

BEFORE THE BOARD OF SUPERVISORS
OF THE TOWNSHIP OF EAST MARLBOROUGH
CHESTER COUNTY, PENNSYLVANIA

VOLUME 2

Public hearing held before the East
Marlborough Township Board of Supervisors to
consider the application of **802 East
Baltimore Pike, LLC.**

Said hearing held at the Township
Building, 721 Unionville Road, Kennett
Square, Pennsylvania, on January 28, 2019,
beginning at 7:15 o'clock, p.m.

BEFORE: JOHN SARRO, Chairman
RICHARD HANNUM, JR.
ROBERT MCKINSTRY
BRUCE JAMESON
JULIA LACY

ALSO PRESENT:

LAURIE PRY SOCK, Township Manager
JAMES HATFIELD, Township Engineer

APPEARANCES:

ROSS UNRUH, Esquire
on behalf of the Board of Supervisors

JOHN JAROS, Esquire
on behalf of the Applicant

ELEANOR J. SCHWANDT, RMR
COURT REPORTER

1 (Mr. Jameson not present at this
2 time.)

3 MR. UNRUH: John, Bruce is not
4 here. Would you agree that he can
5 participate in the proceedings if he reads
6 the transcript?

7 MR. JAROS: Sure.

8 MS. PRYSOCK: He is coming in
9 about 20 minutes.

10 MR. UNRUH: Well, he can just
11 read the 20 minutes portion. Unless you
12 want to wait, John, that's up to you.

13 THE CHAIRMAN: No, let's get
14 going. Welcome everybody to conditional
15 use hearing for 802 East Baltimore Pike.
16 This will be our second meeting.

17 Do we want to put a time limit
18 on this? Last time we said 9:30. Do we
19 want to do 9:45 because we are starting a
20 little late?

21 MR. UNRUH: Well, I spoke with
22 John. He seemed to think he would finish
23 tonight. Let's see where we are at 9:30.
24 If we maybe have another ten minutes or

1 something, we might go. But if it looks
2 like we are going to need another hearing
3 we might as well cut it off then and move
4 on to another hearing. Is that
5 satisfactory?

6 MR. JAROS: Yes.

7 THE CHAIRMAN: John, how many
8 witnesses do you have?

9 MR. JAROS: We have two planned
10 witnesses this evening. Mr. Russella is
11 back on behalf of the applicants, as our
12 civil engineer. And then Nicole Kline, our
13 traffic engineer. But we also have
14 representatives from the applicant to
15 answer any other questions.

16 THE CHAIRMAN: What we will do
17 is let you go through with your witnesses,
18 and then we will question, all the
19 Supervisors will run their questions
20 afterwards.

21 MR. JAROS: Please, yeah.

22 THE CHAIRMAN: If that works
23 for everybody.

24 MR. JAROS: That would be

1 beneficial I think to our presentation. If
2 the Supervisors wouldn't mind holding their
3 questions until we get through that direct
4 questioning, we would appreciate it.

5 THE CHAIRMAN: Okay. Ross,
6 anything else?

7 MR. UNRUH: No, I don't think
8 so.

9 (Discussion off the record.)

10 MR. JAROS: Ready?

11 MR. UNRUH: I think we are.

12 (JOSEPH S. RUSSELLA, having
13 been previously duly sworn, was examined
14 and testified further as follows:)

15 REDIRECT EXAMINATION

16 BY MR. JAROS:

17 Q. Mr. Russella, you were sworn.

18 MR. UNRUH: You were already
19 sworn.

20 A. Yes.

21 Q. You were sworn at the last hearing.
22 Good evening. Joe, in response to several
23 issues raised during the first conditional
24 use hearing, which we will get into in a

1 moment, did you prepare revised conditional
2 use site plans that, for the record, were
3 plotted January 22nd, 2019, and which we
4 have marked as Applicant's Exhibit A-17?

5 A. Yes.

6 Q. And I'll go over those. First off,
7 there is an overall site plan, an existing
8 conditions and demolition plan, a grading
9 and utilities plan, a stormwater plan, a
10 lighting plan, a landscaping plan, a truck
11 turning plan, an alternate overall site
12 plan, as well as a second truck turning
13 plan; is that correct?

14 A. That's correct, yes.

15 Q. And what you have on the board this
16 evening is the colored rendering that we
17 used at the last hearing, and that was
18 marked as Exhibit what, up in the upper
19 left-hand corner?

20 A. Exhibit A-5.

21 Q. Okay. I'm going to ask you to pull
22 out Exhibit A-17, at least the face sheet,
23 the overall site plan, to answer a number
24 of questions. I think it is on the back.

1 First off, Joe, before I get
2 into that, can you identify essentially
3 what changed on the plan for the
4 Supervisors?

5 A. Yes, what we changed on the plan,
6 incorporating the comments in the review
7 letters, was starting from the southwest
8 side where the bank is located, we rotated
9 the bank so that the drive-throughs are on
10 the north side -- or the west side, excuse
11 me, north at the top of the sheet facing
12 Route 1.

13 We installed spaces, parking
14 spaces on the three sides, angled spaces on
15 the north and the west side, and
16 perpendicular spaces on the southwest side,
17 two handicapped spaces. We provided
18 sidewalk that connects from Route 1 around
19 the bank, and then around the specimen
20 tree, across a crosswalk at the main
21 entrance driveway, and then that connects
22 to the sidewalk on Royal Farms.

23 We also added a section of
24 sidewalk and a striped crosswalk and a

1 center island to a landscape island that
2 would allow for sidewalk that connects to
3 the medical office building.

4 That is primarily the changes
5 that are incorporated into the set that
6 affect the layout with the plan.

7 Q. Very good. Then I'm going to start
8 with a series of questions I was able to
9 pull from the transcript of the last
10 hearing. And I believe Ms. Lacy asked a
11 question with regard to area and bulk
12 calculations based solely within the
13 property in East Marlborough Township. So
14 I'll ask you, did you prepare that and, if
15 so, have we placed it on the plan and could
16 you review that for the record?

17 A. Yes. So on the plan is shown an
18 expanded East Marlborough Township
19 ordinance, as well as a Kennett Township
20 ordinance, and then the computation that
21 provides for the weighted average.

22 And on the weighted average it
23 goes through how we arrived at the
24 calculations, but then also within the East

1 Marlborough Township ordinance there is two
2 items for coverage, one that is just the
3 weighted average that refers to note 1, and
4 then one which is just the coverage that is
5 in East Marlborough Township.

6 Q. Okay.

7 A. And that's identified there. We
8 also added on that tabulation, you will see
9 towards the bottom some expanded coverages
10 that pertain to landscaping, the internal
11 landscaping, and setback from Route 1.

12 Q. And does the calculation based just
13 on the land in East Marlborough Township
14 show that we exceed any limitations?

15 A. Well, yeah. For the East
16 Marlborough portion of the property, it is
17 identified, we identified that where 55
18 percent is allowable, we exceed that by
19 approximately, we are approximately 66
20 percent.

21 MR. UNRUH: Is that coverage?

22 THE WITNESS: That's coverage,
23 yes.

24

1 BY MR. JAROS:

2 Q. Are there any other area and bulk
3 requirements that are exceeded based just
4 on the land within East Marlborough
5 Township?

6 A. No, that's the only one.

7 Q. And just to be clear, the applicant
8 is requesting the Township Supervisors to
9 use a weighted average as they did in a
10 prior application for this property; is
11 that correct?

12 A. Yes, that's correct.

13 Q. And when you use that weighted
14 average, then, what does the impervious
15 coverage calculation arrive at?

16 A. 47.55.

17 Q. 47.55, okay. Another question
18 asked was the size of the fuel tanks.

19 A. Yes. The two fuel tanks that are
20 located just to the side of the entrance
21 drive, they are 30,000 gallons each.

22 Q. And are there two?

23 A. There are two.

24 Q. Okay. We were also asked how many

1 parking spaces exist on the two banks just
2 north from our site across Route 1. One is
3 Bank of America?

4 A. Yeah, that's correct. The Bank of
5 America has 30 parking spaces, and Fulton
6 Bank has 38 spaces.

7 Q. Were you able to determine the
8 parking ratio for the medical office
9 complex off McFarlan Road to our south in
10 Kennett Township?

11 A. Yes. We estimated that based upon
12 the approved record plan of five spaces per
13 thousand.

14 Q. So that medical complex in
15 existence has five spaces per thousand?

16 A. That's correct.

17 Q. Did we propose any revision to the
18 internal connection between the medical
19 office building and the Royal Farms?

20 A. Yes, we added a connection, an
21 island that has sidewalk in it, with
22 striped crosswalk on either side of the
23 internal island.

24 Q. Did you prepare a truck turning

1 template plan or plans? And are they now
2 in the packet set, and can you identify
3 them and explain what they illustrate?

4 A. Yes. We have a truck turning plan
5 for Royal Farms that shows the maneuvering
6 for a fuel delivery truck, where it would
7 come in off of Route 1, circulate around
8 the pumps to deliver the fuel to the
9 underground tanks, and then exit through
10 the center driveway.

11 THE CHAIRMAN: That's the
12 second to last page for us, John.

13 Q. What sheet is that, Joe?

14 A. That's sheet C07.1 or 7 of 7.

15 Q. And then there is a second truck
16 turning template plan, and what sheet is
17 that, Joe?

18 A. That is TP-1.

19 Q. What does this truck turning
20 template plan illustrate?

21 A. This truck turning template is a
22 result of a comment from the fire chief
23 which asked us to simulate the largest fire
24 truck, which is from Kennett, Kennett

1 Borough's fire company, and it shows
2 circulating, coming in from Route 1 around
3 the site, around the bank, around Royal
4 Farms, and exiting, and being shown to
5 safely maneuver around the site in front of
6 the building and behind the medical office
7 building.

8 Q. Now, also as part of a discussion
9 at the last hearing or at least through one
10 of the review letters -- I'm sorry, I think
11 it was a point raised by Mr. Walker and/or
12 Mr. Hatfield, did you also prepare an
13 alternate plan in the plan set that depicts
14 a reconfiguration of a parking island
15 between the medical office building and the
16 Royal Farms? And can you identify what
17 sheet that is?

18 A. Yeah, that is also sheet C01.1
19 identified as the Alternate Overall Site
20 Plan.

21 Q. What does it depict, Joe?

22 A. This depicts the center island
23 being broken in the middle, such that it
24 closes off an entrance that was shown

1 closer to Route 1, and moves it further
2 down, in the middle of that island, so that
3 vehicles could then, would then be going
4 straight across in front of the Royal Farms
5 and over to the medical office building.

6 Q. So we offer this as an alternate
7 configuration of the internal workings of
8 the site to try and address that issue
9 raised at the last conditional use hearing?

10 A. Yes, that's correct.

11 Q. Have we provided a copy of the
12 sewer easement agreement from our property
13 and the Bank of America to the north as
14 Applicant's Exhibit A-25 in the packet?

15 A. Yes, we have.

16 Q. I believe there was a question
17 asked by Mr. McKinstry with regard to
18 whether or not a bike path was accommodated
19 in the sidewalk along the north of our
20 site. And what is the response to that
21 question?

22 A. We are just providing the
23 five-foot-wide PennDOT sidewalk. A bike
24 could ride down that, but it is not

1 delineated as a bike path. It has been our
2 understanding that it is just a sidewalk as
3 it goes down along the frontage of the
4 properties.

5 Q. I believe there was a discussion at
6 the last hearing with regard to the
7 landscape buffer to the south of the Royal
8 Farms building. Could you please elaborate
9 on what we are proposing with regard to the
10 current landscape buffer and that area of
11 the plan?

12 A. So we did some research through --
13 (Mr. Jameson present at this
14 time.)

15 MR. UNRUH: Excuse me, Joe. I
16 just want to note for the record that Mr.
17 Jameson just showed up and will be
18 participating in the balance of the
19 hearing. We have just volunteered you to
20 read the part of the transcript up to this
21 point in time.

22 MR. JAMESON: That's perfect.
23 My apologies.

24 MR. UNRUH: No, no.

1 MR. JAMESON: I couldn't get
2 off the phone with a bunch of lawyers in
3 Washington. You know how those lawyers can
4 be.

5 MR. JAROS: Washington lawyers.

6 MR. JAMESON: Even worse,
7 exactly.

8 MR. UNRUH: Thank you. Okay,
9 Joe.

10 THE WITNESS: Thank you. So
11 what we depicted on this exhibit, it shows
12 the landscaping on the south side of the
13 bank and also behind Royal Farms. And we
14 researched the Kennett Township ordinance
15 where in Kennett, where a commercial use
16 abuts a residential use or district they
17 require a ten-foot screened buffer. We are
18 providing 20 feet.

19 And in that buffer they
20 indicate material that at a minimum has to
21 be 65 percent evergreen material, where we
22 are providing a buffer that would be
23 consistently all evergreen material to
24 provide a more defined buffer.

1 We also identified on the plan
2 setback distances from the townhouses, and
3 also that there is an established buffer
4 that's open space for the townhouse
5 community that can't be developed that
6 further distances the proposed development
7 from those adjoining residential townhouse
8 properties.

9 BY MR. JAROS:

10 Q. So although there was discussion
11 with regard to a provision of the East
12 Marlborough Township Zoning Ordinance with
13 regard to varying buffers between a
14 commercial use and a residential use or
15 zoned residential use, which this is not,
16 correct?

17 A. That's correct.

18 Q. We believe or it is the applicant's
19 position that the 20-foot established
20 buffer to the rear of the Royal Farms,
21 coupled with the fact that there is
22 existing open space to the rear or south of
23 our project to the existing townhomes,
24 provides more than an adequate buffer,

1 sometimes in excess of 150 feet if I'm
2 correct?

3 A. That's correct, yes.

4 Q. Did you also obtain comments from
5 the Longwood fire chief, Mr. McCarthy, and
6 have we included that in our packet of
7 exhibits as Exhibit A-23?

8 A. Yes, we did. We sent him our plans
9 and we spoke to him about placement of fire
10 hydrants and circulation.

11 Q. In paraphrasing his comments under
12 Exhibit A-23, would it be fair to state
13 that he did not see any major impediments
14 to circulation for emergency vehicles --

15 A. No.

16 Q. -- within the site, and would look
17 forward to reviewing it further at time of
18 land development?

19 A. Yes.

20 Q. There was also a question with
21 regard to any environmental cleanup
22 documentation of the site where the old gas
23 station was located. Have we provided
24 documentation to that effect in our

1 exhibits handed up this evening?

2 A. Yes. We provided covenants that
3 were previously recorded for the gas
4 station property and property adjoining it
5 to the south, where the former house was.

6 Q. And are those covenants under
7 Exhibits A-27 and A-28?

8 A. Yes.

9 Q. And again, in your review of that
10 issue with our client, is it fair to say
11 that we believe we can comply with the
12 covenants that were established in
13 constructing this site in the proximity of
14 where the gas station was?

15 A. Yes.

16 MR. MCKINSTRY: For the record,
17 you said 27 and 28. They are actually 28
18 and 29.

19 MR. JAROS: Thank you, Mr.
20 McKinstry. You are correct, that is 28 and
21 29.

22 BY MR. JAROS:

23 Q. And is that a fair statement, Joe?

24 A. Yes, it is. Yes, and as part of

1 the township engineer's review letter they
2 had asked that we expand upon that
3 regarding the disturbance and regarding
4 maintenance of the environmental controls,
5 in particular, the monitoring wells that
6 are on the property. Through land
7 development and through design of our plans
8 we can demonstrate that the monitoring
9 wells could be adjusted in terms of their
10 height to be maintained so that they can
11 still be used as monitoring wells that are
12 around --

13 MR. MCKINSTRY: Where are the
14 monitoring wells? Are they shown?

15 THE WITNESS: Yeah, the
16 monitoring wells are shown better on the
17 existing conditions plan. And they are
18 also shown on the grading plan.

19 So there are locations around
20 the old gas station where the monitoring
21 wells are located. They could be shown
22 more accurately, I can point them out on
23 the plan.

24 MR. MCKINSTRY: Yeah.

1 THE WITNESS: So there is a
2 monitoring well that's in this area which
3 is, what is just on the north side of the
4 existing entrance.

5 MR. MCKINSTY: Would that be
6 in the parking?

7 THE WITNESS: That would be in
8 the area of our proposed driveway.

9 There is also a monitoring well
10 that is -- I'm going to go to the grading
11 and utilities plan. There is a monitoring
12 well that is shown that would fall within
13 the driveway just to the south of the
14 center entrance island.

15 There is also a monitoring well
16 that is to the south, behind Royal Farms.
17 That would be in a grass area that's an
18 embankment.

19 There is a monitoring well
20 that's close to the main entrance drive
21 coming into the development. And there is
22 another monitoring well that's in a grass
23 area that's on the north side of the
24 entrance drive.

1 Those monitoring wells that are
2 there would be maintained through
3 development.

4 BY MR. JAROS:

5 Q. So, did we also receive a
6 E-correspondence from Stan Corbett, the
7 engineer for Kennett Township, that we have
8 included in our packet as Applicant's
9 Exhibit A-24, dated January 15th, 2019?

10 A. Yes.

11 Q. If I could read that into the
12 record. "Thanks for the info John.
13 Assuming the land development plan proposes
14 no improvements in Kennett other than those
15 depicted on the conditional use plan, I
16 would agree that a full Kennett land
17 development plan review would not be
18 appropriate. I still recommend that the
19 land development plan be submitted to
20 Kennett for review to verify Kennett
21 impacts (or lack thereof) and to facilitate
22 coordination with your client/East
23 Marlborough regarding project understanding
24 and next steps. Please let me know if

1 you," blank, "any additional questions." I
2 think he forgot the word "have."

3 Is that a fair statement?

4 A. Yes, it is.

5 Q. And, Joe, did you prepare response
6 letters to the township consultant review
7 letters, and, if so, did we mark them in
8 our packet as Exhibits A-18 through A-22?

9 A. Yes, I did.

10 Q. Lastly, were there any issues of
11 concern in any of your response letters to
12 those township consultant review letters?

13 A. No, there were no issues of concern
14 now or through land development.

15 MR. JAROS: Very well. Those
16 are all the questions I have for Mr.
17 Russella.

18 THE CHAIRMAN: All right. We
19 will start down there with Bruce. Bruce,
20 do you have any questions?

21 MR. JAMESON: Since I walked in
22 late, no. Why don't you start with the
23 other end, and once I hear the questions
24 from those who have been here, come back to

1 me, if you don't mind.

2 THE CHAIRMAN: Okay. Julia?

3 MS. LACY: Yes. You said that
4 you had submitted to Longwood Fire Company
5 for review and they have not completed
6 their review, and the letter, and the
7 exhibit says they have not completed their
8 review?

9 THE WITNESS: That's correct.
10 They alluded to they will have additional
11 comments when a formal land development
12 submission is made, and that what we had
13 provided them with was sufficient for the
14 conditional use component of the
15 application. That's what I understand
16 Chief McCarthy's comments to be.

17 MS. LACY: And one thing that I
18 would want them to consider is whether or
19 not circulation was needed behind the Royal
20 Farms, even if it were, say, pervious
21 pavers, something like that, if a fire
22 truck needed to circle around that, in case
23 there were a fire at the tanks and they
24 needed to get from side to side or anything

1 that they would consider. Did he mention
2 anything about that?

3 THE WITNESS: He didn't mention
4 anything about that. The tanks, the
5 underground fuel tanks are up around the
6 canopy and they are fully accessible.

7 MS. LACY: Right.

8 THE WITNESS: There is only one
9 small side of the Royal Farms convenience
10 store that isn't accessible, but it is
11 within 150 feet from the main or we will
12 call it the easement, the fire lane
13 easement in front of Royal Farms or to the
14 side, anything that would be really
15 considered to be flammable or would be
16 associated with around the fuel canopy,
17 which is entirely circulated.

18 MS. LACY: Is that something
19 that Chief McCarthy considered as far as
20 being able to access possibly between the
21 building and the fuel tanks with a fire
22 truck or --

23 THE WITNESS: I haven't gotten
24 that from him. I gave him this plan. And

1 again, the fuel tanks themselves are not
2 next to the building but up there.

3 MS. LACY: Right.

4 THE WITNESS: But he didn't
5 specifically say that there was any
6 circulation problems. And so that's kind
7 of what I got from him, that he was okay
8 with that and with what we had sent him.

9 He was more concerned with the
10 type of construction of the buildings,
11 which we don't really have yet at this
12 time. So we thought just from a site plan
13 standpoint and from accessibility, and we
14 are providing additional fire hydrants,
15 that that was satisfying his review
16 through, at this level.

17 So to answer your question, he
18 didn't specifically comment about the need
19 to go all the way around the building.

20 MS. LACY: Okay. That does
21 answer my question. And I did speak very
22 briefly and very conceptually with our
23 chief of police regarding a buffer right up
24 against the corner of the building, from a

1 security standpoint, as opposed to possibly
2 a fence or something, so that may be
3 something we want to explore, is possibly
4 having that space open or a portion of
5 that, and possibly narrowing the buffer.
6 And from a security standpoint --

7 THE WITNESS: In the rear of
8 the store you are referring to?

9 MS. LACY: Yes. Like actually
10 lessen the buffer there, which is something
11 we would, you know, have to explore and
12 consider. But from a security standpoint,
13 I wanted to mention that I spoke to him and
14 he also thought that that would be a good
15 thing to look at.

16 THE WITNESS: Okay. And we can
17 certainly look at that, yes.

18 MS. LACY: And then just
19 something that might be too detailed for
20 this discussion, but for the drip lines of
21 the specimen trees, is that what is
22 depicted there? Because typically --

23 THE WITNESS: Here and here.

24 MS. LACY: The one next to the

1 bank, is that, like right on the corner?

2 THE WITNESS: Yeah. It is
3 very--

4 MS. LACY: Not that one.

5 THE WITNESS: This one?

6 MS. LACY: Yes.

7 THE WITNESS: That's the tree
8 that we had permission to, we got a
9 variance to be removed.

10 MS. LACY: Okay. Because it
11 would die probably if you were leaving
12 such--

13 THE WITNESS: Yeah. And when
14 we made our presentation to the Zoning
15 Hearing Board, that was the explanation we
16 had given them as to why this one needed to
17 be removed, and we did receive approval to
18 do that. The other two are specimen trees
19 to remain.

20 MS. LACY: Okay. That's all
21 for now, thanks.

22 MR. HANNUM: I had some
23 questions on the sidewalk parameter. Can
24 you help me understand the length of where

1 construction of the sidewalk is going to
2 begin from the western end all the way to
3 the eastern end?

4 THE WITNESS: Okay. So the
5 sidewalk that we have shown coming off of
6 the sidewalk from Route 1 is on the west
7 side of the parking spaces.

8 MR. HANNUM: Okay.

9 THE WITNESS: And there would
10 be a crosswalk across where it says do not
11 enter, where the bank drive-through traffic
12 would be.

13 MR. HANNUM: Got it.

14 THE WITNESS: Then the sidewalk
15 would go in front or on the south side of
16 the bank, run around the bank on the east
17 side, and then would come up the north
18 side, and then cross across a crosswalk to
19 the sidewalk that would pick up on and go
20 around the specimen tree and landscaped
21 island, then across the crosswalk to the
22 south side of Royal Farms, and then all the
23 way down along the frontage of Royal Farms,
24 past Royal Farms to an island on the north

1 side of Royal Farms crosswalk, through the
2 center of the island between the medical
3 office building, through a crosswalk and
4 then over to the medical office building,
5 and then coming down the sidewalk goes all
6 the way across the frontage of the medical
7 office building, and that's where it ends.

8 MR. HANNUM: But I'm more
9 concerned with the frontage. So where you
10 said it started on the western side, and
11 then it goes all along to the eastern side
12 right to the end of the most eastern
13 entrance; is that right?

14 THE WITNESS: Yes. And then
15 there is also the sidewalk that runs all
16 the way down.

17 MR. HANNUM: Along Route 1.

18 THE WITNESS: Along Route 1,
19 yeah.

20 MR. HANNUM: What is the width
21 of the sidewalk again? I think you
22 mentioned it.

23 THE WITNESS: This sidewalk
24 along Route 1 is five feet.

1 MR. HANNUM: Is there a buffer
2 between, or what is the buffer between the
3 sidewalk and Route 1?

4 THE WITNESS: Between the
5 sidewalk and Route 1 out on the face of
6 curb?

7 MR. HANNUM: Yes.

8 THE WITNESS: That is, I can
9 tell you what that is, it is about 13 feet
10 in front of the medical office building,
11 and then it fluctuates across Route 1,
12 because the sidewalk has some curvature to
13 it, from 10 feet to 15 feet, and then 10
14 feet, and then in front of the bank it is
15 approximately 13 feet again.

16 MR. HANNUM: Is that consistent
17 with the sidewalk on the other side of
18 Route 1 or any other sidewalk along Route 1
19 in our township? Do you know? I'm talking
20 about the buffer between the sidewalk and
21 Route 1. I feel like it is a little bit
22 more tighter than it might be in other
23 places.

24 THE WITNESS: Yeah, well,

1 across the street at the Bank of America
2 the sidewalk is much closer to the road.
3 There is a very narrow grass strip.

4 MR. HANNUM: Yes.

5 THE WITNESS: Unfortunately, on
6 this drawing it doesn't go down as far as
7 where the Giant is, and I'm not exactly
8 sure what that sidewalk does there. But we
9 took the position to make the sidewalk at
10 least have, instead of being such a
11 straight line, to have a little bit of
12 curvature to it so there could be some
13 grass in front of it and landscaping behind
14 it, to create that buffer along Route 1.

15 MR. HANNUM: Okay. And are you
16 proposing crossing areas for your proposed
17 shopping center and crossing over Route 1?

18 THE WITNESS: Yeah, there is
19 one crosswalk that's proposed which would
20 be on the east side of the entrance, and it
21 is shown on this plan, and it goes across
22 the street to a, this will be a handicapped
23 impression there, and then the sidewalk
24 links up with the sidewalk, and then there

1 is a section of sidewalk so that you walk
2 across and come into the Royal Farms.

3 MR. HANNUM: Are we going to
4 get into the timing of how folks are going
5 to be crossing that crosswalk? Who is
6 going to be responsible for that testimony?
7 Is that Nicole or is that --

8 MR. JAROS: We do have Nicole
9 to testify to traffic. If there is a
10 question you have that we don't have the
11 answer to, we will get the answer.

12 MR. HANNUM: My question is:
13 Do we have any metrics or have you provided
14 any information on the timing of folks
15 looking to cross over Route 1 from the
16 proposed shopping center to Schoolhouse
17 Road?

18 THE WITNESS: I think that
19 would be better answered as part of the
20 traffic study that we did. We didn't do
21 anything with the timing. But I know that
22 some work was done with the signal timing
23 and how a crosswalk would work into that.

24 MR. HANNUM: Okay.

1 MR. MCKINSTRY: Since you are
2 on this, can I ask one question about how
3 this relates to the plan to add an
4 additional lane to Route 1 on your side, I
5 believe.

6 Oh, you will talk about that?

7 THE WITNESS: I mean, the
8 simple answer on our end is that our plan
9 shows the three lanes and the full widening
10 of Route 1.

11 MR. MCKINSTRY: So, oh, it
12 shows the full widening. I saw that, and I
13 said, boy, that's awful close. But if that
14 includes the widening, then...

15 MR. HANNUM: I don't have any
16 further questions at the moment.

17 MR. MCKINSTRY: I had some
18 questions about the covenants, not
19 surprisingly. From the reading of the
20 covenants and the existence of the
21 monitoring wells, there is still
22 groundwater contamination, and the
23 covenants have a restriction to
24 nonresidential use.

1 Now, one of the things that DEP
2 would be -- it is a little iffy. This is
3 not residential, but if you have a day care
4 center in your office building, then it
5 becomes much more like residential. So two
6 questions. I mean, there are two ways you
7 can do that. You can just build in vapor,
8 same type of thing you do for radon, you
9 can just put a vapor barrier and stone and
10 stuff like that and you can incorporate
11 that.

12 The other thing is you could
13 prohibit daycare, but that probably
14 wouldn't be something that the office
15 building would want.

16 So would you be willing to
17 agree to the vapor barriers in your
18 building?

19 MR. JAROS: I'm going to ask
20 Mr. Rountree, who spoke on behalf of the
21 applicant at the last hearing and has been
22 sworn, if he would address that.

23 MR. ROUNTREE: Thanks for the
24 question. So I have to check the existing

1 property lines and whether the proposed MOB
2 is actually on the affected property. But
3 the short answer is we will have performed
4 vapor intrusion testing which would
5 evaluate the potential for vapor to enter a
6 building. And if our consultant felt that
7 there was a risk or a new pathway for risk,
8 when we do our construction we would
9 incorporate a vapor barrier, at a minimum.

10 MR. MCKINSTRY: That's the
11 question. These are all based on existing
12 conditions and you are adding new
13 buildings.

14 MR. ROUNTREE: That's right.
15 That's right.

16 MR. MCKINSTRY: So a condition
17 to that effect would be acceptable?

18 MR. ROUNTREE: We would have to
19 understand what the condition was. But we
20 are not only required by DEP to do certain
21 things, but we make it a standard practice
22 to, if that risk is identified, just
23 because there is an old report doesn't mean
24 that risk exists for that building, so we

1 would have to evaluate that.

2 MR. MCKINSTRY: Do you have any
3 recent monitoring well data? I mean, is it
4 still, it said it was going down in the --

5 MR. ROUNTREE: No. But we were
6 going to be undertaking that ourselves as
7 we proceed through land development.

8 MR. MCKINSTRY: I guess you
9 answered my question. On the turning, I
10 was curious, there is another sheet,
11 following your alternate development, is
12 that the turning plan for the alternate
13 layout? The last sheet in the handout.

14 THE CHAIRMAN: TP-1.

15 MR. MCKINSTRY: TP-1, yeah.

16 THE WITNESS: This turning
17 template is for the center island that
18 separates the medical office building from
19 the Royal Farms, using the north and south
20 entrances. It doesn't have the connected
21 configuration.

22 MR. MCKINSTRY: I guess it
23 looks like you have some of the turning
24 going through a couple of the parked cars

1 there, I guess, if I'm reading it right.

2 THE WITNESS: No. The dashed
3 lines represent stacking spaces for the
4 underneath of the canopy, which is a
5 carryover from the gas station use, to
6 demonstrate the amount of parking that
7 potentially could be required.

8 So we just indicated on this
9 plan how stacking would occur at fuel pumps
10 if every pump was occupied and there were
11 people waiting at every pump.

12 MR. MCKINSTRY: That's not
13 parking? Those are just cars waiting for
14 the --

15 THE WITNESS: They are just
16 waiting, staging spaces.

17 MR. MCKINSTRY: Okay.

18 THE CHAIRMAN: If you don't
19 mind, Bobby. I think one of the concerns
20 is if a fire truck comes in, goes across
21 the front of Royal Farms and has to make a
22 right turn, it shows on our sheet --
23 doesn't quite look like yours -- that there
24 is cars stacked there and the fire truck

1 won't be able to do that.

2 Is that the answer you want,
3 Bobby? Right here Joe, see on ours. So
4 fire truck comes in and there is cars
5 stacked here, how are they going to make a
6 right?

7 THE WITNESS: Those are the,
8 again, were used for a parking count
9 towards stacking at the fuel pumps.

10 I don't believe that having
11 every pump taken and cars waiting is a
12 representation of what we can expect at the
13 pumps. But just to identify the number of
14 stacking spaces that could occur at each
15 pump.

16 So they are really not parking
17 spaces as much as the ability to get to a
18 pump. So in the event of an emergency,
19 having cars waiting there in line at the
20 pump, I don't believe that that condition
21 would interfere with the operations of a
22 fire truck.

23 THE CHAIRMAN: Well, if you
24 had, say if Kennett fire responded, they

1 would come down Route 1, make a right into
2 the center. Say if they have to get to
3 your medical building, they would make a
4 left in front of Royal Farms, and if there
5 is one, two, three cars at the pumps, how
6 are they going to make that right turn?

7 THE WITNESS: Well, again, if
8 there were cars waiting here --

9 THE CHAIRMAN: Right.

10 THE WITNESS: -- and there was
11 an emergency, waiting at the pump while
12 there was an emergency would give them the
13 opportunity to move or relocate. They are
14 not physically parked or unpersoned. This
15 is just a representation of what, again, if
16 everybody was getting gas at the same time
17 and couldn't get to a pump, what it would
18 be.

19 To suggest that this would be
20 an occurrence, it is just really to
21 establish a parking number or a space
22 number for the number of pumps.

23 Again, that's taken from the
24 gas station criteria. If this were just a

1 gas station without the convenience store,
2 one of the exercises is to demonstrate
3 stacking spaces at the pump, because a gas
4 station doesn't have dedicated parking. So
5 we are showing here that we have parking
6 for the convenience store, as well as
7 satisfying the gas station stacking
8 calculation. And it is really to establish
9 a parking calculation and not to suggest
10 that people are just parking their cars
11 there.

12 THE CHAIRMAN: Right. I didn't
13 mean to interrupt, Bobby, if you want to
14 follow up.

15 MR. MCKINSTRY: That's okay.
16 That's fine.

17 You said as you understand it,
18 I think, when you were talking about the
19 sidewalk that it was five feet. I know
20 Kennett Township is looking to do a bike
21 path which would come across this property,
22 I believe, and then cross Route 1. But if
23 it is a five-foot sidewalk and you have ten
24 to 15 feet, it sounds like, of additional

1 grassy space, so I gather that could be
2 used if we need a bike path?

3 THE WITNESS: Yeah, there is
4 space there if we wanted to widen that.
5 The information that we collected didn't
6 suggest, again, a bike path, which is
7 typically eight to ten feet in width rather
8 than a five foot, just a pedestrian PennDOT
9 sidewalk.

10 So if there was the need for a
11 bike path, for that to be widened, it could
12 be accomplished. It could be accommodated.
13 And if that's what is part of the PennDOT
14 plans, that's what they want to see, we,
15 again, we can accommodate. The width is
16 there to accommodate.

17 MR. MCKINSTRY: I believe I
18 know, I believe that there is a grant
19 application and design pending, is my
20 recollection.

21 THE CHAIRMAN: Right.

22 MR. MCKINSTRY: So, good, so it
23 could be accommodated.

24 What evergreens, you said you

1 are having evergreen screening, what
2 species are you using?

3 THE WITNESS: On our landscape
4 plan, which is conceptual in the sense that
5 it is a landscape exhibit to indicate that
6 we can comply with, we haven't picked out
7 species yet. Our landscape architect, and
8 when we go into a land development we will
9 have a landscape plan, and we will pick out
10 species that will provide the year-round
11 screening but are also such that there will
12 be a mixture of variety, so that if
13 anything becomes diseased, that it doesn't
14 wipe everything out.

15 And typically they use a
16 combination of white pine, Norway spruce,
17 other hardy deciduous plants that provide
18 that buffer and also grow in an environment
19 where there is traffic, runoff from the
20 parking lots, things like that. It is a
21 good urban-type material.

22 MR. MCKINSTRY: Okay. And real
23 trees, that's what I was getting at.

24 THE WITNESS: Real trees, yes.

1 MR. MCKINSTRY: Finally, Julia
2 Lacy asked you, mentioned the fact that it
3 looks like it is a little bit tight around
4 the drip line of the specimen tree. Will
5 you be employing measures to make sure that
6 you don't have equipment running over that
7 and compacting that?

8 THE WITNESS: Yes. To expand
9 upon that, too, in the landscape plan there
10 were notes that Lisa Thomas had wanted to
11 protect trees during construction. So we
12 will put those notes on the plan. And,
13 yes, there will be measures to protect
14 them.

15 But also, we had engaged an
16 arborist who assessed the trees, to also be
17 on board to monitor them during
18 construction.

19 MR. MCKINSTRY: Okay. Thank
20 you.

21 THE CHAIRMAN: You said you are
22 going to be installing two 30,000-gallon
23 gas tanks. Is that more, or less, or
24 normal for a gas station this size?

1 THE WITNESS: For a gas station
2 of this size that follows Royal Farms'
3 criteria. The one tank that's 30,000 is
4 just for their unleaded gas, and then the
5 other tank has the different grades of
6 gasoline, as well as the auto diesel that
7 they use. So it is broken up into
8 chambers. But for this type of a fuel
9 configuration, that's pretty typical for
10 them.

11 THE CHAIRMAN: Can you tell us
12 more about the ungradeable area of this
13 property and how you are going to deal with
14 that during construction?

15 THE WITNESS: The ungradeable?

16 THE CHAIRMAN: Is there an
17 ungradeable part due to the ground
18 pollution?

19 THE WITNESS: Yes, that area,
20 it is not that it is ungradeable. There is
21 a requirement that is identified in the
22 covenants. I'm going to switch over. It
23 talks about where the old gas station was
24 and what has to be monitored.

1 One of the things is we have to
2 maintain the monitoring wells, and I talked
3 about that earlier. The second thing is
4 that there is DEP requirements that monitor
5 the soil that's removed for the new
6 construction, for foundations, as well as
7 the grading that we need to do to get to
8 that level of construction. So it is more
9 along the lines of restriction that
10 requires approval and oversight from DEP.
11 It doesn't mean that we can't do anything
12 at all.

13 THE CHAIRMAN: Okay.

14 THE WITNESS: Let me take that
15 back, except whatever the work that we are
16 doing, this couldn't be used as residential
17 use. It can only remain as commercial.

18 THE CHAIRMAN: Getting back to
19 your sidewalk out front, in front of the
20 Royal Farms, it looks like bowed the
21 sidewalk in towards the parking to make
22 room for a pylon sign.

23 THE WITNESS: Yes, at that
24 location.

1 THE CHAIRMAN: Now, is that
2 pylon sign behind the ultimate right-of-way
3 line?

4 THE WITNESS: Yes, it is right
5 behind the right-of-way line.

6 THE CHAIRMAN: The next
7 question is, if there is an application for
8 a bike path, is that going to interfere
9 with the --

10 THE WITNESS: No, I still think
11 that there is a little bit of wiggle room
12 to accommodate the bike path and still go
13 around the sign.

14 If it became too tight, the
15 pylon sign could be shifted either into the
16 island area or to the other island. This
17 would be the ideal location, out front in
18 the middle. But there is a little bit of
19 room for relocation.

20 MR. MCKINSTRY: What is a pylon
21 sign?

22 THE CHAIRMAN: A bigger sign,
23 it will say Royal Farms and have the gas
24 prices on it.

1 MR. MCKINSTRY: Oh. But it has
2 like two posts?

3 THE CHAIRMAN: Pylon, has two
4 posts of pylons.

5 MR. MCKINSTRY: Like for the
6 gas price, okay.

7 THE CHAIRMAN: So that all has
8 to be figured out before construction,
9 correct?

10 THE WITNESS: Yes. We are
11 identifying the location of the sign.

12 THE CHAIRMAN: Right.

13 THE WITNESS: It will be in the
14 front and it will be between, in the grass
15 area in front of Royal Farms.

16 THE CHAIRMAN: Let me rephrase
17 my question. So then you need to know for
18 sure if there is going to be a future bike
19 path. I don't think you want to move it.

20 THE WITNESS: No, we wouldn't.
21 And yes, we would, as we are going through
22 land development, we will have more
23 information from either PennDOT or Kennett,
24 in conjunction with what they are proposing

1 along Route 1, and we would incorporate
2 that into the HOP plans.

3 THE CHAIRMAN: That will give
4 you enough time to adjust your plans?

5 THE WITNESS: Yes, I believe it
6 will.

7 THE CHAIRMAN: Ross, do you
8 have any?

9 MR. UNRUH: I do not.

10 THE CHAIRMAN: Planning
11 Commission? Mr. Walker.

12 MR. WALKER: I just want to
13 pick up on Ms. Lacy's questions about the
14 letter from Chief McCarthy, Longwood Fire
15 Company. I think he makes it clear that he
16 can't give a final evaluation until he has
17 reviewed the final plans for compliance
18 with the International Fire Code. Am I --

19 THE WITNESS: That's kind of
20 how I read it. He needed to have a little
21 bit more information.

22 MR. WALKER: Also, he says that
23 at the time of that final plan review,
24 that's where apparatus access is usually

1 the major item that gets adjusted.

2 If the chief concludes that the
3 standards of the International Fire Code
4 would not be met with existing apparatus
5 access, I assume you would be willing to
6 make adjustments to comply with the
7 International Fire Code?

8 THE WITNESS: Yes. We have
9 taken that into account with the data we
10 have provided and the fire truck
11 circulation that we have shown.

12 MR. WALKER: Great. I just
13 want to be sure that we are clear that the
14 fire chief hasn't given a final
15 determination, although he hasn't
16 identified a problem at this point.

17 THE WITNESS: Yeah, and we are
18 aware of that. And if there is a concern
19 or a dimensional that he thought that we
20 needed to meet, we could comply with it.

21 MR. WALKER: Thank you.

22 THE CHAIRMAN: Jim?

23 MR. HATFIELD: The questions
24 about the sidewalk along the highway

1 frontage, at the northeast corner your plan
2 I believe shows the sidewalk coming to your
3 northeasternmost right in/right out access.
4 And then on the far right-hand side,
5 northeasternmost corner of that access you
6 are showing a piece of sidewalk which is
7 just your handicap access ramp, and then it
8 terminates right there; is that correct?

9 THE WITNESS: Yes is.

10 MR. HATFIELD: Just beyond that
11 the plan shows a retaining wall; is that
12 correct?

13 THE WITNESS: It does, yes.

14 MR. HATFIELD: Can you explain
15 anything about that retaining wall and
16 whether that's going to remain, or if you
17 know anything about the future of that
18 retaining wall.

19 THE WITNESS: The retaining
20 wall is there now because if our plan was
21 to progress without PennDOT, we wouldn't be
22 able to modify the embankment. As part of
23 the PennDOT plans, they have obtained
24 easements from all the properties to cut

1 back the embankment. So since our plan is
2 really intending to coincide with the
3 PennDOT improvements, that wall wouldn't be
4 there when they did the improvements for
5 Route 1, and that embankment would be cut
6 back.

7 MR. HATFIELD: Can I rephrase
8 the answer to make sure I understood it
9 correctly?

10 THE WITNESS: Sure.

11 MR. HATFIELD: Are you saying
12 that PennDOT's improvements for the third
13 northbound lane will end up removing that
14 wall, and if the sidewalk needs to be
15 extended to the north then it could occur
16 at that time?

17 THE WITNESS: That's correct,
18 yes.

19 MR. HATFIELD: Thank you. The
20 discussion early on about the impervious
21 coverage calculations and then weighted
22 average, first a statement. We had issued
23 a letter dated today, January 28th. I
24 don't know that it has been entered into

1 the record yet. I would like to state on
2 the record that we do not want it entered
3 into the record because some of the
4 comments on here are based on a plan you
5 sent to our office that are not the same as
6 this plan.

7 THE WITNESS: That's correct.
8 We had the opportunity to speak to your
9 office and incorporated some additional
10 notes, for instance, the wetland note that
11 wasn't on the plan, and the sight distance
12 lines that weren't on the plan. So we
13 added them after the fact. We also went
14 through and made an adjustment to the
15 weighted average on that.

16 So we weren't able to get them
17 back to your office. But we did
18 incorporate them, because they weren't
19 picked up in the letter, and we wanted to
20 have a more complete submission.

21 MR. HATFIELD: Appreciate that.

22 MR. UNRUH: You are going to
23 issue a new letter?

24 MR. HATFIELD: If it pleases

1 everyone here, we will issue a revised
2 letter based on this latest plan so that
3 our review addresses the plan that is being
4 discussed tonight, and then that can be
5 entered into the record at what I assume
6 will be another hearing.

7 So just to revisit the
8 discussion about weighted average, rather
9 than talking about percentages, can you,
10 looking at your plan, this latest plan,
11 answer the following questions for me:

12 First, what is the amount of
13 allowable impervious coverage, lot
14 coverage, for the portion of the tract
15 within East Marlborough Township, in acres
16 or square feet, either?

17 THE WITNESS: Not in terms of
18 percentage?

19 MR. HATFIELD: Not in terms of
20 percentage, just a number, an area number.

21 THE WITNESS: 126,900 square
22 feet.

23 MR. HATFIELD: And that number
24 would be based on 55 percent of the

1 adjusted acreage within East Marlborough
2 Township; is that correct?

3 THE WITNESS: That's just 55
4 percent, yes, of the adjusted tract area.

5 MR. HATFIELD: How much
6 coverage is permitted for the amount of
7 land that's located in Kennett Township?

8 THE WITNESS: 49,257 square
9 feet.

10 MR. HATFIELD: So if you add
11 those two figures together, that would be
12 the total amount of impervious coverage
13 that would be permitted on the property in
14 total? Is that correct?

15 THE WITNESS: That's correct,
16 yes.

17 MR. HATFIELD: That total
18 number would be? Help me with the math.

19 THE WITNESS: It is going to be
20 126 -- I'll use my -- I'm not good without
21 a calculator.

22 MR. JAMESON: 126,900, that's
23 what it shows on the drawing.

24 THE WITNESS: 126,900, plus

1 49,257.

2 MR. JAMESON: Oh, okay.

3 THE WITNESS: 176,157.

4 MR. HATFIELD: Correct. Thank
5 you. And the total amount of impervious
6 coverage proposed by the whole development,
7 irrespective of where it is located,
8 whatever township, what is that number?

9 THE WITNESS: Total impervious,
10 152,292.

11 MR. HATFIELD: So in round
12 numbers you are permitted 176,000 and
13 change, you are proposing 152,000 and
14 change; is that correct?

15 THE WITNESS: Yes.

16 MR. HATFIELD: Now, back up one
17 step. Do you know how much impervious
18 coverage is proposed just within East
19 Marlborough Township?

20 THE WITNESS: It goes back to
21 the 126,900.

22 MR. HATFIELD: That's what is
23 permitted. How much is proposed within
24 East Marlborough?

1 THE WITNESS: On the
2 calculation, it is expressed in percentage
3 but not in square feet on this plan.

4 MR. HATFIELD: The percentage
5 on that plan is expressed as 66 percent?

6 THE WITNESS: 66.01 percent.

7 MR. HATFIELD: If I took 66
8 percent times the adjusted acreage, that
9 would be the number. So it would be more
10 than the 55 percent allowed is your
11 testimony?

12 THE WITNESS: Correct.

13 MR. HATFIELD: All right. So
14 the reason I went through that verbal
15 exercise with you is to try and explain
16 that the total development for the parcel
17 as a total is well underneath of permitted
18 impervious cover, but it is concentrated
19 towards Route 1, on the East Marlborough
20 land, which from a planning purpose seems
21 to make sense. We don't have any technical
22 objection. But ultimately, it is for the
23 Board of Supervisors to grapple with.

24 MR. UNRUH: The weighted

1 average business?

2 MR. HATFIELD: Correct.

3 MR. UNRUH: All right.

4 MR. HATFIELD: There was
5 discussion about potentially increasing the
6 width of the sidewalk so that it could, I
7 presume, I presume the sidewalk width would
8 be increased so it could serve as a
9 combination sidewalk and bike path?

10 THE WITNESS: Yes.

11 MR. HATFIELD: I apologize if I
12 missed any of the discussion. Was there a
13 minimum width for that combined
14 sidewalk/bike path that would be necessary?

15 MR. MCKINSTRY: He said that
16 normally bike paths are eight feet. He
17 said the sidewalk they have is five feet.
18 And I believe the buffer they have between
19 the sidewalk and Route 1 as it will be
20 developed was between ten and 15 feet.

21 THE WITNESS: Right.

22 MR. MCKINSTRY: So there is
23 room for the full bike path in addition to
24 the sidewalk, is what I calculated.

1 MR. HATFIELD: Eight plus five,
2 13 feet total.

3 MR. MCKINSTRY: In addition to
4 the five, yeah.

5 MR. HATFIELD: Do you have any
6 sense at this time if that bike path were
7 requested and provided what that additional
8 coverage will do to your computations for
9 lot coverage?

10 THE WITNESS: If it was across
11 the whole lot frontage it may make it go up
12 slightly more. It would make it go up
13 slightly more because the sidewalk is
14 within the right-of-way on our property.

15 MR. HATFIELD: I'm sorry, it is
16 within the right-of-way line on your
17 property?

18 THE WITNESS: It is on our
19 property, within the right-of-way. So it
20 would go, if we had to include that
21 additional impervious, the number would go
22 up a little bit in terms of our percentage
23 of impervious in East Marlborough.

24 What that would result in

1 without doing the calculation, I don't
2 know.

3 MS. LACY: It would be less
4 than 10,000 square feet, because you have
5 got about, what, a thousand feet of
6 frontage? And you are adding less than 10
7 feet.

8 THE WITNESS: Yes.

9 MS. LACY: Less than 10,000
10 square feet.

11 MR. HATFIELD: So going back to
12 those numbers we were talking about earlier
13 for the total property and what it would
14 support, the total coverage was 176,000 and
15 change. And right now the proposed is
16 152,000 and change, and if it added 10,000
17 it would be 162,000. So it would still be
18 less than the total allowable.

19 The only reason I bring those
20 numbers to everyone's attention is if the
21 sidewalk/bike path resulted in some sort of
22 lot coverage issue, it would perhaps be
23 appropriate during this conditional use
24 hearing to discuss whether or not that

1 additional impervious would be counted
2 against the allowable lot coverage. Just
3 looking at precedent of other decisions.

4 MR. JAROS: If I can just
5 clarify something, Joe, the measurement of
6 the sidewalk and the bike path would be a
7 total of eight feet, correct? Five feet
8 and three feet?

9 THE WITNESS: Yeah. I'm giving
10 an approximate number.

11 MR. MCKINSTRY: It is not five
12 feet plus eight feet?

13 MR. JAROS: Correct.

14 MR. MCKINSTRY: I was thinking
15 five feet plus eight.

16 THE CHAIRMAN: So was I.

17 MR. MCKINSTRY: 13 feet.

18 THE WITNESS: No. It would be
19 eight feet.

20 MR. MCKINSTRY: It would be
21 sidewalk plus bike path?

22 MR. JAROS: Correct.

23 MS. LACY: That makes more
24 sense.

1 MR. MCKINSTRY: So that would
2 be three times a thousand, so that would be
3 3,000.

4 MR. HATFIELD: And then my last
5 question, just asking for some
6 clarification on the discussion about the
7 buffer from the rear of the Royal Farms
8 store to the south. So there was
9 discussion about the existing landscape
10 material between the proposed convenience
11 store and the existing residential units in
12 Kennett Township, some discussion about the
13 horizontal distance between the proposed
14 store, the existing residences.

15 Can you explain what the
16 vertical relationship is between the
17 proposed store and those residences and the
18 ground in between? Is there a mound? Is
19 there a depression? If the ground drops
20 between, are the trees taller than the drop
21 of the ground? I'm trying to get some
22 sense of --

23 THE WITNESS: Sure.

24 MR. HATFIELD: -- does that

1 existing vegetation block views between the
2 existing residences and the proposed store?

3 THE WITNESS: I understand,
4 Jim. There is two parts to your question.
5 Immediately behind Brandywine Court, shown
6 on the south side of the plan where the
7 commercial parcel juts out, there is an
8 existing berm as a result of the
9 construction of the houses. And then the
10 berm as you move towards the south flattens
11 out such that the change in elevation of
12 the units that are in Concord Court, behind
13 the bank, are almost at ground level and
14 the mature vegetation is much higher.

15 I had the opportunity to go out
16 there and stand at the units at Concord
17 Court about two weeks ago to see if I could
18 see through that, to see what the
19 vegetation, what the buffer was made up of.
20 And I can't see out through to Route 1.
21 Although I can hear some of the road noise,
22 I couldn't see through.

23 Back here it was clear that the
24 berm, that the grade is about eight feet

1 higher to that berm than it is behind the
2 units. Then it is hard really to see
3 through to where our projected Royal Farms
4 would be.

5 Now, it is not too far off of
6 where the existing welding shop is. It is
7 slightly higher. But it is hard to see
8 that through that buffer.

9 So I want to say that maybe 75
10 percent of behind where the Royal Farms is
11 going, from the Royal Farms over behind the
12 medical office building, that's mounded up.
13 And then further to the south, we are
14 slightly at grade, maybe a little bit
15 elevated as we go, move away from the
16 units, going closer towards our
17 development, but that the vegetation there
18 is pretty dense.

19 MR. HATFIELD: I apologize, I'm
20 not sure what you meant when you say it is
21 "mounded up." Explain that.

22 THE WITNESS: Between
23 Brandywine Court and this piece of ground
24 that sticks out from our parcel that's

1 Kennett Township, it is a landscape berm
2 as a result of the development, I believe,
3 of the townhouses. So this is, this ground
4 is elevated, behind it.

5 MR. HATFIELD: So if a person
6 walked out the back of those townhouses on
7 ground, they are going to have to walk up a
8 berm, to the top of the berm?

9 THE WITNESS: They are going to
10 have to walk up a berm, to the top of the
11 berm.

12 MR. HATFIELD: On the back side
13 does the berm drop back down on to grade?

14 THE WITNESS: It drops back
15 down. It drops back down significantly on
16 the north side. But there is still a
17 change of about six to eight feet on the
18 south side.

19 MR. HATFIELD: And then as one
20 continues towards Route 1 does the ground
21 rise?

22 THE WITNESS: It starts to
23 rise, yes. And then as you get closer to
24 the property line right now, it jumps up

1 about another four to six feet.

2 MR. MCKINSTRY: It would be
3 nice if we could see the topo lines.
4 Because if I'm looking, I was looking at
5 the grading plans to see if we could see
6 that, and it looks like the, I guess these
7 are natural contours, it goes from 420 as
8 you go, it looks like you are going down,
9 it goes from 420 to 410. But I can't see
10 what it looks like over next to the bank.
11 So, I mean, they are lower. It looks like
12 we are on the topographic high there. I'm
13 not sure.

14 THE WITNESS: The section of
15 the plan that you are on --

16 MR. MCKINSTRY: But I can't see
17 anything next to it.

18 THE CHAIRMAN: C03.1.

19 THE WITNESS: So on C02.1, and
20 of course, you are right --

21 MR. MCKINSTRY: C02.1, is that
22 shown there?

23 THE WITNESS: I'm looking at
24 that plan, the first one, I flipped to it,

1 shows the existing conditions.

2 MR. MCKINSTRY: Oh, yeah.

3 THE WITNESS: But it shows this
4 berm that exists through here. And you are
5 right, it is 410, and the ground does
6 progressively go higher. But right at the
7 property line, this is an existing berm.

8 MR. MCKINSTRY: I guess I was
9 wondering what it looked like up near the
10 bank and other areas, if that's going to be
11 the --

12 THE WITNESS: So what happens
13 is that the berm kind of goes back into the
14 ground, and it just becomes natural grade.

15 Now, this is slightly higher.
16 But there isn't a berm in there. It is
17 just a continuous gradual grade up to the,
18 eventually up to the property line. And
19 then in that area is just heavily planted
20 with mature vegetation.

21 MR. MCKINSTRY: I guess I'm
22 wondering what the sight line is going to
23 be.

24 MR. HATFIELD: Well, and that

1 was the nature of my question, to try and
2 ascertain that. And the easiest way to
3 determine that would be to draw a
4 cross-section from the rear of the proposed
5 Royal Farms, and whatever elevation is
6 proposed there, to whichever unit you want
7 to take, examine, the bank to the other
8 unit of that corner.

9 Now, I raise that as a
10 question, but, at the same time, I think it
11 is appropriate for the Board and the
12 applicant to discuss the appropriateness of
13 that, that is buffering in an adjacent
14 municipality. I don't know where the
15 responsibilities lie.

16 But to expand off of Julia's
17 question about whether or not access behind
18 the Royal Farms store may be something to
19 be examined, well, that might impact the
20 buffering you could put behind it, which
21 may or may not impact the neighbors in the
22 adjoining township, their visual impact of
23 the proposed improvements.

24 So, I don't know if it is

1 asking too much to have the applicant
2 submit an approximate cross-section so that
3 those issues could be examined, so the
4 Board can make an informed decision, or
5 whether that's appropriate or not. Maybe
6 that's a question for you, Mr. Jaros.

7 MR. UNRUH: Do you have any
8 objection to having a cross-section
9 submitted? It is not unusual.

10 MR. JAROS: Well, one
11 discussion I'm having with my client is the
12 possibility of deferring to land
13 development or the possibility of preparing
14 that cross-section and presenting it to the
15 Planning Commission for comment.

16 But I would assume -- correct
17 me if I'm wrong -- that the Board
18 ultimately would want to see that. I don't
19 mean to say a mountain out of a molehill,
20 but, with all due respect, when those
21 people in Kennett Township or that property
22 decided to be developed and those people
23 moving into those residences, you have to
24 assume that people are aware of their

1 surroundings and what can be built. And we
2 are talking about a commercial property in
3 East Marlborough Township that has existed
4 for years and years and years.

5 So, again, I'm not trying to
6 minimize the issue. But I would submit
7 that with the extent of the land between
8 the existing towns and the proposed
9 commercial development, along with
10 established growth, that the issue in my
11 mind becomes less, less of an issue. But
12 the Board can make that determination.

13 MR. UNRUH: It occurs to me it
14 might be more helpful to have it at land
15 development when you actually have a real
16 landscaped plan as a part of the
17 cross-section.

18 I don't know how you would
19 react to that, Jim. But right now we are
20 kind of a shot in the dark without knowing
21 exactly how that is going to fit into the
22 equation.

23 MR. HATFIELD: Well, I guess my
24 reaction is that if the applicant were to

1 choose not to present a cross-section now,
2 so the issue could be examined on paper,
3 and would defer to land development, then
4 it would seem appropriate that the Board
5 could defer their decision on the width of
6 the buffer behind the Royal Farms until
7 they have that document to examine.

8 So it is the applicant's
9 choice. But if that were an open
10 condition, it could change their layout by
11 20 feet, which impacts a lot of things,
12 their access, the distance between the
13 store and the pumps. It is sort of a
14 significant planning issue.

15 MR. MCKINSTRY: And we have
16 required buffers with berms between
17 residential and nonresidential use all
18 along the north side of Route 1.

19 MR. HATFIELD: And I'm not
20 disagreeing with Mr. Jaros'
21 characterization that there is significant
22 area, and it is heavily treed and whatnot.
23 But I just don't know enough about the
24 vertical relationship to the land between

1 the proposed building and existing
2 building. It could be 150 feet away, but
3 if the ground drops 40 feet in that 150,
4 and the trees are only 30 feet tall, you
5 can see right across the tops of the trees.
6 I don't know that's what it is. But I'm
7 just saying a cross-section would put this
8 issue to rest.

9 THE CHAIRMAN: I think what the
10 Board needs is assurance that the
11 neighborhood is protected --

12 MR. MCKINSTRY: Right.

13 THE CHAIRMAN: -- with a berm
14 and landscaping.

15 MR. WALKER: Where would you
16 envision the cross-section being done?

17 MR. HATFIELD: I would suggest
18 two areas. The one I think is most
19 important -- Joe, can you put the proposed
20 layout up?

21 MR. MCKINSTRY: They have three
22 lines actually there that, the distances to
23 the homes.

24 THE WITNESS: This is the

1 proposed.

2 MR. HATFIELD: I'm sorry. So
3 from the rear of the Royal Farms store, in
4 the area of where they have a 340-foot
5 dimension shown to the units on Brandywine
6 Court, and then maybe one from the bank
7 building, the 225 feet to the rear of the
8 units on Concord Court, that would be my
9 suggestions.

10 MR. WALKER: With all due
11 respect, Jim, the building, the bank
12 building, the portion of the bank building
13 that is closest to those residences is in
14 Kennett Township.

15 MR. HATFIELD: That's true.

16 MR. WALKER: So you can't
17 buffer that building with buffering in East
18 Marlborough Township.

19 MR. HATFIELD: That's true.

20 MR. WALKER: And since the
21 development in Kennett Township will have
22 to be approved by Kennett Township,
23 wouldn't it be their responsibility to
24 determine what buffering was appropriate?

1 Particularly since it is their residents
2 who are being impacted?

3 MR. HATFIELD: Those are all
4 true statements, and that speaks even to
5 looking at the buffering behind the Royal
6 Farms store. Because East Marlborough's
7 ordinance requires a certain minimum width
8 between commercial and residential, I
9 forget exactly how it is worded,
10 residential use. This is planned
11 residential development, which is like
12 townhouses.

13 MR. MCKINSTRY: Right, right.

14 MR. HATFIELD: And the 20 feet
15 they are providing would be similar to
16 that. But I guess this is just, because of
17 the different municipalities and the
18 different zonings and the way the buffering
19 ordinance is written in East Marlborough,
20 it is not clear exactly what the standard
21 of care should be, and having the
22 cross-section to look at would at least
23 help answer whether that standard of care
24 has at least been --

1 MR. WALKER: More information
2 is always better than less. I don't
3 disagree with that. But I think it is hard
4 for East Marlborough to take care of the
5 buffering on the bank building because
6 there is no land in East Marlborough. The
7 alternative would be to have to move the
8 building.

9 MR. MCKINSTRY: Well, that's a
10 problem, though. We are approving a
11 building that goes onto the neighboring
12 township and we have a requirement for
13 buffering. So I'm not sure.

14 MS. LACY: Well, we are not, we
15 wouldn't be --

16 MR. MCKINSTRY: I'm not sure
17 how it works.

18 MR. UNRUH: I'm not sure
19 technically you have any obligation to
20 address another township. But be that as
21 it may, I'm sure you want to be good
22 neighbors.

23 Have you had any contact with
24 the adjacent HOA in terms of maybe being

1 able to plant on their property to provide
2 an additional buffer?

3 MR. JAROS: No. The president
4 of the HOA was in attendance at the last
5 hearing.

6 MR. UNRUH: I remember.

7 THE WITNESS: We also in
8 showing the buffering, I did, as I had
9 mentioned earlier in my testimony, I
10 confirmed with Kennett Township ordinances
11 for a commercial use that abuts a
12 townhouse, which is different than East
13 Marlborough's, and the requirement for
14 commercial adjoining any residential use or
15 district is 10 feet, screening of 10 feet.
16 And then so we have 20 feet. And in that
17 10 feet they describe the material, which
18 we have expanded upon just to make a more
19 denser buffer, and to be good, to be better
20 neighbors, not that we are not good
21 neighbors, but to be better neighbors
22 because of the adjoining township and how
23 the parcel relates.

24 So I want to say that this is a

1 representation of exceeding what the
2 requirements are for buffering. In
3 addition to that, having an established,
4 mature, open space buffer in the adjoining
5 township further supports that.

6 So, in arriving at this point,
7 I want to say that a lot of research has
8 been done before we just threw things on a
9 plan.

10 MR. UNRUH: Well, you have to
11 go get some kind of an approval from
12 Kennett, right?

13 MR. JAROS: We do.

14 MR. UNRUH: Where are you on
15 that?

16 MR. JAROS: We are keeping them
17 apprised of everything we are doing here in
18 East Marlborough.

19 MR. UNRUH: That gives them an
20 opportunity to impose --

21 MR. JAROS: It does.

22 MR. UNRUH: -- requirements on
23 you.

24 MR. JAROS: It does. I've

1 spoken to my client while this conversation
2 was going on. We contemplate that we are
3 not going to close this hearing this
4 evening, by the mere fact that Mr.
5 Hatfield's office has to issue another
6 review letter.

7 MR. UNRUH: And we haven't
8 gotten some of the others either.

9 MR. JAROS: We haven't. So we
10 contemplate that there will be yet another
11 conditional use hearing. We will prepare
12 the cross-section and submit it to the
13 township between tonight's hearing and the
14 next conditional use hearing.

15 MR. UNRUH: Okay. I have one
16 other thing to bring up. Are we finished
17 with this witness?

18 MR. MCKINSTRY: Is Jim done?

19 MR. HATFIELD: I'm done.

20 MS. LACY: Yeah, I had started
21 to say something.

22 MR. WALKER: Can I make a
23 comment to Ms. Lacy's point, which is that
24 with respect to the buffering around Royal

1 Farms, there is an access issue there. And
2 it is more than just a buffering issue.

3 MS. LACY: It could, it is
4 potentially a safety issue. As I said, I
5 did speak with our chief of police.

6 THE CHAIRMAN: Do you mean for
7 fire truck reach?

8 MS. LACY: Well, for security.

9 THE CHAIRMAN: Right.

10 MS. LACY: And I have not
11 spoken to Chief McCarthy yet, but it is
12 something I would want him to consider.
13 And the differential that I can see is we
14 are talking 428, I don't know what your
15 finished floor is. I'm assuming it is
16 maybe 429. And I don't know the height of
17 the building, but the top of that berm is
18 426. And you are looking at the existing
19 elevation along here of above 422.

20 So you are talking about a
21 difference of around six and at the outside
22 eight feet. So consider the heights of the
23 trees. I think a cross-section will be
24 helpful.

1 But I think there will be
2 significant coordination between Stan
3 Corbett, who is the planner and project
4 manager for Kennett, and he will have an
5 engineer actually review it, and our
6 engineer, and we may have to coordinate
7 with them and see what will be acceptable
8 if we choose to lessen that 20-foot buffer
9 for safety reasons.

10 MR. UNRUH: What have you
11 submitted to them? I mean have you
12 submitted a plan for approval?

13 MR. JAROS: They have seen the
14 conditional use site plan.

15 MR. UNRUH: Okay.

16 MR. JAROS: And as read by
17 myself, reading Mr. Corbett's
18 E-correspondence to me, he was initially
19 conceding that he did not contemplate land
20 development was necessary.

21 MR. UNRUH: Oh, okay.

22 THE CHAIRMAN: As far as fire
23 truck reach, I know we have been through
24 this before on other land development, is

1 that an ordinance, that you need 150 feet
2 reach from blacktop to an end of the
3 building? Does anybody --

4 MR. HATFIELD: Go ahead.

5 MR. WALKER: That, the 150 feet
6 is in the ordinance. But I think you are
7 right, in talking to Jim about it, it
8 appears that the logical interpretation of
9 that is that it is blacktop to the front of
10 the building. It is not necessarily public
11 roadway to the front of the building,
12 although the language is a little
13 ambiguous.

14 MR. MCKINSTRY: Julia, I was
15 wondering about the safety that you
16 mentioned. Because you can't get around
17 the back of the whole Wal-Mart. The berm
18 comes down and the road only goes part of
19 the way. So --

20 MS. LACY: Again, this is
21 something that would have to be explored,
22 and we would need input from the fire chief
23 as to the necessity of that.

24 MR. UNRUH: He is continuing

1 his review?

2 MS. LACY: Yes.

3 THE WITNESS: As I understand
4 it.

5 MR. UNRUH: So far he hasn't
6 red flagged that on the conditional use
7 plan?

8 THE WITNESS: He has not.

9 THE CHAIRMAN: We should have
10 that by next hearing, I would think.

11 MR. WALKER: No. I think what
12 his letter says is he is planning to do
13 further review after he gets the land
14 development plans.

15 MR. JAROS: Correct.

16 MR. WALKER: Now, we could ask
17 him specifically to address that question.

18 MR. HATFIELD: He might not be
19 able to address that question because to
20 answer some of his questions about how much
21 of the perimeter of a building requires
22 primary access is based on the
23 International Building Code, the
24 International Fire Code, and those relate

1 to the type of use and the building
2 materials. And some of the information,
3 that actually isn't available because the
4 applicant hasn't gotten that far yet with
5 their architecture.

6 So I don't know if the chief
7 can answer those questions in terms of does
8 he need 100 percent perimeter access, or 50
9 percent perimeter access, or what that
10 number is.

11 I see Mr. Rountree maybe wants
12 to add some information here.

13 MR. ROUNTREE: Yes.

14 MR. HATFIELD: Please.

15 MR. ROUNTREE: Royal Farms --

16 MR. UNRUH: Just a minute. Do
17 you mind standing up. She can't see you
18 through your lawyer.

19 MR. ROUNTREE: Royal Farms is
20 our tenant for that lot, so we could
21 probably provide enough information to the
22 fire marshal regarding the Royal Farms
23 construction, to get feedback on that
24 issue.

1 MR. HATFIELD: I would think
2 that would be the critical building that
3 these Supervisors are concerned about in
4 terms of what is occurring on two sides of
5 the building that are currently not paved.
6 And if the fire marshal is comfortable with
7 perimeter access, then the only other issue
8 is the security access that the East
9 Marlborough police chief has raised.

10 I would think that if you could
11 incorporate a solid fence of some
12 particular height along the property line,
13 with whatever buffering, then the fence
14 would only improve the visual buffer and
15 also perhaps provide the security, if
16 that's necessary.

17 MR. HANNUM: What are the
18 proposed hours of a Royal Farms?

19 THE CHAIRMAN: Forever.

20 THE WITNESS: They are a
21 24-hour-a-day operation.

22 MR. HANNUM: Okay.

23 THE CHAIRMAN: Is the Wawa up
24 further, is that 24 hours?

1 THE WITNESS: Yes.

2 MR. MCKINSTRY: Yes.

3 MS. LACY: Oh, yeah.

4 THE CHAIRMAN: Anymore

5 questions? Bruce? Julia?

6 MR. JAMESON: No, I'm good.

7 THE CHAIRMAN: Buzzie? Ross?

8 MR. UNRUH: No. I think we

9 should probably take a short break for
10 deference to our court reporter. But I do
11 have, I just might want to get this on the
12 record, I reviewed the sewer right-of-way
13 agreement, which I assume is recorded in
14 the chain of title of the bank, the Bank of
15 America, and the grantee is Shamrock Realty
16 Holdings, which was done in 2007. What I
17 would like to know, and you may not be able
18 to answer now, how do you propose to get
19 this assigned to your client, and paragraph
20 3 has a statement that says: In the event
21 the sewer facilities are not used for a
22 period of 18 months, the easement may be
23 terminated by written notice to the
24 grantor.

1 And I'm assuming there has been
2 no written notice, and I'm assuming nothing
3 has been installed, or maybe a conduit has
4 been put in. I don't know what the status
5 of that may be.

6 MR. JAROS: We will investigate
7 both questions.

8 MR. UNRUH: I just want to --

9 MR. MCKINSTRY: Was that an
10 exhibit?

11 MR. UNRUH: You got a Drop Box
12 type of a thing from Joe and it is in
13 there.

14 MR. JAROS: It is in here.

15 MR. UNRUH: Is it in there too?

16 MR. MCKINSTRY: Just for the
17 record.

18 MR. JAROS: Hold on a second.
19 It is A-25.

20 THE CHAIRMAN: A-25.

21 MR. UNRUH: I copied it off of
22 his Drop Box, whatever you call that. You
23 have a different name other than Drop Box.

24 THE WITNESS: Share Point.

1 MR. JAROS: But if the Board
2 would indulge us, Ms. Kline has been
3 sitting here for most of the evening, we
4 would like to try and get through her
5 testimony this evening.

6 MR. UNRUH: I thought for the
7 court reporter we would just take a short
8 break.

9 MR. JAROS: Absolutely.

10 THE CHAIRMAN: We will take a
11 ten-minute break, five-minute break. Five
12 to ten-minute break.

13 MR. UNRUH: Good.

14 MS. LACY: Five.

15 (Recess taken.)

16 THE CHAIRMAN: We are ready to
17 resume.

18 MR. UNRUH: All right.
19 Everybody ready?

20 MR. JAROS: Our next witness is
21 Ms. Nicole Kline.

22

23

24

1 NICOLE R. KLINE-ELISER,
2 the witness herein, having first been
3 duly sworn on oath, was examined and
4 testified as follows:

5 DIRECT EXAMINATION

6 BY MR. JAROS:

7 Q. Nicole, your full name and business
8 address?

9 A. Nicole Kline, 835 Springdale Drive,
10 Exton, Pennsylvania. McMahon Associates.

11 Q. And you are employed by McMahon
12 Associates?

13 A. Yes.

14 Q. And you are a registered traffic
15 engineer in the Commonwealth of
16 Pennsylvania?

17 A. I am a licensed Professional
18 Engineer, as well as a registered
19 Professional Traffic Operations Engineer.

20 Q. How many years have I been doing
21 this, and I always get that wrong.

22 Have you testified as an expert
23 traffic engineer before this Board in
24 previous applications and been accepted as

1 an expert in your field?

2 A. I have, many times.

3 Q. And have we introduced your CV --

4 MR. UNRUH: The Board is
5 familiar with this witness.

6 MR. HANNUM: No objection.

7 MR. UNRUH: What are you
8 offering her for?

9 MR. JAROS: Expert traffic
10 engineer.

11 MR. UNRUH: Any objection?

12 MR. HANNUM: No objection.

13 MR. MCKINSTY: I would like to
14 have her CV introduced.

15 BY MR. JAROS:

16 Q. We have marked your CV as
17 Applicant's Exhibit -- I think we have two,
18 as a matter of fact. Let me just reference
19 that for a moment.

20 MR. JAMESON: 26 is one of
21 them.

22 Q. 26, and we also had you as A-14, so
23 you are doubly important this evening.

24 MR. JAMESON: Which one is

1 correct and which one is false?

2 MR. JAROS: Let's go with A-26.

3 BY MR. JAROS:

4 Q. Nicole, what was your charge in
5 this particular application?

6 A. My charge was to complete the
7 traffic impact study for the project.

8 Q. In line with that, did you, in
9 fact, prepare a traffic impact study that
10 we have marked as Exhibit A-25 in our
11 packet that is your November 9th, 2018
12 traffic impact study?

13 A. Yes.

14 Q. Can you please review an executive
15 summary from the contents of that study,
16 including with your findings and
17 recommendations for the Board?

18 A. Yes. So our traffic impact study
19 accounted for the development plan before
20 you tonight, which included a
21 5200-square-foot convenience market with 16
22 fueling positions, a 3,558-square-foot bank
23 with drive-through facilities, and a
24 25,500-square-foot medical office building.

1 As part of our work on this
2 project we have coordinated extensively
3 with PennDOT with regard to their U.S. 1
4 roadway improvement project. We've had
5 several meetings with them, and extensive
6 coordination has occurred, which has
7 included the township along the way. I'll
8 discuss that a little bit more in detail as
9 we go along. But we have accounted for
10 that project within our traffic study, in
11 detail.

12 To start the process for our
13 study we went through the scoping
14 application process, which both PennDOT and
15 the township were a part of, and that
16 process began all the way back in 2014.
17 Between 2014 and today several coordination
18 meetings have occurred as this plan has
19 evolved and come to the point at which it
20 is before you in the conditional use
21 application.

22 We have had a number of
23 meetings with both PennDOT and the township
24 to discuss traffic at length throughout

1 this process.

2 The scope of our study includes
3 an evaluation of the existing weekday
4 morning, weekday afternoon, and Saturday
5 midday peak hours, which is typical of a
6 commercial development, as well as
7 projecting conditions into the future for a
8 2020 build-out year and a 2025 design year,
9 for each of those peak hours, both without
10 and with the development, as mandated by
11 PennDOT.

12 Our study area incorporated the
13 Schoolhouse Road intersection along Route
14 1, the Onix Drive intersection along Route
15 1, all of the proposed site accesses, as
16 well as the point at which today the
17 Kennett Oxford Bypass and the Baltimore
18 Pike merge in its existing condition.

19 The trip generation included in
20 our study for the proposed development was
21 prepared based on the Institute of
22 Transportation Engineers latest edition of
23 the Trip Generation Manual, in accordance
24 with industry standards. The major of the

1 commercial development proposed here,
2 particularly with regard to the bank and
3 the convenience store with gas uses, they
4 benefit from an adjacent roadway system
5 that generates a lot of traffic. Those
6 types of land uses want to locate
7 themselves along high volume roadways
8 because a majority of the traffic that is
9 generated by those types of uses is what we
10 call pass-by traffic, traffic that is
11 already on the adjacent roadway system that
12 makes this a part of their primary
13 destination.

14 And you can understand why the
15 bank use and the convenience market with
16 gas generates a very high level of pass-by.
17 And so with that being said, the new trips
18 that would be generated by the proposed
19 development during the weekday morning peak
20 hour, again, 60-minute period, is 223 new
21 trips, which are both inbound and outbound.
22 In the weekday p.m. peak hour -- let me
23 correct myself. The weekday morning is 199
24 new trips. The weekday afternoon is 223

1 trips.

2 MR. MCKINSTRY: This is for
3 everything?

4 THE WITNESS: This is for one
5 hour for all uses on the property.

6 MR. MCKINSTRY: Including the
7 office building?

8 THE WITNESS: Correct. It is
9 everything.

10 And 260 new trips during the
11 Saturday midday peak hour. Again, those
12 are totals, so that accounts for both the
13 entering and exiting during those peak
14 60-minute periods.

15 So through our traffic
16 operations analysis incorporating all of
17 those factors and the proposed development,
18 our analysis and results in our report show
19 that efficient access to and from the
20 proposed development is provided through
21 the plan that is shown, which I will detail
22 the improvements.

23 Again, the close coordination
24 will continue between the applicant and

1 PennDOT's Route 1 project team. It is
2 anticipated, based on our most recent
3 meeting that PennDOT requested of the
4 applicant, that these projects are
5 anticipated to coincide in terms of
6 schedule. It does seem to be tracking
7 along very similar schedules, which is
8 good. But we will need to continue that
9 coordination to insure that that occurs.

10 So with respect to the
11 improvements that are proposed by the
12 applicant in terms of site access, so the
13 primary site access is proposed to be
14 provided as a fourth leg at the
15 intersection of Route 1 and Schoolhouse
16 Road, which will be signalized and is
17 proposed to provide for all movements.

18 MR. MCKINSTRY: So there is now
19 going to be a left turn into Schoolhouse
20 Road again?

21 THE WITNESS: No. Full
22 movement for the site.

23 MR. MCKINSTRY: Okay.

24 THE WITNESS: Not full movement

1 for the other side. Thank you for allowing
2 me to clarify that. Full movement for the
3 site.

4 So in order to accommodate
5 that, a left turn lane will be provided
6 along Route 1 to enter the proposed
7 development.

8 BY MR. JAROS:

9 Q. Route 1 southbound, correct?

10 A. Correct, Route 1 southbound. And a
11 single ingress lane is proposed along this
12 access throat, and two egress lanes, which
13 allows us to provide a dedicated left turn
14 lane out of the site, which aligns properly
15 with Schoolhouse Road.

16 You see on the plan presented
17 earlier by Joe there is a gore striped area
18 that is striped on the exit approach. That
19 is because Schoolhouse Road provides dual
20 left turn lanes out of the existing
21 approach.

22 We are not proposing to provide
23 dual left turn lanes out of the site. It
24 is not necessary and, therefore, it is not

1 appropriate to provide that type of lane
2 configuration unless it is needed.

3 And then a dedicated through
4 right so that traffic exiting the site, the
5 proposed development, could travel across
6 to School House or to turn right to travel
7 northbound along Route 1.

8 Q. Nicole, let me stop you there.
9 With that painted gore, does that give the
10 property owner an opportunity in the future
11 to provide additional lanes, if needed,
12 either left, or would that gore remain?

13 A. Certainly if a reconfiguration of
14 the lanes were needed for any reason, the
15 applicant would have to go back to PennDOT
16 to amend their highway occupancy permit.

17 Q. Got you.

18 A. This is the intended configuration
19 which would be the configuration that would
20 be approved, assuming this goes through,
21 through the HOP permitting process from
22 PennDOT, and any modification would require
23 an adjustment to that permit.

24 Q. Thank you.

1 A. Mm-hmm. The intersection will
2 also, for the applicant will also implement
3 traffic signal modifications in order to
4 provide a protected only left, meaning
5 lefts along southbound Route 1 wishing to
6 enter the property will only be able to do
7 so on a green arrow. They won't be able to
8 turn on a green ball. Which means that
9 during the time when northbound Route 1 is
10 green that will not occur. It will be
11 protected only. So there would be a
12 dedicated phase to allow for that movement.

13 Additionally, there are two
14 right in/right out accesses proposed along
15 Route 1 to serve the development.

16 In addition to the access
17 improvements there are some additional
18 transportation system improvements that are
19 proposed by the applicant, some of which
20 have been discussed.

21 One is that there are currently
22 six separate driveways that serve the
23 subject property, which has been a
24 combination of several parcels,

1 historically, and we are reconfiguring
2 those driveways to have one main driveway
3 and two right in/right out accesses,
4 demonstrating sound access management
5 principles, and also creating a more
6 pedestrian friendly environment where there
7 is less, less number of crossings between
8 the vehicular traffic and pedestrians.

9 The applicant also proposes the
10 sidewalk that has been discussed at length
11 through tonight's hearing, which, again,
12 provides that more pedestrian friendly
13 environment, extending those pedestrian
14 amenities to the boundaries of the
15 property.

16 And it is our understanding
17 that, although that is not a part of
18 PennDOT's Route 1 project, that they are
19 supportive of that implementation, and we
20 understand that Kennett Township is also
21 pursuing similar improvements.

22 Finally, by working with the
23 PennDOT U.S. Route 1 team, as I mentioned
24 earlier, the project team and the applicant

1 has been able to provide significant cost
2 and time saving benefits to both the
3 permitting and the right-of-way acquisition
4 process for PennDOT. There were
5 significant improvements as a result of
6 this development plan that PennDOT is
7 incorporating into their stormwater
8 management as part of the Route 1 project.
9 It was their intent to simply cut the
10 embankment, but they would have had to
11 account for a lot of the runoff from this
12 property, but with the development coming
13 in they would be able to mitigate that
14 through the on-site stormwater management
15 facilities, and it resulted in, as I
16 mentioned, a significant cost and time
17 saving to their project.

18 So with that, there are
19 extensive access improvements and also
20 additional transportation system
21 improvements proposed by the applicant to
22 mitigate the traffic by the development,
23 and ultimately to the benefit of PennDOT's
24 U.S. Route 1 project.

1 Q. And you may have covered this, but
2 I'll ask you to go over it again. The
3 existing merge lane from Kennett coming out
4 onto Route 1 changes in what way with the
5 three-lane configuration?

6 A. So as you can see on the aerial, it
7 actually just falls off of the aerial, so
8 currently as the configuration stands
9 today, the Kennett Oxford Bypass has two
10 lanes that come up through this area and
11 travel northbound along Route 1. Coming
12 out of Kennett there is an on ramp. That
13 is designated as Baltimore Pike.

14 As it stands today that single
15 lane onramp coming out of Kennett must
16 merge with the two lanes from the Kennett
17 Oxford Bypass, ultimately resulting in two
18 through lanes at the intersection of
19 Schoolhouse Road.

20 With implementation of
21 PennDOT's project, the two lanes that exist
22 from the Kennett Oxford Bypass will remain,
23 and the single lane onramp out of Kennett
24 will become an add lane. And it will

1 result in three through lanes northbound
2 along Schoolhouse Road, or at the
3 Schoolhouse Road intersection, and,
4 therefore, the Kennett onramp traffic will
5 not be required to merge with the two lanes
6 from the Kennett Oxford Bypass.

7 THE CHAIRMAN: So you will have
8 a full three lanes after PennDOT does their
9 road improvements?

10 THE WITNESS: That is correct.
11 And the three lanes will extend in both
12 directions, through the corridor from this
13 location at Schoolhouse Road all the way up
14 through Bayard, and so the entire length of
15 Route 1 through the township will be three
16 lanes in each direction, plus turning
17 lanes.

18 And PennDOT is currently in the
19 right-of-way acquisition process. So they
20 are essentially finalizing design plans,
21 and it is our understanding, based on our
22 most recent meeting with them, which I
23 believe was in November, could have been
24 October -- I would have to double check the

1 date -- PennDOT requested that we as the
2 applicant's team come in and meet with them
3 specifically to talk schedule. They let us
4 know that they were in the right-of-way
5 acquisition process and would likely be
6 reaching out to us again to meet somewhere
7 in the February to March timeframe so that
8 they could update us and we could also
9 update them on where we stood on the
10 township approval process.

11 MR. MCKINSTY: Have you
12 assessed the impact on Schoolhouse Road?
13 Because while the other stuff probably
14 won't be big draws, the medical building
15 may, people may want to, people already use
16 Schoolhouse Road to get out to Route 1, and
17 as an alternative. So did you look at the
18 impact upstream?

19 THE WITNESS: We included some
20 of the site traffic coming in and out via
21 Schoolhouse Road in our study.

22 MR. MCKINSTY: But you didn't
23 look further up Schoolhouse Road?

24 THE WITNESS: We did not look

1 at any, we were not required in our scope
2 to look at any additional intersections up
3 Schoolhouse Road, no.

4 BY MR. JAROS:

5 Q. Nicole, based on your findings and
6 conclusions within your traffic impact
7 study, is it your opinion, then, that the
8 proposed improvements for this development
9 will provide safe and efficient access both
10 to and from the site?

11 A. It is.

12 Q. Let me go back. Did you receive a
13 review letter from the traffic, township
14 traffic engineer, Traffic Planning and
15 Design, dated December 14th, 2018, which we
16 had previously marked as Applicant's
17 Exhibit A-13?

18 A. Yes.

19 Q. And did you provide your own
20 response to that review letter from Traffic
21 Planning and Design by letter dated January
22 28th, 2019, which we have marked as
23 Applicant's Exhibit A-27?

24 A. We did prepare said letter for the

1 transportation impact study section of
2 TPD's review letter.

3 Q. And were any issues raised by TPD
4 and discussed in your responses that caused
5 you any concern with respect to traffic
6 planning?

7 A. There were not. They requested
8 some additional information, which we have
9 either provided in the letter or have
10 responded will comply. And they
11 recognized, TPD recognized in their letter
12 that they believe through a meeting that
13 should be scheduled between the township,
14 their consultants and the applicant's team
15 that it should address the comments above.

16 Q. So, again, based on those comments
17 from Traffic Planning and Design and your
18 responses thereto, your opinion still
19 remains that safe and efficient access is
20 provided?

21 A. Yes.

22 MR. JAROS: Those are all the
23 questions I have for Ms. Kline.

24 THE CHAIRMAN: Bruce?

1 MR. JAMESON: I just want to
2 understand, so the intersection now, it is
3 going to be three lanes the entire stretch
4 of Route 1 from basically where the Kennett
5 ramp comes on, down to Bayard Road?

6 THE WITNESS: Correct.

7 MR. JAMESON: Are you going to
8 be allowed after the changes to make a left
9 turn, if you are going north on Route 1,
10 into the Wal-Mart?

11 THE WITNESS: No.

12 MR. JAMESON: You will be
13 allowed, though, to make a left turn into
14 Royal Farms?

15 THE WITNESS: Correct.

16 MR. JAMESON: If you are going
17 south on Route 1?

18 THE WITNESS: Correct. We will
19 be utilizing the existing concrete median
20 area to incorporate a new left turn lane at
21 that location to enter this site.

22 MR. JAMESON: So it will be a
23 dedicated left turn lane at the
24 intersection?

1 THE WITNESS: Correct.

2 MR. JAMESON: So there will be
3 two through lanes on the southbound side,
4 there will be two through lanes --

5 THE WITNESS: Three.

6 MR. JAMESON: -- three through
7 lanes, and there will be a fourth lane,
8 effectively, which would be the dedicated
9 left turn lane?

10 THE WITNESS: Correct. This
11 cross-section here, which is where the left
12 turn lane into the site will be provided,
13 will be three northbound through lanes on
14 Route 1. We will maintain a concrete
15 median to divide the directions of travel.
16 We will provide a dedicated left turn lane
17 in the median. And PennDOT's project will
18 then have three lanes outside of that. So
19 that will be the cross-section in this
20 area.

21 MR. JAMESON: In part of this
22 study or what you did or what PennDOT has
23 done has there been an assessments of risk
24 of those left turns lanes? I'm thinking of

1 based on my purely nonscientific
2 experience, you see a lot of accidents,
3 people making a left turn into the Shoppes
4 at Longwood Village, because you have got
5 people flying on Route 1. You are going to
6 have people coming up Route 1 from
7 northbound, plus with the merging traffic.
8 And are there any modifications being made
9 to the signal there to make sure that the
10 northbound traffic doesn't come flying
11 through and cause accidents with people
12 turning left from the southbound lanes?

13 THE WITNESS: Yes. So there
14 are modifications being made to the signal.
15 This design has been preliminarily approved
16 by PennDOT. It still has to go through the
17 detailed design process. But as a part of
18 the coordination to date with PennDOT's
19 highway occupancy permit unit, they have
20 accepted the design that we have proposed,
21 and have done, we had to submit an
22 extensive crash analysis to PennDOT as part
23 of their review, and, again, the end result
24 was that they accepted the design.

1 One of the items that TPD asked
2 for them to review this on behalf of the
3 township was that crash analysis that we
4 had been required to provide to PennDOT.
5 And as I have stated in the response letter
6 that is included as the exhibit, we will
7 comply and TPD will be able to review that
8 information as well.

9 But as part of our submission
10 to PennDOT, they have accepted that.

11 MR. JAMESON: And I understand
12 there is going to be a crosswalk. Is that
13 going to be on the north side of the
14 intersection or the south side of the
15 intersection?

16 THE WITNESS: So that will be
17 on the north side of the intersection.

18 MR. JAMESON: I don't have
19 anything else.

20 THE CHAIRMAN: Julia?

21 MS. LACY: Well, I guess I'll
22 start here: First of all, there is an
23 issue with the weaving for the traffic
24 coming from the onramp, weaving over to the

1 left turn, left lane in order to get into
2 the turn lanes to go to Wal-Mart, and there
3 is a short span for them to be able to do
4 that. I don't know if I'm saying
5 that clearly.

6 THE WITNESS: No, you are. We
7 were required to include a weaving analysis
8 in our study which has been submitted to
9 PennDOT and the township's traffic
10 engineer, and we received no further
11 comments on that issue.

12 MS. LACY: And my concern is
13 that, obviously, the timing of the light
14 would change, it would be extended,
15 probably for everyone, because there are
16 just going to be more movements, and coming
17 off of that ramp, I know that I have come
18 off of that ramp and tried to get over the
19 way it is now, and you have to be really
20 careful, because the space that you have
21 between coming off of that ramp and the
22 light is so short.

23 If that light is extended,
24 that's going to create more of an issue.

1 So there is that concern. I still have
2 that concern. Whether or not the analysis
3 says there is a concern or not, I do have
4 that concern.

5 The other thing is, now, let me
6 just clarify, right now that onramp is
7 required to merge with those two lanes, and
8 what you are saying now is that basically
9 the two lanes will continue straight and it
10 will create a third lane?

11 THE WITNESS: Correct.

12 MS. LACY: So there will be
13 three lanes?

14 THE WITNESS: Correct.

15 MS. LACY: So there won't be
16 the necessity to move over. You can stay
17 in that lane?

18 THE WITNESS: Correct.

19 MS. LACY: It will be more of a
20 desire to get over to get to the left turn
21 lanes for the shops?

22 THE WITNESS: Correct. So
23 there should be more opportunity for people
24 who need to merge and change lanes because

1 they want to go onto Onix Drive, because
2 they are not competing with all of the
3 traffic on that onramp trying to do that.

4 MS. LACY: Trying to merge.

5 THE WITNESS: Because they have
6 to.

7 MS. LACY: Exactly, exactly.
8 Although people still try to jump over as
9 soon as they, as soon as they come off that
10 ramp.

11 So that is still a concern, the
12 stacking, the timing of the light and how
13 that is going to affect the weaving
14 motions. I'm skeptical there from
15 experience.

16 THE WITNESS: So I just want to
17 address that before we leave that topic.
18 So we are adding one phase to the signal.
19 The exiting movements for this site will
20 happen during the period that Schoolhouse
21 Road gets the time today. So there is no
22 additional time needed there.

23 But certainly, as I mentioned,
24 for the protected left turn phase to get

1 traffic from southbound Route 1 into this
2 site, that is a new phase and that will
3 require some additional time to be given.
4 We have minimized that time --

5 MS. LACY: Right.

6 THE WITNESS: -- to be
7 sensitive to giving Route 1 as much time as
8 possible. So there isn't a significant
9 difference in the green time in the pre
10 versus post condition to be sensitive to
11 that issue.

12 MS. LACY: Right. However, the
13 one direction of traffic that it will
14 affect is the one that I am talking about,
15 plus we will also have the light for the
16 crosswalk, and that would cause a delay in
17 several directions as well, especially
18 considering the distance across the
19 crosswalk.

20 And believe me, I respect your
21 area of expertise immensely. It is under
22 the umbrella of what I do as well. But I
23 go to you guys when there are these issues.

24 THE WITNESS: Sure.

1 MS. LACY: I do not attempt to
2 do this type of design myself. So full
3 respect. But I'm going to continue.

4 Why, or was it, let me ask it
5 this way, was the option explored of, you
6 know, all turns this way, sending this
7 traffic, you know -- well, I'm not going to
8 phrase it properly.

9 For the southbound traffic, was
10 an option explored to have them turn onto
11 Onix Drive and wrap around, sort of as an
12 all turns this way, kind of like at
13 Greenwood?

14 THE WITNESS: It was. And it
15 is not feasible for this type of commercial
16 development, or really most development.

17 MS. LACY: Was it the count?

18 THE WITNESS: Because an
19 individual would have to know this site is
20 there before they could even see it. They
21 would have to know to turn onto Onix Drive
22 before they can even see the site to be
23 able to circulate and come in that way.

24 MS. LACY: Unless there were a

1 sign, This way to Royal Farms.

2 THE WITNESS: A sign is one
3 thing. But to not be able to see the site
4 at that point, it is just counterproductive
5 to a commercial development, really of any
6 type.

7 MS. LACY: But it was explored?

8 THE WITNESS: Yes.

9 MS. LACY: Okay. All right.
10 Then I guess my other question is just what
11 you are showing here as far as the
12 right-of-way acquisition is already
13 incorporated into your design placement of
14 the sidewalk, curbing, etcetera?

15 THE WITNESS: Correct. It is
16 not final through the PennDOT process yet,
17 to be clear, but they have seen this in
18 conceptual form and it follows all the
19 PennDOT requirements and so it does account
20 for PennDOT's project and the necessary
21 right-of-way beyond that, yes.

22 MS. LACY: And regarding that
23 timing, with the construction of your
24 development, not your, of the development

1 here, I am concerned about access to the
2 site prior to the roadway being improved,
3 prior to Route 1 being improved, as far as,
4 if we talk about widening the lanes, timing
5 of the lights, etcetera, but if the left
6 turn lane was delayed, we would still have
7 some of those other issues if PennDOT were
8 not ready to improve Route 1 for ten years
9 down the road and this site was going to be
10 developed within two years. I guess you
11 have discussed that that with them?

12 THE WITNESS: We have, in great
13 detail. And PennDOT has made it very clear
14 and the applicant has recognized that a
15 full movement access to this site at the
16 intersection of Route 1 and School House
17 cannot be provided without PennDOT's Route
18 1 widening project. And so it will be
19 conditioned on the PennDOT permit that a
20 full movement access will only be able to
21 be provided with that project.

22 So that let's say unexpectedly
23 PennDOT's project is delayed significantly.
24 Well, then, for the applicant to get access

1 they would have to modify their plan and
2 accept something less than full movement
3 access.

4 We haven't prepared those plans
5 to this point because everything is
6 trending on the same schedule. So we do
7 anticipate, unless something drastically
8 changes on PennDOT's part, that these
9 projects will come through together. But
10 PennDOT has already made it very clear that
11 PennDOT's Route 1 widening project is
12 required to be able to provide this full
13 movement access.

14 MS. LACY: Okay, good. And
15 also, do we have a copy of the traffic
16 impact study? I'm not seeing it in what I
17 have here.

18 MR. JAROS: It is in your --

19 MS. PRY SOCK: First set.

20 MR. UNRUH: First set.

21 MS. PRY SOCK: From the last
22 time.

23 THE WITNESS: I believe it is
24 Exhibit A-15.

1 MR. JAROS: Thank you.

2 MS. LACY: Oh, from the
3 materials we received.

4 MR. MCKINSTRY: The first set.
5 Here it is.

6 MR. JAROS: Just for the
7 record, the study submitted with the
8 previously marked exhibits from the first
9 hearing does not contain the full
10 appendices. As with a stormwater
11 management report and the like, they are
12 very, very voluminous documents, so I had
13 Ms. Kline bring one full copy of the
14 traffic impact study which I'll leave with
15 Ms. Prysock.

16 MR. UNRUH: Oh, thank you.

17 THE WITNESS: If you are
18 looking for reading materials to sleep by,
19 I highly encourage you read it.

20 MS. LACY: Yes.

21 MR. JAROS: The movie is coming
22 out.

23 MR. MCKINSTRY: Fast and
24 Furious.

1 MR. UNRUH: For most of you,
2 you will find the executive summary will be
3 just fine.

4 MS. LACY: For us nerds, I'll
5 take it home and read it.

6 THE CHAIRMAN: Good, Julia?

7 MS. LACY: Yes, that's all I
8 had. Thanks.

9 THE WITNESS: Thanks.

10 THE CHAIRMAN: Buzzie?

11 MR. HANNUM: So knowing that
12 there is going to be movement on Route 1,
13 if you can just help me understand the
14 stacking on Route 1 and the left turn lane
15 to make the entrance into the proposed
16 property, and then also exiting the
17 property, the stacking in the left turn
18 lane heading southbound on Route 1.

19 THE WITNESS: Sure. So that's
20 covered extensively in our report, of
21 course.

22 MR. HANNUM: Yes.

23 THE WITNESS: But the length of
24 the left turn lane for traffic traveling

1 southbound on Route 1 to enter the property
2 is 130 feet, plus the taper, which the
3 study shows is more than adequate to
4 accommodate the queue.

5 And I believe similarly, the
6 exit approach also provides 130 feet of
7 stacking space, which again the queues, the
8 95th percentile queues, which only happen 5
9 percent of the time, more than accommodate
10 or are accommodated within that spacing.

11 MR. HANNUM: How about traffic
12 for folks coming to the medical office, are
13 there going to be any directional signs for
14 those folks? I'm concerned about the
15 amount of traffic or the folks that are
16 coming in, particularly in the morning, to
17 get to the medical office with folks coming
18 into the Royal Farms. Is there going to be
19 any additional signage for directional
20 folks for, hey, medical office, third
21 entrance? Which seems to me like the most
22 economical route for them to get to where
23 they need to go.

24 THE WITNESS: Sure. Perhaps

1 Joe can speak to that more specifically.
2 I'm sure the signage plan hasn't been laid
3 out to any detail yet. I would certainly
4 expect there to be signage for each access
5 to some degree to direct motorists to the
6 most convenient use. But I'm not sure if
7 Joe is showing any of that type of signage
8 on the plan yet.

9 MR. HANNUM: From your opinion
10 as a traffic expert, what is the
11 recommended route for that individual going
12 to the medical office? Are you suggesting
13 that they go to use the third entrance?

14 THE WITNESS: I think that
15 would be the most logical, and particularly
16 as a patron has visited this site more than
17 once, they are going to learn that, well,
18 I've got three through lanes here, I'm just
19 going to stay on Route 1 until I get here
20 and can go into the property.

21 And similarly for the exit
22 movement, if you are traveling north on
23 Route 1, you're most likely going to
24 utilize this access point.

1 MR. HANNUM: Can you help me, I
2 think I had the question earlier about the
3 pedestrian crossing, just can you describe
4 that in a little bit more detail.

5 THE WITNESS: Sure. So a
6 crossing is proposed on the north side of
7 the intersection to cross Route 1. A full
8 detailed design will be completed as part
9 of the PennDOT HOP process. But what we
10 are required to provide in terms of the
11 timing of the light is assuming that a
12 pedestrian crosses at three and a half feet
13 per second. And as typical of signalized
14 intersections, the pedestrian crossing at
15 this location will occur when Schoolhouse
16 Road and the exit approach for the proposed
17 site access has the green. Drivers will
18 be, signage will indicate to drivers that
19 are turning that they are to yield to
20 pedestrians in the crosswalk.

21 And certainly there, at this
22 type of crossing location of a wide
23 roadway, there will be extensive signage
24 and warning devices. Everything will be

1 ADA compliant. There will be hand man
2 count-down equipment to let the pedestrian
3 know how much time they have, when they
4 should cross, when they should not cross,
5 all in accordance with PennDOT criteria.

6 All of that will be fleshed out
7 through the PennDOT HOP process, but those
8 are the rules and regulations that we are
9 required to follow.

10 MR. HANNUM: Are there any
11 waiting areas for the pedestrians for them
12 to walk? And then I assume they can make
13 it all the way across Route 1 and there
14 wouldn't be any need for a waiting area at
15 the median on Route 1?

16 THE WITNESS: That is correct.
17 The timing of the light will provide for
18 that pedestrian to cross the entire width.
19 We don't want to strand anyone in the
20 center of Route 1.

21 MR. HANNUM: So at the waiting
22 areas, if I'm a pedestrian getting ready to
23 cross, there is an opportunity to signal
24 that I'm waiting?

1 THE WITNESS: Correct.

2 MR. HANNUM: I need to get
3 across?

4 THE WITNESS: Correct.

5 MR. HANNUM: It will be
6 striped, I'm assuming, obviously not shown
7 on the plan, but it will be painted,
8 striped? Or are you guys proposing any
9 different type of, other than striping?

10 THE WITNESS: No. Being a
11 major PennDOT roadway, they would
12 discourage any type of alternative pavement
13 surface. But this will be what we call
14 highly visible painted crossing, and that
15 will be done with appropriate thermoplastic
16 so that it is not susceptible to kind of
17 the fading and things that can happen with
18 a regular pavement paint.

19 MR. HANNUM: Does the traffic
20 signal, now that we are proposing the left
21 in off of Route 1, and the left out of this
22 property, does it change anything from
23 traffic signals and timing of signals down
24 along Route 1 heading southbound -- or

1 northbound?

2 THE WITNESS: That's a great
3 question. We were required to evaluate the
4 adjacent signals. Because, again, we are
5 really only adding one phase, and we are
6 not changing the timing significantly, and
7 in coordination with PennDOT's project,
8 which is also, again, widening through this
9 entire section, they have evaluated the
10 signals in detail and agreed that there
11 aren't any other changes needed to signals
12 along this corridor.

13 MR. HANNUM: I don't have any
14 other questions.

15 MR. MCKINSTRY: I share Julia's
16 concern since I make that left turn
17 probably two, three times a day just to go
18 home.

19 And I guess one of my concerns
20 is you now are creating some sort of
21 conflict between the stacking to turn left
22 onto Onix Drive, which is also a left turn
23 onto Schoolhouse Road, and the left turn
24 lane that you are putting. There is only

1 so much space in there.

2 Is that diagram that I'm
3 seeing, are they extending the Onix Drive
4 left turn lane? Because that already can
5 be a little bit iffy in terms of filling
6 up.

7 THE WITNESS: We are not
8 changing the Onix Drive left turn lane at
9 all. And because we are maintaining a
10 concrete median divider, there won't be an
11 opportunity for this queue to spill into
12 that lane.

13 That was an initial question
14 from PennDOT. They actually asked us to
15 evaluate, can't you take some of the
16 storage away from Onix Drive. And through
17 working with Gerry, we demonstrated to
18 PennDOT that that storage is needed for
19 Onix Drive.

20 MR. MCKINSTRY: Oh, yes, yes.

21 THE WITNESS: It is a very
22 heavy left turn movement. And we don't
23 need any additional storage than what we
24 are able to provide within that median, so

1 that's completely separate.

2 MR. MCKINSTRY: My other
3 question is that median making it more
4 difficult to get over because it already,
5 particularly if somebody is coming down,
6 coming down the bypass, a lot of times it
7 is very difficult to get over when you are
8 coming out of Kennett Square or from
9 Hockessin on that to make the left-hand
10 turn there.

11 THE WITNESS: Sure. This
12 configuration will change with PennDOT's
13 project, and we will just be laying in a
14 dedicated left turn lane into the site
15 within PennDOT's line. It may be --

16 MR. MCKINSTRY: I was wondering
17 about --

18 MR. UNRUH: Wait. One at a
19 time. One at a time.

20 THE WITNESS: That movement may
21 get a little bit easier. I think with
22 PennDOT's project they are proposing to
23 make a little bit smoother of a transition
24 from the three northbound through lanes,

1 and then it opening up for that turn lane
2 into Onix Drive. So that their project may
3 actually be helping that condition.

4 MS. LACY: I have one, John, if
5 I might.

6 THE CHAIRMAN: Sure, Julia.

7 MS. LACY: One quick question
8 just about the right turn movement out of
9 that, from Royal Farms onto Route 1. If
10 that would be made a no right turn on red?

11 THE WITNESS: We will have to
12 evaluate that. A no right turn on red is
13 typically implemented when you don't have
14 proper sight distance to be able to see.

15 Now, certainly, it is a shared
16 through lane, so any traffic to School
17 House would block that. But that will be
18 part of the detailed PennDOT design process
19 as to whether a right turn on red can be
20 provided or not. We don't need a right
21 turn on red for it to function. So that's
22 certainly something that will be
23 investigated. But if there is some strong
24 comment with regard, we will take that into

1 consideration.

2 MS. LACY: My concern is the
3 pedestrians and then the two left turn
4 lanes while that is red.

5 THE WITNESS: Yep, understood.

6 MS. LACY: Just wanted to throw
7 that out there real quick.

8 THE CHAIRMAN: Everybody good?
9 When was your last traffic study complete?

10 THE WITNESS: Our traffic study
11 is dated for November 9th, 2018. One of
12 the comments from TPD was requesting us to
13 do an updated traffic count at the Route
14 1/Schoolhouse Road intersection because it
15 has been a few years. And so we have
16 agreed and that's a will comply. So we
17 will do that.

18 I don't expect anything will
19 drastically change, and I think later in
20 TPD's review letter they state, again, they
21 do state, as I mentioned earlier, that they
22 believe all the comments can be addressed,
23 so I think they have the same sentiment.

24 But we will work through that

1 and if there is any change then we will
2 have to take a look at it.

3 THE CHAIRMAN: One of my
4 concerns is the new car wash come spring.
5 I mean, I'm sure traffic is going to pick
6 up at the car wash come April, May, June.
7 Do you know when your next study will be
8 done? Will that incorporate their more
9 busier time of the year?

10 THE WITNESS: That was a part
11 of TPD's comment. So we can handle that a
12 couple different ways. We could wait. The
13 applicant would not prefer to wait. We
14 have the ability to add trip generation
15 based on industry accepted data. We can
16 layer that on to traffic counts that we do
17 sooner, in good weather, to account for
18 added traffic from the car wash, to be able
19 to expedite that process.

20 So that's something that we can
21 work through with TPD. But, obviously, the
22 land development process is going to take
23 us far beyond that. So I don't think there
24 would be an issue with waiting until the

1 April timeframe to do that count.

2 THE CHAIRMAN: Maybe end of
3 April, May, around there.

4 THE WITNESS: Yes. So we can
5 coordinate with TPD on that, see what they
6 are comfortable with.

7 THE CHAIRMAN: If we could take
8 one pause, Julia, you mentioned you have a
9 family obligation you have to get to. Are
10 you okay?

11 MS. LACY: Do you think we will
12 be wrapping up?

13 MR. UNRUH: I think we are
14 getting pretty close.

15 THE CHAIRMAN: A couple more
16 comments. Are you okay?

17 MS. LACY: Thanks, John.

18 MR. UNRUH: I don't have any.

19 MR. JAMESON: I have one
20 follow-up quickly. I just want to
21 understand the relationship between the
22 approval we are being asked to give and
23 PennDOT's improvements. And this may be
24 for John or someone else as opposed to you.

1 But is Royal Farms' ability to go forward
2 with their construction project conditioned
3 on PennDOT performing the improvements on
4 Route 1?

5 THE WITNESS: There is nothing
6 conditioned at this time. But what we, as
7 I had testified to, what we expect is that
8 PennDOT will condition the highway
9 occupancy permit on requiring completion of
10 PennDOT's Route 1 roadway project in order
11 for this site to open a full movement
12 access at Schoolhouse Road.

13 We are not at the point where
14 we have conditions with PennDOT yet. But
15 based on our extensive coordination with
16 them, we expect that to be a condition.

17 MR. JAMESON: By full movement
18 access you mean the ability to make the
19 left turn onto Route 1?

20 THE WITNESS: And the left in
21 off of Route 1.

22 MR. JAMESON: And the left in
23 off of Route 1.

24 THE WITNESS: Correct.

1 MR. JAMESON: So theoretically,
2 if PennDOT for some reason didn't go
3 forward with its improvements, if we
4 provide the approval being granted here,
5 Royal Farms would be able to go forward,
6 still engage in the construction or
7 complete the construction, it just wouldn't
8 have its left turns. Is my understanding
9 correct?

10 THE WITNESS: Correct. We
11 would have to demonstrate to PennDOT, as
12 well as the township, that access, another
13 access scenario can be provided. But what
14 I expect that would look like is that there
15 would be no left in. The left out still in
16 question because it happens with
17 Schoolhouse Road. But we would have to do
18 a new analysis to demonstrate that before
19 PennDOT would issue a permit.

20 MR. JAMESON: All right.
21 That's what I want to understand. You said
22 you would have to do a revised analysis to
23 satisfy us. And that's what I want to
24 understand.

1 If we give the conditional
2 approval now, and maybe someone can help me
3 with this if I'm missing something here,
4 could they go ahead and build the facility
5 regardless of what PennDOT does, or not?

6 MR. JAROS: I'm sorry, I was --

7 THE CHAIRMAN: I think they
8 would have to redo -- correct me if I'm
9 wrong -- they would have to redo their
10 traffic study.

11 MR. JAROS: Correct.

12 MR. JAMESON: Okay.

13 THE CHAIRMAN: To meet the
14 conditions of the road.

15 THE WITNESS: The conditional
16 use plan would change.

17 MR. JAMESON: Fair enough. So
18 the answer is if PennDOT doesn't go forward
19 with the improvements, you would have to
20 come back to us with a revised plan and in
21 order to be able to do the construction.

22 MR. JAROS: Typically, and
23 that's what I was talking to my client
24 about, Mr. Jameson, is that typically this

1 Board will approve conditional use based on
2 testimony and plans submitted in support of
3 the application. And right now that
4 testimony and plans are showing a full
5 access movement.

6 If, in fact, that were to be
7 modified for whatever reason, I assume that
8 would require us to come back and amend our
9 conditional use application before the
10 township.

11 MR. MCKINSTRY: We can put that
12 in as a condition, that it doesn't move
13 forward.

14 MR. JAMESON: That answers my
15 question. Everything is premised on those
16 improvements occurring.

17 So to me it would be a very
18 different project to go forward without
19 those improvements. And I think what I
20 just heard, I think Mr. Jaros agrees.

21 MR. JAROS: Yes.

22 MR. UNRUH: They are proceeding
23 on the risk that PennDOT improvements will
24 come to fruition.

1 MR. JAMESON: I'm good.

2 THE CHAIRMAN: Bobby?

3 MR. MCKINSTRY: Yes, John's
4 question raised another question in my
5 mind. When you did your traffic study, you
6 know there is a 150-unit development going
7 in on Schoolhouse Road. Were the traffic
8 movements from that included in the Route
9 1?

10 THE WITNESS: I'm just
11 confirming in the study. I believe that
12 particular development, so we included the
13 CJK Investments, 180 townhomes.

14 MR. JAROS: 150.

15 THE WITNESS: And we also
16 accounted for --

17 MR. MCKINSTRY: Actually fewer
18 than 180.

19 THE WITNESS: That's what it
20 was at the time, so we overinflated that.

21 MR. MCKINSTRY: Okay.

22 THE WITNESS: We include the
23 180, and we also included some future
24 growth along Schoolhouse Road to account

1 for some additional plans that may come
2 along Schoolhouse Road at 100 single-family
3 homes. So that has already been
4 incorporated into the results of the study
5 that I mentioned tonight, which alleviates
6 I think some of the concern about the car
7 wash.

8 But, again, we understand where
9 TPD's comment is coming from there and
10 that's a will comply.

11 THE CHAIRMAN: Yeah, because I
12 believe this will be the cash wash's first
13 spring open, because they opened late last
14 year.

15 THE WITNESS: So a little bit
16 of an unknown at this point.

17 THE CHAIRMAN: Right. Cuyler?

18 MR. WALKER: Nicole, I just
19 wanted to follow up, I don't expect you to
20 remember chapter and verse, but about five
21 years ago I attended a meeting at PennDOT
22 where I believe you presented some
23 preliminary thoughts on this, with another
24 supervisor, and the township manager, and

1 representatives of Kennett Township, to
2 talk about the issues. We talked in some
3 detail about the issues that Mr. McKinstry
4 and Ms. Lacy raised with respect to the
5 impact on the traffic, particularly the
6 traffic that's coming out of the borough
7 that's going to have to merge.

8 The other thing we talked
9 about, though, was the possibility that
10 particularly during peak times around the
11 holiday season, when Longwood Gardens has a
12 lot of traffic, that you could get stacking
13 at the Schoolhouse Road intersection that
14 would back up closer to the almost
15 90-degree turn coming out of the bypass,
16 and the concern was that the traffic on the
17 bypass may have been driving for tens of
18 miles at a highway speed limit, has no
19 visual perception of what is ahead of them
20 now that they are coming into intersections
21 with stop lights, and I recall there was
22 discussion about adding substantial signage
23 maybe at or on the overpass bridge which
24 goes into the borough for that traffic

1 coming northbound on Route 1, lights,
2 flashing lights, signs, other things to
3 say, to make it clear that there was a
4 significantly different traffic pattern
5 coming ahead of them, so that hopefully
6 they would slow down before they started
7 around that curve.

8 Do your plans include those
9 types of warnings and notifications to
10 drivers?

11 THE WITNESS: They do not at
12 this time. I do recall that conversation.
13 And as part of TPD's review letter, recent
14 review letter, they mentioned that a
15 meeting with, again, township staff,
16 township engineer and the applicant's team
17 should resolve their outstanding comments.
18 And I believe that is their intent as part
19 of those conversations, is to discuss that
20 very item.

21 MR. WALKER: Thank you.

22 THE CHAIRMAN: Jim?

23 MR. HATFIELD: Nicole, in your
24 introductory remarks you mentioned that the

1 bank and the Royal Farms, a significant
2 portion of their site generated traffic is
3 actually existing trips that bypass, or
4 pass by I guess is a better term, from
5 Route 1 to use those facilities and then
6 continue on their way.

7 So my question is, as opposed
8 to the medical office building, which I
9 presume is a more of a destination-driven
10 type of experience?

11 THE WITNESS: Correct.

12 MR. HATFIELD: People trying to
13 get there and go back to wherever they came
14 from.

15 THE WITNESS: Correct.

16 MR. HATFIELD: So my question
17 is, the number of southbound Route 1 left
18 turns into the site, do you know what the
19 percentage of those left turns are to the
20 medical office building as opposed to the
21 other two uses?

22 THE WITNESS: I do. Let me
23 refer to the details in the appendix to
24 answer that question. There are assignment

1 figures shown in the boring, technical
2 appendices of our study which outline for
3 each individual use and for each individual
4 access where the trips are entering and
5 exiting, and that's both for new trips and
6 for pass-by trips, because although they
7 are on Route 1 today, they become turning
8 movements in and out of the property, and
9 that has to be accounted for in our
10 analysis.

11 So we do show very detailed
12 trip assignment information for the various
13 pieces within the appendices of our study.
14 You can just imagine, it is quite lengthy
15 and so I'll need to find those numbers
16 here.

17 MR. UNRUH: Well, while Nicole
18 is working, why don't we talk about
19 possibly another date so Nicole doesn't
20 feel rushed.

21 (Discussion off the record.)

22 MR. UNRUH: Are we all set on
23 the 11th? Okay. This hearing will be
24 continued until Monday, February 11th, 7:30

1 p.m.

2 MR. MCKINSTRY: 7:00 or 7:30?

3 MS. LACY: 7:00.

4 MR. UNRUH: Did I say 7:30?

5 I'm sorry. 7:00 o'clock, here.

6 Okay. Now, actually, have you
7 moved for the admission of any of your
8 exhibits? Are we doing that at the next
9 hearing?

10 MR. JAROS: I was going to do
11 that at the close of the presentation.

12 MR. UNRUH: That's fine. As
13 long as you remember, I'm good for that.
14 Okay. We are done for tonight.

15 MR. JAMESON: Before we go off,
16 did she get an answer to his question?

17 MR. UNRUH: That's right. I'm
18 sorry.

19 THE WITNESS: That's okay. 50
20 percent. So we assumed half of the
21 entering traffic would utilize that left
22 turn lane.

23 MR. HATFIELD: Okay. And so am
24 I correct in understanding that the change

1 in operation of that intersection is it is
2 going from basically a two-phase signal,
3 where you have green on Route 1, then green
4 on School House, to a three-phase, where it
5 will be green on Route 1, then green on
6 School House and your entrance, and then
7 green further for protected left turn into
8 the site?

9 THE WITNESS: Correct.

10 MR. HATFIELD: That green for
11 the left turn I assume would also occur
12 with a green for southbound Route 1. But
13 the northbound Route 1 movement would have
14 a longer red time to allow that left turn?

15 THE WITNESS: Correct.

16 MR. HATFIELD: Do you know at
17 this point in time, when northbound Route 1
18 gets its green cycle, will the left turn
19 into the site be under a red bulb?

20 THE WITNESS: It will. I think
21 I mentioned earlier as I went through the
22 improvements in detail through the traffic
23 study that that left turn into the site
24 will be protected only, which means it can

1 only occur on a green arrow when northbound
2 Route 1 is stopped.

3 MR. HATFIELD: Thank you.

4 THE WITNESS: Yes.

5 MR. HATFIELD: So there will be
6 an increase in the red time for the
7 northbound traffic. I believe your phrase
8 was something akin to not a significant
9 difference to the northbound operation.
10 What is that quantifiable difference in
11 terms of either level of service or length
12 of delay?

13 THE WITNESS: So to answer that
14 question I have to do a quick review of
15 what the existing amount of green time is
16 versus the post condition green time, which
17 is all included in the work sheets in the
18 appendices of our study. But it is a
19 different answer for each peak hour,
20 because the timing of the light is
21 different in each peak hour. There will be
22 multiple timing plans to serve that signal
23 during different periods of the day.

24 MR. HATFIELD: Let me ask the

1 question a different way which maybe will
2 eliminate your need to look it up and
3 reduce our time here. Is there a reduction
4 in the level of service?

5 THE WITNESS: There is a
6 reduction in level of service. It still
7 operates acceptably, but there is some
8 additional delay associated with the
9 changes at the intersection.

10 MR. HATFIELD: All right. When
11 you say "acceptably," what is the current
12 level of service and what is the proposed
13 level of service?

14 THE WITNESS: So the existing
15 overall levels of service at the
16 intersection, again, there is a letter
17 grade for each peak hour, in the morning it
18 is an E as in elephant, in the afternoon it
19 is a C as in cat, and on the Saturday
20 midday it is a B as in boy.

21 Ultimately, with completion of
22 PennDOT's project and the development of
23 this site and associated improvements, in
24 the 2025 conditions, which are our ultimate

1 design year, the overall levels of service
2 are C as in cat for all three peak hours.
3 So in some cases it gets better. In some
4 cases there is some additional delay.

5 MR. HATFIELD: Okay.

6 THE WITNESS: Again, that's
7 existing to future, with everything
8 completed.

9 MR. HATFIELD: Thank you. I
10 understand.

11 Regarding the pedestrian
12 crossing, you mentioned that pedestrians
13 will be permitted to cross at the same time
14 that School House and your site entrance
15 has their green cycle. Did I understand
16 that correctly?

17 THE WITNESS: Yes.

18 MR. HATFIELD: So if there is a
19 pedestrian that wants to cross, the people
20 turning left from southbound School House
21 onto northbound Route 1 would have to wait
22 for those pedestrians to clear?

23 THE WITNESS: Correct.

24 MR. HATFIELD: Does that

1 adversely affect the level of service for
2 that Schoolhouse Road left turning
3 movement?

4 THE WITNESS: Only if there
5 would be a significant number of pedestrian
6 crossings during a peak hour.

7 MR. HATFIELD: Do you know at
8 what point the number of pedestrian
9 crossings would necessitate incorporating
10 an additional cycle for pedestrian
11 movements?

12 THE WITNESS: No.

13 MR. HATFIELD: Is there such a
14 thing that exists in terms of looking at
15 traffic signals?

16 THE WITNESS: No, that's not
17 typically how it is looked at. There isn't
18 a hard and fast standard rule for
19 implementation of a pedestrian-only signal
20 phase, which is what you are referring to.
21 That would be addressed by PennDOT on a
22 case-by-case basis. And generally they try
23 to avoid those types of phasings, because
24 it does eat up a significant amount of time

1 serving the intersection. So they will
2 only implement those where absolutely
3 necessary.

4 MR. HATFIELD: Okay. And then
5 last, there were some questions from some
6 of the Supervisors about traffic to and
7 from Schoolhouse Road, I think especially
8 as it relates to people trying to get to
9 and from the medical office building. Do
10 you recall what percentage of trip
11 distribution you assigned to Schoolhouse
12 Road?

13 THE WITNESS: I think it was
14 relatively low. I can double check and
15 make sure I have the correct number.

16 Again, this is covered in the
17 trip assignment information included --

18 MR. HATFIELD: Let me ask it
19 different.

20 THE WITNESS: I think it is 5
21 percent, 5 percent in and out.

22 MR. HATFIELD: 5 percent. And
23 was there any exception or question of that
24 percentage assignment from TPD in their

1 review of your study?

2 THE WITNESS: No.

3 MR. HATFIELD: Okay. Thank
4 you.

5 THE WITNESS: Thank you.

6 MR. JAROS: For the record,
7 before we close tonight, you will find in
8 your packet under the stormwater, A-30,
9 reference to the full report. I'm going to
10 hand that up to the township manager.
11 Again, that's a 130-page report, A-30.
12 That's all I have.

13 THE CHAIRMAN: One more quick
14 question. Will we be getting a review
15 letter from TPD then?

16 THE WITNESS: They issued a
17 review letter in December. We just
18 prepared a response letter today. So, yes,
19 there is some additional information we
20 need to provide to TPD. We will do that
21 and then I would expect them to issue
22 another letter to show that several of the
23 comments have been addressed.

24 THE CHAIRMAN: Okay.

1 MR. JAROS: We would like to
2 request, if at all possible, if the
3 township consultants could, if they are
4 going to issue another review letter
5 perhaps they could do it by the 11th.

6 MR. HATFIELD: If we get the
7 latest Exhibit A-17 plans tomorrow, we will
8 have the letter out within a week.

9 MR. RUSSELLA: And the
10 cross-section, we will try to get that in
11 there too.

12 MR. HATFIELD: Yeah, if we get
13 that a couple days before the hearing we
14 can look at that.

15 MR. RUSSELLA: Okay.

16 MR. HATFIELD: This can be off
17 the record. I guess for the cross-section,
18 as long as it shows the line of sight
19 relationships between the residential units
20 and the proposed use and anything in
21 between, which means if you know the
22 ground, right, and approximate elevation
23 for trees and can interpret one line of
24 sight, that's what is important to

1 consider.

2 MR. RUSSELLA: Okay.

3 MR. HATFIELD: If it has that,
4 I don't think we will have comments. It is
5 what it is. And then the Board can decide
6 what is important.

7 MR. UNRUH: Okay. Are we
8 finished? All questions answered?

9 THE CHAIRMAN: Yes. Thank you.

10 MR. UNRUH: Enjoy the rest of
11 your evening.

12 (Proceedings recessed at 9:55
13 p.m. until February 11, 2019.)

14 - - -

15

16

17

18

19

20

21

22

23

24

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

I N D E X

<u>WITNESS</u>	<u>DIRECT</u>	<u>REDIRECT</u>
Joseph Russella		137
Nicole Kline	220	

E X H I B I T S

APPLICANT'S EXHIBITS

- A-17 - Conditional Use Plan Set
- A-18 - 1/15/19 D.L. Howell letter in response to Vandemark & Lynch 12/4/18 review letter
- A-19 - 1/15/19 D.L. Howell letter in response to AECOM's 12/10/18 review letter
- A-20 - 1/15/19 D.L. Howell letter in response to Glackin Thomas Panzak 12/7/18 review letter
- A-21 - 1/15/19 D.L. Howell letter in response to TPD's 12/14/18 review letter
- A-22 - D.L. Howell letter to AECOM 1/18/19
- A-23 - Longwood Fire Co. Review e-mail, 1/25/19

1 APPLICANT'S EXHIBITS (continued)

2

3 A-24 - Stan Corbett, AECOM, e-mail, 1/15/19

4 A-25 - 4/5/2007 Right of Way agreement, sewer

5 A-26 - Nicole Kline CV

6 A-27 - 1/28/19 McMahon Assoc. letter in

7 response to TPD's 12/14/18 review letter

8 A-28 - Environmental Covenant, Parcel Number

9 61-6-97

10 A-29 - Environmental Covenant, Parcel Number

11 62-4-107

12 A-30 - Stormwater Report, D.L. Howell,

13 1/21/19

14

15 CERTIFICATE OF REPORTER

PAGE 285

16

17

18

19

20

21

22

23

24

1 Commonwealth of Pennsylvania)
2 Chester County)

3

4

5 CERTIFICATE OF REPORTER

6

7 I, Eleanor J. Schwandt, Registered
8 Merit Reporter and Notary Public, do hereby
9 certify that the foregoing record, pages 134
10 to 285 inclusive, is a true and accurate
11 transcript of my stenographic notes taken on
12 January 28, 2019, in the above-captioned
13 matter.

14

15 IN WITNESS WHEREOF, I have hereunto
16 set my hand and seal this 30th day of
17 January, 2019.

18

19

20

21

Eleanor J. Schwandt

22

23

24

1

1 [95] - 139:12,
139:18, 141:3,
141:11, 143:2, 144:7,
145:2, 146:1, 161:6,
162:17, 162:18,
162:24, 163:3, 163:5,
163:11, 163:18,
163:21, 164:14,
164:17, 165:15,
166:4, 166:10, 172:1,
173:22, 181:1, 184:5,
189:19, 190:19,
195:20, 197:20,
203:18, 223:3,
224:14, 224:15,
227:1, 227:15, 228:6,
228:9, 228:10, 229:7,
230:5, 230:9, 230:15,
231:18, 231:23,
232:8, 232:24, 233:4,
233:11, 234:15,
235:16, 238:4, 238:9,
238:17, 239:14,
240:5, 240:6, 245:1,
245:7, 248:3, 248:8,
248:16, 248:18,
249:11, 251:12,
251:14, 251:18,
252:1, 253:19,
253:23, 254:7,
255:13, 255:15,
255:20, 256:21,
256:24, 260:9, 264:4,
264:10, 264:19,
264:21, 264:23,
268:9, 271:1, 272:5,
272:17, 273:7, 275:3,
275:5, 275:12,
275:13, 275:17,
276:2, 278:21
1/15/19 [5] - 284:12,
284:14, 284:16,
284:19, 285:3
1/18/19 [1] - 284:21
1/21/19 [1] - 285:13
1/25/19 [1] - 284:23
1/28/19 [1] - 285:6
1/Schoolhouse [1] -
261:14
10 [6] - 163:13,
192:6, 208:15, 208:17
10,000 [3] - 192:4,
192:9, 192:16
100 [2] - 215:8, 269:2
11 [1] - 283:13
11th [3] - 273:23,
273:24, 282:5
12/10/18 [1] - 284:15

12/14/18 [2] - 284:20,
285:7

12/4/18 [1] - 284:13
12/7/18 [1] - 284:17
126 [1] - 187:20
126,900 [4] - 186:21,
187:22, 187:24,
188:21
13 [4] - 163:9,
163:15, 191:2, 193:17
130 [2] - 252:2, 252:6
130-page [1] -
281:11
134 [1] - 286:9
137 [1] - 284:5
14th [1] - 236:15
15 [3] - 163:13,
173:24, 190:20
150 [7] - 150:1,
157:11, 204:2, 204:3,
213:1, 213:5, 268:14
150-unit [1] - 268:6
152,000 [2] - 188:13,
192:16
152,292 [1] - 188:10
15th [1] - 154:9
16 [1] - 222:21
162,000 [1] - 192:17
176,000 [2] - 188:12,
192:14
176,157 [1] - 188:3
18 [1] - 217:22
180 [3] - 268:13,
268:18, 268:23
199 [1] - 225:23

2

2 [1] - 134:4
20 [6] - 135:9,
135:11, 148:18,
203:11, 206:14,
208:16
20-foot [2] - 149:19,
212:8
2007 [1] - 217:16
2014 [2] - 223:16,
223:17
2018 [3] - 222:11,
236:15, 261:11
2019 [7] - 134:8,
138:3, 154:9, 236:22,
283:13, 286:12,
286:17
2020 [1] - 224:8
2025 [2] - 224:8,
277:24
220 [1] - 284:6
223 [2] - 225:20,
225:24

225 [1] - 205:7
22nd [1] - 138:3
24 [1] - 216:24
24-hour-a-day [1] -
216:21
25,500-square-foot
[1] - 222:24
26 [2] - 221:20,
221:22
260 [1] - 226:10
27 [1] - 151:17
28 [5] - 134:8,
151:17, 151:20,
286:12
285 [2] - 285:15,
286:10
28th [2] - 184:23,
236:22
29 [2] - 151:18,
151:21

3

3 [1] - 217:20
3,000 [1] - 194:3
3,558-square-foot
[1] - 222:22
30 [2] - 143:5, 204:4
30,000 [2] - 142:21,
177:3
30,000-gallon [1] -
176:22
30th [1] - 286:16
340-foot [1] - 205:4
38 [1] - 143:6

4

4/5/2007 [1] - 285:4
40 [1] - 204:3
410 [2] - 198:9, 199:5
420 [2] - 198:7, 198:9
422 [1] - 211:19
426 [1] - 211:18
428 [1] - 211:14
429 [1] - 211:16
47.55 [2] - 142:16,
142:17
49,257 [2] - 187:8,
188:1

5

5 [4] - 252:8, 280:20,
280:21, 280:22
50 [2] - 215:8, 274:19
5200-square-foot [1]
- 222:21
55 [4] - 141:17,
186:24, 187:3, 189:10

6

60-minute [2] -
225:20, 226:14
61-6-97 [1] - 285:9
62-4-107 [1] - 285:11
65 [1] - 148:21
66 [3] - 141:19,
189:5, 189:7
66.01 [1] - 189:6

7

7 [2] - 144:14
721 [1] - 134:7
75 [1] - 196:9
7:00 [3] - 274:2,
274:3, 274:5
7:15 [1] - 134:8
7:30 [3] - 273:24,
274:2, 274:4

8

802 [2] - 134:6,
135:15
835 [1] - 220:9

9

90-degree [1] -
270:15
95th [1] - 252:8
9:30 [2] - 135:18,
135:23
9:45 [1] - 135:19
9:55 [1] - 283:12
9th [2] - 222:11,
261:11

A

A-13 [1] - 236:17
A-14 [1] - 221:22
A-15 [1] - 249:24
A-17 [4] - 138:4,
138:22, 282:7, 284:11
A-18 [2] - 155:8,
284:12
A-19 [1] - 284:14
A-20 [1] - 284:16
A-21 [1] - 284:19
A-22 [2] - 155:8,
284:21
A-23 [3] - 150:7,
150:12, 284:22
A-24 [2] - 154:9,
285:3
A-25 [5] - 146:14,
218:19, 218:20,

222:10, 285:4
A-26 [2] - 222:2,
285:5
A-27 [3] - 151:7,
236:23, 285:6
A-28 [2] - 151:7,
285:8
A-29 [1] - 285:10
A-30 [3] - 281:8,
281:11, 285:12
A-5 [1] - 138:20
ability [4] - 171:17,
262:14, 264:1, 264:18
able [24] - 140:8,
143:7, 157:20, 171:1,
183:22, 185:16,
208:1, 214:19,
217:17, 230:6, 230:7,
232:1, 232:13, 241:7,
242:3, 246:23, 247:3,
248:20, 249:12,
258:24, 260:14,
262:18, 265:5, 266:21
above-captioned [1]
- 286:12
absolutely [2] -
219:9, 280:2
abuts [2] - 148:16,
208:11
accept [1] - 249:2
acceptable [2] -
168:17, 212:7
acceptably [2] -
277:7, 277:11
accepted [5] -
220:24, 240:20,
240:24, 241:10,
262:15
access [38] - 157:20,
181:24, 182:5, 183:3,
183:5, 183:7, 200:17,
203:12, 211:1,
214:22, 215:8, 215:9,
216:7, 216:8, 226:19,
227:12, 227:13,
228:12, 230:16,
231:4, 232:19, 236:9,
237:19, 248:1,
248:15, 248:20,
248:24, 249:3,
249:13, 253:4,
253:24, 254:17,
264:12, 264:18,
265:12, 265:13,
267:5, 273:4
accesses [3] -
224:15, 230:14, 231:3
accessibility [1] -
158:13
accessible [2] -

- 157:6, 157:10
accidents [2] -
 240:2, 240:11
accommodate [6] -
 174:15, 174:16,
 179:12, 228:4, 252:4,
 252:9
accommodated [4] -
 146:18, 174:12,
 174:23, 252:10
accomplished [1] -
 174:12
accordance [2] -
 224:23, 255:5
account [5] - 182:9,
 232:11, 247:19,
 262:17, 268:24
accounted [4] -
 222:19, 223:9,
 268:16, 273:9
accounts [1] -
 226:12
accurate [1] - 286:10
accurately [1] -
 152:22
acquisition [4] -
 232:3, 234:19, 235:5,
 247:12
acreage [2] - 187:1,
 189:8
acres [1] - 186:15
ADA [1] - 255:1
add [5] - 166:3,
 187:10, 215:12,
 233:24, 262:14
added [6] - 139:23,
 141:8, 143:20,
 185:13, 192:16,
 262:18
adding [5] - 168:12,
 192:6, 244:18, 257:5,
 270:22
addition [4] - 190:23,
 191:3, 209:3, 230:16
additional [24] -
 155:1, 156:10,
 158:14, 166:4,
 173:24, 185:9, 191:7,
 191:21, 193:1, 208:2,
 229:11, 230:17,
 232:20, 236:2, 237:8,
 244:22, 245:3,
 252:19, 258:23,
 269:1, 277:8, 278:4,
 279:10, 281:19
additionally [1] -
 230:13
address [8] - 146:8,
 167:22, 207:20,
 214:17, 214:19,
 220:8, 237:15, 244:17
addressed [3] -
 261:22, 279:21,
 281:23
addresses [1] -
 186:3
adequate [2] -
 149:24, 252:3
adjacent [5] -
 200:13, 207:24,
 225:4, 225:11, 257:4
adjoining [6] - 149:7,
 151:4, 200:22,
 208:14, 208:22, 209:4
adjust [1] - 181:4
adjusted [5] - 152:9,
 182:1, 187:1, 187:4,
 189:8
adjustment [2] -
 185:14, 229:23
adjustments [1] -
 182:6
admission [1] -
 274:7
adversely [1] - 279:1
AECOM [2] - 284:21,
 285:3
AECOM's [1] -
 284:15
aerial [2] - 233:6,
 233:7
affect [4] - 140:6,
 244:13, 245:14, 279:1
affected [1] - 168:2
afternoon [3] -
 224:4, 225:24, 277:18
afterwards [1] -
 136:20
ago [2] - 195:17,
 269:21
agree [3] - 135:4,
 154:16, 167:17
agreed [2] - 257:10,
 261:16
agreement [3] -
 146:12, 217:13, 285:4
agrees [1] - 267:20
ahead [4] - 213:4,
 266:4, 270:19, 271:5
akin [1] - 276:8
aligns [1] - 228:14
alleviates [1] - 269:5
allow [3] - 140:2,
 230:12, 275:14
allowable [4] -
 141:18, 186:13,
 192:18, 193:2
allowed [3] - 189:10,
 238:8, 238:13
allowing [1] - 228:1
allows [1] - 228:13
alluded [1] - 156:10
almost [2] - 195:13,
 270:14
ALSO [1] - 134:14
Alternate [1] -
 145:19
alternate [5] -
 138:11, 145:13,
 146:6, 169:11, 169:12
alternative [3] -
 207:7, 235:17, 256:12
ambiguous [1] -
 213:13
amend [2] - 229:16,
 267:8
amenities [1] -
 231:14
America [5] - 143:3,
 143:5, 146:13, 164:1,
 217:15
amount [8] - 170:6,
 186:12, 187:6,
 187:12, 188:5,
 252:15, 276:15,
 279:24
analysis [9] - 226:16,
 226:18, 240:22,
 241:3, 242:7, 243:2,
 265:18, 265:22,
 273:10
angled [1] - 139:14
answer [20] - 136:15,
 138:23, 158:17,
 158:21, 165:11,
 166:8, 168:3, 171:2,
 184:8, 186:11,
 206:23, 214:20,
 215:7, 217:18,
 266:18, 272:24,
 274:16, 276:13,
 276:19
answered [3] -
 165:19, 169:9, 283:8
answers [1] - 267:14
anticipate [1] - 249:7
anticipated [2] -
 227:2, 227:5
apologies [1] -
 147:23
apologize [2] -
 190:11, 196:19
apparatus [2] -
 181:24, 182:4
APPEARANCES [1] -
 134:17
appendices [4] -
 250:10, 273:2,
 273:13, 276:18
appendix [1] -
 272:23
Applicant [1] -
 134:20
applicant [19] -
 136:14, 142:7,
 167:21, 200:12,
 201:1, 202:24, 215:4,
 226:24, 227:4,
 227:12, 229:15,
 230:2, 230:19, 231:9,
 231:24, 232:21,
 248:14, 248:24,
 262:13
applicant's [5] -
 149:18, 203:8, 235:2,
 237:14, 271:16
Applicant's [6] -
 138:4, 146:14, 154:8,
 221:17, 236:16,
 236:23
APPLICANTS [2] -
 284:10, 285:1
applicants [1] -
 136:11
application [10] -
 134:6, 142:10,
 156:15, 174:19,
 179:7, 222:5, 223:14,
 223:21, 267:3, 267:9
applications [1] -
 220:24
appreciate [2] -
 137:4, 185:21
apprised [1] - 209:17
approach [4] -
 228:18, 228:21,
 252:6, 254:16
appropriate [8] -
 154:18, 192:23,
 200:11, 201:5, 203:4,
 205:24, 229:1, 256:15
appropriateness [1] -
 200:12
approval [8] -
 160:17, 178:10,
 209:11, 212:12,
 235:10, 263:22,
 265:4, 266:2
approve [1] - 267:1
approved [4] -
 143:12, 205:22,
 229:20, 240:15
approving [1] -
 207:10
approximate [3] -
 193:10, 201:2, 282:22
April [3] - 262:6,
 263:1, 263:3
arborist [1] - 176:16
architect [1] - 175:7
architecture [1] -
 215:5
area [23] - 140:11,
 142:2, 147:10, 153:2,
 153:8, 153:17,
 153:23, 177:12,
 177:19, 179:16,
 180:15, 186:20,
 187:4, 199:19,
 203:22, 205:4,
 224:12, 228:17,
 233:10, 238:20,
 239:20, 245:21,
 255:14
areas [5] - 164:16,
 199:10, 204:18,
 255:11, 255:22
arrive [1] - 142:15
arrived [1] - 140:23
arriving [1] - 209:6
arrow [2] - 230:7,
 276:1
ascertain [1] - 200:2
assessed [2] -
 176:16, 235:12
assessments [1] -
 239:23
assigned [2] -
 217:19, 280:11
assignment [4] -
 272:24, 273:12,
 280:17, 280:24
Assoc [1] - 285:6
associated [3] -
 157:16, 277:8, 277:23
Associates [2] -
 220:10, 220:12
assume [8] - 182:5,
 186:5, 201:16,
 201:24, 217:13,
 255:12, 267:7, 275:11
assumed [1] -
 274:20
assuming [7] -
 154:13, 211:15,
 218:1, 218:2, 229:20,
 254:11, 256:6
assurance [1] -
 204:10
attempt [1] - 246:1
attendance [1] -
 208:4
attended [1] - 269:21
attention [1] - 192:20
auto [1] - 177:6
available [1] - 215:3
average [9] - 140:21,
 140:22, 141:3, 142:9,
 142:14, 184:22,
 185:15, 186:8, 190:1

avoid ^[1] - 279:23
aware ^[2] - 182:18,
 201:24
awful ^[1] - 166:13

B

balance ^[1] - 147:18
ball ^[1] - 230:8
Baltimore ^[4] -
 134:6, 135:15,
 224:17, 233:13
Bank ^[6] - 143:3,
 143:4, 143:6, 146:13,
 164:1, 217:14
bank ^[23] - 139:8,
 139:9, 139:19, 145:3,
 148:13, 160:1,
 161:11, 161:16,
 163:14, 195:13,
 198:10, 199:10,
 200:7, 205:6, 205:11,
 205:12, 207:5,
 217:14, 222:22,
 225:2, 225:15, 272:1
banks ^[1] - 143:1
barrier ^[2] - 167:9,
 168:9
barriers ^[1] - 167:17
based ^[18] - 140:12,
 141:12, 142:3,
 143:11, 168:11,
 185:4, 186:2, 186:24,
 214:22, 224:21,
 227:2, 234:21, 236:5,
 237:16, 240:1,
 262:15, 264:15, 267:1
basis ^[1] - 279:22
Bayard ^[2] - 234:14,
 238:5
became ^[1] - 179:14
become ^[2] - 233:24,
 273:7
becomes ^[4] - 167:5,
 175:13, 199:14,
 202:11
BEFORE ^[2] - 134:1,
 134:10
began ^[1] - 223:16
begin ^[1] - 161:2
beginning ^[1] - 134:8
behalf ^[5] - 134:18,
 134:20, 136:11,
 167:20, 241:2
behind ^[17] - 145:6,
 148:13, 153:16,
 156:19, 164:13,
 179:2, 179:5, 195:5,
 195:12, 196:1,
 196:10, 196:11,

197:4, 200:17,
 200:20, 203:6, 206:5
beneficial ^[1] - 137:1
benefit ^[2] - 225:4,
 232:23
benefits ^[1] - 232:2
berm ^[17] - 195:8,
 195:10, 195:24,
 196:1, 197:1, 197:8,
 197:10, 197:11,
 197:13, 199:4, 199:7,
 199:13, 199:16,
 204:13, 211:17,
 213:17
berms ^[1] - 203:16
better ^[7] - 152:16,
 165:19, 207:2,
 208:19, 208:21,
 272:4, 278:3
between ^[35] -
 143:18, 145:15,
 149:13, 157:20,
 162:2, 163:2, 163:4,
 163:20, 180:14,
 190:18, 190:20,
 194:10, 194:13,
 194:16, 194:18,
 194:20, 195:1,
 196:22, 202:7,
 203:12, 203:16,
 203:24, 206:8,
 210:13, 212:2,
 223:17, 226:24,
 231:7, 237:13,
 242:21, 257:21,
 263:21, 282:19,
 282:21
beyond ^[3] - 183:10,
 247:21, 262:23
big ^[1] - 235:14
bigger ^[1] - 179:22
bike ^[16] - 146:18,
 146:23, 147:1,
 173:20, 174:2, 174:6,
 174:11, 179:8,
 179:12, 180:18,
 190:9, 190:16,
 190:23, 191:6, 193:6,
 193:21
bit ^[14] - 163:21,
 164:11, 176:3,
 179:11, 179:18,
 181:21, 191:22,
 196:14, 223:8, 254:4,
 258:5, 259:21,
 259:23, 269:15
blacktop ^[2] - 213:2,
 213:9
blank ^[1] - 155:1
block ^[2] - 195:1,

260:17
board ^[2] - 138:15,
 176:17
BOARD ^[1] - 134:1
Board ^[16] - 134:5,
 134:18, 160:15,
 189:23, 200:11,
 201:4, 201:17,
 202:12, 203:4,
 204:10, 219:1,
 220:23, 221:4,
 222:17, 267:1, 283:5
Bobby ^[4] - 170:19,
 171:3, 173:13, 268:2
boring ^[1] - 273:1
borough ^[2] - 270:6,
 270:24
Borough's ^[1] -
 145:1
bottom ^[1] - 141:9
boundaries ^[1] -
 231:14
bowed ^[1] - 178:20
Box ^[3] - 218:11,
 218:22, 218:23
boy ^[2] - 166:13,
 277:20
Brandywine ^[3] -
 195:5, 196:23, 205:5
break ^[5] - 217:9,
 219:8, 219:11, 219:12
bridge ^[1] - 270:23
briefly ^[1] - 158:22
bring ^[3] - 192:19,
 210:16, 250:13
broken ^[2] - 145:23,
 177:7
Bruce ^[5] - 135:3,
 155:19, 217:5, 237:24
BRUCE ^[1] - 134:11
buffer ^[28] - 147:7,
 147:10, 148:17,
 148:19, 148:22,
 148:24, 149:3,
 149:20, 149:24,
 158:23, 159:5,
 159:10, 163:1, 163:2,
 163:20, 164:14,
 175:18, 190:18,
 194:7, 195:19, 196:8,
 203:6, 205:17, 208:2,
 208:19, 209:4, 212:8,
 216:14
buffering ^[13] -
 200:13, 200:20,
 205:17, 205:24,
 206:5, 206:18, 207:5,
 207:13, 208:8, 209:2,
 210:24, 211:2, 216:13
buffers ^[2] - 149:13,

203:16
build ^[3] - 167:7,
 224:8, 266:4
build-out ^[1] - 224:8
Building ^[2] - 134:7,
 214:23
building ^[47] - 140:3,
 143:19, 145:6, 145:7,
 145:15, 146:5, 147:8,
 157:21, 158:2,
 158:19, 158:24,
 162:3, 162:4, 162:7,
 163:10, 167:4,
 167:15, 167:18,
 168:6, 168:24,
 169:18, 172:3,
 196:12, 204:1, 204:2,
 205:7, 205:11,
 205:12, 205:17,
 207:5, 207:8, 207:11,
 211:17, 213:3,
 213:10, 213:11,
 214:21, 215:1, 216:2,
 216:5, 222:24, 226:7,
 235:14, 272:8,
 272:20, 280:9
buildings ^[2] -
 158:10, 168:13
built ^[1] - 202:1
bulb ^[1] - 275:19
bulk ^[2] - 140:11,
 142:2
bunch ^[1] - 148:2
busier ^[1] - 262:9
business ^[2] - 190:1,
 220:7
Buzzie ^[2] - 217:7,
 251:10
BY ^[9] - 142:1, 149:9,
 151:22, 154:4, 220:6,
 221:15, 222:3, 228:8,
 236:4
Bypass ^[5] - 224:17,
 233:9, 233:17,
 233:22, 234:6
bypass ^[4] - 259:6,
 270:15, 270:17, 272:3

C

C02.1 ^[2] - 198:19,
 198:21
C03.1 ^[1] - 198:18
calculated ^[1] -
 190:24
calculation ^[6] -
 141:12, 142:15,
 173:8, 173:9, 189:2,
 192:1
calculations ^[3] -

140:12, 140:24,
 184:21
calculator ^[1] -
 187:21
cannot ^[1] - 248:17
canopy ^[3] - 157:6,
 157:16, 170:4
captioned ^[1] -
 286:12
car ^[4] - 262:4,
 262:6, 262:18, 269:6
care ^[4] - 167:3,
 206:21, 206:23, 207:4
careful ^[1] - 242:20
carryover ^[1] - 170:5
cars ^[9] - 169:24,
 170:13, 170:24,
 171:4, 171:11,
 171:19, 172:5, 172:8,
 173:10
case ^[3] - 156:22,
 279:22
case-by-case ^[1] -
 279:22
cases ^[2] - 278:3,
 278:4
cash ^[1] - 269:12
cat ^[2] - 277:19,
 278:2
caused ^[1] - 237:4
center ^[11] - 140:1,
 144:10, 145:22,
 153:14, 162:2,
 164:17, 165:16,
 167:4, 169:17, 172:2,
 255:20
certain ^[2] - 168:20,
 206:7
certainly ^[7] -
 159:17, 229:13,
 244:23, 253:3,
 254:21, 260:15,
 260:22
CERTIFICATE ^[2] -
 285:15, 286:5
certify ^[1] - 286:9
chain ^[1] - 217:14
CHAIRMAN ^[65] -
 135:13, 136:7,
 136:16, 136:22,
 137:5, 144:11,
 155:18, 156:2,
 169:14, 170:18,
 171:23, 172:9,
 173:12, 174:21,
 176:21, 177:11,
 177:16, 178:13,
 178:18, 179:1, 179:6,
 179:22, 180:3, 180:7,
 180:12, 180:16,

- 181:3, 181:7, 181:10,
182:22, 193:16,
198:18, 204:9,
204:13, 211:6, 211:9,
212:22, 214:9,
216:19, 216:23,
217:4, 217:7, 218:20,
219:10, 219:16,
234:7, 237:24,
241:20, 251:6,
251:10, 260:6, 261:8,
262:3, 263:2, 263:7,
263:15, 266:7,
266:13, 268:2,
269:11, 269:17,
271:22, 281:13,
281:24, 283:9
Chairman [1] -
134:10
chambers [1] - 177:8
change [15] - 188:13,
188:14, 192:15,
192:16, 195:11,
197:17, 203:10,
242:14, 243:24,
256:22, 259:12,
261:19, 262:1,
266:16, 274:24
changed [2] - 139:3,
139:5
changes [6] - 140:4,
233:4, 238:8, 249:8,
257:11, 277:9
changing [2] - 257:6,
258:8
chapter [1] - 269:20
characterization [1]
- 203:21
charge [2] - 222:4,
222:6
check [3] - 167:24,
234:24, 280:14
CHESTER [1] - 134:3
Chester [1] - 286:2
chief [9] - 144:22,
150:5, 158:23, 182:2,
182:14, 211:5,
213:22, 215:6, 216:9
Chief [4] - 156:16,
157:19, 181:14,
211:11
choice [1] - 203:9
choose [2] - 203:1,
212:8
circle [1] - 156:22
circulate [2] - 144:7,
246:23
circulated [1] -
157:17
circulating [1] -
145:2
circulation [5] -
150:10, 150:14,
156:19, 158:6, 182:11
civil [1] - 136:12
CJK [1] - 268:13
clarification [1] -
194:6
clarify [3] - 193:5,
228:2, 243:6
cleanup [1] - 150:21
clear [10] - 142:7,
181:15, 182:13,
195:23, 206:20,
247:17, 248:13,
249:10, 271:3, 278:22
clearly [1] - 242:5
client [5] - 151:10,
201:11, 210:1,
217:19, 266:23
client/East [1] -
154:22
close [7] - 153:20,
166:13, 210:3,
226:23, 263:14,
274:11, 281:7
closer [5] - 146:1,
164:2, 196:16,
197:23, 270:14
closes [1] - 145:24
closest [1] - 205:13
Co [1] - 284:22
CO1.1 [1] - 145:18
CO7.1 [1] - 144:14
Code [5] - 181:18,
182:3, 182:7, 214:23,
214:24
coincide [2] - 184:2,
227:5
collected [1] - 174:5
colored [1] - 138:16
combination [3] -
175:16, 190:9, 230:24
combined [1] -
190:13
comfortable [2] -
216:6, 263:6
coming [28] - 135:8,
145:2, 153:21, 161:5,
162:5, 183:2, 232:12,
233:3, 233:11,
233:15, 235:20,
240:6, 241:24,
242:16, 242:21,
250:21, 252:12,
252:16, 252:17,
259:5, 259:6, 259:8,
269:9, 270:6, 270:15,
270:20, 271:1, 271:5
comment [7] -
144:22, 158:18,
201:15, 210:23,
260:24, 262:11, 269:9
comments [15] -
139:6, 150:4, 150:11,
156:11, 156:16,
185:4, 237:15,
237:16, 242:11,
261:12, 261:22,
263:16, 271:17,
281:23, 283:4
commercial [13] -
148:15, 149:14,
178:17, 195:7, 202:2,
202:9, 206:8, 208:11,
208:14, 224:6, 225:1,
246:15, 247:5
Commission [2] -
181:11, 201:15
Commonwealth [2] -
220:15, 286:1
community [1] -
149:5
compacting [1] -
176:7
Company [2] -
156:4, 181:15
company [1] - 145:1
competing [1] -
244:2
complete [4] -
185:20, 222:6, 261:9,
265:7
completed [4] -
156:5, 156:7, 254:8,
278:8
completely [1] -
259:1
completion [2] -
264:9, 277:21
complex [2] - 143:9,
143:14
compliance [1] -
181:17
compliant [1] - 255:1
comply [8] - 151:11,
175:6, 182:6, 182:20,
237:10, 241:7,
261:16, 269:10
component [1] -
156:14
computation [1] -
140:20
computations [1] -
191:8
conceding [1] -
212:19
concentrated [1] -
189:18
conceptual [2] -
175:4, 247:18
conceptually [1] -
158:22
concern [14] -
155:11, 155:13,
182:18, 237:5,
242:12, 243:1, 243:2,
243:3, 243:4, 244:11,
257:16, 261:2, 269:6,
270:16
concerned [5] -
158:9, 162:9, 216:3,
248:1, 252:14
concerns [3] -
170:19, 257:19, 262:4
concludes [1] -
182:2
conclusions [1] -
236:6
Concord [3] -
195:12, 195:16, 205:8
concrete [3] -
238:19, 239:14,
258:10
condition [11] -
168:16, 168:19,
171:20, 203:10,
224:18, 245:10,
260:3, 264:8, 264:16,
267:12, 276:16
conditional [16] -
135:14, 137:23,
138:1, 146:9, 154:15,
156:14, 192:23,
210:11, 210:14,
212:14, 214:6,
223:20, 266:1,
266:15, 267:1, 267:9
Conditional [1] -
284:11
conditioned [3] -
248:19, 264:2, 264:6
conditions [8] -
138:8, 152:17,
168:12, 199:1, 224:7,
264:14, 266:14,
277:24
conduit [1] - 218:3
configuration [9] -
146:7, 169:21, 177:9,
229:2, 229:18,
229:19, 233:5, 233:8,
259:12
confirmed [1] -
208:10
confirming [1] -
268:11
conflict [1] - 257:21
conjunction [1] -
180:24
connected [1] -
169:20
connection [2] -
143:18, 143:20
connects [3] -
139:18, 139:21, 140:2
consider [7] - 134:6,
156:18, 157:1,
159:12, 211:12,
211:22, 283:1
consideration [1] -
261:1
considered [2] -
157:15, 157:19
considering [1] -
245:18
consistent [1] -
163:16
consistently [1] -
148:23
constructing [1] -
151:13
construction [16] -
158:10, 161:1, 168:8,
176:11, 176:18,
177:14, 178:6, 178:8,
180:8, 195:9, 215:23,
247:23, 264:2, 265:6,
265:7, 266:21
consultant [3] -
155:6, 155:12, 168:6
consultants [2] -
237:14, 282:3
contact [1] - 207:23
contain [1] - 250:9
contamination [1] -
166:22
contemplate [3] -
210:2, 210:10, 212:19
contents [1] - 222:15
continue [5] -
226:24, 227:8, 243:9,
246:3, 272:6
continued [2] -
273:24, 285:1
continues [1] -
197:20
continuing [1] -
213:24
continuous [1] -
199:17
contours [1] - 198:7
controls [1] - 152:4
convenience [7] -
157:9, 173:1, 173:6,
194:10, 222:21,
225:3, 225:15
convenient [1] -
253:6
conversation [2] -

- 210:1, 271:12
conversations [1] - 271:19
coordinate [2] - 212:6, 263:5
coordinated [1] - 223:2
coordination [9] - 154:22, 212:2, 223:6, 223:17, 226:23, 227:9, 240:18, 257:7, 264:15
copied [1] - 218:21
copy [3] - 146:11, 249:15, 250:13
Corbett [3] - 154:6, 212:3, 285:3
Corbett's [1] - 212:17
corner [6] - 138:19, 158:24, 160:1, 183:1, 183:5, 200:8
Correct [1] - 228:10
correct [60] - 138:13, 138:14, 142:11, 142:12, 143:4, 143:16, 146:10, 149:16, 149:17, 150:2, 150:3, 151:20, 156:9, 180:9, 183:8, 183:12, 184:17, 185:7, 187:2, 187:14, 187:15, 188:4, 188:14, 189:12, 190:2, 193:7, 193:13, 193:22, 201:16, 214:15, 222:1, 225:23, 226:8, 228:9, 234:10, 238:6, 238:15, 238:18, 239:1, 239:10, 243:11, 243:14, 243:18, 243:22, 247:15, 255:16, 256:1, 256:4, 264:24, 265:9, 265:10, 266:8, 266:11, 272:11, 272:15, 274:24, 275:9, 275:15, 278:23, 280:15
correctly [2] - 184:9, 278:16
correspondence [2] - 154:6, 212:18
corridor [2] - 234:12, 257:12
cost [2] - 232:1, 232:16
count [5] - 171:8, 246:17, 255:2, 261:13, 263:1
count-down [1] - 255:2
counted [1] - 193:1
counterproductive [1] - 247:4
counts [1] - 262:16
County [1] - 286:2
COUNTY [1] - 134:3
couple [4] - 169:24, 262:12, 263:15, 282:13
coupled [1] - 149:21
course [2] - 198:20, 251:21
court [2] - 217:10, 219:7
COURT [1] - 134:23
Court [6] - 195:5, 195:12, 195:17, 196:23, 205:6, 205:8
Covenant [2] - 285:8, 285:10
covenants [7] - 151:2, 151:6, 151:12, 166:18, 166:20, 166:23, 177:22
cover [1] - 189:18
coverage [17] - 141:2, 141:4, 141:21, 141:22, 142:15, 184:21, 186:13, 186:14, 187:6, 187:12, 188:6, 188:18, 191:8, 191:9, 192:14, 192:22, 193:2
coverages [1] - 141:9
covered [3] - 233:1, 251:20, 280:16
crash [2] - 240:22, 241:3
create [3] - 164:14, 242:24, 243:10
creating [2] - 231:5, 257:20
criteria [3] - 172:24, 177:3, 255:5
critical [1] - 216:2
cross [25] - 161:18, 165:15, 173:22, 200:4, 201:2, 201:8, 201:14, 202:17, 203:1, 204:7, 204:16, 206:22, 210:12, 211:23, 239:11, 239:19, 254:7, 255:4, 255:18, 255:23, 278:13, 278:19, 282:10, 282:17
cross-section [15] - 200:4, 201:2, 201:8, 201:14, 202:17, 203:1, 204:7, 204:16, 206:22, 210:12, 211:23, 239:11, 239:19, 282:10, 282:17
crosses [1] - 254:12
crossing [9] - 164:16, 164:17, 165:5, 254:3, 254:6, 254:14, 254:22, 256:14, 278:12
crossings [3] - 231:7, 279:6, 279:9
crosswalk [15] - 139:20, 139:24, 143:22, 161:10, 161:18, 161:21, 162:1, 162:3, 164:19, 165:5, 165:23, 241:12, 245:16, 245:19, 254:20
curb [1] - 163:6
curbing [1] - 247:14
curious [1] - 169:10
current [2] - 147:10, 277:11
curvature [2] - 163:12, 164:12
curve [1] - 271:7
cut [4] - 136:3, 183:24, 184:5, 232:9
Cuyler [1] - 269:17
CV [4] - 221:3, 221:14, 221:16, 285:5
cycle [3] - 275:18, 278:15, 279:10
-
- D**
-
- D.L.** [6] - 284:12, 284:14, 284:16, 284:19, 284:21, 285:12
dark [1] - 202:20
dashed [1] - 170:2
data [3] - 169:3, 182:9, 262:15
date [3] - 235:1, 240:18, 273:19
dated [5] - 154:9, 184:23, 236:15, 236:21, 261:11
daycare [1] - 167:13
days [1] - 282:13
deal [1] - 177:13
December [2] - 236:15, 281:17
decide [1] - 283:5
decided [1] - 201:22
deciduous [1] - 175:17
decision [2] - 201:4, 203:5
decisions [1] - 193:3
dedicated [8] - 173:4, 228:13, 229:3, 230:12, 238:23, 239:8, 239:16, 259:14
defer [2] - 203:3, 203:5
deference [1] - 217:10
deferring [1] - 201:12
defined [1] - 148:24
degree [1] - 253:5
delay [4] - 245:16, 276:12, 277:8, 278:4
delayed [2] - 248:6, 248:23
delineated [1] - 147:1
deliver [1] - 144:8
delivery [1] - 144:6
demolition [1] - 138:8
demonstrate [5] - 152:8, 170:6, 173:2, 265:11, 265:18
demonstrated [1] - 258:17
demonstrating [1] - 231:4
dense [1] - 196:18
denser [1] - 208:19
DEP [4] - 167:1, 168:20, 178:4, 178:10
depict [1] - 145:21
depicted [3] - 148:11, 154:15, 159:22
depicts [2] - 145:13, 145:22
depression [1] - 194:19
describe [2] - 208:17, 254:3
Design [3] - 236:15, 236:21, 237:17
design [13] - 152:7, 174:19, 224:8, 234:20, 240:15, 240:17, 240:20, 240:24, 246:2, 247:13, 254:8, 260:18, 278:1
designated [1] - 233:13
desire [1] - 243:20
destination [2] - 225:13, 272:9
destination-driven [1] - 272:9
detail [9] - 223:8, 223:11, 226:21, 248:13, 253:3, 254:4, 257:10, 270:3, 275:22
detailed [5] - 159:19, 240:17, 254:8, 260:18, 273:11
details [1] - 272:23
determination [2] - 182:15, 202:12
determine [3] - 143:7, 200:3, 205:24
developed [4] - 149:5, 190:20, 201:22, 248:10
development [51] - 149:6, 150:18, 152:7, 153:21, 154:3, 154:13, 154:17, 154:19, 155:14, 156:11, 169:7, 169:11, 175:8, 180:22, 188:6, 189:16, 196:17, 197:2, 201:13, 202:9, 202:15, 203:3, 205:21, 206:11, 212:20, 212:24, 214:14, 222:19, 224:6, 224:10, 224:20, 225:1, 225:19, 226:17, 226:20, 228:7, 229:5, 230:15, 232:6, 232:12, 232:22, 236:8, 246:16, 247:5, 247:24, 262:22, 268:6, 268:12, 277:22
devices [1] - 254:24
diagram [1] - 258:2
die [1] - 160:11
diesel [1] - 177:6
difference [4] - 211:21, 245:9, 276:9, 276:10
different [14] - 177:5, 206:17, 206:18, 208:12, 218:23, 256:9, 262:12, 267:18, 271:4, 276:19, 276:21, 276:23, 277:1, 280:19
differential [1] - 211:13

- difficult** [2] - 259:4, 259:7
dimension [1] - 205:5
dimensional [1] - 182:19
DIRECT [2] - 220:5, 284:4
direct [2] - 137:3, 253:5
direction [2] - 234:16, 245:13
directional [2] - 252:13, 252:19
directions [3] - 234:12, 239:15, 245:17
disagree [1] - 207:3
disagreeing [1] - 203:20
discourage [1] - 256:12
discuss [5] - 192:24, 200:12, 223:8, 223:24, 271:19
discussed [5] - 186:4, 230:20, 231:10, 237:4, 248:11
discussion [13] - 145:8, 147:5, 149:10, 159:20, 184:20, 186:8, 190:5, 190:12, 194:6, 194:9, 194:12, 201:11, 270:22
Discussion [2] - 137:9, 273:21
diseased [1] - 175:13
distance [5] - 185:11, 194:13, 203:12, 245:18, 260:14
distances [3] - 149:2, 149:6, 204:22
distribution [1] - 280:11
district [2] - 148:16, 208:15
disturbance [1] - 152:3
divide [1] - 239:15
divider [1] - 258:10
document [1] - 203:7
documentation [2] - 150:22, 150:24
documents [1] - 250:12
done [11] - 165:22, 204:16, 209:8, 210:18, 210:19, 217:16, 239:23, 240:21, 256:15, 262:8, 274:14
double [2] - 234:24, 280:14
doubly [1] - 221:23
down [22] - 146:2, 146:24, 147:3, 155:19, 161:23, 162:5, 162:16, 164:6, 169:4, 172:1, 197:13, 197:15, 198:8, 213:18, 238:5, 248:9, 255:2, 256:23, 259:5, 259:6, 271:6
drastically [2] - 249:7, 261:19
draw [1] - 200:3
drawing [2] - 164:6, 187:23
draws [1] - 235:14
drip [2] - 159:20, 176:4
Drive [11] - 220:9, 224:14, 244:1, 246:11, 246:21, 257:22, 258:3, 258:8, 258:16, 258:19, 260:2
drive [6] - 139:9, 142:21, 153:20, 153:24, 161:11, 222:23
drive-through [2] - 161:11, 222:23
drive-throughs [1] - 139:9
driven [1] - 272:9
drivers [3] - 254:17, 254:18, 271:10
driveway [5] - 139:21, 144:10, 153:8, 153:13, 231:2
driveways [2] - 230:22, 231:2
driving [1] - 270:17
drop [2] - 194:20, 197:13
Drop [3] - 218:11, 218:22, 218:23
drops [4] - 194:19, 197:14, 197:15, 204:3
dual [2] - 228:19, 228:23
due [3] - 177:17, 201:20, 205:10
duly [2] - 137:13, 220:3
during [13] - 137:23, 176:11, 176:17, 177:14, 192:23, 225:19, 226:10, 226:13, 230:9, 244:20, 270:10, 276:23, 279:6
-
- ## E
-
- E-correspondence** [2] - 154:6, 212:18
e-mail [2] - 284:22, 285:3
early [1] - 184:20
easement [4] - 146:12, 157:12, 157:13, 217:22
easements [1] - 183:24
easier [1] - 259:21
easiest [1] - 200:2
east [2] - 161:16, 164:20
EAST [1] - 134:2
East [26] - 134:5, 134:6, 135:15, 140:13, 140:18, 140:24, 141:5, 141:13, 141:15, 142:4, 149:11, 186:15, 187:1, 188:18, 188:24, 189:19, 191:23, 202:3, 205:17, 206:6, 206:19, 207:4, 207:6, 208:12, 209:18, 216:8
eastern [3] - 161:3, 162:11, 162:12
eat [1] - 279:24
economical [1] - 252:22
edition [1] - 224:22
effect [2] - 150:24, 168:17
effectively [1] - 239:8
efficient [3] - 226:19, 236:9, 237:19
egress [1] - 228:12
eight [10] - 174:7, 190:16, 191:1, 193:7, 193:12, 193:15, 193:19, 195:24, 197:17, 211:22
either [8] - 143:22, 179:15, 180:23, 186:16, 210:8, 229:12, 237:9, 276:11
elaborate [1] - 147:8
Eleanor [2] - 286:7, 286:21
ELEANOR [1] - 134:23
elephant [1] - 277:18
elevated [2] - 196:15, 197:4
elevation [4] - 195:11, 200:5, 211:19, 282:22
eliminate [1] - 277:2
ELISER [1] - 220:1
embankment [5] - 153:18, 183:22, 184:1, 184:5, 232:10
emergency [4] - 150:14, 171:18, 172:11, 172:12
employed [1] - 220:11
employing [1] - 176:5
encourage [1] - 250:19
end [9] - 155:23, 161:2, 161:3, 162:12, 166:8, 184:13, 213:2, 240:23, 263:2
ends [1] - 162:7
engage [1] - 265:6
engaged [1] - 176:15
engineer [11] - 136:12, 136:13, 154:7, 212:5, 212:6, 220:15, 220:23, 221:10, 236:14, 242:10, 271:16
Engineer [3] - 134:15, 220:18, 220:19
engineer's [1] - 152:1
Engineers [1] - 224:22
enjoy [1] - 283:10
enter [6] - 161:11, 168:5, 228:6, 230:6, 238:21, 252:1
entered [3] - 184:24, 185:2, 186:5
entering [3] - 226:13, 273:4, 274:21
entire [4] - 234:14, 238:3, 255:18, 257:9
entirely [1] - 157:17
entrance [14] - 139:21, 142:20, 145:24, 153:4, 153:14, 153:20, 153:24, 162:13, 164:20, 251:15, 252:21, 253:13, 275:6, 278:14
entrances [1] - 169:20
environment [3] - 175:18, 231:6, 231:13
environmental [2] - 150:21, 152:4
Environmental [2] - 285:8, 285:10
envision [1] - 204:16
equation [1] - 202:22
equipment [2] - 176:6, 255:2
especially [2] - 245:17, 280:7
Esquire [2] - 134:18, 134:19
essentially [2] - 139:2, 234:20
establish [2] - 172:21, 173:8
established [5] - 149:3, 149:19, 151:12, 202:10, 209:3
estimated [1] - 143:11
etcetera [2] - 247:14, 248:5
evaluate [5] - 168:5, 169:1, 257:3, 258:15, 260:12
evaluated [1] - 257:9
evaluation [2] - 181:16, 224:3
evening [9] - 136:10, 137:22, 138:16, 151:1, 210:4, 219:3, 219:5, 221:23, 283:11
event [2] - 171:18, 217:20
eventually [1] - 199:18
evergreen [3] - 148:21, 148:23, 175:1
evergreens [1] - 174:24
evolved [1] - 223:19
exactly [7] - 148:7, 164:7, 202:21, 206:9, 206:20, 244:7
EXAMINATION [2] - 137:15, 220:5
examine [2] - 200:7, 203:7
examined [5] - 137:13, 200:19, 201:3, 203:2, 220:3
exceed [2] - 141:14, 141:18
exceeded [1] - 142:3
exceeding [1] -

209:1
except [1] - 178:15
exception [1] - 280:23
excess [1] - 150:1
excuse [2] - 139:10, 147:15
executive [2] - 222:14, 251:2
exercise [1] - 189:15
exercises [1] - 173:2
Exhibit [14] - 138:4, 138:18, 138:20, 138:22, 146:14, 150:7, 150:12, 154:9, 221:17, 222:10, 236:17, 236:23, 249:24, 282:7
exhibit [5] - 148:11, 156:7, 175:5, 218:10, 241:6
EXHIBITS [2] - 284:10, 285:1
exhibits [4] - 150:7, 151:1, 250:8, 274:8
Exhibits [2] - 151:7, 155:8
exist [2] - 143:1, 233:21
existed [1] - 202:3
existence [2] - 143:15, 166:20
existing [29] - 138:7, 149:22, 149:23, 152:17, 153:4, 167:24, 168:11, 182:4, 194:9, 194:11, 194:14, 195:1, 195:2, 195:8, 196:6, 199:1, 199:7, 202:8, 204:1, 211:18, 224:3, 224:18, 228:20, 233:3, 238:19, 272:3, 276:15, 277:14, 278:7
exists [3] - 168:24, 199:4, 279:14
exit [5] - 144:9, 228:18, 252:6, 253:21, 254:16
exiting [6] - 145:4, 226:13, 229:4, 244:19, 251:16, 273:5
expand [3] - 152:2, 176:8, 200:16
expanded [3] - 140:18, 141:9, 208:18
expect [8] - 171:12, 253:4, 261:18, 264:7, 264:16, 265:14, 269:19, 281:21

expedite [1] - 262:19
experience [3] - 240:2, 244:15, 272:10
expert [4] - 220:22, 221:1, 221:9, 253:10
expertise [1] - 245:21
explain [5] - 144:3, 183:14, 189:15, 194:15, 196:21
explanation [1] - 160:15
explore [2] - 159:3, 159:11
explored [4] - 213:21, 246:5, 246:10, 247:7
expressed [2] - 189:2, 189:5
extend [1] - 234:11
extended [3] - 184:15, 242:14, 242:23
extending [2] - 231:13, 258:3
extensive [5] - 223:5, 232:19, 240:22, 254:23, 264:15
extensively [2] - 223:2, 251:20
extent [1] - 202:7
Exton [1] - 220:10

F

face [2] - 138:22, 163:5
facilitate [1] - 154:21
facilities [4] - 217:21, 222:23, 232:15, 272:5
facility [1] - 266:4
facing [1] - 139:11
fact [7] - 149:21, 176:2, 185:13, 210:4, 221:18, 222:9, 267:6
factors [1] - 226:17
fading [1] - 256:17
fair [5] - 150:12, 151:10, 151:23, 155:3, 266:17
fall [1] - 153:12
falls [1] - 233:7
false [1] - 222:1
familiar [1] - 221:5
family [2] - 263:9, 269:2
far [10] - 157:19, 164:6, 183:4, 196:5,

212:22, 214:5, 215:4, 247:11, 248:3, 262:23
Farms [44] - 139:22, 143:19, 144:5, 145:4, 145:16, 146:4, 147:8, 148:13, 149:20, 153:16, 156:20, 157:9, 157:13, 161:22, 161:23, 161:24, 162:1, 165:2, 169:19, 170:21, 172:4, 178:20, 179:23, 180:15, 194:7, 196:3, 196:10, 196:11, 200:5, 200:18, 203:6, 205:3, 206:6, 211:1, 215:15, 215:19, 215:22, 216:18, 238:14, 247:1, 252:18, 260:9, 265:5, 272:1
Farms' [2] - 177:2, 264:1
fast [2] - 250:23, 279:18
feasible [1] - 246:15
February [3] - 235:7, 273:24, 283:13
feedback [1] - 215:23
feet [51] - 148:18, 150:1, 157:11, 162:24, 163:9, 163:13, 163:14, 163:15, 173:19, 173:24, 174:7, 186:16, 186:22, 187:9, 189:3, 190:16, 190:17, 190:20, 191:2, 192:4, 192:5, 192:7, 192:10, 193:7, 193:8, 193:12, 193:15, 193:17, 193:19, 195:24, 197:17, 198:1, 203:11, 204:2, 204:3, 204:4, 205:7, 206:14, 208:15, 208:16, 208:17, 211:22, 213:1, 213:5, 252:2, 252:6, 254:12
felt [1] - 168:6
fence [3] - 159:2, 216:11, 216:13
few [1] - 261:15
fewer [1] - 268:17
field [1] - 221:1
figured [1] - 180:8
figures [2] - 187:11, 273:1

filling [1] - 258:5
final [5] - 181:16, 181:17, 181:23, 182:14, 247:16
finalizing [1] - 234:20
finally [2] - 176:1, 231:22
findings [2] - 222:16, 236:5
fine [3] - 173:16, 251:3, 274:12
finish [1] - 135:22
finished [3] - 210:16, 211:15, 283:8
fire [22] - 144:22, 144:23, 145:1, 150:5, 150:9, 156:21, 156:23, 157:12, 157:21, 158:14, 170:20, 170:24, 171:4, 171:22, 171:24, 182:10, 182:14, 211:7, 212:22, 213:22, 215:22, 216:6
Fire [7] - 156:4, 181:14, 181:18, 182:3, 182:7, 214:24, 284:22
first [13] - 137:23, 138:6, 139:1, 184:22, 186:12, 198:24, 220:2, 241:22, 249:19, 249:20, 250:4, 250:8, 269:12
fit [1] - 202:21
five [17] - 143:12, 143:15, 146:23, 162:24, 173:19, 173:23, 174:8, 190:17, 191:1, 191:4, 193:7, 193:11, 193:15, 219:11, 219:14, 269:20
five-foot [1] - 173:23
five-foot-wide [1] - 146:23
five-minute [1] - 219:11
flagged [1] - 214:6
flammable [1] - 157:15
flashing [1] - 271:2
flattens [1] - 195:10
fleshed [1] - 255:6
flipped [1] - 198:24
floor [1] - 211:15
fluctuates [1] - 163:11

flying [2] - 240:5, 240:10
folks [7] - 165:4, 165:14, 252:12, 252:14, 252:15, 252:17, 252:20
follow [4] - 173:14, 255:9, 263:20, 269:19
follow-up [1] - 263:20
following [2] - 169:11, 186:11
follows [4] - 137:14, 177:2, 220:4, 247:18
foot [4] - 146:23, 148:17, 173:23, 174:8
foregoing [1] - 286:9
forever [1] - 216:19
forget [1] - 206:9
forgot [1] - 155:2
form [1] - 247:18
formal [1] - 156:11
former [1] - 151:5
forward [7] - 150:17, 264:1, 265:3, 265:5, 266:18, 267:13, 267:18
foundations [1] - 178:6
four [1] - 198:1
fourth [2] - 227:14, 239:7
friendly [2] - 231:6, 231:12
front [16] - 145:5, 146:4, 157:13, 161:15, 163:10, 163:14, 164:13, 170:21, 172:4, 178:19, 179:17, 180:14, 180:15, 213:9, 213:11
frontage [7] - 147:3, 161:23, 162:6, 162:9, 183:1, 191:11, 192:6
fruition [1] - 267:24
fuel [11] - 142:18, 142:19, 144:6, 144:8, 157:5, 157:16, 157:21, 158:1, 170:9, 171:9, 177:8
fueling [1] - 222:22
full [21] - 154:16, 166:9, 166:12, 190:23, 220:7, 227:21, 227:24, 228:2, 234:8, 246:2, 248:15, 248:20, 249:2, 249:12, 250:9, 250:13, 254:7,

264:11, 264:17,
267:4, 281:9
fully [1] - 157:6
Fulton [1] - 143:5
function [1] - 260:21
Furious [1] - 250:24
future [6] - 180:18,
183:17, 224:7,
229:10, 268:23, 278:7

G

gallons [1] - 142:21
Gardens [1] - 270:11
gas [19] - 150:22,
151:3, 151:14,
152:20, 170:5,
172:16, 172:24,
173:1, 173:3, 173:7,
176:23, 176:24,
177:1, 177:4, 177:23,
179:23, 180:6, 225:3,
225:16
gasoline [1] - 177:6
gather [1] - 174:1
generally [1] -
279:22
generated [3] -
225:9, 225:18, 272:2
generates [2] -
225:5, 225:16
generation [2] -
224:19, 262:14
Generation [1] -
224:23
Gerry [1] - 258:17
Giant [1] - 164:7
given [3] - 160:16,
182:14, 245:3
Glackin [1] - 284:17
gore [3] - 228:17,
229:9, 229:12
grade [6] - 195:24,
196:14, 197:13,
199:14, 199:17,
277:17
grades [1] - 177:5
grading [5] - 138:8,
152:18, 153:10,
178:7, 198:5
gradual [1] - 199:17
grant [1] - 174:18
granted [1] - 265:4
grantee [1] - 217:15
grantor [1] - 217:24
grapple [1] - 189:23
grass [5] - 153:17,
153:22, 164:3,
164:13, 180:14
grassy [1] - 174:1

great [3] - 182:12,
248:12, 257:2
green [17] - 230:7,
230:8, 230:10, 245:9,
254:17, 275:3, 275:5,
275:7, 275:10,
275:12, 275:18,
276:1, 276:15,
276:16, 278:15
Greenwood [1] -
246:13
ground [13] - 177:17,
194:18, 194:19,
194:21, 195:13,
196:23, 197:3, 197:7,
197:20, 199:5,
199:14, 204:3, 282:22
groundwater [1] -
166:22
grow [1] - 175:18
growth [2] - 202:10,
268:24
guess [14] - 169:8,
169:22, 170:1, 198:6,
199:8, 199:21,
202:23, 206:16,
241:21, 247:10,
248:10, 257:19,
272:4, 282:17
guys [2] - 245:23,
256:8

H

half [2] - 254:12,
274:20
hand [6] - 138:19,
183:4, 255:1, 259:9,
281:10, 286:16
handed [1] - 151:1
handicap [1] - 183:7
handicapped [2] -
139:17, 164:22
handle [1] - 262:11
handout [1] - 169:13
HANNUM [31] -
134:10, 160:22,
161:8, 161:13, 162:8,
162:17, 162:20,
163:1, 163:7, 163:16,
164:4, 164:15, 165:3,
165:12, 165:24,
166:15, 216:17,
216:22, 221:6,
221:12, 251:11,
251:22, 252:11,
253:9, 254:1, 255:10,
255:21, 256:2, 256:5,
256:19, 257:13
hard [4] - 196:2,
196:7, 207:3, 279:18
hardy [1] - 175:17
HATFIELD [72] -
134:15, 182:23,
183:10, 183:14,
184:7, 184:11,
184:19, 185:21,
185:24, 186:19,
186:23, 187:5,
187:10, 187:17,
188:4, 188:11,
188:16, 188:22,
189:4, 189:7, 189:13,
190:2, 190:4, 190:11,
191:1, 191:5, 191:15,
192:11, 194:4,
194:24, 196:19,
197:5, 197:12,
197:19, 199:24,
202:23, 203:19,
204:17, 205:2,
205:15, 205:19,
206:3, 206:14,
210:19, 213:4,
214:18, 215:14,
216:1, 271:23,
272:12, 272:16,
274:23, 275:10,
275:16, 276:3, 276:5,
276:24, 277:10,
278:5, 278:9, 278:18,
278:24, 279:7,
279:13, 280:4,
280:18, 280:22,
281:3, 282:6, 282:12,
282:16, 283:3
Hatfield [1] - 145:12
Hatfield's [1] - 210:5
heading [2] - 251:18,
256:24
hear [2] - 155:23,
195:21
heard [1] - 267:20
Hearing [1] - 160:15
hearing [27] - 134:5,
134:7, 135:15, 136:2,
136:4, 137:21,
137:24, 138:17,
140:10, 145:9, 146:9,
147:6, 147:19,
167:21, 186:6,
192:24, 208:5, 210:3,
210:11, 210:13,
210:14, 214:10,
231:11, 250:9,
273:23, 274:9, 282:13
heavily [2] - 199:19,
203:22
heavy [1] - 258:22
height [3] - 152:10,

211:16, 216:12
heights [1] - 211:22
held [2] - 134:5,
134:7
help [6] - 160:24,
187:18, 206:23,
251:13, 254:1, 266:2
helpful [2] - 202:14,
211:24
helping [1] - 260:3
hereby [1] - 286:8
herein [1] - 220:2
hereunto [1] -
286:15
high [3] - 198:12,
225:7, 225:16
higher [5] - 195:14,
196:1, 196:7, 199:6,
199:15
highly [2] - 250:19,
256:14
highway [5] -
182:24, 229:16,
240:19, 264:8, 270:18
historically [1] -
231:1
hmm [1] - 230:1
HOA [2] - 207:24,
208:4
Hockessin [1] -
259:9
hold [1] - 218:18
holding [1] - 137:2
Holdings [1] -
217:16
holiday [1] - 270:11
home [2] - 251:5,
257:18
homes [2] - 204:23,
269:3
HOP [4] - 181:2,
229:21, 254:9, 255:7
hopefully [1] - 271:5
horizontal [1] -
194:13
hour [8] - 225:20,
225:22, 226:5,
226:11, 276:19,
276:21, 277:17, 279:6
hours [5] - 216:18,
216:24, 224:5, 224:9,
278:2
house [1] - 151:5
House [7] - 229:6,
248:16, 260:17,
275:4, 275:6, 278:14,
278:20
houses [1] - 195:9
Howell [6] - 284:12,
284:14, 284:16,

284:19, 284:21,
285:12
hydrants [2] -
150:10, 158:14

I

ideal [1] - 179:17
identified [8] - 141:7,
141:17, 145:19,
149:1, 168:22,
177:21, 182:16
identify [4] - 139:2,
144:2, 145:16, 171:13
identifying [1] -
180:11
iffy [2] - 167:2, 258:5
illustrate [2] - 144:3,
144:20
imagine [1] - 273:14
immediately [1] -
195:5
immensely [1] -
245:21
impact [14] - 200:19,
200:21, 200:22,
222:7, 222:9, 222:12,
222:18, 235:12,
235:18, 236:6, 237:1,
249:16, 250:14, 270:5
impacted [1] - 206:2
impacts [2] - 154:21,
203:11
impediments [1] -
150:13
impervious [11] -
142:14, 184:20,
186:13, 187:12,
188:5, 188:9, 188:17,
189:18, 191:21,
191:23, 193:1
implement [2] -
230:2, 280:2
implementation [3] -
231:19, 233:20,
279:19
implemented [1] -
260:13
important [4] -
204:19, 221:23,
282:24, 283:6
impose [1] - 209:20
impression [1] -
164:23
improve [2] - 216:14,
248:8
improved [2] - 248:2,
248:3
improvement [1] -
223:4

improvements ^[24] - 154:14, 184:3, 184:4, 184:12, 200:23, 226:22, 227:11, 230:17, 230:18, 231:21, 232:5, 232:19, 232:21, 234:9, 236:8, 263:23, 264:3, 265:3, 266:19, 267:16, 267:19, 267:23, 275:22, 277:23
IN ^[1] - 286:15
in/right ^[3] - 183:3, 230:14, 231:3
inbound ^[1] - 225:21
include ^[4] - 191:20, 242:7, 268:22, 271:8
included ^[12] - 150:6, 154:8, 222:20, 223:7, 224:19, 235:19, 241:6, 268:8, 268:12, 268:23, 276:17, 280:17
includes ^[2] - 166:14, 224:2
including ^[2] - 222:16, 226:6
inclusive ^[1] - 286:10
incorporate ^[7] - 167:10, 168:9, 181:1, 185:18, 216:11, 238:20, 262:8
incorporated ^[5] - 140:5, 185:9, 224:12, 247:13, 269:4
incorporating ^[4] - 139:6, 226:16, 232:7, 279:9
increase ^[1] - 276:6
increased ^[1] - 190:8
increasing ^[1] - 190:5
indicate ^[3] - 148:20, 175:5, 254:18
indicated ^[1] - 170:8
individual ^[4] - 246:19, 253:11, 273:3
indulge ^[1] - 219:2
industry ^[2] - 224:24, 262:15
info ^[1] - 154:12
information ^[13] - 165:14, 174:5, 180:23, 181:21, 207:1, 215:2, 215:12, 215:21, 237:8, 241:8, 273:12, 280:17, 281:19

informed ^[1] - 201:4
ingress ^[1] - 228:11
initial ^[1] - 258:13
input ^[1] - 213:22
installed ^[2] - 139:13, 218:3
installing ^[1] - 176:22
instance ^[1] - 185:10
instead ^[1] - 164:10
Institute ^[1] - 224:21
insure ^[1] - 227:9
intended ^[1] - 229:18
intending ^[1] - 184:2
intent ^[2] - 232:9, 271:18
interfere ^[2] - 171:21, 179:8
internal ^[4] - 141:10, 143:18, 143:23, 146:7
International ^[5] - 181:18, 182:3, 182:7, 214:23, 214:24
interpret ^[1] - 282:23
interpretation ^[1] - 213:8
interrupt ^[1] - 173:13
intersection ^[19] - 224:13, 224:14, 227:15, 230:1, 233:18, 234:3, 238:2, 238:24, 241:14, 241:15, 241:17, 248:16, 254:7, 261:14, 270:13, 275:1, 277:9, 277:16, 280:1
intersections ^[3] - 236:2, 254:14, 270:20
introduced ^[2] - 221:3, 221:14
introductory ^[1] - 271:24
intrusion ^[1] - 168:4
investigate ^[1] - 218:6
investigated ^[1] - 260:23
Investments ^[1] - 268:13
irrespective ^[1] - 188:7
island ^[14] - 140:1, 143:21, 143:23, 145:14, 145:22, 146:2, 153:14, 161:21, 161:24, 162:2, 169:17, 179:16
issue ^[25] - 146:8, 151:10, 185:23,

186:1, 192:22, 202:6, 202:10, 202:11, 203:2, 203:14, 204:8, 210:5, 211:1, 211:2, 211:4, 215:24, 216:7, 241:23, 242:11, 242:24, 245:11, 262:24, 265:19, 281:21, 282:4
issued ^[2] - 184:22, 281:16
issues ^[9] - 137:23, 155:10, 155:13, 201:3, 237:3, 245:23, 248:7, 270:2, 270:3
item ^[2] - 182:1, 271:20
items ^[2] - 141:2, 241:1

J

JAMES ^[1] - 134:15
Jameson ^[4] - 135:1, 147:13, 147:17, 266:24
JAMESON ^[30] - 134:11, 147:22, 148:1, 148:6, 155:21, 187:22, 188:2, 217:6, 221:20, 221:24, 238:1, 238:7, 238:12, 238:16, 238:22, 239:2, 239:6, 239:21, 241:11, 241:18, 263:19, 264:17, 264:22, 265:1, 265:20, 266:12, 266:17, 267:14, 268:1, 274:15
January ^[7] - 134:8, 138:3, 154:9, 184:23, 236:21, 286:12, 286:17
Jaros ^[2] - 201:6, 267:20
JAROS ^[56] - 134:19, 135:7, 136:6, 136:9, 136:21, 136:24, 137:10, 137:16, 142:1, 148:5, 149:9, 151:19, 151:22, 154:4, 155:15, 165:8, 167:19, 193:4, 193:13, 193:22, 201:10, 208:3, 209:13, 209:16, 209:21, 209:24, 210:9, 212:13, 212:16, 214:15, 218:6, 218:14, 218:18, 219:1, 219:9, 219:20, 220:6, 221:9, 221:15, 222:2, 222:3, 228:8, 236:4, 237:22, 249:18, 250:1, 250:6, 250:21, 266:6, 266:11, 266:22, 267:21, 268:14, 274:10, 281:6, 282:1
Jaros' ^[1] - 203:20
Jim ^[7] - 182:22, 195:4, 202:19, 205:11, 210:18, 213:7, 271:22
Joe ^[16] - 137:22, 139:1, 144:13, 144:17, 145:21, 147:15, 148:9, 151:23, 155:5, 171:3, 193:5, 204:19, 218:12, 228:17, 253:1, 253:7
JOHN ^[2] - 134:10, 134:19
John ^[9] - 135:3, 135:12, 135:22, 136:7, 144:12, 154:12, 260:4, 263:17, 263:24
John's ^[1] - 268:3
JOSEPH ^[1] - 137:12
Joseph ^[1] - 284:5
JR ^[1] - 134:10
Julia ^[8] - 156:2, 176:1, 213:14, 217:5, 241:20, 251:6, 260:6, 263:8
JULIA ^[1] - 134:12
Julia's ^[2] - 200:16, 257:15
jump ^[1] - 244:8
jumps ^[1] - 197:24
June ^[1] - 262:6
juts ^[1] - 195:7

K

keeping ^[1] - 209:16
Kennett ^[39] - 134:7, 140:19, 143:10, 144:24, 148:14, 148:15, 154:7, 154:14, 154:16, 154:20, 171:24, 173:20, 180:23, 187:7, 194:12, 197:1, 201:21, 205:14, 205:21, 205:22, 208:10, 209:12,

212:4, 224:17, 231:20, 233:3, 233:9, 233:12, 233:15, 233:16, 233:22, 233:23, 234:4, 234:6, 238:4, 259:8, 270:1
kind ^[7] - 158:6, 181:19, 199:13, 202:20, 209:11, 246:12, 256:16
KLINE ^[1] - 220:1
Kline ^[8] - 136:12, 219:2, 219:21, 220:9, 237:23, 250:13, 284:6, 285:5
KLINE-ELISER ^[1] - 220:1
knowing ^[2] - 202:20, 251:11

L

lack ^[1] - 154:21
Lacy ^[3] - 140:10, 176:2, 270:4
LACY ^[53] - 134:12, 156:3, 156:17, 157:7, 157:18, 158:3, 158:20, 159:9, 159:18, 159:24, 160:4, 160:6, 160:10, 160:20, 192:3, 192:9, 193:23, 207:14, 210:20, 211:3, 211:8, 211:10, 213:20, 214:2, 217:3, 219:14, 241:21, 242:12, 243:12, 243:15, 243:19, 244:4, 244:7, 245:5, 245:12, 246:1, 246:17, 246:24, 247:7, 247:9, 247:22, 249:14, 250:2, 250:20, 251:4, 251:7, 260:4, 260:7, 261:2, 261:6, 263:11, 263:17, 274:3
Lacy's ^[2] - 181:13, 210:23
laid ^[1] - 253:2
land ^[25] - 141:13, 142:4, 150:18, 152:6, 154:13, 154:16, 154:19, 155:14, 156:11, 169:7, 175:8, 180:22, 187:7, 189:20, 201:12, 202:7, 202:14, 203:3, 203:24, 207:6, 212:19, 212:24,

214:13, 225:6, 262:22
landscape [10] -
 140:1, 147:7, 147:10,
 175:3, 175:5, 175:7,
 175:9, 176:9, 194:9,
 197:1
landscaped [2] -
 161:20, 202:16
landscaping [6] -
 138:10, 141:10,
 141:11, 148:12,
 164:13, 204:14
lane [33] - 157:12,
 166:4, 184:13, 228:5,
 228:11, 228:14,
 229:1, 233:3, 233:5,
 233:15, 233:23,
 233:24, 238:20,
 238:23, 239:7, 239:9,
 239:12, 239:16,
 242:1, 243:10,
 243:17, 248:6,
 251:14, 251:18,
 251:24, 257:24,
 258:4, 258:8, 258:12,
 259:14, 260:1,
 260:16, 274:22
lanes [34] - 166:9,
 228:12, 228:20,
 228:23, 229:11,
 229:14, 233:10,
 233:16, 233:18,
 233:21, 234:1, 234:5,
 234:8, 234:11,
 234:16, 234:17,
 238:3, 239:3, 239:4,
 239:7, 239:13,
 239:18, 239:24,
 240:12, 242:2, 243:7,
 243:9, 243:13,
 243:21, 243:24,
 248:4, 253:18,
 259:24, 261:4
language [1] -
 213:12
largest [1] - 144:23
last [16] - 135:18,
 137:21, 138:17,
 140:9, 144:12, 145:9,
 146:9, 147:6, 167:21,
 169:13, 194:4, 208:4,
 249:21, 261:9,
 269:13, 280:5
lastly [1] - 155:10
late [3] - 135:20,
 155:22, 269:13
latest [4] - 186:2,
 186:10, 224:22, 282:7
LAURIE [1] - 134:15
lawyer [1] - 215:18

lawyers [3] - 148:2,
 148:3, 148:5
layer [1] - 262:16
laying [1] - 259:13
layout [4] - 140:6,
 169:13, 203:10,
 204:20
learn [1] - 253:17
least [5] - 138:22,
 145:9, 164:10,
 206:22, 206:24
leave [2] - 244:17,
 250:14
leaving [1] - 160:11
left [55] - 138:19,
 172:4, 227:19, 228:5,
 228:13, 228:20,
 228:23, 229:12,
 230:4, 238:8, 238:13,
 238:20, 238:23,
 239:9, 239:11,
 239:16, 239:24,
 240:3, 240:12, 242:1,
 243:20, 244:24,
 248:5, 251:14,
 251:17, 251:24,
 256:20, 256:21,
 257:16, 257:21,
 257:22, 257:23,
 258:4, 258:8, 258:22,
 259:9, 259:14, 261:3,
 264:19, 264:20,
 264:22, 265:8,
 265:15, 272:17,
 272:19, 274:21,
 275:7, 275:11,
 275:14, 275:18,
 275:23, 278:20, 279:2
left-hand [2] -
 138:19, 259:9
lefts [1] - 230:5
leg [1] - 227:14
length [6] - 160:24,
 223:24, 231:10,
 234:14, 251:23,
 276:11
lengthy [1] - 273:14
less [11] - 176:23,
 192:3, 192:6, 192:9,
 192:18, 202:11,
 207:2, 231:7, 249:2
lessen [2] - 159:10,
 212:8
letter [38] - 152:1,
 156:6, 181:14,
 184:23, 185:19,
 185:23, 186:2, 210:6,
 214:12, 236:13,
 236:20, 236:21,
 236:24, 237:2, 237:9,

237:11, 241:5,
 261:20, 271:13,
 271:14, 277:16,
 281:15, 281:17,
 281:18, 281:22,
 282:4, 282:8, 284:12,
 284:13, 284:14,
 284:15, 284:16,
 284:18, 284:19,
 284:20, 284:21,
 285:6, 285:7
letters [6] - 139:7,
 145:10, 155:6, 155:7,
 155:11, 155:12
level [10] - 158:16,
 178:8, 195:13,
 225:16, 276:11,
 277:4, 277:6, 277:12,
 277:13, 279:1
levels [2] - 277:15,
 278:1
licensed [1] - 220:17
lie [1] - 200:15
light [8] - 242:13,
 242:22, 242:23,
 244:12, 245:15,
 254:11, 255:17,
 276:20
lighting [1] - 138:10
lights [4] - 248:5,
 270:21, 271:1, 271:2
likely [2] - 235:5,
 253:23
limit [2] - 135:17,
 270:18
limitations [1] -
 141:14
line [15] - 164:11,
 171:19, 176:4, 179:3,
 179:5, 191:16,
 197:24, 199:7,
 199:18, 199:22,
 216:12, 222:8,
 259:15, 282:18,
 282:23
lines [7] - 159:20,
 168:1, 170:3, 178:9,
 185:12, 198:3, 204:22
links [1] - 164:24
Lisa [1] - 176:10
LLC [1] - 134:6
locate [1] - 225:6
located [6] - 139:8,
 142:20, 150:23,
 152:21, 187:7, 188:7
location [7] - 178:24,
 179:17, 180:11,
 234:13, 238:21,
 254:15, 254:22
locations [1] -

152:19
logical [2] - 213:8,
 253:15
Longwood [6] -
 150:5, 156:4, 181:14,
 240:4, 270:11, 284:22
look [13] - 150:16,
 159:15, 159:17,
 170:23, 206:22,
 235:17, 235:23,
 235:24, 236:2, 262:2,
 265:14, 277:2, 282:14
looked [2] - 199:9,
 279:17
looking [11] -
 165:15, 173:20,
 186:10, 193:3, 198:4,
 198:23, 206:5,
 211:18, 250:18,
 279:14
looks [8] - 136:1,
 169:23, 176:3,
 178:20, 198:6, 198:8,
 198:10, 198:11
low [1] - 280:14
lower [1] - 198:11
Lynch [1] - 284:13

M

mail [2] - 284:22,
 285:3
main [4] - 139:20,
 153:20, 157:11, 231:2
maintain [2] - 178:2,
 239:14
maintained [2] -
 152:10, 154:2
maintaining [1] -
 258:9
maintenance [1] -
 152:4
major [4] - 150:13,
 182:1, 224:24, 256:11
majority [1] - 225:8
man [1] - 255:1
management [4] -
 231:4, 232:8, 232:14,
 250:11
Manager [1] - 134:15
manager [3] - 212:4,
 269:24, 281:10
mandated [1] -
 224:10
maneuver [1] - 145:5
maneuvering [1] -
 144:5
Manual [1] - 224:23
March [1] - 235:7
mark [1] - 155:7

marked [7] - 138:4,
 138:18, 221:16,
 222:10, 236:16,
 236:22, 250:8
market [2] - 222:21,
 225:15
MARLBOROUGH [1]
 - 134:2
Marlborough [23] -
 134:5, 140:13,
 140:18, 141:1, 141:5,
 141:13, 141:16,
 142:4, 149:12,
 154:23, 186:15,
 187:1, 188:19,
 188:24, 189:19,
 191:23, 202:3,
 205:18, 206:19,
 207:4, 207:6, 209:18,
 216:9
Marlborough's [2] -
 206:6, 208:13
marshal [2] - 215:22,
 216:6
Mart [3] - 213:17,
 238:10, 242:2
material [6] - 148:20,
 148:21, 148:23,
 175:21, 194:10,
 208:17
materials [3] - 215:2,
 250:3, 250:18
math [1] - 187:18
matter [2] - 221:18,
 286:13
mature [3] - 195:14,
 199:20, 209:4
McCarthy [4] - 150:5,
 157:19, 181:14,
 211:11
McCarthy's [1] -
 156:16
McFarlan [1] - 143:9
McKinstry [3] -
 146:17, 151:20, 270:3
MCKINSTRY [68] -
 134:11, 151:16,
 152:13, 152:24,
 153:5, 166:1, 166:11,
 166:17, 168:10,
 168:16, 169:2, 169:8,
 169:15, 169:22,
 170:12, 170:17,
 173:15, 174:17,
 174:22, 175:22,
 176:1, 176:19,
 179:20, 180:1, 180:5,
 190:15, 190:22,
 191:3, 193:11,
 193:14, 193:17,

- 193:20, 194:1, 198:2, 198:16, 198:21, 199:2, 199:8, 199:21, 203:15, 204:12, 204:21, 206:13, 207:9, 207:16, 210:18, 213:14, 217:2, 218:9, 218:16, 221:13, 226:2, 226:6, 227:18, 227:23, 235:11, 235:22, 250:4, 250:23, 257:15, 258:20, 259:2, 259:16, 267:11, 268:3, 268:17, 268:21, 274:2
- McMahon** [3] - 220:10, 220:11, 285:6
- mean** [12] - 166:7, 167:6, 168:23, 169:3, 173:13, 178:11, 198:11, 201:19, 211:6, 212:11, 262:5, 264:18
- meaning** [1] - 230:4
- means** [3] - 230:8, 275:24, 282:21
- meant** [1] - 196:20
- measurement** [1] - 193:5
- measures** [2] - 176:5, 176:13
- median** [7] - 238:19, 239:15, 239:17, 255:15, 258:10, 258:24, 259:3
- medical** [23] - 140:3, 143:8, 143:14, 143:18, 145:6, 145:15, 146:5, 162:2, 162:4, 162:6, 163:10, 169:18, 172:3, 196:12, 222:24, 235:14, 252:12, 252:17, 252:20, 253:12, 272:8, 272:20, 280:9
- meet** [4] - 182:20, 235:2, 235:6, 266:13
- meeting** [6] - 135:16, 227:3, 234:22, 237:12, 269:21, 271:15
- meetings** [3] - 223:5, 223:18, 223:23
- mention** [3] - 157:1, 157:3, 159:13
- mentioned** [14] - 162:22, 176:2, 208:9, 213:16, 231:23, 232:16, 244:23, 261:21, 263:8, 269:5, 271:14, 271:24, 275:21, 278:12
- mere** [1] - 210:4
- merge** [8] - 224:18, 233:3, 233:16, 234:5, 243:7, 243:24, 244:4, 270:7
- merging** [1] - 240:7
- Merit** [1] - 286:8
- met** [1] - 182:4
- metrics** [1] - 165:13
- midday** [3] - 224:5, 226:11, 277:20
- middle** [3] - 145:23, 146:2, 179:18
- might** [9] - 136:1, 136:3, 159:19, 163:22, 200:19, 202:14, 214:18, 217:11, 260:5
- miles** [1] - 270:18
- mind** [6] - 137:2, 156:1, 170:19, 202:11, 215:17, 268:5
- minimize** [1] - 202:6
- minimized** [1] - 245:4
- minimum** [4] - 148:20, 168:9, 190:13, 206:7
- minute** [4] - 215:16, 219:11, 219:12
- minutes** [3] - 135:9, 135:11, 135:24
- missed** [1] - 190:12
- missing** [1] - 266:3
- mitigate** [2] - 232:13, 232:22
- mixture** [1] - 175:12
- MOB** [1] - 168:1
- modification** [1] - 229:22
- modifications** [3] - 230:3, 240:8, 240:14
- modified** [1] - 267:7
- modify** [2] - 183:22, 249:1
- molehill** [1] - 201:19
- moment** [3] - 138:1, 166:16, 221:19
- Monday** [1] - 273:24
- monitor** [2] - 176:17, 178:4
- monitored** [1] - 177:24
- monitoring** [16] - 152:5, 152:8, 152:11, 152:14, 152:16, 152:20, 153:2, 153:9, 153:11, 153:15, 153:19, 153:22, 154:1, 166:21, 169:3, 178:2
- months** [1] - 217:22
- morning** [5] - 224:4, 225:19, 225:23, 252:16, 277:17
- most** [11] - 162:12, 204:18, 219:3, 227:2, 234:22, 246:16, 251:1, 252:21, 253:6, 253:15, 253:23
- motions** [1] - 244:14
- motorists** [1] - 253:5
- mound** [1] - 194:18
- mounded** [2] - 196:12, 196:21
- mountain** [1] - 201:19
- move** [8] - 136:3, 172:13, 180:19, 195:10, 196:15, 207:7, 243:16, 267:12
- moved** [1] - 274:7
- movement** [18] - 227:22, 227:24, 228:2, 230:12, 248:15, 248:20, 249:2, 249:13, 251:12, 253:22, 258:22, 259:20, 260:8, 264:11, 264:17, 267:5, 275:13, 279:3
- movements** [6] - 227:17, 242:16, 244:19, 268:8, 273:8, 279:11
- moves** [1] - 146:1
- movie** [1] - 250:21
- moving** [1] - 201:23
- MR** [332] - 135:3, 135:7, 135:10, 135:21, 136:6, 136:9, 136:21, 136:24, 137:7, 137:10, 137:11, 137:16, 137:18, 141:21, 142:1, 147:15, 147:22, 147:24, 148:1, 148:5, 148:6, 148:8, 149:9, 151:16, 151:19, 151:22, 152:13, 152:24, 153:5, 154:4, 155:15, 155:21, 160:22, 161:8, 161:13, 162:8, 162:17, 162:20, 163:1, 163:7, 163:16, 164:4, 164:15, 165:3, 165:8, 165:12, 165:24, 166:1, 166:11, 166:15, 166:17, 167:19, 167:23, 168:10, 168:14, 168:16, 168:18, 169:2, 169:5, 169:8, 169:15, 169:22, 170:12, 170:17, 173:15, 174:17, 174:22, 175:22, 176:1, 176:19, 179:20, 180:1, 180:5, 181:9, 181:12, 181:22, 182:12, 182:21, 182:23, 183:10, 183:14, 184:7, 184:11, 184:19, 185:21, 185:22, 185:24, 186:19, 186:23, 187:5, 187:10, 187:17, 187:22, 188:2, 188:4, 188:11, 188:16, 188:22, 189:4, 189:7, 189:13, 189:24, 190:2, 190:3, 190:4, 190:11, 190:15, 190:22, 191:1, 191:3, 191:5, 191:15, 192:11, 193:4, 193:11, 193:13, 193:14, 193:17, 193:20, 193:22, 194:1, 194:4, 194:24, 196:19, 197:5, 197:12, 197:19, 198:2, 198:16, 198:21, 199:2, 199:8, 199:21, 199:24, 201:7, 201:10, 202:13, 202:23, 203:15, 203:19, 204:12, 204:15, 204:17, 204:21, 205:2, 205:10, 205:15, 205:16, 205:19, 205:20, 206:3, 206:13, 206:14, 207:1, 207:9, 207:16, 207:18, 208:3, 208:6, 209:10, 209:13, 209:14, 209:16, 209:19, 209:21, 209:22, 209:24, 210:7, 210:9, 210:15, 210:18, 210:19, 210:22, 212:10, 212:13, 212:15, 212:16, 212:21, 213:4, 213:5, 213:14, 213:24, 214:5, 214:11, 214:15, 214:16, 214:18, 215:13, 215:14, 215:15, 215:16, 215:19, 216:1, 216:17, 216:22, 217:2, 217:6, 217:8, 218:6, 218:8, 218:9, 218:11, 218:14, 218:15, 218:16, 218:18, 218:21, 219:1, 219:6, 219:9, 219:13, 219:18, 219:20, 220:6, 221:4, 221:6, 221:7, 221:9, 221:11, 221:12, 221:13, 221:15, 221:20, 221:24, 222:2, 222:3, 226:2, 226:6, 227:18, 227:23, 228:8, 235:11, 235:22, 236:4, 237:22, 238:1, 238:7, 238:12, 238:16, 238:22, 239:2, 239:6, 239:21, 241:11, 241:18, 249:18, 249:20, 250:1, 250:4, 250:6, 250:16, 250:21, 250:23, 251:1, 251:11, 251:22, 252:11, 253:9, 254:1, 255:10, 255:21, 256:2, 256:5, 256:19, 257:13, 257:15, 258:20, 259:2, 259:16, 259:18, 263:13, 263:18, 263:19, 264:17, 264:22, 265:1, 265:20, 266:6, 266:11, 266:12, 266:17, 266:22, 267:11, 267:14, 267:21, 267:22, 268:1, 268:3, 268:14, 268:17, 268:21, 269:18, 271:21, 271:23, 272:12, 272:16, 273:17, 273:22, 274:2, 274:4, 274:10, 274:12, 274:15, 274:17, 274:23, 275:10, 275:16, 276:3, 276:5, 276:24, 277:10,

278:5, 278:9, 278:18,
278:24, 279:7,
279:13, 280:4,
280:18, 280:22,
281:3, 281:6, 282:1,
282:6, 282:9, 282:12,
282:15, 282:16,
283:2, 283:3, 283:7,
283:10

MS [55] - 135:8,
156:3, 156:17, 157:7,
157:18, 158:3,
158:20, 159:9,
159:18, 159:24,
160:4, 160:6, 160:10,
160:20, 192:3, 192:9,
193:23, 207:14,
210:20, 211:3, 211:8,
211:10, 213:20,
214:2, 217:3, 219:14,
241:21, 242:12,
243:12, 243:15,
243:19, 244:4, 244:7,
245:5, 245:12, 246:1,
246:17, 246:24,
247:7, 247:9, 247:22,
249:14, 249:19,
249:21, 250:2,
250:20, 251:4, 251:7,
260:4, 260:7, 261:2,
261:6, 263:11,
263:17, 274:3

multiple [1] - 276:22
municipalities [1] -
206:17
municipality [1] -
200:14
must [1] - 233:15

N

name [2] - 218:23,
220:7
narrow [1] - 164:3
narrowing [1] -
159:5
natural [2] - 198:7,
199:14
nature [1] - 200:1
near [1] - 199:9
necessarily [1] -
213:10
necessary [6] -
190:14, 212:20,
216:16, 228:24,
247:20, 280:3
necessitate [1] -
279:9
necessity [2] -
213:23, 243:16

need [19] - 136:2,
158:18, 174:2,
174:10, 178:7,
180:17, 213:1,
213:22, 215:8, 227:8,
243:24, 252:23,
255:14, 256:2,
258:23, 260:20,
273:15, 277:2, 281:20

needed [12] - 156:19,
156:22, 156:24,
160:16, 181:20,
182:20, 229:2,
229:11, 229:14,
244:22, 257:11,
258:18

needs [2] - 184:14,
204:10

neighborhood [1] -
204:11

neighboring [1] -
207:11

neighbors [5] -
200:21, 207:22,
208:20, 208:21

nerds [1] - 251:4

new [13] - 168:7,
168:12, 178:5,
185:23, 225:17,
225:20, 225:24,
226:10, 238:20,
245:2, 262:4, 265:18,
273:5

next [11] - 154:24,
158:2, 159:24, 179:6,
198:10, 198:17,
210:14, 214:10,
219:20, 262:7, 274:8

nice [1] - 198:3

NICOLE [1] - 220:1

Nicole [15] - 136:12,
165:7, 165:8, 219:21,
220:7, 220:9, 222:4,
229:8, 236:5, 269:18,
271:23, 273:17,
273:19, 284:6, 285:5

noise [1] - 195:21

nonresidential [2] -

166:24, 203:17
nonscientific [1] -
240:1

normal [1] - 176:24

normally [1] - 190:16

north [19] - 139:10,
139:11, 139:15,
143:2, 146:13,
146:19, 153:3,
153:23, 161:17,
161:24, 169:19,
184:15, 197:16,

203:18, 238:9,
241:13, 241:17,
253:22, 254:6
northbound [17] -
184:13, 229:7, 230:9,
233:11, 234:1,
239:13, 240:7,
240:10, 257:1,
259:24, 271:1,
275:13, 275:17,
276:1, 276:7, 276:9,
278:21

northeast [1] - 183:5
northeasternmost

[2] - 183:3, 183:5

Norway [1] - 175:16

Notary [1] - 286:8

note [3] - 141:3,

147:16, 185:10

notes [4] - 176:10,
176:12, 185:10,
286:11

nothing [2] - 218:2,
264:5

notice [2] - 217:23,
218:2

notifications [1] -
271:9

November [3] -

222:11, 234:23,
261:11

Number [2] - 285:8,
285:10

number [20] -
138:23, 171:13,
172:21, 172:22,
186:20, 186:23,
187:18, 188:8, 189:9,
191:21, 193:10,
215:10, 223:22,
231:7, 272:17, 279:5,
279:8, 280:15
numbers [4] -
188:12, 192:12,
192:20, 273:15

O

o'clock [2] - 134:8,
274:5

oath [1] - 220:3

objection [5] -
189:22, 201:8, 221:6,
221:11, 221:12

obligation [2] -
207:19, 263:9

obtain [1] - 150:4

obtained [1] - 183:23

obviously [3] -

242:13, 256:6, 262:21

occupancy [3] -
229:16, 240:19, 264:9

occupied [1] -
170:10

occur [7] - 170:9,

171:14, 184:15,

230:10, 254:15,

275:11, 276:1

occurred [2] - 223:6,
223:18

occurrence [1] -
172:20

occurring [2] -

216:4, 267:16

occurs [2] - 202:13,
227:9

October [1] - 234:24

OF [5] - 134:1, 134:2,
285:15, 286:5

offer [1] - 146:6

offering [1] - 221:8

office [27] - 140:3,
143:8, 143:19, 145:6,
145:15, 146:5, 162:3,
162:4, 162:7, 163:10,
167:4, 167:14,

169:18, 185:5, 185:9,
185:17, 196:12,

210:5, 222:24, 226:7,

252:12, 252:17,

252:20, 253:12,

272:8, 272:20, 280:9

old [4] - 150:22,

152:20, 168:23,

177:23

on-site [1] - 232:14

once [2] - 155:23,

253:17

one [50] - 141:2,

141:4, 142:6, 143:2,

145:9, 156:17, 157:8,

159:24, 160:4, 160:5,

160:16, 164:19,

166:2, 167:1, 170:19,

172:5, 173:2, 177:3,

178:1, 188:16,

197:19, 198:24,

201:10, 204:18,

205:6, 210:15,

221:20, 221:24,

222:1, 226:4, 230:21,

231:2, 241:1, 244:18,

245:13, 245:14,

247:2, 250:13, 257:5,

257:19, 259:18,

259:19, 260:4, 260:7,

261:11, 262:3, 263:8,

263:19, 281:13,

282:23

Onix [10] - 224:14,

244:1, 246:11,
246:21, 257:22,
258:3, 258:8, 258:16,
258:19, 260:2

onramp [6] - 233:15,
233:23, 234:4,

241:24, 243:6, 244:3

open [7] - 149:4,

149:22, 159:4, 203:9,

209:4, 264:11, 269:13

opened [1] - 269:13

opening [1] - 260:1

operates [1] - 277:7

operation [3] -

216:21, 275:1, 276:9

Operations [1] -

220:19

operations [2] -

171:21, 226:16

opinion [3] - 236:7,

237:18, 253:9

opportunity [8] -

172:13, 185:8,

195:15, 209:20,

229:10, 243:23,

255:23, 258:11

opposed [4] - 159:1,

263:24, 272:7, 272:20

option [2] - 246:5,

246:10

order [5] - 228:4,

230:3, 242:1, 264:10,

266:21

ordinance [8] -

140:19, 140:20,

141:1, 148:14, 206:7,

206:19, 213:1, 213:6

Ordinance [1] -

149:12

ordinances [1] -

208:10

ourselves [1] - 169:6

outbound [1] -

225:21

outline [1] - 273:2

outside [2] - 211:21,

239:18

outstanding [1] -

271:17

overall [5] - 138:7,

138:11, 138:23,

277:15, 278:1

Overall [1] - 145:19

overinflated [1] -

268:20

overpass [1] -

270:23

oversight [1] -

178:10

own [1] - 236:19

owner [1] - 229:10	particularly [7] -	247:16, 247:19,	perimeter [4] -	149:1, 152:17,
Oxford [5] - 224:17,	206:1, 225:2, 252:16,	248:7, 248:13,	214:21, 215:8, 215:9,	152:18, 152:23,
233:9, 233:17,	253:15, 259:5, 270:5,	248:19, 249:10,	216:7	153:11, 154:13,
233:22, 234:6	270:10	254:9, 255:5, 255:7,	period [3] - 217:22,	154:15, 154:17,
<hr/>				
P	parts [1] - 195:4	256:11, 258:14,	225:20, 244:20	154:19, 157:24,
<hr/>				
p.m [4] - 134:8,	pass [4] - 225:10,	258:18, 260:18,	periods [2] - 226:14,	158:12, 164:21,
225:22, 274:1, 283:13	225:16, 272:4, 273:6	264:3, 264:8, 264:14,	276:23	166:3, 166:8, 169:12,
packet [7] - 144:2,	pass-by [3] - 225:10,	265:2, 265:11,	permission [1] -	170:9, 175:4, 175:9,
146:14, 150:6, 154:8,	225:16, 273:6	265:19, 266:5,	160:8	176:9, 176:12,
155:8, 222:11, 281:8	past [1] - 161:24	266:18, 267:23,	permit [6] - 229:16,	181:23, 183:1,
PAGE [1] - 285:15	path [16] - 146:18,	269:21, 279:21	229:23, 240:19,	183:11, 183:20,
page [1] - 144:12	147:1, 173:21, 174:2,	PennDOT's [19] -	248:19, 264:9, 265:19	184:1, 185:4, 185:6,
pages [1] - 286:9	174:6, 174:11, 179:8,	184:12, 227:1,	permitted [6] -	185:11, 185:12,
paint [1] - 256:18	179:12, 180:19,	231:18, 232:23,	187:6, 187:13,	186:2, 186:3, 186:10,
painted [3] - 229:9,	190:9, 190:14,	233:21, 239:17,	188:12, 188:23,	189:3, 189:5, 195:6,
256:7, 256:14	190:23, 191:6,	240:18, 247:20,	189:17, 278:13	198:15, 198:24,
Panzak [1] - 284:17	192:21, 193:6, 193:21	248:17, 248:23,	permitting [2] -	202:16, 209:9,
paper [1] - 203:2	paths [1] - 190:16	249:8, 249:11, 257:7,	229:21, 232:3	212:12, 212:14,
paragraph [1] -	pathway [1] - 168:7	259:12, 259:15,	perpendicular [1] -	214:7, 222:19,
217:19	patron [1] - 253:16	259:22, 263:23,	139:16	223:18, 226:21,
parameter [1] -	pattern [1] - 271:4	264:10, 277:22	person [1] - 197:5	228:16, 232:6, 249:1,
160:23	pause [1] - 263:8	PENNSYLVANIA [1]	pertain [1] - 141:10	253:2, 253:8, 256:7,
paraphrasing [1] -	paved [1] - 216:5	- 134:3	pervious [1] - 156:20	266:16, 266:20
150:11	pavement [2] -	Pennsylvania [4] -	phase [8] - 230:12,	planned [2] - 136:9,
Parcel [2] - 285:8,	256:12, 256:18	134:8, 220:10,	244:18, 244:24,	206:10
285:10	pavers [1] - 156:21	220:16, 286:1	245:2, 257:5, 275:2,	planner [1] - 212:3
parcel [4] - 189:16,	peak [12] - 224:5,	people [16] - 170:11,	275:4, 279:20	Planning [5] -
195:7, 196:24, 208:23	224:9, 225:19,	173:10, 201:21,	phasings [1] -	181:10, 201:15,
parcels [1] - 230:24	225:22, 226:11,	201:22, 201:24,	279:23	236:14, 236:21,
parked [2] - 169:24,	226:13, 270:10,	235:15, 240:3, 240:5,	phone [1] - 148:2	237:17
172:14	276:19, 276:21,	240:6, 240:11,	phrase [2] - 246:8,	planning [4] -
parking [18] -	277:17, 278:2, 279:6	243:23, 244:8,	276:7	189:20, 203:14,
139:13, 143:1, 143:5,	pedestrian [16] -	272:12, 278:19, 280:8	physically [1] -	214:12, 237:6
143:8, 145:14, 153:6,	174:8, 231:6, 231:12,	per [3] - 143:12,	172:14	plans [19] - 138:2,
161:7, 170:6, 170:13,	231:13, 254:3,	143:15, 254:13	pick [4] - 161:19,	144:1, 150:8, 152:7,
171:8, 171:16,	254:12, 254:14,	percent [17] -	175:9, 181:13, 262:5	174:14, 181:2, 181:4,
172:21, 173:4, 173:5,	255:2, 255:18,	141:18, 141:20,	picked [2] - 175:6,	181:17, 183:23,
173:9, 173:10,	255:22, 278:11,	148:21, 186:24,	185:19	198:5, 214:14,
175:20, 178:21	278:19, 279:5, 279:8,	187:4, 189:5, 189:6,	piece [2] - 183:6,	234:20, 249:4, 267:2,
part [24] - 145:8,	279:10, 279:19	189:8, 189:10,	196:23	267:4, 269:1, 271:8,
147:20, 151:24,	pedestrian-only [1] -	196:10, 215:8, 215:9,	pieces [1] - 273:13	276:22, 282:7
165:19, 174:13,	279:19	252:9, 274:20,	Pike [4] - 134:6,	plant [1] - 208:1
177:17, 183:22,	pedestrians [6] -	280:21, 280:22	135:15, 224:18,	planted [1] - 199:19
202:16, 213:18,	231:8, 254:20,	percentage [8] -	233:13	plants [1] - 175:17
223:1, 223:15,	255:11, 261:3,	186:18, 186:20,	pine [1] - 175:16	pleases [1] - 185:24
225:12, 231:17,	278:12, 278:22	189:2, 189:4, 191:22,	placed [1] - 140:15	plotted [1] - 138:3
232:8, 239:21,	pending [1] - 174:19	272:19, 280:10,	placement [2] -	plus [9] - 187:24,
240:17, 240:22,	PennDOT [50] -	280:24	150:9, 247:13	191:1, 193:12,
241:9, 249:8, 254:8,	146:23, 174:8,	percentages [1] -	places [1] - 163:23	193:15, 193:21,
260:18, 262:10,	174:13, 180:23,	186:9	Plan [2] - 145:20,	234:16, 240:7,
271:13, 271:18	183:21, 183:23,	percentile [1] - 252:8	284:11	245:15, 252:2
participate [1] -	184:3, 223:3, 223:14,	perception [1] -	plan [77] - 138:7,	Point [1] - 218:24
135:5	223:23, 224:11,	270:19	138:8, 138:9, 138:10,	point [15] - 145:11,
participating [1] -	227:3, 229:15,	perfect [1] - 147:22	138:11, 138:12,	147:21, 152:22,
147:18	229:22, 231:23,	performed [1] -	138:13, 138:23,	182:16, 209:6,
particular [4] -	232:4, 232:6, 234:8,	168:3	139:3, 139:5, 140:6,	210:23, 223:19,
152:5, 216:12, 222:5,	234:18, 235:1,	performing [1] -	140:15, 140:17,	224:16, 247:4, 249:5,
268:12	239:22, 240:16,	264:3	143:12, 144:1, 144:4,	253:24, 264:13,
	240:22, 241:4,	perhaps [4] - 192:22,	144:16, 144:20,	269:16, 275:17, 279:8
	241:10, 242:9,	216:15, 252:24, 282:5	145:13, 147:11,	police [3] - 158:23,

211:5, 216:9
pollution [1] - 177:18
portion [6] - 135:11, 141:16, 159:4, 186:14, 205:12, 272:2
position [2] - 149:19, 164:9
positions [1] - 222:22
possibility [3] - 201:12, 201:13, 270:9
possible [2] - 245:8, 282:2
possibly [5] - 157:20, 159:1, 159:3, 159:5, 273:19
post [2] - 245:10, 276:16
posts [2] - 180:2, 180:4
potential [1] - 168:5
potentially [3] - 170:7, 190:5, 211:4
practice [1] - 168:21
pre [1] - 245:9
precedent [1] - 193:3
prefer [1] - 262:13
preliminarily [1] - 240:15
preliminary [1] - 269:23
premised [1] - 267:15
prepare [8] - 138:1, 140:14, 143:24, 145:12, 155:5, 210:11, 222:9, 236:24
prepared [3] - 224:21, 249:4, 281:18
preparing [1] - 201:13
present [3] - 135:1, 147:13, 203:1
PRESENT [1] - 134:14
presentation [3] - 137:1, 160:14, 274:11
presented [2] - 228:16, 269:22
presenting [1] - 201:14
president [1] - 208:3
presume [3] - 190:7, 272:9
pretty [3] - 177:9, 196:18, 263:14
previous [1] - 220:24
previously [4] - 137:13, 151:3, 236:16, 250:8

price [1] - 180:6
prices [1] - 179:24
primarily [1] - 140:4
primary [3] - 214:22, 225:12, 227:13
principles [1] - 231:5
problem [2] - 182:16, 207:10
problems [1] - 158:6
proceed [1] - 169:7
proceeding [1] - 267:22
proceedings [2] - 135:5, 283:12
process [16] - 223:12, 223:14, 223:16, 224:1, 229:21, 232:4, 234:19, 235:5, 235:10, 240:17, 247:16, 254:9, 255:7, 260:18, 262:19, 262:22
Professional [2] - 220:17, 220:19
progress [1] - 183:21
progressively [1] - 199:6
prohibit [1] - 167:13
project [28] - 149:23, 154:23, 212:3, 222:7, 223:2, 223:4, 223:10, 227:1, 231:18, 231:24, 232:8, 232:17, 232:24, 233:21, 239:17, 247:20, 248:18, 248:21, 248:23, 249:11, 257:7, 259:13, 259:22, 260:2, 264:2, 264:10, 267:18, 277:22
projected [1] - 196:3
projecting [1] - 224:7
projects [2] - 227:4, 249:9
proper [1] - 260:14
properly [2] - 228:14, 246:8
properties [3] - 147:4, 149:8, 183:24
property [35] - 140:13, 141:16, 142:10, 146:12, 151:4, 152:6, 168:1, 168:2, 173:21, 177:13, 187:13, 191:14, 191:17,

191:19, 192:13, 197:24, 199:7, 199:18, 201:21, 202:2, 208:1, 216:12, 226:5, 229:10, 230:6, 230:23, 231:15, 232:12, 251:16, 251:17, 252:1, 253:20, 256:22, 273:8
propose [2] - 143:17, 217:18
proposed [44] - 149:6, 153:8, 164:16, 164:19, 165:16, 168:1, 188:6, 188:18, 188:23, 192:15, 194:10, 194:13, 194:17, 195:2, 200:4, 200:6, 200:23, 202:8, 204:1, 204:19, 205:1, 216:18, 224:15, 224:20, 225:1, 225:18, 226:17, 226:20, 227:11, 227:13, 227:17, 228:6, 228:11, 229:5, 230:14, 230:19, 232:21, 236:8, 240:20, 251:15, 254:6, 254:16, 277:12, 282:20
proposes [2] - 154:13, 231:9
proposing [8] - 147:9, 164:16, 180:24, 188:13, 228:22, 256:8, 256:20, 259:22
protect [2] - 176:11, 176:13
protected [6] - 204:11, 230:4, 230:11, 244:24, 275:7, 275:24
provide [23] - 148:24, 175:10, 175:17, 208:1, 215:21, 216:15, 227:17, 228:13, 228:22, 229:1, 229:11, 230:4, 232:1, 236:9, 236:19, 239:16, 241:4, 249:12, 254:10, 255:17, 258:24, 265:4, 281:20
provided [18] - 139:17, 146:11, 150:23, 151:2, 156:13, 165:13,

182:10, 191:7, 226:20, 227:14, 228:5, 237:9, 237:20, 239:12, 248:17, 248:21, 260:20, 265:13
provides [5] - 140:21, 149:24, 228:19, 231:12, 252:6
providing [5] - 146:22, 148:18, 148:22, 158:14, 206:15
provision [1] - 149:11
proximity [1] - 151:13
prysock [1] - 250:15
PRYSOCK [4] - 134:15, 135:8, 249:19, 249:21
public [1] - 213:10
Public [2] - 134:5, 286:8
pull [2] - 138:21, 140:9
pump [9] - 170:10, 170:11, 171:11, 171:15, 171:18, 171:20, 172:11, 172:17, 173:3
pumps [7] - 144:8, 170:9, 171:9, 171:13, 172:5, 172:22, 203:13
purely [1] - 240:1
purpose [1] - 189:20
pursuing [1] - 231:21
put [8] - 135:17, 167:9, 176:12, 200:20, 204:7, 204:19, 218:4, 267:11
putting [1] - 257:24
pylon [5] - 178:22, 179:2, 179:15, 179:20, 180:3
pylons [1] - 180:4

Q

quantifiable [1] - 276:10
questioning [1] - 137:4
questions [24] - 136:15, 136:19, 137:3, 138:24, 140:8, 155:1, 155:16, 155:20, 155:23, 160:23, 166:16,

166:18, 167:6, 181:13, 182:23, 186:11, 214:20, 215:7, 217:5, 218:7, 237:23, 257:14, 280:5, 283:8
queue [2] - 252:4, 258:11
queues [2] - 252:7, 252:8
quick [4] - 260:7, 261:7, 276:14, 281:13
quickly [1] - 263:20
quite [2] - 170:23, 273:14

R

radon [1] - 167:8
raise [1] - 200:9
raised [7] - 137:23, 145:11, 146:9, 216:9, 237:3, 268:4, 270:4
ramp [7] - 183:7, 233:12, 238:5, 242:17, 242:18, 242:21, 244:10
rather [2] - 174:7, 186:8
ratio [1] - 143:8
reach [3] - 211:7, 212:23, 213:2
reaching [1] - 235:6
react [1] - 202:19
reaction [1] - 202:24
read [7] - 135:11, 147:20, 154:11, 181:20, 212:16, 250:19, 251:5
reading [4] - 166:19, 170:1, 212:17, 250:18
reads [1] - 135:5
ready [5] - 137:10, 219:16, 219:19, 248:8, 255:22
real [4] - 175:22, 175:24, 202:15, 261:7
really [11] - 157:14, 158:11, 171:16, 172:20, 173:8, 184:2, 196:2, 242:19, 246:16, 247:5, 257:5
Realty [1] - 217:15
rear [7] - 149:20, 149:22, 159:7, 194:7, 200:4, 205:3, 205:7
reason [5] - 189:14, 192:19, 229:14, 265:2, 267:7
reasons [1] - 212:9

- receive** [3] - 154:5, 160:17, 236:12
received [2] - 242:10, 250:3
recent [4] - 169:3, 227:2, 234:22, 271:13
Recess [1] - 219:15
recessed [1] - 283:12
recognized [3] - 237:11, 248:14
recollection [1] - 174:20
recommend [1] - 154:18
recommendations [1] - 222:17
recommended [1] - 253:11
reconfiguration [2] - 145:14, 229:13
reconfiguring [1] - 231:1
record [18] - 137:9, 138:2, 140:16, 143:12, 147:16, 151:16, 154:12, 185:1, 185:2, 185:3, 186:5, 217:12, 218:17, 250:7, 273:21, 281:6, 282:17, 286:9
recorded [2] - 151:3, 217:13
red [9] - 214:6, 260:10, 260:12, 260:19, 260:21, 261:4, 275:14, 275:19, 276:6
REDIRECT [2] - 137:15, 284:4
redo [2] - 266:8, 266:9
reduce [1] - 277:3
reduction [2] - 277:3, 277:6
refer [1] - 272:23
reference [2] - 221:18, 281:9
referring [2] - 159:8, 279:20
refers [1] - 141:3
regard [10] - 140:11, 146:17, 147:6, 147:9, 149:11, 149:13, 150:21, 223:3, 225:2, 260:24
regarding [7] - 152:3, 154:23, 158:23, 215:22, 247:22, 278:11
regardless [1] - 266:5
Registered [1] - 286:7
registered [2] - 220:14, 220:18
regular [1] - 256:18
regulations [1] - 255:8
relate [1] - 214:24
relates [3] - 166:3, 208:23, 280:8
relationship [3] - 194:16, 203:24, 263:21
relationships [1] - 282:19
relatively [1] - 280:14
relocate [1] - 172:13
relocation [1] - 179:19
remain [5] - 160:19, 178:17, 183:16, 229:12, 233:22
remains [1] - 237:19
remarks [1] - 271:24
remember [3] - 208:6, 269:20, 274:13
removed [3] - 160:9, 160:17, 178:5
removing [1] - 184:13
rendering [1] - 138:16
rephrase [2] - 180:16, 184:7
report [6] - 168:23, 226:18, 250:11, 251:20, 281:9, 281:11
Report [1] - 285:12
reporter [2] - 217:10, 219:7
REPORTER [3] - 134:23, 285:15, 286:5
Reporter [1] - 286:8
represent [1] - 170:3
representation [3] - 171:12, 172:15, 209:1
representatives [2] - 136:14, 270:1
request [1] - 282:2
requested [4] - 191:7, 227:3, 235:1, 237:7
requesting [2] - 142:8, 261:12
require [4] - 148:17, 229:22, 245:3, 267:8
required [12] - 168:20, 170:7, 203:16, 234:5, 236:1, 241:4, 242:7, 243:7, 249:12, 254:10, 255:9, 257:3
requirement [3] - 177:21, 207:12, 208:13
requirements [5] - 142:3, 178:4, 209:2, 209:22, 247:19
requires [3] - 178:10, 206:7, 214:21
requiring [1] - 264:9
research [2] - 147:12, 209:7
researched [1] - 148:14
residences [5] - 194:14, 194:17, 195:2, 201:23, 205:13
residential [14] - 148:16, 149:7, 149:14, 149:15, 167:3, 167:5, 178:16, 194:11, 203:17, 206:8, 206:10, 206:11, 208:14, 282:19
residents [1] - 206:1
resolve [1] - 271:17
respect [8] - 201:20, 205:11, 210:24, 227:10, 237:5, 245:20, 246:3, 270:4
responded [2] - 171:24, 237:10
response [12] - 137:22, 146:20, 155:5, 155:11, 236:20, 241:5, 281:18, 284:12, 284:14, 284:16, 284:19, 285:7
responses [2] - 237:4, 237:18
responsibilities [1] - 200:15
responsibility [1] - 205:23
responsible [1] - 165:6
rest [2] - 204:8, 283:10
restriction [2] - 166:23, 178:9
result [7] - 144:22, 191:24, 195:8, 197:2, 232:5, 234:1, 240:23
resulted [2] - 192:21, 232:15
resulting [1] - 233:17
results [2] - 226:18, 269:4
resume [1] - 219:17
retaining [4] - 183:11, 183:15, 183:18, 183:19
review [40] - 139:6, 140:16, 145:10, 151:9, 152:1, 154:17, 154:20, 155:6, 155:12, 156:5, 156:6, 156:8, 158:15, 181:23, 186:3, 210:6, 212:5, 214:1, 214:13, 222:14, 236:13, 236:20, 237:2, 240:23, 241:2, 241:7, 261:20, 271:13, 271:14, 276:14, 281:1, 281:14, 281:17, 282:4, 284:13, 284:15, 284:17, 284:20, 284:22, 285:7
reviewed [2] - 181:17, 217:12
reviewing [1] - 150:17
revised [4] - 138:1, 186:1, 265:22, 266:20
revision [1] - 143:17
revisit [1] - 186:7
RICHARD [1] - 134:10
ride [1] - 146:24
right-hand [1] - 183:4
right-of-way [11] - 179:2, 179:5, 191:14, 191:16, 191:19, 217:12, 232:3, 234:19, 235:4, 247:12, 247:21
rise [2] - 197:21, 197:23
risk [6] - 168:7, 168:22, 168:24, 239:23, 267:23
RMR [1] - 134:23
road [6] - 164:2, 195:21, 213:18, 234:9, 248:9, 266:14
Road [31] - 134:7, 143:9, 165:17, 224:13, 227:16, 227:20, 228:15, 228:19, 233:19, 234:2, 234:3, 234:13, 235:12, 235:16, 235:21, 235:23, 236:3, 238:5, 244:21, 254:16, 257:23, 261:14, 264:12, 265:17, 268:7, 268:24, 269:2, 270:13, 279:2, 280:7, 280:12
roadway [8] - 213:11, 223:4, 225:4, 225:11, 248:2, 254:23, 256:11, 264:10
roadways [1] - 225:7
ROBERT [1] - 134:11
room [4] - 178:22, 179:11, 179:19, 190:23
Ross [3] - 137:5, 181:7, 217:7
ROSS [1] - 134:18
rotated [1] - 139:8
round [2] - 175:10, 188:11
Rountree [2] - 167:20, 215:11
ROUNTREE [7] - 167:23, 168:14, 168:18, 169:5, 215:13, 215:15, 215:19
route [2] - 252:22, 253:11
Route [94] - 139:12, 139:18, 141:11, 143:2, 144:7, 145:2, 146:1, 161:6, 162:17, 162:18, 162:24, 163:3, 163:5, 163:11, 163:18, 163:21, 164:14, 164:17, 165:15, 166:4, 166:10, 172:1, 173:22, 181:1, 184:5, 189:19, 190:19, 195:20, 197:20, 203:18, 224:13, 224:14, 227:1, 227:15, 228:6, 228:9, 228:10, 229:7, 230:5, 230:9, 230:15, 231:18, 231:23, 232:8, 232:24, 233:4, 233:11, 234:15, 235:16, 238:4, 238:9, 238:17, 239:14, 240:5, 240:6, 245:1, 245:7, 248:3, 248:8,

248:16, 248:17,
249:11, 251:12,
251:14, 251:18,
252:1, 253:19,
253:23, 254:7,
255:13, 255:15,
255:20, 256:21,
256:24, 260:9,
261:13, 264:4,
264:10, 264:19,
264:21, 264:23,
268:8, 271:1, 272:5,
272:17, 273:7, 275:3,
275:5, 275:12,
275:13, 275:17,
276:2, 278:21
Royal [46] - 139:22,
143:19, 144:5, 145:3,
145:16, 146:4, 147:7,
148:13, 149:20,
153:16, 156:19,
157:9, 157:13,
161:22, 161:23,
161:24, 162:1, 165:2,
169:19, 170:21,
172:4, 177:2, 178:20,
179:23, 180:15,
194:7, 196:3, 196:10,
196:11, 200:5,
200:18, 203:6, 205:3,
206:5, 210:24,
215:15, 215:19,
215:22, 216:18,
238:14, 247:1,
252:18, 260:9, 264:1,
265:5, 272:1
rule [1] - 279:18
rules [1] - 255:8
run [2] - 136:19,
161:16
running [1] - 176:6
runoff [2] - 175:19,
232:11
runs [1] - 162:15
rushed [1] - 273:20
Russella [4] -
136:10, 137:17,
155:17, 284:5
RUSSELLA [4] -
137:12, 282:9,
282:15, 283:2

S

safe [2] - 236:9,
237:19
safely [1] - 145:5
safety [3] - 211:4,
212:9, 213:15
SARRO [1] - 134:10

satisfactory [1] -
136:5
satisfy [1] - 265:23
satisfying [2] -
158:15, 173:7
Saturday [3] - 224:4,
226:11, 277:19
saving [2] - 232:2,
232:17
saw [1] - 166:12
scenario [1] - 265:13
schedule [3] - 227:6,
235:3, 249:6
scheduled [1] -
237:13
schedules [1] -
227:7
School [7] - 229:6,
248:16, 260:16,
275:4, 275:6, 278:14,
278:20
Schoolhouse [27] -
165:16, 224:13,
227:15, 227:19,
228:15, 228:19,
233:19, 234:2, 234:3,
234:13, 235:12,
235:16, 235:21,
235:23, 236:3,
244:20, 254:15,
257:23, 264:12,
265:17, 268:7,
268:24, 269:2,
270:13, 279:2, 280:7,
280:11
Schwandt [2] -
286:7, 286:21
SCHWANDT [1] -
134:23
scope [2] - 224:2,
236:1
scoping [1] - 223:13
screened [1] -
148:17
screening [3] -
175:1, 175:11, 208:15
seal [1] - 286:16
season [1] - 270:11
second [7] - 135:16,
138:12, 144:12,
144:15, 178:3,
218:18, 254:13
section [20] - 139:23,
165:1, 198:14, 200:4,
201:2, 201:8, 201:14,
202:17, 203:1, 204:7,
204:16, 206:22,
210:12, 211:23,
237:1, 239:11,
239:19, 257:9,

282:10, 282:17
security [6] - 159:1,
159:6, 159:12, 211:8,
216:8, 216:15
see [31] - 135:23,
141:8, 150:13, 171:3,
174:14, 195:17,
195:18, 195:20,
195:22, 196:2, 196:7,
198:3, 198:5, 198:9,
198:16, 201:18,
204:5, 211:13, 212:7,
215:11, 215:17,
228:16, 233:6, 240:2,
246:20, 246:22,
247:3, 260:14, 263:5
seeing [2] - 249:16,
258:3
seem [2] - 203:4,
227:6
sending [1] - 246:6
sense [5] - 175:4,
189:21, 191:6,
193:24, 194:22
sensitive [2] - 245:7,
245:10
sent [3] - 150:8,
158:8, 185:5
sentiment [1] -
261:23
separate [2] -
230:22, 259:1
separates [1] -
169:18
series [1] - 140:8
serve [4] - 190:8,
230:15, 230:22,
276:22
service [8] - 276:11,
277:4, 277:6, 277:12,
277:13, 277:15,
278:1, 279:1
serving [1] - 280:1
set [8] - 140:5, 144:2,
145:13, 249:19,
249:20, 250:4,
273:22, 286:16
Set [1] - 284:11
setback [2] - 141:11,
149:2
several [6] - 137:22,
223:5, 223:17,
230:24, 245:17,
281:22
sewer [4] - 146:12,
217:12, 217:21, 285:4
Shamrock [1] -
217:15
share [2] - 218:24,
257:15

shared [1] - 260:15
sheet [10] - 138:22,
139:11, 144:13,
144:14, 144:16,
145:17, 145:18,
169:10, 169:13,
170:22
sheets [1] - 276:17
shifted [1] - 179:15
shop [1] - 196:6
Shoppes [1] - 240:3
shopping [2] -
164:17, 165:16
shops [1] - 243:21
short [5] - 168:3,
217:9, 219:7, 242:3,
242:22
shot [1] - 202:20
show [4] - 141:14,
226:18, 273:11,
281:22
showed [1] - 147:17
showing [6] - 173:5,
183:6, 208:8, 247:11,
253:7, 267:4
shown [17] - 140:17,
145:4, 145:24,
152:14, 152:16,
152:18, 152:21,
153:12, 161:5,
164:21, 182:11,
195:5, 198:22, 205:5,
226:21, 256:6, 273:1
shows [13] - 144:5,
145:1, 148:11, 166:9,
166:12, 170:22,
183:2, 183:11,
187:23, 199:1, 199:3,
252:3, 282:18
side [37] - 139:8,
139:10, 139:15,
139:16, 142:20,
143:22, 148:12,
153:3, 153:23,
156:24, 157:9,
157:14, 161:7,
161:15, 161:17,
161:18, 161:22,
162:1, 162:10,
162:11, 163:17,
164:20, 166:4, 183:4,
195:6, 197:12,
197:16, 197:18,
203:18, 228:1, 239:3,
241:13, 241:14,
241:17, 254:6
sides [2] - 139:14,
216:4
sidewalk [50] -
139:18, 139:22,

139:24, 140:2,
143:21, 146:19,
146:23, 147:2,
160:23, 161:1, 161:5,
161:6, 161:14,
161:19, 162:5,
162:15, 162:21,
162:23, 163:3, 163:5,
163:12, 163:17,
163:18, 163:20,
164:2, 164:8, 164:9,
164:23, 164:24,
165:1, 173:19,
173:23, 174:9,
178:19, 178:21,
182:24, 183:2, 183:6,
184:14, 190:6, 190:7,
190:9, 190:17,
190:19, 190:24,
191:13, 193:6,
193:21, 231:10,
247:14
sidewalk/bike [2] -
190:14, 192:21
sight [5] - 185:11,
199:22, 260:14,
282:18, 282:24
sign [9] - 178:22,
179:2, 179:13,
179:15, 179:21,
179:22, 180:11,
247:1, 247:2
signage [7] - 252:19,
253:2, 253:4, 253:7,
254:18, 254:23,
270:22
signal [10] - 165:22,
230:3, 240:9, 240:14,
244:18, 255:23,
256:20, 275:2,
276:22, 279:19
signalized [2] -
227:16, 254:13
signals [6] - 256:23,
257:4, 257:10,
257:11, 279:15
significant [11] -
203:14, 203:21,
212:2, 232:1, 232:5,
232:16, 245:8, 272:1,
276:8, 279:5, 279:24
significantly [4] -
197:15, 248:23,
257:6, 271:4
signs [2] - 252:13,
271:2
similar [3] - 206:15,
227:7, 231:21
similarly [2] - 252:5,
253:21

simple ^[1] - 166:8
simply ^[1] - 232:9
simulate ^[1] - 144:23
single ^[4] - 228:11,
 233:14, 233:23, 269:2
single-family ^[1] -
 269:2
Site ^[1] - 145:19
site ^[46] - 138:2,
 138:7, 138:11,
 138:23, 143:2, 145:3,
 145:5, 146:8, 146:20,
 150:16, 150:22,
 151:13, 158:12,
 212:14, 224:15,
 227:12, 227:13,
 227:22, 228:3,
 228:14, 228:23,
 229:4, 232:14,
 235:20, 236:10,
 238:21, 239:12,
 244:19, 245:2,
 246:19, 246:22,
 247:3, 248:2, 248:9,
 248:15, 253:16,
 254:17, 259:14,
 264:11, 272:2,
 272:18, 275:8,
 275:19, 275:23,
 277:23, 278:14
sitting ^[1] - 219:3
six ^[4] - 197:17,
 198:1, 211:21, 230:22
size ^[3] - 142:18,
 176:24, 177:2
skeptical ^[1] -
 244:14
sleep ^[1] - 250:18
slightly ^[5] - 191:12,
 191:13, 196:7,
 196:14, 199:15
slow ^[1] - 271:6
small ^[1] - 157:9
smoother ^[1] -
 259:23
soil ^[1] - 178:5
solely ^[1] - 140:12
solid ^[1] - 216:11
someone ^[2] -
 263:24, 266:2
sometimes ^[1] -
 150:1
somewhere ^[1] -
 235:6
soon ^[2] - 244:9
sooner ^[1] - 262:17
sorry ^[6] - 145:10,
 191:15, 205:2, 266:6,
 274:5, 274:18
sort ^[4] - 192:21,

203:13, 246:11,
 257:20
sound ^[1] - 231:4
sounds ^[1] - 173:24
south ^[17] - 143:9,
 147:7, 148:12,
 149:22, 151:5,
 153:13, 153:16,
 161:15, 161:22,
 169:19, 194:8, 195:6,
 195:10, 196:13,
 197:18, 238:17,
 241:14
southbound ^[13] -
 228:9, 228:10, 230:5,
 239:3, 240:12, 245:1,
 246:9, 251:18, 252:1,
 256:24, 272:17,
 275:12, 278:20
southwest ^[2] -
 139:7, 139:16
space ^[10] - 149:4,
 149:22, 159:4,
 172:21, 174:1, 174:4,
 209:4, 242:20, 252:7,
 258:1
spaces ^[16] - 139:13,
 139:14, 139:16,
 139:17, 143:1, 143:5,
 143:6, 143:12,
 143:15, 161:7, 170:3,
 170:16, 171:14,
 171:17, 173:3
spacing ^[1] - 252:10
span ^[1] - 242:3
speaks ^[1] - 206:4
species ^[3] - 175:2,
 175:7, 175:10
specifically ^[5] -
 158:5, 158:18,
 214:17, 235:3, 253:1
specimen ^[5] -
 139:19, 159:21,
 160:18, 161:20, 176:4
speed ^[1] - 270:18
spill ^[1] - 258:11
spoken ^[2] - 210:1,
 211:11
spring ^[2] - 262:4,
 269:13
Springdale ^[1] -
 220:9
spruce ^[1] - 175:16
Square ^[2] - 134:8,
 259:8
square ^[6] - 186:16,
 186:21, 187:8, 189:3,
 192:4, 192:10
stacked ^[2] - 170:24,
 171:5

stacking ^[12] - 170:3,
 170:9, 171:9, 171:14,
 173:3, 173:7, 244:12,
 251:14, 251:17,
 252:7, 257:21, 270:12
staff ^[1] - 271:15
staging ^[1] - 170:16
Stan ^[3] - 154:6,
 212:2, 285:3
stand ^[1] - 195:16
standard ^[4] -
 168:21, 206:20,
 206:23, 279:18
standards ^[2] -
 182:3, 224:24
standing ^[1] - 215:17
standpoint ^[4] -
 158:13, 159:1, 159:6,
 159:12
stands ^[2] - 233:8,
 233:14
start ^[5] - 140:7,
 155:19, 155:22,
 223:12, 241:22
started ^[3] - 162:10,
 210:20, 271:6
starting ^[2] - 135:19,
 139:7
starts ^[1] - 197:22
state ^[4] - 150:12,
 185:1, 261:20, 261:21
statement ^[4] -
 151:23, 155:3,
 184:22, 217:20
statements ^[1] -
 206:4
station ^[12] - 150:23,
 151:4, 151:14,
 152:20, 170:5,
 172:24, 173:1, 173:4,
 173:7, 176:24, 177:1,
 177:23
status ^[1] - 218:4
stay ^[2] - 243:16,
 253:19
stenographic ^[1] -
 286:11
step ^[1] - 188:17
steps ^[1] - 154:24
sticks ^[1] - 196:24
still ^[17] - 152:11,
 154:18, 166:21,
 169:4, 179:10,
 179:12, 192:17,
 197:16, 237:18,
 240:16, 243:1, 244:8,
 244:11, 248:6, 265:6,
 265:15, 277:6
stone ^[1] - 167:9
stood ^[1] - 235:9

stop ^[2] - 229:8,
 270:21
stopped ^[1] - 276:2
storage ^[3] - 258:16,
 258:18, 258:23
store ^[14] - 157:10,
 159:8, 173:1, 173:6,
 194:8, 194:11,
 194:14, 194:17,
 195:2, 200:18,
 203:13, 205:3, 206:6,
 225:3
stormwater ^[5] -
 138:9, 232:7, 232:14,
 250:10, 281:8
Stormwater ^[1] -
 285:12
straight ^[3] - 146:4,
 164:11, 243:9
strand ^[1] - 255:19
street ^[2] - 164:1,
 164:22
stretch ^[1] - 238:3
strip ^[1] - 164:3
striped ^[6] - 139:24,
 143:22, 228:17,
 228:18, 256:6, 256:8
striping ^[1] - 256:9
strong ^[1] - 260:23
study ^[32] - 165:20,
 222:7, 222:9, 222:12,
 222:15, 222:18,
 223:10, 223:13,
 224:2, 224:12,
 224:20, 235:21,
 236:7, 237:1, 239:22,
 242:8, 249:16, 250:7,
 250:14, 252:3, 261:9,
 261:10, 262:7,
 266:10, 268:5,
 268:11, 269:4, 273:2,
 273:13, 275:23,
 276:18, 281:1
stuff ^[2] - 167:10,
 235:13
subject ^[1] - 230:23
submission ^[3] -
 156:12, 185:20, 241:9
submit ^[4] - 201:2,
 202:6, 210:12, 240:21
submitted ^[8] -
 154:19, 156:4, 201:9,
 212:11, 212:12,
 242:8, 250:7, 267:2
substantial ^[1] -
 270:22
sufficient ^[1] -
 156:13
suggest ^[4] - 172:19,
 173:9, 174:6, 204:17

suggesting ^[1] -
 253:12
suggestions ^[1] -
 205:9
summary ^[2] -
 222:15, 251:2
supervisor ^[1] -
 269:24
SUPERVISORS ^[1] -
 134:1
Supervisors ^[9] -
 134:5, 134:18,
 136:19, 137:2, 139:4,
 142:8, 189:23, 216:3,
 280:6
support ^[2] - 192:14,
 267:2
supportive ^[1] -
 231:19
supports ^[1] - 209:5
surface ^[1] - 256:13
surprisingly ^[1] -
 166:19
surroundings ^[1] -
 202:1
susceptible ^[1] -
 256:16
switch ^[1] - 177:22
sworn ^[6] - 137:13,
 137:17, 137:19,
 137:21, 167:22, 220:3
system ^[4] - 225:4,
 225:11, 230:18,
 232:20

T

tabulation ^[1] - 141:8
talks ^[1] - 177:23
tail ^[1] - 204:4
taller ^[1] - 194:20
tank ^[2] - 177:3,
 177:5
tanks ^[9] - 142:18,
 142:19, 144:9,
 156:23, 157:4, 157:5,
 157:21, 158:1, 176:23
taper ^[1] - 252:2
team ^[6] - 227:1,
 231:23, 231:24,
 235:2, 237:14, 271:16
technical ^[2] -
 189:21, 273:1
technically ^[1] -
 207:19
template ^[5] - 144:1,
 144:16, 144:20,
 144:21, 169:17
ten ^[8] - 135:24,
 148:17, 173:23,

- 174:7, 190:20,
219:11, 219:12, 248:8
ten-foot ^[1] - 148:17
ten-minute ^[2] -
219:11, 219:12
tenant ^[1] - 215:20
tens ^[1] - 270:17
term ^[1] - 272:4
terminated ^[1] -
217:23
terminates ^[1] -
183:8
terms ^[13] - 152:9,
186:17, 186:19,
191:22, 207:24,
215:7, 216:4, 227:5,
227:12, 254:10,
258:5, 276:11, 279:14
testified ^[4] - 137:14,
220:4, 220:22, 264:7
testify ^[1] - 165:9
testimony ^[6] -
165:6, 189:11, 208:9,
219:5, 267:2, 267:4
testing ^[1] - 168:4
THE ^[252] - 134:1,
134:2, 135:13, 136:7,
136:16, 136:22,
137:5, 141:22,
144:11, 148:10,
152:15, 153:1, 153:7,
155:18, 156:2, 156:9,
157:3, 157:8, 157:23,
158:4, 159:7, 159:16,
159:23, 160:2, 160:5,
160:7, 160:13, 161:4,
161:9, 161:14,
162:14, 162:18,
162:23, 163:4, 163:8,
163:24, 164:5,
164:18, 165:18,
166:7, 169:14,
169:16, 170:2,
170:15, 170:18,
171:7, 171:23, 172:7,
172:9, 172:10,
173:12, 174:3,
174:21, 175:3,
175:24, 176:8,
176:21, 177:1,
177:11, 177:15,
177:16, 177:19,
178:13, 178:14,
178:18, 178:23,
179:1, 179:4, 179:6,
179:10, 179:22,
180:3, 180:7, 180:10,
180:12, 180:13,
180:16, 180:20,
181:3, 181:5, 181:7,
181:10, 181:19,
182:8, 182:17,
182:22, 183:9,
183:13, 183:19,
184:10, 184:17,
185:7, 186:17,
186:21, 187:3, 187:8,
187:15, 187:19,
187:24, 188:3, 188:9,
188:15, 188:20,
189:1, 189:6, 189:12,
190:10, 190:21,
191:10, 191:18,
192:8, 193:9, 193:16,
193:18, 194:23,
195:3, 196:22, 197:9,
197:14, 197:22,
198:14, 198:18,
198:19, 198:23,
199:3, 199:12, 204:9,
204:13, 204:24,
208:7, 211:6, 211:9,
212:22, 214:3, 214:8,
214:9, 216:19,
216:20, 216:23,
217:1, 217:4, 217:7,
218:20, 218:24,
219:10, 219:16,
226:4, 226:8, 227:21,
227:24, 234:7,
234:10, 235:19,
235:24, 237:24,
238:6, 238:11,
238:15, 238:18,
239:1, 239:5, 239:10,
240:13, 241:16,
241:20, 242:6,
243:11, 243:14,
243:18, 243:22,
244:5, 244:16, 245:6,
245:24, 246:14,
246:18, 247:2, 247:8,
247:15, 248:12,
249:23, 250:17,
251:6, 251:9, 251:10,
251:19, 251:23,
252:24, 253:14,
254:5, 255:16, 256:1,
256:4, 256:10, 257:2,
258:7, 258:21,
259:11, 259:20,
260:6, 260:11, 261:5,
261:8, 261:10, 262:3,
262:10, 263:2, 263:4,
263:7, 263:15, 264:5,
264:20, 264:24,
265:10, 266:7,
266:13, 266:15,
268:2, 268:10,
268:15, 268:19,
268:22, 269:11,
269:15, 269:17,
271:11, 271:22,
272:11, 272:15,
272:22, 274:19,
275:9, 275:15,
275:20, 276:4,
276:13, 277:5,
277:14, 278:6,
278:17, 278:23,
279:4, 279:12,
279:16, 280:13,
280:20, 281:2, 281:5,
281:13, 281:16,
281:24, 283:9
themselves ^[2] -
158:1, 225:7
then.. ^[1] - 166:14
theoretically ^[1] -
265:1
therefore ^[2] -
228:24, 234:4
thereof ^[1] - 154:21
thereto ^[1] - 237:18
thermoplastic ^[1] -
256:15
thinking ^[2] - 193:14,
239:24
third ^[4] - 184:12,
243:10, 252:20,
253:13
Thomas ^[2] - 176:10,
284:17
thoughts ^[1] -
269:23
thousand ^[4] -
143:13, 143:15,
192:5, 194:2
three ^[23] - 139:14,
166:9, 172:5, 193:8,
194:2, 204:21, 233:5,
234:1, 234:8, 234:11,
234:15, 238:3, 239:5,
239:6, 239:13,
239:18, 243:13,
253:18, 254:12,
257:17, 259:24,
275:4, 278:2
three-lane ^[1] - 233:5
three-phase ^[1] -
275:4
threw ^[1] - 209:8
throat ^[1] - 228:12
throughout ^[1] -
223:24
throughs ^[1] - 139:9
throw ^[1] - 261:6
tight ^[2] - 176:3,
179:14
tighter ^[1] - 163:22
timeframe ^[2] -
235:7, 263:1
timing ^[14] - 165:4,
165:14, 165:21,
165:22, 242:13,
244:12, 247:23,
248:4, 254:11,
255:17, 256:23,
257:6, 276:20, 276:22
title ^[1] - 217:14
today ^[8] - 184:23,
223:17, 224:16,
233:9, 233:14,
244:21, 273:7, 281:18
together ^[2] -
187:11, 249:9
tomorrow ^[1] - 282:7
tonight ^[6] - 135:23,
186:4, 222:20, 269:5,
274:14, 281:7
tonight's ^[2] -
210:13, 231:11
took ^[2] - 164:9,
189:7
top ^[4] - 139:11,
197:8, 197:10, 211:17
topic ^[1] - 244:17
topo ^[1] - 198:3
topographic ^[1] -
198:12
tops ^[1] - 204:5
total ^[12] - 187:12,
187:14, 187:17,
188:5, 188:9, 189:16,
189:17, 191:2,
192:13, 192:14,
192:18, 193:7
totals ^[1] - 226:12
towards ^[7] - 141:9,
171:9, 178:21,
189:19, 195:10,
196:16, 197:20
townhomes ^[2] -
149:23, 268:13
townhouse ^[3] -
149:4, 149:7, 208:12
townhouses ^[4] -
149:2, 197:3, 197:6,
206:12
towns ^[1] - 202:8
township ^[26] -
152:1, 155:6, 155:12,
163:19, 188:8,
200:22, 207:12,
207:20, 208:22,
209:5, 210:13, 223:7,
223:15, 223:23,
234:15, 235:10,
236:13, 237:13,
241:3, 265:12,
267:10, 269:24,
271:15, 271:16,
281:10, 282:3
TOWNSHIP ^[1] -
134:2
Township ^[32] -
134:5, 134:7, 134:15,
134:15, 140:13,
140:18, 140:19,
141:1, 141:5, 141:13,
142:5, 142:8, 143:10,
148:14, 149:12,
154:7, 173:20,
186:15, 187:2, 187:7,
188:19, 194:12,
197:1, 201:21, 202:3,
205:14, 205:18,
205:21, 205:22,
208:10, 231:20, 270:1
township's ^[1] -
242:9
TP-1 ^[3] - 144:18,
169:14, 169:15
TPD ^[10] - 237:3,
237:11, 241:1, 241:7,
261:12, 262:21,
263:5, 280:24,
281:15, 281:20
TPD's ^[7] - 237:2,
261:20, 262:11,
269:9, 271:13,
284:20, 285:7
tracking ^[1] - 227:6
tract ^[2] - 186:14,
187:4
Traffic ^[4] - 220:19,
236:14, 236:20,
237:17
traffic ^[68] - 136:13,
161:11, 165:9,
165:20, 175:19,
220:14, 220:23,
221:9, 222:7, 222:9,
222:12, 222:18,
223:10, 223:24,
225:5, 225:8, 225:10,
226:15, 229:4, 230:3,
231:8, 232:22, 234:4,
235:20, 236:6,
236:13, 236:14,
237:5, 240:7, 240:10,
241:23, 242:9, 244:3,
245:1, 245:13, 246:7,
246:9, 249:15,
250:14, 251:24,
252:11, 252:15,
253:10, 256:19,
256:23, 260:16,
261:9, 261:10,
261:13, 262:5,
262:16, 262:18,

266:10, 268:5, 268:7,
270:5, 270:6, 270:12,
270:16, 270:24,
271:4, 272:2, 274:21,
275:22, 276:7,
279:15, 280:6
transcript [4] -
135:6, 140:9, 147:20,
286:11
transition [1] -
259:23
Transportation [1] -
224:22
transportation [3] -
230:18, 232:20, 237:1
travel [4] - 229:5,
229:6, 233:11, 239:15
traveling [2] -
251:24, 253:22
tree [4] - 139:20,
160:7, 161:20, 176:4
treed [1] - 203:22
trees [11] - 159:21,
160:18, 175:23,
175:24, 176:11,
176:16, 194:20,
204:4, 204:5, 211:23,
282:23
trending [1] - 249:6
tried [1] - 242:18
trip [5] - 224:19,
262:14, 273:12,
280:10, 280:17
Trip [1] - 224:23
trips [9] - 225:17,
225:21, 225:24,
226:1, 226:10, 272:3,
273:4, 273:5, 273:6
truck [18] - 138:10,
138:12, 143:24,
144:4, 144:6, 144:15,
144:19, 144:21,
144:24, 156:22,
157:22, 170:20,
170:24, 171:4,
171:22, 182:10,
211:7, 212:23
true [4] - 205:15,
205:19, 206:4, 286:10
try [7] - 146:8,
189:15, 200:1, 219:4,
244:8, 279:22, 282:10
trying [6] - 194:21,
202:5, 244:3, 244:4,
272:12, 280:8
turn [51] - 170:22,
172:6, 227:19, 228:5,
228:13, 228:20,
228:23, 229:6, 230:8,
238:9, 238:13,

238:20, 238:23,
239:9, 239:12,
239:16, 240:3, 242:1,
242:2, 243:20,
244:24, 246:10,
246:21, 248:6,
251:14, 251:17,
251:24, 257:16,
257:21, 257:22,
257:23, 258:4, 258:8,
258:22, 259:10,
259:14, 260:1, 260:8,
260:10, 260:12,
260:19, 260:21,
261:3, 264:19,
270:15, 274:22,
275:7, 275:11,
275:14, 275:18,
275:23
turning [17] - 138:11,
138:12, 143:24,
144:4, 144:16,
144:19, 144:21,
169:9, 169:12,
169:16, 169:23,
234:16, 240:12,
254:19, 273:7,
278:20, 279:2
turns [6] - 239:24,
246:6, 246:12, 265:8,
272:18, 272:19
two [37] - 136:9,
139:17, 141:1,
142:19, 142:22,
142:23, 143:1,
160:18, 167:5, 167:6,
172:5, 176:22, 180:2,
180:3, 187:11, 195:4,
195:17, 204:18,
216:4, 221:17,
228:12, 230:13,
231:3, 233:9, 233:16,
233:17, 233:21,
234:5, 239:3, 239:4,
243:7, 243:9, 248:10,
257:17, 261:3,
272:21, 275:2
two-phase [1] -
275:2
type [15] - 158:10,
167:8, 175:21, 177:8,
215:1, 218:12, 229:1,
246:2, 246:15, 247:6,
253:7, 254:22, 256:9,
256:12, 272:10
types [4] - 225:6,
225:9, 271:9, 279:23
typical [3] - 177:9,
224:5, 254:13
typically [7] - 159:22,

174:7, 175:15,
260:13, 266:22,
266:24, 279:17

U

U.S [3] - 223:3,
231:23, 232:24
ultimate [2] - 179:2,
277:24
ultimately [5] -
189:22, 201:18,
232:23, 233:17,
277:21
umbrella [1] - 245:22
under [5] - 150:11,
151:6, 245:21,
275:19, 281:8
underground [2] -
144:9, 157:5
underneath [2] -
170:4, 189:17
understood [2] -
184:8, 261:5
undertaking [1] -
169:6
unexpectedly [1] -
248:22
unfortunately [1] -
164:5
ungradeable [4] -
177:12, 177:15,
177:17, 177:20
Unionville [1] - 134:7
unit [3] - 200:6,
200:8, 240:19
units [8] - 194:11,
195:12, 195:16,
196:2, 196:16, 205:5,
205:8, 282:19
unknown [1] -
269:16
unleaded [1] - 177:4
unless [4] - 135:11,
229:2, 246:24, 249:7
unpersoned [1] -
172:14
UNRUH [56] -
134:18, 135:3,
135:10, 135:21,
137:7, 137:11,
137:18, 141:21,
147:15, 147:24,
148:8, 181:9, 185:22,
189:24, 190:3, 201:7,
202:13, 207:18,
208:6, 209:10,
209:14, 209:19,
209:22, 210:7,
210:15, 212:10,

212:15, 212:21,
213:24, 214:5,
215:16, 217:8, 218:8,
218:11, 218:15,
218:21, 219:6,
219:13, 219:18,
221:4, 221:7, 221:11,
249:20, 250:16,
251:1, 259:18,
263:13, 263:18,
267:22, 273:17,
273:22, 274:4,
274:12, 274:17,
283:7, 283:10
unusual [1] - 201:9
up [48] - 135:12,
138:18, 147:17,
147:20, 151:1, 157:5,
158:2, 158:23,
161:17, 161:19,
164:24, 173:14,
177:7, 181:13,
184:13, 185:19,
188:16, 191:11,
191:12, 191:22,
195:19, 196:12,
196:21, 197:7,
197:10, 197:24,
199:9, 199:17,
199:18, 204:20,
210:16, 215:17,
216:23, 233:10,
234:13, 235:23,
236:2, 240:6, 258:6,
260:1, 262:6, 263:12,
263:20, 269:19,
270:14, 277:2,
279:24, 281:10
update [2] - 235:8,
235:9
updated [1] - 261:13
upper [1] - 138:18
upstream [1] -
235:18
urban [1] - 175:21
urban-type [1] -
175:21
uses [5] - 225:3,
225:6, 225:9, 226:5,
272:21
utilities [2] - 138:9,
153:11
utilize [2] - 253:24,
274:21
utilizing [1] - 238:19

V

Vandemark [1] -
284:13

vapor [6] - 167:7,
167:9, 167:17, 168:4,
168:5, 168:9
variance [1] - 160:9
variety [1] - 175:12
various [1] - 273:12
varying [1] - 149:13
vegetation [5] -
195:1, 195:14,
195:19, 196:17,
199:20
vehicles [2] - 146:3,
150:14
vehicular [1] - 231:8
verbal [1] - 189:14
verify [1] - 154:20
verse [1] - 269:20
versus [2] - 245:10,
276:16
vertical [2] - 194:16,
203:24
via [1] - 235:20
views [1] - 195:1
Village [1] - 240:4
visible [1] - 256:14
visited [1] - 253:16
visual [3] - 200:22,
216:14, 270:19
volume [1] - 225:7
VOLUME [1] - 134:4
voluminous [1] -
250:12
volunteered [1] -
147:19

W

wait [5] - 135:12,
259:18, 262:12,
262:13, 278:21
waiting [12] - 170:11,
170:13, 170:16,
171:11, 171:19,
172:8, 172:11,
255:11, 255:14,
255:21, 255:24,
262:24
Wal [3] - 213:17,
238:10, 242:2
Wal-Mart [3] -
213:17, 238:10, 242:2
walk [4] - 165:1,
197:7, 197:10, 255:12
walked [2] - 155:21,
197:6
WALKER [15] -
181:12, 181:22,
182:12, 182:21,
204:15, 205:10,
205:16, 205:20,

207:1, 210:22, 213:5,
214:11, 214:16,
269:18, 271:21
Walker [2] - 145:11,
181:11
wall [6] - 183:11,
183:15, 183:18,
183:20, 184:3, 184:14
wants [2] - 215:11,
278:19
warning [1] - 254:24
warnings [1] - 271:9
wash [4] - 262:4,
262:6, 262:18, 269:7
wash's [1] - 269:12
Washington [2] -
148:3, 148:5
Wawa [1] - 216:23
ways [2] - 167:6,
262:12
weather [1] - 262:17
weaving [4] - 241:23,
241:24, 242:7, 244:13
week [1] - 282:8
weekday [6] - 224:3,
224:4, 225:19,
225:22, 225:23,
225:24
weeks [1] - 195:17
weighted [9] -
140:21, 140:22,
141:3, 142:9, 142:13,
184:21, 185:15,
186:8, 189:24
welcome [1] - 135:14
welding [1] - 196:6
wells [9] - 152:5,
152:9, 152:11,
152:14, 152:16,
152:21, 154:1,
166:21, 178:2
west [3] - 139:10,
139:15, 161:6
western [2] - 161:2,
162:10
wetland [1] - 185:10
whatnot [1] - 203:22
WHEREOF [1] -
286:15
whichever [1] -
200:6
white [1] - 175:16
whole [3] - 188:6,
191:11, 213:17
wide [2] - 146:23,
254:22
widen [1] - 174:4
widened [1] - 174:11
widening [7] - 166:9,
166:12, 166:14,

248:4, 248:18,
249:11, 257:8
width [9] - 162:20,
174:7, 174:15, 190:6,
190:7, 190:13, 203:5,
206:7, 255:18
wiggle [1] - 179:11
willing [2] - 167:16,
182:5
wipe [1] - 175:14
wishing [1] - 230:5
witness [4] - 210:17,
219:20, 220:2, 221:5
WITNESS [187] -
141:22, 148:10,
152:15, 153:1, 153:7,
156:9, 157:3, 157:8,
157:23, 158:4, 159:7,
159:16, 159:23,
160:2, 160:5, 160:7,
160:13, 161:4, 161:9,
161:14, 162:14,
162:18, 162:23,
163:4, 163:8, 163:24,
164:5, 164:18,
165:18, 166:7,
169:16, 170:2,
170:15, 171:7, 172:7,
172:10, 174:3, 175:3,
175:24, 176:8, 177:1,
177:15, 177:19,
178:14, 178:23,
179:4, 179:10,
180:10, 180:13,
180:20, 181:5,
181:19, 182:8,
182:17, 183:9,
183:13, 183:19,
184:10, 184:17,
185:7, 186:17,
186:21, 187:3, 187:8,
187:15, 187:19,
187:24, 188:3, 188:9,
188:15, 188:20,
189:1, 189:6, 189:12,
190:10, 190:21,
191:10, 191:18,
192:8, 193:9, 193:18,
194:23, 195:3,
196:22, 197:9,
197:14, 197:22,
198:14, 198:19,
198:23, 199:3,
199:12, 204:24,
208:7, 214:3, 214:8,
216:20, 217:1,
218:24, 226:4, 226:8,
227:21, 227:24,
234:10, 235:19,
235:24, 238:6,

238:11, 238:15,
238:18, 239:1, 239:5,
239:10, 240:13,
241:16, 242:6,
243:11, 243:14,
243:18, 243:22,
244:5, 244:16, 245:6,
245:24, 246:14,
246:18, 247:2, 247:8,
247:15, 248:12,
249:23, 250:17,
251:9, 251:19,
251:23, 252:24,
253:14, 254:5,
255:16, 256:1, 256:4,
256:10, 257:2, 258:7,
258:21, 259:11,
259:20, 260:11,
261:5, 261:10,
262:10, 263:4, 264:5,
264:20, 264:24,
265:10, 266:15,
268:10, 268:15,
268:19, 268:22,
269:15, 271:11,
272:11, 272:15,
272:22, 274:19,
275:9, 275:15,
275:20, 276:4,
276:13, 277:5,
277:14, 278:6,
278:17, 278:23,
279:4, 279:12,
279:16, 280:13,
280:20, 281:2, 281:5,
281:16, 284:4, 286:15
witnesses [3] -
136:8, 136:10, 136:17
wondering [4] -
199:9, 199:22,
213:15, 259:16
word [1] - 155:2
worded [1] - 206:9
workings [1] - 146:7
works [2] - 136:22,
207:17
worse [1] - 148:6
wrap [1] - 246:11
wrapping [1] -
263:12
written [3] - 206:19,
217:23, 218:2

Y

year [6] - 175:10,
224:8, 262:9, 269:14,
278:1
year-round [1] -
175:10

years [8] - 202:4,
220:20, 248:8,
248:10, 261:15,
269:21
yield [1] - 254:19

Z

zoned [1] - 149:15
Zoning [2] - 149:12,
160:14
zonings [1] - 206:18