

NEW HOPE BOROUGH COUNCIL
 BUCKS COUNTY, PENNSYLVANIA
 - - -
 COUNCIL WORKSHOP - MARCH 2022
 - - -
 NEW HOPE BOROUGH COMMUNITY ROOM
 123 NEW STREET
 NEW HOPE, PENNSYLVANIA 18938
 - - -

MONDAY, MARCH 7, 2022
 COMMENCING AT 4:00 P.M.
 - - -

BOARD MEMBERS PRESENT:

CONNIE GERING - PRESIDENT
 DAN DOUGHERTY - VICE-PRESIDENT
 LOUISE FEDER
 KEN MAISEL
 LAURIE MCHUGH
 PETER MEYER
 - - -

ALSO PRESENT:

PETER GRAY - BOROUGH MANAGER
 MARY STOVER - ZONING OFFICER
 MICHELE FOUNTAIN - BOROUGH ENGINEER
 JOHN FENNINGHAM, ESQ. - BOROUGH SOLICITOR
 MARK LABRUM, ESQ. - BOROUGH SOLICITOR
 MATTHEW DECKER - AUDIO TECHNICIAN

COUNCIL WORKSHOP - MARCH

PRESIDENT GERING: I would like to call

this meeting to order. This is a work session.

Pete, if you can take roll call.

MR. GRAY: Certainly. Mr. Dougherty?

MR. DOUGHERTY: Here.

MR. GRAY: Ms. Feder?

MS. FEDER: Here.

MR. GRAY: Ms. McHugh?

MS. MCHUGH: Here.

MR. GRAY: Mr. Maisel?

MR. MAISEL: Here.

MR. GRAY: Mr. Meyer?

MR. MEYER: Here.

MR. GRAY: Mayor Keller? Ms. Gering?

PRESIDENT GERING: I am sorry, I am here.

We have two announcements prior to the work

session. We were in executive session in reference to a

legal matter.

The second announcement is Mr. Dan

Dougherty has something he would like to announce.

MR. DOUGHERTY: Hi. Hello, everyone.

First off, it is just I have a short message to read. It

is a mixed emotion that I am announcing that I am

resigning my positions as Vice-President of New Hope

COUNCIL WORKSHOP - MARCH

I N D E X

<u>AGENDA ITEM</u>	<u>PAGE NO.</u>
44 South Main Street	5
New Hope Celebrates	33
Public Comment	39

COUNCIL WORKSHOP - MARCH

Borough Council and Chair of the Finance Committee. I

will remain a member of Council.

The kernel of the issue that -- is that the

President of Borough Council and I have had conversations

about what I feel is a lack of transparency and I no

longer feel comfortable being part of her leadership team.

While this lack of transparency runs deep,

the trigger for my resignation is the garage project that

I feel is being mismanaged, that I feel has already wasted

an enormous amount of constituent money. And I feel that

if it is allowed to proceed, has all of the indications of

becoming a boon dollar that will haunt and damage the

Borough's financial wellbeing for decades to come.

In my opinion, the project lacks documented

goals, has multiple insurmountable logistical and

financial issues and these faults are being cloaked by a

lack of transparency.

Worst of all, I agree with what many

constituents feel and have stated, that there is a

purposeful approach to exclude them from having input to

or knowledge of this project's goals, costs, funding

sources and financial impact.

My concerns and the concerns of my fellow

Council members and the constituents have called for

5

1 COUNCIL WORKSHOP - MARCH
2 transparency on this project since last summer have fallen
3 on deaf ears to this day.
4 I cannot rationalize keeping a role and the
5 responsibility of Vice-President and Chair of the Finance
6 Committee in an environment where concerns and requests
7 are ignored. If I remained in these roles, I would become
8 a part of the problem and I won't allow that to happen.
9 Thank you.
10 PRESIDENT GERING: First on the agenda is
11 44 South Main Street.
12 MR. COHEN: Good evening, folks. Paul
13 Cohen here representing the Applicant on this project. I
14 am going to run very, very, brief history of this, then I
15 will turn it over to my client Dan Popkin to give an
16 explanation of where we have come so far and then Ralph
17 Fey, the project architect is also here to provide a
18 little bit more information.
19 I believe that Mr. Fey's office does have a
20 computer to connect to the system, if we can just hold on
21 a minute while they connect so we can present the plans up
22 on the screen.
23 While we do that I think we can get
24 started. I will bring that up in a second. We were here
25 before Council with an application for sketch plan review.

6

1 COUNCIL WORKSHOP - MARCH
2 We appeared here in early November, I guess it was
3 November 1st of the Fall. We presented our plan at that
4 time and we received some feedback from Council and went
5 back to the proverbial drawing board and literal. We
6 resubmitted the plan at the end of December and that is
7 what we are here to present.
8 Our plan we believe addresses many of the
9 concerns, if not all of the concerns, addressed by Council
10 at the meeting. So what I will do while we are setting
11 up, my client Mr. Popkin will give you a rundown of what
12 changes were made and how we addressed those concerns and
13 Ralph Fey will come up next.
14 MR. POPKIN: Thank you. Dan Popkin,
15 P-O-P-K-I-N.
16 So first of all thank you for seeing us
17 again. A few things I just want to state for the record,
18 we are closing on the property tomorrow or the next day so
19 we will be proud owners of New Hope real estate.
20 As I told you the last time, I found this
21 area, New Hope/Lambertville area 30 some years ago. I am
22 a big advocate of Lambertville and New Hope and frankly
23 very proud to buy one of the most greatest landmarks.
24 My background for 30 years has been in
25 adaptive reuse of historic restoration of old buildings

7

1 COUNCIL WORKSHOP - MARCH
2 mainly in Mercer County. As I told you last time, Canal
3 Studios in Lambertville, home of Rojo's Coffee and Liberty
4 Hall Pizza, which all closed based on the flooding we had
5 in September. We are trying to get that reopened as soon
6 as possible.
7 The last meeting Council made points about
8 several things that they didn't like about our plan. The
9 first was that you wanted a hundred percent of the retail
10 retained and we have done that. We have kept a hundred
11 percent of the retail. I think it is less than one
12 hundred square feet to be exact, but the majority of the
13 retail space is in place. We didn't take that away for
14 any residential.
15 We also cut down on the scale, used to have
16 two extra stories above that shed, there is a shed in the
17 back. If you can bring up that exhibit, the one that
18 compares the shed to the new and the old. If you remember
19 in the back was this old shed in the back that sits on
20 some cinder blocks that I don't believe is a great example
21 of great historic contribution. And that is one of the
22 pieces -- that is the only piece frankly that we are
23 restoring.
24 As part of our plan we are maintaining
25 everything that is existing on the original building with

8

1 COUNCIL WORKSHOP - MARCH
2 doing the full historic restoration of it, of course where
3 the book store is.
4 So we reduced the scale and Ralph can show
5 you on the plans or I am happy to go through it with you
6 if you want, how it is less than it was the first time.
7 Part of the issue that we have as an owner of this is how
8 do we sustain what I will call New Hope's local retail
9 environment.
10 As you know, Farley's has owned this
11 forever and very ill maintenance on it. They find it
12 impossible to stay in there unless they are very low rent.
13 And part of the issue and I heard about it clearly, trying
14 to maintain New Hope as what it is, what we all love about
15 it.
16 So I think really important discussion, and
17 I can do it either way, I can keep the building the way it
18 is without adding these two units that we are asking for
19 but it won't be as substantial a restoration because in
20 that case it is just impossible to financially support it.
21 And then also to use some of that income to support the
22 lower rent for the retail to keep a tenant, a local tenant
23 like a Farley's in place, which I hope to do if I can
24 negotiate that after the closing in the next few days.
25 So that is really the most important points

COUNCIL WORKSHOP - MARCH

1
2 I wanted to make. There are a couple additional benefits
3 that I think come with this plan, we not only get a
4 historic restoration of a historic landmark in a great way
5 and doing it right. And we replace this shed in the back,
6 which I think is really not that great of a facade that
7 faces the Playhouse and Ralph can show you why he believes
8 having that peak roof on there makes it a much more
9 historic interpretation of the area and ties in very well
10 to the original Farley's building. That is an important
11 aspect of this plan.

12 We are also going to raise that rear shed
13 out of the floodplain. We are also as part of that going
14 to remove all of the utilities in the basement to get them
15 above the floodplain. Because I can tell you from
16 Lambertville's experience, that is a big deal. And I know
17 -- I am sure New Hope's community flood rating would
18 benefit from that kind of improvement.

19 We are also creating ADA access for the
20 building and for the retail and residential spaces, be
21 able to have a parking space as ADA accessibility.

22 And most importantly, as I said earlier,
23 this is truly a sustainable plan that will work for the
24 next hundred years for this great landmark as a way to
25 totally you know, restore it in a way that makes sense for

COUNCIL WORKSHOP - MARCH

1
2 handicapped accessible parking space and elevator which
3 will allow the retail space to become accessible from the
4 handicapped accessible space. Typically you want your
5 handicapped space near an entrance, that would be the
6 entrance directly to that elevator which is just past
7 that. Connor can show you with his mouse.

8 So that elevator will also take you to the
9 next floor above which is the existing two apartments and
10 the proposed two thousand square foot one bedroom
11 apartments in the rear. So four of the six apartments
12 would be accessible.

13 MR. COHEN: Then what I would ask you to
14 just describe is the difference in the height. Danny
15 mentioned that you brought the scale of the project down,
16 if you can show us what is being proposed compared to the
17 existing structure in the rear.

18 MR. FEY: Connor will bring up the
19 elevations. So Connor is going to show you a red line on
20 the new design. The red line represents the height of the
21 roof of the existing rear additions and the little line,
22 you can't really see it because it is too small, says
23 seven feet.

24 So we are raising the height of the wall of
25 that building seven feet and then another seven feet for

COUNCIL WORKSHOP - MARCH

1
2 the community and the environment that it is in. I don't
3 know if there is any questions.

4 MR. COHEN: If we can, what I propose is to
5 have Mr. Fey provide information. I will ask him some
6 pointed questions just to address some specific matters,
7 then of course open him -- both him and my client up to
8 any questions you may have. So just again focus on some
9 of the items that Dan was just hitting on.

10 Ralph, with regard to the retail space, can
11 you show us just how that is being preserved in this case?

12 MR. FEY: Connor will bring up the plan.
13 In the previous plan we had elevated the rear shed and
14 this plan does not. So we are actually keeping all of the
15 first floor space.

16 If you look at the left-hand side there is
17 a little shaded area. Connor will put his mouse there.
18 So we will trade off a little bit of the shaded area with
19 the other shaded area. They are exactly the same size so
20 we retain the exact same size square footage of available
21 retail but we will not have steps on the inside and we
22 will take the back portion and raise it out of the
23 floodplain.

24 That little exchanging will allow us to put
25 in two additional parking spaces, one of which would be a

COUNCIL WORKSHOP - MARCH

1
2 the ridge of the roof. You can see a roof behind there,
3 that is actually The Salt House and then we are raising
4 the other roof nine feet to the pitch -- to the peak to
5 the ridge.

6 So again introducing gable-ended roof lines
7 that if you see on this elevation of this same roof pitch
8 as the front original Farley's building. And the only
9 flat roof then would be the flat roof of the existing
10 egress exit terrace.

11 We have taken off all of the balconies that
12 we had previously shown and that stair and that terrace
13 are the existing with a new more compliant stair.

14 MR. COHEN: To clarify, that roof at the
15 top of that with the chimney showing, that is actually
16 part of The Salt House, that is not part of what we are
17 proposing?

18 MR. FEY: It is.

19 MR. COHEN: And as you know, we are in the
20 historic district and there are restrictions on removal of
21 existing buildings?

22 MR. FEY: Yes.

23 MR. COHEN: So with regard to that
24 structure in the back, whatever we want to call it. In
25 your opinion, is there any way that can be utilized in

COUNCIL WORKSHOP - MARCH

1 this project and adapted to what we are proposing?
 2 MR. FEY: Sure. There is two spaces --
 3 Connor will put an X where the very rear building is.
 4 Yes, there. That is what we are calling the shed on
 5 blocks. That does not have a full foundation, it has kind
 6 of blocks and piers --
 7 MS. FEDER: Ralph, I am so sorry to
 8 interrupt. This is very helpful. I wonder if we can
 9 refrain from calling it a shed. I think just for the
 10 purpose of clarifying the minutes I think that may be
 11 confusing. Addition is fine. Just for when we come back
 12 to it.
 13 MR. FEY: Absolutely. The rear addition
 14 does not have full footings and foundation and its been
 15 set on blocks. The next rear addition, the addition that
 16 came before the last one we can probably reuse that
 17 existing footing and foundation and would build up from
 18 there. But the rear one would need to be reconstructed
 19 and raised out of the floodplain.
 20 MR. COHEN: Okay. And lastly what I would
 21 ask you to just touch on, again keep it somewhat brief.
 22 Danny mentioned the idea of trying to restore the original
 23 structure where the bookstore is located, the one that
 24 fronts on Main Street.
 25

COUNCIL WORKSHOP - MARCH

1 compliant and not appropriately the safest of stairs. We
 2 would like to replace that in this process as well and
 3 railings.
 4 MR. COHEN: As part of the sketch plan
 5 process as you all know, we received a review letter from
 6 the Borough's Engineer addressing some of the issues with
 7 this plan, none of which we were not aware of coming in.
 8 Not to be too brief, in review of that it
 9 is basically a will comply. We understand that variances
 10 will be required, a special exception will be required.
 11 This is a non-conforming property as is.
 12 We are looking for expansion and we will
 13 address those as we go through the process. We believe
 14 that the first step would be to the Zoning Hearing Board.
 15 We understand that a variety of -- a large part of this
 16 project, I guess everything in the exterior, will
 17 eventually require Certificates of Appropriateness so we
 18 will be going through that process as well.
 19 So I don't believe there was anything in
 20 that letter that would be a stumbling block, it is just
 21 that we need to go through the process and get the
 22 approvals required. That is what we have.
 23 I will ask Ralph just to confirm one thing.
 24 I did note if you look at the renderings that you have
 25

COUNCIL WORKSHOP - MARCH

1 If you can just run through the current
 2 condition and what would be anticipated as part of that
 3 restoration.
 4 MR. FEY: So we did receive -- I will call
 5 it a letter, it probably has a formal name, something
 6 improvement that the municipality was requiring of the
 7 owner. Had to do with cracks in the facade and water
 8 management and air conditioning units.
 9 But let's just say that the idea would be
 10 to restore the Farley's historic building, repair windows,
 11 repair stucco and cracks in the building, repair the
 12 structure where it is sagging in two places, repair the
 13 gutters and the way they meet the downspouts.
 14 Generally speaking, do a full restoration
 15 of the exterior so it was no longer vulnerable to moisture
 16 and rain and all of those things.
 17 The basement in particular is bad. There
 18 is a lot of temporary beams and some of it has dirt floors
 19 and we would like to remove the temporary beams and put
 20 permanent beams in and of course because we are in the
 21 floodplain, raise the mechanical and the electrical and
 22 the meters out of the basement to an upper floor.
 23 The rest of the building that is in need
 24 can be seen as the rear terrace stair. That is a very not
 25

COUNCIL WORKSHOP - MARCH

1 compared to the photos, some of the windows just appear to
 2 be a little smaller or a little different. That is just
 3 because of the limitations on -- I assume on the software
 4 that windows -- things like that will be in kind --
 5 MR. FEY: We did not put the right size
 6 window in on the back side of Farley's. It is supposed to
 7 be a taller window. I am not exactly sure how that
 8 happened.
 9 MR. COHEN: Okay. But you're not proposing
 10 to change that?
 11 MR. FEY: No, we would be restoring the
 12 windows and the shutters.
 13 MR COHEN: Thank you.
 14 PRESIDENT GERING: I have a question for
 15 you. The letter that you got from the Borough, you are
 16 required to have 17 parking spaces.
 17 How are you looking to deal with that?
 18 MR. COHEN: The 17 parking spaces would be
 19 what is required. Given the use of the property it is
 20 already a non-conforming use, we are adding -- we would be
 21 -- what we are adding to the property being two additional
 22 dwellings, would require an additional two spaces. We
 23 propose to add three, one of which will be an accessible
 24 parking space so we believe that we will be compliant with
 25

COUNCIL WORKSHOP - MARCH

1
 2 that requirement.
 3 MS. McHUGH: How many parking spots will it
 4 give you then?
 5 MR. COHEN: We will have a total of seven.
 6 PRESIDENT GERING: Here it says 17.
 7 MR. COHEN: Currently we are required to
 8 have 15, it is a non-conforming. We will be increasing
 9 and providing the parking that will be needed as the --
 10 for the addition that we are adding.
 11 MR. DOUGHERTY: How many are there today?
 12 MR. COHEN: Technically --
 13 MR. DOUGHERTY: Accurately would be --
 14 MR. FEY: There are four legal parking
 15 spaces.
 16 MR. DOUGHERTY: So you're going to go from
 17 four legal but there is how many cars? What do you mean
 18 legally?
 19 MR. FEY: You can park in behind somebody
 20 but that is not a legal spot in the Borough and --
 21 MR. DOUGHERTY: So there is four spots and
 22 under the new plan there would be six plus a handicapped?
 23 MR. COHEN: Correct.
 24 MR. DOUGHERTY: So the current
 25 non-conformity with four which requires how many did you

COUNCIL WORKSHOP - MARCH

1
 2 make it financially viable. No one will drop \$700,000 on
 3 a bookstore to make it look nice again so this will enable
 4 that to happen.
 5 My -- on D-1, my current -- what I kind of
 6 stared at it and I could be looking at it the wrong way,
 7 it appears that there is going to be a loss of -- for lack
 8 of a better term, a sidewalk or walkway and effectively a
 9 widening of the entrance, sort of the driveway entrance
 10 because from the existing walkway over to the barn is a
 11 pretty wide -- the existing brick one over to the barn I
 12 think if I got it -- the geography back is like a double
 13 or triple wide driveway.
 14 And under your proposal design there what I
 15 am noticing is about -- it appears about 8 to 10 feet of
 16 that walkway is being chopped off and made into driveway.
 17 I am not, you know a traffic engineer but I would like --
 18 I would just advise that I don't like the feel of the
 19 opening with a million pedestrians that walk from that
 20 side over to the barn to have a big -- a hole, unless I
 21 have my geography wrong, to have an opening driveway that
 22 is 35 feet wide or whatever it ends up being because I
 23 guess you're doing that to create more egress for these
 24 additional parking spots. I don't know what you are
 25 doing. The point is I would like to not lose that

COUNCIL WORKSHOP - MARCH

1
 2 say?
 3 PRESIDENT GERING: Seventeen.
 4 MR. COHEN: Well I believe the 17 is for
 5 what is being proposed.
 6 MR. DOUGHERTY: Right.
 7 MR. COHEN: Since everything is staying the
 8 same except for the two additional dwellings --
 9 MR. DOUGHERTY: The two additional
 10 dwellings would drive how many additional spots?
 11 MR. FEY: Two.
 12 MR. DOUGHERTY: So you are adding two plus
 13 a handicapped so it is non-compliant today and it will get
 14 a little less non-complaint once you add those spots?
 15 MR. FEY: Yes.
 16 MR. DOUGHERTY: That will be your argument
 17 anyway.
 18 MR. FEY: And the double parking can still
 19 occur the way it does now.
 20 MR. DOUGHERTY: Can I ask one question? I
 21 notice on D-1 under -- and I love everything about this by
 22 the way, so I am very supportive. I think it is going to
 23 make a big -- obviously the building is in distress. It
 24 is a linchpin of the community and this is going to really
 25 -- you know sometimes you have got to add things to it to

COUNCIL WORKSHOP - MARCH

1
 2 pedestrian walkway and that is feedback.
 3 MR. FEY: I think it is good feedback. And
 4 I think the rendering on the side was intended to show the
 5 relationship of the buildings and I think my team members
 6 who were trying to model the groundscape did it in a very
 7 rudimentary way.
 8 Our intention is to only change what needs
 9 to be changed. We are not proposing any changes to the
 10 entrance or the curb unless the Borough asks us to narrow
 11 it or address it.
 12 MR. DOUGHERTY: Good.
 13 MR. FEY: There is no changes intended. If
 14 anything, it was the inability of us to model the street.
 15 MR. DOUGHERTY: I just wanted to make sure
 16 I was paying attention.
 17 MS. McHUGH: Can you go to D-2 real quick.
 18 I want to talk about the space in front of The Salt House.
 19 Where does your property line end?
 20 MR. COEHN: So -- if I can suggest going to
 21 C-1, which is the site plan because we can probably show
 22 you on that.
 23 MR. POPKIN: C-1 is the survey. And so the
 24 area -- you see where that Bilco door is, it says
 25 basement. Right there. So that is the basement door that

COUNCIL WORKSHOP - MARCH

1
 2 comes into the basement of Farley's and the property line,
 3 our property line goes all the way to Ferry Street. So I
 4 think what you are asking is that The Salt House is
 5 currently using that for their tables and chairs.
 6 MR. DOUGHERTY: They currently do not have
 7 tables and chairs there.
 8 MR. POPKIN: Currently they don't. Good
 9 point. They used to have them. We are -- I think what
 10 you are sort of eluding to is we are negotiating right now
 11 with The Salt House to sort of make that a license that
 12 the --
 13 MR. DOUGHERTY: Sublet that place to them?
 14 MR. POPKIN: Make sure it is proper
 15 insurance, proper rules for it.
 16 MR. DOUGHERTY: And get parking with regard
 17 to the additional tables?
 18 MR. POPKIN: That would be totally up to
 19 The Salt House.
 20 MR. DOUGHERTY: It is up to the Borough to
 21 validate it. Just put tables on the sidewalk --
 22 MR. POPKIN: Their argument is they have
 23 had an easement that is granted in that forever. My
 24 argument is we don't want to step into those shoes and
 25 understand what the rules and regulations are, make sure

COUNCIL WORKSHOP - MARCH

1 they comply with the Borough and --
 2 MR. DOUGHERTY: It is off the beaten track,
 3 it is not on the sidewalk people walk on. I don't feel
 4 really strong about it. A lot of debate between The Salt
 5 House and Farley's over the last few years about that. A
 6 lot of conflict.
 7 MR. POPKIN: So I heard. Hopefully that
 8 will end.
 9 MR. MAISEL: I have a quick question. I
 10 use my role of being a Council person to educate myself
 11 without -- maybe about something I should know.
 12 The substantial improvement clause which
 13 represents 50 percent or more of the structure's market
 14 value, if that is going to be put into a new purchaser,
 15 how does that work? How does it get calculated and what
 16 is the significance of it even existing?
 17 MR. POPKIN: I can handle it. I am in the
 18 middle of dealing with this right now, Mr. Maisel, in
 19 Lambertville.
 20 So the rule there is that if anybody were
 21 to buy this building, and my understanding it has to do
 22 with the -- at least in New Jersey and I believe it is the
 23 same, it is a FEMA rule. If you exceed 50 percent of the
 24 value of the building, not the land, in your proposed
 25

COUNCIL WORKSHOP - MARCH

1 improvements to the building, you then need to meet
 2 certain requirements that FEMA has.
 3 So in this case -- and Ralph can help more
 4 with this, the front of Farley's, the steps as you walk in
 5 may for example be a couple inches below or above the base
 6 flood elevation so it is possible -- and I am -- again I
 7 don't believe this is true but if it were true, that you
 8 would have to do that based on the 50 percent rule, do
 9 this big conversion. And I would hope frankly that I
 10 don't have to do that based on it being less than 50
 11 percent.
 12 If it was more than 50 percent, we have to
 13 raise the whole building out of the floodplain as an
 14 example. You certainly have to take your utilities and
 15 bring them above the base flood elevation, plus what they
 16 call the free -- free --
 17 MR. FEY: Free board.
 18 MR. POPKIN: Free board, which is another
 19 -- like the Borough you have a foot or so above the base
 20 flood elevation make sure you have some cushion. So
 21 generally the 50 percent rule -- we believe we don't meet
 22 that either way, whether we just do a cosmetic rehab or a
 23 full restoration it would be subject to review by the
 24 Borough.
 25

COUNCIL WORKSHOP - MARCH

1 MR. DOUGHERTY: You don't think that what
 2 you are doing to that is adding more than 50 percent of
 3 that?
 4 MR. MAISEL: That is my point. Included in
 5 the documents here, close to 700,000 on an estimate and
 6 you shared that document with us. And so at this moment I
 7 don't know what you are paying for the property. That
 8 will become a matter of public record at some point.
 9 It just seems to me as -- looking at the
 10 condition of the building and the additions that are being
 11 contemplated, just being a lay person, it seems like this
 12 is sort of a light number for what is being contemplated
 13 from your -- from the beautiful renderings that have been
 14 prepared. So I am just wondering how that gets
 15 calculated. Who monitors that calculation?
 16 MR. POPKIN: I can answer that. So first
 17 of all we obviously would not be able to do this unless we
 18 comply with the Borough and FEMA's rules. That is
 19 guaranteed in doing this.
 20 I think it is probably too premature at
 21 this moment to say exactly what we are doing and not doing
 22 based on what approvals are we getting, are we putting the
 23 elevator or not, how big is the space, now it is smaller
 24 but obviously we have to address that at the right moment
 25

COUNCIL WORKSHOP - MARCH

1
 2 to meet FEMA and the flood administrator's rules in the
 3 Borough.
 4 MR. MAISEL: So it is possible that that
 5 number could dictate what you do and don't do?
 6 MR. POPKIN: Perhaps. Perhaps on a final
 7 full historic restoration plan as opposed to what I call
 8 the more cosmetic plan, correct, certainly by adding two
 9 units.
 10 MR. COHEN: I think it seems likely we
 11 would need to comply, there are -- just so you understand
 12 in your Ordinance and FEMA requirements, there are rules
 13 relating to historic structures. I don't expect us to
 14 elevate this building but there are rules where we would
 15 still be able to comply. That is not really a concern.
 16 I think there is a practicalness to your
 17 question, Ken, I think initially that is a conversation we
 18 would have with your zoning officer and your engineer as
 19 far as what those numbers are and whether we are at that
 20 threshold.
 21 MR. MAISEL: So you have to constantly be
 22 cognizant if you're getting close to it. I mean is it
 23 that kind of thing?
 24 MR. POPKIN: I think -- I am speaking
 25 totally out of school because I don't really know the

COUNCIL WORKSHOP - MARCH

1
 2 to preclude water from entering from the outside.
 3 And essentially if it gets wet, it does not
 4 rot. Therefore it meets that side of the FEMA standard
 5 and enclosing the exterior is the principle of wet
 6 floodproofing and I do believe that we have the ability
 7 based on the masonry building and the new construction to
 8 accomplish that.
 9 MR. MAISEL: Thank you.
 10 MR. DOUGHERTY: On the 50 percent part,
 11 this is probably code -- building construction thing. I
 12 don't want to -- obviously it is very preliminary but I
 13 would -- it would go a long way with at least this one
 14 Council person if you -- will the -- I think the 50
 15 percent triggers sprinklers and stuff like that.
 16 There are some things that happen when you
 17 materially do a certain extent more than this number it
 18 triggers the need for the stuff to be sprinklers. You
 19 exhausted my knowledge of the subject but it would go a
 20 long way for me at least if -- when this is -- as this
 21 works through, that the existing structure and the new
 22 structures get sprinklers in the garden, this is a wood
 23 town. Not saying that you have to do it. Not -- that is
 24 not my job. I don't know if it would have to be done
 25 anyway. Just that is all I wanted to say.

COUNCIL WORKSHOP - MARCH

1
 2 answer, maybe Ralph does. You don't have to lift the
 3 building because it is historic, like in Lambertville
 4 everybody is exempt that is in the historic district. The
 5 North Union they would have to lift their buildings five
 6 feet in the air but because it is historic it is exempt.
 7 So assuming you don't have to lift the building, and by
 8 the way it is a very small amount in terms of footage,
 9 Ralph can explain that, if at all.
 10 So assuming that is out, what is next? You
 11 have to raise your utilities out of the floodplain, move
 12 them out of the basement, put them upstairs. So I
 13 certainly would do that if I was doing this major thing.
 14 And also the rear addition, the building in
 15 the back that we are referring to as the least finished of
 16 all of the buildings that sits on cinder blocks, that is
 17 in the floodplain so you certainly have to lift that up.
 18 That is relatively easy to do. I would argue it is not
 19 historic, it is a relative no brainer to lift that up a
 20 foot or whatever you have to.
 21 MR. FEY: I will add that our approach
 22 would be to wet floodproof the building which is to build
 23 the new construction out of water resistant construction,
 24 then come back and paint or seal the underside of the
 25 existing wood structure, close any windows in the basement

COUNCIL WORKSHOP - MARCH

1
 2 MR. POPKIN: You raise a good point in even
 3 what Ken referenced with respect to substantial damage or
 4 substantial in FEMA rules. I think you're referring to a
 5 building code ruling and at least in New Jersey you're
 6 right, when you say exceed 50 percent in the building
 7 codes value you have to bring in elevators, ADA,
 8 sprinklers, fire. So obviously we would comply with all
 9 of that, whether or not sprinklers are required.
 10 MR. DOUGHERTY: If you're close, it is
 11 48 -- you're at 48, go a long way with this particular
 12 Council person if you error on the side of sprinklers in
 13 the structure.
 14 MR. COHEN: I will tell you, again I think
 15 the next time -- assuming that we are moving forward with
 16 this, I believe the next time you would see us presenting
 17 would be anticipation of a Zoning Hearing and we may go
 18 through HARB just as a presentation. I don't believe that
 19 they actually want to see the things until they are
 20 further along.
 21 If we got to that point, we would have more
 22 of these answers because if we are required to -- if we
 23 meet that 50 percent threshold, I do believe we may need
 24 zoning relief on certain things related to the historical
 25 structure. I think they have to approve it so we will

1 COUNCIL WORKSHOP - MARCH

2 have to establish all of that and figure all of that out
3 before we figure it out.

4 MR. MEYER: I express one minor -- one
5 concern on the part that obviously one of the key
6 motivations here to avoid that -- you're trying to avoid
7 having to hit that 50 percent ideally because that is
8 going to be --

9 MR. POPKIN: Not necessarily. I will do
10 whatever is required. I don't know enough about that
11 issue yet.

12 MR. MEYER: I am simply saying financially
13 it is obvious that there are additional expenses
14 associated with the 50 percent threshold. I guess my only
15 concern -- expressed as a concern I have no -- as a member
16 of Council or anybody, I have no power over that, if you
17 will. Please don't cut the corners on the interior in
18 order to stay under the 50 percent threshold because I
19 know that is clearly a possibility and I have seen it in
20 other --

21 MR. POPKIN: This is what I will offer and
22 I mean this sincerely. I would offer the Council to come
23 take a visit of my buildings in Mercer County near the
24 Hamilton train station and I have literally taken old
25 factory structures and put them back in the most amazing

1 COUNCIL WORKSHOP - MARCH

2 Looking at the same page, the retail shop
3 is retaining the office space above; is that correct?

4 MR. POPKIN: No, we are taking that little
5 bit of office and making it part of that one bedroom
6 apartment.

7 MS. FEDER: Okay. So the retail space is
8 reduced by that much?

9 MR. POPKIN: The retail is not, but the
10 office space upstairs we are talking about converting to
11 residential.

12 MS. FEDER: They use that as offices but
13 any shop in there, they could potentially use that for
14 anything so the retail does reduce that amount.

15 MR. FEY: To respond to that one comment.
16 We cannot technically make that second floor as we
17 renovate retail space, it has only one means of egress.
18 It has a number of issues that come into question as a
19 second floor retail and it absolutely would kick in
20 sprinklers no matter how much so it is not appropriate to
21 be using that space as retail as we move forward.

22 MR. COHEN: But you are correct that office
23 that supports the retail would be converted to
24 residential.

25 MS. FEDER: And like everybody else, I

1 COUNCIL WORKSHOP - MARCH

2 shape with National Park Service approval. I really mean
3 that.

4 You can also go look at my website Modeled
5 Recycled Spaces to see the work we do. I am not about
6 cutting corners.

7 MR. COHEN: I will just point out that this
8 is not like a lot of other projects where if we hit that
9 50 percent that all of a sudden the whole thing has to be
10 redesigned. We are already building the addition out of
11 the floodplain, we already plan to move all of the
12 mechanicals out of the basement.

13 Most of what we are doing is what would be
14 required anyway so it is not going to be a huge change.
15 There are projects where that is the case where if we get
16 over that 50 percent we are starting over. That is not
17 the case here.

18 MR. POPKIN: Simply we don't have to lift
19 the --

20 MR. COHEN: Other than that I think we are
21 pretty much going for floodproofing anyway.

22 MS. McHUGH: I would like to come for a
23 visit.

24 MS. FEDER: Thank you for the
25 clarification.

1 COUNCIL WORKSHOP - MARCH

2 think this plan is looking wonderful but I think as you go
3 forward if it is possible to tell how much of that space
4 is converted to residential would be helpful.

5 MR. POPKIN: It is relatively small, just
6 think about it, I am committing to 4400 square feet of
7 retail, which is a very large footprint and the back of
8 the addition as you call it, is really inaccessible to the
9 public so it is a perfect place to put storage, office,
10 back there that is not on the street and have that
11 gorgeous little corner --

12 MS. FEDER: It is not just --

13 MR. COHEN: Those numbers may be on the
14 plan but we will make sure that is there.

15 MS. FEDER: Thank you.

16 PRESIDENT GERING: Any other comments from
17 Council or questions?

18 Any one from the public?

19 MR. CLAPPER: The space, size and location,
20 what type of retail establishment do you think you may
21 attract to this?

22 MR. POPKIN: I know this sounds crazy, if I
23 had my dream is to talk Farley's or some other local
24 independent bookstore to stay in there. I can't promise
25 it but what I did in the closing I said stay on a month to

COUNCIL WORKSHOP - MARCH

1
2 month lease and try and work something out.
3 To be honest, they want to pay this much in
4 rent, I don't think I could afford it. Depending on what
5 happens, that would be my dream, something like that and I
6 think would be so cool but I can't promise that.
7 MR. CLAPPER: Thank you.
8 PRESIDENT GERING: Any other public
9 comments? Thank you, guys. Good Luck.
10 New Hope Celebrates is next on the agenda.
11 MR. HANSON: Good afternoon. Matt Hanson,
12 H-A-N-S-O-N. We have Eric Stephenson here as well for New
13 Hope Celebrates.
14 We have a proposal to do rainbow crosswalks
15 in New Hope and we are looking to do Lambertville as well
16 as a process. We have a grant from Visit Bucks County to
17 cover the cost of these crosswalks. There will be no cost
18 to the Borough at all, the police, road work, anything
19 like that.
20 We have a well-vetted company we are using
21 that can install the crosswalks through a process of
22 thermoplastic adhesion. I am learning a lot about this
23 stuff as we go along. So that is what it is called but it
24 is the process where we are actually adhering by heat to
25 the asphalt so it will stay for many years.

COUNCIL WORKSHOP - MARCH

1
2 Many of the crosswalks, from the research
3 they kind of get worn down, kind of go away after awhile
4 because they are just painted. Whereas what we are doing
5 is a much better process so it looks better when it is
6 done.
7 And so that is where we are at right now.
8 If everything -- I think you have some designs in there
9 and information. Any questions? I guess I will go for
10 that first.
11 PRESIDENT GERING: Pete, did you talk to
12 them about they might need PennDOT approval?
13 MR. GRAY: Yes, this is a state route so we
14 would have to coordinate with PennDOT and ultimately get
15 their approval.
16 MR. HANSON: We can definitely do that. We
17 are not doing it on Main Street because it is a crossing
18 so we are looking at Mechanic and Ferry, the crosswalks on
19 the street. So it wouldn't actually be on Main, would we
20 still need to coordinate with them?
21 MR. GRAY: We will check with them as well.
22 MR. HANSON: We are looking at different
23 options, doing whatever we have to do.
24 MR. MAISEL: So you're running north/south
25 as opposed to east/west?

COUNCIL WORKSHOP - MARCH

1
2 MS. McHUGH: Not going across Main?
3 MR. HANSON: We are not going across Main.
4 MS. McHUGH: Ferry and Mechanic, so you
5 will go off of Main?
6 MR. HANSON: Yes. Sorry, if I wasn't
7 clear. On those streets, not running across Main because
8 it is a state road and it is hard to get approval of that
9 and also will -- it will last longer, the traffic is much
10 more on Main so the -- will last longer and look nicer for
11 longer.
12 MS. McHUGH: How long do you think they
13 will last for? I have seen these in Philadelphia and when
14 they first go in they look fabulous and I love them, then
15 like two years later they look very faded and very sad.
16 Not that our crosswalks aren't sad anymore when you have
17 all of those colors.
18 MR. HANSON: Yes. Very good question. So
19 the crosswalks that Philadelphia has was a regular paint
20 process and so that is why it did fade so quickly. This
21 company guarantees it for seven years without any major
22 things happening; an earthquake or oil spill or something
23 on the crosswalk, otherwise wear and tear for seven years.
24 MS. McHUGH: Okay. I would like to talk to
25 you offline about that. I have other ideas for the

COUNCIL WORKSHOP - MARCH

1
2 Borough.
3 MR. HANSON: Sure.
4 MR. MEYER: Is there a limit, obviously you
5 have got funding for this, assuming that PennDOT would
6 approve your going across Main, is it something that is of
7 interest to you?
8 MR. HANSON: Sure.
9 MR. MEYER: I don't know if you have the
10 money.
11 MR. HANSON: We didn't price that out. We
12 would love to do that. Our goal would be the intersection
13 of Bridge and Main obviously.
14 MR. MEYER: That is why I am asking the
15 question.
16 MR. HANSON: Yes. The issue is we are
17 dealing with two state roads, even more work in trying to
18 get that approved. B; the traffic is much higher there so
19 they will fade faster. And we all know that Bridge and
20 Main is a little bit of a traffic issue on weekends,
21 people will stop and take photos on the crosswalk and it
22 would be a dangerous situation possibly too.
23 So we kind of don't want to go across Main
24 Street. It will be a photo opportunity. It will increase
25 the tourism traffic as well through a marketing campaign

COUNCIL WORKSHOP - MARCH

- 1 we will do. We would love that but kind of think it is
 2 probably not safe on that road.
 3
 4 MS. FEDER: Mr. Gray, if you have to check
 5 with PennDOT anyway about these roads, just an additional
 6 question we can ask to then know and take it from there?
 7 MR. GRAY: We will followup.
 8 MS. FEDER: Whether or not you wind up
 9 doing -- wanting to do it, then we will know.
 10 MR. MAISEL: I just have a quick question.
 11 They guarantee it for seven years, is there a threshold of
 12 when it needs some rework on it like after three years you
 13 can see it -- you can see that it existed but it is not
 14 what you would hope for when it was done three years
 15 prior.
 16 So at what threshold would we be able to
 17 determine that it is not adequate and needs to be
 18 freshened up and we wouldn't -- you want to establish your
 19 seven year guarantee.
 20 MR. HANSON: With our part of our agreement
 21 that we are still working on with them would be they would
 22 cover any issues, if a chunk of paint comes missing off,
 23 they would come repair it at no cost.
 24 MR. MAISEL: So fading wouldn't
 25 necessarily be a --

COUNCIL WORKSHOP - MARCH

- 1 MR. HANSON: Just regular wear and tear
 2 won't be covered. I mean Mechanic and Ferry don't get
 3 tons of traffic as much as you would think so it will not
 4 really be too bad unless something changes and all of a
 5 sudden but we would have that in the contract.
 6 MR. MAISEL: I know -- I guess it is mill,
 7 I am a little familiar with that. I mean that is possible
 8 to kind of scratch up with a snowplow and a street cleaner
 9 or something like that. Particularly a snowplow but a
 10 snowplow will dig up anything.
 11 MR. HANSON: Yeah.
 12 MR. MAISEL: It is just --
 13 MR. HANSON: It is the same -- one was just
 14 done on Ferry Street, it is the same type of process. So
 15 just hope for not bad winters.
 16 The only question I did have for Council,
 17 if we were to move forward with the project onto Mechanic
 18 Street, we are looking at doing it on West Mechanic, I
 19 know there is roadwork happening there right now. Do you
 20 know is there a plan to repave that or resurface it in the
 21 near future? Because we don't want to put our crosswalk
 22 down and have it torn up.
 23 MR. GRAY: Not on Mechanic Street. There
 24 will be restoration by a developer, we are not disturbing
 25

COUNCIL WORKSHOP - MARCH

- 1 the roadway. We did that road about a year and a half
 2 ago.
 3 MR. HANSON: Okay. That is what I thought.
 4 I just wanted to make sure.
 5 PRESIDENT GERING: Any other questions from
 6 Council? Anybody from the public? All right. Guys,
 7 thank you.
 8 MS. McHUGH: I love the idea. Thank you
 9 for the initiative of doing this.
 10 Did you get an answer from Lambertville?
 11 MR. HANSON: We are in talks.
 12 MS. FEDER: It is exciting. Thank you.
 13 MR. MEYER: Our tentative approval might
 14 help you with Lambertville.
 15 PRESIDENT GERING: Do we have any public
 16 comments?
 17 Yes, Mr. Duffy.
 18 MR. DUFFY: I have a question about the
 19 submittal that just happened. Are we dealing with a
 20 possible political thing here because it is -- that is
 21 kind of a political symbol. So can the democrats come in
 22 and do the other side of the street and the republicans do
 23 the other side of the street?
 24 MS. McHUGH: In what?
 25

COUNCIL WORKSHOP - MARCH

- 1 MR. DUFFY: Blue or red?
 2 MS. McHUGH: I think the rainbow symbolizes
 3 the culture of New Hope, it is not political at all.
 4 MR. DUFFY: It is.
 5 MS. McHUGH: I disagree.
 6 MS. FEDER: I think you will come up
 7 against a brick wall. I don't think any of us think this
 8 is a political situation. New Hope has a longstanding
 9 history of welcoming diversity to all stripes and this is
 10 a plan we have talked about at length in other meetings
 11 and it is exciting that there is a way to do it.
 12 MR. DUFFY: If I can submit something for a
 13 republican --
 14 MS. FEDER: That would obviously be a
 15 political --
 16 MS. McHUGH: It is going in with the Pride
 17 Parade they have.
 18 MR. DUFFY: They have a lobby. I am just
 19 questioning that.
 20 MS. FEDER: Without getting into it, this
 21 is not a political party.
 22 PRESIDENT GERING: Anything else,
 23 Mr. Duffy?
 24 MR. DUFFY: That is it.
 25

COUNCIL WORKSHOP - MARCH

1 COUNCIL WORKSHOP - MARCH
2 PRESIDENT GERING: Mr. Balderston, you're
3 next.
4 MR. BALDERSTON: Thank you. Joe
5 Balderston. Direct this to Dan, Mr. Dougherty. I am sure
6 that was a very difficult decision and you gave a lot of
7 thought to that. I would like to thank you for your
8 service as Vice-President. I would like to see you sit as
9 President some day.
10 I enjoy all of your comments, very
11 outspoken. I don't always agree with what you have to say
12 but I appreciate you standing up, and you know where you
13 stand. And the reason I clapped was not because you
14 resigned, it was because you stood up and told us how you
15 feel about the future of parking.
16 I want to thank you very much for your
17 service that you have given to this Borough in the
18 capacity that you have been serving in. I certainly hope
19 that you stay on Council, fill your term out and rerun.
20 Thank you.
21 PRESIDENT GERING: Mr. Clapper, you're
22 next.
23 MR. CLAPPER: Well I am sure I am not alone
24 in hearing Dan's decision this afternoon and how
25 disappointed I am and I am sure many other people are. I

COUNCIL WORKSHOP - MARCH

1 COUNCIL WORKSHOP - MARCH
2 recognized that as a step of amazing personal courage and
3 I think everybody should recognize how much courage that
4 that did take.
5 I hope we are not going to lose the
6 momentum that Dan has started in several of the activities
7 of Council, especially his contributions in the financial
8 area and how far he has brought that this year. I hope
9 that continues with whomever takes his place.
10 I want to thank you, Dan, for your efforts
11 this past year and bringing that forward with so many
12 people have given such positive comment about the
13 transparency that we have begun to see now in the
14 financial area. It is a good move. It is an excellent
15 move. I hope we can multiply that going forward. Thank
16 you again for your personal courage.
17 PRESIDENT GERING: Any other public
18 comments? Can I have a motion to -- sorry, I missed you.
19 MR. FREEO: That is okay. Jay Freeo, 186
20 South Main Street. No, I just -- I was a little taken
21 aback, Dan, by your statements and I too wanted to just
22 express from my perspective, I am sure many others, just
23 you know the sincerity of your statement. And I very much
24 appreciate your input and your thoughtfulness on many,
25 many issues. Hopefully we will not lose that in the

COUNCIL WORKSHOP - MARCH

1 COUNCIL WORKSHOP - MARCH
2 capacity that you stay on.
3 But wanted to wish you well and we
4 appreciate it very much what you contributed thus far.
5 PRESIDENT GERING: Any other public
6 comments?
7 Can I have a motion to adjourn?
8 MS. McHUGH: I will make that motion.
9 MR. MAISEL: Second.
10 PRESIDENT GERING: All in favor?
11 MS. FEDER: Aye.
12 MR. MEYER: Aye.
13 MR. DOUGHERTY: Aye.
14 MS. McHUGH: Aye.
15 MR. MAISEL: Aye.
16 PRESIDENT GERING: Aye.
17 Have a good evening.
18 - - -
19 (The proceedings were concluded.)
20 - - -
21
22
23
24
25

COUNCIL WORKSHOP - MARCH

C E R T I F I C A T E

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me in the above cause and that this is a correct transcript of the same.

Karen W. Browndorf, RPR
Official Court Reporter

- - -

\$	accessibility [1] - 9:21	announce [1] - 3:21	awhile [1] - 34:3	boon [1] - 4:13
\$700,000 [1] - 19:2	accessible [5] - 11:2, 11:3, 11:4, 11:12, 16:24	announcement [1] - 3:20	aye [6] - 43:11, 43:12, 43:13, 43:14, 43:15, 43:16	BOROUGH [6] - 1:2, 1:7, 1:20, 1:21, 1:21, 1:22
1	accomplish [1] - 27:8	announcements [1] - 3:17	B	Borough [14] - 4:2, 4:5, 16:16, 17:20, 20:10, 21:20, 22:2, 23:20, 23:25, 24:19, 25:3, 33:18, 36:2, 41:17
10 [1] - 19:15	accurately [2] - 17:13, 44:6	announcing [1] - 3:24	background [1] - 6:24	Borough's [2] - 4:14, 15:7
123 [1] - 1:7	activities [1] - 42:6	answer [3] - 24:17, 26:2, 39:11	bad [3] - 14:18, 38:5, 38:16	brainer [1] - 26:19
15 [1] - 17:8	ADA [3] - 9:19, 9:21, 28:7	answers [1] - 28:22	balconies [1] - 12:11	brick [2] - 19:11, 40:8
17 [4] - 16:17, 16:19, 17:6, 18:4	adapted [1] - 13:2	anticipated [1] - 14:3	Balderston [2] - 41:2, 41:5	Bridge [2] - 36:13, 36:19
186 [1] - 42:19	adaptive [1] - 6:25	anticipation [1] - 28:17	BALDERSTON [1] - 41:4	brief [3] - 5:14, 13:22, 15:9
18938 [1] - 1:8	add [4] - 16:24, 18:14, 18:25, 26:21	anyway [5] - 18:17, 27:25, 30:14, 30:21, 37:5	barn [3] - 19:10, 19:11, 19:20	bring [6] - 5:24, 7:17, 10:12, 11:18, 23:16, 28:7
1st [1] - 6:3	adding [7] - 8:18, 16:21, 16:22, 17:10, 18:12, 24:3, 25:8	apartment [1] - 31:6	base [3] - 23:6, 23:16, 23:20	bringing [1] - 42:11
2	addition [8] - 13:12, 13:14, 13:16, 17:10, 26:14, 30:10, 32:8	apartments [3] - 11:9, 11:11	based [5] - 7:4, 23:9, 23:11, 24:23, 27:7	brought [2] - 11:15, 42:8
2022 [2] - 1:5, 1:10	additional [11] - 9:2, 10:25, 16:22, 16:23, 18:8, 18:9, 18:10, 19:24, 21:17, 29:13, 37:5	appear [1] - 16:2	basement [9] - 9:14, 14:18, 14:23, 20:25, 21:2, 26:12, 26:25, 30:12	Browndorf [1] - 44:10
3	additions [2] - 11:21, 24:11	appeared [1] - 6:2	beams [3] - 14:19, 14:20, 14:21	Bucks [1] - 33:16
30 [2] - 6:21, 6:24	address [4] - 10:6, 15:14, 20:11, 24:25	Applicant [1] - 5:13	beaten [1] - 22:3	BUCKS [1] - 1:3
33 [1] - 2:7	addressed [2] - 6:9, 6:12	application [1] - 5:25	beautiful [1] - 24:14	build [2] - 13:18, 26:22
35 [1] - 19:22	addresses [1] - 6:8	appreciate [3] - 41:12, 42:24, 43:4	become [3] - 5:7, 11:3, 24:9	building [26] - 7:25, 8:17, 9:10, 9:20, 11:25, 12:8, 13:4, 14:11, 14:12, 14:24, 18:23, 22:22, 22:25, 23:2, 23:14, 24:11, 25:14, 26:3, 26:7, 26:14, 26:22, 27:7, 27:11, 28:5, 28:6, 30:10
39 [1] - 2:8	addressing [1] - 15:7	approach [2] - 4:21, 26:21	bedroom [2] - 11:10, 31:5	buildings [6] - 6:25, 12:21, 20:5, 26:5, 26:16, 29:23
4	adequate [1] - 37:17	appropriate [1] - 31:20	behind [2] - 12:2, 17:19	buy [2] - 6:23, 22:22
44 [2] - 2:6, 5:11	adhering [1] - 33:24	appropriately [1] - 15:2	believes [1] - 9:7	C
4400 [1] - 32:6	adhesion [1] - 33:22	Appropriateness [1] - 15:18	below [1] - 23:6	C-1 [2] - 20:21, 20:23
48 [2] - 28:11	adjoining [1] - 15:7	approval [5] - 30:2, 34:12, 34:15, 35:8, 39:14	benefit [1] - 9:18	calculated [2] - 22:16, 24:16
4:00 [1] - 1:11	admirable [1] - 33:4	approvals [2] - 15:23, 24:23	benefits [1] - 9:2	calculation [1] - 24:16
5	admission [1] - 33:4	approve [2] - 28:25, 36:6	better [3] - 19:8, 34:5	campaign [1] - 36:25
5 [1] - 2:6	admission's [1] - 25:2	approved [1] - 36:18	between [1] - 22:5	Canal [1] - 7:2
50 [16] - 22:14, 22:24, 23:9, 23:11, 23:13, 23:22, 24:3, 27:10, 27:14, 28:6, 28:23, 29:7, 29:14, 29:18, 30:9, 30:16	admission's [1] - 25:2	architect [1] - 5:17	big [6] - 6:22, 9:16, 18:23, 19:20, 23:10, 24:24	cannot [2] - 5:4, 31:16
6	admission's [1] - 25:2	area [9] - 6:21, 9:9, 10:17, 10:18, 10:19, 20:24, 42:8, 42:14	Bilco [1] - 20:24	capacity [2] - 41:18, 43:2
7 [1] - 1:10	admission's [1] - 25:2	argue [1] - 26:18	bit [4] - 5:18, 10:18, 31:5, 36:20	cars [1] - 17:17
700,000 [1] - 24:6	admission's [1] - 25:2	argument [3] - 18:16, 21:22, 21:24	block [1] - 15:21	case [5] - 8:20, 10:11, 23:4, 30:15, 30:17
7	admission's [1] - 25:2	aspect [1] - 9:11	blocks [5] - 7:20, 13:6, 13:7, 13:16, 26:16	Celebrates [3] - 2:7, 33:10, 33:13
8 [1] - 19:15	admission's [1] - 25:2	asphalt [1] - 33:25	blue [1] - 40:2	
A	admission's [1] - 25:2	associated [1] - 29:14	board [3] - 6:5, 23:18, 23:19	
aback [1] - 42:21	admission's [1] - 25:2	assume [1] - 16:4	Board [1] - 15:15	
ability [1] - 27:6	admission's [1] - 25:2	assuming [4] - 26:7, 26:10, 28:15, 36:5	BOARD [1] - 1:13	
able [4] - 9:21, 24:18, 25:15, 37:16	admission's [1] - 25:2	AT [1] - 1:11	book [1] - 8:3	
Absolutely [1] - 13:14	admission's [1] - 25:2	attention [1] - 20:16	bookstore [3] - 13:24, 19:3, 32:24	
absolutely [1] - 31:19	admission's [1] - 25:2	attract [1] - 32:21		
access [1] - 9:19	admission's [1] - 25:2	AUDIO [1] - 1:22		
	admission's [1] - 25:2	available [1] - 10:20		
	admission's [1] - 25:2	avoid [2] - 29:6		
	admission's [1] - 25:2	aware [1] - 15:8		

<p>certain [3] - 23:3, 27:17, 28:24</p> <p>certainly [6] - 3:5, 23:15, 25:8, 26:13, 26:17, 41:18</p> <p>Certificates [1] - 15:18</p> <p>certify [1] - 44:5</p> <p>Chair [2] - 4:2, 5:5</p> <p>chairs [2] - 21:5, 21:7</p> <p>change [3] - 16:11, 20:8, 30:14</p> <p>changed [1] - 20:9</p> <p>changes [4] - 6:12, 20:9, 20:13, 38:5</p> <p>check [2] - 34:21, 37:4</p> <p>chimney [1] - 12:15</p> <p>chopped [1] - 19:16</p> <p>chunk [1] - 37:22</p> <p>cinder [2] - 7:20, 26:16</p> <p>clapped [1] - 41:13</p> <p>CLAPPER [3] - 32:19, 33:7, 41:23</p> <p>Clapper [1] - 41:21</p> <p>clarification [1] - 30:25</p> <p>clarify [1] - 12:14</p> <p>clarifying [1] - 13:11</p> <p>clause [1] - 22:13</p> <p>cleaner [1] - 38:9</p> <p>clear [1] - 35:7</p> <p>clearly [2] - 8:13, 29:19</p> <p>client [3] - 5:15, 6:11, 10:7</p> <p>cloaked [1] - 4:17</p> <p>close [4] - 24:6, 25:22, 26:25, 28:10</p> <p>closed [1] - 7:4</p> <p>closing [3] - 6:18, 8:24, 32:25</p> <p>code [2] - 27:11, 28:5</p> <p>codes [1] - 28:7</p> <p>COEHN [1] - 20:20</p> <p>Coffee [1] - 7:3</p> <p>cognizant [1] - 25:22</p> <p>COHEN [23] - 5:12, 10:4, 11:13, 12:14, 12:19, 12:23, 13:21, 15:5, 16:10, 16:14, 16:19, 17:5, 17:7, 17:12, 17:23, 18:4, 18:7, 25:10, 28:14, 30:7, 30:20, 31:22, 32:13</p> <p>Cohen [1] - 5:13</p> <p>colors [1] - 35:17</p> <p>comfortable [1] - 4:7</p> <p>coming [1] - 15:8</p> <p>COMMENCING [1] -</p>	<p>1:11</p> <p>Comment [1] - 2:8</p> <p>comment [2] - 31:15, 42:12</p> <p>comments [6] - 32:16, 33:9, 39:17, 41:10, 42:18, 43:6</p> <p>Committee [2] - 4:2, 5:6</p> <p>committing [1] - 32:6</p> <p>community [3] - 9:17, 10:2, 18:24</p> <p>COMMUNITY [1] - 1:7</p> <p>company [2] - 33:20, 35:21</p> <p>compared [2] - 11:16, 16:2</p> <p>compares [1] - 7:18</p> <p>complaint [1] - 18:14</p> <p>compliant [4] - 12:13, 15:2, 16:25, 18:13</p> <p>comply [6] - 15:10, 22:2, 24:19, 25:11, 25:15, 28:8</p> <p>computer [1] - 5:20</p> <p>concern [4] - 25:15, 29:5, 29:15</p> <p>concerns [6] - 4:24, 5:6, 6:9, 6:12</p> <p>concluded [1] - 43:19</p> <p>condition [2] - 14:3, 24:11</p> <p>conditioning [1] - 14:9</p> <p>confirm [1] - 15:24</p> <p>conflict [1] - 22:7</p> <p>conforming [3] - 15:12, 16:21, 17:8</p> <p>conformity [1] - 17:25</p> <p>confusing [1] - 13:12</p> <p>connect [2] - 5:20, 5:21</p> <p>CONNIE [1] - 1:14</p> <p>connor [3] - 10:12, 11:7, 11:18</p> <p>Connor [3] - 10:17, 11:19, 13:4</p> <p>constantly [1] - 25:21</p> <p>constituent [1] - 4:11</p> <p>constituents [2] - 4:20, 4:25</p> <p>construction [4] - 26:23, 27:7, 27:11</p> <p>contained [1] - 44:6</p> <p>contemplated [2] - 24:12, 24:13</p> <p>continues [1] - 42:9</p> <p>contract [1] - 38:6</p> <p>contributed [1] - 43:4</p> <p>contribution [1] - 7:21</p>	<p>contributions [1] - 42:7</p> <p>conversation [1] - 25:17</p> <p>conversations [1] - 4:5</p> <p>conversion [1] - 23:10</p> <p>converted [2] - 31:23, 32:4</p> <p>converting [1] - 31:10</p> <p>cool [1] - 33:6</p> <p>coordinate [2] - 34:14, 34:20</p> <p>corner [1] - 32:11</p> <p>corners [2] - 29:17, 30:6</p> <p>correct [5] - 17:23, 25:8, 31:3, 31:22, 44:8</p> <p>cosmetic [2] - 23:23, 25:8</p> <p>cost [3] - 33:17, 37:23</p> <p>costs [1] - 4:22</p> <p>COUNCIL [2] - 1:2, 1:5</p> <p>Council [18] - 4:2, 4:3, 4:5, 4:25, 5:25, 6:4, 6:9, 7:7, 22:11, 27:14, 28:12, 29:16, 29:22, 32:17, 38:17, 39:7, 41:19, 42:7</p> <p>County [3] - 7:2, 29:23, 33:16</p> <p>COUNTY [1] - 1:3</p> <p>couple [2] - 9:2, 23:6</p> <p>courage [3] - 42:2, 42:3, 42:16</p> <p>course [3] - 8:2, 10:7, 14:21</p> <p>Court [1] - 44:11</p> <p>cover [2] - 33:17, 37:22</p> <p>covered [1] - 38:3</p> <p>cracks [2] - 14:8, 14:12</p> <p>crazy [1] - 32:22</p> <p>create [1] - 19:23</p> <p>creating [1] - 9:19</p> <p>crossing [1] - 34:17</p> <p>crosswalk [3] - 35:23, 36:21, 38:22</p> <p>crosswalks [7] - 33:14, 33:17, 33:21, 34:2, 34:18, 35:16, 35:19</p> <p>culture [1] - 40:4</p> <p>curb [1] - 20:10</p> <p>current [3] - 14:2, 17:24, 19:5</p> <p>cushion [1] - 23:21</p> <p>cut [2] - 7:15, 29:17</p>	<p>cutting [1] - 30:6</p> <p style="text-align: center;">D</p> <p>D-1 [2] - 18:21, 19:5</p> <p>D-2 [1] - 20:17</p> <p>damage [2] - 4:13, 28:3</p> <p>DAN [1] - 1:15</p> <p>Dan [8] - 3:20, 5:15, 6:14, 10:9, 41:5, 42:6, 42:10, 42:21</p> <p>Dan's [1] - 41:24</p> <p>dangerous [1] - 36:22</p> <p>Danny [2] - 11:14, 13:23</p> <p>days [1] - 8:24</p> <p>deaf [1] - 5:3</p> <p>deal [2] - 9:16, 16:18</p> <p>dealing [3] - 22:19, 36:17, 39:20</p> <p>debate [1] - 22:5</p> <p>decades [1] - 4:14</p> <p>December [1] - 6:6</p> <p>decision [2] - 41:6, 41:24</p> <p>DECKER [1] - 1:22</p> <p>deep [1] - 4:8</p> <p>definitely [1] - 34:16</p> <p>democrats [1] - 39:22</p> <p>describe [1] - 11:14</p> <p>design [2] - 11:20, 19:14</p> <p>designs [1] - 34:8</p> <p>determine [1] - 37:17</p> <p>developer [1] - 38:25</p> <p>dictate [1] - 25:5</p> <p>difference [1] - 11:14</p> <p>different [2] - 16:3, 34:22</p> <p>difficult [1] - 41:6</p> <p>dig [1] - 38:11</p> <p>direct [1] - 41:5</p> <p>directly [1] - 11:6</p> <p>dirt [1] - 14:19</p> <p>disagree [1] - 40:6</p> <p>disappointed [1] - 41:25</p> <p>discussion [1] - 8:16</p> <p>distress [1] - 18:23</p> <p>district [2] - 12:20, 26:4</p> <p>disturbing [1] - 38:25</p> <p>diversity [1] - 40:10</p> <p>document [1] - 24:7</p> <p>documented [1] - 4:15</p> <p>documents [1] - 24:6</p> <p>dollar [1] - 4:13</p> <p>done [5] - 7:10, 27:24,</p>	<p>34:6, 37:14, 38:15</p> <p>door [2] - 20:24, 20:25</p> <p>double [2] - 18:18, 19:12</p> <p>Dougherty [3] - 3:5, 3:21, 41:5</p> <p>DOUGHERTY [24] - 1:15, 3:6, 3:22, 17:11, 17:13, 17:16, 17:21, 17:24, 18:6, 18:9, 18:12, 18:16, 18:20, 20:12, 20:15, 21:6, 21:13, 21:16, 21:20, 22:3, 24:2, 27:10, 28:10, 43:13</p> <p>down [4] - 7:15, 11:15, 34:3, 38:23</p> <p>downspouts [1] - 14:14</p> <p>draining [1] - 6:5</p> <p>dream [2] - 32:23, 33:5</p> <p>drive [1] - 18:10</p> <p>driveway [4] - 19:9, 19:13, 19:16, 19:21</p> <p>drop [1] - 19:2</p> <p>Duffy [2] - 39:18, 40:24</p> <p>DUFFY [6] - 39:19, 40:2, 40:5, 40:13, 40:19, 40:25</p> <p>dwellings [3] - 16:23, 18:8, 18:10</p> <p style="text-align: center;">E</p> <p>early [1] - 6:2</p> <p>ears [1] - 5:3</p> <p>earthquake [1] - 35:22</p> <p>easement [1] - 21:23</p> <p>east/west [1] - 34:25</p> <p>easy [1] - 26:18</p> <p>educate [1] - 22:11</p> <p>effectively [1] - 19:8</p> <p>efforts [1] - 42:10</p> <p>egress [3] - 12:10, 19:23, 31:17</p> <p>either [2] - 8:17, 23:23</p> <p>electrical [1] - 14:22</p> <p>elevate [1] - 25:14</p> <p>elevated [1] - 10:13</p> <p>elevation [4] - 12:7, 23:7, 23:16, 23:21</p> <p>elevations [1] - 11:19</p> <p>elevator [4] - 11:2, 11:6, 11:8, 24:24</p> <p>elevators [1] - 28:7</p> <p>eluding [1] - 21:10</p> <p>emotion [1] - 3:24</p> <p>enable [1] - 19:3</p>
---	---	--	---	--

<p>enclosing [1] - 27:5 end [3] - 6:6, 20:19, 22:9 ended [1] - 12:6 ends [1] - 19:22 ENGINEER [1] - 1:21 Engineer [1] - 15:7 engineer [2] - 19:17, 25:18 enjoy [1] - 41:10 enormous [1] - 4:11 entering [1] - 27:2 entrance [5] - 11:5, 11:6, 19:9, 20:10 environment [3] - 5:6, 8:9, 10:2 Eric [1] - 33:12 error [1] - 28:12 especially [1] - 42:7 ESQ [2] - 1:21, 1:22 essentially [1] - 27:3 establish [2] - 29:2, 37:18 establishment [1] - 32:20 estate [1] - 6:19 estimate [1] - 24:6 evening [2] - 5:12, 43:17 eventually [1] - 15:18 evidence [1] - 44:6 exact [2] - 7:12, 10:20 exactly [3] - 10:19, 16:8, 24:22 example [3] - 7:20, 23:6, 23:15 exceed [2] - 22:24, 28:6 excellent [1] - 42:14 except [1] - 18:8 exception [1] - 15:11 exchanging [1] - 10:24 exciting [2] - 39:13, 40:12 exclude [1] - 4:21 executive [1] - 3:18 exempt [2] - 26:4, 26:6 exhausted [1] - 27:19 exhibit [1] - 7:17 existed [1] - 37:13 existing [13] - 7:25, 11:9, 11:17, 11:21, 12:9, 12:13, 12:21, 13:18, 19:10, 19:11, 22:17, 26:25, 27:21 exit [1] - 12:10 expansion [1] - 15:13</p>	<p>expect [1] - 25:13 expenses [1] - 29:13 experience [1] - 9:16 explain [1] - 26:9 explanation [1] - 5:16 express [2] - 29:4, 42:22 expressed [1] - 29:15 extent [1] - 27:17 exterior [3] - 14:16, 15:17, 27:5 extra [1] - 7:16</p> <p style="text-align: center;">F</p> <p>fabulous [1] - 35:14 facade [2] - 9:6, 14:8 faces [1] - 9:7 factory [1] - 29:25 fade [2] - 35:20, 36:19 faded [1] - 35:15 fading [1] - 37:24 Fall [1] - 6:3 fallen [1] - 5:2 familiar [1] - 38:8 far [4] - 5:16, 25:19, 42:8, 43:4 Farley's [10] - 8:10, 8:23, 9:10, 12:8, 14:11, 16:7, 21:2, 22:6, 23:5, 32:23 faster [1] - 36:19 faults [1] - 4:17 favor [1] - 43:10 Feder [1] - 3:7 FEDER [16] - 1:15, 3:8, 13:8, 30:24, 31:7, 31:12, 31:25, 32:12, 32:15, 37:4, 37:8, 39:13, 40:7, 40:15, 40:21, 43:11 feedback [3] - 6:4, 20:2, 20:3 feet [9] - 7:12, 11:23, 11:25, 12:4, 19:15, 19:22, 26:6, 32:6 fellow [1] - 4:24 FEMA [6] - 22:24, 23:3, 25:2, 25:12, 27:4, 28:4 FEMA's [1] - 24:19 FENNINGHAM [1] - 1:21 Ferry [4] - 21:3, 34:18, 38:3, 38:15 ferry [1] - 35:4 few [3] - 6:17, 8:24, 22:6 Fey [3] - 5:17, 6:13, 10:5</p>	<p>FEY [19] - 10:12, 11:18, 12:18, 12:22, 13:3, 13:14, 14:5, 16:6, 16:12, 17:14, 17:19, 18:11, 18:15, 18:18, 20:3, 20:13, 23:18, 26:21, 31:15 Fey's [1] - 5:19 figure [2] - 29:2, 29:3 fill [1] - 41:19 final [1] - 25:6 Finance [2] - 4:2, 5:5 financial [5] - 4:14, 4:17, 4:23, 42:7, 42:14 financially [3] - 8:20, 19:2, 29:12 fine [1] - 13:12 finished [1] - 26:15 fire [1] - 28:8 first [10] - 3:23, 5:10, 6:16, 7:9, 8:6, 10:15, 15:15, 24:17, 34:10, 35:14 five [1] - 26:5 flat [2] - 12:9 flood [5] - 9:17, 23:7, 23:16, 23:21, 25:2 flooding [1] - 7:4 floodplain [9] - 9:13, 9:15, 10:23, 13:20, 14:22, 23:14, 26:11, 26:17, 30:11 floodproof [1] - 26:22 floodproofing [2] - 27:6, 30:21 floor [5] - 10:15, 11:9, 14:23, 31:16, 31:19 floors [1] - 14:19 focus [1] - 10:8 folks [1] - 5:12 followup [1] - 37:7 foot [3] - 11:10, 23:20, 26:20 footage [2] - 10:20, 26:8 footing [1] - 13:18 footings [1] - 13:15 footprint [1] - 32:7 forever [2] - 8:11, 21:23 formal [1] - 14:6 forward [6] - 28:15, 31:21, 32:3, 38:18, 42:11, 42:15 foundation [3] - 13:6, 13:15, 13:18 FOUNTAIN [1] - 1:21 four [5] - 11:11, 17:14, 17:17, 17:21, 17:25</p>	<p>frankly [3] - 6:22, 7:22, 23:10 free [4] - 23:17, 23:18, 23:19 FREEO [1] - 42:19 Freeo [1] - 42:19 freshened [1] - 37:18 front [3] - 12:8, 20:18, 23:5 fronts [1] - 13:25 full [6] - 8:2, 13:6, 13:15, 14:15, 23:24, 25:7 fully [1] - 44:6 funding [2] - 4:22, 36:5 future [2] - 38:22, 41:15</p> <p style="text-align: center;">G</p> <p>gable [1] - 12:6 gable-ended [1] - 12:6 garage [1] - 4:9 garden [1] - 27:22 generally [2] - 14:15, 23:22 geography [2] - 19:12, 19:21 GERING [19] - 1:14, 3:2, 3:16, 5:10, 16:15, 17:6, 18:3, 32:16, 33:8, 34:11, 39:6, 39:16, 40:23, 41:2, 41:21, 42:17, 43:5, 43:10, 43:16 Gering [1] - 3:15 given [3] - 16:20, 41:17, 42:12 goal [1] - 36:12 goals [2] - 4:16, 4:22 gorgeous [1] - 32:11 grant [1] - 33:16 granted [1] - 21:23 gray [1] - 37:4 GRAY [11] - 1:20, 3:5, 3:7, 3:9, 3:11, 3:13, 3:15, 34:13, 34:21, 37:7, 38:24 great [5] - 7:20, 7:21, 9:4, 9:6, 9:24 greatest [1] - 6:23 landscape [1] - 20:6 guarantee [2] - 37:11, 37:19 guaranteed [1] - 24:20 guarantees [1] - 35:21 guess [6] - 6:2, 15:17, 19:23, 29:14, 34:9,</p>	<p>38:7 gutters [1] - 14:14 guys [2] - 33:9, 39:7</p> <p style="text-align: center;">H</p> <p>H-A-N-S-O-N [1] - 33:12 half [1] - 39:2 Hall [1] - 7:4 Hamilton [1] - 29:24 hand [1] - 10:16 handicapped [5] - 11:2, 11:4, 11:5, 17:22, 18:13 handle [1] - 22:18 HANSON [16] - 33:11, 34:16, 34:22, 35:3, 35:6, 35:18, 36:3, 36:8, 36:11, 36:16, 37:20, 38:2, 38:12, 38:14, 39:4, 39:12 Hanson [1] - 33:11 happy [1] - 8:5 HARB [1] - 28:18 hard [1] - 35:8 haunt [1] - 4:13 heard [2] - 8:13, 22:8 Hearing [2] - 15:15, 28:17 hearing [1] - 41:24 heat [1] - 33:24 height [3] - 11:14, 11:20, 11:24 hello [1] - 3:22 help [2] - 23:4, 39:15 helpful [2] - 13:9, 32:4 hereby [1] - 44:5 hi [1] - 3:22 higher [1] - 36:18 historic [14] - 6:25, 7:21, 8:2, 9:4, 9:9, 12:20, 14:11, 25:7, 25:13, 26:3, 26:4, 26:6, 26:19 historical [1] - 28:24 history [2] - 5:14, 40:10 hit [2] - 29:7, 30:8 hitting [1] - 10:9 hold [1] - 5:20 hole [1] - 19:20 home [1] - 7:3 honest [1] - 33:3 Hope [10] - 2:7, 3:25, 6:19, 6:22, 8:14, 33:10, 33:13, 33:15, 40:4, 40:9 hope [8] - 8:23, 23:10, 37:14, 38:16, 41:18,</p>
---	--	---	---	---

42:5, 42:8, 42:15 HOPE [3] - 1:2, 1:7, 1:8 Hope's [2] - 8:8, 9:17 Hope/Lambertville [1] - 6:21 hopefully [2] - 22:8, 42:25 House [7] - 12:3, 12:16, 20:18, 21:4, 21:11, 21:19, 22:6 huge [1] - 30:14 hundred [4] - 7:9, 7:10, 7:12, 9:24	36:12 introducing [1] - 12:6 issue [6] - 4:4, 8:7, 8:13, 29:11, 36:16, 36:20 issues [5] - 4:17, 15:7, 31:18, 37:22, 42:25 ITEM [1] - 2:5 items [1] - 10:9	lastly [1] - 13:21 LAURIE [1] - 1:16 lay [1] - 24:12 leadership [1] - 4:7 learning [1] - 33:22 lease [1] - 33:2 least [5] - 22:23, 26:15, 27:13, 27:20, 28:5 left [1] - 10:16 left-hand [1] - 10:16 legal [4] - 3:19, 17:14, 17:17, 17:20 legally [1] - 17:18 length [1] - 40:11 less [4] - 7:11, 8:6, 18:14, 23:11 letter [4] - 14:6, 15:6, 15:21, 16:16 Liberty [1] - 7:3 license [1] - 21:11 lift [6] - 26:2, 26:5, 26:7, 26:17, 26:19, 30:18 light [1] - 24:13 likely [1] - 25:10 limit [1] - 36:4 limitations [1] - 16:4 linchpin [1] - 18:24 line [6] - 11:19, 11:20, 11:21, 20:19, 21:2, 21:3 lines [1] - 12:6 literal [1] - 6:5 literally [1] - 29:24 lobby [1] - 40:19 local [3] - 8:8, 8:22, 32:23 located [1] - 13:24 location [1] - 32:19 logistical [1] - 4:16 longstanding [1] - 40:9 look [7] - 10:16, 15:25, 19:3, 30:4, 35:10, 35:14, 35:15 looking [10] - 15:13, 16:18, 19:6, 24:10, 31:2, 32:2, 33:15, 34:18, 34:22, 38:19 looks [1] - 34:5 lose [3] - 19:25, 42:5, 42:25 loss [1] - 19:7 LOUISE [1] - 1:15 love [6] - 8:14, 18:21, 35:14, 36:12, 37:2, 39:9 low [1] - 8:12	lower [1] - 8:22 Luck [1] - 33:9	30:12 meet [5] - 14:14, 23:2, 23:22, 25:2, 28:23 meeting [3] - 3:3, 6:10, 7:7 meetings [1] - 40:11 meets [1] - 27:4 member [2] - 4:3, 29:15 members [2] - 4:25, 20:5 MEMBERS [1] - 1:13 mentioned [2] - 11:15, 13:23 Mercer [2] - 7:2, 29:23 message [1] - 3:23 meters [1] - 14:23 MEYER [9] - 1:17, 3:14, 29:4, 29:12, 36:4, 36:9, 36:14, 39:14, 43:12 meyer [1] - 3:13 MICHELE [1] - 1:21 middle [1] - 22:19 might [2] - 34:12, 39:14 mill [1] - 38:7 million [1] - 19:19 minor [1] - 29:4 minute [1] - 5:21 minutes [1] - 13:11 mismanaged [1] - 4:10 missed [1] - 42:18 missing [1] - 37:22 mixed [1] - 3:24 model [2] - 20:6, 20:14 Modeled [1] - 30:4 moisture [1] - 14:16 moment [3] - 24:7, 24:22, 24:25 momentum [1] - 42:6 MONDAY [1] - 1:10 money [2] - 4:11, 36:10 monitors [1] - 24:16 month [2] - 32:25, 33:2 most [5] - 6:23, 8:25, 9:22, 29:25, 30:13 motion [3] - 42:18, 43:7, 43:8 motivations [1] - 29:6 mouse [2] - 10:17, 11:7 move [6] - 26:11, 30:11, 31:21, 38:18, 42:14, 42:15 moving [1] - 28:15
I	J	M		
idea [3] - 13:23, 14:10, 39:9 ideally [1] - 29:7 ideas [1] - 35:25 ignored [1] - 5:7 ill [1] - 8:11 impact [1] - 4:23 important [3] - 8:16, 8:25, 9:10 importantly [1] - 9:22 impossible [2] - 8:12, 8:20 improvement [3] - 9:18, 14:7, 22:13 improvements [1] - 23:2 inability [1] - 20:14 inaccessible [1] - 32:8 inches [1] - 23:6 included [1] - 24:5 income [1] - 8:21 increase [1] - 36:24 increasing [1] - 17:8 independent [1] - 32:24 indications [1] - 4:12 information [3] - 5:18, 10:5, 34:9 initiative [1] - 39:10 input [2] - 4:21, 42:24 inside [1] - 10:21 install [1] - 33:21 insurance [1] - 21:15 insurmountable [1] - 4:16 intended [2] - 20:4, 20:13 intention [1] - 20:8 interest [1] - 36:7 interior [1] - 29:17 interpretation [1] - 9:9 interrupt [1] - 13:9 intersection [1] -	jay [1] - 42:19 Jersey [2] - 22:23, 28:5 job [1] - 27:24 Joe [1] - 41:4 JOHN [1] - 1:21	main [15] - 2:6, 5:11, 13:25, 34:17, 34:19, 35:2, 35:3, 35:5, 35:7, 35:10, 36:6, 36:13, 36:20, 36:23, 42:20 maintain [1] - 8:14 maintaining [1] - 7:24 maintenance [1] - 8:11 Maisel [1] - 22:19 MAISEL [14] - 1:16, 3:12, 22:10, 24:5, 25:4, 25:21, 27:9, 34:24, 37:10, 37:24, 38:7, 38:13, 43:9, 43:15 maisel [1] - 3:11 major [2] - 26:13, 35:21 majority [1] - 7:12 management [1] - 14:9 MANAGER [1] - 1:20 MARCH [2] - 1:5, 1:10 MARK [1] - 1:22 market [1] - 22:14 marketing [1] - 36:25 MARY [1] - 1:20 masonry [1] - 27:7 materially [1] - 27:17 matt [1] - 33:11 matter [3] - 3:19, 24:9, 31:20 matters [1] - 10:6 MATTHEW [1] - 1:22 mayor [1] - 3:15 McHUGH [15] - 1:16, 3:10, 17:3, 20:17, 35:2, 35:4, 35:12, 35:24, 39:9, 39:25, 40:3, 40:6, 40:17, 43:8, 43:14 mcHugh [2] - 3:9, 30:22 mean [6] - 17:17, 25:22, 29:22, 30:2, 38:3, 38:8 means [1] - 31:17 Mechanic [6] - 34:18, 35:4, 38:3, 38:18, 38:19, 38:24 mechanical [1] - 14:22 mechanicals [1] -	Karen [1] - 44:10 keep [3] - 8:17, 8:22, 13:22 keeping [2] - 5:4, 10:14 Keller [1] - 3:15 Ken [2] - 25:17, 28:3 KEN [1] - 1:16 kept [1] - 7:10 kernel [1] - 4:4 key [1] - 29:5 kick [1] - 31:19 kind [11] - 9:18, 13:6, 16:5, 19:5, 25:23, 34:3, 36:23, 37:2, 38:9, 39:22 knowledge [2] - 4:22, 27:19	L
	LABRUM [1] - 1:22 lack [4] - 4:6, 4:8, 4:18, 19:7 lacks [1] - 4:15 Lambertville [7] - 6:22, 7:3, 22:20, 26:3, 33:15, 39:11, 39:15 Lambertville's [1] - 9:16 land [1] - 22:25 landmark [2] - 9:4, 9:24 landmarks [1] - 6:23 large [2] - 15:16, 32:7 last [9] - 5:2, 6:20, 7:2, 7:7, 13:17, 22:6, 35:9, 35:10, 35:13			

<p>MR ^[144] - 3:5, 3:6, 3:7, 3:9, 3:11, 3:12, 3:13, 3:14, 3:15, 3:22, 5:12, 6:14, 10:4, 10:12, 11:13, 11:18, 12:14, 12:18, 12:19, 12:22, 12:23, 13:3, 13:14, 13:21, 14:5, 15:5, 16:6, 16:10, 16:12, 16:14, 16:19, 17:5, 17:7, 17:11, 17:12, 17:13, 17:14, 17:16, 17:19, 17:21, 17:23, 17:24, 18:4, 18:6, 18:7, 18:9, 18:11, 18:12, 18:15, 18:16, 18:18, 18:20, 20:3, 20:12, 20:13, 20:15, 20:20, 20:23, 21:6, 21:8, 21:13, 21:14, 21:16, 21:18, 21:20, 21:22, 22:3, 22:8, 22:10, 22:18, 23:18, 23:19, 24:2, 24:5, 24:17, 25:4, 25:6, 25:10, 25:21, 25:24, 26:21, 27:9, 27:10, 28:2, 28:10, 28:14, 29:4, 29:9, 29:12, 29:21, 30:7, 30:18, 30:20, 31:4, 31:9, 31:15, 31:22, 32:5, 32:13, 32:19, 32:22, 33:7, 33:11, 34:13, 34:16, 34:21, 34:22, 34:24, 35:3, 35:6, 35:18, 36:3, 36:4, 36:8, 36:9, 36:11, 36:14, 36:16, 37:7, 37:10, 37:20, 37:24, 38:2, 38:7, 38:12, 38:13, 38:14, 38:24, 39:4, 39:12, 39:14, 39:19, 40:2, 40:5, 40:13, 40:19, 40:25, 41:4, 41:23, 42:19, 43:9, 43:12, 43:13, 43:15</p> <p>MS ^[29] - 3:8, 3:10, 13:8, 17:3, 20:17, 30:24, 31:7, 31:12, 31:25, 32:12, 32:15, 35:2, 35:4, 35:12, 35:24, 37:4, 37:8, 39:9, 39:13, 39:25, 40:3, 40:6, 40:7, 40:15, 40:17, 40:21, 43:8, 43:11, 43:14</p> <p>multiple ^[1] - 4:16</p> <p>multiply ^[1] - 42:15</p>	<p>municipality ^[1] - 14:7</p> <p style="text-align: center;">N</p> <p>name ^[1] - 14:6</p> <p>narrow ^[1] - 20:10</p> <p>National ^[1] - 30:2</p> <p>near ^[3] - 11:5, 29:23, 38:22</p> <p>necessarily ^[2] - 29:9, 37:25</p> <p>need ^[9] - 13:19, 14:24, 15:22, 23:2, 25:11, 27:18, 28:23, 34:12, 34:20</p> <p>needed ^[1] - 17:9</p> <p>needs ^[3] - 20:8, 37:12, 37:17</p> <p>negotiate ^[1] - 8:24</p> <p>negotiating ^[1] - 21:10</p> <p>NEW ^[4] - 1:2, 1:7, 1:7, 1:8</p> <p>New ^[15] - 2:7, 3:25, 6:19, 6:21, 6:22, 8:8, 8:14, 9:17, 22:23, 28:5, 33:10, 33:12, 33:15, 40:4, 40:9</p> <p>new ^[8] - 7:18, 11:20, 12:13, 17:22, 22:15, 26:23, 27:7, 27:21</p> <p>next ^[12] - 6:13, 6:18, 8:24, 9:24, 11:9, 13:16, 26:10, 28:15, 28:16, 33:10, 41:3, 41:22</p> <p>nice ^[1] - 19:3</p> <p>nicer ^[1] - 35:10</p> <p>nine ^[1] - 12:4</p> <p>NO ^[1] - 2:5</p> <p>non ^[6] - 15:12, 16:21, 17:8, 17:25, 18:13, 18:14</p> <p>non-complaint ^[1] - 18:14</p> <p>non-compliant ^[1] - 18:13</p> <p>non-conforming ^[3] - 15:12, 16:21, 17:8</p> <p>non-conformity ^[1] - 17:25</p> <p>none ^[1] - 15:8</p> <p>North ^[1] - 26:5</p> <p>north/south ^[1] - 34:24</p> <p>note ^[1] - 15:25</p> <p>notes ^[1] - 44:7</p> <p>notice ^[1] - 18:21</p> <p>noticing ^[1] - 19:15</p> <p>November ^[2] - 6:2, 6:3</p>	<p>number ^[4] - 24:13, 25:5, 27:17, 31:18</p> <p>numbers ^[2] - 25:19, 32:13</p> <p style="text-align: center;">O</p> <p>obvious ^[1] - 29:13</p> <p>obviously ^[9] - 18:23, 24:18, 24:25, 27:12, 28:8, 29:5, 36:4, 36:13, 40:15</p> <p>occur ^[1] - 18:19</p> <p>offer ^[2] - 29:21, 29:22</p> <p>office ^[6] - 5:19, 31:3, 31:5, 31:10, 31:22, 32:9</p> <p>OFFICER ^[1] - 1:20</p> <p>officer ^[1] - 25:18</p> <p>offices ^[1] - 31:12</p> <p>Official ^[1] - 44:11</p> <p>offline ^[1] - 35:25</p> <p>oil ^[1] - 35:22</p> <p>old ^[4] - 6:25, 7:18, 7:19, 29:24</p> <p>once ^[1] - 18:14</p> <p>one ^[23] - 6:23, 7:11, 7:17, 7:21, 10:25, 11:10, 13:17, 13:19, 13:24, 15:24, 16:24, 18:20, 19:2, 19:11, 27:13, 29:4, 29:5, 31:5, 31:15, 31:17, 32:18, 38:14</p> <p>open ^[1] - 10:7</p> <p>opening ^[2] - 19:19, 19:21</p> <p>opinion ^[2] - 4:15, 12:25</p> <p>opportunity ^[1] - 36:24</p> <p>opposed ^[2] - 25:7, 34:25</p> <p>options ^[1] - 34:23</p> <p>order ^[2] - 3:3, 29:18</p> <p>Ordinance ^[1] - 25:12</p> <p>original ^[4] - 7:25, 9:10, 12:8, 13:23</p> <p>otherwise ^[1] - 35:23</p> <p>outside ^[1] - 27:2</p> <p>outspoken ^[1] - 41:11</p> <p>owned ^[1] - 8:10</p> <p>owner ^[2] - 8:7, 14:8</p> <p>owners ^[1] - 6:19</p> <p style="text-align: center;">P</p> <p>P-O-P-K-I-N ^[1] - 6:15</p> <p>P.M ^[1] - 1:11</p> <p>page ^[1] - 31:2</p>	<p>PAGE ^[1] - 2:5</p> <p>paint ^[3] - 26:24, 35:19, 37:22</p> <p>painted ^[1] - 34:4</p> <p>Parade ^[1] - 40:18</p> <p>Park ^[1] - 30:2</p> <p>park ^[1] - 17:19</p> <p>parking ^[13] - 9:21, 10:25, 11:2, 16:17, 16:19, 16:25, 17:3, 17:9, 17:14, 18:18, 19:24, 21:16, 41:15</p> <p>part ^[15] - 4:7, 5:8, 7:24, 8:7, 8:13, 9:13, 12:16, 14:3, 15:5, 15:16, 27:10, 29:5, 31:5, 37:20</p> <p>particular ^[2] - 14:18, 28:11</p> <p>particularly ^[1] - 38:10</p> <p>party ^[1] - 40:22</p> <p>past ^[2] - 11:6, 42:11</p> <p>Paul ^[1] - 5:12</p> <p>pay ^[1] - 33:3</p> <p>paying ^[2] - 20:16, 24:8</p> <p>peak ^[2] - 9:8, 12:4</p> <p>pedestrian ^[1] - 20:2</p> <p>pedestrians ^[1] - 19:19</p> <p>PennDOT ^[4] - 34:12, 34:14, 36:5, 37:5</p> <p>PENNSYLVANIA ^[2] - 1:3, 1:8</p> <p>people ^[4] - 22:4, 36:21, 41:25, 42:12</p> <p>percent ^[18] - 7:9, 7:11, 22:14, 22:24, 23:9, 23:12, 23:13, 23:22, 24:3, 27:10, 27:15, 28:6, 28:23, 29:7, 29:14, 29:18, 30:9, 30:16</p> <p>perfect ^[1] - 32:9</p> <p>perhaps ^[2] - 25:6</p> <p>permanent ^[1] - 14:21</p> <p>person ^[4] - 22:11, 24:12, 27:14, 28:12</p> <p>personal ^[2] - 42:2, 42:16</p> <p>perspective ^[1] - 42:22</p> <p>Pete ^[2] - 3:4, 34:11</p> <p>PETER ^[2] - 1:17, 1:20</p> <p>Philadelphia ^[2] - 35:13, 35:19</p> <p>photo ^[1] - 36:24</p> <p>photos ^[2] - 16:2, 36:21</p> <p>piece ^[1] - 7:22</p>	<p>pieces ^[1] - 7:22</p> <p>piers ^[1] - 13:7</p> <p>pitch ^[2] - 12:4, 12:7</p> <p>Pizza ^[1] - 7:4</p> <p>place ^[5] - 7:13, 8:23, 21:13, 32:9, 42:9</p> <p>places ^[1] - 14:13</p> <p>plan ^[23] - 5:25, 6:3, 6:6, 6:8, 7:8, 7:24, 9:3, 9:11, 9:23, 10:12, 10:13, 10:14, 15:5, 15:8, 17:22, 20:21, 25:7, 25:8, 30:11, 32:2, 32:14, 38:21, 40:11</p> <p>plans ^[2] - 5:21, 8:5</p> <p>Playhouse ^[1] - 9:7</p> <p>plus ^[3] - 17:22, 18:12, 23:16</p> <p>point ^[7] - 19:25, 21:9, 24:5, 24:9, 28:2, 28:21, 30:7</p> <p>pointed ^[1] - 10:6</p> <p>points ^[2] - 7:7, 8:25</p> <p>police ^[1] - 33:18</p> <p>political ^[6] - 39:21, 39:22, 40:4, 40:9, 40:16, 40:22</p> <p>POPKIN ^[20] - 6:14, 20:23, 21:8, 21:14, 21:18, 21:22, 22:8, 22:18, 23:19, 24:17, 25:6, 25:24, 28:2, 29:9, 29:21, 30:18, 31:4, 31:9, 32:5, 32:22</p> <p>Popkin ^[3] - 5:15, 6:11, 6:14</p> <p>portion ^[1] - 10:22</p> <p>positions ^[1] - 3:25</p> <p>positive ^[1] - 42:12</p> <p>possibility ^[1] - 29:19</p> <p>possible ^[6] - 7:6, 23:7, 25:4, 32:3, 38:8, 39:21</p> <p>possibly ^[1] - 36:22</p> <p>potentially ^[1] - 31:13</p> <p>power ^[1] - 29:16</p> <p>practicalness ^[1] - 25:16</p> <p>preclude ^[1] - 27:2</p> <p>preliminary ^[1] - 27:12</p> <p>premature ^[1] - 24:21</p> <p>prepared ^[1] - 24:15</p> <p>PRESENT ^[2] - 1:13, 1:19</p> <p>present ^[2] - 5:21, 6:7</p> <p>presentation ^[1] - 28:18</p> <p>presented ^[1] - 6:3</p>
--	--	---	---	---

<p>presenting [1] - 28:16 preserved [1] - 10:11 President [5] - 3:25, 4:5, 5:5, 41:8, 41:9 PRESIDENT [20] - 1:14, 1:15, 3:2, 3:16, 5:10, 16:15, 17:6, 18:3, 32:16, 33:8, 34:11, 39:6, 39:16, 40:23, 41:2, 41:21, 42:17, 43:5, 43:10, 43:16 pretty [2] - 19:11, 30:21 previous [1] - 10:13 previously [1] - 12:12 price [1] - 36:11 Pride [1] - 40:17 principle [1] - 27:5 problem [1] - 5:8 proceed [1] - 4:12 proceedings [2] - 43:19, 44:5 process [11] - 15:3, 15:6, 15:14, 15:19, 15:22, 33:16, 33:21, 33:24, 34:5, 35:20, 38:15 project [9] - 4:9, 4:15, 5:2, 5:13, 5:17, 11:15, 13:2, 15:17, 38:18 project's [1] - 4:22 projects [2] - 30:8, 30:15 promise [2] - 32:24, 33:6 proper [2] - 21:14, 21:15 property [8] - 6:18, 15:12, 16:20, 16:22, 20:19, 21:2, 21:3, 24:8 proposal [2] - 19:14, 33:14 propose [2] - 10:4, 16:24 proposed [4] - 11:10, 11:16, 18:5, 22:25 proposing [4] - 12:17, 13:2, 16:10, 20:9 proud [2] - 6:19, 6:23 proverbial [1] - 6:5 provide [2] - 5:17, 10:5 providing [1] - 17:9 public [8] - 24:9, 32:9, 32:18, 33:8, 39:7, 39:16, 42:17, 43:5 Public [1] - 2:8</p>	<p>purchaser [1] - 22:15 purpose [1] - 13:11 purposeful [1] - 4:21 put [11] - 10:17, 10:24, 13:4, 14:20, 16:6, 21:21, 22:15, 26:12, 29:25, 32:9, 38:22 putting [1] - 24:23</p> <p style="text-align: center;">Q</p> <p>questioning [1] - 40:20 questions [6] - 10:3, 10:6, 10:8, 32:17, 34:9, 39:6 quick [3] - 20:17, 22:10, 37:10 quickly [1] - 35:20</p> <p style="text-align: center;">R</p> <p>railings [1] - 15:4 rain [1] - 14:17 rainbow [2] - 33:14, 40:3 raise [6] - 9:12, 10:22, 14:22, 23:14, 26:11, 28:2 raised [1] - 13:20 raising [2] - 11:24, 12:3 ralph [1] - 13:8 Ralph [9] - 5:16, 6:13, 8:4, 9:7, 10:10, 15:24, 23:4, 26:2, 26:9 rating [1] - 9:17 rationalize [1] - 5:4 read [1] - 3:23 real [2] - 6:19, 20:17 really [11] - 8:16, 8:25, 9:6, 11:22, 18:24, 22:5, 25:15, 25:25, 30:2, 32:8, 38:5 rear [11] - 9:12, 10:13, 11:11, 11:17, 11:21, 13:4, 13:14, 13:16, 13:19, 14:25, 26:14 reason [1] - 41:13 receive [1] - 14:5 received [2] - 6:4, 15:6 recognize [1] - 42:3 recognized [1] - 42:2 reconstructed [1] - 13:19 record [2] - 6:17, 24:9 Recycled [1] - 30:5 red [3] - 11:19, 11:20, 40:2</p>	<p>redesigned [1] - 30:10 reduce [1] - 31:14 reduced [2] - 8:4, 31:8 reference [1] - 3:18 referenced [1] - 28:3 referring [2] - 26:15, 28:4 refrain [1] - 13:10 regard [3] - 10:10, 12:23, 21:16 regular [2] - 35:19, 38:2 regulations [1] - 21:25 rehab [1] - 23:23 related [1] - 28:24 relating [1] - 25:13 relationship [1] - 20:5 relative [1] - 26:19 relatively [2] - 26:18, 32:5 relief [1] - 28:24 remain [1] - 4:3 remained [1] - 5:7 remember [1] - 7:18 removal [1] - 12:20 remove [2] - 9:14, 14:20 rendering [1] - 20:4 renderings [2] - 15:25, 24:14 renovate [1] - 31:17 rent [3] - 8:12, 8:22, 33:4 reopened [1] - 7:5 repair [5] - 14:11, 14:12, 14:13, 37:23 repare [1] - 38:21 replace [2] - 9:5, 15:3 Reporter [1] - 44:11 representing [1] - 5:13 represents [2] - 11:20, 22:14 republican [1] - 40:14 republicans [1] - 39:23 requests [1] - 5:6 require [2] - 15:18, 16:23 required [10] - 15:11, 15:23, 16:17, 16:20, 17:7, 28:9, 28:22, 29:10, 30:14 requirement [1] - 17:2 requirements [2] - 23:3, 25:12 requires [1] - 17:25 requiring [1] - 14:7 rerun [1] - 41:19</p>	<p>research [1] - 34:2 residential [5] - 7:14, 9:20, 31:11, 31:24, 32:4 resignation [1] - 4:9 resigned [1] - 41:14 resigning [1] - 3:25 resistant [1] - 26:23 respect [1] - 28:3 respond [1] - 31:15 responsibility [1] - 5:5 rest [1] - 14:24 restoration [9] - 6:25, 8:2, 8:19, 9:4, 14:4, 14:15, 23:24, 25:7, 38:25 restore [3] - 9:25, 13:23, 14:11 restoring [2] - 7:23, 16:12 restrictions [1] - 12:20 resubmitted [1] - 6:6 resurface [1] - 38:21 retail [19] - 7:9, 7:11, 7:13, 8:8, 8:22, 9:20, 10:10, 10:21, 11:3, 31:2, 31:7, 31:9, 31:14, 31:17, 31:19, 31:21, 31:23, 32:7, 32:20 retain [1] - 10:20 retained [1] - 7:10 retaining [1] - 31:3 reuse [2] - 6:25, 13:17 review [4] - 5:25, 15:6, 15:9, 23:24 rework [1] - 37:12 ridge [2] - 12:2, 12:5 road [4] - 33:18, 35:8, 37:3, 39:2 roads [2] - 36:17, 37:5 roadway [1] - 39:2 roadwork [1] - 38:20 Rojo's [1] - 7:3 role [2] - 5:4, 22:11 roles [1] - 5:7 roll [1] - 3:4 roof [10] - 9:8, 11:21, 12:2, 12:4, 12:6, 12:7, 12:9, 12:14 ROOM [1] - 1:7 rot [1] - 27:4 route [1] - 34:13 RPR [1] - 44:10 rudimentary [1] - 20:7 rule [4] - 22:21, 22:24, 23:9, 23:22 rules [7] - 21:15, 21:25, 24:19, 25:2, 25:12, 25:14, 28:4</p>	<p>ruling [1] - 28:5 run [2] - 5:14, 14:2 rundown [1] - 6:11 running [2] - 34:24, 35:7 runs [1] - 4:8</p> <p style="text-align: center;">S</p> <p>sad [2] - 35:15, 35:16 safe [1] - 37:3 safest [1] - 15:2 sagging [1] - 14:13 Salt [7] - 12:3, 12:16, 20:18, 21:4, 21:11, 21:19, 22:5 scale [3] - 7:15, 8:4, 11:15 school [1] - 25:25 scratch [1] - 38:9 screen [1] - 5:22 seal [1] - 26:24 second [5] - 3:20, 5:24, 31:16, 31:19, 43:9 see [11] - 11:22, 12:2, 12:7, 20:24, 28:16, 28:19, 30:5, 37:13, 41:8, 42:13 seeing [1] - 6:16 sense [1] - 9:25 September [1] - 7:5 Service [1] - 30:2 service [2] - 41:8, 41:17 servicing [1] - 41:18 session [3] - 3:3, 3:18 set [1] - 13:16 setting [1] - 6:10 seven [8] - 11:23, 11:25, 17:5, 35:21, 35:23, 37:11, 37:19 seventeen [1] - 18:3 several [2] - 7:8, 42:6 shaded [3] - 10:17, 10:18, 10:19 shape [1] - 30:2 shared [1] - 24:7 shed [9] - 7:16, 7:18, 7:19, 9:5, 9:12, 10:13, 13:5, 13:10 shoes [1] - 21:24 shop [2] - 31:2, 31:13 short [1] - 3:23 show [8] - 8:4, 9:7, 10:11, 11:7, 11:16, 11:19, 20:4, 20:21 showing [1] - 12:15 shown [1] - 12:12 shutters [1] - 16:13</p>
---	--	--	--	--

<p>side [8] - 10:16, 16:7, 19:20, 20:4, 27:4, 28:12, 39:23, 39:24</p> <p>sidewalk [3] - 19:8, 21:21, 22:4</p> <p>significance [1] - 22:17</p> <p>simply [2] - 29:12, 30:18</p> <p>sincerely [1] - 29:22</p> <p>sincerity [1] - 42:23</p> <p>sit [1] - 41:8</p> <p>site [1] - 20:21</p> <p>sits [2] - 7:19, 26:16</p> <p>situation [2] - 36:22, 40:9</p> <p>six [2] - 11:11, 17:22</p> <p>size [4] - 10:19, 10:20, 16:6, 32:19</p> <p>sketch [2] - 5:25, 15:5</p> <p>small [3] - 11:22, 26:8, 32:5</p> <p>smaller [2] - 16:3, 24:24</p> <p>snowplow [3] - 38:9, 38:10, 38:11</p> <p>software [1] - 16:4</p> <p>SOLICITOR [2] - 1:21, 1:22</p> <p>sometimes [1] - 18:25</p> <p>somewhat [1] - 13:22</p> <p>soon [1] - 7:5</p> <p>sorry [4] - 3:16, 13:8, 35:6, 42:18</p> <p>sort [4] - 19:9, 21:10, 21:11, 24:13</p> <p>sounds [1] - 32:22</p> <p>sources [1] - 4:23</p> <p>South [3] - 2:6, 5:11, 42:20</p> <p>space [18] - 7:13, 9:21, 10:10, 10:15, 11:2, 11:3, 11:4, 11:5, 16:25, 20:18, 24:24, 31:3, 31:7, 31:10, 31:17, 31:21, 32:3, 32:19</p> <p>Spaces [1] - 30:5</p> <p>spaces [7] - 9:20, 10:25, 13:3, 16:17, 16:19, 16:23, 17:15</p> <p>speaking [2] - 14:15, 25:24</p> <p>special [1] - 15:11</p> <p>specific [1] - 10:6</p> <p>spill [1] - 35:22</p> <p>spot [1] - 17:20</p> <p>spots [5] - 17:3, 17:21, 18:10, 18:14, 19:24</p>	<p>sprinklers [7] - 27:15, 27:18, 27:22, 28:8, 28:9, 28:12, 31:20</p> <p>square [4] - 7:12, 10:20, 11:10, 32:6</p> <p>stair [3] - 12:12, 12:13, 14:25</p> <p>stairs [1] - 15:2</p> <p>stand [1] - 41:13</p> <p>standard [1] - 27:4</p> <p>standing [1] - 41:12</p> <p>stared [1] - 19:6</p> <p>started [2] - 5:24, 42:6</p> <p>starting [1] - 30:16</p> <p>state [4] - 6:17, 34:13, 35:8, 36:17</p> <p>statement [1] - 42:23</p> <p>statements [1] - 42:21</p> <p>station [1] - 29:24</p> <p>stay [7] - 8:12, 29:18, 32:24, 32:25, 33:25, 41:19, 43:2</p> <p>staying [1] - 18:7</p> <p>step [3] - 15:15, 21:24, 42:2</p> <p>Stephenson [1] - 33:12</p> <p>steps [2] - 10:21, 23:5</p> <p>still [4] - 18:18, 25:15, 34:20, 37:21</p> <p>stood [1] - 41:14</p> <p>stop [1] - 36:21</p> <p>storage [1] - 32:9</p> <p>store [1] - 8:3</p> <p>stories [1] - 7:16</p> <p>STOVER [1] - 1:20</p> <p>street [6] - 20:14, 32:10, 34:19, 38:9, 39:23, 39:24</p> <p>STREET [1] - 1:7</p> <p>Street [10] - 2:6, 5:11, 13:25, 21:3, 34:17, 36:24, 38:15, 38:19, 38:24, 42:20</p> <p>streets [1] - 35:7</p> <p>stripes [1] - 40:10</p> <p>strong [1] - 22:5</p> <p>structure [8] - 11:17, 12:24, 13:24, 14:13, 26:25, 27:21, 28:13, 28:25</p> <p>structure's [1] - 22:14</p> <p>structures [3] - 25:13, 27:22, 29:25</p> <p>stucco [1] - 14:12</p> <p>Studios [1] - 7:3</p> <p>stuff [3] - 27:15, 27:18, 33:23</p> <p>stumbling [1] - 15:21</p> <p>subject [2] - 23:24,</p>	<p>27:19</p> <p>sublet [1] - 21:13</p> <p>submit [1] - 40:13</p> <p>submittal [1] - 39:20</p> <p>substantial [4] - 8:19, 22:13, 28:3, 28:4</p> <p>sudden [2] - 30:9, 38:6</p> <p>suggest [1] - 20:20</p> <p>summer [1] - 5:2</p> <p>support [2] - 8:20, 8:21</p> <p>supportive [1] - 18:22</p> <p>supports [1] - 31:23</p> <p>supposed [1] - 16:7</p> <p>survey [1] - 20:23</p> <p>sustain [1] - 8:8</p> <p>sustainable [1] - 9:23</p> <p>symbol [1] - 39:22</p> <p>symbolizes [1] - 40:3</p> <p>system [1] - 5:20</p>	<p>total [1] - 17:5</p> <p>totally [3] - 9:25, 21:18, 25:25</p> <p>touch [1] - 13:22</p> <p>tourism [1] - 36:25</p> <p>town [1] - 27:23</p> <p>track [1] - 22:3</p> <p>trade [1] - 10:18</p> <p>traffic [6] - 19:17, 35:9, 36:18, 36:20, 36:25, 38:4</p> <p>train [1] - 29:24</p> <p>transcript [1] - 44:8</p> <p>transparency [5] - 4:6, 4:8, 4:18, 5:2, 42:13</p> <p>trigger [1] - 4:9</p> <p>triggers [2] - 27:15, 27:18</p> <p>triple [1] - 19:13</p> <p>true [2] - 23:8</p> <p>truly [1] - 9:23</p> <p>try [1] - 33:2</p> <p>trying [6] - 7:5, 8:13, 13:23, 20:6, 29:6, 36:17</p> <p>turn [1] - 5:15</p> <p>two [17] - 3:17, 7:16, 8:18, 10:25, 11:9, 11:10, 13:3, 14:13, 16:22, 16:23, 18:8, 18:9, 18:11, 18:12, 25:8, 35:15, 36:17</p> <p>type [2] - 32:20, 38:15</p> <p>typically [1] - 11:4</p>	<p>utilized [1] - 12:25</p>
V				
<p>validate [1] - 21:21</p> <p>value [3] - 22:15, 22:25, 28:7</p> <p>variances [1] - 15:10</p> <p>variety [1] - 15:16</p> <p>vetted [1] - 33:20</p> <p>viable [1] - 19:2</p> <p>Vice [3] - 3:25, 5:5, 41:8</p> <p>VICE [1] - 1:15</p> <p>Vice-President [3] - 3:25, 5:5, 41:8</p> <p>VICE-PRESIDENT [1] - 1:15</p> <p>Visit [1] - 33:16</p> <p>visit [2] - 29:23, 30:23</p> <p>vulnerable [1] - 14:16</p>				
W				
<p>walk [3] - 19:19, 22:4, 23:5</p> <p>walkway [4] - 19:8, 19:10, 19:16, 20:2</p> <p>wall [2] - 11:24, 40:8</p> <p>wasted [1] - 4:10</p> <p>water [3] - 14:8, 26:23, 27:2</p> <p>wear [2] - 35:23, 38:2</p> <p>website [1] - 30:4</p> <p>weekends [1] - 36:20</p> <p>welcoming [1] - 40:10</p> <p>well-vetted [1] - 33:20</p> <p>wellbeing [1] - 4:14</p> <p>West [1] - 38:19</p> <p>wet [3] - 26:22, 27:3, 27:5</p> <p>whereas [1] - 34:4</p> <p>whole [2] - 23:14, 30:9</p> <p>wide [3] - 19:11, 19:13, 19:22</p> <p>widening [1] - 19:9</p> <p>wind [1] - 37:8</p> <p>window [2] - 16:7, 16:8</p> <p>windows [5] - 14:11, 16:2, 16:5, 16:13, 26:25</p> <p>winters [1] - 38:16</p> <p>wish [1] - 43:3</p> <p>wonder [1] - 13:9</p> <p>wonderful [1] - 32:2</p> <p>wondering [1] - 24:15</p> <p>wood [2] - 26:25, 27:22</p> <p>works [1] - 27:21</p>				
T				
<p>tables [4] - 21:5, 21:7, 21:17, 21:21</p> <p>talks [1] - 39:12</p> <p>taller [1] - 16:8</p> <p>team [2] - 4:7, 20:5</p> <p>tear [2] - 35:23, 38:2</p> <p>technically [2] - 17:12, 31:16</p> <p>TECHNICIAN [1] - 1:22</p> <p>temporary [2] - 14:19, 14:20</p> <p>tenant [2] - 8:22</p> <p>tentative [1] - 39:14</p> <p>term [2] - 19:8, 41:19</p> <p>terms [1] - 26:8</p> <p>terrace [3] - 12:10, 12:12, 14:25</p> <p>therefore [1] - 27:4</p> <p>thermoplastic [1] - 33:22</p> <p>thoughtfulness [1] - 42:24</p> <p>thousand [1] - 11:10</p> <p>three [3] - 16:24, 37:12, 37:14</p> <p>threshold [6] - 25:20, 28:23, 29:14, 29:18, 37:11, 37:16</p> <p>ties [1] - 9:9</p> <p>today [2] - 17:11, 18:13</p> <p>tomorrow [1] - 6:18</p> <p>tons [1] - 38:4</p> <p>top [1] - 12:15</p> <p>torn [1] - 38:23</p>				
U				
<p>ultimately [1] - 34:14</p> <p>under [4] - 17:22, 18:21, 19:14, 29:18</p> <p>underside [1] - 26:24</p> <p>Union [1] - 26:5</p> <p>units [3] - 8:18, 14:9, 25:9</p> <p>unless [5] - 8:12, 19:20, 20:10, 24:18, 38:5</p> <p>up [22] - 5:21, 5:24, 6:11, 6:13, 7:17, 10:7, 10:12, 11:18, 13:18, 19:22, 21:18, 21:20, 26:17, 26:19, 37:8, 37:18, 38:9, 38:11, 38:23, 40:7, 41:12, 41:14</p> <p>upper [1] - 14:23</p> <p>upstairs [2] - 26:12, 31:10</p> <p>utilities [3] - 9:14, 23:15, 26:11</p>				

WORKSHOP [1] - 1:5 worn [1] - 34:3 worst [1] - 4:19
Y
year [4] - 37:19, 39:2, 42:8, 42:11 years [11] - 6:21, 6:24, 9:24, 22:6, 33:25, 35:15, 35:21, 35:23, 37:11, 37:12, 37:14
Z
ZONING [1] - 1:20 zoning [2] - 25:18, 28:24 Zoning [2] - 15:15, 28:17