

BEFORE

HISTORIC & ARCHITECTURAL REVIEW BOARD

In Re: Regular Meeting

- - - -

WEDNESDAY, JANUARY 13, 2021

- - - -

A public meeting was held at the Borough Municipal Building, 125 New Street, New Hope, Pennsylvania 18938, commencing at 6:30 p.m. on the day and date above set forth, before Wendy Crowley, Professional Reporter and Notary Public in and for the Commonwealth of Pennsylvania.

- - - -

BLUM-MOORE REPORTING SERVICES, INC.
350 SOUTH MAIN STREET, SUITE 203
DOYLESTOWN, PENNSYLVANIA 18901

2

1

2 HARB MEMBERS:

3 Keith Voss, Chairman, Planning Commission

4 Liaison

5 Jeffrey Gada

6 Kevin Kesler, RLA

7 Richard O'Brien, Keystone Municipal

8 Services

9

10 Robert Wise, Historic Architectural

11 Consultant

12 JoAnn Connell, Borough Administrative

13 Assistant

14 Ken Maisel, Council Liaison

15

16

17

18

19

20

21

22

23

24

25

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

4

1 MR. VOSS: Okay. Let's begin. If we could

2 just start off by everyone introducing themselves.

3 MR. KESLER: Sure. Kevin Kessler, landscape

4 architect.

5 MR. GADA: Jeffrey Gada.

6 MS. VOSS: Keith Voss. I'm the liaison from

7 the Planning Commission.

8 MR. O'BRIEN: Rich O'Brien from Keystone.

9 MR. WISE: Bob Wise, preservation consultant

10 for the Borough.

11 MR. VOSS: Sounds like we changed the agenda.

12 So item number two is now going to start us off.

13 32 South Main, if you want to start your

14 presentation for us.

15 MR. RAPHAEL: Thank you for having us. I'm

16 Mike Raphael from Raphael Architects, and with me, this

17 is Megan Bartiloni. She's a facilities manager for the

18 Playhouse Inn Properties, the owner, and Kevin Doherty

19 and Sherri Doherty are the owners of Playhouse Inn

20 Properties, and with me, behind me is Gretchen Ginnerty

21 from our firm, Raphael Architects. We're from

22 Doylestown.

23 So you are probably very familiar with this

24 project. The plan up there that you see -- I'll face

25 this way, so you can -- maybe it will be better. The

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

3

1

2 INDEX

3

4 PAGE

5 1. Roll Call 4

6 2. New Applications:

7 A. 32 South Main Street 4-35

8 -Numerous renovations on the

9 east side of the property

10 B. 122 South Main Street 35-38

11 -Council recommended at their

12 meeting in December that this

13 applicant return to HARB for

14 a revisit of the paint color

15 C. 49 West Mechanic Street 38-60

16 -Final discussion on a new

17 family dwelling

18

19 3. Approval of the Minutes for the

20 December 1, 2020, meeting 60

21 5. Adjournment 60

22

23

24

25

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

5

1 plan that you see is what was previously approved, and

2 the front half of it is a market, which is what exists

3 now. The back half is empty, and that's what we're

4 here to ask for your opinion on.

5 MR. VOSS: I'll jump in here right now just

6 for your own reference, I don't believe any of us were

7 part of the initial approval. So feel free to add

8 comments about reasoning behind your initial decisions,

9 if you think that will help us.

10 MR. RAPHAEL: Okay. Megan, I may need some

11 help here.

12 MS. BARTILONI: Sure.

13 MR. RAPHAEL: So there are vendors in the

14 Ferry Market. How many?

15 MS. BARTILONI: 13 vendors. We currently

16 have two new vendors signing on to occupy the current

17 unoccupied spaces, but 13 vendors fit in the space and

18 then you have the seating in the front, some outdoor

19 seating and couple back rooms, and we just always

20 planned on extending to the back to a certain degree,

21 and we're finally ready almost four years. So here we

22 go.

23 MR. RAPHAEL: So what was approved previously

24 was the vendors up front as a market. The whole

25 building is classified as a market. Think of it like a

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

6

1 food court. So there's no seating in any of the vendor
2 areas. You take your food, seat in the public area.
3 So what we're proposing -- and originally, by
4 the way, there were, I think, three or four restaurants
5 planned in phase two. So that's what that plan showed
6 was it's more like vendor restaurants in the second
7 half, but our plan is the entire space will consist of
8 seating area which will be shared by the market.
9 So you see the open seating area and then a
10 restaurant with a kitchen, which is probably all that
11 middle portion there. We're adding an elevator and new
12 bathrooms for this and a bar that looks out over the
13 river. So it's really just one vendor now.
14 So that's the plan as to what we're doing.
15 We're not changing the exterior building. We are
16 changing windows, finishes, and we're adding a deck on
17 the back.
18 On the existing ground floor, you can see it
19 there, there's parking under half of our phase two
20 building, existing parking, and then there's storage
21 space in the area. That's all in the floodplain on the
22 ground floor. So we are just organizing that a little
23 better because the vendors use the ground floor for
24 storage of dry goods, and so we're going to organize it
25 so it remains storage.

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

7

1 We are going to put an accessible entry down
2 there for the new space. So there will be an entry,
3 existing stairway and a new elevator.
4 We're also putting a ramp so that you can get
5 up on the very end so that you can get up to grade and
6 in the building without any steps.
7 MR. VOSS: How much of that is going to be
8 visible? Elevators are interior. The ramp is
9 exterior?
10 MR. RAPHAEL: Well, it's in an open space,
11 but we'll show you the -- there is an enclosure that
12 screens it somewhat.
13 The rooftop, this is a roof plan. We are
14 putting a deck on the main floor which you enter at
15 grade on Main Street and then one floor above at the
16 river. We're putting a deck there for dining and then
17 we're also putting a proposed deck above that at the
18 roof level. Both of those decks are about 1,100 square
19 feet each.
20 Previously the building section had a big
21 skylight in it. We've eliminated that. So that's what
22 was approved previously.
23 What we are doing is we're not changing the
24 form of that big, long building where you can park
25 under. We're changing materials, and we're changing

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

8

1 the windows, and then at the end of it, we're building
2 it's just part of the stairway and the entry another
3 bookend like the big, brick bookend that's at the front
4 on Main Street. So that's what that's for.
5 And then there's the new stairway up to the
6 decks on the far right.
7 Existing photo, no changes on Main Street.
8 No changes down the alley. At the end of that
9 building, there's just a slight change that you can
10 see. We're adding a room to put all of the dumpsters
11 undercover and in the building rather than right now
12 they're taking up a parking space underneath the
13 building. It's quite messy.
14 So you can see that, we're just -- that
15 portion will be just like the existing building, going
16 to maybe push the wall back 6 inches. It will be
17 stucco, same color. It will have a garage door on it
18 so we can get the dumpsters out, and it will have a man
19 door, which isn't shown, but a man door because it's
20 required by code to get out in the space as well.
21 The roof will be exactly the same as the
22 existing building.
23 MR. VOSS: Could I just jump in? Just as I
24 remember the building before when the massive
25 renovation occurred, but is there any portion of the

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

9

1 original building that is still visible or is the
2 facade just completely hiding anything that was
3 original?
4 MR. RAPHAEL: Megan, this wall is original,
5 right?
6 MS. BARTILONI: That wall is original.
7 MR. RAPHAEL: All of that, it's the southern
8 facade, which is really in the parking area is all
9 existing. So we're going to cover those finishes
10 differently, you see that, with a new finish and new
11 windows in a more ordered fashion, and our notion for
12 this is that much like a covered bridge, especially
13 existing new, Gretchen? It has no end to it. So it
14 has nothing landing it to. So it looks quite awkward
15 formalized. So we thought we should put an end to it
16 so it looks like it could span, and we thought we'd
17 pick a material that would look like it could be light
18 weight and span, rather than stucco, a heavy masonry
19 looking material.
20 Over each window we're putting sunscreens.
21 You see the little canopies above each window.
22 The view from the river, that's what you see
23 now. That's the back of the building and the southern.
24 So the southern and the eastern side. And then what is
25 proposed is we put this bookend component which ends

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

1 the big, long-standing structure and the stairway which
 2 is all open with metal railings and a wood rail on the
 3 top looking out to the river.
 4 That's the existing view from the river.
 5 That's a proposed view from the river.
 6 We're going to switch here. She's going to
 7 show you the materials.
 8 Gretchen.
 9 MS. GINNERTY: Can you hear me?
 10 MR. VOSS: Yes.
 11 MS. GINNERTY: So to answer your question
 12 about the existing building, that little portion over
 13 there in the back there that we're keeping stucco is
 14 part of the original building which we're not changing.
 15 This other part was actually put on, all of
 16 the windows that you see were fairly recent, those
 17 little windows, they were just sort of place holders.
 18 So that was actually touched I believe in the last
 19 phase. They were just put in to bring light in. So
 20 none of that we're changing is what we would say is
 21 original to the building.
 22 The history of this building, if you don't
 23 know it, is it was a car dealership back in the 1920s,
 24 and it's gone through various, you know, renovations,
 25 but the big one was on phase one back I believe it was

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

1 of system. It's has a rain screen that attaches to the
 2 building. So you can feel these panels and of course
 3 there's always --
 4 MR. RAPHAEL: Explain this.
 5 MS. GINNERTY: Yeah. So basically what it
 6 is, it's a perc system rain system, and this is called
 7 a hybrid. It's actually referred to as HPL, it's for
 8 high plastic laminate, which honestly is what James
 9 Hardy is, it's a composite as well. It's very durable.
 10 You can get a really nice texture and look to the
 11 material as well, extremely durable, very flood
 12 friendly, and it just puts a really crisp panel system
 13 to the building.
 14 So what you're seeing on the bridge, we'll
 15 refer to the wood part as the bridge, that will be more
 16 of like a wood tone, but then as you get down to the
 17 back, we're just looking at doing like a flat, you
 18 know, like a graphite or a solid color on that entrance
 19 which will help just depict the entrance a little bit
 20 more.
 21 And then on the deck, the one change from
 22 your documents, we talked about doing the Thermory
 23 decking, but we realized with our structure that we're
 24 going to be doing concrete slabs for those decks out
 25 there. So we decided we're going to go with a more

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

1 2017.
 2 So what we want to do is, you know, really
 3 bring in a warmth to the river front, but, you know,
 4 also keeping things with a little traditional nod with
 5 the windows.
 6 So the windows are going to be black metal
 7 plaid, and you'll see on the back on the bar side,
 8 they're going to be fold-up black windows that actually
 9 fold up so that people can actually access the bar from
 10 the deck so they can be standing on the deck, enjoying
 11 the river and be able to get food and drink there. And
 12 then --
 13 MR. VOSS: That's level two?
 14 MS. GINNERTY: Yes. So really, what we're
 15 really looking at is that main level inside and out,
 16 we've calculated all as kind of one area, and it is a
 17 covered deck on the main level, but then what we've
 18 done is near that level above leaving an open deck on
 19 the top there. So really, quote, a roof deck, but the
 20 materials that you're looking at is a material, I don't
 21 know if you're familiar with FunderMax. You heard of
 22 Park Wax. It's a HPL system, you know, this is kind of
 23 a better system. You're probably familiar with hard
 24 board. So you've seen a lot of that. This is a
 25 superior product to hard board, but it's the same kind

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

1 durable, maintenance friendly product, which is
 2 porcelain tile, but the porcelain tile we're looking at
 3 is, you know, the tile that looks like wood. So that's
 4 what's being passed around here.
 5 So those are really the two main exterior
 6 materials that we're introducing and sort of pulling
 7 that stucco off on the bridge end, again, keeping it up
 8 there on sort of the part that we're not really using
 9 with the trash enclosure, and, again, right now, what's
 10 existing is the trash is actually out under the
 11 carport, and, you know, it's really unsightly. So the
 12 idea of a trash enclosure that you can just keep that
 13 neatly tucked away was sort of --
 14 MR. VOSS: Did I see brick being used on the
 15 other side?
 16 MS. GINNERTY: The brick is existing, but
 17 we're not introducing any new brick.
 18 MR. VOSS: So the view that I saw from the
 19 one side looking --
 20 MS. GINNERTY: You were looking at the
 21 existing.
 22 MR. VOSS: That's existing?
 23 MS. GINNERTY: Yeah, and then this is really
 24 just in the back of the building. So as you come down
 25 the driveway there, then you're going to have --

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

1 MR. VOSS: No. I meant you showed a river
 2 view from the north side that --
 3 MS. GINNERTY: Right, the river side is the
 4 FunderMax wall. It's all just the same, it's wood,
 5 it's that same bridge wood panel that goes around and
 6 then the flat panel that I was talking about is on that
 7 entrance. Yeah, so that's FunderMax.
 8 MR. VOSS: So that's wood on the right-hand
 9 side --
 10 MS. GINNERTY: Yeah, it's the FunderMax.
 11 MR. VOSS: Okay.
 12 MS. GINNERTY: And then the railings are just
 13 going to be iron and then the top rail would be a wood,
 14 just to kind of give it a gentle nod as to that and
 15 then on the rooftop, we were thinking about glass
 16 railing again with the same wood railing top to allow
 17 people to sit down. The idea up there would be that
 18 you might have sectional sofas, you know, a little more
 19 loungey areas. So you're sitting down a little closer
 20 to the deck. So the idea of the glass railing was to
 21 allow people to enjoy the beautiful view, and of course
 22 we've got the million-dollar view on this site right to
 23 the bridge.
 24 MR. VOSS: So is there any weather protection
 25 that's planned? In other words, full glass shielding

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

1 engineer is coming on board for this phase two part.
 2 This is the same civil engineer as phase one. So she
 3 had gotten back to us about that and checked into it.
 4 She said we're under the maximum square footage that
 5 actually would make us put more parking. So currently
 6 we're staying with what was approved originally, and
 7 what was approved originally actually was for both
 8 phase one and phase two. So we've stayed with those
 9 numbers, same number of spaces.
 10 MR. O'BRIEN: Yeah, but you're making the
 11 decks larger and adding the deck on the roof, correct?
 12 MS. GINNERTY: In that -- go ahead.
 13 MR. RAPHAEL: So we are adding two decks.
 14 The lower deck was counted originally. What the
 15 ordinance says is, for a market is for every 800 square
 16 feet, you need one space, and our total with the two
 17 decks and the building is 16,000, and we have 20
 18 spaces. There currently are actually 21 spaces. The
 19 first space right now is filled with dumpsters. So
 20 we're just moving those dumpsters. In order to move
 21 those dumpsters and put them in an enclosure, we have
 22 to move the transformer, and the transformer ends up
 23 taking one of the parking spaces away. The one that's
 24 not all lined up, it's perpendicular to the rest of the
 25 parking and parallel with the driveway. We're

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

1 or anything like that that we need to be aware of?
 2 MS. GINNERTY: I mean, the system itself is a
 3 weather protector. So I'm not sure I understand
 4 MR. VOSS: Well, if someone is sitting up
 5 there in late December, are they sitting up there in
 6 late December or is this sealed in or --
 7 MS. GINNERTY: No, we're not sealing it in.
 8 We have entertained the idea of potentially putting in
 9 an insect screen. We were talking about possibly
 10 putting a screen in between just at the middle level
 11 because if the windows were open in the bar, we're a
 12 little concerned about the bugs coming in. We do have
 13 a possibility of putting screens right at the window,
 14 but it sort of defeats the purpose of opening the
 15 window and letting the people interact in and out. So
 16 one of the thoughts was to put a screen, sort of a
 17 screened porch effect, but they would be mechanical,
 18 and they would only come down when really needed,
 19 otherwise they're just going to be up, but no, like,
 20 permanent enclosure on the deck at all.
 21 MR. GADA: Are there any parking spaces that
 22 are being lost?
 23 MS. GINNERTY: No. We are actually being the
 24 same number of parking spaces that were originally
 25 approved and with the square footage, we have our civil

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

1 eliminating that and moving the transformer into that
 2 space.
 3 MR. KESLER: But your calculation requires
 4 only 20 spaces you said?
 5 MR. RAPHAEL: 20, correct, because of the
 6 building size and 16,000 square feet.
 7 MR. VOSS: And that's for market use?
 8 MR. RAPHAEL: For market use.
 9 MR. VOSS: So the addition of a restaurant
 10 with seating doesn't change that?
 11 MR. RAPHAEL: The whole building is a market.
 12 It's zoned as a market, and the market is composed of
 13 multiple tenants, one of them which would be a
 14 restaurant. So that's how it's defined in the
 15 ordinance.
 16 MR. O'BRIEN: Do you have approval from the
 17 zoning officer for that?
 18 MR. RAPHAEL: We do not. We did get a review
 19 letter, and she said for us -- there were insufficient
 20 information for her to form a review. She required it.
 21 She said we would have to do that going forward, and
 22 she said to follow the ordinance for parking and for
 23 restaurant use. There's a couple items in the
 24 ordinance that govern how restaurants and open
 25 decking --

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

1 MS. CONNELL: You guys got that letter. It
 2 was just recently.
 3 MR. RAPHAEL: So you have that letter. We're
 4 going to follow up with what we need to do.
 5 MR. O'BRIEN: You said there's an accessible
 6 entrance in the rear?
 7 MR. RAPHAEL: Yes.
 8 MR. O'BRIEN: Where is that located?
 9 MR. RAPHAEL: Well, essentially --
 10 MR. O'BRIEN: Two stairs at the back going up
 11 to the first floor deck.
 12 MR. RAPHAEL: So where it's dark in the plan,
 13 so you could walk in straight there. You'd have to go
 14 up the ramp where it's darkened, right there, up that
 15 ramp and go in the door, and now you're in this
 16 enclosed let's call it a hallway to get to the
 17 elevator. That's the elevator.
 18 MR. O'BRIEN: Okay.
 19 MR. RAPHAEL: The only reason we're doing
 20 that is because it may have different hours than the
 21 market in the front of the building. So if the market
 22 in the front is closed, there wouldn't be an accessible
 23 entry. So we did this so that there would be when they
 24 have different hours.
 25 MR. KESLER: I was just going to say, it

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

1 more of an industrial look.
 2 MR. KESLER: Yeah.
 3 MR. RAPHAEL: Which we thought was
 4 appropriate for the building given what it was
 5 previously used as.
 6 MR. VOSS: I know this isn't specifically
 7 our -- just my Planning Commission part is jumping in.
 8 Is there any access for the public to get to the river
 9 alongside your property, and if so, this new build-out
 10 along the river itself, is that going to prevent the
 11 public from accessing the river?
 12 MR. RAPHAEL: So are you describing a
 13 promenade along the river's edge?
 14 MR. VOSS: Uh-huh.
 15 MR. RAPHAEL: So if you did it on this site,
 16 we are stepped back from the retaining wall. So it
 17 could occur. In the drawings you have, there may be
 18 the end stair may encroach on that, but we could easily
 19 pull it back so that it maintained that setback. I
 20 think it was 6 feet from the retaining wall that we
 21 were keeping. So I don't know if that's sufficient for
 22 a promenade. It doesn't go anywhere. There's a
 23 retaining wall and a private property beside it, and
 24 the other side is not through, but we haven't
 25 encroached, we haven't gone out to the retaining wall.

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

1 looks like you may have some zoning issues to work
 2 through, but that's not what we're here for tonight.
 3 That you'll have to do that with the Planning
 4 Commission and stuff.
 5 I think what I'm most concerned about are the
 6 windows, but I think maybe I'll wait for Bob to comment
 7 on --
 8 MS. BARTILONI: Did you say the windows? I'm
 9 sorry.
 10 MR. KESLER: Yeah, I think I'm a little
 11 concerned with the look of the windows, but I'd prefer
 12 to have Bob comment on that.
 13 MS. BARTILONI: Okay, because they do match
 14 with the pre-existing windows that are on the building.
 15 The will look exactly like the ones that are already
 16 there. We're going to make sure that that carries
 17 through on the side into the back just to match the
 18 front of what's already there.
 19 MS. GINNERTY: Here's the front, here's the
 20 front that you see here. They're the same windows.
 21 MR. KESLER: Yeah, but it's not a
 22 particularly historic looking building to begin with.
 23 I understand.
 24 MS. BARTILONI: Sure.
 25 MR. RAPHAEL: We thought we were adopting

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

1 We kept the 6 feet setback from the --
 2 MS. GINNERTY: We also looked up where the
 3 promenade is proposed right now, and it doesn't go on
 4 to this site, but we're not changing anything that's
 5 existing right now as far as accessing to the water, I
 6 mean, people can walk down here and go to the water,
 7 but what we saw in the master plan for the promenade
 8 stops before this building.
 9 MR. VOSS: I guess I just wanted to bring it
 10 up at this stage is, if the distance that pushes out
 11 makes it uncomfortable for a pedestrian along the
 12 fencing that's going to be there, I just want to make
 13 sure we know what sizing it's going to be, because if
 14 that changes something, it changes perspective, I'd
 15 like to know that ahead of time.
 16 MR. RAPHAEL: So we were pushing the new deck
 17 out to where it was previously approved, and the piers
 18 for that deck were actually poured back in 2017. So
 19 that's how far we were going, I mean, if it needs to
 20 come back, we would pull it back, but it seems like if
 21 we could use those existing footings, we would like to.
 22 MS. BARTILONI: Yeah, we poured the footings
 23 back about three and a half, four years ago, and we do
 24 not plan on bringing it forward at all. We did that to
 25 where we were approved a number of years ago to build a

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

1 deck.

2 MR. RAPHAEL: That's a good picture of the

3 footings that you can see and the wall, the existing --

4 MS. GINNERTY: Here's where we are.

5 MR. KESLER: So the new decks are not really

6 creating any new impervious area? The deck previously

7 was not really allowing water to go through. This

8 isn't really a HARB issue, but I'm just curious.

9 MS. GINNERTY: No, we haven't done anything

10 different than the -- other than make it look

11 different, it's the same.

12 MR. RAPHAEL: What I read was the entire site

13 a hundred percent was impervious. There is some area

14 that's gravel now that I guess compacted gravel ends up

15 being impervious. So it's a hundred percent

16 impervious. So we didn't increase that.

17 MR. KESLER: Gotcha.

18 MR. VOSS: The windows that overlook the

19 river, is it on the highest level and the lower level

20 or is it -- yes. Okay.

21 MR. RAPHAEL: The large windows that open

22 that we were describing were on the main level.

23 There's some smaller windows that are more normal

24 fixed, you know, or some may be operable, but they're

25 not the flip up, completely open and gone kind of

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

1 had to go through land development.

2 MR. O'BRIEN: Oh.

3 MS. BARTILONI: We were actually planning on

4 doing that.

5 MR. RAPHAEL: Maybe that was why. Yeah, she

6 said we had to. If we were to come back here, this is

7 a conceptual, if you wanted us to return, she said we

8 had to do that first.

9 MR. O'BRIEN: Yeah. Okay.

10 MS. BARTILONI: It will be much prettier

11 though if it's all enclosed.

12 MR. RAPHAEL: It would be good to fix the

13 trash problem.

14 MR. VOSS: I don't know the term for them,

15 but right now there are these pipes, concrete pipes,

16 collars, that you use I guess to protect the

17 electronics, I guess you're saying?

18 MS. BARTILONI: Yes.

19 MR. RAPHAEL: They're required. The

20 transformer and the --

21 MR. VOSS: The transformer is now -- so that

22 will remain? I'm just trying to remember how that's --

23 MR. RAPHAEL: That's proposed. If you just

24 go up a little bit, you see the parking space, that's

25 where the transformer is going. The transformer, I

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

1 window.

2 MR. VOSS: But the ones on the primary window

3 will flip up?

4 MR. RAPHAEL: Yes.

5 MR. VOSS: That's going to expose the inside.

6 MS. BARTILONI: Exactly.

7 MR. VOSS: And the style is similar to the

8 style on the front view?

9 MR. RAPHAEL: Yes.

10 MS. BARTILONI: Yes. They'll look the same.

11 MR. RAPHAEL: So it's an aluminum frame

12 window, an insulated glass panel. Just want to be

13 explicit about that because that's what's out front, I

14 mean, that's what gives it the strength to be able to

15 tilt up and act like a garage door.

16 MR. O'BRIEN: This is not necessarily a HARB

17 issue; however, you should talk to Tracy because there

18 could be an argument with what you're doing in the

19 trash area is larger than the structure is now.

20 MR. RAPHAEL: I see.

21 MR. O'BRIEN: And the ground floor, the

22 stairs and the entryway is expanding that footprint

23 down on that bottom level. So there could be an

24 argument that you have to go through land development.

25 MR. RAPHAEL: I thought her letter said we

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

1 think if you went to the alley view, you'd probably see

2 the transformer. Go up a little bit more. It's around

3 the corner right there. That's it. And you see where

4 the parking space is, that's where we're putting the

5 transformer.

6 MS. BARTILONI: So, again, we would lose that

7 parking space but gain in moving that current garbage

8 out of this pre-existing space.

9 MR. VOSS: No. I just like the fact that

10 we're now hiding those, because when I was walking

11 along the street the other day, I remember seeing them.

12 I didn't know if they were going to stick out any

13 farther. It looks like they're sticking out, hidden by

14 the shed, so --

15 MS. BARTILONI: Yes.

16 MR. O'BRIEN: That finish is a stucco

17 material existing, and you're just going to extend that

18 down?

19 MR. RAPHAEL: We're going to extend the

20 stucco down. It will be a masonry wall just because of

21 the dumpsters, you know, it's not fine tuning pushing.

22 MS. GINNERTY: But it's to match what's

23 there.

24 MR. RAPHAEL: Yeah.

25 MR. VOSS: So the windows we're asking about

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

1 was the rear windows or the ones on the side as well?
 2 MR. KESLER: I was more concerned about the
 3 side windows, but I understand the concept a little bit
 4 better now.
 5 MR. VOSS: Okay.
 6 MR. O'BRIEN: And just to be clear, the look
 7 from Main Street is not changing, correct?
 8 MR. RAPHAEL: No, we're not touching that,
 9 phase one.
 10 MS. GINNERTY: The windows, what we're doing
 11 with the columns and everything, that's really just
 12 paring that same language, so it just feels like it's
 13 all meant to be. You don't feel like you're walking
 14 into an industrial park.
 15 MR. VOSS: I do remember the signage that you
 16 have on the back.
 17 MR. RAPHAEL: So we propose signage there
 18 just so people knew where to come, where you're headed
 19 for your target. I assume we'd have to come with a
 20 real sign proposal, but we're not ready for that.
 21 MR. VOSS: It's more location than what the
 22 sign looks like. So nothing of this would be seen from
 23 across the river?
 24 MS. BARTILONI: No, it's not river based, I
 25 mean, if when you're on the river, it's not -- no, if

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

1 facing the river is that concrete form, sort of
 2 ancillar blocks that they used a lot in 1920s, and it
 3 is on the very rear facade, and you really can see it
 4 from the river maybe, if you're looking at it from the
 5 bridge. It would be nice to keep that, if you could,
 6 on that lower level just because it is sort of a
 7 fragment of the original building or at least once you
 8 get to that far out, but, again, it's going to be
 9 underneath the deck. It's the least visible part of
 10 the building. So I don't think it's really important.
 11 I like the overall concept. I think the
 12 windows, to your question, I think they work, you know,
 13 again, with what they've already done in the front.
 14 They look onto a parking lot for the south and the back
 15 of a rather altered, small house back there. You can't
 16 see it from the extension, I guess, is that Mechanic
 17 Street, the extension of the road that comes through
 18 there. I don't know if those little windows were
 19 original. So I don't think that's going to be an
 20 adverse effect on the alley, on the extension of
 21 Mechanic Street or for that house. So I think that
 22 works.
 23 The biggest issue I have with this building
 24 was the deck, the upper deck. The ordinance or the
 25 design guidelines did not recommend decks that are

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

1 you looked to the side, it's not to the back --
 2 MR. VOSS: You can see it from down river, I
 3 would assume.
 4 MS. BARTILONI: I mean, yeah, technically
 5 you'd see it from down river, but not from that --
 6 MR. KESLER: It's, like, facing south?
 7 MR. RAPHAEL: That faces south, yes.
 8 MR. VOSS: Any questions? Do you have
 9 anything?
 10 MR. WISE: Well --
 11 MR. VOSS: Go ahead.
 12 MR. WISE: First of all, I apologize, I
 13 didn't review this last week, and I left my notes. So
 14 I looked at a lot of various details.
 15 When you look at the historic district
 16 inventory, this building is marked "I," which is
 17 intrusive. They looked at it as a circa 1965 building
 18 or something at that time. I looked at the old map and
 19 bringing that out that it was a 1920s car dealership,
 20 and obviously it's been highly altered to the point
 21 that you don't know it's a -- certainly don't know it's
 22 a car dealership anymore, I don't think, and it's, you
 23 know, it's moved onto something else.
 24 I like the -- on the rear of the building
 25

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

1 above ground. This one, your main deck, by default is
 2 above ground, even though it's on your main level. So
 3 that's somewhat understandable, but then to go up to
 4 what really is the third level, that's something that
 5 is not found historically obviously in the Historic
 6 District. It wouldn't be seen from the road, but it
 7 certainly can be seen from the river, which is
 8 considered a public way by the Borough, and I believe
 9 you can see it from the bridge. So I would -- I just
 10 want to bring that up to the HARB, that upper level
 11 deck really is inconsistent with what you see in the
 12 Historic District. Again, at the same time, it's on
 13 the back, very much so the back of this building. It's
 14 not like you're going to drive down Main Street and
 15 say, gosh, what did they do to that building, but it is
 16 something that's not recommended by the design
 17 guidelines.
 18 MS. BARTILONI: May I ask a question?
 19 MR. VOSS: Sure.
 20 MS. BARTILONI: Are there other exceptions in
 21 town that exist though?
 22 MR. WISE: There are probably exceptions to
 23 everything. There is all kinds of architecture in the
 24 town. As you know, the job of the HARB is to try to
 25 bring consistency with regard to the historic

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

1 appearance of the town. So it would be unlikely that
 2 the HARB would approve upper level deck facing Main
 3 Street on a historic house.
 4 MS. BARTILONI: Okay. You're saying that the
 5 fact it's the river side --
 6 MR. WISE: I bring that to the attention of
 7 HARB, but obviously it's not on the front of the
 8 building. The building, again, is not -- I think it's
 9 been heavily modified over the years. So I would -- if
 10 you're going to do the Historic District today, I would
 11 probably call it -- I would certainly call it a
 12 non-contributing building. So there's easily more
 13 leeway as to what you can do to a building like that,
 14 because you really can't hurt itself from a historic
 15 standpoint, but then you need to look at per the
 16 ordinance and the design guidelines, you need to look
 17 at the impact of the overall Historic District and how
 18 that change is going to impact the Historic District,
 19 and, again, it says, don't put -- if you can, don't
 20 build upper level decks, again --
 21 MS. GINNERTY: If I can jump in real quick.
 22 Before we did this, this is your observation and ours
 23 as well. So we did work with Rick over at building
 24 department, and he came out and met us, and so we
 25 looked at the design guidelines in the ordinance, and

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

1 saying --
 2 MR. RAPHAEL: You're not for it --
 3 MR. WISE: -- recommend against that because
 4 I think there is leeway with regard to where the
 5 location of this upper level deck. I bring it to the
 6 Board. I don't vote on the Board. I just bring this
 7 to the Board and say, this is the upper level is
 8 inconsistent with HARB guidelines, the design
 9 guidelines, but, again, it is in the very back of this
 10 very heavily modified building, and it would face the
 11 river and you would see it probably from the bridge.
 12 MS. GINNERTY: Did you know that Odette's in
 13 town has a rooftop?
 14 MR. WISE: It could. I don't know.
 15 MS. BARTILONI: Yeah, it does, yeah, facing
 16 the river as well.
 17 MR. WISE: Uh-huh. And other than that,
 18 without my notes, I think that was the main thing. The
 19 other -- well, I'm sorry. Just one other element to
 20 that is, if you did not have that upper level deck,
 21 that would not require the construction of the para pad
 22 across the back of the building. It would also reduce
 23 the height of the -- did you call it a tower, the
 24 entrance --
 25 MR. RAPHAEL: I just called it a bookend,

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

1 the way this is interpreted is, it's not a third story.
 2 It's actually considered a second story. Even though
 3 you're looking at the back here, it looks like three
 4 floors, but when you do the calculations for which is
 5 required by code, the main level, we're over 50 percent
 6 of this building is underground. So by that
 7 calculation, this deck and this level is considered
 8 street level. It's considered --
 9 MR. WISE: I'm talking the upper deck.
 10 MS. GINNERTY: Right. So the main level is
 11 considered form one, the roof deck is considered form
 12 two, it is allowed. The thing that's not allowed is --
 13 MR. WISE: Wait. Is it allowed by code or --
 14 MS. GINNERTY: It's allowed by code and by --
 15 MR. WISE: This is not a zoning meeting.
 16 This is a HARB meeting.
 17 MS. GINNERTY: I understand, but I wanted you
 18 to know that --
 19 MR. RAPHAEL: So you're saying throughout the
 20 district, upper level decks, especially on historic
 21 homes, would not fit within your guidelines, this may
 22 be singular event that could be considered, even though
 23 it's not necessarily following the ordinance design
 24 guidelines?
 25 MR. WISE: Yes, I mean, I'm not sitting here

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

1 but --
 2 MR. WISE: Well, the bookend. Okay. So if
 3 you reduce the height of the para pad and you don't
 4 have that upper deck, you wouldn't need that bookend
 5 element to go up so high either and reduce the change
 6 to the building.
 7 Again, I don't think that bookend is
 8 something that's inconsistent with the building or
 9 the -- and I don't think it's an impact on the Historic
 10 District, but reducing that size would reduce the
 11 overall change that will occur here.
 12 So I know I talked a little bit around and
 13 around, I understand that, and that's, you know, every
 14 application is different, but that was the main element
 15 is the third deck that I have an issue with.
 16 MR. VOSS: Since this is not a voting
 17 meeting, if you'd like to share your notes with me,
 18 maybe I could arrange to have JoAnn send it to them,
 19 just so they can get a sense of anything you might have
 20 missed, missed remembering your notes. Would that --
 21 MR. WISE: That's fine. My notes didn't have
 22 anything about the ancillar concrete stonework in the
 23 back either.
 24 MR. RAPHAEL: So the one thing I haven't
 25 heard comment on, which I -- neither negative nor

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

1 positive is the materials we proposed, the laminate.
 2 We think it makes sense because of, you know, it
 3 looks -- it's similar to what the covered bridge would
 4 look like with a wood material. It can be under water
 5 completely. So it's a really good, solid material.
 6 It's a rain screen. So it won't be problems for the
 7 building in the future, but it's not exactly what you
 8 normally use in a historic district, but we think it
 9 makes a lot of sense for this project. I just thought
 10 you might comment on it.
 11 MR. WISE: I looked at it. Again, this is a,
 12 you know, rather a highly modified building, and it is
 13 very much an obscured view, and so I thought it was an
 14 appropriate material.
 15 MR. RAPHAEL: Great. Thank you.
 16 Okay. Anything else? I'm not sure how the
 17 process works. This is conceptual. So there's no
 18 vote. So if you have questions, someone can contact
 19 us, JoAnn, and we thank you for your time.
 20 MR. VOSS: Thank you.
 21 MR. O'BRIEN: One last thing, you should know
 22 that the IDC does require that the stairs to the back
 23 have a cover over it --
 24 MR. RAPHAEL: Okay.
 25 MR. O'BRIEN: -- both on the one that serves

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

1 MR. GARDNER: Do you want to see it, Keith?
 2 MR. VOSS: I've seen it. Thank you.
 3 Classic yellow right now.
 4 MR. KESLER: So the color is currently
 5 classic yellow, sir?
 6 MR. GARDNER: It's actually a canary side
 7 yellow.
 8 MR. KESLER: It's not one of those three
 9 colors?
 10 MR. GARDNER: Yeah.
 11 MR. WISE: There's a third color?
 12 MR. GARDNER: Those are the colors that you
 13 gentlemen or the bystander actually researched and I
 14 provided the swatches for you guys to pick from.
 15 MR. O'BRIEN: And they are our only three
 16 options?
 17 MR. GARDNER: Apparently so, yeah. We didn't
 18 choose them. We were told that those were the colors
 19 and we had to go and look for swatches for.
 20 MR. O'BRIEN: If they're our only three
 21 options, obviously the most muted color is I think the
 22 one probably most appropriate, rather than the
 23 brightest one, you know, the most muted one.
 24 MR. GARDNER: Okay.
 25 MR. O'BRIEN: I don't know how other people

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

1 the top as well as the one to the far left-hand side of
 2 the back, which is also open.
 3 MR. RAPHAEL: Okay. We'll make sure to
 4 address that. Thank you.
 5 MR. VOSS: Is 122 South Main here?
 6 *****
 7 (Whereupon, a discussion was held off the
 8 record.)
 9 *****
 10 MR. GARDNER: Hello, gentlemen. Good
 11 evening. Tom Gardner, Sahl Communications, 122 South
 12 Main Street.
 13 We gave you some swatches. We painted the
 14 wrong color apparently on our gallery, and we sent
 15 these in. So you have to choose your color to change
 16 the color on our gallery, our art gallery. So if you
 17 guys choose it, we'll change it.
 18 MR. KESLER: The existing color, isn't it
 19 kind of pinkish or did you paint it yellow already?
 20 MR. GARDNER: Sorry. Say again. I wear
 21 hearing aids.
 22 MR. KESLER: The existing color, is that
 23 yellow or pinkish?
 24 MR. GARDNER: It's yellow.
 25 MR. KESLER: Okay. All right.

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

1 feel.
 2 MR. KESLER: Is that peace yellow?
 3 MR. O'BRIEN: That is the most muted color
 4 out of these three choices.
 5 MR. KESLER: That is the one that I would
 6 also recommend.
 7 MR. VOSS: And doing a quick survey of town,
 8 I drove through with these three and parked every so
 9 often. It seemed that peace yellow is a lot closer to
 10 the yellows that have been used elsewhere in the town,
 11 borough. Sorry.
 12 MR. GADA: Are we in agreement with peace
 13 yellow?
 14 MR. KESLER: It sounds like we are.
 15 MR. O'BRIEN: Sold.
 16 MR. KESLER: Sold, peace yellow. Okay?
 17 MR. GARDNER: Okay.
 18 MR. VOSS: The HARB would like to recommend
 19 that Council approve peace yellow as --
 20 MR. GARDNER: Are you going to put it in
 21 writing?
 22 MR. VOSS: Well, I'm making this as a motion.
 23 MR. O'BRIEN: Second.
 24 MR. VOSS: All those in favor?
 25 THE BOARD MEMBERS: Aye.

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

1 MR. GARDNER: Have a super evening. Take
 2 care of yourselves.
 3 MR. VOSS: 49, is that the correct number?
 4 Do we have a presenter? Applicant?
 5 *****
 6 (Whereupon, a discussion was held off the
 7 record.)
 8 *****
 9 MR. PETTY: Joel Petty, P-E-T-T-Y,
 10 representing the owners, Jerry and Susan Aspite.
 11 MR. VOSS: So am I seeing correctly that the
 12 facades with this and the two neighboring houses are
 13 actually roughly on the same plane?
 14 MR. PETTY: Yes.
 15 MR. VOSS: So if I'm correct, that's maybe 4
 16 feet in front of where the current foundation ends?
 17 MR. PETTY: The foundation of the house,
 18 yeah, is much farther back than what existed before.
 19 MR. VOSS: Say that again.
 20 MR. PETTY: Much farther back on the house of
 21 where the existing front, where the closed-in used to
 22 be the front porch on the house, but where the existing
 23 foundation of it sits now, yes, about 4 feet back.
 24 It's about 16 feet off of that Mechanic Street stone
 25 wall that sits there and almost exactly in line with

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

1 lighter color like that, yes.
 2 MR. WISE: You mean the arctic white?
 3 MR. PETTY: I think the arctic white is a
 4 little whiter than we'd do, I think. We wouldn't go
 5 with a pre-finished. It would be a color that we could
 6 pick within that, but I think a little more off white
 7 than the arctic white.
 8 MR. WISE: Well, I don't know if you heard
 9 this. I did review this, and I didn't bring my notes.
 10 I apologize, but there's other things to look at since
 11 you brought in and that are great for discussion, and I
 12 have a problem with the black woodwork in the windows.
 13 I don't think that's appropriate historically. I know
 14 it's a new building obviously, but especially if you go
 15 with the sort of tan cobblestone, I would personally
 16 rather see a white, a simple white framing around the
 17 windows and leave it at that with the cobblestone.
 18 Doing the arctic white or as you depicted it here,
 19 that's a little bit different because it would be white
 20 on light, which again is more historic, more
 21 appropriately historic in the community than the sort
 22 of a more modern black finishing. So that was one
 23 thing I wanted to bring to the HARB.
 24 I see you've done some work with the fence in
 25 front which was a problem I had last time with the

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

1 the neighboring house at this point. Its setback
 2 distance, pretty relative to where that neighboring
 3 house is now.
 4 MR. KESLER: This shot looking up Mechanic
 5 Street is worth \$10 million.
 6 MR. PETTY: Can't hear you.
 7 MR. KESLER: This shot looking up Mechanic is
 8 a perfect shot, showing the height of that building.
 9 MR. O'BRIEN: Are we going with the little
 10 pitch roof at the front door? Some elevations have it
 11 and some don't.
 12 MR. PETTY: So the first two pictures are
 13 still in that debate of what you both think is more
 14 appropriate, what the Board thinks is appropriate. I
 15 don't know that Jerry and Susan have any qualms one way
 16 or the other. I'm not sure you do either. If the
 17 simplicity of the straight is a better approach, I
 18 think we're fine with that.
 19 MR. WISE: Can I ask a couple questions?
 20 MR. VOSS: Yeah.
 21 MR. WISE: The color is going to be the
 22 cobblestone part plank; is that correct?
 23 MR. PETTY: It's some light version of that.
 24 Susan would actually like to go with a more antique
 25 white, if that was acceptable, but that is either way a

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

1 straight wrought iron. Can you describe the fence as
 2 you've shown it?
 3 MR. PETTY: This is what I would call a
 4 hybrid approach of keeping that area kind of the
 5 symmetrical piece of that front walkway at the front of
 6 the house with more with the wood posts and combination
 7 of that along with possibly still black painted iron
 8 baluster system, so then it ties into the railing that
 9 we'd at least probably have to add a couple down the
 10 steps and along the edge that it didn't transition to a
 11 completely different rail type. I don't know that we
 12 want to do kind of a wood rail posted, so now you're
 13 going down the stairwell there, but given that it's,
 14 you know, across the street as well, there's some
 15 examples of that where even the porch at the end of the
 16 street, that development edge, it kind of fits the
 17 driveway as you come up New Street. That kind of
 18 approach where there is an iron rail along there with
 19 wood posted. In fill I think is -- it would work with
 20 this depending on also I think it may play into whether
 21 or not you like the black window. Right now they're
 22 playing off of each other in a way that might
 23 compliment it nicely, if that scenario changes, but I
 24 think the idea with this, it would give us a little
 25 more weight, like you said, a little less commercial

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

1 feel with that area, but still like the in fill
 2 possibly being black iron.
 3 MR. WISE: But I think it's a great solution
 4 personally. I didn't like just the wrought iron and
 5 black iron. I did not think it looked appropriate. I
 6 think this does, and it's a nice look.
 7 I like the simple entrance as you have as
 8 opposed to the, you know, the gable piece. I think it
 9 looks simpler. I think it also stops your eye a little
 10 bit to reduce the height of the building.
 11 Let me just look at my notes from tonight.
 12 So you are going to continue to go with the box gutter
 13 system; is that correct?
 14 MR. PETTY: Yes.
 15 MR. WISE: Did you consider a simple gutter
 16 system?
 17 MR. PETTY: Like we talked about, I would be
 18 happy to consider it. I think the difficulty here is
 19 as we wrap the edges of the house, it wraps around like
 20 it does, I think that's where if we simplify that eave
 21 work, got rid of the crown built-in system, how that
 22 turn the corner and creating that eave line, which is
 23 the one we're trying to relate to the height of the
 24 neighboring buildings, that's that line that would give
 25 some building height definition. I think some of that

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

1 upstairs. Could we do two instead of three? I think
 2 the answer is yes.
 3 MR. WISE: I bring this to the Board. I kept
 4 looking at this and then maybe it was the pictures you
 5 provided us, I said, ah, that's one of the differences
 6 of this house, when you look at the other ones. We
 7 talked last time about the formality of this and these
 8 big three dormers and I thought, boy, what if it was
 9 just two and sort of downsize, I think it would be more
 10 consistent with the other buildings in the street.
 11 Again, I don't think it's a deal breaker here, but it's
 12 something I wanted to bring to the Board. That's why I
 13 wanted to ask if this house could be built with just
 14 two, would that be possible.
 15 MR. ASPITE: With all due respect to your
 16 expertise, there's countless white with black or dark
 17 windows. The Historic Society building is white with
 18 black windows, I mean, so if that's one thing, I mean,
 19 we've bent over backwards. This is our tenth HARB
 20 meeting over the last two years, and we're trying to do
 21 as much as we can.
 22 MR. WISE: I think that would be better with
 23 the lighter material than the tan.
 24 MR. ASPITE: Okay. Yes. So we're fine with
 25 white with black. That's what we would prefer, and we

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

1 would be all right. I think the definition of that
 2 would be a little less dramatic. I think that's what
 3 we're trying to utilize to help bring the feel of the
 4 building down, but I think that more naturally ties
 5 into that built-in gutter. If we don't do that, the
 6 question of where to stop the gutter or is the gutter
 7 just on the front or we continue it on the sides. That
 8 may work. I'm not opposed to that. I just think it
 9 would look -- I think the front face especially would
 10 look more finished this way, but --
 11 MR. WISE: That's all I had, I mean, the only
 12 other thought I had when I looked at this, I keep
 13 looking at this house saying, it's going to be taller
 14 than the other buildings, and I think that's always
 15 been a concern as you come up the hill, and just one
 16 sort of crazy thought, are the three dormers facing
 17 Mechanic Street, are they necessary? Could you get
 18 away with two dormers?
 19 MR. PETTY: Well, we've had this discussion,
 20 and I would like you guys to weigh in as well,
 21 especially on the colors, too, but Susan really would
 22 like the black windows and more of the white facade,
 23 but I think they are not 100 percent necessary for the
 24 space upstairs. So they are bringing light into the
 25 stairwell. They would be to either a bathroom, bedroom

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

1 would prefer three dormers instead of two, if at all
 2 possible without causing any problem.
 3 MR. WISE: Again, having only two dormers is
 4 not going to reduce the size of this building or the
 5 height of this building. It would just reduce its
 6 overall I guess mass, if you will, if there were only
 7 two dormers, and it would be more consistent with some
 8 of the other buildings here, but I'm not recommending
 9 that you approve this with only two dormers, and I
 10 didn't have anything else. I think it's come a long
 11 way.
 12 MS. CONNELL: Sure has.
 13 MR. VOSS: So I wasn't here for the first
 14 discussion that you had. So please forgive me, but
 15 this building is, you know, I look at it when I walk
 16 the street and I've walked this part of the
 17 neighborhood over and over again, is given the scale of
 18 the house, the whole thing does seem awfully high, is
 19 there a reason it's not more level with the -- this
 20 front grassy area? I know right now, the current
 21 foundation is probably 18 inches higher. Is there a
 22 reason you don't take away that 18 inches? It would
 23 reduce the number of steps in the front to the point
 24 where -- I mean, if you had only two steps, for
 25 example, you wouldn't need a handrail, not that that's

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

1 the reason to lower the house but --
 2 MR. PETTY: It really just comes down to the
 3 excavation of the rear yard and the height of the
 4 retaining walls there more than anything. The house is
 5 already a foot and a half lower than the existing house
 6 foundation that's there now. So it sits about 103 as
 7 it is now. So we're trying to not only reducing the
 8 height but also, like we went through with Tracy, to
 9 kind of see how far we can come down before we're
 10 excavating too far in the back. I think we were
 11 talking about I think at the last meeting we were as
 12 the road and the alley come up next to this house that
 13 as you're sitting what is now would be their back
 14 patio, the relationship with that to grade is really
 15 the thing setting the house, but I think looking at it,
 16 I do think we still could come down another foot, if it
 17 was the feeling that that made -- anything we can do
 18 obviously to help the scale of it, I'm not opposed to
 19 it, but we don't want the backyard, patio area to get
 20 too deep. Some of the walls in the back yard, some of
 21 those elevations help set up how you can excavate that
 22 part of the yard to make this new patio area work in
 23 relation to where grades fall, but within a foot or
 24 two, I think that we can still sink this down a little
 25 bit to get a level with the front wall of where this

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

1 with the older homes, the old drawings, the house
 2 looked almost like it was a house on a hill next to
 3 other properties as if it was the center of focus
 4 instead of being nestled into the neighborhood, and I
 5 do like the fact that seeing this that they are sort of
 6 sharing a plane with the facades that seems like it's
 7 becoming part of the neighborhood.

8 It was interesting because the one thing that
 9 caught my eye when I was looking through the design
 10 guidelines was the reference that new construction in
 11 the district should follow the precedent of adjacent
 12 lots, and so to me, they are not, you know, they bank
 13 into the hill. This is not doing that.

14 Now, the back we don't care about, but if
 15 you're trying to avoid banking into the hill and in
 16 doing so, you push up the front of the property, that's
 17 the part that I think is what's concerning me.

18 So if we're looking at this as a new
 19 construction, then we want to be sensitive to how it
 20 fits with the neighbors, and taking away that extra
 21 foot, lowering, getting it closer to the grass, to me
 22 would be amazing. That would be one of the final
 23 concerns that I have.

24 MR. PETTY: And I do think that's doable to a
 25 large extent. I think that would really just come down

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

1 property sits, like, the neighboring property would be
 2 a little more difficult, but --
 3 MR. VOSS: Say it again.
 4 MR. PETTY: That would be a little more
 5 difficult to get it flat like it is at the neighboring
 6 property where that door is right around grade, but at
 7 that point, we're from 98 to 101. We're talking 3 foot
 8 from the stone wall, but if we could come down another
 9 foot, I don't think it would compromise the back too
 10 much, but I think the bigger part of where it's set now
 11 is so it does not feel like a hole in the backyard.
 12 We're trying to set that with where average grade kind
 13 of comes around the side of the house and those
 14 sidewalks are connected or they relate to the, you
 15 know, municipal drive that comes up on the left side,
 16 grade is set there a bit. So we're trying not to have
 17 swoops down to the property. So it feels like it sits
 18 in there appropriately, but I don't think a foot more
 19 would affect it, if we've already brought it down, but
 20 I think another foot would be doable, but I don't think
 21 we can get it level with the front of the stone wall.
 22 MR. VOSS: Well, I wasn't looking for level,
 23 but it just did seem -- it seems like almost pushes
 24 itself up on a pedestal as compared to neighbors. I
 25 think for me one of the things that I see, especially

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

1 to formalizing how much to excavate, but looking at
 2 what we've looked at recently, I don't think -- at
 3 least another foot, maybe 18 inches is doable. That's
 4 going to get us pretty close to a more level in the
 5 front.

6 MR. ASPITE: Excuse me. We are lowering it
 7 as lower than it is right now, correct?

8 MR. PETTY: Yeah.

9 MR. ASPITE: Just so you know, it is going to
 10 be lower than where the foundation now is.

11 MR. VOSS: Right. The current foundation
 12 looks like it's set back farther than I'd like to see
 13 and set higher significantly. So it's clear to me
 14 that, yes, you had definitely dropped it. Now, the
 15 diagram, I can see that it has been pulled forward.

16 MR. ASPITE: Thanks.

17 MR. WISE: Have you considered any
 18 landscaping in front, any trees?

19 MR. PETTY: We're trying not to show too
 20 much. We're still talking about the house, but I think
 21 even from the last meeting, a lot of the thought was
 22 that anything we could do to soften the front and
 23 adding trees, landscaping all around the property are
 24 only going to help, but we can also talk about that and
 25 present that later, but I think we definitely want the

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

1 landscape.

2 MR. ASPITE: Yeah.

3 MR. PETTY: Not only for the effect on the

4 house but also privacy of that being a municipal

5 driveway, but it takes away from what you can see in

6 this drawing.

7 MR. WISE: But there is space between --

8 MR. PETTY: There's space on the sides and in

9 the front of the house for buffer and landscaping.

10 MR. VOSS: Just so we're clear, because this

11 is a final review, I want to know exactly what's being

12 proposed, are we proposing the triangular --

13 MR. O'BRIEN: Straight pen.

14 MR. PETTY: That's where we are, yes.

15 MR. ASPITE: That's fine, whatever you guys

16 are happy with.

17 MR. VOSS: Should we start at the end? Does

18 anyone have any questions?

19 MR. KESTLER: I think it's come a long way to

20 make the mass of that building look much more in

21 keeping with the rest of the neighborhood. I don't

22 really have any questions this evening.

23 MR. GADA: Joel, these last changes were

24 fantastic. It really gives us the depiction of exactly

25 what this is going to look like, and thank you again

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

1 dormers and in the attic level are now horizontal.

2 They were originally --

3 MR. PETTY: Yeah, they were vertical before.

4 We changed that. Most of the notes we took from that

5 meeting I think we addressed most of those even at the

6 last meeting, but I think the biggest changes here are

7 we would like to do the stained door, the front door.

8 I don't know how you feel about that.

9 MR. WISE: What about the front door?

10 MR. PETTY: To stain the door, the front door

11 stain. So that would be a wood door.

12 MR. WISE: A stained wood door. You also

13 mentioned in your specs a black roof metal. I was just

14 wondering what roof metal were you talking before.

15 MR. PETTY: The shed dormer on the rear.

16 MR. WISE: I'm sorry. On the back?

17 MR. PETTY: Yeah.

18 MR. WISE: Thank you. That's -- again, I

19 would recommend to the Board that these changes are

20 recommended. The upper part of the building is

21 horizontal cladding, I believe the white or the arctic

22 white I believe it's called, the party planning is a

23 more suitable color than the tan or whatever it's

24 called here, antique white. It can be painted, too,

25 but obviously when they order party planning, it's good

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

1 for sending over the four-corner shot because that

2 really gave us another view. As Kevin mentioned

3 earlier, looking up West Mechanic and being able to see

4 how that's going to sit, really gave us a line of sight

5 as to the neighbor's house there. So fantastic, it

6 looks great.

7 MR. PETTY: Thank you.

8 MR. O'BRIEN: I would prefer the straight pen

9 that we talked about, the front door. I like the

10 little windows above the windows on the first floor,

11 and the railing system that you have in the front I

12 think is much better, but I would like to see that

13 extended downstairs to grade. It looks like at least

14 in this rendering it stops just in front and then you

15 have another system coming down.

16 MR. PETTY: I think our ideal situation would

17 be to get to a point where we don't even need a rail,

18 but we'll see where we end up with grade and I don't

19 have any -- depending on where we need it, but I think

20 we're not opposed to either approach.

21 MR. O'BRIEN: Okay. At this point, do you

22 have any other questions?

23 MR. WISE: Yeah. I just wanted to confirm

24 that could you just explain any other changes that you

25 brought in tonight. I believe the clap board on the

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

1 to find the color you want because it lasts a long

2 time, from what I understand. At least I hope it does

3 because I have it on my house. And the black clad

4 windows as shown, the hybrid railing system and I agree

5 if that could be extended down, I think that would be

6 appropriate as well.

7 MR. VOSS: Is it likely extended down?

8 MR. WISE: Well, the picture shows it coming

9 down. There's no posts.

10 MR. VOSS: So we want to continue --

11 MR. WISE: Yes, that theme, bringing it down,

12 if that's possible.

13 And other than what I -- and the what you

14 called it the straight --

15 MR. PETTY: Yeah.

16 MR. WISE: -- over the door. I agree to that

17 rather than the gable hood element, and I think those

18 are the changes that you brought for us.

19 MR. PETTY: Yes. We did lower it on the

20 side, but I think also a lot of this was confirming

21 with Tracy that the building met those, you know, the

22 compliance of the building height restrictions. So

23 we've been doing some of that, lowering it is only

24 going to help that scenario, but it's right now, we're

25 still a foot below ordinance compliance with the

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

1 building height. So that part has been worked out.
 2 MR. VOSS: So the one concern I had is access
 3 to the building. Right now, it looks like it's five,
 4 six steps up. Is there another entrance that won't be
 5 required? In other words, that's a shorter entrance is
 6 back --
 7 MR. PETTY: The back patio is, like, once you
 8 go around the back, there's doors in the back, there's
 9 a single 3-foot door in the back with other patio
 10 doors.
 11 MR. VOSS: So we wouldn't need an architect
 12 in the future to accommodate someone in a wheelchair,
 13 for example? I'm just thinking, if someone were to
 14 have a need, I want to make sure the property isn't
 15 going to change in a way that we're not expecting in
 16 order to accomplish that goal. If there's a rear
 17 entrance --
 18 MR. PETTY: There is, yes.
 19 MR. VOSS: Okay.
 20 MR. WISE: One other thing I just saw was the
 21 car parked here on the right side of the building, was
 22 that depicted before? Had you shown that before?
 23 MR. PETTY: We had talked about it. It
 24 wasn't depicted. This was really the biggest back and
 25 forth piece we have with dealing right now is parking

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

1 MR. WISE: Is this for two cars then where
 2 this white car is parked here, number one, and then,
 3 number two, is the car parked behind a front plan of
 4 the house, I mean, is it towards the front of the
 5 house?
 6 MR. PETTY: Yes. The first car is parked
 7 where it's depicted here. The question that we're
 8 going through right now is that, if we would get one
 9 car where ideally as depicted on the site plan, you go
 10 up the hill and you could park cars front to back, but
 11 it's not going to be -- there's no way to do side by
 12 side parking. An ideal situation would be two cars
 13 with almost a pull-through, but the car would not sit
 14 in front of the house parked.
 15 MR. WISE: It would not?
 16 MR. PETTY: No.
 17 MR. WISE: So the front -- behind the --
 18 MR. PETTY: Right, the back of the car would
 19 be behind that first block of the house.
 20 MR. WISE: And is that your wall depicted,
 21 that fence?
 22 MR. PETTY: There's an existing fence there.
 23 The proposal is to, yes, either repair or -- still
 24 would be a barrier there ideally, which is another
 25 reason why even to landscape buffer that, but it's also

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

1 because we are trying to accommodate, you know,
 2 ordinance requires two-car parking for new construction
 3 and we went back and forth on what makes sense and
 4 whether that's in the backyard, which I don't think
 5 anybody wants to see, but the only other place then is
 6 to do it in the backyard, but if we do that in a way
 7 that's compliant, it takes up the whole backyard.
 8 There's no patio back there. There's no living space,
 9 just becomes a place to park the car. So it seems
 10 still the likely ideal scenario for parking if we were
 11 to get it, but that's still something that from a
 12 zoning perspective has to be worked out.
 13 MR. WISE: And that would be an easement from
 14 the neighbor's driveway onto the property?
 15 MR. PETTY: No, it's a common alley, but it's
 16 still -- but the driveway is within the 10 feet of the
 17 property line. So it would be just a setback
 18 compliance with the distance of the conforming driveway
 19 to the setback line, but it's still the most doable
 20 place to park a car, I think that's where, and even
 21 aesthetically, just seems to be the place that makes
 22 more sense than in the backyard, which as the plane
 23 gets higher as it goes back, the car becomes higher.
 24 As you look out the first floor windows, you're looking
 25 at the bottom of the car.

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

1 another reason that I think it's just a sensible place
 2 to park.
 3 MR. WISE: Thank you.
 4 MR. O'BRIEN: Any other comments?
 5 MR. VOSS: Do we have a motion?
 6 MR. O'BRIEN: I do. I'd like to make a
 7 motion for a recommendation to Council with the
 8 following conditions: One, the windows be manufactured
 9 by Andersen in a black finish per the application; two,
 10 the building box cutter or box gutter be installed per
 11 the application and depicted on the plan dated 1/13/21,
 12 the proposed shingles be the charcoal color as
 13 identified in the application and on the plan, the rear
 14 shed roof be the charcoal gray staining seam roof as
 15 depicted in the application, there be provided a
 16 straight pen above the front door, three dormers at the
 17 front of the building, the front railing system as
 18 depicted on the plan be extended down the stairs to
 19 grade, and that is as depicted on the plan dated
 20 1/13/21, but the railing system as depicted on the
 21 front be extended down, all the proposed siding will be
 22 horizontal in an antique white color, and the building
 23 to be lowered approximately 1 foot or to the maximum
 24 possible.
 25 Is there a second?

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

1 MR. KESLER: I second.
 2 MR. VOSS: So I would like to discuss the "or
 3 maximum." That's just confusing wording. Do you mean
 4 the greater of those two?
 5 MR. O'BRIEN: Yes. Again, the applicant has
 6 said that they could probably lower it 1 foot. We
 7 don't have a specific grading plan here, and I'm not
 8 sure that the applicant is up to that point yet or they
 9 have a civil engineer plan for the site. If the
 10 maximum possible is only 7 inches, then they lower it 7
 11 inches. Okay? We don't have that information in front
 12 of us to be able to say maximum possible is 1 foot,
 13 maximum possible would only be 6 or 7 inches that they
 14 can lower it. That's why I put the maximum possible.
 15 MS. CONNELL: Then you have to put all in
 16 favor or you have to yea or nay, folks.
 17 MR. VOSS: This is the discussion following
 18 second.
 19 MR. PETTY: The existing foundation that you
 20 see out there now, the first floor plane is at 103. So
 21 an ideal scenario, you're looking at to get that at
 22 least 18 inches or more below that, if we could. Right
 23 now, we're already, you know, 12 below that. At the
 24 walkway, we're 18 inches below that already. I do
 25 think we can bring it down so that the first floor

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

1 MR. O'BRIEN: Okay. The last condition shall
 2 be amended to the building shall be lowered
 3 approximately 1 foot from what is depicted on the plan
 4 that was presented to us on 1/13/21.
 5 MR. VOSS: And the second?
 6 MR. KESLER: I'll second.
 7 MR. VOSS: All those in favor?
 8 THE BOARD MEMBERS: Aye.
 9 MR. VOSS: Any opposition? I don't think so.
 10 Great job.
 11 MR. PETTY: Thank you very much.
 12 MR. VOSS: That was it, right?
 13 Any new business? Any that we need to --
 14 okay. So final old business is the minutes. Make a
 15 motion for approval.
 16 MR. KESLER: I'll move to approve.
 17 MR. VOSS: I will second.
 18 All those in favor?
 19 THE BOARD MEMBERS: Aye.
 20 MR. VOSS: Sounds like we're done.
 21 *****
 22 (Whereupon, the proceedings were concluded at
 23 8:00 p.m.)
 24 *****
 25

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

1 height is closer to 101, meaning, that the patio,
 2 walkways would be somewhere around --
 3 MR. O'BRIEN: Yeah, but I don't want you to
 4 lower the front of the building such that you have to
 5 walk up to get out of the back.
 6 MR. PETTY: Well, that's why I'm saying, part
 7 of the issue is that the rear patio will be the same as
 8 the sidewalks in the front, so that the Board would
 9 lower it, the more we excavate in the rear, which is
 10 what we're trying to avoid, 6-foot retaining walls in
 11 the back, but we are still planning to step taper that
 12 rear landscaping whereas where the patio sits now is
 13 that's still a patio, that's coming out and becoming
 14 landscaped. So that is still the hope that we can tier
 15 that so we don't get that 6-foot retaining wall
 16 scenario, but I don't think a foot -- I do think that's
 17 feasible with lowering it another foot.
 18 MR. O'BRIEN: Okay. Well, my motion stands
 19 as presented.
 20 MR. VOSS: Well, I'm going to ask if you
 21 could either amend to add clarity or I'll put in an
 22 amendment.
 23 MR. O'BRIEN: Okay.
 24 MR. VOSS: I want to understand the word
 25 better so when it moves on, we know what we already --

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

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

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

A			B	
ability 61:9	55:15	37:19 45:9	B 3:8	beautiful 14:21
able 11:11 23:14 51:3 58:12	allow 14:16,21	60:16	back 5:3,19,20	becoming 48:7 59:13
acceptable 39:25	allowed 31:12 31:12,13,14	approved 5:1,23 7:22 15:25 16:6,7 21:17 21:25	6:17 8:16 9:23 10:13,23,25 11:7 12:17 13:24 16:3 18:10 19:17 20:16,19 21:18 21:20,20,23 24:6 26:16 27:1 28:14,15 29:13,13 31:3 32:9,22 33:23 34:22 35:2 38:18,20,23 46:10,13,20 47:9 48:14 49:12 52:16 54:6,7,8,8,9,24 55:3,8,23 56:10,18 59:5 59:11	bedroom 43:25
access 11:9 20:8 54:2	allowing 22:7	approximately 57:23 60:3	bar 6:12 11:7,9 15:11	believe 5:6 10:18 10:25 29:8 51:25 52:21,22
accessible 7:1 18:5,22	alongside 20:9	architect 4:4 54:11	barrier 56:24	bent 44:19
accessing 20:11 21:5	altered 27:21 28:15	Architects 4:16 4:21	backyard 46:19 47:11 55:4,6,7 55:22	best 61:9
accommodate 54:12 55:1	aluminum 23:11	Architectural 1:3 2:6	baluster 41:8	better 4:25 6:23 11:23 26:4 39:17 44:22 51:12 59:25
accomplish 54:16	amazing 48:22	architecture 29:23	bank 48:12	big 7:20,24 8:3 10:1,25 44:8
accurately 61:8	amend 59:21	arctic 40:2,3,7 40:18 52:21	banking 48:15	bigger 47:10
act 23:15	amended 60:2	area 6:2,8,9,21 9:8 11:16 22:6 22:13 23:19 41:4 42:1 45:20 46:19,22	bar 6:12 11:7,9 15:11	biggest 28:23 52:6 54:24
add 5:7 41:9 59:21	amendment 59:22	areas 6:2 14:19	based 26:24	bit 12:19 24:24 25:2 26:3 33:12 40:19 42:10 46:25 47:16
adding 6:11,16 8:10 16:11,13 49:23	ancillar 28:2 33:22	argument 23:18 23:24	bartiloni 4:17 5:12,15 9:6 19:8,13,24 21:22 23:6,10 24:3,10,18 25:6,15 26:24 27:4 29:18,20 30:4 32:15	black 11:6,8 40:12,22 41:7 41:21 42:2,5 43:22 44:16,18 44:25 52:13 53:3 57:9
addition 17:9	Andersen 57:9	art 35:16	bar 6:12 11:7,9 15:11	block 56:19
address 35:4	answer 10:11 44:2	asking 25:25	bar 6:12 11:7,9 15:11	blocks 28:2
addressed 52:5	antique 39:24 52:24 57:22	Aspite 38:10 44:15,24 49:6 49:9,16 50:2 50:15	bar 6:12 11:7,9 15:11	BLUM-MOO... 1:23
adjacent 48:11	anybody 55:5	Assistant 2:8	barrier 56:24	board 1:3 11:24 11:25 16:1 32:6,6,7 37:25 39:14 44:3,12 51:25 52:19 59:8 60:8,19
Adjournment 3:14	anymore 27:23	assume 26:19 27:3	bar 6:12 11:7,9 15:11	Bob 4:9 19:6,12
Administrative 2:7	apologize 27:12 40:10	attaches 12:1	bar 6:12 11:7,9 15:11	bookend 8:3,3 9:25 32:25 33:2,4,7
adopting 19:25	apparent 35:14 36:17	attention 30:6	bar 6:12 11:7,9 15:11	borough 1:11 2:7 4:10 29:8 37:11
adverse 28:20	appearance 30:1	attic 52:1	bar 6:12 11:7,9 15:11	bottom 23:23
aesthetically 55:21	applicant 3:9 38:4 58:5,8	average 47:12	bar 6:12 11:7,9 15:11	
affect 47:19	application 33:14 57:9,11 57:13,15	avoid 48:15 59:10	bar 6:12 11:7,9 15:11	
agenda 4:11	Applications 3:5	aware 15:1	bar 6:12 11:7,9 15:11	
ago 21:23,25	approach 39:17 41:4,18 51:20	awfully 45:18	bar 6:12 11:7,9 15:11	
agree 53:4,16	appropriate 20:4 34:14 36:22 39:14,14 40:13 42:5 53:6	awkward 9:14	bar 6:12 11:7,9 15:11	
agreement 37:12	approval 3:12 5:7 17:16 60:15	Aye 37:25 60:8 60:19	bar 6:12 11:7,9 15:11	
ah 44:5	approve 30:2		bar 6:12 11:7,9 15:11	
ahead 16:12 21:15 27:11			bar 6:12 11:7,9 15:11	
aids 35:21			bar 6:12 11:7,9 15:11	
alley 8:8 25:1 28:20 46:12			bar 6:12 11:7,9 15:11	

55:25	42:10,25 43:4	CERTIFICATE	12:18 35:14,15	compliance
box 42:12 57:10	44:17 45:4,5	61:2	35:16,18,22	53:22,25 55:18
57:10	45:15 50:20	certify 61:7	36:4,11,21	compliant 55:7
boy 44:8	52:20 53:21,22	Chairman 2:3	37:3 39:21	compliment
breaker 44:11	54:1,3,21	change 8:9	40:1,5 52:23	41:23
brick 8:3 13:14	57:10,17,22	12:21 17:10	53:1 57:12,22	component 9:25
13:16,17	59:4 60:2	30:18 33:5,11	colors 36:9,12	composed 17:12
bridge 9:12	buildings 42:24	35:15,17 54:15	36:18 43:21	composite 12:9
12:14,15 13:7	43:14 44:10	changed 4:11	columns 26:11	compromise
14:5,23 28:5	45:8	52:4	combination	47:9
29:9 32:11	built 44:13	changes 8:7,8	41:6	concept 26:3
34:3	built-in 42:21	21:14,14 41:23	come 13:24	28:11
brightest 36:23	43:5	50:23 51:24	15:18 21:20	conceptual 24:7
bring 10:19 11:3	business 60:13	52:6,19 53:18	24:6 26:18,19	34:17
21:9 29:10,25	60:14	changing 6:15	41:17 43:15	concern 43:15
30:6 32:5,6	bystander 36:13	6:16 7:23,25	45:10 46:9,12	54:2
40:9,23 43:3		7:25 10:14,20	46:16 47:8	concerned 15:12
44:3,12 58:25	C	21:4 26:7	48:25 50:19	19:5,11 26:2
bringing 21:24	C 3:10	charcoal 57:12	comes 28:17	concerning
27:20 43:24	calculated 11:16	57:14	46:2 47:13,15	48:17
53:11	calculation 17:3	checked 16:3	coming 15:12	concerns 48:23
brought 40:11	31:7	choices 37:4	16:1 51:15	concluded 60:22
47:19 51:25	calculations	choose 35:15,17	53:8 59:13	concrete 12:24
53:18	31:4	36:18	commencing	24:15 28:1
buffer 50:9	call 3:4 18:16	circa 27:17	1:13	33:22
56:25	30:11,11 32:23	civil 15:25 16:2	comment 19:6	condition 60:1
bugs 15:12	41:3	58:9	19:12 33:25	conditions 57:8
build 21:25	called 12:6	clad 53:3	34:10	confirm 51:23
30:20	32:25 52:22,24	cladding 52:21	comments 5:8	confirming
build-out 20:9	53:14	clap 51:25	57:4	53:20
building 1:12	canary 36:6	clarity 59:21	commercial	conforming
5:25 6:15,20	canopies 9:21	classic 36:3,5	41:25	55:18
7:6,20,24 8:1,9	car 10:23 27:20	classified 5:25	Commission 2:3	confusing 58:3
8:11,13,15,22	27:23 54:21	clear 26:6 49:13	4:7 19:4 20:7	connected 47:14
8:24 9:1,23	55:9,20,23,25	50:10	common 55:15	Connell 2:7 18:1
10:12,14,21,22	56:2,3,6,9,13	close 49:4	Commonwealth	45:12 58:15
12:2,13 13:24	56:18	closed 18:22	1:16	consider 42:15
16:17 17:6,11	care 38:2 48:14	closed-in 38:21	Communicati...	42:18
18:21 19:14,22	carport 13:11	closer 14:19	35:11	considered 29:8
20:4 21:8	carries 19:16	37:9 48:21	community	31:2,7,8,11,11
27:16,17,25	cars 56:1,10,12	59:1	40:21	31:22 49:17
28:7,10,23	caught 48:9	cobblestone	compacted	consist 6:7
29:13,15 30:8	causing 45:2	39:22 40:15,17	22:14	consistency
30:8,12,13,23	center 48:3	code 8:20 31:5	compared 47:24	29:25
31:6 32:10,22	certain 5:20	31:13,14	completely 9:2	consistent 44:10
33:6,8 34:7,12	certainly 27:22	collars 24:16	22:25 34:5	45:7
39:8 40:14	29:7 30:11	color 3:10 8:17	41:11	construction

32:21 48:10,19 55:2	darkened 18:14	56:9,20 57:11	37:7 40:18	east 3:7
consultant 2:7	date 1:14	57:15,18,19,20	48:13,16 53:23	eastern 9:24
4:9	dated 57:11,19	60:3	door 8:17,19,19	eave 42:20,22
contact 34:18	day 1:13 25:11	depiction 50:24	18:15 23:15	edge 20:13
contained 61:8	deal 44:11	describe 41:1	39:10 47:6	41:10,16
continue 42:12	dealership 10:23	describing 20:12	51:9 52:7,7,9	edges 42:19
43:7 53:10	27:20,23	22:22	52:10,10,11,12	effect 15:17
corner 25:3	dealing 54:25	design 28:25	53:16 54:9	28:20 50:3
42:22	debate 39:13	29:16 30:16,25	57:16	either 33:5,23
correct 16:11	December 3:9	31:23 32:8	doors 54:8,10	39:16,25 43:25
17:5 26:7 38:3	3:13 15:5,6	48:9	dormer 52:15	51:20 56:23
38:15 39:22	decided 12:25	details 27:14	dormers 43:16	59:21
42:13 49:7	decisions 5:8	development	43:18 44:8	electronics
61:11	deck 6:16 7:14	23:24 24:1	45:1,3,7,9 52:1	24:17
correctly 38:11	7:16,17 11:10	41:16	57:16	element 32:19
Council 2:8 3:8	11:10,17,18,19	diagram 49:15	downsize 44:9	33:5,14 53:17
37:19 57:7	12:21 14:20	differences 44:5	downstairs	elevations 39:10
counted 16:14	15:20 16:11,14	different 18:20	51:13	46:21
countless 44:16	18:11 21:16,18	18:24 22:10,11	Doylestown 1:24	elevator 6:11 7:3
couple 5:19	22:1,6 28:9,24	33:14 40:19	4:22	18:17,17
17:23 39:19	28:24 29:1,11	41:11	dramatic 43:2	Elevators 7:8
41:9	30:2 31:7,9,11	differently 9:10	drawing 50:6	eliminated 7:21
course 12:2	32:5,20 33:4	difficult 47:2,5	drawings 20:17	eliminating 17:1
14:21	33:15	difficulty 42:18	48:1	empty 5:3
court 6:1 61:20	decking 12:23	dining 7:16	drink 11:11	enclosed 18:16
cover 9:9 34:23	17:25	discuss 58:2	drive 29:14	24:11
covered 9:12	decks 7:18 8:6	discussion 3:11	47:15	enclosure 7:11
11:17 34:3	12:24 16:11,13	35:7 38:6	driveway 13:25	13:9,12 15:20
crazy 43:16	16:17 22:5	40:11 43:19	16:25 41:17	16:21
creating 22:6	28:25 30:20	45:14 58:17	50:5 55:14,16	encroach 20:18
42:22	31:20	distance 21:10	55:18	encroached
crisp 12:12	deep 46:20	39:2 55:18	dropped 49:14	20:25
Crowley 1:14	default 29:1	district 27:15	drove 37:8	ends 9:25 16:22
61:19	defeats 15:14	29:6,12 30:10	dry 6:24	22:14 38:16
crown 42:21	defined 17:14	30:17,18 31:20	due 44:15	engineer 16:1,2
curious 22:8	definitely 49:14	33:10 34:8	dumpsters 8:10	58:9
current 5:16	49:25	48:11	8:18 16:19,20	enjoy 14:21
25:7 38:16	definition 42:25	doable 47:20	16:21 25:21	enjoying 11:10
45:20 49:11	43:1	48:24 49:3	durable 12:9,11	enter 7:14
currently 5:15	degree 5:20	55:19	13:1	entertained 15:8
16:5,18 36:4	department	documents	dwelling 3:11	entire 6:7 22:12
cutter 57:10	30:24	12:22		entrance 12:18
	depending 41:20	Doherty 4:18,19	E	12:19 14:7
D	51:19	doing 6:14 7:23	earlier 51:3	18:6 32:24
dark 18:12	depict 12:19	12:17,22,24	easement 55:13	42:7 54:4,5,17
44:16	depicted 40:18	18:19 23:18	easily 20:18	entry 7:1,2 8:2
	54:22,24 56:7	24:4 26:10	30:12	18:23

especially 9:12 31:20 40:14 43:9,21 47:25	28:17,20 extent 48:25 exterior 6:15 7:9 13:5 extra 48:20 extremely 12:11 eye 42:9 48:9	38:24 55:16 57:23 fence 40:24 41:1 56:21,22 fencing 21:12 Ferry 5:14 figure 27:19 fill 41:19 42:1 filled 16:19 final 3:11 48:22 50:11 60:14 finally 5:21 find 53:1 fine 25:21 33:21 39:18 44:24 50:15 finish 9:10 25:16 57:9 finished 43:10 finishes 6:16 9:9 finishing 40:22 firm 4:21 first 16:19 18:11 24:8 27:12 39:12 45:13 51:10 55:24 56:6,19 58:20 58:25 fit 5:17 31:21 fits 41:16 48:20 five 54:3 fix 24:12 fixed 22:24 flat 12:17 14:6 47:5 flip 22:25 23:3 flood 12:11 floodplain 6:21 floor 6:18,22,23 7:14,15 18:11 23:21 51:10 55:24 58:20,25 floors 31:4 focus 48:3 fold 11:9 fold-up 11:8 folks 58:16	follow 17:22 18:4 48:11 following 31:23 57:8 58:17 food 6:1,2 11:11 foot 46:5,16,23 47:7,9,18,20 48:21 49:3 53:25 58:6,12 59:16,17 60:3 footage 15:25 16:4 footings 21:21 21:22 22:3 footprint 23:22 foregoing 61:10 forgive 45:14 form 7:24 17:20 28:1 31:11,11 formality 44:7 formalized 9:15 formalizing 49:1 forth 1:14 54:25 55:3 forward 17:21 21:24 49:15 found 29:5 foundation 38:16,17,23 45:21 46:6 49:10,11 58:19 four 5:21 6:4 21:23 four-corner 51:1 fragment 28:7 frame 23:11 framing 40:16 free 5:7 friendly 12:12 13:1 front 5:2,18,24 8:3 11:3 18:21 18:22 19:18,19 19:20 23:8,13 28:13 30:7 38:16,21,22 39:10 40:25	41:5,5 43:7,9 45:20,23 46:25 47:21 48:16 49:5,18,22 50:9 51:9,11 51:14 52:7,9 52:10 56:3,4 56:10,14,17 57:16,17,17,21 58:11 59:4,8 full 14:25 fully 61:8 FunderMax 11:21 14:4,7 14:10 future 34:7 54:12
excavate 46:21 49:1 59:9 excavating 46:10 excavation 46:3 exceptions 29:20 29:22 Excuse 49:6 exist 29:21 existed 38:18 existing 6:18,20 7:3 8:7,15,22 9:9,13 10:4,12 13:10,16,21,22 21:5,21 22:3 25:17 35:18,22 38:21,22 46:5 56:22 58:19 exists 5:2 expanding 23:22 expecting 54:15 expertise 44:16 explain 12:4 51:24 explicit 23:13 expose 23:5 extend 25:17,19 extended 51:13 53:5,7 57:18 57:21 extending 5:20 extension 28:16	<hr/> F <hr/> facade 9:2,8 28:3 43:22 facades 38:12 48:6 face 4:24 32:10 43:9 faces 27:7 facilities 4:17 facing 27:6 28:1 30:2 32:15 43:16 fact 25:9 30:5 48:5 fairly 10:16 fall 46:23 familiar 4:23 11:21,23 family 3:11 fantastic 50:24 51:5 far 8:6 21:5,19 28:8 35:1 46:9 46:10 farther 25:13 38:18,20 49:12 fashion 9:11 favor 37:24 58:16 60:7,18 feasible 59:17 feel 5:7 12:2 26:13 37:1 42:1 43:3 47:11 52:8 feeling 46:17 feels 26:12 47:17 feet 7:19 16:16 17:6 20:20 21:1 38:16,23	excavate 46:21 49:1 59:9 excavating 46:10 excavation 46:3 exceptions 29:20 29:22 Excuse 49:6 exist 29:21 existed 38:18 existing 6:18,20 7:3 8:7,15,22 9:9,13 10:4,12 13:10,16,21,22 21:5,21 22:3 25:17 35:18,22 38:21,22 46:5 56:22 58:19 exists 5:2 expanding 23:22 expecting 54:15 expertise 44:16 explain 12:4 51:24 explicit 23:13 expose 23:5 extend 25:17,19 extended 51:13 53:5,7 57:18 57:21 extending 5:20 extension 28:16	<hr/> G <hr/> gable 42:8 53:17 Gada 2:4 4:5,5 15:21 37:12 50:23 gain 25:7 gallery 35:14,16 35:16 garage 8:17 23:15 garbage 25:7 Gardner 35:10 35:11,20,24 36:1,6,10,12 36:17,24 37:17 37:20 38:1 gentle 14:14 gentlemen 35:10 36:13 getting 48:21 Ginnerty 4:20 10:9,11 11:14 12:5 13:16,20 13:23 14:3,10 14:12 15:2,7 15:23 16:12 19:19 21:2 22:4,9 25:22 26:10 30:21	

31:10,14,17 32:12 give 14:14 41:24 42:24 given 20:4 41:13 45:17 gives 23:14 50:24 glass 14:15,20 14:25 23:12 go 5:22 12:25 16:12 18:13,15 20:22 21:3,6 22:7 23:24 24:1,24 25:2 27:11 29:3 33:5 36:19 39:24 40:4,14 42:12 54:8 56:9 goal 54:16 goes 14:5 55:23 going 4:12 6:24 7:1,7 8:15 9:9 10:6,6 11:6,8 12:24,25 13:25 14:13 15:19 17:21 18:4,10 18:25 19:16 20:10 21:12,13 21:19 23:5 24:25 25:12,17 25:19 28:8,19 29:14 30:10,18 37:20 39:9,21 41:13 42:12 43:13 45:4 49:4,9,24 50:25 51:4 53:24 54:15 56:8,11 59:20 good 22:2 24:12 34:5 35:10 52:25 goods 6:24 gosh 29:15 Gotcha 22:17	gotten 16:3 govern 17:24 grade 7:5,15 46:14 47:6,12 47:16 51:13,18 57:19 grades 46:23 grading 58:7 graphite 12:18 grass 48:21 grassy 45:20 gravel 22:14,14 gray 57:14 great 34:15 40:11 42:3 51:6 60:10 greater 58:4 Gretchen 4:20 9:13 10:8 ground 6:18,22 6:23 23:21 29:1,2 guess 21:9 22:14 24:16,17 28:16 45:6 guidelines 28:25 29:17 30:16,25 31:21,24 32:8 32:9 48:10 gutter 42:12,15 43:5,6,6 57:10 guys 18:1 35:17 36:14 43:20 50:15 <hr/> H <hr/> half 5:2,3 6:7,19 21:23 46:5 hallway 18:16 handrail 45:25 happy 42:18 50:16 HARB 2:1 3:9 22:8 23:16 29:10,24 30:2 30:7 31:16 32:8 37:18	40:23 44:19 hard 11:23,25 Hardy 12:9 headed 26:18 hear 10:9 39:6 heard 11:21 33:25 40:8 hearing 35:21 heavily 30:9 32:10 heavy 9:18 height 32:23 33:3 39:8 42:10,23,25 45:5 46:3,8 53:22 54:1 59:1 held 1:11 35:7 38:6 Hello 35:10 help 5:9,11 12:19 43:3 46:18,21 49:24 53:24 hidden 25:13 hiding 9:2 25:10 high 12:8 33:5 45:18 higher 45:21 49:13 55:23,23 highest 22:19 highly 27:21 34:12 hill 43:15 48:2 48:13,15 56:10 historic 1:3 2:6 19:22 27:15 29:5,12,25 30:3,10,14,17 30:18 31:20 33:9 34:8 40:20,21 44:17 historically 29:5 40:13 history 10:22 holders 10:17 hole 47:11	homes 31:21 48:1 honestly 12:8 hood 53:17 hope 1:12 53:2 59:14 horizontal 52:1 52:21 57:22 hours 18:20,24 house 28:15,21 30:3 38:17,20 38:22 39:1,3 41:6 42:19 43:13 44:6,13 45:18 46:1,4,5 46:12,15 47:13 48:1,2 49:20 50:4,9 51:5 53:3 56:4,5,14 56:19 houses 38:12 HPL 11:22 12:7 hundred 22:13 22:15 hurt 30:14 hybrid 12:7 41:4 53:4 <hr/> I <hr/> IDC 34:22 idea 13:12 14:17 14:20 15:8 41:24 ideal 51:16 55:10 56:12 58:21 ideally 56:9,24 identified 57:13 impact 30:17,18 33:9 impervious 22:6 22:13,15,16 important 28:10 inches 8:16 45:21,22 49:3 58:10,11,13,22 58:24	inconsistent 29:11 32:8 33:8 increase 22:16 INDEX 3:2 industrial 20:1 26:14 information 17:20 58:11 initial 5:7,8 Inn 4:18,19 insect 15:9 inside 11:15 23:5 installed 57:10 insufficient 17:19 insulated 23:12 interact 15:15 interesting 48:8 interior 7:8 interpreted 31:1 introducing 4:2 13:6,17 intrusive 27:17 inventory 27:16 iron 14:13 41:1 41:7,18 42:2,4 42:5 issue 22:8 23:17 28:23 33:15 59:7 issues 19:1 item 4:12 items 17:23 <hr/> J <hr/> James 12:8 JANUARY 1:8 Jeffrey 2:4 4:5 Jerry 38:10 39:15 JoAnn 2:7 33:18 34:19 job 29:24 60:10 Joel 38:9 50:23 jump 5:5 8:23
---	--	---	--	--

30:21 jumping 20:7	33:12,13 34:2 34:12,21 36:23 36:25 39:15 40:8,13 41:11 41:14 42:8 45:15,20 47:15 48:12 49:9 50:11 52:8 53:21 55:1 58:23 59:25	32:5,7,20 45:19 46:25 47:21,22 49:4 52:1 liaison 2:3,8 4:6 light 9:17 10:19 39:23 40:20 43:24 lighter 40:1 44:23 line 38:25 42:22 42:24 51:4 55:17,19 lined 16:24 little 6:22 9:21 10:12,17 11:4 12:19 14:18,19 15:12 19:10 24:24 25:2 26:3 28:18 33:12 39:9 40:4,6,19 41:24,25 42:9 43:2 46:24 47:2,4 51:10 living 55:8 located 18:8 location 26:21 32:5 long 7:24 45:10 50:19 53:1 long-standing 10:1 look 9:17 12:10 19:11,15 20:1 22:10 23:10 26:6 27:15 28:14 30:15,16 34:4 36:19 40:10 42:6,11 43:9,10 44:6 45:15 50:20,25 55:24 looked 21:2 27:1 27:14,17,18 30:25 34:11 42:5 43:12	48:2 49:2 looking 9:19 10:3 11:15,20 12:17 13:2,19 13:20 19:22 28:4 31:3 39:4 39:7 43:13 44:4 46:15 47:22 48:9,18 49:1 51:3 55:24 58:21 looks 6:12 9:14 9:16 13:3 19:1 25:13 26:22 31:3 34:3 42:9 49:12 51:6,13 54:3 lose 25:6 lost 15:22 lot 11:24 27:14 28:2,14 34:9 37:9 49:21 53:20 lots 48:12 loungy 14:19 lower 16:14 22:19 28:6 46:1,5 49:7,10 53:19 58:6,10 58:14 59:4,9 lowered 57:23 60:2 lowering 48:21 49:6 53:23 59:17	maintenance 13:1 Maisel 2:8 making 16:10 37:22 man 8:18,19 manager 4:17 manufactured 57:8 map 27:18 marked 27:16 market 5:2,14 5:24,25 6:8 16:15 17:7,8 17:11,12,12 18:21,21 masonry 9:18 25:20 mass 45:6 50:20 massive 8:24 master 21:7 match 19:13,17 25:22 material 9:17,19 11:20 12:11 25:17 34:4,5 34:14 44:23 materials 7:25 10:7 11:20 13:6 34:1 matter 61:10 maximum 16:4 57:23 58:3,10 58:12,13,14 mean 15:2 21:6 21:19 23:14 26:25 27:4 31:25 40:2 43:11 44:18,18 45:24 56:4 58:3 meaning 59:1 meant 14:1 26:13 Mechanic 3:10 28:16,21 38:24 39:4,7 43:17
K	L			
keep 13:12 28:5 43:12 keeping 10:13 11:4 13:7 20:21 41:4 50:21 Keith 2:3 4:6 36:1 Ken 2:8 kept 21:1 44:3 Kesler 2:4 4:3 17:3 18:25 19:10,21 20:2 22:5,17 26:2 27:6 35:18,22 35:25 36:4,8 37:2,5,14,16 39:4,7 58:1 60:6,16 Kessler 4:3 KESTLER 50:19 Kevin 2:4 4:3,18 51:2 Keystone 2:5 4:8 kind 11:16,22,25 14:14 22:25 35:19 41:4,12 41:16,17 46:9 47:12 kinds 29:23 kitchen 6:10 knew 26:18 know 10:23,24 11:2,3,21,22 12:18 13:3,11 14:18 20:6,21 21:13,15 22:24 24:14 25:12,21 27:22,22,24 28:12,18 29:24 31:18 32:12,14	lamine 12:8 34:1 land 23:24 24:1 landing 9:14 landscape 4:3 50:1 56:25 landscaped 59:14 landscaping 49:18,23 50:9 59:12 language 26:12 large 22:21 48:25 larger 16:11 23:19 lasts 53:1 late 15:5,6 leave 40:17 leaving 11:18 leeway 30:13 32:4 left 27:13 47:15 left-hand 35:1 let's 4:1 18:16 letter 17:19 18:1 18:3 23:25 letting 15:15 level 7:18 11:13 11:15,17,18 15:10 22:19,19 22:22 23:23 28:6 29:2,4,10 30:2,20 31:5,7 31:8,10,20			
			M	
			main 1:23 3:6,8 4:13 7:14,15 8:4,7 11:15,17 13:5 22:22 26:7 29:1,2,14 30:2 31:5,10 32:18 33:14 35:5,12 maintained 20:19	

51:3 mechanical 15:17 meeting 1:5,11 3:9,13 31:15 31:16 33:17 44:20 46:11 49:21 52:5,6 61:10 Megan 4:17 5:10 9:4 MEMBERS 2:1 37:25 60:8,19 mentioned 51:2 52:13 messy 8:13 met 30:24 53:21 metal 10:2 11:6 52:13,14 middle 6:11 15:10 Mike 4:16 million 39:5 million-dollar 14:22 minutes 3:12 60:14 missed 33:20,20 modern 40:22 modified 30:9 32:10 34:12 motion 37:22 57:5,7 59:18 60:15 move 16:20,22 60:16 moved 27:24 moves 59:25 moving 16:20 17:1 25:7 multiple 17:13 municipal 1:12 2:5 47:15 50:4 muted 36:21,23 37:3	naturally 43:4 nay 58:16 near 11:18 neatly 13:13 necessarily 23:16 31:23 necessary 43:17 43:23 need 5:10 15:1 16:16 18:4 30:15,16 33:4 45:25 51:17,19 54:11,14 60:13 needed 15:18 needs 21:19 negative 33:25 neighbor's 51:5 55:14 neighborhood 45:17 48:4,7 50:21 neighboring 38:12 39:1,2 42:24 47:1,5 neighbors 47:24 48:20 neither 33:25 nestled 48:4 new 1:12,12 3:5 3:11 5:16 6:11 7:2,3 8:5 9:10 9:10,13 13:17 20:9 21:16 22:5,6 40:14 41:17 46:22 48:10,18 55:2 60:13 nice 12:10 28:5 42:6 nicely 41:23 nod 11:4 14:14 non-contribut... 30:12 normal 22:23 normally 34:8 north 14:2 Notary 1:15	notes 27:13 32:18 33:17,20 33:21 40:9 42:11 52:4 61:9 notion 9:11 number 4:12 15:24 16:9 21:25 38:3 45:23 56:2,3 numbers 16:9 Numerous 3:7	35:3,25 36:24 37:16,17 44:24 51:21 54:19 58:11 59:18,23 60:1,14 old 27:18 48:1 60:14 older 48:1 once 28:7 54:7 ones 19:15 23:2 26:1 44:6 open 6:9 7:10 10:2 11:18 15:11 17:24 22:21,25 35:2 opening 15:14 operable 22:24 opinion 5:4 opposed 42:8 43:8 46:18 51:20 opposition 60:9 options 36:16,21 order 16:20 52:25 54:16 ordered 9:11 ordinance 16:15 17:15,22,24 28:24 30:16,25 31:23 53:25 55:2 organize 6:24 organizing 6:22 original 9:1,3,4 9:6 10:14,21 28:7,19 originally 6:3 15:24 16:6,7 16:14 52:2 outdoor 5:18 overall 28:11 30:17 33:11 45:6 overlook 22:18 owner 4:18 owners 4:19 38:10	<hr/> P <hr/> P-E-T-T-Y 38:9 p.m 1:13 60:23 pad 32:21 33:3 PAGE 3:3 paint 3:10 35:19 painted 35:13 41:7 52:24 panel 12:12 14:5 14:6 23:12 panels 12:2 para 32:21 33:3 parallel 16:25 paring 26:12 park 7:24 11:22 26:14 55:9,20 56:10 57:2 parked 37:8 54:21 56:2,3,6 56:14 parking 6:19,20 8:12 9:8 15:21 15:24 16:5,23 16:25 17:22 24:24 25:4,7 28:14 54:25 55:2,10 56:12 part 5:7 8:2 10:14,15 12:15 13:8 16:1 20:7 28:9 39:22 45:16 46:22 47:10 48:7,17 52:20 54:1 59:6 particularly 19:22 party 52:22,25 passed 13:4 patio 46:14,19 46:22 54:7,9 55:8 59:1,7,12 59:13 peace 37:2,9,12 37:16,19 pedestal 47:24
<hr/> N <hr/>		<hr/> O <hr/> O'Brien 2:5 4:8 4:8 16:10 17:16 18:5,8 18:10,18 23:16 23:21 24:2,9 25:16 26:6 34:21,25 36:15 36:20,25 37:3 37:15,23 39:9 50:13 51:8,21 57:4,6 58:5 59:3,18,23 60:1 obscured 34:13 observation 30:22 obviously 27:21 29:5 30:7 36:21 40:14 46:18 52:25 occupy 5:16 occur 20:17 33:11 occurred 8:25 Odette's 32:12 officer 17:17 Official 61:20 Oh 24:2 okay 4:1 5:10 14:11 18:18 19:13 22:20 24:9 26:5 30:4 33:2 34:16,24		

pedestrian 21:11	54:25	potentially 15:8	21:7	Q
pen 50:13 51:8 57:16	piers 21:17	poured 21:18,22	properties 4:18 4:20 48:3	qualms 39:15
Pennsylvania 1:13,16,24	pinkish 35:19,23	pre-existing 19:14 25:8	property 3:7 20:9,23 47:1,1 47:6,17 48:16 49:23 54:14 55:14,17	question 10:11 28:12 29:18 43:6 56:7
people 11:9 14:17,21 15:15 21:6 26:18 36:25	pitch 39:10	pre-finished 40:5	proposal 26:20 56:23	questions 27:8 34:18 39:19 50:18,22 51:22
perc 12:6	place 10:17 55:5 55:9,20,21 57:1	precedent 48:11	propose 26:17	quick 30:21 37:7
percent 22:13,15 31:5 43:23	plaid 11:7	prefer 19:11 44:25 45:1 51:8	proposed 7:17 9:25 10:5 21:3 24:23 34:1 50:12 57:12,21	quite 8:13 9:14
perfect 39:8	plan 4:24 5:1 6:5 6:7,14 7:13 18:12 21:7,24 56:3,9 57:11 57:13,18,19 58:7,9 60:3	presented 59:19 60:4	proposing 6:3 50:12	quote 11:19
permanent 15:20	plane 38:13 48:6 55:22 58:20	presenter 38:4	protect 24:16	R
perpendicular 16:24	plank 39:22	preservation 4:9	protection 14:24	rail 10:2 14:13 41:11,12,18 51:17
personally 40:15 42:4	planned 5:20 6:5 14:25	prettier 24:10	protector 15:3	railing 14:16,16 14:20 41:8 51:11 53:4 57:17,20
perspective 21:14 55:12	planning 2:3 4:7 19:3 20:7 24:3 52:22,25 59:11	pretty 39:2 49:4	provided 36:14 44:5 57:15	railings 10:2 14:12
Petty 38:9,9,14 38:17,20 39:6 39:12,23 40:3 41:3 42:14,17 43:19 46:2 47:4 48:24 49:8,19 50:3,8 50:14 51:7,16 52:3,10,15,17 53:15,19 54:7 54:18,23 55:15 56:6,16,18,22 58:19 59:6 60:11	plastic 12:8	previously 5:1 5:23 7:20,22 20:5 21:17 22:6	public 1:11,15 6:2 20:8,11 29:8	rain 12:1,6 34:6
phase 6:5,19 10:19,25 16:1 16:2,8,8 26:9	play 41:20	primary 23:2	pull 20:19 21:20	ramp 7:4,8 18:14,15
photo 8:7	Playhouse 4:18 4:19	privacy 50:4	pull-through 56:13	Raphael 4:15,16 4:16,21 5:10 5:13,23 7:10 9:4,7 12:4 16:13 17:5,8 17:11,18 18:3 18:7,9,12,19 19:25 20:3,12 20:15 21:16 22:2,12,21 23:4,9,11,20 23:25 24:5,12 24:19,23 25:19 25:24 26:8,17 27:7 31:19 32:2,25 33:24 34:15,24 35:3
pick 9:17 36:14 40:6	playing 41:22	private 20:23	pulled 49:15	read 22:12
picture 22:2 53:8	please 45:14	probably 4:23 6:10 11:23 25:1 29:22 30:11 32:11 36:22 41:9 45:21 58:6	pulling 13:6	ready 5:21 26:20
pictures 39:12 44:4	point 27:21 39:1 45:23 47:7 51:17,21 58:8	problem 24:13 40:12,25 45:2	purpose 15:14	real 26:20 30:21
piece 41:5 42:8	porcelain 13:2,2	problems 34:6	push 8:16 48:16	realized 12:23
	porch 15:17 38:22 41:15	proceedings 60:22 61:7	pushes 21:10 47:23	really 6:13 9:8
	portion 6:11 8:15,25 10:12	process 34:17	pushing 21:16 25:21	
	positive 34:1	product 11:25 13:1	puts 12:12	
	possibility 15:13	Professional 1:15	putting 7:4,14 7:16,17 9:20 15:8,10,13 25:4	
	possible 44:14 45:2 53:12 57:24 58:10,12 58:13,14	project 4:24 34:9		
	possibly 15:9 41:7 42:2	promenade 20:13,22 21:3		
	posted 41:12,19			
	posts 41:6 53:9			

11:2,14,15,19 12:10,12 13:5 13:8,11,23 15:18 22:5,7,8 26:11 28:3,10 29:4,11 30:14 34:5 43:21 46:2,14 48:25 50:22,24 51:2 51:4 54:24 rear 18:6 26:1 27:25 28:3 46:3 52:15 54:16 57:13 59:7,9,12 reason 18:19 45:19,22 46:1 56:25 57:1 reasoning 5:8 recommend 28:25 32:3 37:6,18 52:19 recommendati... 57:7 recommended 3:8 29:16 52:20 recommending 45:8 record 35:8 38:7 reduce 32:22 33:3,5,10 42:10 45:4,5 45:23 reducing 33:10 46:7 refer 12:15 reference 5:6 48:10 referred 12:7 regard 29:25 32:4 Regular 1:5 relate 42:23 47:14 relation 46:23 relationship	46:14 relative 39:2 remain 24:22 remains 6:25 remember 8:24 24:22 25:11 26:15 remembering 33:20 rendering 51:14 renovation 8:25 renovations 3:7 10:24 repair 56:23 Reporter 1:15 61:20 REPORTING 1:23 representing 38:10 require 32:21 34:22 required 8:20 17:20 24:19 31:5 54:5 requires 17:3 55:2 researched 36:13 respect 44:15 rest 16:24 50:21 restaurant 6:10 17:9,14,23 restaurants 6:4 6:6 17:24 restrictions 53:22 retaining 20:16 20:20,23,25 46:4 59:10,15 return 3:9 24:7 review 1:3 17:18 17:20 27:13 40:9 50:11 revisit 3:10 Rich 4:8 Richard 2:5	Rick 30:23 rid 42:21 right 5:5 8:6,11 9:5 13:9 14:3 14:22 15:13 16:19 18:14 21:3,5 24:15 25:3 31:10 35:25 36:3 41:21 43:1 45:20 47:6 49:7,11 53:24 54:3,21,25 56:8,18 58:22 60:12 right-hand 14:8 river 6:13 7:16 9:22 10:3,4,5 11:3,11 14:1,3 20:8,10,11 22:19 26:23,24 26:25 27:2,5 28:1,4 29:7 30:5 32:11,16 river's 20:13 RLA 2:4 road 28:17 29:6 46:12 Robert 2:6 Roll 3:4 roof 7:13,18 8:21 11:19 16:11 31:11 39:10 52:13,14 57:14,14 rooftop 7:13 14:15 32:13 room 8:10 rooms 5:19 roughly 38:13	32:1 43:13 59:6 says 16:15 30:19 scale 45:17 46:18 scenario 41:23 53:24 55:10 58:21 59:16 screen 12:1 15:9 15:10,16 34:6 screened 15:17 screens 7:12 15:13 sealed 15:6 sealing 15:7 seam 57:14 seat 6:2 seating 5:18,19 6:1,8,9 17:10 second 6:6 31:2 37:23 57:25 58:1,18 60:5,6 60:17 section 7:20 sectional 14:18 see 4:24 5:1 6:9 6:18 8:10,14 9:10,21,22 10:16 11:7 13:14 19:20 22:3 23:20 24:24 25:1,3 27:2,5 28:3,16 29:9,11 32:11 36:1 40:16,24 46:9 47:25 49:12,15 50:5 51:3,12,18 55:5 58:20 seeing 12:14 25:11 38:11 48:5 seen 11:24 26:22 29:6,7 36:2 send 33:18 sending 51:1 sense 33:19 34:2	34:9 55:3,22 sensible 57:1 sensitive 48:19 sent 35:14 serves 34:25 Services 1:23 2:5 set 1:14 46:21 47:10,12,16 49:12,13 setback 20:19 21:1 39:1 55:17,19 setting 46:15 share 33:17 shared 6:8 sharing 48:6 shed 25:14 52:15 57:14 Sherri 4:19 shielding 14:25 shingles 57:12 shorter 54:5 shot 39:4,7,8 51:1 show 7:11 10:7 49:19 showed 6:5 14:1 showing 39:8 shown 8:19 41:2 53:4 54:22 shows 53:8 side 3:7 9:24 11:7 13:15,19 14:2,3,9 19:17 20:24 26:1,3 27:1 30:5 35:1 36:6 47:13,15 53:20 54:21 56:11,12 sides 43:7 50:8 sidewalks 47:14 59:8 siding 57:21 sight 51:4 sign 26:20,22 signage 26:15,17
--	--	---	---	--

significantly 49:13	sort 10:17 13:6,8 13:13 15:14,16	50:17	15:3 19:16,24	35:4 36:2
signing 5:16	28:1,6 40:15	stayed 16:8	21:13 29:19	50:25 51:7
similar 23:7	40:21 43:16	staying 16:6	34:16 35:3	52:18 57:3
34:3	44:9 48:5	step 59:11	39:16 45:12	60:11
simple 40:16	sounds 4:11	stepped 20:16	54:14 58:8	thanks 27:19
42:7,15	37:14 60:20	steps 7:6 41:10	survey 37:7	49:16
simpler 42:9	south 1:23 3:6,8	45:23,24 54:4	Susan 38:10	theme 53:11
simplicity 39:17	4:13 27:6,7	stick 25:12	39:15,24 43:21	Thermory 12:22
simplify 42:20	28:14 35:5,11	sticking 25:13	swatches 35:13	thing 31:12
single 54:9	southern 9:7,23	stone 38:24 47:8	36:14,19	32:18 33:24
singular 31:22	9:24	47:21	switch 10:6	34:21 40:23
sink 46:24	space 5:17 6:7	stonework 33:22	swoops 47:17	44:18 45:18
sir 36:5	6:21 7:2,10	stop 43:6	symmetrical	46:15 48:8
sit 14:17 51:4	8:12,20 16:16	stops 21:8 42:9	41:5	54:20
56:13	16:19 17:2	51:14	system 11:22,23	things 11:4
site 14:22 20:15	24:24 25:4,7,8	storage 6:20,24	12:1,6,6,12	40:10 47:25
21:4 22:12	43:24 50:7,8	6:25	15:2 41:8	think 5:9,25 6:4
56:9 58:9	55:8	story 31:1,2	42:13,16,21	19:5,6,10
sits 38:23,25	spaces 5:17	straight 18:13	51:11,15 53:4	20:20 25:1
46:6 47:1,17	15:21,24 16:9	39:17 41:1	57:17,20	27:23 28:10,11
59:12	16:18,18,23	50:13 51:8		28:12,19,21
sitting 14:19	17:4	53:14 57:16	T	30:8 32:4,18
15:4,5 31:25	span 9:16,18	street 1:12,23	take 6:2 38:1	33:7,9 34:2,8
46:13	specific 58:7	3:6,8,10 7:15	45:22	36:21 39:13,18
situation 51:16	specifically 20:6	8:4,7 25:11	taken 61:9	40:3,4,6,13
56:12	specs 52:13	26:7 28:17,21	takes 50:5 55:7	41:19,20,24
six 54:4	square 7:18	29:14 30:3	talk 23:17 49:24	42:3,5,6,8,9,18
size 17:6 33:10	15:25 16:4,15	31:8 35:12	talked 12:22	42:20,25 43:1
45:4	17:6	38:24 39:5	33:12 42:17	43:2,4,8,9,14
sizing 21:13	stage 21:10	41:14,16,17	44:7 51:9	43:23 44:1,9
skylight 7:21	stain 52:10,11	43:17 44:10	54:23	44:11,22 45:10
slabs 12:24	stained 52:7,12	45:16	talking 14:6	46:10,11,15,16
slight 8:9	staining 57:14	strength 23:14	15:9 31:9	46:24 47:9,10
small 28:15	stair 20:18	structure 10:1	46:11 47:7	47:18,20,20,25
smaller 22:23	stairs 18:10	12:23 23:19	49:20 52:14	48:17,24,25
Society 44:17	23:22 34:22	stucco 8:17 9:18	taller 43:13	49:2,20,25
sofas 14:18	57:18	10:13 13:7	tan 40:15 44:23	50:19 51:12,16
soften 49:22	stairway 7:3 8:2	25:16,20	52:23	51:19 52:5,6
Sold 37:15,16	8:5 10:1	stuff 19:4	taper 59:11	53:5,17,20
solid 12:18 34:5	stairwell 41:13	style 23:7,8	target 26:19	55:4,20 57:1
solution 42:3	43:25	sufficient 20:21	technically 27:4	58:25 59:16,16
somewhat 7:12	standing 11:10	suitable 52:23	tenants 17:13	60:9
29:3	standpoint	SUITE 1:23	tenth 44:19	thinking 14:15
sorry 19:9 32:19	30:15	sunscreens 9:20	term 24:14	54:13
35:20 37:11	stands 59:18	super 38:1	texture 12:10	thinks 39:14
52:16	start 4:2,12,13	superior 11:25	thank 4:15	third 29:4 31:1
		sure 4:3 5:12	34:15,19,20	33:15 36:11

thought 9:15,16 19:25 20:3 23:25 34:9,13 43:12,16 44:8 49:21	true 61:11	52:20	59:24 60:5,7,9 60:12,17,20	we'll 7:11 12:14 35:3,17 51:18
thoughts 15:16	try 29:24	upstairs 43:24 44:1	vote 32:6 34:18	we're 4:21 5:3 5:21 6:3,11,14 6:15,16,24 7:4 7:16,17,23,25 7:25 8:1,10,14 9:9,20 10:6,13 10:14,20 11:14 12:17,23,25 13:2,6,8,17 15:7,11 16:4,6 16:20,25 18:3 18:19 19:2,16 21:4 25:4,10 25:19,25 26:8 26:10,20 31:5 39:18 42:23 43:3 44:20,24 46:7,9 47:7,7 47:12,16 48:18 49:19,20 50:10 51:20 53:24 54:15 56:7 58:23,24 59:10 60:20
three 6:4 21:23 31:3 36:8,15 36:20 37:4,8 43:16 44:1,8 45:1 57:16	trying 24:22 27:19 42:23 43:3 44:20 46:7 47:12,16 48:15 49:19 55:1 59:10	use 6:23 17:7,8 17:23 21:21 24:16 34:8	voting 33:16	
thoughts 15:16	tucked 13:13	utilize 43:3	<hr/> W <hr/>	
three 6:4 21:23 31:3 36:8,15 36:20 37:4,8 43:16 44:1,8 45:1 57:16	tuning 25:21	<hr/> V <hr/>	wait 19:6 31:13	
tier 59:14	turn 42:22	various 10:24 27:14	walk 18:13 21:6 45:15 59:5	
ties 41:8 43:4	two 4:12 5:16 6:5,19 11:13 13:5 16:1,8,13 16:16 18:10 31:12 38:12 39:12 43:18 44:1,9,14,20 45:1,3,7,9,24 46:24 56:1,3 56:12 57:9 58:4	vendor 6:1,6,13	walked 45:16	
tile 13:2,2,3	two-car 55:2	vendors 5:13,15 5:16,17,24 6:23	walking 25:10 26:13	
tilt 23:15	type 41:11	version 39:23	walkway 41:5 58:24	
time 21:15 27:18 29:12 34:19 40:25 44:7 53:2	<hr/> U <hr/>	vertical 52:3	walkways 59:2	
today 30:10	Uh-huh 20:14 32:17	view 9:22 10:4,5 13:18 14:2,21 14:22 23:8 25:1 34:13 51:2	wall 8:16 9:4,6 14:4 20:16,20 20:23,25 22:3 25:20 38:25 46:25 47:8,21 56:20 59:15	
told 36:18	uncomfortable 21:11	visible 7:8 9:1 28:9	walls 46:4,20 59:10	
Tom 35:11	undercover 8:11	Voss 2:3 4:1,6,6 4:11 5:5 7:7 8:23 10:10 11:13 13:14,18 13:22 14:1,8 14:11,24 15:4 17:7,9 20:6,14 21:9 22:18 23:2,5,7 24:14 24:21 25:9,25 26:5,15,21 27:2,8,11 29:19 33:16 34:20 35:5 36:2 37:7,18 37:22,24 38:3 38:11,15,19 39:20 45:13 47:3,22 49:11 50:10,17 53:7 53:10 54:2,11 54:19 57:5 58:2,17 59:20	want 4:13 11:2 21:12 23:12 29:10 36:1 41:12 46:19 48:19 49:25 50:11 53:1,10 54:14 59:3,24	
tone 12:16	underground 31:6		wanted 21:9 24:7 31:17 40:23 44:12,13 51:23	
tonight 19:2 42:11 51:25	underneath 8:12 28:9		wants 55:5	
top 10:3 11:19 14:13,16 35:1	understand 15:3 19:23 26:3 31:17 33:13 53:2 59:24		warmth 11:3	
total 16:16	understandable 29:3		wasn't 45:13 47:22 54:24	
touched 10:18	unoccupied 5:17		water 21:5,6 22:7 34:4	
touching 26:8	unsightly 13:11		Wax 11:22	
tower 32:23	upper 28:24 29:10 30:2,20 31:9,20 32:5,7 32:20 33:4		way 4:25 6:4 29:8 31:1 39:15,25 41:22 43:10 45:11 50:19 54:15 55:6 56:11	
tower 32:23				
town 29:21,24 30:1 32:13 37:7,10				wear 35:20
Tracy 23:17 46:8 53:21				weather 14:24 15:3
traditional 11:4				WEDNESDAY 1:8
transcript 61:11				week 27:13
transformer 16:22,22 17:1 24:20,21,25,25 25:2,5				weigh 43:20
transition 41:10				weight 9:18 41:25
trash 13:9,10,12 23:19 24:13				Wendy 1:14 61:19
trees 49:18,23				went 25:1 46:8 55:3
triangular 50:12				West 3:10 51:3
				wheelchair 54:12

<p>white 39:25 40:2 40:3,6,7,16,16 40:18,19 43:22 44:16,17,25 52:21,22,24 56:2 57:22</p> <p>whiter 40:4</p> <p>window 9:20,21 15:13,15 23:1 23:2,12 41:21</p> <p>windows 6:16 8:1 9:11 10:16 10:17 11:5,6,8 15:11 19:6,8 19:11,14,20 22:18,21,23 25:25 26:1,3 26:10 28:12,18 40:12,17 43:22 44:17,18 51:10 51:10 53:4 55:24 57:8</p> <p>Wise 2:6 4:9,9 27:10,12 29:22 30:6 31:9,13 31:15,25 32:3 32:14,17 33:2 33:21 34:11 36:11 39:19,21 40:2,8 42:3,15 43:11 44:3,22 45:3 49:17 50:7 51:23 52:9,12,16,18 53:8,11,16 54:20 55:13 56:1,15,17,20 57:3</p> <p>wondering 52:14</p> <p>wood 10:2 12:15 12:16 13:3 14:4,5,8,13,16 34:4 41:6,12 41:19 52:11,12</p> <p>woodwork 40:12</p> <p>word 59:24</p>	<p>wording 58:3</p> <p>words 14:25 54:5</p> <p>work 19:1 28:12 30:23 40:24 41:19 42:21 43:8 46:22</p> <p>worked 54:1 55:12</p> <p>works 28:22 34:17</p> <p>worth 39:5</p> <p>wouldn't 18:22 29:6 33:4 40:4 45:25 54:11</p> <p>wrap 42:19</p> <p>wraps 42:19</p> <p>writing 37:21</p> <p>wrong 35:14</p> <p>wrought 41:1 42:4</p> <hr/> <p style="text-align: center;">X</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>yard 46:3,20,22</p> <p>yea 58:16</p> <p>yeah 12:5 13:23 14:7,10 16:10 19:10,21 20:2 21:22 24:5,9 25:24 27:4 32:15,15 36:10 36:17 38:18 39:20 49:8 50:2 51:23 52:3,17 53:15 59:3</p> <p>years 5:21 21:23 21:25 30:9 44:20</p> <p>yellow 35:19,23 35:24 36:3,5,7 37:2,9,13,16 37:19</p> <p>yellows 37:10</p>	<hr/> <p style="text-align: center;">Z</p> <hr/> <p>zoned 17:12</p> <p>zoning 17:17 19:1 31:15 55:12</p> <hr/> <p style="text-align: center;">0</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>1 3:4,13 57:23 58:6,12 60:3</p> <p>1,100 7:18</p> <p>1/13/21 57:11,20 60:4</p> <p>10 39:5 55:16</p> <p>100 43:23</p> <p>101 47:7 59:1</p> <p>103 46:6 58:20</p> <p>12 58:23</p> <p>122 3:8 35:5,11</p> <p>125 1:12</p> <p>13 1:8 5:15,17</p> <p>16 38:24</p> <p>16,000 16:17 17:6</p> <p>18 45:21,22 49:3 58:22,24</p> <p>18901 1:24</p> <p>18938 1:13</p> <p>1920s 10:23 27:20 28:2</p> <p>1965 27:17</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>2 3:5</p> <p>20 16:17 17:4,5</p> <p>2017 11:1 21:18</p> <p>2020 3:13</p> <p>2021 1:8</p> <p>203 1:23</p> <p>21 16:18</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3 3:12 47:7</p> <p>3-foot 54:9</p> <p>32 3:6 4:13</p> <p>35-38 3:8</p>	<p>350 1:23</p> <p>38-60 3:10</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4 3:4 38:15,23</p> <p>4-35 3:6</p> <p>49 3:10 38:3</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5 3:14</p> <p>50 31:5</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6 8:16 20:20 21:1 58:13</p> <p>6-foot 59:10,15</p> <p>6:30 1:13</p> <p>60 3:13,14</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>7 58:10,10,13</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>8:00 60:23</p> <p>800 16:15</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>98 47:7</p>
---	--	--	---