

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION: 2025-09-3902

Daniel Fast II LLC - Lighthouse Row - Phase II

19 S. Vermont Avenue

Use Variance / Major Subdivision / Major Site Plan for
Single Family dwelling and side -by-side duplexes.

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Thursday, November 20, 2025

10:00 A.M.

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Public Hearing in the above
Referenced matter conducted at CASINO REINVESTMENT
DEVELOPMENT AUTHORITY, 15 South Pennsylvania Avenue,
Atlantic City, New Jersey, taken before Kara Hackett,
Professional Court Reporter and Notary Public of the
State of New Jersey, on Thursday November 20, 2025
commencing at 10:00 a.m.

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

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3 CASINO REINVESTMENT DEVELOPMENT AUTHORITY

4 LANCE D. LANDGRAF, JR.

CHAIRMAN

5 DIRECTOR, PLANNING DEPARTMENT

6 ROBERT REID

LAND USE ENFORCEMENT OFFICER

7

MICHAEL CHAIT

8 PUBLIC INFORMATION OFFICER

9

10 PROFESSIONALS TO THE BOARD:

11 SCOTT G. COLLINS, ESQ.

RIKER DANZIG

12

JEFFREY HANSON, PE

13

14

15

16 COUNSEL FOR THE APPLICANT,

17 BRIAN CALLAHAN, Esq.

Callahan Law

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19 PROFESSIONALS TO THE APPLICANT:

20 Andrew Bechtold, R.A.

21 Jason Sciullo, PE, PP

22 Michael Auteri, Site Engineer

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I N D E X

APPLICANT PAGE

APPLICATION: 2025-09-3902 - Daniel Fast II LLC -
Lighthouse Row - Phase II - 19 S Vermont Avenue - Use
Variance / Major Subdivision / Major Site Plan for
Single Family dwelling and side -by-side duplexes.

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E X H I B I T S

A-1, A-2, B-1

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

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3 LANCE LANDGRAF: We'll bring our hearing back to
4 order. Second Application is Application 2025-09-3902,
5 Daniel Fast II, LLC, Lighthouse Row, Phase 2, 19 South
6 Vermont Avenue Use Variance, Major Subdivision, Major
7 Site Plan, a single-family dwelling, and side-by-side
8 duplexes. The applicant seeks a use variance for the
9 Major Subdivision and for the single-family dwelling and
10 side-by-side duplexes known as Block 129, Lots 55, 56,
11 57, and 58. Thank goodness I didn't have to say 6-7 on
12 the Tax Map in The City of Atlantic City located in the
13 lighthouse one district.

14 Rob, we're good on notice?

15 ROBERT REID: Yes. I reviewed the proof of
16 service provided by the applicant, and we have
17 jurisdiction to hear the application.

18 LANCE LANDGRAF: Could you swear in Jeff as
19 our engineer.

20 SCOTT COLLINS: Do you swear to tell the
21 truth, the whole truth, and nothing but the truth in
22 your testimony here today?

23 JEFFERY HANSON: Certainly do.

24 SCOTT COLLINS: And Lance, we'll recognize
25 Jeff's credentials as the Board's engineering and --

1 LANCE LANDGRAF: -- planner.

2 Jeff, we're good on completeness.

3 JEFFREY HANSON: We are good on completeness.

4 We just asked, the only condition on completeness is
5 that they give supplemental testimony or information on
6 the various items in our letter, November 12th, 2025.

7 LANCE LANDGRAF: We'll prompt them for that as
8 we get to it.

9 JEFFREY HANSON: Absolutely.

10 LANCE LANDGRAF: Mr. Callahan, the floor is
11 yours.

12 BRIAN CALLAHAN: Good morning. Brian
13 Callahan, on behalf of Daniel Fast II, LLC. We're going
14 to go have four witnesses to be sworn. So I have Keith
15 Groff, Andrew Bechtold, Keith Auteri [sic] , and Jay
16 Sciullo, if we want to swear them all in and then we'll
17 start off.

18 LANCE LANDGRAF: Sure.

19 SCOTT COLLINS: Morning, gentlemen. Do you
20 swear to tell the truth, the whole truth, and nothing
21 but the truth in your testimony here today?

22 JASON SCIULLO: Yes, sir.

23 ANDREW BECHTOLD: Yes.

24 SCOTT COLLINS: Jay, you'll be testifying as
25 an engineer and a planner.

1 JASON SCIULLO: Probably mostly planning.

2 SCOTT COLLINS: Planning. Okay. And then,
3 Brian, if you just identify is anyone else going to be
4 an expert witness?

5 BRIAN CALLAHAN: Andrew Bechtold, architect.
6 Mike Auteri, engineer.

7 SCOTT COLLINS: Okay. And Lance, you'll
8 recognize their credentials as such?

9 LANCE LANDGRAF: Yes.

10 BRIAN CALLAHAN: Once again, just a brief
11 opening, Lance was correct. We're doing preliminary
12 major site subdivision approval and site plan approval,
13 use variance LH1, once again, attached, detached not
14 permitted, and some bulk variances. Proposal 7.3
15 duplex attached, single-family detached, with variances
16 for lot area and lot depth.

17 This is Phase Two, which we'll discuss, where
18 we did Phase One a couple years ago with you. Keith is
19 still -- let me just call Keith, walk you through his --
20 A little bit of background with the CRDA going back
21 20-some years. Keith?

22 KEITH GROFF: Yeah. Good morning. My name is
23 Keith Groff. I've been in the inlet specifically only
24 for the last 25 years. I bought a home from CRDA in
25 2004 on Massachusetts Avenue that was solar-powered.

1 And that kicked off my passion love for the inlet, for
2 solar, for construction. It's an unbelievable
3 experience. And then from that point forward, I started
4 buying land at CRDA auctions starting the summer of 2006
5 to start building my own homes instead of buying it from
6 CRDA. And so I built one in '08 across the street on
7 Congress Avenue. It was completely solar-powered. And
8 then '08 was rough, you know, for construction. I took
9 a little hiatus until I did Phase One last year, which
10 is all totally solar-powered, all-electric development,
11 five bedrooms, three full baths. It all came from a
12 dream, Phase One. And I felt like it was God-inspired,
13 God-led. And it all came to fruition very quickly. And
14 thanks to you guys in the city for all your help during
15 that process.

16 BRIAN CALLAHAN: We're here for Phase Two
17 today?

18 KEITH GROFF: Yes, sir.

19 BRIAN CALLAHAN: No other questions for Keith.
20 We're going to bring Andrew up so he can walk you
21 through what Phase Two is going to look like from an
22 architectural point of view as an architect.

23 LANCE LANDGRAF: Mr. Bechtold has been sworn
24 as an architect. We accept his credentials.

25 ANDREW BECHTOLD: So this is Phase Two. We're

1 proposing two or three side-by-side townhomes, duplexes,
2 however you want to call them, on the inner lots. And
3 then out on the corner, we're proposing the
4 single-family that happens to have some large decks on
5 the side to take advantage of the views down the street.
6 They also back up to the dinosaur park, again getting
7 the nice views off the back sides of the buildings. The
8 rear decks are on the backside, like we said, the front
9 end has really no porches, these are some --

10 LANCE LANDGRAF: Just for the record, these
11 were submitted as part of the --

12 ANDREW BECHTOLD: Yes, sir, they were.

13 LANCE LANDGRAF: We're going to mark that
14 whole package as A-1 and use the Architectural Plans.

15 ANDREW BECHTOLD: These are some photos of the
16 Phase One project to give you an idea in realtime what
17 they look like. This was an evening shot of Phase One.
18 Again, very similar in style.

19 BRIAN CALLAHAN: This would be marked as A-2.
20 These pictures were not part of your initial packaging.

21 LANCE LANDGRAF: How many photos are there?

22 ANDREW BECHTOLD: I believe there are four,
23 five, five. This is a daytime shot of the houses from
24 an aerial perspective, again kind of showing the
25 differentiation in color and different materials used,

1 as far as just kind of breaking it up. This is another
2 nighttime shot, again showing the view to the dinosaur
3 park, the view down the street to the casinos, Ocean,
4 etc. And this is kind of a rear view of that park off
5 of these decks; you get a great view of the lighthouse
6 and, again, the casinos and the boardwalk. Again, kind
7 of keeping in that beach theme of home. And then this
8 is another shot from the park looking back at the
9 building. Again, what we think is a very attractive
10 look on this side as well, because this is hopefully
11 going to be open space for a very long time for this
12 park.

13 LANCE LANDGRAF: -- on the -- it's not going
14 anywhere.

15 ANDREW BECHTOLD: And then, again, a nighttime
16 shot of that, which again I think is pretty nice for the
17 area, is well-lit, with very nice architecture, very
18 simple architecture, shore-style architecture. Again,
19 all in keeping with the development that our client is
20 looking to do for this location.

21 BRIAN CALLAHAN: Materials and lighting, same
22 type --

23 ANDREW BECHTOLD: Materials will be similar.
24 Again, it'll be pretty much low-maintenance materials,
25 but, again, put together nicely. I mean, we have the

1 open gables with the truss look on them. Again, nice
2 vinyl rails on the exterior porches as well. A very
3 clean, simple, shore-style home.

4 BRIAN CALLAHAN: Trash recycling is going to
5 be homeowners' responsibility, maintained in the garage.

6 ANDREW BECHTOLD: Yes.

7 BRIAN CALLAHAN: We're not building any trash
8 dumpsters outside that will interfere with this site
9 whatsoever.

10 ANDREW BECHTOLD: No.

11 BRIAN CALLAHAN: Trash will be picked up by
12 the city. We're not using private haulers.

13 ANDREW BECHTOLD: Correct.

14 BRIAN CALLAHAN: I don't have any other
15 questions, Mr. Bechtold.

16 LANCE LANDGRAF: I don't either at this point.

17 BRIAN CALLAHAN: Mr. Auteri, jump up.

18 MICHAEL AUTERI: I think there were two
19 comments I did want to address in the November 12th
20 letter regarding stormwater and lighting. The applicant
21 is requesting waivers for these items. So I'm just
22 going to pull up --

23 LANCE LANDGRAF: Just for the record, mike is
24 the Site Engineer?

25 BRIAN CALLAHAN: Site engineer

1 MICHAEL AUTERI: Site Engineer Michael Auteri,
2 New Jersey Professional Engineer. So I'm pulling up
3 drawing T4 in the submittal. This shows the layout of
4 the site: Seven homes, as Mr. Bechtold explained. It's
5 very similar to Lighthouse Row Phase One, on which Keith
6 gave some testimony. We had two questions on
7 stormwater. The project has a proposed total impervious
8 area of 9,755 square feet, which is below the
9 quarter-acre threshold for major development. Because
10 this is not a major development, a full stormwater
11 management plan with the hydraulic modeling and
12 calculations is not required under state regulations.
13 We nonetheless did a calculation based on the porous
14 areas. We believe that the quarter-inch stone that
15 we're going to be putting down here would be more than
16 sufficient to -- inch-and-a-quarter water-quality design
17 storm.

18 JEFFREY HANSON: Meets the water-quality
19 design storm?

20 MICHAEL AUTERI: What's that?

21 JEFFREY HANSON: That was basically what I was
22 asking. It has enough capacity for the water quality --

23 MICHAEL AUTERI: Yeah, it does have enough
24 capacity, and we're going to submit the BMP for that as
25 per the comments and show those calculations. But

1 basically, here's the stone, you have the -- myrtles and
2 some of the other landscaping out there. Lighthouse
3 Phase One has had no drainage issues either. So that's
4 what we're proposing here to address those comments.

5 JEFFREY HANSON: Thank you.

6 MICHAEL AUTERI: So, as for the lighting, we
7 saw a couple photos of lighting, so we're also
8 requesting a waiver from submitting a full lighting
9 plan, engineered lighting plan for the project.
10 Lighthouse Row Phase Two will utilize the same lighting
11 approach that was implemented and accepted for Phase
12 One, which is directly adjacent to the site. Each
13 townhouse will be equipped with two wall-mounted
14 fixtures next to the garages facing Vermont Terrace.
15 That's 14 total lights in the front, and then in the
16 rear there's going to be six lights per house consisting
17 of two recessed bulbs per floor, all facing and
18 illuminating Lighthouse Park. That's 42 total lights.
19 So, in layman's terms, it's going to be lit up like a
20 Christmas tree.

21 JEFFREY HANSON: I did see the pictures of
22 everything --

23 MICHAEL AUTERI: They're 800-lumen bulbs --

24 LANCE LANDGRAF: Hold on --

25 JEFFREY HANSON: I did see the pictures from

1 the previous days, and in light of the testimony of all
2 the lighting that's going to be provided, I think we
3 can, we'll forgo a formal lighting plan --

4 LANCE LANDGRAF: As a residential-type project
5 I don't know, we need offsite or not offsite, but
6 exterior lighting.

7 JEFFREY HANSON: Just want to make sure that
8 the pedestrian areas are safe.

9 MICHAEL AUTERI: I think he also has them on
10 timers, so they'll come on at night --

11 KEITH GROFF: Every single light the whole
12 entire building.

13 MICHAEL AUTERI: And it's all solar-powered, so
14 he's a solar expert as well. So all the houses will be
15 solar-powered and well-lit and clean and safe.

16 BRIAN CALLAHAN: Talk a little bit about water
17 and sewer.

18 MICHAEL AUTERI: Yeah, sure. So water and
19 sewer lines are going to be coming off of Vermont
20 Avenue, 8-inch C900 sewer pipe, 6-inch water. We
21 actually submitted two different water options. The
22 developer is waiting on pricing to see which one is
23 feasible. We actually did get approval from the water
24 company. We did submit those. I think we did bring an
25 Email from the water company if we do need to submit

1 that. But each house will be separately serviced there,
2 off laterals, metered. Anything else we needed to
3 discuss on that?

4 BRIAN CALLAHAN: I don't have any other
5 questions of Mike. I once again the board?

6 LANCE LANDGRAF: Jeff, you have anything the
7 engineering-wise.

8 JEFFREY HANSON: For my letter now if you
9 think it's appropriate, or do we want to wait until --

10 LANCE LANDGRAF: Wait to hear Jay.

11 BRIAN CALLAHAN: Jay's battin' cleanup for us
12 today.

13 LANCE LANDGRAF: Planners are always last.

14 JASON SCIULLO: They save the best for last.

15 BRIAN CALLAHAN: Jay, technical use variance,
16 bulk variance.

17 JASON SCIULLO: It is. Yep. So before I get
18 into the detailed testimony, I want to point out how
19 exciting this type of stuff is. Like, we talked about
20 it with Brian's original application a couple years ago,
21 and Keith is literally the tip of the spear. He was the
22 first one to do this. He's the first one to be
23 successful. There's a lot of other stuff coming, as you
24 know, and there's no better example of what this will be
25 other than what's existing right next door. I'm excited

1 to be part of it and really happy to have the
2 opportunity to talk about it because we've been trying
3 to get this going for years here in town and with a lot
4 of work from you guys too. We've been working towards
5 it with updated regs and a lot of relief that's been
6 granted, redevelopment plans, all of it towards home
7 ownership. This is exactly what we've been looking for.

8 So, as mentioned again, seven lots, this is
9 similar to the other side. It's a continuation
10 generally of that. And when I say continuation, there's
11 a couple comments in your letter, Jeff, about generally
12 pedestrian-vehicular connectivity. There's been a lot
13 of discussions aside from here about it. When you look
14 at this site, we say it's next door to Phase One,
15 there's actually an intervening single-family house
16 between. That gentleman owns the house, lives in the
17 house, and is not interested in changing the house. It
18 sits back compared to our proposed homes. It actually
19 interrupts the alley slightly. There's very little
20 space between their building and the other side of the
21 alley to be able to make that full connection for
22 vehicular access at this point. If that house ever gets
23 rebuilt and pulled forward to match these at some point,
24 if ever, then that connection can probably be made much
25 easier. But that's the only disruption to the

1 continuity between the first two phases. And it's not
2 intentional by us; it just kind of is what it is. But
3 overall, this fits right into the fabric of this
4 community. And, you know, when we do all this overall
5 planning work, and I say that like, obviously I'm an
6 engineer with a planner's license, I've learned from
7 really good planners about what we're supposed to be
8 doing to work these things forward, and, you know, we
9 don't look at the history as, you know, they tried and
10 it didn't work. In this case, Atlantic City,
11 specifically, all over the inlet, as everyone knows,
12 from the 30s, before the 30s, the late 1800s until the
13 70s, there were single-family homes everywhere up here.
14 And everyone had a home here, lived here. My
15 grandparents were up in the inlet. Doors were unlocked.
16 It was a totally different atmosphere. We're trying to
17 get back to that. Times have changed, obviously.
18 There's a lot of intervening bad stuff that happened.
19 There were a lot of good things on the horizon. In this
20 case though, when you look even in the pictures that
21 were just shown, which, Andrew, can I steal that stick
22 from you? I want to put that one back up. It was a
23 really pretty picture. No offense, Mike. Your stuff is
24 pretty too. So one of the things that is interesting is
25 the Lighthouse One district permits much larger

1 structures than what's proposed with this and what's
2 actually in the neighborhood. When you look at this,
3 this is a really good shot. This is generally looking;
4 you see Ocean in the background there and Vermont
5 Towers. The majority of this neighborhood is not even
6 low-rise. It's mostly single-family and was
7 historically forever. Proposing a larger structure that
8 is permitted by the regulatory standards, to me, would
9 overwhelm the site. It's not only small in depth as it
10 sits, but, you know, that view towards the park, and
11 when you look at this view, you can see these -- These
12 are small buildings around us. And we're proposing this
13 exact same thing to fit right in, continuing the same
14 development pattern. To me, this is a really good way
15 to plan this neighborhood. The structures themselves
16 are very similar to the first phase. They're going to
17 have a garage on the ground floor, living spaces above,
18 relatively large units, including other repair work
19 along the frontages, and having the alley improved.
20 This entire stretch will be pretty much brand new and
21 serve the purpose of not only these homes but, you know,
22 the future development in the area. The current regs,
23 the adoption that you guys proposed early next year for
24 the regs you had released in September in the New Jersey
25 Register has this use specifically permitted in this

1 zone. And we are pretty much proposing exactly what all
2 of us have been working towards on all these other
3 projects that I mentioned with Redevelopment Plans and
4 other use variances. So this falls right in line with
5 the proposed zoning. And, you know, to just put it
6 plainly, I know you guys more or less built the zoning
7 on all the applications that you've been hearing. This
8 is what the market wants and we're answering that need.
9 We're proposing structures that fit into the
10 neighborhood. This, again, is all the right direction
11 for the variances. As Brian mentioned, some of the bulk
12 variances get subsumed, in my view, into the use
13 variance application under that case law, Price versus
14 Himeji. We're going to describe the attempted
15 conformance of those bulk standards. But again, because
16 this use is, you know, generally permitted as a
17 conditional use in the zone, single-family homes, well,
18 just single-family is technically, but if we're going
19 towards what the future regs will have, I feel that this
20 is really technical in nature and it's really just to
21 make sure that it's clear that although the regs don't
22 specifically permit it, again, this is a direction that
23 we are all heading in the future.

24 So specific relief needed is from 19:665.18,
25 which is the Lighthouse One standards; from A1 Roman Et

1 1 for single-family homes and duplexes where that use is
2 not specifically permitted; from A1 Roman Et 4.2 for
3 minimum lot area, 7,500 square feet is required, and
4 we're between 1,867.5 and 2,317.5 square feet for these
5 proposed lots; from A1 Roman Et 4.3 minimum lot depth,
6 150 feet is required, and 113 is proposed and existing.
7 From 518 A1 Roman Et 4.4 minimum lot width of 50 feet
8 required, and we're between 20.75 and 25.75; same for
9 the lot frontage, Roman Et 4.5; and then 518 ,A1 Roman
10 Et 4.10, minimum rear yard of 20 feet required and we're
11 at 3 feet, and in this case, the 3 feet is towards the
12 park.

13 This is not just very similar to the first
14 phase of this development, but most every other
15 townhouse development that we've sought approval and
16 obtained here with CRDA through both use variances in
17 the loop and redevelopment plans for the other sections
18 of this part of town. These are actually a little bit
19 larger than what those redevelopment plans have
20 permitted. Keith chose to go the route of approval
21 rather than the redevelopment plan because he wants to
22 keep moving. Not that that process takes much longer,
23 but we feel that there would have been a really high
24 chance of success if we were to go that route because
25 this is again exactly what the regs are --

1 So the use variance, which is under N.J.S.A.
2 40:55D-70(d) or D1 for use variance, this authority is
3 authorized to grant this variance in particular cases
4 and for special reasons. And again, that's right out of
5 case law, that specific language. Special reasons, as
6 you guys know, is not specifically defined in the law.
7 A lot of case law or court cases that have been pursued
8 and published based on this. And the one that stands
9 out the most, it was mentioned originally in the Medici
10 case and then that was actually predated, as you guys
11 know, there's also so in the Himeji case, which was
12 restated. There's really three ways to justify use
13 variances. The first is where the proposed use is
14 inherently beneficial: Schools, hospitals, that kind of
15 stuff. That's not this. This second version is when
16 there would be an undue hardship if we were compelled to
17 use the property in performance with the regs. And
18 that's a little bit of a reach on this. But it could be
19 argued that way because a 300-foot-tall building with
20 maximum density would be very difficult to do on a site
21 this small. But I feel that this is justifiable under
22 the third special reason, which is where the general
23 welfare is served because the proposed site is
24 particularly suitable for the proposed use.

25 Now I go back to the history part. This is

1 again going back and looking, the development pattern in
2 this neighborhood was always single-family owned small
3 lots. It was taken down not because they were failing,
4 it was taken down because people were looking towards
5 casinos at the time. It was in the late 70s. Everybody
6 was buying everything up for crazy money. They mowed
7 everything down, created Pauline's Prairie. This is on
8 the edge of it. It's been a long time coming to get it
9 back, but obviously the market's starting to turn. But
10 this is what the area wants. This is what it always had
11 and it was successful until that time. To me, I know
12 you guys see it too, because again, the regs are going
13 this direction, but I feel that this site is
14 particularly suitable not only because of its size and
15 its location against the park, but because it's really
16 what is being demanded by the market. We try to say it
17 all the time, I think you guys do too, we, as the
18 planning professionals, we know how to get it to where
19 it wants to go. But we shouldn't determine the market.
20 Obviously, that's the market's call. That's what wants
21 to be there. And again, you guys are going in that
22 direction too. So to me, I think that the site is
23 particularly suitable for that reason. Also, we have a
24 lot of other units that are going to be almost identical
25 to this coming in all around this. It doesn't overwhelm

1 the site. It doesn't impact the neighborhood
2 negatively. It preserves light, air, and open space.
3 It's starting to do a lot of things that are really good
4 for the neighborhood, or I should say continue to do it.

5 BRIAN CALLAHAN: We can throw Andrew a little
6 boat, aesthetically --

7 JASON SCIULLO: I'll get to that. It's really
8 interesting, and he was modest about it, but his office
9 does a lot of coastal construction all over other beach
10 towns. And for years and years, you've heard the
11 stories, everybody says you can go from Cape May all the
12 way up to the Hook, every place is awesome, and a lot of
13 beachfront homes, really high-end values, except here.
14 We're trying to figure out why that doesn't work. We
15 kind of have ideas. But in the end, now we're starting
16 to see the same type of development that you have in
17 Ocean City, Ventnor, and other places that are known to
18 have not only high property values but a really nice way
19 of life, and a lot of successful businesses supported by
20 the residential. It's starting to come in. It's
21 sporadic right now, or spread out, I should say. We
22 have the inlet, we have the loop. We have some stuff
23 down the beach. It's going to start filling in in the
24 area that makes sense. So, yeah, the aesthetic appeal
25 of these types of units is clear. I mean, it's

1 successful all over the beach in New Jersey. It's done
2 very well here. It'll continue to do so. So, yes, that
3 purpose, to provide a desirable visual environment, is
4 advanced, and that's under 40:55 D2, which are the
5 purposes of the act. We also have Purpose A, to promote
6 the general welfare. Again, the site's suitable. So it
7 promotes that purpose. Purpose C, to provide adequate
8 light and open space. We're compliant with the purpose
9 cover standards. We're at a height well below what's
10 permitted at the maximum of 300 feet in this zone. And
11 although we do need relief because of setbacks related
12 to the height, to me it's still, again, as you see,
13 completely reasonable and still preserves light and open
14 space. And then Purpose D, to provide sufficient space
15 in appropriate locations for a variety of uses.
16 Residential use is contemplated in this zone, clearly.
17 It's just not in this exact form. But to me, this
18 provides at the scale and density that this site can
19 handle and that this neighborhood wants. So I feel that
20 purpose is advanced. It will also contribute to
21 preservation of the neighborhood's character and
22 aesthetics, which courts have held in other cases to be
23 two additional purposes of zoning appropriate for
24 consideration for -- relief. And then, lastly, the
25 goals, one of the goals in the Tourism District land

1 development rules is to encourage innovative land use
2 and diversify the Tourism District's economic base.
3 Innovation, as you know, comes in a lot of forms. You
4 heard Keith talk about the solar aspect of this. It's
5 understated, but it's the right thing to do in today's
6 climate, literally. It'll diversify the Tourism
7 District's economic base because it's bringing back this
8 historically residential area to patronize the
9 businesses. And for me personally, I think I've said to
10 you guys a couple times, we fish the inlet all the time.
11 It's right down the street from Hot Bagels right across
12 the park from this. And I watched it go up a couple
13 years ago and starting to come in. And I see it
14 developing. And the people that live in those homes,
15 they take a walk over to there, they go down to the
16 other businesses that are up and in a little bit. This
17 is what we need. We need people living and caring about
18 the city, living in and caring about it. And this
19 advances that goal overall.

20 For the negative criteria, there are two
21 prongs, as you know. The first prong is to demonstrate
22 that variance relief can be granted without substantial
23 detriment to the public good. The focus of this prong
24 and all the case law has been the impact to the
25 immediately surrounding area, the adjacent parcels. Mr.

1 Auteri testified, I don't think there'll be any negative
2 impact because it's continuation of a successful project
3 in a single family, small lot neighborhood to do the
4 same exact thing. I don't think anyone will be
5 negatively impacted. It looks great. It functions
6 well. And even the night, the lighting, this is the
7 stuff that we hope to see come in. And again, it's not
8 going to be at the, you know, the density that could be
9 permitted and the height of these structures that could
10 be done. This is the right scale.

11 The second prong of negative criteria
12 demonstrates the relief will not substantially -- the
13 intent and purpose of the zone plan and zoning
14 ordinance. Overall, I think that that absolutely can be
15 met with this project. But again, because the rules are
16 going towards this use being permitted, I think that
17 demonstrates very clearly the intent of the master plan
18 zoning ordinances to permit this type of use. So I feel
19 that that second prong of negative criteria is also
20 demonstrated.

21 So for those foregoing reasons, it's my
22 opinion that this relief can be granted, should be
23 granted. This is an awesome project. We're happy to be
24 part of it. You guys are happy to see it coming, coming
25 in, continuing, and appreciate the time to talk about it

1 with you today.

2 BRIAN CALLAHAN: No other questions. All
3 right.

4 LANCE LANDGRAF: Jay, you would say that this
5 really meets the scale of the neighborhood from what
6 your whole testimony is?

7 JASON SCIULLO: Absolutely. I mean, you can
8 see it every day out here. And, when I look at some of
9 the historic photos, it's crazy how much -- I mean, the
10 houses were packed on interior lots, stacked back to
11 back. It was crazy dense, not even getting close to
12 that. But this definitely complements what's remaining
13 in this neighborhood.

14 LANCE LANDGRAF: Yeah, the original zoning was
15 set up for high rises and casinos. That's just not
16 going to happen up here.

17 Jeff, you want to go through your report?
18 It's dated November 12th, 2025. We'll mark that as B-1.

19 JEFFREY HANSON: Thanks, Lance. First page of
20 the letter just has applicant contact information and
21 all the various professionals. Going on to page two, we
22 listed documents that were submitted under completeness
23 and submission waivers, both on the final major site
24 plan checklist and the final major subdivision
25 checklist. There were a couple of submission waivers

1 that were required: Stormwater management plans,
2 drainage calculations, lighting plan, and details the
3 engineer went through. While those waivers are
4 justified, he testified that the stone that's going to
5 be surrounding the property is going to meet the
6 standards for the water quality storm attenuation. So,
7 in light of the testimony provided, we don't have any
8 objection to those two waivers being granted.

9 LANCE LANDGRAF: You would agree with that,
10 that's enough to handle that water --

11 JEFFREY HANSON: You're gonna gonna provide
12 the calculation to show that it can handle a water
13 quality storm --

14 MICHAEL AUTERI: Yeah, we can submit that with
15 the fourth --

16 JEFFREY HANSON: That's all that I asked. I
17 think you said you were good with that, though. Right?
18 And then the other waivers were related to bonding and
19 inspection escrows, performance guarantee, maintenance
20 guarantee, and inspection fees. Those can be waived
21 completeness only. But they'll have to be addressed
22 when they go for construction permits before
23 construction starts.

24 Going on to technical review, starting on page
25 three, bottom of page three. We -- I won't regurgitate

1 what everybody talked about. Various professionals,
2 they did a good job of outlining the proposal.
3 Currently it is four lots. They're going to be
4 readjusted. There's gonna be a lot line adjustment to
5 create seven individual lots, one per each one of the
6 units. As I said, there's three double units attached,
7 -- one standalone. The one that's closest on the corner
8 of the intersection of the Terrace and South Vermont
9 Avenue.

10 Moving on to pages four and five of the
11 letter. We had talked about the -- Provide a chart with
12 all the bulk variance relief that was necessary. We
13 talked about the use variance. Jay did a good job of
14 enumerating all the variances. We're going to have to
15 subsume them in the use variants, I presume?

16 LANCE LANDGRAF: Yes.

17 JEFFREY HANSON: Okay. So his testimony lined
18 up with everything in our letter. They also needed a --
19 There were two design labors that were necessary. One
20 for providing a curb and gutter and sidewalk along the
21 Terrace itself. They are going to be doing some work
22 and such being along South Vermont Avenue, closing off
23 the existing -- and doing some curb sidewalk out there.
24 And then also to provide a blow-off flushing, or a, you
25 know, design labor proposing a blow-off flushing

1 hydrant. As far as the curb, curb and gutter within the
2 Terrace itself, we don't have any objection to that.

3 LANCE LANDGRAF: Blow-off is because we can't
4 connect the two lines from Phase One.

5 JEFFREY HANSON: Correct. Because of the lot
6 in the middle. So we just deferred an ACMUA on that,
7 whatever comments they might have as far as what they
8 would require. It's their system. Same with the sewer.
9 We ask that they -- any terms of what ACMUA asks for for
10 water or sewer are met. We go on, we have several
11 comments about the subdivision plan on page six. I
12 imagine your surveyor, Mr. --

13 BRIAN CALLAHAN: We'll address all those
14 comments once again. We'll do legal descriptions.
15 We'll take care of item six. We'll do the proposed
16 easements on item seven, and Mr. DeRozo [ph] will revise
17 the subdivision plan to address all of your comments.

18 JEFFREY HANSON: Okay. Thank you. Going on
19 to site plan comments on the bottom of page six. We
20 talked about the first few comments related to
21 stormwater. Mike covered those during the course of his
22 testimony. We asked for the extent and the locations of
23 the various fences to be shown a little bit clearer on
24 the plan. We'd like to see the base course being
25 increased. The base paving being increased to 3 inches

1 versus 2. No objection to that?

2 BRIAN CALLAHAN: No.

3 JEFFREY HANSON: You're going to revise the
4 plan to show that the ultimate pave width will be 18
5 feet on Vermont Terrace. It's a little unclear on the
6 plan. We asked for construction details for the
7 proposed driveways. Are they going to be concrete or
8 bituminous, the driveways?

9 MICHAEL AUTERI: Concrete driveways.

10 JEFFREY HANSON: Just like same as Phase One.

11 MICHAEL AUTERI: Yeah.

12 JEFFREY HANSON: Okay. You'll add a stop sign
13 and some striping at the terminus of Vermont Terrace,
14 where it comes out to Vermont Avenue?

15 MICHAEL AUTERI: No, I plan to address all
16 these comments, you know, clean up the drawings.

17 JEFFREY HANSON: One of the big ones that Rob
18 and I talked about was there's a vinyl fence that's sort
19 of it's perpendicular to the end of Vermont Terrace.
20 And Phase One, we asked that that get removed and that
21 no fencing obstruct that right-of-way just because it's
22 a right-of-way. It needs to be clear.

23 ROBERT REID: I'd like to share, if I could,
24 like to share, I did have a conversation with the
25 applicant about that before today.

1 JEFFREY HANSON: Okay.

2 ROBERT REID: And the terrace, which is
3 showing on the tax map as a public street showing --
4 going back to 1908, it stops, and Phase One does not
5 include that terrace. It's all private property by the
6 -- So they could move that fence to the next line and be
7 compliant. So, you know, we talked about that.

8 JEFFREY HANSON: Okay.

9 ROBERT REID: I did a little research, and
10 this is something I looked at back when we were looking
11 at conceptual plans with the applicant in advance of
12 this commission. Didn't realize that vinyl fence was
13 there, but it can be moved. And it doesn't have to be a
14 driveway all the way through because it's a public
15 street which dead-ends, then goes onto private property.

16 JEFFREY HANSON: Is it public on our side,
17 too, or is it going to be a right-of-way or an easement?

18 ROBERT REID: Well, it's going to, it's my
19 understanding, and it's something that the applicant and
20 the city will have to work out, Vermont Terrace is shown
21 on the tax map as a public street. The applicant is
22 widening that access to 18 feet, for all the obvious
23 reasons, which makes sense. You're going to have to
24 coordinate that with the city as to how they're going to
25 treat Vermont Terrace.

1 JEFFREY HANSON: That's one of the questions
2 we had asked in the letter. Just to clear that up
3 ultimately before --

4 BRIAN CALLAHAN: Keith, if you want to jump in
5 and get a little more detailed explanation on that.

6 KEITH GROFF: Sure. Yeah. So, on the fence
7 situation, the fence wasn't an original intention. Our
8 original intention was we thought that this development
9 would go straight through, but because it didn't go
10 straight through, there's an elevation drop-off of about
11 a foot because there was a retention wall. There was a
12 retention wall before construction between this lot,
13 this lot, and this lot right here out front. That
14 elevation had to be moved back to this line. So now
15 there's a drop-off to the left of this lot, but Vermont
16 Terrace goes to this line. So we put a fence here for
17 several reasons. I got letters from all the owners of
18 Phase One about how important, I mean, vastly important,
19 that fence is to all the owners of Phase One and will be
20 for Phase Two because of security and safety, because
21 this is really, very, very busy, especially on, like,
22 Friday nights and Saturday nights. People absolutely
23 avoid this light by the liquor store because the liquor
24 store has no parking, so people are parking on both
25 sides of the road. They will absolutely cut through

1 this development, which is 8.5 feet wide in front of
2 Mike's house to avoid that light and all that traffic.
3 As of right now, I've got four kids. He's got two kids.
4 You know, when these are Airbnb'd, there's tons of kids;
5 there's always kids up there playing. And it's just
6 18-foot-wide, and again it gets to 8.5 feet wide here.
7 If a car mirror hit his house, it might collapse. So we
8 really don't want any through traffic of vehicles or
9 pedestrians at all.

10 LANCE LANDGRAF: Just to be clear, so the
11 fence is there now; it blocks it right away.

12 KEITH GROFF: Yes.

13 LANCE LANDGRAF: It can't be there. That's
14 not our call. It's city property. In order to keep it
15 there, you have to go to the city and get a revocable.

16 KEITH GROFF: Right, right, right. That's no
17 problem.

18 LANCE LANDGRAF: So, if you can go to the city
19 and get that done, we don't control that.

20 KEITH GROFF: Right, right, right. Yeah,
21 yeah. I have no problem doing that.

22 LANCE LANDGRAF: Get that approved by the
23 city. And we've had that issue with cars parking half
24 in driveways and right-of-ways. So, Jay, you were
25 involved, see if you can assist with that.

1 LANCE LANDGRAF: So the fence can stay as long
2 as the city's fine with it, we're okay.

3 KEITH GROFF: Okay. I'll take that up at the
4 city.

5 JEFFREY HANSON: So the one thing I couldn't
6 tell on the plan is, is there going to be a similar
7 fence on the new phase between --

8 KEITH GROFF: Absolutely not. Just that one
9 fence. Because Mike -- because Mike needs access to
10 Vermont Avenue.

11 LANCE LANDGRAF: Right.

12 KEITH GROFF: And I have a letter from Mike.
13 I have a letter from Dominic owns this house. They want
14 it badly. Just to be clear, Mike is the owner of the
15 remaining single-family in the middle.

16 KEITH GROFF: Correct. Yes. This home right
17 here. Okay. Yeah. Because he doesn't -- He -- He's
18 very protective of his home.

19 LANCE LANDGRAF: Understood.

20 KEITH GROFF: He doesn't want anything hitting
21 it.

22 JEFFREY HANSON: I'll try to be brief here. We
23 already covered, you're going to give us your copies of
24 the approvals from the ACMUA for the water and sewer
25 improvements. We asked for the -- report on Vermont

1 Terrace. You have no problem providing that. We're
2 going to establish that it is a right-of-way.

3 ROBERT REID: Yeah. The record -- The record
4 on the tax record shows it as public right-of-way.

5 JEFFREY HANSON: Okay.

6 ROBERT REID: But there is no deed to the
7 city, and as they've done in other cases, they'll just
8 write a resolution accepting that as a street.

9 JEFFREY HANSON: Okay. We have a clerical
10 comment on number 14 there. It talks about trash and
11 recycling going to be stored within the garages and the
12 ground floor of the units, then wheeled out for
13 collection by the city. Correct?

14 KEITH GROFF: Correct.

15 JEFFREY HANSON: We asked for the AC Fire
16 Department to bless the access agreements, or, I'm
17 sorry, the access arrangements, make sure they're good
18 with everything?

19 JASON SCIULLO: I believe that comment, let me
20 just point out that, as you guys know, RSIS permits up
21 to 300 feet on a dead-end without having a way to turn
22 around for multifamily court such as this. So I agree
23 that the Fire Department should weigh in, because that's
24 really the only point they can get in, but --

25 JEFFREY HANSON: Yeah.

1 JASON SCIULLO: Not to say it doesn't
2 matter --

3 JEFFREY HANSON: Yeah.

4 JASON SCIULLO: And if they want some other
5 type of improvement, they obviously are very skilled,
6 paid firefighters, they'll be okay. But, yeah, we won't
7 -- We won't have any need to make a turnaround or
8 anything.

9 JEFFREY HANSON: Okay. Talked about the
10 lighting levels. The balance of the comments in my --
11 my letter are administrative comments. If anybody has
12 any questions or any comments for my letter, I'd be
13 happy to address them.

14 LANCE LANDGRAF: My questions have been
15 answered that I wrote down.

16 JEFFREY HANSON: Lance, one more thing, I
17 should note that our planner, Dave Benedetti, did review
18 the use variance and bulk variance aspects of the
19 application in conjunction with my engineering review.
20 Just wanted to put that on the record. We both signed
21 the letter.

22 LANCE LANDGRAF: Okay. Very good. Thank you.
23 I think that's all we have. Anything else?

24 BRIAN CALLAHAN: We have nothing else.

25 LANCE LANDGRAF: Okay. At this point, we'll

1 open the meeting up to the public. Anybody here with
2 any questions or comments, please step forward, state
3 your name.

4 Sir, please come forward.

5 ERNEST TAYLOR: Good morning, everyone. My
6 name is Ernest Taylor. I'm a resident of the Inlet for
7 the last 25 years. I moved to Atlantic City area 45
8 years ago when the casino industry got going. I opened
9 Harrah's in November 1980. I decided 25 years ago to
10 invest in a CRDA development called Oceanside One, which
11 is between Madison and Gramercy, North New Hampshire and
12 Maine. They developed this property through developers
13 and real estate sellers starting in 1999, and they had
14 it completed by the end of 2000. I resided there all of
15 this time for 25 years thinking that I would be a part
16 of helping to redevelopment this Inlet area. I didn't
17 actually have the opportunity to do that, but I'm here
18 to recognize right now some of the pioneers that are
19 trying to do this, that would be Keith, Mike, and Brian.
20 These are people who I admire, and if I wasn't 83 years
21 old, I'd be standing right with them and investing in
22 this beautiful, scenic portion of the city called the
23 Inlet. I am a member of the First Ward Civic
24 Association, which stands behind these people, these men
25 who are trying to do something that should have been

1 done 20, 30 years ago. A vacant lot is a dusty lot. A
2 home on that lot makes it for a valuable community for
3 kids, parents, and family members to survive and live
4 and enjoy their lives. So I'm here to say that the
5 community is behind these young men. Thank you.

6 LANCE LANDGRAF: Thank you for coming out
7 today. 83, you look pretty darn good for 83. I'll take
8 that. I think all of us will.

9 All right. Anybody else in the public?
10 Seeing none, we'll close the public portion.

11 Anything else, Jeff.

12 JEFFREY HANSON: I don't want anything further,
13 Lance.

14 LANCE LANDGRAF: Scott, you good?

15 SCOTT COLLINS: I'm good.

16 LANCE LANDGRAF: All right. Thank you, guys.
17 Again, we'll try and get these on for December. It's a
18 busy month, and we'll do our best to get them on.

19 BRIAN CALLAHAN: Thank you.

20 LANCE LANDGRAF: For the public benefit, our
21 next scheduled Land Use hearing is December 4th, 2025,
22 at 10:00 a.m., with no other matters to be discussed,
23 we'll close this hearing. We are adjourned.

24

25 (Hearing concluded at 11:04 a.m.)

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C E R T I F I C A T I O N

I, Kara Hackett, Professional Court
Reporter and Notary Public, do hereby certify that the
foregoing is a true and accurate transcript of the
stenographic notes taken by me in the aforementioned
matter.

- - -

Kara Hackett

DATE: November 20, 2025
Kara Hackett
Court Reporter

A			
able	addressed	7:18 15:20 25:13	16:15 17:5 21:16
16:21	28:21	38:8,9 39:1	26:23 30:6 32:17
about	adequate	agree	33:7,10
14:16 15:19 16:2,11	24:7	28:9 36:22	Andrew
16:13 17:7 23:8	adjacent	agreements	3:20 6:15,23 7:5 8:20
25:4,17,18 26:25	13:12 25:25	36:16	8:25 9:12,15,22
29:1,11,13 30:11,20	adjourned	air	10:15,23 11:6,10,13
31:18,25 32:7 33:10	39:23	23:2	17:21 23:5
33:18 36:10 37:9	adjustment	Airbnb'd	another
above	29:4	34:4	10:1,8
2:2 18:17	administrative	all	answered
absolutely	37:11	6:16 8:10,11,13,14	37:15
6:9 26:14 27:7 33:22	admire	10:19 13:17 14:1,13	answering
33:25 35:8	38:20	14:14 16:6 17:4,11	19:8
AC	adoption	19:1,2,7,10,23	any
36:15	18:23	22:17,25 23:9,11	11:7,14 15:4 26:1
accept	advance	24:1 25:10,24 27:2	28:7 30:2,9 34:8
8:24	32:11	27:21 28:16 29:12	37:7,12,12 38:2
accepted	advanced	29:14 30:13,17	anybody
13:11	24:4,20	31:15 32:5,14,22	37:11 38:1 39:9
accepting	advances	33:17,19 34:2,9	anyone
36:8	25:19	37:23 38:14 39:8,9	7:3 26:4
access	advantage	39:16	anything
16:22 32:22 35:9	9:5	alley	15:2,6 35:20 37:8,23
36:16,17	aerial	16:19,21 18:19	39:11,12
accurate	9:24	all-electric	anywhere
41:6	aesthetic	8:10	10:14
ACMUA	23:24	almost	appeal
30:6,9 35:24	aesthetically	22:24	23:24
across	23:6	along	applicant
8:6 25:11	aesthetics	18:19 29:20,22	3:16,19 4:3 5:8,16
act	24:22	already	11:20 27:20 31:25
24:5	aforementioned	35:23	32:11,19,21
actually	41:7	also	application
14:21,23 16:15,18	again	9:6 13:7 14:9 21:11	1:6 4:5 5:4,4,17
18:2 20:18 21:10	7:10,13 9:6,18,24	22:23 24:5,20 26:19	15:20 19:13 37:19
38:17	10:2,6,6,9,15,16,18	29:18,24	applications
add	10:24,25 11:1 15:5	although	19:7
31:12	16:8 19:10,15,22	19:21 24:11	appreciate
additional	20:25 21:4 22:1,12	always	26:25
24:23	22:21 24:6,12 26:7	15:13 22:2,10 34:5	approach
address	26:15 30:14 34:6	am	13:11
11:19 13:4 30:13,17	39:17	38:23	appropriate
31:15 37:13	against	an	15:9 24:15,23
	22:15	6:25 7:4 8:2,21,22,24	approval
	ago	9:16,17,24 14:24	7:12,12 14:23 20:15

20:20	36:22	13:6,23 14:9,13,18	37:10
approvals	aside	26:1 28:14 31:9,11	base
35:24	16:13	31:15	25:2,7 30:24,25
approved	ask	authority	based
34:22	30:9	1:2 2:4 3:3 21:2	12:13 21:8
architect	asked	authorized	basically
7:5 8:22,24	6:4 28:16 30:22 31:6	21:3	12:21 13:1
architectural	31:20 33:2 35:25	Avenue	baths
8:22 9:14	36:15	1:8 2:4 4:6 5:6 7:25	8:11
architecture	asking	8:7 14:20 29:9,22	battin
10:17,18,18	12:22	31:14 35:10	15:11
are	asks	avoid	be
6:3 9:8,9,15,21,22	30:9	33:23 34:2	6:14,24 7:3 9:19
14:8,19 15:13 18:12	aspect	away	10:11,23,24 11:5,11
18:16 19:1,23 20:18	25:4	34:11	12:15,15 13:13,16
20:25 22:12,21,24	aspects	awesome	13:19 14:2,14,19
23:3,17 24:4 25:16	37:18	23:12 26:23	15:1,22,24 16:1,21
25:20 26:15,24 28:3	assist	A-1	16:24 17:7 18:20
29:21 30:10 31:7	34:25	4:20 9:14	21:16,18,20 22:21
33:24 34:4 37:5,11	Association	A-2	22:24 24:22 25:22
38:18,20,25 39:23	38:24	4:20 9:19	26:1,4,8,8,10,14,22
area	at	a.m	26:22,23 28:5,20,21
7:16 10:17 12:8	2:3,8 8:4 10:8 11:16	1:18 2:8 39:22,25	29:3,4,21 30:23
18:22 20:3 22:10	14:10 16:14,22,23	A1	31:4,7,22 32:6,13
23:24 25:8,25 38:7	17:9 18:2,11 20:11	19:25 20:2,5,7,9	32:13,17 33:14,19
38:16	22:5 24:9,10,18		34:10,13 35:6,14,22
areas	26:8 27:8 31:13	B	36:11 37:6,12 38:15
12:14 14:8	32:10,11 34:9 35:3	B	38:19,21 39:22
argued	37:25 39:22,25	4:18	beach
21:19	Atlantic	back	10:7 23:9,23 24:1
around	2:5 5:12 17:10 38:7	5:3 7:20 9:6,7 10:8	beachfront
18:12 22:25 36:22	atmosphere	16:18 17:17,22	23:13
arrangements	17:16	21:25 22:1,9 25:7	beautiful
36:17	attached	27:10,11 32:4,10	38:22
as	7:13,15 29:6	33:14	because
5:10,18,25 6:7,24 7:8	attempted	background	10:10 12:9 16:2
8:22,24 9:11,14,19	19:14	7:20 18:4	19:15 20:21,24
10:1,1,10 11:2 12:4	attenuation	backside	21:19,23 22:3,4,12
12:24 13:6 14:4,14	28:6	9:8	22:14,15 24:11 25:7
15:23 16:8 17:9,11	attractive	bad	26:2,15 30:3,5
18:9 19:11,16 21:5	10:9	17:18	31:21 32:14 33:9,11
21:10 22:17 24:12	auctions	badly	33:20,20,23 35:9,9
25:3,21 27:18 29:6	8:4	35:14	35:17 36:23
30:1,1,7,7 31:10	Auteri	Bagels	Bechtold
32:3,21,24 34:3	3:22 6:15 7:6 11:17	25:11	3:20 6:15,23 7:5 8:23
35:1,2 36:4,7,8,20	11:18 12:1,1,20,23	balance	8:25 9:12,15,22

10:15,23 11:6,10,13 11:15 12:4 bedrooms 8:11 been 7:23 8:23 16:2,4,5,7 16:12 19:2,7 20:23 21:7 22:8 25:24 37:14 38:25 before 2:5 15:17 17:12 28:22 31:25 33:3,12 behalf 6:13 behind 38:24 39:5 being 22:16 26:16 28:8 29:22 30:24,25 believe 9:22 12:14 36:19 below 12:8 24:9 Benedetti 37:17 beneficial 21:14 benefit 39:20 best 15:14 39:18 better 15:24 between 16:16,20 17:1 20:4,8 33:12 35:7 38:11 big 31:17 bit 7:20 14:16 20:18 21:18 25:16 30:23 bituminous 31:8 bless 36:16 Block	5:10 blocks 34:11 blow-off 29:24,25 30:3 BMP 12:24 board 3:10 15:5 boardwalk 10:6 Board's 5:25 boat 23:6 bonding 28:18 both 20:16 27:23 33:24 37:20 bottom 28:25 30:19 bought 7:24 brand 18:20 breaking 10:1 Brian 3:17 6:12,12 7:3,5,10 8:16,19 9:19 10:21 11:4,7,11,14,17,25 14:16 15:4,11,15 19:11 23:5 27:2 30:13 31:2 33:4 37:24 38:19 39:19 Brian's 15:20 brief 7:10 35:22 bring 5:3 8:20 14:24 bringing 25:7 building 8:5 10:9 11:7 14:12	16:20 21:19 buildings 9:7 18:12 built 8:6 19:6 bulbs 13:17,23 bulk 7:14 15:16 19:11,15 29:12 37:18 businesses 23:19 25:9,16 busy 33:21 39:18 but 5:21 6:21 10:25 12:25 14:5 15:1 16:25 17:2 18:10,21 19:15,18 20:14,23 21:18,21 22:9,9,13 22:15,19 23:8,15,18 24:17 25:5 26:15 27:12 28:21 32:13 33:9,15 36:6,24 37:6 38:17 buying 8:4,5 22:6 by 5:16 11:11 17:2 18:8 22:16 23:19 32:5 33:23 34:22 36:13 38:14 41:7 by-side 1:10 4:8 B-1 4:20 27:18 <hr/> C <hr/> C 3:1 5:1 24:7 41:1,1 calculation 12:13 28:12 calculations 12:12,25 28:2 call 7:19 9:2 22:20 34:14	Callahan 3:17,17 6:10,12,13 7:5,10 8:16,19 9:19 10:21 11:4,7,11,14 11:17,25 14:16 15:4 15:11,15 23:5 27:2 30:13 31:2 33:4 37:24 39:19 called 38:10,22 came 8:11,13 can 8:20 14:3 16:24 17:21 18:11 23:5,11 24:18 25:22 26:14 26:22 27:7 28:12,14 28:20 32:13 34:18 34:25 35:1 36:24 can't 30:3 34:13 capacity 12:22,24 Cape 23:11 car 34:7 care 30:15 caring 25:17,18 cars 34:23 case 17:10,20 19:13 20:11 21:5,7,10,11 25:24 cases 21:3,7 24:22 36:7 casino 1:2 2:3 3:3 38:8 casinos 10:3,6 22:5 27:15 Certainly 5:23 certify 41:5
---	--	---	---

CHAIRMAN 3:4 CHAIT 3:7 chance 20:24 changed 17:17 changing 16:17 character 24:21 chart 29:11 checklist 27:24,25 chose 20:20 Christmas 13:20 city 2:5 5:12,12 8:14 11:12 17:10 23:17 25:18 32:20,24 34:14,15,18,23 35:4 36:7,13 38:7,22 city's 35:2 Civic 38:23 clean 11:3 14:15 31:16 cleanup 15:11 clear 19:21 23:25 31:22 33:2 34:10 35:14 clearer 30:23 clearly 24:16 26:17 clerical 36:9 client 10:19 climate	25:6 close 27:11 39:10,23 closest 29:7 closing 29:22 coastal 23:9 collapse 34:7 collection 36:13 COLLINS 3:11 5:20,24 6:19,24 7:2,7 39:15 color 9:25 come 14:10 23:20 25:13 26:7 38:4 comes 25:3 31:14 coming 14:19 15:23 22:8,25 26:24,24 39:6 commencing 2:8 comment 36:10,19 comments 11:19 12:25 13:4 16:11 30:7,11,14,17 30:19,20 31:16 37:10,11,12 38:2 commission 32:12 community 17:4 39:2,5 company 14:24,25 compared 16:18 compelled 21:16 complements	27:12 completed 38:14 completely 8:7 24:13 completeness 6:2,3,4 27:22 28:21 compliant 24:8 32:7 conceptual 32:11 concluded 39:25 concrete 31:7,9 condition 6:4 conditional 19:17 conducted 2:3 conformance 19:15 Congress 8:7 conjunction 37:19 connect 30:4 connection 16:21,24 connectivity 16:12 consideration 24:24 consisting 13:16 construction 8:2,8 23:9 28:22,23 31:6 33:12 contact 27:20 contemplated 24:16 continuation 16:9,10 26:2	continue 23:4 24:2 continuing 18:13 26:25 continuity 17:1 contribute 24:20 control 34:19 conversation 31:24 coordinate 32:24 copies 35:23 corner 9:3 29:7 correct 7:11 11:13 30:5 35:16 36:13,14 could 5:18 21:18 26:8,9 31:23 32:6 couldn't 35:5 COUNSEL 3:16 couple 7:18 13:7 15:20 16:11 25:10,12 27:25 course 30:21,24 court 2:6 21:7 36:22 41:4 41:23 courts 24:22 cover 24:9 covered 30:21 35:23 crazy 22:6 27:9,11 CRDA
---	---	--	--

7:20,24 8:4,6 20:16 38:10 create 29:5 created 22:7 credentials 5:25 7:8 8:24 criteria 25:20 26:11,19 curb 29:20,23 30:1,1 current 18:22 Currently 29:3 cut 33:25 C900 14:20	December 39:17,21 decided 38:9 decks 9:4,8 10:5 deed 36:6 deferred 30:6 defined 21:6 definitely 27:12 demand 22:16 demonstrate 25:21 demonstrated 26:20 demonstrates 26:12,17 dense 27:11 density 21:20 24:18 26:8 Department 3:5 36:16,23 depth 7:16 18:9 20:5 DeRozo 30:16 describe 19:14 descriptions 30:14 design 12:16,19 29:19,25 desirable 24:3 detached 7:13,15 detailed 15:18 33:5 details 28:2 31:6	determine 22:19 detriment 25:23 developed 38:12 developer 14:22 developers 38:12 developing 25:14 development 1:2 2:4 3:3 8:10 10:19 12:9,10 18:14 18:22 20:14,15 22:1 23:16 25:1 33:8 34:1 38:10 did 7:18 8:9 11:19 12:13 13:21,25 14:23,24 14:24 29:2,13 31:24 32:9 37:17 didn't 5:11 17:10 32:12 33:9 38:16 different 9:25 14:21 17:16 differentiation 9:25 difficult 21:20 dinosaur 9:6 10:2 direction 19:10,22 22:13,22 directly 13:12 DIRECTOR 3:5 discuss 7:17 15:3 discussed 39:22 discussions 16:13	disruption 16:25 district 5:13 17:25 24:25 District's 25:2,7 diversify 25:2,6 DIVISION 1:4 do 5:20,23 6:19 10:20 14:25 15:9,22 17:4 21:20 22:17 23:3,4 24:2,11 25:5 26:3 30:14,15 38:17,19 38:25 39:18 41:5 documents 27:22 does 12:23 23:9 32:4 doesn't 22:25 23:1,14 32:13 35:17,20 37:1 doing 7:11 17:8 29:21,23 34:21 Dominic 35:13 done 24:1 26:10 34:19 36:7 39:1 don't 11:14,16 14:5 15:4 17:9 19:21 26:1,4 28:7 30:2 34:8,19 39:12 door 15:25 16:14 Doors 17:15 double 29:6 down 9:5 10:3 12:15 22:3,4 22:7 23:23 25:11,15
<hr/> D <hr/>			
D 3:4 4:1 5:1 24:14 Daniel 1:7 4:5 5:5 6:13 DANZIG 3:11 darn 39:7 DATE 41:21 dated 27:18 Dave 37:17 day 27:8 days 14:1 daytime 9:23 dead-end 36:21 dead-ends 32:15			

37:15 drainage 13:3 28:2 drawing 12:3 drawings 31:16 dream 8:12 driveway 32:14 driveways 31:7,8,9 34:24 drop-off 33:10,15 dumpsters 11:8 duplex 7:15 duplexes 1:10 4:8 5:8,10 9:1 20:1 during 8:14 30:21 dusty 39:1 dwelling 1:10 4:8 5:7,9 D1 21:2 D2 24:4	16:25 economic 25:2,7 edge 22:8 either 11:16 13:3 elevation 33:10,14 else 7:3 15:2 37:23,24 39:9,11 Email 14:25 encourage 25:1 end 9:9 23:15 31:19 38:14 ENFORCEMENT 1:4 3:6 engineer 3:22 5:19 6:25 7:6 11:24,25 12:1,2 17:6 28:3 engineered 13:9 engineering 5:25 37:19 engineering-wise 15:7 enjoy 39:4 enough 12:22,23 28:10 entire 14:12 18:20 enumerating 29:14 environment 24:3 equipped 13:13 Ernest 38:5,6 escrows	28:19 especially 33:21 Esq 3:11,17 establish 36:2 estate 38:13 Et 19:25 20:2,5,7,9,10 etc 10:4 even 17:20 18:5 26:6 27:11 evening 9:17 ever 16:22,24 every 14:11 20:14 23:12 27:8 everybody 22:5 23:11 29:1 everyone 17:11,14 38:5 everything 13:22 22:6,7 29:18 36:18 everywhere 17:13 exact 18:13 24:17 26:4 exactly 16:7 19:1 20:25 example 15:24 except 23:13 excited 15:25 exciting 15:19 existing 15:25 20:6 29:23	experience 8:3 expert 7:4 14:14 explained 12:4 explanation 33:5 extent 30:22 exterior 11:2 14:6
<hr/>			
F			
<hr/>			
F 41:1 fabric 17:3 facing 13:14,17 failing 22:3 falls 19:4 family 1:10 4:8 26:3 39:3 far 10:1 30:1,7 Fast 1:7 4:5 5:5 6:13 feasible 14:23 feel 19:19 20:23 21:21 22:13 24:19 26:18 fees 28:20 feet 12:8 20:3,4,6,7,10,11 20:11 24:10 31:5 32:22 34:1,6 36:21 felt 8:12 fence 31:18 32:6,12 33:6,7 33:16,19 34:11 35:1			

35:7,9	10:11,16,20 11:21	frontage	6:5 9:16 35:23
fences	11:23 12:9,22,24	20:9	go
30:23	13:6,9,11 15:8,11	frontages	6:14 20:20,24 21:25
fencing	15:14 16:3,7,21	18:19	22:19 23:11 25:12
31:21	18:23 19:11 20:1,2	fruition	25:15 27:17 28:22
few	20:4,8,17 21:2,4,24	8:13	30:10 33:9,9 34:15
30:20	22:6,23 23:4,10	full	34:18
figure	24:15,23,24 25:9,20	8:11 12:10 13:8	goal
23:14	26:21 27:15 28:6,22	16:21	25:19
filling	29:20 30:9,9,22	functions	goals
23:23	31:6,6 32:22 33:16	26:5	24:25,25
final	33:20 35:24,25	further	God-inspired
27:23,24	36:12,15,22 37:12	39:12	8:12
fine	38:6,15 39:2,2,6,7	future	God-led
35:2	39:17,20	18:22 19:19,23	8:13
Fire	foregoing		goes
36:15,23	26:21 41:6	G	32:15 33:16
firefighters	forever	G	going
37:6	18:7	3:11 5:1	6:13 7:3,20 8:20,21
first	forgo	gables	9:13 10:11,13 11:4
15:22,22 17:1 18:16	14:3	11:1	11:22 12:15,24
20:13 21:13 25:21	form	garage	13:16,19 14:2,19
27:19 30:20 38:23	24:17	11:5 18:17	16:3 18:16 19:14,18
fish	formal	garages	22:1,12,21,24 23:23
25:10	14:3	13:14 36:11	26:8,16 27:16,21
fit	forms	gave	28:4,5,24 29:3,14
18:13 19:9	25:3	12:6	29:21 30:18 31:3,7
fits	forward	general	32:4,17,18,23,24
17:3	8:3 16:23 17:8 38:2,4	21:22 24:6	35:6,23 36:2,11
five	four	generally	38:8
8:11 9:23,23 29:10	6:14 9:22 29:3,10	16:10,11 18:3 19:16	gonna
fixtures	34:3	gentleman	28:11,11 29:4
13:14	fourth	16:16	good
floor	28:15	gentlemen	5:14 6:2,3,12 7:22
6:10 13:17 18:17	Friday	6:19	17:7,19 18:3,14
36:12	33:22	get	23:3 25:23 28:17
flushing	from	6:8 10:5 14:23 15:17	29:2,13 36:17 37:22
29:24,25	7:24 8:3,5,11,21 9:23	16:3 17:17 19:12	38:5 39:7,14,15
focus	10:8 13:8,25 14:23	22:8,18 23:7 31:20	goodness
25:23	14:25 16:4,13 17:6	33:5 34:15,19,22	5:11
foot	17:12,22 19:24,25	36:24 39:17,18	got
33:11	20:2,5,7 23:11	gets	33:17 34:3,3 38:8
for	25:11,12 27:5 30:4	16:22 34:6	Gramercy
1:9 3:16 4:7 5:8,9 6:7	33:17 35:12,13,24	getting	38:11
7:16,24 8:1,1,2,8,14	front	9:6 27:11	grandparents
8:16,19 9:10 10:11	9:8 13:15 33:13 34:1	give	17:15

grant 21:3 granted 16:6 25:22 26:22,23 28:8 great 10:5 26:5 Groff 6:15 7:22,23 8:18 14:11 33:6 34:12,16 34:20 35:3,8,12,16 35:20 36:14 ground 18:17 36:12 guarantee 28:19,20 gutter 29:20 30:1 guys 8:14 16:4 18:23 19:6 21:6,10 22:12,17,21 25:10 26:24 36:20 39:16	35:22 36:5,9,15,25 37:3,9,16 39:12 happen 27:16 happened 17:18 happens 9:4 happy 16:1 26:23,24 37:13 hardship 21:16 Harrah's 38:9 has 8:23 9:9 12:7,22 13:3 14:9 18:25 25:24 27:20 33:24 37:11 haulers 11:12 have 5:11,16 6:14,14 9:4 10:25 11:14 12:23 13:1 15:4,6 16:1 17:17 18:17 19:2,19 20:19,23 21:7 22:23 23:15,16,18,22,22 23:22 24:5,22 28:7 28:21 29:14 30:2,7 30:10 31:24 32:13 32:20,23 34:15,21 35:12,13 36:1,9 37:7,14,23,24 38:17 38:25 having 18:19 36:21 he 8:20 14:9 15:21 20:21 23:8 28:4 35:17,17,20 heading 19:23 hear 5:17 15:10 heard 23:10 25:4	hearing 2:2 5:3 19:7 39:21,23 39:25 height 24:9,12 26:9 held 24:22 help 8:14 helping 38:16 here 5:22 6:21 8:16 12:15 13:4 16:3,13 17:13 17:14,14 20:16 23:13 24:2 27:8,16 33:13,16 34:6 35:17 35:22 38:1,17 39:4 hereby 41:5 here's 13:1 he's 14:14 15:22 34:3 35:17 hiatus 8:9 high 20:23 23:18 27:15 high-end 23:13 Himeji 19:14 21:11 his 7:19 8:24 23:8 29:17 30:21 34:7 35:18 historic 27:9 historically 18:7 25:8 history 17:9 21:25 hit 34:7 hitting 35:20	Hold 13:24 home 7:24 10:7 11:3 16:6 17:14 35:16,18 39:2 homeowners 11:5 homes 8:5 12:4 16:18 17:13 18:21 19:17 20:1 23:13 25:14 Hook 23:12 hope 26:7 hopefully 10:10 horizon 17:19 hospitals 21:14 Hot 25:11 house 13:16 15:1 16:15,16 16:17,17,22 34:2,7 35:13 houses 9:23 14:14 27:10 how 9:21 15:18 22:18 27:9 32:24 33:18 however 9:2 hydrant 30:1 hydraulic 12:11
<hr/>			
H			
H 4:18 Hackett 2:5 41:4,22 had 12:6 13:3 17:14 18:24 22:10 29:11 33:2,14 34:23 38:13 half 34:23 Hampshire 38:11 handle 24:19 28:10,12 HANSON 3:12 5:23 6:3,9 12:18 12:21 13:5,21,25 14:7 15:8 27:19 28:11,16 29:17 30:5 30:18 31:3,10,12,17 32:1,8,16 33:1 35:5			
<hr/>			
I			
			I 4:1,18,18 5:1,11,15 6:14 7:24 8:3,6,8,9 8:12 9:22 10:16,25 11:14,16,18,19 12:21 13:21,25 14:2

14:5,9,24 15:4,5,17 15:18 16:10 17:5,21 17:22 19:3,6,19 21:21,25 22:11,13 22:17,22 23:4,21,25 24:19 25:9,12,13 26:1,4,14,16,18 27:7,8,9 28:16,16 28:25 29:6,15 30:11 31:15,18,23,24 32:9 32:10 33:17,18 34:21 35:5,12,13 36:19,22 37:15,16 37:23 38:7,8,9,14 38:15,16,20,20,23 39:8,12 41:1,1,1,4	important 33:18,18 improved 18:19 improvement 37:5 improvements 35:25 in 2:2 5:12,12,18,21 6:6 6:16,21 7:23,24 8:6 8:14 9:16,18,25 10:7,19 11:5,19 12:3 13:15,15,19 14:1 16:3,11,16,17 17:10,15,19,20 18:2 18:4,9,13,22,24,24 18:25 19:4,12,17,20 19:23 20:11,16 21:3 21:6,9,11,17 22:1,5 22:21,25 23:15,16 23:20,23,23 24:1,10 24:15,16,17,22,25 25:3,5,13,14,16,18 26:3,7,25 27:13 28:7 29:15,18 30:6 32:11 33:2,4 34:1 34:14,24 35:15 36:7 36:23,24 37:10,19 38:9,10,13,21 39:9 41:7 inches 30:25 inch-and-a-quarter 12:16 include 32:5 including 18:18 increased 30:25,25 individual 29:5 industry 38:8 information	3:8 6:5 27:20 inherently 21:14 initial 9:20 inlet 7:23 8:1 17:11,15 23:22 25:10 38:6,16 38:23 inner 9:2 Innovation 25:3 innovative 25:1 inspection 28:19,20 instead 8:5 intent 26:13,17 intention 33:7,8 intentional 17:2 interested 16:17 interesting 17:24 23:8 interfere 11:8 interior 27:10 interrupts 16:19 intersection 29:8 intervening 16:15 17:18 into 15:18 17:3 19:9,12 invest 38:10 investing 38:21 involved	34:25 issue 34:23 issues 13:3 it 6:8 8:5,7,11,12,13 10:1 12:22,23 15:17 15:20 16:1,2,5,6,13 16:17,18 17:2,2,10 17:16,22 18:9 19:5 19:22 21:9,18 22:3 22:4,5,8,8,10,11,12 22:16,18,19,25 23:1 23:2,4,8 24:6,20 25:12,13,18 26:5,5 26:24,24,25 27:8,11 28:12 29:3 31:14,22 32:4,13,13,16,17 33:9 34:6,7,11,11 34:13,14 35:2,14,21 36:2,4,10 37:1 38:14 39:2 item 30:15,16 items 6:6 11:21 its 22:14,15 itself 29:21 30:2 it'll 10:24 24:2 25:6 it's 8:2 10:13 12:4 13:19 14:13 15:9 16:9,14 17:1 18:6,9 19:20 19:21 22:8,15 23:3 23:7,20,20,23,25 24:1,12,17 25:4,5,7 25:11 26:2,7,21 27:9,18 30:8 31:5 31:19,21 32:5,14,18 32:18,19 34:5,14 39:17 I'd
--	---	---	---

31:23 37:12 38:21	just 6:4 7:3,10,19 9:10 10:1 11:21,23 14:7 17:2,21 19:5,18,20 20:13 24:17 27:15 27:20 30:6 31:10,21 33:2 34:5,10 35:8 35:14 36:7,20 37:20	knows 17:11	late 17:12 22:5
I'll 23:7 35:3,22 39:7	10:1 11:21,23 14:7 17:2,21 19:5,18,20 20:13 24:17 27:15 27:20 30:6 31:10,21 33:2 34:5,10 35:8 35:14 36:7,20 37:20	<hr/> L <hr/>	laterals 15:2
I'm 11:21 12:2 15:25 17:5 36:16 38:6,17 39:4,15	justifiable 21:21	labor 29:25	law 3:17 19:13 21:5,6,7 25:24
I've 7:23 17:6 25:9 34:3	justified 28:4	labors 29:19	layman's 13:19
<hr/> J <hr/>	justify 21:12	Lance 3:4 5:3,18,24 6:1,7 6:10,18 7:7,9,11 8:23 9:10,13,21 10:13 11:16,23 13:24 14:4 15:6,10 15:13 27:4,14,19 28:9 29:16 30:3 34:10,13,18,22 35:1 35:11,19 37:14,16 37:22,25 39:6,13,14 39:16,20	layout 12:3
Jason 3:21 6:22 7:1 15:14 15:17 23:7 27:7 36:19 37:1,4	<hr/> K <hr/>	land 1:4 3:6 8:4 24:25 25:1 39:21	learned 17:6
Jay 6:15,24 15:10,15 27:4 29:13 34:24	Kara 2:5 41:4,22	LANDGRAF 3:4 5:3,18 6:1,7,10 6:18 7:9 8:23 9:10 9:13,21 10:13 11:16 11:23 13:24 14:4 15:6,10,13 27:4,14 28:9 29:16 30:3 34:10,13,18,22 35:1 35:11,19 37:14,22 37:25 39:6,14,16,20	left 33:15
Jay's 15:11	keep 20:22 34:14	landscaping 13:2	legal 30:14
Jeff 5:18 6:2 15:6 16:11 27:17 39:11	keeping 10:7,19	language 21:5	less 19:6
JEFFERY 5:23	Keith 6:14,15 7:18,19,21 7:22,23 8:18,19 12:5 14:11 15:21 20:20 25:4 33:4,6 34:12,16,20 35:3,8 35:12,16,20 36:14 38:19	large 9:4 18:18	let 7:19 36:19
JEFFREY 3:12 6:3,9 12:18,21 13:5,21,25 14:7 15:8 27:19 28:11,16 29:17 30:5,18 31:3 31:10,12,17 32:1,8 32:16 33:1 35:5,22 36:5,9,15,25 37:3,9 37:16 39:12	kicked 8:1	larger 17:25 18:7 20:19	letter 6:6 11:20 15:8 16:11 27:20 29:11,18 33:2 35:12,13 37:11,12 37:21
Jeff's 5:25	kids 34:3,3,4,5 39:3	last 7:24 8:9 15:13,14 38:7	letters 33:17
Jersey 2:5,7 12:2 18:24 24:1	kind 9:24 10:1,4,6 17:2 21:14 23:15	lastly 24:24	levels 37:10
job 29:2,13	know 8:8 14:5 15:24 17:4,8 17:9 18:10,21 19:5 19:6,16 21:6,11 22:11,18 25:3,21 26:8 29:25 31:16 32:7 34:4 36:20		LH1 7:13
JR 3:4	known 5:10 23:17		license 17:6
jump 11:17 33:4			life 23:19
jurisdiction 5:17			light 14:1,11 23:2 24:8,13 28:7 33:23 34:2
			lighthouse 1:7 4:6 5:5,13 10:5 12:5 13:2,10,18 17:25 19:25
			lighting 10:21 11:20 13:6,7,8 13:9,10 14:2,3,6

26:6 28:2 37:10	20:22	27:24	21:9
lights	look	majority	meet
13:15,16,18	8:21 9:17 10:10 11:1	18:5	28:5
like	16:13 17:9,20 18:2	make	meeting
8:12,21 9:8,17 13:19	18:11 27:8 39:7	14:7 16:21 19:21	38:1
15:19 17:5 30:24	looked	36:17 37:7	meets
31:10,23,24 33:21	32:10	makes	12:18 27:5
line	looking	23:24 32:23 39:2	member
19:4 29:4 32:6 33:14	10:8,20 16:7 18:3	management	38:23
33:16	22:1,4 32:10	12:11 28:1	members
lined	looks	many	39:3
29:17	26:5	9:21	men
lines	loop	map	38:24 39:5
14:19 30:4	20:17 23:22	5:12 32:3,21	mentioned
liquor	lot	mark	16:8 19:3,11 21:9
33:23,23	7:16,16 15:23 16:3,5	9:13 27:18	met
listed	16:12 17:18,19 20:3	marked	26:15 30:10
27:22	20:5,7,9 21:7 22:24	9:19	metered
lit	23:3,9,12,19 25:3	market	15:2
13:19	26:3 29:4 30:5	19:8 22:16,19	Michael
literally	33:12,13,13,15 39:1	market's	3:7,22 11:18 12:1,1
15:21 25:6	39:1,2	22:9,20	12:20,23 13:6,23
little	lots	Massachusetts	14:9,13,18 28:14
7:20 8:9 14:16 16:19	5:10 9:2 16:8 20:5	7:25	31:9,11,15
20:18 21:18 23:5	22:3 27:10 29:3,5	master	middle
25:16 30:23 31:5	love	26:17	30:6 35:15
32:9 33:5	8:1	match	might
live	low-maintenance	16:23	30:7 34:7
25:14 39:3	10:24	materials	mike
lived	low-rise	9:25 10:21,23,24	7:6 11:23 15:5 17:23
17:14	18:6	matter	30:21 35:9,9,12,14
lives		2:3 37:2 41:8	38:19
16:16 39:4	M	matters	Mike's
living	made	39:22	34:2
18:17 25:17,18	16:24	maximum	minimum
LLC	Madison	21:20 24:10	20:3,5,7,10
1:7 4:5 5:5 6:13	38:11	May	mirror
located	Maine	23:11	34:7
5:12	38:12	me	modeling
location	maintained	7:19 18:8,14 22:11	12:11
10:20 22:15	11:5	22:22 24:12,17 25:9	modest
locations	maintenance	36:19 41:7	23:8
24:15 30:22	28:19	mean	money
long	major	10:25 23:25 27:7,9	22:6
10:11 22:8 35:1	1:9,9 4:7,7 5:6,6,9	33:18	month
longer	7:12 12:9,10 27:23	Medici	39:18

more 12:15 19:6 33:5 37:16 morning 6:12,19 7:22 38:5 most 20:14 21:9 mostly 7:1 18:6 move 32:6 moved 32:13 33:14 38:7 moving 20:22 29:10 mowed 22:6 Mr 6:10 8:23 11:15,17 12:4 25:25 30:12,16 much 10:24 16:24 17:25 18:20 19:1 20:22 27:9 multifamily 36:22 my 7:22 8:1,5 15:8 17:14 19:12 26:21 32:18 37:10,11,12,14,19 38:5 myrtles 13:1	needed 15:2 19:24 29:18 needs 31:22 35:9 negative 25:20 26:1,11,19 negatively 23:2 26:5 neighborhood 18:2,5,15 19:10 22:2 23:1,4 24:19 26:3 27:5,13 neighborhood's 24:21 new 2:5,7 12:2 18:20,24 24:1 35:7 38:11 next 13:14 15:25 16:14 18:23 32:6 39:21 nice 9:7 10:16,17 11:1 23:18 nicely 10:25 night 14:10 26:6 nights 33:22,22 nighttime 10:2,15 no 8:19 9:9 11:10 13:3 15:24 17:23 27:2 31:1,2,15,21 33:24 34:16,21 36:1,6 39:22 none 39:10 nonetheless 12:13 North 38:11 not 7:13 9:20 10:13 11:7 11:12 12:10,12 14:5	16:17 17:1 18:5,9 18:21 20:2,13,22 21:6,15 22:3,14 23:18 24:17 26:7,12 27:11,15 32:4 34:14 35:8 37:1 Notary 2:6 41:5 note 37:17 notes 41:7 nothing 5:21 6:20 37:24 notice 5:14 November 1:17 2:7 6:6 11:19 27:18 38:9 41:21 now 15:8 21:25 23:15,21 33:14 34:3,11 38:18 number 36:10 N.J.S.A 21:1	14:19 15:2 29:22 offense 17:23 office 23:8 OFFICER 3:6,8 offsite 14:5,5 okay 7:2,7 29:17 30:18 31:12 32:1,8 35:2,3 35:17 36:5,9 37:6,9 37:22,25 old 38:21 on 2:7 5:11,14 6:2,3,4,5 6:13 7:25 8:6 9:2,3 9:4,8 10:10,13 11:1 11:2 12:5,6,13 13:24 14:9,10,22 15:3 17:19 18:17 19:2,7 21:8,18,20 22:7 27:10,21,23 28:24,24 29:7,10 30:6,10,11,16,18,19 30:23 31:5,5 32:3 32:16,21 33:5,6,21 33:24 35:6,7,25 36:4,10,21 37:20 39:2,17,18 once 7:10,13 15:5 30:14 one 5:13 7:18 8:6,9,12 9:16,17 12:5 13:3 13:12 14:22 15:22 15:22 16:14 17:22 17:24,25 19:25 21:8 24:25 29:5,5,7,7,19 30:4 31:10,17,20 32:4 33:1,18,19 35:5,8 37:16 38:10 ones 31:17
<hr/> <p style="text-align: center;">N</p> <hr/>			
N 3:1 4:1 5:1 41:1 name 7:22 38:3,6 nature 19:20 necessary 29:12,19 need 14:5,25 19:8 24:11 25:17,17 37:7			

only 6:4 7:23 16:25 18:9 18:21 22:14 23:18 28:21 36:24 onto 32:15 open 10:11 11:1 23:2 24:8 24:13 38:1 opened 38:8 opening 7:11 opinion 26:22 opportunity 16:2 38:17 options 14:21 or 6:5 9:1 14:5 15:9 19:6 21:2,7 23:4,21 29:24 30:10 31:7 32:17,17 34:8 36:16 37:7,12 38:2 order 5:4 34:14 ordinance 26:14 ordinances 26:18 original 15:20 27:14 33:7,8 originally 21:9 other 8:19 11:14 13:2 15:4 15:23,25 16:9,20 18:18 19:2,4 20:14 20:17 22:24 23:9,17 24:22 25:16 27:2 28:18 36:7 37:4 39:22 our 5:3,19 6:6 10:19 16:18 29:18 32:16	33:7 34:14 37:17 39:18,20 out 9:3 13:2 15:18 21:4,9 23:14,21 27:8 29:23 31:14 32:20 33:13 36:12,20 39:6 outlining 29:2 outside 11:8 over 17:11 23:9 24:1 25:15 overall 17:3,4 25:19 26:14 overwhelm 18:9 22:25 own 8:5 owned 22:2 owner 35:14 owners 33:17,19 ownership 16:7 owns 16:16 35:13 <hr/> <p style="text-align: center;">P</p> <hr/> P 3:1,1 5:1 package 9:14 packaging 9:20 packed 27:10 page 4:3 27:19,21 28:24 28:25 30:11,19 pages 29:10 paid	37:6 parcels 25:25 parents 39:3 park 9:6 10:3,4,8,12 13:18 18:10 20:12 22:15 25:12 parking 33:24,24 34:23 part 9:11,20 16:1 20:18 21:25 26:24 38:15 particular 21:3 particularly 21:24 22:14,23 passion 8:1 patronize 25:8 pattern 18:14 22:1 Pauline's 22:7 pave 31:4 paving 30:25 PE 3:12,21 pedestrian 14:8 pedestrians 34:9 pedestrian-vehicular 16:12 Pennsylvania 2:4 people 22:4 25:14,17 33:22 33:24 38:20,24 per 12:25 13:16,17 29:5 performance	21:17 28:19 permit 19:22 26:18 permits 17:25 28:22 36:20 permitted 7:14 18:8,25 19:16 20:2,20 24:10 26:9 26:16 perpendicular 31:19 personally 25:9 perspective 9:24 ph 30:16 phase 1:7 4:6 5:5 7:17,18 8:9,12,16,21,25 9:16,17 12:5 13:3 13:10,11 16:14 18:16 20:14 30:4 31:10,20 32:4 33:18 33:19,20 35:7 phases 17:1 photos 9:15,21 13:7 27:9 picked 11:11 picture 17:23 pictures 9:20 13:21,25 17:20 pioneers 38:18 pipe 14:20 place 23:12 places 23:17 plainly 19:6 plan
--	--	---	--

1:9 4:7 5:7 7:12 12:11 13:9,9 14:3 18:15 20:21 26:13 26:17 27:24 28:2 30:11,17,19,24 31:4 31:6,15 35:6 planner 6:1,25 37:17 planners 15:13 17:7 planner's 17:6 planning 3:5 7:1,2 17:5 22:18 plans 9:14 16:6 19:3 20:17 20:19 28:1 32:11 playing 34:5 please 38:2,4 point 8:3,22 11:16 15:18 16:22,23 36:20,24 37:25 porches 9:9 11:2 porous 12:13 portion 38:22 39:10 PP 3:21 Prairie 22:7 predated 21:10 preliminary 7:11 preservation 24:21 preserves 23:2 24:13 presume 29:15 pretty	10:16,24 17:23,24 18:20 19:1 39:7 previous 14:1 Price 19:13 pricing 14:22 private 11:12 32:5,15 probably 7:1 16:24 problem 34:17,21 36:1 process 8:15 20:22 Professional 2:6 12:2 41:4 professionals 3:10,19 22:18 27:21 29:1 project 9:16 12:7 13:9 14:4 26:2,15,23 projects 19:3 promote 24:5 promotes 24:7 prompt 6:7 prong 25:21,23 26:11,19 prongs 25:21 proof 5:15 property 21:17 23:18 28:5 32:5,15 34:14 38:12 proposal 7:14 29:2 proposed 12:7 16:18 18:1,23 19:5 20:5,6 21:13	21:23,24 30:15 31:7 proposing 9:1,3 13:4 18:7,12 19:1,9 29:25 protective 35:18 provide 24:3,7,14 28:11 29:11,24 provided 5:16 14:2 28:7 provides 24:18 providing 29:20 36:1 public 2:2,6 3:8 25:23 32:3 32:14,16,21 36:4 38:1 39:9,10,20 41:5 published 21:8 pull 11:22 pulled 16:23 pulling 12:2 purpose 18:21 24:3,5,7,7,8,14 24:20 26:13 purposes 24:5,23 pursued 21:7 put 10:25 17:22 19:5 33:16 37:20 putting 12:15 <hr/> Q <hr/> quality 12:22 28:6,13 quarter-acre 12:9	quarter-inch 12:14 questions 8:19 11:15 12:6 15:5 27:2 33:1 37:12,14 38:2 quickly 8:13 <hr/> R <hr/> R 3:1 5:1 41:1 rails 11:2 rather 20:21 reach 21:18 readjusted 29:4 real 38:13 realize 32:12 really 9:9 16:1 17:7,23 18:3 18:14 19:20,20 20:23 21:12 22:15 23:3,7,13,18 27:5 33:21 34:8 36:24 realtime 9:16 rear 9:8 10:4 13:16 20:10 reason 21:22 22:23 reasonable 24:13 reasons 21:4,5 26:21 32:23 33:17 rebuilt 16:23 recessed 13:17 recognize
--	--	---	---

<p>5:24 7:8 38:18</p> <p>record</p> <p>9:10 11:23 36:3,3,4 37:20</p> <p>recycling</p> <p>11:4 36:11</p> <p>redevelopment</p> <p>16:6 19:3 20:17,19 20:21 38:16</p> <p>Referenced</p> <p>2:3</p> <p>regarding</p> <p>11:20</p> <p>Register</p> <p>18:25</p> <p>regs</p> <p>16:5 18:22,24 19:19 19:21 20:25 21:17 22:12</p> <p>REGULATION</p> <p>1:4</p> <p>regulations</p> <p>12:12</p> <p>regulatory</p> <p>18:8</p> <p>regurgitate</p> <p>28:25</p> <p>REID</p> <p>3:6 5:15 31:23 32:2,9 32:18 36:3,6</p> <p>REINVESTMENT</p> <p>1:2 2:3 3:3</p> <p>related</p> <p>24:11 28:18 30:20</p> <p>relatively</p> <p>18:18</p> <p>released</p> <p>18:24</p> <p>relief</p> <p>16:5 19:24 24:11,24 25:22 26:12,22 29:12</p> <p>remaining</p> <p>27:12 35:15</p> <p>removed</p> <p>31:20</p>	<p>repair</p> <p>18:18</p> <p>report</p> <p>27:17 35:25</p> <p>Reporter</p> <p>2:6 41:5,23</p> <p>requesting</p> <p>11:21 13:8</p> <p>require</p> <p>30:8</p> <p>required</p> <p>12:12 20:3,6,8,10 28:1</p> <p>research</p> <p>32:9</p> <p>resided</p> <p>38:14</p> <p>resident</p> <p>38:6</p> <p>residential</p> <p>23:20 24:16 25:8</p> <p>residential-type</p> <p>14:4</p> <p>resolution</p> <p>36:8</p> <p>responsibility</p> <p>11:5</p> <p>restated</p> <p>21:12</p> <p>retention</p> <p>33:11,12</p> <p>review</p> <p>28:24 37:17,19</p> <p>reviewed</p> <p>5:15</p> <p>revise</p> <p>30:16 31:3</p> <p>revocable</p> <p>34:15</p> <p>right</p> <p>15:25 17:3 18:13 19:4,10 21:4 23:21 25:5,11,11 26:10 27:3 28:17 33:13 34:3,11,16,16,16,20 34:20,20 35:11,16</p>	<p>38:18,21 39:9,16</p> <p>right-of-way</p> <p>31:21,22 32:17 36:2 36:4</p> <p>right-of-ways</p> <p>34:24</p> <p>RIKER</p> <p>3:11</p> <p>rises</p> <p>27:15</p> <p>road</p> <p>33:25</p> <p>Rob</p> <p>5:14 31:17</p> <p>ROBERT</p> <p>3:6 5:15 31:23 32:2,9 32:18 36:3,6</p> <p>Roman</p> <p>19:25 20:2,5,7,9,9</p> <p>rough</p> <p>8:8</p> <p>route</p> <p>20:20,24</p> <p>Row</p> <p>1:7 4:6 5:5 12:5 13:10</p> <p>RSIS</p> <p>36:20</p> <p>rules</p> <p>25:1 26:15</p> <p>R.A</p> <p>3:20</p>	<p>Saturday</p> <p>33:22</p> <p>save</p> <p>15:14</p> <p>saw</p> <p>13:7</p> <p>say</p> <p>5:11 16:10,14 17:5 22:16 23:4,21 27:4 37:1 39:4</p> <p>says</p> <p>23:11</p> <p>scale</p> <p>24:18 26:10 27:5</p> <p>scenic</p> <p>38:22</p> <p>scheduled</p> <p>39:21</p> <p>Schools</p> <p>21:14</p> <p>Sciullo</p> <p>3:21 6:16,22 7:1 15:14,17 23:7 27:7 36:19 37:1,4</p> <p>Scott</p> <p>3:11 5:20,24 6:19,24 7:2,7 39:14,15</p> <p>second</p> <p>5:4 21:15 26:11,19</p> <p>sections</p> <p>20:17</p> <p>security</p> <p>33:20</p> <p>see</p> <p>13:21,25 14:22 18:4 18:11 22:12 23:16 24:12 25:13 26:7,24 27:8 30:24 34:25</p> <p>Seeing</p> <p>39:10</p> <p>seeks</p> <p>5:8</p> <p>sellers</p> <p>38:13</p> <p>sense</p> <p>23:24 32:23</p>
<hr/> S <hr/>			
<p>S</p> <p>1:8 3:1 4:6,18 5:1</p> <p>safe</p> <p>14:8,15</p> <p>safety</p> <p>33:20</p> <p>said</p> <p>9:8 25:9 28:17 29:6</p> <p>same</p> <p>10:21 13:10 18:13,13 20:8 23:16 26:4 30:8 31:10</p>			

separately 15:1	1:10 4:8 9:5 10:10 16:9,20 32:16	small 18:9,12 21:21 22:2 26:3	7:23 17:11 18:25 19:22 20:2 21:6
September 18:24	sides 9:7 33:25	so 6:14 8:6,20,25 11:21 12:2 13:3,6,7,19 14:10,13,14,18 15:17 16:8 17:24 19:4,24 21:1,11 22:22 23:24 24:2,2 24:6,19 26:18,21 28:6 29:17 30:6 32:6,7 33:6,14,16 33:24 34:7,10,18,24 35:1,5 36:22 39:4	sporadic 23:21
serve 18:21	sidewalk 29:20,23	solar 8:2 14:14 25:4	spread 23:21
served 21:23	side-by-side 5:7,10 9:1	solar-powered 7:25 8:7,10 14:13,15	square 12:8 20:3,4
service 5:16	sign 31:12	some 7:14 9:4,9,15 12:6 13:2 16:23 19:11 23:22 27:8 29:21,23 31:13 37:4 38:18	stacked 27:10
serviced 15:1	signed 37:20	something 32:10,19 38:25	standalone 29:7
set 27:15	similar 9:18 10:23 12:5 16:9 18:16 20:13 35:6	sorry 36:17	standards 18:8 19:15,25 24:9 28:6
setbacks 24:11	simple 10:18 11:3	sort 31:18	standing 38:21
seven 12:4 16:8 29:5 30:16	single 1:10 4:8 14:11 26:3	sought 20:15	stands 21:8 38:24
several 30:10 33:17	single-family 5:7,9 7:15 9:4 16:15 17:13 18:6 19:17,18 20:1 22:2 35:15	South 2:4 5:5 29:8,22	start 6:17 8:5 23:23
sewer 14:17,19,20 30:8,10 35:24	sir 6:22 8:18 9:12 38:4	space 10:11 16:20 23:2 24:8,14,14	started 8:3
share 31:23,24	site 1:9 3:22 4:7 5:7 7:12 7:12 11:8,24,25 12:1,4 13:12 16:14 18:9 21:20,23 22:13 22:22 23:1 24:18 27:23 30:19	spaces 18:17	starting 8:4 22:9 23:3,15,20 25:13 28:24 38:13
shore-style 10:18 11:3	site's 24:6	spear 15:21	starts 28:23
shot 9:17,23 10:2,8,16 18:3	sits 16:18 18:10	special 21:4,5,22	state 2:7 12:12 38:2
should 23:4,21 26:22 36:23 37:17 38:25	situation 33:7	specific 19:24 21:5	stay 35:1
shouldn't 22:19	six 13:16 30:11,15,19	specifically	steal 17:21
show 12:25 28:12 31:4	size 22:14		stenographic 41:7
showing 9:24 10:2 32:3,3	skilled 37:5		step 38:2
shown 17:21 30:23 32:20	slightly 16:19		stick 17:21
shows 12:3 36:4			still 7:19 24:12,13
sic 6:15			stone 12:14 13:1 28:4
side			stop 31:12

stops 32:4	substantially 26:12	39:7	thanks 8:14 27:19
store 33:23,24	subsume 29:15	taken 2:5 22:3,4 41:7	that's 13:3,15,18 14:2 16:5
stored 36:11	subsumed 19:12	takes 20:22	16:25 21:4,15,18
stories 23:11	success 20:24	talk 14:16 16:2 25:4	22:20,20 24:4 27:15
storm 12:17,19 28:6,13	successful 15:23 22:11 23:19	26:25	28:4,10,16 29:7
stormwater 11:20 12:7,10 28:1	24:1 26:2	talked 15:19 29:1,11,13	31:18 33:1 34:13,16
30:21	such 7:8 29:22 36:22	30:20 31:18 32:7	36:23 37:23
straight 33:9,10	sufficient 12:16 24:14	37:9	their 7:8 16:20 30:8 39:4
street 8:6 9:5 10:3 25:11	suitable 21:24 22:14,23 24:6	talks 36:10	them 6:7,16 9:2 11:1 14:9
32:3,15,21 36:8	summer 8:4	tax 5:12 32:3,21 36:4	29:15 37:13 38:21
stretch 18:20	supplemental 6:5	Taylor 38:5,6	39:18
striping 31:13	supported 23:19	technical 15:15 19:20 28:24	theme 10:7
structure 18:7	supposed 17:7	technically 19:18	themselves 18:15
structures 18:1,15 19:9 26:9	sure 6:18 14:7,18 19:21	tell 5:20 6:20 35:6	then 6:16 7:2 8:3,8 9:3
stuff 15:19,23 17:18,23	33:6 36:17	terminus 31:13	10:7,15 13:15 16:24
21:15 23:22 26:7	surrounding 25:25 28:5	terms 13:19 30:9	20:9 21:10 24:14,24
style 9:18	surveyor 30:12	terrace 13:14 29:8,21 30:2	28:18 29:24 32:15
subdivision 1:9 4:7 5:6,9 7:12	survive 39:3	31:5,13,19 32:2,5	36:12
27:24 30:11,17	swear 5:18,20 6:16,20	32:20,25 33:16 36:1	there 9:21,22 11:18 13:2
submission 27:23,25	sworn 6:14 8:23	testified 26:1 28:4	15:1 17:13,19 18:4
submit 12:24 14:24,25 28:14	system 30:8	testifying 6:24	20:23 21:16 22:21
submittal 12:3		testimony 5:22 6:5,21 12:6 14:1	25:15,20 27:25
submitted 9:11 14:21 27:22		15:18 27:6 28:7	29:19,23 32:13
submitting 13:8		29:17 30:22	33:11,11 34:5,11,13
substantial 25:22		than 12:15 15:25 18:1	34:15 35:6 36:6,10
		20:19,21	38:14
		Thank 5:11 13:5 30:18	there'll 26:1
		37:22 39:5,6,16,19	there's 13:16 15:23,24 16:10
			16:12,15,19 17:18
			21:11,12 29:4,6
			31:18 33:10,15 34:4
			34:5
			these 9:9,10,15,20 10:5
			11:21 16:23 17:8
			18:11,11,21 19:2

20:4,18 23:25 26:9 31:16 34:4 38:20,24 38:24 39:5,17 they 6:5 9:6,12,17 15:14 17:9 22:3,6 25:15 25:15 28:22 29:2,18 29:21 30:7,7,9 31:7 32:6 33:25 35:13 36:24 37:4,5 38:12 38:13 they'll 14:10 28:21 36:7 37:6 they're 13:23 18:16 29:3 32:24 36:17 they've 36:7 thing 18:13 25:5 26:4 35:5 37:16 things 17:8,19,24 23:3 think 10:9,16 11:18 14:2,9 14:24 15:9 22:17,22 25:9 26:1,4,14,16 28:17 37:23 39:8 thinking 38:15 third 21:22 those 12:25 13:4 14:24 19:15 20:19 25:14 26:21 28:3,8,20 30:13,21 though 17:20 28:17 thought 33:8 three 8:11 9:1 21:12 28:25 28:25 29:6 threshold	12:9 through 7:19 8:21 20:16 27:17 28:3 32:14 33:9,10,25 34:8 38:12 throw 23:5 Thursday 1:17 2:7 time 10:11 22:5,8,11,17 25:10 26:25 38:15 timers 14:10 times 17:17 25:10 tip 15:21 today 5:22 6:21 8:17 15:12 27:1 31:25 39:7 today's 25:5 together 10:25 tons 34:4 too 16:4 17:24 22:12,17 22:22 32:17 took 8:8 total 12:7 13:15,18 totally 8:10 17:16 Tourism 24:25 25:2,6 towards 16:4,6 18:10 19:2,19 20:11 22:4 26:16 Towers 18:5 town 16:3 20:18	townhomes 9:1 townhouse 13:13 20:15 towns 23:10 traffic 34:2,8 transcript 41:6 trash 11:4,7,11 36:10 treat 32:25 tree 13:20 tried 17:9 true 41:6 truss 11:1 truth 5:21,21,21 6:20,20 6:21 try 22:16 35:22 39:17 trying 16:2 17:16 23:14 38:19,25 turn 22:9 36:21 turnaround 37:7 two 7:17 8:16,21,25 9:1 11:18 12:6 13:10,13 13:17 14:21 17:1 24:23 25:20 27:21 28:8 29:19 30:4 33:20 34:3 type 10:22 15:19 23:16 26:18 37:5 types 23:25	T4 12:3 <hr/> U <hr/> ultimate 31:4 ultimately 33:3 unbelievable 8:2 unclear 31:5 under 12:12 19:13 21:1,21 24:4 27:22 understanding 32:19 understated 25:5 Understood 35:19 undue 21:16 units 18:18 22:24 23:25 29:6,6 36:12 unlocked 17:15 until 8:9 15:9 17:12 22:11 up 8:20 9:6 10:1 11:11 11:17,22 12:2 13:19 17:13,15,22 22:6 23:12 25:12,16 27:15,16 29:18 31:16 33:2 34:5 35:3 36:20 38:1 updated 16:5 us 15:11 17:2 18:12 19:2 35:23 39:8 use 1:4,9 3:6 4:6 5:6,8 7:13 9:14 15:15
---	---	--	---

18:25 19:4,12,16,17 20:1,16 21:1,2,12 21:13,17,24 24:16 25:1 26:16,18 29:13 29:15 37:18 39:21	31:5,13,14,19 32:20 32:25 33:15 35:10 35:25	37:4 39:12	30:10,10,19,22 31:6 31:20 32:7,10 33:2 33:8,16 34:7,19 35:22,25 36:9,15 37:6,7,20,23,24 39:23
used 9:25	version 21:15	wanted 37:20	weigh 36:23
uses 24:15	versus 19:13 31:1	wants 19:8 20:21 22:10,19 22:20 24:19	welfare 21:23 24:6
using 11:12	very 8:13 9:18 10:9,11,17 10:17 11:2 12:5 16:19 18:16 20:13 21:20 24:2 26:17 33:21,21 35:18 37:5 37:22	Ward 38:23	well 10:10 11:2 14:14 19:17 24:2,9 26:6 32:18
utilize 13:10	view 8:22 10:2,3,4,5 18:10 18:11 19:12	was 7:11,25 8:7,8,12 9:17 12:21,21 13:11 15:21 17:16,22 18:6 21:9,10,11 22:2,3,4 22:5,6,11 23:8 27:11,14 29:12 31:18 32:12 33:8,11 33:11	well-lit 10:17 14:15
<hr/> V <hr/>	views 9:5,7	wasn't 33:7 38:20	went 28:3
vacant 39:1	vinyl 11:2 31:18 32:12	watched 25:12	were 9:11,12,20 11:18 17:13,15,15,19,21 20:24 21:16 22:3,4 27:10,22,25 28:1,17 28:18 29:19,19 32:10 34:24
valuable 39:2	visual 24:3	water 12:22 14:16,18,20,21 14:23,25 28:6,10,12 30:10 35:24	We'd 30:24
values 23:13,18	<hr/> W <hr/>	water-quality 12:16,18	we'll 5:3,24 6:7,16 7:17 14:3 27:18 30:13,14 30:15,15 37:25 39:10,17,18,23
variance 1:9 4:7 5:6,8 7:13 15:15,16 19:13 21:1 21:2,3 25:22 29:12 29:13 37:18,18	wait 15:9,10	way 18:14 21:19 23:12,18 32:14 36:21	we're 5:14 6:2,13 7:11 8:16 8:20,25 9:3,13 11:7 11:12 12:15,24 13:4 13:7 17:7,16 18:12 19:8,9,14,18 20:4,8 20:10 23:14,15 24:8 24:9 26:23 29:14 35:2 36:1
variances 7:14,15 19:4,11,12 20:16 21:13 29:14	waiting 14:22	ways 21:12	we've 16:2,4,7 20:15 34:23
variants 29:15	waiver 13:8	we 5:16 6:3,4,8,16 7:18 8:24 9:8 10:9,25 12:6,13,14 13:6 14:2,5,20,23,24,24 14:25 15:2,9,19 16:14 17:4,8 19:1 19:23 20:23,24 21:16 22:16,17,18 22:19,23 23:5,14,21 23:22,22 24:5,11 25:10,17,17 26:7 27:21 28:7,14,25 29:11,12 30:2,3,6,9	what 8:21 9:16 10:9 12:21 13:4 15:24 16:7
variety 24:15	waivered 28:20		
various 6:6 27:21 29:1 30:23	waivers 11:21 27:23,25 28:3 28:8,18		
vastly 33:18	walk 7:19 8:20 25:15		
vehicles 34:8	wall 33:11,12		
vehicular 16:22	wall-mounted 13:13		
Ventnor 23:17	want 6:16 9:2 11:19 14:7 15:9,18 17:22 27:17 33:4 34:8 35:13,20		
Vermont 1:8 4:6 5:6 13:14 14:19 18:4 29:8,22			

17:2,7 19:1,8,19 20:19,25 22:10,10 22:16,20 25:17 27:5 29:1 30:7,9 whatever 30:7 whatsoever 11:9 what's 12:20 15:25 18:1,1 24:9 27:12 wheeled 36:12 when 16:10,13 17:4,20 18:2,11 21:15 27:8 28:22 32:10 34:4 38:8 where 7:17 20:1 21:13,22 22:18 31:14 which 7:17 8:9 10:16 12:5,8 13:12 14:22 17:21 19:25 21:1,11,22 24:4,22 32:2,15,23 34:1 38:10,24 While 28:3 who 38:20,25 whole 5:21 6:20 9:14 14:11 27:6 why 23:14 wide 34:1,6 widening 32:22 width 20:7 31:4 will 10:23 11:8,11 13:10 13:13 14:14 15:1,24 18:20 19:19 24:20	26:4,12 30:16 31:4 32:20 33:19,25 39:8 with 7:15,18,20 10:17,19 11:1,8 12:11 13:13 15:20 16:3,5 17:6 18:1 19:3,4 20:16 21:17,19 24:8 26:15 27:1 28:9,14,17 29:11,18 30:8 31:24 32:11,24 34:23,25 35:2 36:18 37:19 38:1,21 39:22 within 30:1 36:11 without 25:22 36:21 witness 7:4 witnesses 6:14 won't 28:25 37:6,7 work 16:4 17:5,8,10 18:18 23:14 29:21 32:20 working 16:4 19:2 would 9:19 12:15 18:8 20:23 21:16,20 27:4 28:9 30:8 33:9 38:15,19 write 36:8 wrote 37:15 <hr/> X <hr/> X 4:1,18 <hr/> Y <hr/> yard 20:10 yeah	7:22 12:23 14:18 23:24 27:14 28:14 31:11 33:6 34:20,21 35:17 36:3,25 37:3 37:6 year 8:9 18:23 years 7:18,21,24 15:20 16:3 23:10,10 25:13 38:7,8,9,15,20 39:1 Yep 15:17 yes 5:15 6:22,23 7:9 8:18 9:12 11:6 24:2 29:16 34:12 35:16 you 5:18,20 6:19 7:3,18 7:19 8:8,14,20 9:2 9:16 10:5 13:1,5 15:6,8,23 16:4,13 17:4,8,9,20,22 18:2 18:4,10,11,11,21,23 18:24 19:5,6,16 21:6,10 22:12,17,21 23:11,16 24:12 25:3 25:3,10,21 26:8,24 27:1,4,7,17 28:9,17 28:17 29:24 30:18 31:16 32:7 33:4 34:4,15,18,24,25 36:1,20 37:22 39:5 39:6,7,14,16,19 young 39:5 your 5:22 6:21 8:14 9:20 16:11 17:23 27:6,17 30:12,17 35:23 38:3 yours 6:11 you'll 6:24 7:7 31:12 you're 28:11 31:3 32:23	35:23 you've 19:7 23:10 <hr/> Z <hr/> zone 19:1,17 24:10,16 26:13 zoning 19:5,6 24:23 26:13 26:18 27:14 <hr/> 0 <hr/> 08 8:6,8 <hr/> 1 <hr/> 1 20:1 1,867.5 20:4 10:00 1:18 2:8 39:22 11:04 39:25 113 20:6 12th 6:6 11:19 27:18 129 5:10 14 13:15 36:10 15 2:4 150 20:6 18 31:4 32:22 18-foot-wide 34:6 1800s 17:12 19 1:8 4:6 5:5 19:665.18
---	--	--	--

19:24	21:19	20:3	
1908		7.3	
32:4	<hr/> 4 <hr/>	7:14	
1980	4th	70s	
38:9	39:21	17:13 22:5	
1999	4.10		
38:13	20:10	<hr/> 8 <hr/>	
<hr/> 2 <hr/>	4.2	8-inch	
2	20:2	14:20	
5:5 31:1	4.3	8.5	
2,317.5	20:5	34:1,6	
20:4	4.4	800-lumen	
20	20:7	13:23	
1:17 2:7 20:10 39:1	4.5	83	
41:21	20:9	38:20 39:7,7	
20-some	40:55	<hr/> 9 <hr/>	
7:21	24:4	9,755	
20.75	40:55D-70(d)	12:8	
20:8	21:2		
2000	42		
38:14	13:18		
2004	45		
7:25	38:7		
2006	<hr/> 5 <hr/>		
8:4	50		
2025	20:7		
1:17 2:7 6:6 27:18	518		
39:21 41:21	20:7,9		
2025-09-3902	55		
1:6 4:5 5:4	5:10		
25	56		
7:24 38:7,9,15	5:10		
25.75	57		
20:8	5:11		
<hr/> 3 <hr/>	58		
3	5:11		
20:11,11 30:25	<hr/> 6 <hr/>		
30	6-inch		
39:1	14:20		
30s	6-7		
17:12,12	5:11		
300	<hr/> 7 <hr/>		
24:10 36:21	7,500		
300-foot-tall			