:18, 69:20, 70:1, 70:14, 71:4, 71:5, 71:9, 72:12, 72:15, 72:21, 72:24, 73:2, 73:5, 73:6, 73:12, 73:14, 73:21, 73:24, 74:2, 74:5, 74:7, 74:12, 74:17, 74:19, 75:1, 75:2, 75:6, 75:8, 75:12, 75:16, 75:19, 75:20, 75:24, 76:3, 76:10, 76:12, 76:16, 76:19, 76:24, 77:5, 77:10, 77:11, 77:17, 77:20, 77:25, 78:1, 79:2, 79:4, 79:13, 79:15, 80:8, 80:11, 81:1, 81:8, 81:16, 81:19, 81:23, 82:3, 82:9, 82:14, 82:19, 82:20, 82:24, 82:25, 83:4, 83:5, 83:12, 83:20, 83:23, 83:24, 84:1, 84:2, 84:4, 84:6, 84:11, 84:23, 84:25, 85:10, 85:18, 85:21, 85:22, 86:8, 86:10, 86:12, 86:14, 86:16, 86:17, 86:18, 87:2, 87:24, 88:1, 88:3, 88:5, 88:8, 88:11, 88:14, 88:16, 88:21, 88:22, 89:1, 89:3, 89:7, 89:8, 89:10, 89:11, 89:12, 89:15, 89:18, 89:21, 89:22, 89:25, 90:2, 90:3, 90:5, 90:6, 90:11, 90:16, 90:18, 90:19, 90:22, 90:25, 91:7, 91:9, 91:12, 91:13, 91:15, 91:17, 91:21, 91:23, 92:1, 92:5, 92:14, 92:20, 93:17, 93:19, 93:23, 93:24, 94:3, 94:5, 94:9, 94:20, 96:15, 96:22, 97:1, 97:7, 97:9, 97:15, 97:24, 98:1, 98:12, 98:13, 98:21, 98:24, 99:1, 99:8, 99:11, 99:12, 99:15, 99:21, 99:24, 100:1, 100:3, 100:7, 100:11, 101:18, 102:1, 102:2, 102:10, 102:11, 102:15, 102:16, 102:25, 103:1, 103:8, 103:10, 103:14, 103:15, 104:3, 105:2, 105:7, 105:10, 105:12, 105:13, 105:14, 105:17, 105:19, 105:24, 106:4, 106:5, 106:7, 106:11, 106:16, 106:20, 107:1, 107:7, 107:17, 108:20, 109:15, 109:19, 109:21, 109:24, 110:1, 111:12, 111:17, 111:19, 111:24, 112:3, 112:7, 112:10,</p>	<p>112:12, 112:13, 114:6, 114:8, 114:11, 114:13, 117:1, 117:2, 117:4, 117:6, 117:12, 117:16, 117:18, 118:16, 118:18, 118:20, 118:21, 119:5, 119:14, 120:22, 120:23, 120:25, 121:4, 121:12, 121:15, 121:21, 121:25, 122:1, 122:13, 122:15, 122:19, 122:24, 123:1, 123:9, 123:18, 123:22, 124:4, 124:12, 124:17, 124:19, 125:18, 126:11, 126:15, 126:19, 126:20, 128:12, 129:12, 130:3, 131:7, 131:16, 131:18, 131:24, 132:18, 132:19, 133:5, 133:11, 133:15, 133:18, 133:21, 134:7, 134:10, 134:21, 135:1, 135:4, 135:6, 135:8, 135:12, 135:16, 135:23, 136:12, 136:18, 137:5, 138:3, 138:8, 139:4, 139:7, 139:9, 139:14, 139:15, 139:16, 139:17, 139:18, 139:24, 140:6 MS [62] - 9:23, 10:2, 10:7, 15:24, 16:5, 16:9, 16:13, 24:8, 26:11, 26:22, 41:21, 44:3, 44:6, 49:17, 50:12, 50:20, 51:10, 52:8, 52:13, 53:16, 53:19, 54:23, 55:6, 55:11, 55:20, 55:25, 56:13, 57:5, 57:22, 59:12, 59:15, 78:8, 78:11, 78:18, 78:22, 100:18, 100:20, 105:1, 106:12, 106:17, 108:12, 108:16, 109:13, 111:21, 114:1, 117:9, 117:11, 118:11, 121:18, 121:23, 124:23, 125:3, 127:17, 127:20, 130:17, 132:9, 132:25, 135:10, 136:16, 139:2, 139:23, 140:4 multiple [2] - 119:20, 119:21 municipal [1] - 127:3 Municipal [2] - 61:4, 61:10 murals [2] - 53:22, 54:1 muted [2] - 124:13, 131:23</p>	<p>63:13, 64:3, 109:17, 109:25, 110:1, 110:2, 114:7, 114:8, 117:17, 117:18, 118:17, 118:18 named [1] - 129:10 names [1] - 24:10 nancy [1] - 127:21 NANCY [1] - 1:16 national [6] - 23:21, 28:10, 32:19, 32:21, 32:23, 68:25 natural [1] - 66:7 nature [4] - 27:5, 34:23, 58:21, 68:11 near [1] - 8:7 nearly [1] - 12:6 neater [1] - 13:7 necessarily [3] - 63:16, 70:5, 95:17 necessary [5] - 37:18, 38:5, 55:9, 94:2, 131:4 need [38] - 11:5, 19:3, 27:2, 43:7, 56:2, 61:25, 62:2, 62:5, 63:6, 63:9, 63:15, 63:22, 68:24, 69:2, 69:7, 69:11, 69:21, 70:6, 70:17, 72:4, 87:5, 91:12, 97:12, 100:23, 108:5, 109:16, 109:17, 111:15, 121:2, 128:15, 129:25, 132:6, 134:25, 135:10, 136:5, 138:1, 139:9, 139:11 needed [5] - 54:21, 58:18, 62:9, 62:11, 72:1 needs [7] - 53:3, 56:4, 59:10, 87:15, 108:4, 116:22, 117:22 negative [8] - 28:21, 29:21, 30:24, 36:20, 37:5, 37:14, 38:7, 134:19 neighbor [1] - 115:2 neighborhood [14] - 35:11, 104:7, 104:21, 105:9, 105:22, 112:4, 112:16, 115:10, 115:16, 115:17, 116:2, 120:4, 136:10 Neighborhood [1] - 111:18 neighboring [1] - 42:14 neighbors [1] - 116:1 nestle [1] - 28:25 nestled [1] - 68:19 network [1] - 52:20 never [2] - 104:4, 123:6 New [40] - 5:15, 5:24, 7:25, 8:10, 9:2, 10:20, 10:24, 12:9, 12:11, 19:18, 19:19, 23:19, 23:24,</p>
--	---	---	---	---

N

<p>45:22, 46:14, 82:21, 83:2, 88:1, 88:4, 88:6, 88:7, 88:13, 88:18, 88:19, 88:24, 91:18, 101:23, 102:6, 102:22, 103:6, 105:8, 106:15, 114:10, 119:10, 136:10, 141:4, 141:8</p> <p>new [21] - 5:20, 8:13, 15:12, 15:13, 17:4, 17:14, 17:25, 19:11, 29:25, 31:2, 34:7, 42:7, 43:20, 53:6, 54:24, 54:25, 98:2, 104:2, 104:23, 109:7, 110:18</p> <p>next [17] - 23:2, 24:1, 70:4, 85:25, 87:20, 102:4, 105:21, 110:21, 113:10, 113:25, 114:1, 117:10, 118:10, 123:17, 123:19, 136:4, 138:24</p> <p>nexus [5] - 49:25, 50:17, 66:7, 73:23, 73:25</p> <p>nice [4] - 27:13, 28:23, 29:14, 123:13</p> <p>nicely [3] - 27:12, 28:25, 29:15</p> <p>night [2] - 95:7, 95:9</p> <p>nightly [1] - 23:23</p> <p>nightmare [1] - 120:9</p> <p>Nirav [1] - 41:6</p> <p>NIRAV [2] - 2:7, 41:7</p> <p>NJ [1] - 1:23</p> <p>NJDOT [2] - 47:8, 95:14</p> <p>non [10] - 25:1, 25:2, 31:20, 31:21, 31:22, 64:18, 64:20, 65:14, 67:24, 67:25</p> <p>non-office [10] - 25:1, 25:2, 31:20, 31:21, 31:22, 64:18, 64:20, 65:14, 67:24, 67:25</p> <p>nonconforming [5] - 29:23, 75:23, 76:5, 76:21, 77:7</p> <p>nonpermitted [1] - 60:14</p> <p>nonresidential [1] - 33:1</p> <p>norm [2] - 15:7, 15:9</p> <p>normal [1] - 140:10</p> <p>normalcy [1] - 15:5</p> <p>north [5] - 112:19, 113:3, 120:9, 122:5</p> <p>North [1] - 118:2</p> <p>northwest [2] - 8:7, 102:21</p> <p>Notary [1] - 141:21</p> <p>note [2] - 39:10, 88:4</p> <p>noted [3] - 96:22, 96:23, 127:10</p>	<p>notes [7] - 39:12, 55:23, 57:1, 57:3, 75:24, 94:4, 96:18</p> <p>nothing [4] - 16:21, 22:9, 88:24, 104:23</p> <p>notice [3] - 104:21, 140:11, 140:13</p> <p>noticeable [2] - 104:7, 104:12</p> <p>noticed [2] - 85:24, 86:2</p> <p>number [26] - 9:21, 10:6, 10:7, 11:6, 14:10, 21:5, 27:23, 29:17, 32:11, 33:7, 33:8, 48:6, 48:25, 55:12, 79:25, 105:13, 105:14, 105:17, 105:19, 105:23, 110:13, 110:20, 112:24, 113:8, 124:23, 139:20</p> <p>Number [1] - 4:2</p> <p>NUMBER [1] - 3:2</p> <p>numbers [8] - 24:11, 26:17, 83:16, 95:13, 96:6, 106:19, 110:11, 137:15</p>	<p>occurring [1] - 92:18</p> <p>occurs [1] - 97:25</p> <p>OF [7] - 1:1, 1:1, 1:4, 1:23, 2:1, 3:1, 16:19</p> <p>offer [5] - 45:13, 59:3, 95:20, 104:24, 127:24</p> <p>offered [2] - 71:21, 129:10</p> <p>offering [1] - 108:1</p> <p>offers [1] - 70:6</p> <p>office [21] - 11:21, 25:1, 25:2, 28:6, 31:20, 31:21, 31:22, 32:25, 59:24, 64:15, 64:18, 64:20, 65:14, 67:24, 67:25, 70:13, 127:1, 127:8, 129:1</p> <p>Officer [1] - 1:16</p> <p>offices [3] - 64:13, 127:2</p> <p>offset [1] - 121:14</p> <p>often [3] - 79:8, 83:19, 138:8</p> <p>Ogden [1] - 117:19</p> <p>old [1] - 62:15</p> <p>once [2] - 11:19, 80:12</p> <p>one [95] - 5:12, 8:19, 8:21, 9:4, 9:5, 10:21, 12:11, 13:15, 15:18, 15:23, 18:20, 20:5, 25:19, 26:12, 26:24, 32:11, 32:24, 33:7, 42:3, 42:10, 53:2, 53:3, 53:4, 54:1, 54:2, 55:23, 56:10, 58:3, 58:8, 58:12, 59:21, 61:3, 61:7, 61:14, 61:16, 62:19, 63:3, 65:24, 66:2, 70:3, 70:5, 70:7, 70:8, 71:13, 74:3, 74:18, 74:21, 78:2, 79:22, 81:3, 83:17, 84:14, 84:16, 85:11, 85:23, 86:1, 86:12, 86:19, 90:6, 90:14, 91:16, 97:2, 99:14, 99:21, 100:2, 100:20, 102:12, 102:18, 103:2, 105:5, 110:24, 110:25, 111:25, 112:3, 112:4, 112:5, 113:18, 122:6, 123:7, 124:5, 124:7, 125:18, 125:20, 128:20, 128:21, 129:23, 136:15, 138:10, 138:14, 139:7</p> <p>one-third [2] - 12:11, 32:24</p> <p>one-way [2] - 8:19, 10:21</p> <p>ones [5] - 13:2, 31:8, 72:25</p> <p>OP-3 [7] - 1:6, 4:17, 31:17, 35:25, 58:2, 58:7, 58:11</p>	<p>open [5] - 17:4, 20:1, 25:25, 108:24, 132:24, 133:3</p> <p>opening [2] - 85:16, 123:8</p> <p>opens [3] - 12:19, 65:11, 109:7</p> <p>operates [1] - 5:1</p> <p>operating [1] - 13:8</p> <p>operation [1] - 47:16</p> <p>operations [2] - 43:3, 47:21</p> <p>opinion [9] - 14:9, 18:11, 22:14, 57:14, 87:4, 103:10, 129:22, 133:12, 133:13</p> <p>opportunities [1] - 137:7</p> <p>opportunity [4] - 16:21, 128:8, 132:3, 136:24</p> <p>opposed [1] - 36:17</p> <p>opposite [1] - 115:3</p> <p>option [3] - 17:4, 70:7, 109:7</p> <p>oranges [1] - 111:2</p> <p>order [15] - 17:17, 17:19, 18:5, 21:5, 42:15, 42:22, 48:11, 48:15, 48:18, 48:19, 60:25, 82:21, 83:1, 97:5, 124:8</p> <p>ordering [1] - 90:13</p> <p>ordinance [9] - 25:13, 30:2, 31:4, 64:14, 68:16, 71:1, 77:22, 127:12</p> <p>orientation [1] - 25:10</p> <p>original [1] - 81:9</p> <p>originally [1] - 94:21</p> <p>ought [1] - 133:8</p> <p>outdoor [3] - 31:6, 86:19, 86:21</p> <p>outrageous [1] - 115:19</p> <p>outside [2] - 95:5, 113:19</p> <p>outweigh [1] - 38:2</p> <p>overall [1] - 39:9</p> <p>overbrand [1] - 59:9</p> <p>overbranding [1] - 54:14</p> <p>overhead [1] - 10:15</p> <p>overpowers [1] - 54:7</p> <p>oversized [1] - 36:23</p> <p>overwhelmed [1] - 90:8</p> <p>own [2] - 44:20, 98:18</p> <p>owned [1] - 5:18</p> <p>owner [3] - 74:14, 75:3, 75:17</p> <p>owners [2] - 140:12, 140:14</p>	<p style="text-align: center;">P</p> <p>P-1 [2] - 3:8, 111:14</p> <p>P.E [1] - 1:16</p> <p>p.m [3] - 1:2, 81:11, 140:21</p> <p>P.P [3] - 1:17, 2:5, 2:9</p> <p>pace [1] - 39:20</p> <p>package [3] - 39:9, 53:5, 59:7</p> <p>packages [1] - 82:4</p> <p>packet [4] - 26:4, 26:12, 79:5, 81:5</p> <p>PAGE [1] - 3:2</p> <p>Page [1] - 54:17</p> <p>pages [2] - 111:22, 112:1</p> <p>pains [1] - 137:21</p> <p>painted [1] - 93:8</p> <p>pandemic [3] - 14:3, 15:4, 18:13</p> <p>parameters [1] - 138:23</p> <p>paraphrasing [1] - 68:7</p> <p>parent [1] - 117:21</p> <p>Park [4] - 101:24, 102:5, 102:9, 102:11</p> <p>park [5] - 15:1, 18:6, 88:12, 89:4, 103:2</p> <p>parked [2] - 79:7, 80:25</p> <p>parking [23] - 8:20, 10:22, 14:23, 15:6, 17:23, 18:6, 31:11, 37:9, 38:18, 38:19, 38:23, 42:16, 48:12, 49:1, 80:24, 82:18, 82:23, 83:9, 83:21, 87:8, 87:16, 90:12</p> <p>parks [2] - 101:12, 127:1</p> <p>part [22] - 5:3, 11:19, 16:11, 25:4, 26:4, 29:20, 34:12, 34:25, 35:9, 36:12, 38:18, 43:3, 48:11, 51:17, 52:1, 57:2, 63:8, 63:20, 65:16, 67:1, 67:23, 75:5</p> <p>Part [1] - 32:11</p> <p>participant [1] - 109:10</p> <p>participants [2] - 17:3, 109:6</p> <p>particular [30] - 20:24, 24:5, 25:3, 25:4, 25:23, 29:1, 30:14, 30:16, 32:15, 33:4, 33:13, 36:1, 36:7, 51:13, 52:6, 56:11, 60:17, 60:21, 60:25, 62:2, 62:23, 63:14, 64:12, 64:15, 66:9, 68:3, 68:20, 72:16, 73:9, 74:22</p> <p>particularly [3] - 28:20, 32:14, 65:17</p>
<p style="text-align: center;">O</p> <p>o'clock [2] - 95:7, 95:9</p> <p>oath [12] - 6:18, 6:23, 7:2, 23:7, 41:3, 81:24, 82:1, 109:23, 114:5, 117:14, 118:15, 141:6</p> <p>obey [1] - 94:18</p> <p>objections [1] - 112:8</p> <p>objective [1] - 73:19</p> <p>objectives [1] - 71:13</p> <p>obligation [1] - 55:7</p> <p>observation [3] - 49:6, 49:8, 98:7</p> <p>observations [2] - 14:17, 48:4</p> <p>observe [1] - 119:2</p> <p>observed [6] - 15:2, 18:10, 19:12, 48:7, 80:11, 119:3</p> <p>observer [1] - 120:6</p> <p>obtained [1] - 46:1</p> <p>obviously [12] - 14:5, 14:6, 17:21, 18:12, 58:21, 59:22, 89:23, 97:20, 98:13, 98:16, 128:17, 129:2</p> <p>occasional [2] - 104:6, 104:10</p> <p>occasionally [1] - 49:3</p> <p>occupancy [1] - 114:24</p> <p>occurred [2] - 79:25, 80:3</p>	<p style="text-align: center;">O</p>	<p style="text-align: center;">O</p>	<p style="text-align: center;">O</p>	<p style="text-align: center;">O</p>

<p>particulars [2] - 74:8, 74:9 parties [1] - 141:12 parts [2] - 32:11, 97:17 pass [1] - 137:3 passed [3] - 32:22, 35:1, 36:12 passes [1] - 33:13 passing [1] - 113:1 past [2] - 102:19, 127:12 patient [1] - 44:19 patio [2] - 86:21, 87:8 patron [1] - 14:4 patrons [2] - 86:15, 86:16 pattern [10] - 8:19, 35:11, 48:8, 49:25, 50:1, 65:12, 82:17, 89:20, 104:20, 134:13 patterns [3] - 50:2, 119:12 peak [10] - 12:1, 12:3, 12:4, 12:5, 46:16, 47:3, 47:9, 86:4, 96:9, 104:15 people [38] - 9:10, 14:24, 14:25, 48:20, 69:22, 69:24, 80:17, 82:20, 83:6, 83:8, 86:23, 87:9, 91:3, 92:8, 94:10, 94:18, 94:19, 98:22, 100:25, 101:5, 104:16, 106:14, 112:18, 113:4, 115:12, 115:13, 115:14, 116:3, 116:5, 116:7, 120:8, 120:10, 126:7, 130:21, 133:23, 135:1 per [2] - 58:22, 115:6 percent [11] - 15:9, 42:12, 54:19, 70:2, 79:18, 79:20, 79:21, 79:22, 79:25, 80:3, 81:15 perfect [1] - 26:22 perfectly [2] - 28:7, 83:13 performed [4] - 7:10, 45:17, 45:25, 47:6 perhaps [3] - 90:20, 128:24, 129:6 perimeter [2] - 27:14, 31:15 period [3] - 55:1, 65:6, 79:17 periods [1] - 48:24 permission [2] - 25:25, 132:7 permit [3] - 77:16, 108:17, 136:24 permits [3] - 58:2, 58:7, 58:11</p>	<p>permitted [22] - 30:2, 39:5, 55:15, 56:1, 56:21, 58:3, 58:12, 58:14, 58:25, 59:2, 60:13, 65:6, 71:1, 73:10, 76:1, 76:5, 76:7, 81:5, 95:4, 127:1, 127:5, 127:11 perpetually [1] - 33:1 person [3] - 95:23, 116:13, 131:9 personally [1] - 85:24 perspectives [1] - 56:4 pertains [1] - 37:23 phone [3] - 17:6, 17:16, 44:8 photo [2] - 11:4, 91:10 Photograph [3] - 3:3, 3:4, 3:5 photograph [2] - 10:13, 10:14 photographs [11] - 3:6, 10:14, 16:3, 16:5, 16:8, 26:1, 29:8, 41:11, 41:14 photos [10] - 9:16, 18:21, 18:24, 18:25, 19:4, 20:10, 25:8, 27:20, 40:14, 41:9 physical [8] - 29:12, 30:23, 62:5, 64:24, 64:25, 68:17, 94:13, 94:15 pick [3] - 17:20, 115:7, 134:5 picked [1] - 42:17 pickup [3] - 48:14, 99:10, 99:16 picture [4] - 11:13, 100:23, 119:19, 121:6 pictures [5] - 11:15, 11:22, 16:13, 27:18 piece [1] - 52:17 pillars [1] - 74:3 place [11] - 7:18, 7:23, 11:14, 17:17, 20:5, 32:20, 33:12, 42:14, 120:1, 135:20, 141:9 placed [4] - 20:19, 40:12, 61:2, 70:15 placement [1] - 22:17 places [2] - 69:22, 138:9 placing [1] - 17:18 Plains [1] - 19:19 Plan [14] - 36:11, 71:2, 71:6, 71:7, 72:14, 72:17, 72:22, 73:3, 73:16, 73:23, 73:25, 74:3 plan [29] - 6:15, 7:19, 12:16, 20:9, 21:2, 21:3, 21:12, 21:13, 22:8, 22:11, 22:13, 22:15, 24:23,</p>	<p>30:25, 35:9, 35:13, 35:15, 36:14, 37:13, 50:18, 54:6, 71:14, 71:25, 85:23, 92:21, 96:17, 97:6, 127:6 planned [2] - 86:6, 87:16 Planner [4] - 1:17, 6:9, 23:5, 23:19 planner [10] - 23:13, 25:16, 40:2, 43:7, 51:21, 53:6, 55:9, 86:9, 109:1, 136:5 planners [1] - 61:20 Planners [1] - 23:21 planning [26] - 6:12, 24:19, 24:22, 25:6, 25:11, 25:13, 25:19, 28:18, 29:6, 31:17, 32:7, 32:13, 33:24, 34:9, 34:14, 39:7, 39:25, 54:13, 54:24, 55:4, 57:19, 61:4, 61:17, 62:20, 62:22, 63:3 plans [5] - 20:21, 84:8, 84:14, 97:5, 121:19 planting [1] - 28:16 play [1] - 113:18 Plaza [1] - 101:6 plenty [3] - 30:8, 44:1, 95:18 pocket [1] - 70:11 point [27] - 22:16, 24:25, 27:1, 39:12, 42:21, 43:24, 44:13, 49:7, 61:19, 79:7, 80:3, 97:2, 97:11, 99:1, 106:1, 106:22, 107:2, 108:22, 108:24, 110:7, 120:15, 120:17, 123:23, 128:25, 133:11, 138:1 pointed [1] - 110:10 pointing [1] - 92:3 points [13] - 13:15, 29:19, 31:9, 32:5, 34:3, 52:6, 59:5, 71:19, 74:13, 74:15, 74:25, 87:7, 94:6 Police [2] - 84:10, 84:11 police [4] - 84:13, 84:22, 95:11, 96:4 policies [1] - 25:14 policy [1] - 72:8 poll [4] - 130:10, 130:13, 134:22, 135:17 pools [1] - 113:5 popular [1] - 42:8 portfolio [1] - 11:19 portion [1] - 16:25 posed [3] - 101:12, 103:16, 105:4 position [3] - 21:7, 22:1, 40:12</p>	<p>positioned [1] - 92:2 positive [7] - 32:25, 36:20, 37:16, 38:3, 49:19, 61:1, 67:2 possible [2] - 13:2, 13:5 posted [2] - 93:11, 95:19 posting [1] - 95:16 postpone [1] - 130:16 potential [1] - 125:23 potentially [2] - 101:16, 101:17 PowerPoint [3] - 3:8, 111:22, 111:25 practice [1] - 108:9 precedent [1] - 85:17 predated [2] - 30:1, 68:16 predates [1] - 76:19 predicate [2] - 34:15, 71:20 predominant [1] - 104:8 predominantly [1] - 30:20 preexisting [2] - 75:22, 76:20 prepared [2] - 5:5, 108:1 preparing [1] - 46:10 present [7] - 28:5, 45:2, 77:12, 110:5, 111:8, 119:2, 131:3 presented [1] - 53:8 presently [4] - 5:1, 5:18, 31:21, 38:16 preservation [3] - 31:15, 34:10, 37:12 PRESERVING [1] - 1:25 presumed [1] - 63:24 presumption [3] - 63:24, 64:1, 64:2 pretty [2] - 40:5, 122:2 prevent [1] - 92:17 previous [2] - 20:16, 128:18 previously [10] - 6:20, 7:1, 9:24, 12:17, 21:11, 76:23, 81:25, 99:9, 99:14, 103:12 Price [9] - 62:13, 62:15, 62:18, 62:25, 63:7, 64:5, 66:15, 67:2, 67:11 primarily [1] - 115:12 primary [1] - 31:18 prime [1] - 115:13 privileges [1] - 9:16 probable [1] - 75:14 problem [16] - 14:10, 14:13, 31:8, 37:2, 71:24, 83:5, 104:1, 104:2, 104:4,</p>	<p>115:18, 120:3, 126:17, 129:16, 129:19, 129:23, 131:11 problems [3] - 15:19, 37:8, 72:2 procedure [5] - 15:14, 17:2, 20:3, 80:10, 98:3 procedures [5] - 18:14, 19:11, 19:14, 19:23, 42:7 proceed [1] - 108:7 proceeding [1] - 70:22 PROCEEDINGS [1] - 1:4 process [2] - 17:14, 18:9 processed [1] - 13:13 processing [2] - 48:14, 83:17 professional [4] - 20:12, 23:17, 98:14, 127:2 Professional [3] - 6:9, 23:5, 23:19 professionals [10] - 4:8, 40:5, 40:21, 43:11, 81:13, 100:13, 106:9, 107:20, 139:6, 139:8 proffer [1] - 13:9 prohibit [2] - 77:9, 126:22 prohibited [2] - 77:21, 77:24 project [11] - 19:1, 20:12, 23:13, 33:13, 35:14, 35:16, 36:10, 37:18, 93:21, 137:23 projects [1] - 41:12 promote [8] - 34:9, 50:24, 51:8, 54:9, 54:12, 61:16, 66:13, 72:18 promoted [1] - 67:5 promotes [5] - 33:14, 39:7, 50:10, 50:14, 50:19 promoting [3] - 51:4, 62:19, 63:2 promotion [3] - 33:16, 34:6, 61:9 prong [3] - 33:7, 33:8, 37:22 prongs [1] - 32:10 pronounce [1] - 62:13 proof [2] - 32:25, 62:10 proofs [4] - 31:17, 67:16, 67:22, 74:21 proper [3] - 6:6, 116:16, 134:14 properties [4] - 64:9, 65:5, 66:12, 114:21 property [28] - 4:14, 4:16, 12:18, 20:7, 20:9, 27:22, 28:24, 29:13,</p>
---	---	---	--	--

<p>52:17, 59:25, 63:1, 63:4, 64:8, 67:19, 68:6, 68:17, 74:14, 75:3, 85:25, 86:13, 114:18, 114:23, 121:17, 126:24, 131:1, 140:12, 140:13</p> <p>proposed [20] - 6:7, 8:1, 8:9, 8:21, 12:7, 19:22, 22:15, 25:12, 28:25, 29:15, 46:23, 54:1, 55:14, 58:17, 68:12, 85:7, 86:6, 89:23, 116:2, 116:6</p> <p>proposing [4] - 11:13, 28:9, 58:16, 58:18</p> <p>prototype [1] - 28:9</p> <p>prove [7] - 60:25, 61:15, 61:25, 62:21, 62:22, 67:10, 67:15</p> <p>provide [15] - 7:14, 33:17, 33:22, 33:25, 44:13, 59:23, 72:17, 86:19, 106:21, 106:25, 107:14, 128:15, 136:1, 136:21, 137:9</p> <p>provided [3] - 95:13, 98:6, 141:6</p> <p>provides [3] - 6:6, 69:23, 72:5</p> <p>providing [3] - 24:19, 137:12, 137:15</p> <p>proximity [1] - 101:14</p> <p>public [27] - 7:17, 16:25, 21:21, 24:17, 35:2, 40:22, 43:20, 48:3, 50:4, 50:15, 50:19, 58:3, 58:12, 66:3, 99:7, 107:9, 108:13, 108:22, 108:24, 111:13, 114:15, 125:11, 128:4, 128:10, 137:14, 140:7, 140:20</p> <p>PUBLIC [1] - 16:19</p> <p>pull [2] - 100:23, 124:8</p> <p>pulled [1] - 27:6</p> <p>pulling [2] - 71:10, 86:23</p> <p>pulls [1] - 99:18</p> <p>pure [1] - 56:15</p> <p>purely [1] - 88:9</p> <p>purpose [11] - 33:16, 33:21, 33:24, 34:5, 34:8, 50:21, 50:22, 51:10, 51:16, 61:20, 130:8</p> <p>purposes [4] - 33:11, 33:14, 33:15, 65:9</p> <p>pursue [1] - 129:6</p> <p>put [9] - 21:4, 31:1, 39:21, 55:17, 56:8, 63:10, 91:8, 92:8, 100:2</p> <p>putting [3] - 44:22, 48:15, 52:16</p>	<p style="text-align: center;">Q</p> <p>qualifying [1] - 24:14</p> <p>questions [32] - 19:10, 22:24, 39:20, 43:11, 43:17, 43:19, 44:1, 45:15, 49:13, 49:17, 51:7, 55:4, 55:10, 59:14, 59:17, 61:23, 79:2, 82:11, 84:3, 84:23, 92:12, 97:1, 100:15, 105:4, 105:5, 108:25, 110:19, 110:20, 122:9, 136:6, 140:9</p> <p>queue [17] - 21:5, 42:24, 48:10, 48:13, 80:5, 80:12, 98:9, 120:13, 122:7, 122:10, 122:17, 122:23, 123:3, 123:7, 124:2, 124:11, 124:12</p> <p>queue's [1] - 122:24</p> <p>queued [1] - 117:8</p> <p>queueing [5] - 90:21, 97:2, 97:10, 97:22, 98:15</p> <p>queues [4] - 15:2, 48:7, 80:2, 80:16</p> <p>queuing [6] - 14:9, 14:11, 14:18, 15:14, 18:2, 18:14</p> <p>quick [1] - 130:13</p> <p>quicker [1] - 90:13</p> <p>quickly [2] - 39:17, 125:18</p> <p>quite [2] - 105:15, 136:2</p> <p>quote [1] - 47:25</p> <p style="text-align: center;">R</p> <p>R1 [3] - 58:2, 58:7, 58:11</p> <p>raise [6] - 17:5, 109:4, 109:7, 109:8, 109:12, 128:6</p> <p>raised [3] - 84:9, 127:17, 128:21</p> <p>raising [1] - 56:12</p> <p>Randolph [1] - 36:21</p> <p>range [1] - 49:2</p> <p>ratable [2] - 72:17, 73:19</p> <p>rather [2] - 108:16, 119:4</p> <p>rationale [3] - 38:11, 56:18, 57:19</p> <p>Rea [1] - 5:5</p> <p>reach [3] - 80:6, 119:11, 122:22</p> <p>reacting [1] - 53:14</p> <p>reaction [1] - 68:22</p>	<p>read [2] - 81:5, 128:17</p> <p>readings [1] - 79:17</p> <p>ready [2] - 66:4, 67:17</p> <p>real [3] - 7:22, 27:13, 67:25</p> <p>realistic [1] - 131:4</p> <p>really [22] - 6:5, 28:15, 31:14, 36:8, 49:3, 51:10, 58:9, 62:20, 67:3, 69:21, 80:17, 87:12, 88:22, 95:22, 96:10, 108:21, 110:9, 112:15, 119:12, 120:16, 130:3, 132:8</p> <p>Realty [1] - 67:3</p> <p>rear [9] - 32:3, 34:11, 35:17, 38:14, 38:22, 58:2, 58:7, 86:13, 121:5</p> <p>reason [6] - 4:10, 73:20, 73:22, 92:22, 114:22, 133:22</p> <p>reasonable [1] - 64:2</p> <p>reasonably [1] - 75:14</p> <p>reasons [5] - 7:10, 30:8, 31:10, 33:10, 85:4</p> <p>rebooting [1] - 16:17</p> <p>rebranding [1] - 77:1</p> <p>received [1] - 53:13</p> <p>recently [1] - 17:15</p> <p>receptacle [4] - 86:19, 86:20, 86:22, 87:1</p> <p>receptacles [6] - 86:19, 87:3, 87:6, 87:15, 93:25, 94:1</p> <p>recess [4] - 27:2, 40:3, 43:8, 43:9</p> <p>recognize [1] - 104:1</p> <p>recommendation [2] - 21:20, 57:12</p> <p>recommending [2] - 20:18, 130:9</p> <p>reconcile [2] - 70:25, 71:1</p> <p>record [23] - 6:24, 16:11, 18:20, 23:10, 34:19, 34:21, 39:21, 40:12, 40:15, 41:5, 46:20, 57:6, 60:23, 61:2, 62:10, 70:16, 108:19, 109:2, 114:15, 114:17, 129:9, 129:18, 137:24</p> <p>RECORD [1] - 1:25</p> <p>Recording [1] - 1:15</p> <p>rectangular [2] - 8:18, 58:13</p> <p>red [1] - 112:21</p> <p>redesigning [1] - 52:20</p> <p>redevelopment [2] - 30:25, 34:10</p> <p>reduce [2] - 15:1, 17:21</p> <p>reduction [1] - 84:8</p>	<p>Reexamination [2] - 72:23, 73:3</p> <p>refer [3] - 61:1, 61:20, 101:24</p> <p>referee [1] - 141:7</p> <p>referenced [4] - 19:11, 41:9, 72:25, 73:2</p> <p>referred [2] - 98:7, 136:2</p> <p>referring [4] - 13:18, 54:17, 103:2, 119:7</p> <p>reflection [1] - 4:24</p> <p>refresh [1] - 44:20</p> <p>regard [19] - 27:11, 34:25, 36:12, 37:14, 37:19, 39:24, 50:9, 70:16, 72:7, 73:18, 74:4, 74:13, 75:21, 85:22, 87:18, 90:25, 115:21, 125:22, 133:25</p> <p>regarding [3] - 45:16, 68:6, 101:20</p> <p>regardless [1] - 110:11</p> <p>regards [2] - 100:21, 101:4</p> <p>Registered [2] - 141:3, 141:20</p> <p>regular [4] - 79:23, 80:1, 80:4, 80:24</p> <p>reiterate [2] - 51:20, 103:20</p> <p>rejected [1] - 73:20</p> <p>related [4] - 38:8, 38:17, 129:18, 141:11</p> <p>relates [1] - 35:18</p> <p>relative [3] - 22:1, 47:22, 141:13</p> <p>relief [25] - 24:24, 25:15, 25:17, 31:18, 35:1, 35:17, 35:19, 35:20, 36:13, 36:15, 37:19, 37:22, 37:23, 38:5, 38:17, 39:3, 39:15, 39:23, 54:21, 58:7, 60:7, 60:10, 64:20</p> <p>reluctance [1] - 137:8</p> <p>relying [2] - 74:20, 74:21</p> <p>remain [3] - 6:23, 22:3, 81:24</p> <p>remember [2] - 87:20, 88:14</p> <p>remind [2] - 6:22, 81:24</p> <p>remove [2] - 13:4, 132:1</p> <p>removed [1] - 131:20</p> <p>repair [1] - 27:15</p> <p>repeat [1] - 48:9</p> <p>replicated [1] - 14:18</p> <p>report [16] - 5:5, 9:8, 12:14, 12:24, 13:18, 16:1, 16:10, 20:18, 21:20, 46:6,</p>	<p>53:13, 53:16, 54:17, 81:9, 95:14, 97:19</p> <p>reporter [2] - 23:4, 78:13</p> <p>Reporter [1] - 141:3</p> <p>REPORTING [1] - 1:22</p> <p>reports [3] - 71:7, 72:23, 73:3</p> <p>reposed [1] - 17:13</p> <p>representations [1] - 45:25</p> <p>represented [1] - 21:22</p> <p>representing [1] - 4:9</p> <p>request [7] - 17:11, 26:25, 27:3, 53:25, 128:14, 136:16, 136:18</p> <p>requested [1] - 92:22</p> <p>requests [1] - 136:15</p> <p>require [2] - 21:24, 72:2</p> <p>requirement [1] - 39:12</p> <p>requirements [1] - 57:25</p> <p>requires [2] - 70:24, 129:20</p> <p>research [2] - 46:9, 119:11</p> <p>residences [1] - 101:13</p> <p>resident [2] - 102:3, 117:20</p> <p>residential [12] - 30:20, 30:22, 88:5, 88:9, 101:7, 101:17, 102:12, 102:23, 103:18, 106:2, 110:4, 136:10</p> <p>residential's [1] - 101:14</p> <p>residents [1] - 110:10</p> <p>resolve [1] - 78:16</p> <p>respect [6] - 15:8, 15:14, 28:20, 51:5, 53:11, 126:10</p> <p>respond [1] - 126:16</p> <p>responsible [1] - 40:14</p> <p>rest [1] - 11:11</p> <p>restaurant [18] - 14:4, 14:22, 28:8, 31:2, 33:7, 47:22, 52:17, 63:12, 67:4, 69:1, 69:14, 70:3, 70:4, 76:22, 79:10, 114:24, 115:9, 118:6</p> <p>restaurants [10] - 19:14, 46:25, 68:13, 69:16, 73:10, 73:11, 77:14, 77:16, 79:9, 98:15</p> <p>restrict [1] - 13:6</p> <p>restricted [1] - 81:10</p> <p>restriction [1] - 103:22</p> <p>result [1] - 32:5</p> <p>results [2] - 11:24, 14:18</p>
--	---	---	--	--

<p>resume [1] - 17:9 retail [1] - 28:8 retailer [1] - 69:7 retrofit [2] - 29:15, 30:3 return [2] - 40:4, 43:8 returning [1] - 11:24 review [5] - 71:7, 71:8, 72:22, 96:17, 140:17 reviewed [2] - 24:18, 69:16 reviewing [1] - 84:14 revised [2] - 20:21, 84:8 revisit [3] - 53:7, 70:17, 78:21 rex [1] - 118:11 Rex [6] - 118:12, 118:18, 121:3, 123:16, 124:14, 129:10 rezone [3] - 35:24, 77:15, 77:18 rhythm [1] - 26:24 rid [3] - 84:16, 84:18, 84:21 right-hand [3] - 26:17, 122:4, 126:1 rightly [1] - 110:14 ring [1] - 44:9 Road [82] - 5:15, 5:24, 7:25, 8:9, 8:10, 8:13, 8:14, 9:2, 10:21, 10:24, 12:9, 12:11, 38:21, 45:22, 45:23, 46:14, 51:3, 82:21, 83:2, 88:2, 88:4, 88:6, 88:7, 88:13, 88:18, 88:19, 88:24, 88:25, 89:6, 91:18, 93:1, 93:13, 95:3, 95:6, 101:23, 102:6, 102:22, 103:6, 103:18, 103:23, 104:13, 104:15, 105:8, 106:15, 112:20, 112:22, 113:4, 116:4, 118:2, 118:3, 118:5, 118:19, 118:22, 119:4, 119:7, 119:10, 119:15, 119:16, 119:17, 119:18, 119:20, 119:23, 120:1, 120:7, 122:10, 122:16, 124:20, 127:9, 127:13, 128:22, 129:2, 129:3, 131:9, 131:21, 132:1, 132:10, 136:10 road [21] - 52:19, 59:5, 72:5, 95:10, 100:24, 100:25, 101:1, 106:4, 106:15, 128:25, 129:18, 130:14, 130:17, 131:3, 131:19, 133:4, 133:16, 133:19, 133:22, 133:25, 134:19 roads [1] - 68:2</p>	<p>roadway [5] - 52:7, 88:10, 91:19, 92:8, 94:15 roadways [2] - 29:4, 34:4 Rob [7] - 16:17, 96:25, 100:10, 134:7, 134:8, 134:9, 134:18 rob [2] - 100:8, 134:8 ROB [1] - 1:13 ROBERT [1] - 1:12 Rogers [2] - 77:4, 77:6 role [1] - 24:5 roll [1] - 18:1 roll-out [1] - 18:1 rolling [1] - 27:7 Ron [12] - 15:18, 15:22, 16:16, 26:9, 41:21, 43:18, 44:15, 54:24, 59:17, 106:8, 111:21, 132:25 ron [4] - 15:19, 21:18, 77:3, 130:2 RONALD [1] - 1:14 room [2] - 14:24, 48:19 ROSENTHAL [6] - 1:11, 79:4, 80:8, 81:1, 81:16, 82:9, 131:24, 133:5 roughly [1] - 119:8 Route [73] - 1:5, 4:15, 5:12, 5:13, 5:15, 5:23, 7:24, 8:2, 8:4, 11:10, 12:9, 12:10, 29:13, 45:19, 45:21, 46:13, 49:8, 51:3, 52:17, 52:20, 53:5, 64:10, 65:19, 66:5, 66:12, 67:1, 67:8, 67:17, 67:20, 67:23, 67:24, 71:16, 71:24, 73:8, 83:6, 83:7, 85:19, 102:7, 102:22, 103:3, 103:4, 103:7, 104:16, 106:24, 107:12, 110:12, 110:22, 112:19, 113:3, 113:6, 114:21, 116:3, 116:4, 116:10, 116:14, 118:1, 118:2, 119:9, 120:9, 120:10, 120:12, 120:15, 122:18, 123:3, 125:24, 130:19, 135:7, 135:11, 136:13, 136:14, 136:22 route [8] - 30:19, 51:4, 51:18, 51:25, 52:3, 52:4, 52:5, 52:15 routes [4] - 50:23, 51:2, 51:12, 51:15 Roy [2] - 77:4, 77:6 rules [1] - 61:3 ruling [1] - 36:25 running [1] - 127:22 runs [2] - 102:6, 102:7 rush [3] - 116:9, 116:18, 122:18</p>	<p>Ryan [3] - 118:2, 119:16, 119:23</p> <p style="text-align: center;">S</p> <p>sachs [8] - 4:3, 7:23, 44:20, 79:11, 117:4, 124:16, 129:8, 139:3 SACHS [78] - 1:19, 4:5, 4:7, 7:7, 15:23, 16:2, 18:22, 19:3, 19:8, 21:15, 23:3, 23:14, 24:13, 24:15, 26:6, 40:7, 40:16, 40:18, 40:23, 41:25, 42:4, 43:4, 43:10, 43:22, 44:2, 44:5, 44:7, 44:23, 79:13, 81:19, 86:10, 92:14, 93:19, 93:24, 94:5, 96:22, 97:15, 98:1, 98:13, 98:24, 99:12, 101:18, 102:2, 102:11, 102:16, 103:1, 103:10, 103:15, 105:24, 106:5, 106:11, 106:16, 106:20, 107:7, 112:10, 122:13, 123:18, 123:22, 124:17, 126:15, 126:19, 128:12, 129:12, 132:18, 134:21, 135:1, 135:4, 135:8, 135:12, 135:16, 135:23, 136:12, 136:18, 138:3, 139:4, 139:9, 139:15, 139:17 Sachs [23] - 2:4, 2:6, 2:8, 4:9, 17:9, 23:1, 23:3, 23:15, 40:2, 40:6, 43:6, 47:20, 105:3, 105:20, 112:8, 123:20, 126:14, 128:11, 134:6, 134:20, 137:3, 137:25, 138:23 sad [1] - 128:3 Saddle [1] - 67:3 safe [4] - 39:8, 59:4, 65:10, 72:6 safely [5] - 9:11, 9:14, 13:13, 34:1, 34:19 safety [6] - 12:15, 22:11, 50:14, 59:3, 59:11, 83:14 sale [1] - 42:12 sales [1] - 42:13 sample [1] - 14:14 sandwiched [1] - 85:14 sat [2] - 83:13, 87:24 satisfactory [1] - 72:5 satisfied [1] - 70:17 satisfies [1] - 36:19 satisfy [1] - 61:16 saturated [1] - 110:12 saturation [1] - 63:16</p>	<p>saw [8] - 20:16, 20:21, 48:9, 48:23, 49:1, 90:14, 92:20, 135:1 scanning [1] - 134:4 scenario [2] - 80:25, 103:13 scheme [2] - 31:25, 36:24 SCHERTZ [5] - 1:13, 79:2, 131:7, 131:16, 131:18 Schoor [1] - 94:23 Scotch [1] - 19:19 screen [12] - 9:15, 10:11, 17:4, 25:25, 26:8, 53:24, 71:10, 109:6, 109:11, 110:6, 111:20, 124:5 se [1] - 58:22 seats [1] - 31:6 second [11] - 4:21, 21:16, 24:9, 42:20, 59:22, 78:2, 90:20, 92:16, 112:4, 124:5, 131:14 secondary [1] - 86:20 Secretary [1] - 1:15 section [6] - 8:3, 8:4, 61:4, 61:8, 71:22, 72:16 see [49] - 10:16, 10:17, 10:20, 10:24, 11:3, 11:9, 14:4, 20:23, 21:1, 24:11, 29:6, 40:25, 45:6, 49:23, 57:6, 57:17, 57:23, 64:16, 78:7, 78:16, 83:5, 85:15, 88:18, 92:11, 93:7, 93:15, 98:8, 107:5, 107:23, 109:8, 113:1, 118:5, 119:8, 120:5, 121:1, 121:2, 121:20, 122:8, 127:19, 127:20, 127:21, 129:24, 130:4, 130:8, 131:7, 133:21, 135:21, 136:25 seeing [2] - 14:3, 128:24 seeking [6] - 25:15, 31:18, 37:24, 54:4, 60:7 seem [2] - 14:3, 95:11 sees [1] - 26:10 selection [1] - 28:10 sense [5] - 15:5, 27:25, 28:14, 28:23, 29:18 sentiment [2] - 128:18, 129:5 separate [1] - 11:6 separated [1] - 11:25 separation [2] - 22:2, 30:23 sequence [1] - 58:23 series [1] - 10:13</p>	<p>served [1] - 50:17 service [17] - 28:2, 33:17, 33:18, 33:20, 42:8, 50:11, 72:6, 97:13, 98:5, 98:11, 99:2, 99:20, 113:16, 116:25, 128:25, 131:2 SERVICES [1] - 1:22 set [4] - 83:22, 100:1, 138:25, 141:9 setback [7] - 32:2, 35:17, 38:14, 38:20, 38:22, 121:4 setup [2] - 42:11, 92:25 seven [6] - 53:4, 79:6, 79:24, 123:5, 134:24 seven-member [1] - 134:24 severable [1] - 68:4 several [4] - 5:16, 5:21, 29:2, 115:5 shakes [1] - 137:1 shall [1] - 54:19 shame [1] - 128:3 shape [1] - 58:13 share [7] - 10:10, 10:11, 25:8, 25:25, 91:13, 111:11, 124:4 shared [1] - 124:15 shareholder [1] - 117:21 sharing [3] - 9:16, 91:12, 111:21 sharp [1] - 108:9 Shell [8] - 27:9, 27:10, 76:17, 116:6, 121:6, 121:8, 121:16, 122:1 shopping [2] - 102:20 short [2] - 40:15, 124:13 shortest [1] - 126:8 shortly [1] - 102:22 shot [4] - 10:15, 10:23, 11:5, 29:11 shots [1] - 117:24 shoulder [5] - 8:6, 11:10, 80:7, 85:19, 116:12 show [4] - 12:24, 26:1, 56:4, 56:14 showed [3] - 113:10, 113:11, 117:24 showing [1] - 28:25 shows [1] - 29:12 shut [1] - 90:8 sic [3] - 51:19, 51:23, 52:23 side [20] - 8:7, 8:8, 8:11, 8:17, 8:24, 10:19, 28:22, 29:18, 37:16, 38:3, 39:13, 70:10, 88:2, 88:12, 88:17,</p>
---	--	--	--	---

<p>103:3, 103:6, 122:4, 124:6 sides [2] - 38:10, 110:12 sight [1] - 56:9 sign [43] - 39:3, 39:4, 39:6, 39:7, 39:9, 39:10, 53:2, 53:4, 53:5, 53:9, 54:14, 54:18, 54:21, 55:14, 55:16, 55:18, 55:20, 56:4, 56:5, 56:11, 56:12, 56:20, 57:4, 57:24, 58:8, 59:7, 81:17, 82:4, 82:7, 91:4, 93:12, 93:15, 94:17, 95:16, 95:19, 122:20, 124:6, 124:7 signage [4] - 53:2, 53:3, 55:18, 57:15 signal [2] - 5:25, 68:1 signalized [1] - 33:2 significant [1] - 71:24 signs [12] - 53:9, 53:10, 56:8, 58:3, 58:12, 58:17, 58:24, 59:1, 82:5, 94:10, 94:18 similar [16] - 5:25, 6:1, 12:2, 18:1, 19:14, 39:5, 39:7, 47:1, 47:24, 68:13, 91:19, 91:21, 92:24, 93:2, 95:23, 103:13 similarly [3] - 38:13, 66:13, 68:14 similarly-sized [1] - 38:13 simple [1] - 36:17 simply [1] - 37:16 simultaneously [1] - 138:10 single [1] - 137:19 sit [2] - 21:25, 122:2 site [122] - 3:6, 5:15, 5:18, 5:20, 5:24, 5:25, 6:1, 6:2, 6:5, 7:25, 8:1, 8:6, 8:22, 9:7, 9:17, 9:18, 10:23, 11:8, 11:11, 11:19, 12:3, 13:8, 13:11, 13:12, 14:7, 17:17, 20:6, 22:11, 24:1, 24:23, 25:3, 25:6, 25:7, 25:23, 27:8, 27:13, 28:10, 28:14, 28:15, 28:18, 28:19, 29:1, 30:5, 30:11, 30:13, 30:14, 31:24, 32:2, 32:4, 32:6, 32:12, 32:14, 32:17, 32:21, 32:24, 33:23, 34:1, 34:17, 34:19, 35:15, 35:18, 36:7, 37:2, 37:8, 38:13, 39:8, 45:20, 45:22, 45:23, 48:22, 49:7, 50:5, 50:6, 53:10, 54:7, 62:6, 62:23, 64:15, 64:17,</p>	<p>64:25, 65:1, 66:20, 66:21, 66:24, 67:11, 67:14, 67:16, 73:12, 73:14, 83:13, 85:14, 86:9, 87:19, 87:21, 87:22, 87:24, 88:12, 94:1, 94:22, 96:17, 97:20, 97:21, 97:23, 97:24, 99:23, 100:21, 101:21, 101:23, 103:17, 104:8, 104:13, 110:3, 112:17, 116:16, 121:24, 127:6, 128:25, 135:13, 136:22 site-generated [1] - 13:11 sites [13] - 8:6, 8:11, 8:14, 8:17, 8:20, 9:13, 35:23, 64:17, 65:12, 66:16, 66:23, 95:18, 103:13 sits [4] - 5:22, 88:12, 88:17, 122:1 sitting [2] - 9:7, 14:25 situation [4] - 14:20, 123:6, 129:24, 132:1 six [7] - 49:2, 53:4, 55:15, 58:4, 58:13, 81:11, 123:5 size [6] - 20:7, 20:8, 32:17, 53:10, 81:17, 111:3 sized [3] - 5:25, 32:24, 38:13 skip [1] - 58:1 slides [1] - 26:1 slightly [5] - 8:3, 8:13, 45:22, 46:13 slower [1] - 39:20 smaller [1] - 28:7 so-called [1] - 42:8 solar [4] - 88:17, 88:19, 89:5, 101:13 solid [1] - 28:23 solution [2] - 120:5, 129:19 someone [18] - 50:9, 78:20, 93:9, 94:16, 95:6, 95:19, 96:3, 97:4, 103:21, 110:15, 113:11, 116:9, 116:10, 116:14, 123:25, 124:2, 126:22, 126:24 sometime [2] - 4:20, 76:18 sometimes [3] - 56:8, 89:16, 120:14 somewhat [2] - 93:2, 103:12 son [1] - 27:18 sorry [17] - 24:8, 45:3, 46:24, 56:21, 58:5, 58:9, 62:12, 73:25, 74:17,</p>	<p>91:15, 93:19, 97:9, 99:12, 131:18, 131:24, 132:25, 139:21 sort [14] - 12:14, 26:24, 51:9, 59:19, 61:20, 66:1, 68:19, 68:24, 71:2, 77:1, 85:14, 95:23, 111:15 South [43] - 1:5, 3:3, 3:4, 3:5, 4:15, 5:1, 5:10, 5:13, 5:15, 7:24, 8:22, 9:2, 9:17, 10:15, 12:8, 14:6, 14:15, 14:16, 14:18, 19:1, 20:6, 45:20, 47:21, 48:5, 48:23, 49:7, 87:19, 87:21, 88:24, 91:10, 92:10, 92:21, 92:22, 93:6, 93:22, 97:21, 101:21, 101:23, 102:4, 116:14, 118:1, 119:18, 123:8 south [5] - 54:2, 112:21, 116:5, 116:11, 122:5 SOUTH [1] - 1:23 southbound [1] - 8:5 southwest [2] - 5:22, 7:25 space [3] - 79:22, 80:13, 80:14 spaces [16] - 8:20, 10:22, 14:10, 38:25, 79:19, 79:20, 79:22, 79:23, 80:1, 80:4, 80:5, 80:17, 80:20, 80:22 SPEAKER [1] - 77:3 speaking [3] - 23:4, 23:15, 61:13 special [4] - 31:10, 33:10, 73:20, 73:22 specific [6] - 20:2, 41:20, 65:8, 73:13, 73:15, 138:23 specifically [2] - 51:16, 99:17 speech [1] - 78:13 speed [2] - 88:1, 88:4 speeding [1] - 115:16 spell [8] - 6:24, 23:9, 41:4, 109:17, 109:25, 114:6, 117:16, 118:16 spelled [2] - 23:12, 41:7 spent [1] - 110:8 spits [1] - 83:18 split [1] - 12:9 sporting [1] - 127:4 spot [4] - 17:23, 18:6, 29:5, 42:15 spots [4] - 8:20, 14:24, 46:12, 83:21 spun [1] - 28:13 square [11] - 31:6,</p>	<p>39:11, 56:20, 56:21, 56:22, 56:23, 57:12, 57:13, 58:13, 82:7 stable [1] - 72:17 stack [2] - 21:6, 79:6 stacked [1] - 116:11 stacking [5] - 8:12, 79:5, 79:6, 86:3, 98:17 stalls [1] - 31:11 standard [7] - 24:22, 25:5, 36:18, 64:5, 81:18, 82:10, 86:18 standards [1] - 60:13 standing [2] - 23:23, 24:3 standpoint [9] - 25:20, 29:6, 32:7, 32:13, 36:19, 37:5, 64:22, 69:8, 72:20 star [2] - 17:6, 109:11 Starbucks [1] - 113:12 start [13] - 26:23, 27:7, 45:6, 48:20, 59:18, 71:5, 98:10, 99:2, 102:19, 109:16, 111:13, 112:8, 122:16 started [1] - 30:21 starting [2] - 68:21, 85:12 starts [2] - 102:17, 132:23 State [4] - 23:19, 23:24, 141:4, 141:8 state [19] - 6:24, 8:2, 8:15, 8:25, 9:13, 10:19, 11:9, 13:2, 23:9, 41:4, 57:5, 66:21, 98:18, 108:19, 109:17, 109:24, 114:6, 117:16, 118:16 statement [3] - 62:19, 72:8, 121:10 station [21] - 12:5, 27:9, 27:10, 46:25, 47:2, 47:6, 47:17, 74:6, 74:8, 75:5, 75:14, 75:17, 95:2, 104:15, 116:7, 116:21, 121:7, 121:9, 121:16, 122:1 stations [2] - 46:12, 46:24 statistics [1] - 31:5 status [1] - 97:10 statute [2] - 35:22, 141:8 statutory [4] - 25:14, 25:20, 39:22, 39:23 stay [1] - 95:25 staying [2] - 48:18, 98:19 steal [1] - 7:9 step [1] - 118:12</p>	<p>steve [1] - 134:7 Steve [3] - 114:1, 114:8, 129:21 STEVEN [3] - 1:10 still [8] - 6:17, 85:1, 85:19, 120:19, 125:15, 125:16, 127:16, 130:20 stop [2] - 55:3, 93:1 store [4] - 82:16, 83:7, 83:22 straight [2] - 93:13, 122:21 straw [4] - 130:10, 130:13, 134:22, 135:17 street [9] - 8:8, 8:11, 8:17, 8:24, 10:19, 29:18, 68:22, 94:23, 115:8 streets [1] - 119:20 stretch [1] - 103:9 strike [2] - 59:6, 70:6 string [1] - 85:12 stripe [1] - 94:16 striping [1] - 93:6 strong [1] - 94:14 strongly [1] - 95:20 structure [1] - 92:7 structures [2] - 31:1, 89:4 stuck [2] - 48:15, 58:5 studies [8] - 5:11, 21:8, 22:13, 32:21, 46:1, 80:19, 89:23, 119:6 study [22] - 4:25, 5:7, 5:10, 5:15, 7:11, 7:14, 7:22, 7:23, 10:3, 11:14, 11:25, 45:16, 47:15, 47:23, 63:25, 69:18, 79:16, 84:7, 115:6, 115:21, 119:1, 119:4 subdivision [1] - 102:23 subdivisions [1] - 102:12 subject [7] - 24:23, 27:8, 45:21, 45:23, 62:25, 63:4, 64:8 submission [1] - 5:3 submit [1] - 46:19 submitted [4] - 9:24, 46:6, 110:5, 111:9 subsection [1] - 63:20 substantial [4] - 35:2, 36:14, 37:20, 106:2 substantially [5] - 28:4, 34:23, 35:16, 36:10, 38:2 subsumed [2] - 60:11, 60:14 successful [1] - 18:10 sue [1] - 138:19 suggestion [2] - 94:4,</p>
---	---	--	--	---

<p>94:14 suggestions [2] - 94:11 suitability [10] - 25:4, 28:11, 30:14, 32:13, 60:17, 60:21, 61:1, 62:3, 68:3, 74:22 suitable [2] - 32:14, 65:17 suited [1] - 28:7 supermajority [1] - 36:17 supermarket [1] - 36:23 supplement [1] - 55:3 supplemental [5] - 16:1, 16:10, 45:16, 47:23, 84:7 supplemented [1] - 55:8 supplied [1] - 11:22 supply [1] - 37:10 suppose [2] - 68:11, 113:3 supposed [1] - 22:19 supposing [1] - 84:17 supposition [1] - 80:20 surrounding [1] - 34:14 surveyed [1] - 134:4 suspect [1] - 77:21 sustainable [1] - 74:10 swear [1] - 109:16 swears [1] - 125:10 sworn [14] - 6:17, 6:20, 7:2, 23:7, 41:1, 41:3, 82:1, 109:22, 114:3, 114:5, 117:14, 118:15, 125:9, 125:16 Symmes [3] - 112:22, 119:16, 119:22 system [7] - 8:19, 10:21, 10:22, 13:14, 14:6, 90:13, 91:6 systems [2] - 14:14, 42:14</p>	<p>88:7, 88:18, 88:23, 89:13, 89:15, 89:18, 89:23, 89:24, 90:20, 90:23, 91:3, 91:10, 92:10, 93:21, 95:7, 96:8, 98:2, 98:6, 98:8, 99:24, 104:22, 105:8, 110:22, 112:17, 115:12, 116:6, 116:10, 117:21, 117:22, 120:2, 120:11, 121:5, 122:2, 123:5, 123:12, 125:23 talks [1] - 57:24 tall [1] - 55:20 tally [2] - 134:5, 134:23 tantamount [1] - 35:20 tasks [1] - 24:18 tasteful [1] - 39:9 Taylor [5] - 8:9, 8:14, 38:20, 45:23, 51:3, 81:4, 83:3, 88:25, 89:2, 89:5, 91:4, 92:25, 93:13, 95:3, 95:6, 103:18, 103:22, 104:13, 104:14, 112:20, 113:4, 116:4, 118:5, 118:19, 118:21, 119:3, 119:6, 119:10, 119:15, 119:17, 119:18, 119:20, 120:1, 120:6, 122:10, 122:16, 122:20, 123:25, 124:19, 126:6, 127:9, 127:13, 128:22, 129:1, 129:2, 131:1, 131:9, 131:20, 132:1, 132:10, 135:9 TB [4] - 1:5, 4:1, 4:9, 139:20 telephone [2] - 24:10, 109:11 ten [9] - 27:2, 35:5, 49:2, 49:5, 80:2, 95:7, 95:9, 140:7 ten-minute [1] - 27:2 tend [1] - 115:14 tenths [1] - 101:5 term [1] - 50:7 terms [17] - 28:20, 30:13, 31:23, 32:2, 32:9, 38:7, 39:1, 50:10, 56:9, 56:17, 59:3, 64:5, 64:24, 65:2, 66:9, 98:1 Terry [5] - 79:3, 131:22, 131:23, 135:4 TERRY [1] - 1:11 test [11] - 32:9, 32:11, 32:13, 34:12, 34:25, 35:9, 36:12, 37:1, 37:25, 39:16, 65:3 testified [20] - 7:2, 14:2, 14:8, 23:7, 29:10, 29:22, 41:3, 75:25, 82:1, 85:4,</p>	<p>98:2, 99:13, 103:19, 104:1, 105:24, 109:23, 112:18, 114:5, 117:14, 118:15 testify [8] - 5:7, 6:8, 23:23, 51:21, 55:13, 75:21, 136:4, 136:9 testifying [2] - 6:10, 132:23 TESTIMONY [1] - 2:1 testimony [59] - 4:23, 6:12, 15:3, 18:19, 21:3, 22:8, 24:19, 29:2, 29:19, 34:20, 35:8, 36:2, 37:11, 38:24, 43:20, 44:21, 45:17, 45:19, 49:19, 50:15, 53:8, 53:11, 54:25, 55:1, 55:17, 57:1, 57:10, 59:23, 61:2, 62:9, 63:23, 68:6, 70:16, 71:21, 72:10, 74:20, 78:9, 81:9, 81:11, 98:4, 100:12, 101:1, 101:10, 103:20, 104:5, 105:20, 108:21, 109:1, 110:18, 112:2, 114:14, 116:23, 129:10, 129:17, 136:2, 137:15, 137:17, 138:24, 141:6 theoretical [1] - 7:20 they've [1] - 40:12 thinking [1] - 62:4 third [11] - 7:10, 12:11, 32:24, 34:12, 34:25, 51:21, 51:22, 60:16, 86:21, 112:5, 135:21 thirds [1] - 12:10 thoughts [4] - 107:16, 107:17, 124:14, 130:2 thousand [2] - 88:23, 89:1 three [20] - 3:8, 9:2, 10:14, 10:25, 16:2, 16:3, 16:5, 16:7, 31:6, 48:25, 53:3, 55:12, 59:20, 86:19, 87:3, 111:22, 112:1, 117:9, 119:14, 119:24 three-lane [1] - 9:2 throughout [1] - 23:24 throughs [1] - 101:16 throw [2] - 26:24, 87:1 throwing [1] - 115:11 thrown [1] - 115:8 thunder [1] - 7:9 THURSDAY [1] - 1:2 tie [2] - 6:11, 54:5 tied [1] - 25:14 title [2] - 111:15, 111:17 today [4] - 21:25, 22:5, 46:9, 96:7 Tom [3] - 109:13, 110:1,</p>	<p>115:2 tonight [15] - 6:10, 41:19, 45:17, 106:25, 107:4, 107:6, 108:1, 108:7, 108:8, 108:10, 110:17, 123:2, 125:21, 129:20, 134:20 tonight's [1] - 5:4 tons [1] - 64:6 took [10] - 7:23, 11:14, 18:24, 19:4, 27:17, 41:9, 41:11, 76:21, 79:16, 95:12 top [2] - 85:25, 110:25 topic [1] - 68:23 total [1] - 9:4 totally [2] - 89:19, 94:20 touched [3] - 100:20, 100:22, 101:3 toward [2] - 80:5, 93:14 towards [4] - 28:11, 31:10, 63:14, 67:22 tower [1] - 58:17 Town [1] - 36:21 town [4] - 58:9, 87:20, 102:4, 117:22 town's [1] - 140:8 townhouse [2] - 103:5, 103:8 towns [1] - 84:13 Township [4] - 7:24, 71:14, 71:16, 72:3 TOWNSHIP [1] - 1:1 township [2] - 88:12, 136:11 Township's [1] - 140:16 traffic [78] - 4:25, 5:5, 5:6, 5:7, 5:10, 5:11, 5:14, 5:25, 7:11, 8:3, 8:13, 8:14, 8:23, 10:3, 12:1, 12:19, 13:11, 13:18, 13:21, 16:1, 22:18, 22:20, 29:19, 32:4, 33:3, 33:25, 34:2, 34:17, 45:21, 45:22, 46:1, 46:11, 47:5, 47:23, 50:21, 50:24, 51:16, 71:15, 71:20, 71:22, 71:23, 72:3, 72:6, 72:10, 74:20, 74:22, 74:23, 82:17, 84:7, 89:8, 96:7, 96:12, 101:4, 104:19, 106:24, 110:9, 113:9, 113:21, 114:25, 115:6, 115:21, 115:23, 116:18, 117:25, 118:3, 118:25, 119:3, 119:8, 119:21, 126:10, 129:23, 134:12, 136:13, 136:14, 139:10, 139:12 transcript [2] - 128:17, 141:5</p>	<p>TRANSCRIPT [1] - 1:4 transportation [13] - 49:25, 50:2, 50:18, 50:23, 51:2, 51:4, 51:12, 51:15, 51:18, 51:25, 52:4, 52:5, 52:15 trash [3] - 87:15, 93:25, 94:1 travel [1] - 11:9 traveling [1] - 120:4 traverse [1] - 102:8 tree [1] - 37:12 trees [1] - 121:9 tremendous [1] - 115:25 tricky [1] - 60:2 trip [4] - 47:1, 89:19, 95:13, 96:5 trips [9] - 9:12, 12:3, 12:4, 12:5, 12:11, 47:3, 47:9, 104:7, 104:8 Troutman [11] - 5:7, 5:17, 7:4, 9:21, 17:12, 79:13, 82:15, 84:7, 101:18, 106:12, 122:12 TROUTMAN [74] - 2:3, 6:21, 7:4, 9:15, 10:10, 11:17, 11:23, 18:25, 19:15, 19:18, 19:24, 20:2, 20:8, 20:14, 21:1, 22:12, 22:20, 46:4, 46:8, 46:17, 46:21, 47:7, 47:14, 47:18, 48:8, 49:9, 49:11, 79:15, 80:11, 81:8, 82:19, 82:24, 83:4, 83:12, 83:23, 84:1, 84:4, 84:11, 87:24, 88:3, 88:8, 88:14, 88:21, 89:1, 89:7, 89:10, 89:12, 89:18, 89:22, 90:2, 90:5, 90:11, 90:18, 90:22, 91:7, 91:12, 91:15, 91:21, 92:1, 97:24, 98:12, 98:21, 102:1, 102:10, 102:15, 102:25, 103:8, 103:14, 104:3, 105:10, 105:13, 105:17, 119:5, 139:16 troutman [34] - 6:8, 6:16, 6:19, 10:9, 11:2, 13:17, 15:17, 17:10, 17:24, 18:17, 18:23, 19:7, 19:10, 21:20, 22:7, 45:16, 45:18, 49:13, 87:18, 97:14, 97:16, 101:22, 103:25, 105:3, 105:5, 105:7, 106:18, 108:25, 118:24, 125:22, 132:23, 136:2, 136:9 Troutman's [1] - 95:14 troutman's [1] - 101:10 truck [1] - 99:18</p>			
<p>T</p>							
<p>T-R-O-U-T-M-A-N [1] - 7:5 table [1] - 138:18 tables [1] - 31:6 tabling [1] - 129:20 Taco [67] - 3:3, 3:4, 3:5, 5:18, 7:24, 10:15, 15:13, 17:15, 17:25, 18:3, 18:9, 19:11, 19:13, 19:16, 19:22, 31:2, 42:7, 46:24, 46:25, 50:13, 51:1, 51:14, 54:1, 58:16, 68:12, 75:11, 81:18, 82:16, 85:7, 86:6,</p>							

<p>trucks [1] - 99:19 true [2] - 81:6, 141:5 try [6] - 43:14, 44:9, 91:2, 116:13, 120:13 trying [14] - 59:6, 59:9, 60:15, 73:15, 83:8, 83:9, 101:9, 106:1, 116:7, 120:8, 120:11, 126:4, 133:24, 136:12 Tuesday [1] - 13:25 turn [30] - 8:24, 9:1, 9:6, 81:3, 81:4, 81:13, 91:5, 91:24, 92:17, 93:8, 94:17, 95:5, 95:8, 95:18, 95:19, 95:21, 95:23, 103:22, 106:14, 112:22, 116:4, 122:23, 125:25, 126:1, 126:5, 127:9, 130:19, 131:1, 131:2 turned [1] - 92:3 turning [3] - 11:3, 13:6, 92:2 turns [3] - 13:1, 91:3, 92:9 two [55] - 4:19, 5:11, 6:14, 8:5, 9:1, 9:4, 9:23, 10:7, 11:9, 12:10, 12:22, 21:7, 22:13, 27:24, 29:4, 29:25, 31:7, 31:8, 33:8, 34:3, 42:11, 53:3, 54:2, 56:8, 58:16, 61:4, 68:2, 70:9, 74:24, 79:18, 79:20, 79:21, 79:23, 80:1, 80:3, 80:4, 84:9, 92:23, 94:6, 95:2, 96:9, 96:10, 97:17, 101:5, 103:11, 103:13, 105:5, 106:4, 113:18, 116:19, 119:21, 119:22, 122:5, 138:9 two-tenths [1] - 101:5 two-thirds [1] - 12:10 two-way [1] - 12:22 TWP [1] - 1:23 type [9] - 14:18, 18:5, 33:20, 39:4, 55:13, 92:16, 96:7, 98:8 types [2] - 35:25, 48:7 typical [1] - 32:18 typically [1] - 99:24</p>	<p>unanswered [1] - 110:20 uncontrolled [1] - 12:21 under [22] - 6:17, 6:23, 7:2, 14:19, 23:7, 31:3, 31:4, 36:20, 37:25, 39:15, 39:22, 41:3, 71:14, 81:24, 82:1, 109:23, 114:5, 117:14, 118:15, 132:6, 132:11, 141:6 underestimate [1] - 113:8 underestimating [1] - 113:20 underlying [1] - 25:13 undersized [1] - 28:5 undertook [1] - 24:18 unfortunately [3] - 44:7, 61:10, 129:13 UNIDENTIFIED [2] - 16:19, 77:3 Union [2] - 19:18, 90:6 unique [2] - 28:15, 66:20 unless [2] - 75:10, 123:12 unmet [3] - 62:2, 63:15, 69:7 unmitigated [1] - 34:24 unmute [5] - 109:14, 125:17, 127:16, 127:18, 131:22 unmuted [1] - 127:25 unnecessary [1] - 57:13 unorthodox [2] - 26:25, 125:1 unusual [1] - 26:25 unwilling [1] - 21:22 up [74] - 6:11, 9:16, 9:22, 12:19, 13:7, 17:20, 20:15, 31:1, 42:5, 42:17, 44:12, 48:17, 48:19, 49:2, 49:5, 49:8, 56:12, 57:24, 58:3, 58:13, 60:20, 71:10, 75:7, 75:15, 75:17, 78:7, 78:12, 78:23, 79:1, 83:22, 85:16, 86:23, 87:20, 88:6, 89:25, 90:2, 90:9, 90:11, 93:24, 94:8, 100:1, 100:23, 101:16, 102:4, 102:18, 103:6, 105:3, 108:24, 110:9, 110:21, 111:19, 113:2, 115:7, 116:11, 117:8, 118:1, 118:2, 119:23, 122:7, 123:3, 123:10, 123:11, 123:12, 123:19, 126:12, 126:20, 130:3, 130:22,</p>	<p>132:8, 132:24, 133:1, 133:3, 134:22, 138:25 updated [1] - 71:25 upright [1] - 39:6 usage [1] - 14:15 user [11] - 63:12, 124:23, 125:3, 125:4, 125:5, 125:7, 125:13, 127:16, 127:23, 128:1, 128:7 uses [14] - 18:10, 30:22, 33:22, 35:25, 47:13, 60:13, 60:14, 65:6, 73:10, 89:2, 127:1, 127:3, 127:5, 127:11 utility [1] - 64:14</p>	<p>visitor [1] - 125:23 visual [5] - 11:12, 34:6, 51:8, 53:25, 56:3 visually [2] - 12:24, 34:21 Vitae [1] - 23:16 vital [1] - 115:22 volume [2] - 18:13, 118:6 volumes [5] - 33:3, 46:13, 46:16, 116:19 voluntarily [1] - 75:15 vote [6] - 36:17, 36:18, 134:17, 136:25, 137:8, 138:19 votes [1] - 134:25</p>	<p>94:7, 118:8, 140:18 welfare [9] - 33:17, 50:10, 50:14, 50:17, 61:9, 61:11, 61:16, 61:22, 61:25 well-being [1] - 72:19 Wendy's [52] - 6:3, 29:22, 33:6, 38:12, 39:7, 39:13, 55:18, 55:21, 56:5, 56:10, 56:24, 57:4, 59:1, 68:6, 68:12, 68:24, 69:14, 75:22, 76:14, 76:16, 76:18, 76:21, 76:25, 77:6, 77:12, 85:5, 85:11, 85:15, 85:18, 85:24, 86:2, 87:3, 89:9, 89:13, 89:14, 89:17, 94:25, 110:24, 112:17, 115:4, 115:7, 115:22, 116:8, 116:12, 123:10, 123:11, 125:25, 126:1, 126:3 west [5] - 54:3, 88:19, 102:6, 106:3, 118:5 whatsoever [1] - 97:22 wheels [2] - 92:1, 92:3 whereas [2] - 39:11, 110:24 whereby [1] - 38:1 White [2] - 6:4, 110:22 whole [5] - 12:19, 38:1, 68:19, 71:22, 76:13 wholesale [1] - 35:24 willing [5] - 107:13, 129:6, 132:1, 132:4, 135:2 window [9] - 17:4, 20:19, 21:13, 22:2, 48:14, 48:17, 83:18, 109:7, 122:7 wise [1] - 32:17 wish [2] - 44:13, 128:1 witness [3] - 23:2, 123:19, 136:3 WITNESS [1] - 2:2 witnesses [2] - 6:15, 34:16 WIZBICKI [2] - 141:3, 141:20 word [3] - 44:17, 62:24, 109:6 words [2] - 68:8, 85:6 works [1] - 80:25 world [1] - 12:19 worry [2] - 43:13, 138:5 worse [1] - 113:10 worst [1] - 14:15 write [1] - 68:7 ws [1] - 132:13</p>
<p>U</p>		<p>V</p>	<p>W</p>	
<p>U-turn [1] - 112:22 U.S [1] - 5:22 Uber [1] - 42:13 ultimately [1] - 57:10 unable [1] - 21:22 unaddressed [1] - 34:24</p>	<p>violating [1] - 54:13 virtual [1] - 139:25 virtually [1] - 69:15 virtue [1] - 32:15 visibility [1] - 66:8 vision [1] - 35:12 visit [1] - 86:25 visited [1] - 87:22</p>	<p>vacant [1] - 89:5 valuable [1] - 75:10 variance [19] - 24:25, 31:17, 32:8, 35:21, 36:3, 36:9, 36:16, 53:21, 54:16, 54:25, 58:17, 59:20, 60:12, 60:17, 66:16, 114:20, 135:22 variances [5] - 38:8, 53:4, 53:14, 57:11, 82:5 variety [2] - 33:22, 69:24 various [1] - 82:4 vehicle [3] - 11:3, 79:25, 122:9 vehicles [4] - 48:6, 79:24, 97:22, 98:17 verbatim [1] - 141:5 verses [1] - 38:25 versus [5] - 66:15, 67:5, 119:9, 119:10, 136:14 vertical [2] - 93:4, 93:5 vested [2] - 75:7, 76:7 vetted [1] - 37:4 VIA [1] - 1:4 viable [2] - 34:6, 131:19 Vice [1] - 1:10 vicinity [1] - 88:23 VIDEOCONFERENCE [1] - 1:5 view [3] - 29:17, 58:3, 65:1 violating [1] - 54:13 virtual [1] - 139:25 virtually [1] - 69:15 virtue [1] - 32:15 visibility [1] - 66:8 vision [1] - 35:12 visit [1] - 86:25 visited [1] - 87:22</p>	<p>wait [7] - 16:17, 42:24, 43:7, 44:16, 87:14, 106:10, 125:3 waiting [4] - 48:16, 80:9, 116:7, 116:12 walk [2] - 27:21, 94:24 wall [4] - 53:9, 57:24, 58:2, 58:8 wants [9] - 8:23, 17:7, 26:10, 75:3, 107:5, 107:19, 116:15, 123:25, 130:4 warrant [1] - 39:25 WASHINGTON [1] - 1:23 watch [2] - 110:15, 120:12 water/sewer [1] - 37:11 ways [1] - 59:20 website [5] - 46:9, 140:5, 140:6, 140:8, 140:16 Wednesday [1] - 13:24 week [2] - 13:22, 27:20 weekday [1] - 13:22 weigh [1] - 54:15 weight [1] - 56:17 WEISS [39] - 1:12, 84:25, 85:18, 85:22, 86:14, 86:17, 87:2, 88:1, 88:5, 88:11, 88:16, 88:22, 89:3, 89:8, 89:11, 89:15, 89:21, 89:25, 90:3, 90:6, 90:16, 90:19, 90:25, 91:9, 91:13, 91:17, 91:23, 92:5, 94:9, 96:15, 97:7, 105:2, 105:7, 105:12, 105:14, 105:19, 106:4, 108:20, 133:21 welcome [4] - 84:4,</p>	<p>west [5] - 54:3, 88:19, 102:6, 106:3, 118:5 whatsoever [1] - 97:22 wheels [2] - 92:1, 92:3 whereas [2] - 39:11, 110:24 whereby [1] - 38:1 White [2] - 6:4, 110:22 whole [5] - 12:19, 38:1, 68:19, 71:22, 76:13 wholesale [1] - 35:24 willing [5] - 107:13, 129:6, 132:1, 132:4, 135:2 window [9] - 17:4, 20:19, 21:13, 22:2, 48:14, 48:17, 83:18, 109:7, 122:7 wise [1] - 32:17 wish [2] - 44:13, 128:1 witness [3] - 23:2, 123:19, 136:3 WITNESS [1] - 2:2 witnesses [2] - 6:15, 34:16 WIZBICKI [2] - 141:3, 141:20 word [3] - 44:17, 62:24, 109:6 words [2] - 68:8, 85:6 works [1] - 80:25 world [1] - 12:19 worry [2] - 43:13, 138:5 worse [1] - 113:10 worst [1] - 14:15 write [1] - 68:7 ws [1] - 132:13</p>
<p>Y</p>				<p>yard [1] - 38:18</p>

year [2] - 4:21, 4:22
years [14] - 5:21, 27:11,
 64:18, 67:13, 84:22,
 94:24, 102:3, 103:4,
 114:17, 117:25, 118:22,
 118:23, 123:5, 131:11
young [1] - 115:17
younger [2] - 115:13,
 115:14
YOUR [1] - 1:25
yourself [3] - 87:23,
 125:17, 131:23
Yum [4] - 4:1, 4:9, 5:18,
 139:19
YUM [1] - 1:5

Z

ZBE2011 [3] - 1:7, 4:2,
 139:20
zero [3] - 13:5, 48:25,
 49:4
zeroes [1] - 13:6
zone [27] - 25:1, 28:6,
 29:24, 31:20, 31:25,
 32:25, 33:11, 35:9, 35:15,
 35:19, 35:20, 36:14,
 36:24, 37:21, 64:18, 65:5,
 65:7, 65:19, 67:6, 70:13,
 73:9, 76:2, 76:6, 76:8,
 76:9, 76:11, 127:1
Zone [6] - 1:6, 4:17,
 35:25, 58:2, 58:7, 58:11
zoned [2] - 114:21,
 114:23
zones [1] - 64:9
zoning [6] - 25:13,
 33:11, 35:12, 36:7, 60:5,
 64:14
Zoning [2] - 114:16,
 115:20
ZONING [1] - 1:1
Zoning/Code [1] - 1:16
zoom [1] - 124:5