

1
2 NEW HOPE BOROUGH COUNCIL
3 BUCKS COUNTY, PENNSYLVANIA
4 - - -
5 COUNCIL WORKSHOP - SEPTEMBER 2022
6 - - -
7 NEW HOPE BOROUGH COMMUNITY ROOM
8 123 NEW STREET
9 NEW HOPE, PENNSYLVANIA 18938
10 - - -
11 TUESDAY, SEPTEMBER 6, 2022
12 COMMENCING AT 4:00 P.M.
13 - - -
14 BOARD MEMBERS PRESENT:
15
16 CONNIE GERING - PRESIDENT
17 LAURIE MCHUGH - VICE-PRESIDENT
18 TINA RETTIG
19 KEN MAISEL
20 PETER MEYER
21 LOUISE FEDER
22 - - -
23 ALSO PRESENT:
24 PETER GRAY - BOROUGH MANAGER
25 JOANN CONNELL - BOROUGH ASSISTANT
MARY STOVER - ZONING OFFICER
RICK LUPINETTI - BUILDING INSPECTOR
STEVEN OKLOWSKI - CODE ENFORCEMENT
MATTHEW DECKER - AUDIO TECHNICIAN

1 COUNCIL WORKSHOP - SEPTEMBER 2022
2 PRESIDENT GERING: I would like to call the
3 meeting to order.
4 Pete, can you take roll?
5 MR. GRAY: Certainly.
6 Ms. McHugh?
7 MS. MCHUGH: Here.
8 MR. GRAY: Ms. Rettig?
9 MS. RETTIG: Here.
10 MR. GRAY: Ms. Feder?
11 MS. FEDER: Here.
12 MR. GRAY: Mr. Dougherty?
13 Mr. Maisel?
14 MR. MAISEL: Here.
15 MR. GRAY: Mr. Meyer?
16 MR. MEYER: Here.
17 MR. GRAY: Mayor Keller?
18 Ms. Gering?
19 PRESIDENT GERING: Here.
20 This is a workshop meeting so we do not do
21 the Pledge of Allegiance and we just note it is just for
22 open discussion.
23 First thing on the agenda is a procedure
24 for signs and banners. What we have done in the past, the
25 Borough Administration has had a policy where they handle

1
2
3 I N D E X
4
5 AGENDA ITEM PAGE NO.
6 Signs and banners 3
7 HARB application fees 35
8 Hot tub regulations 61
9 Public comment 65
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1 COUNCIL WORKSHOP - SEPTEMBER 2022
2 what banners can be put in town and what the procedure has
3 been. And up to now, the way it has been operated is if
4 you're running an event in New Hope Borough, and we do
5 charge fees for the event, those people are allowed to put
6 banners up and the Borough Administration approves them.
7 But we have had two Council members who
8 they have had people reach out to them that are out of the
9 area and actually not running an event here, that would
10 like to put banners up. So that is why this will be open
11 for discussion for Council.
12 So would you like to start, Ken?
13 MR. MAISEL: Well from what I understand --
14 I know that there are a couple of representatives from the
15 organization that had reached out and had precedence for
16 requesting a sign as they have legitimately or
17 illegitimately had a sign up for a number of years and
18 they are here tonight to make at least a presentation as
19 to who they are and what they are about as it relates to
20 New Hope and the Borough and to do a better job
21 representing themselves in terms of their legitimacy,
22 regardless of whether we have a formal -- and I don't know
23 how formal our documentation and our representation for
24 the public is regarding banners, lease a banner or
25 utilizing a banner for a 30 or 60 day period of time.

COUNCIL WORKSHOP - SEPTEMBER 2022

1 So that is what has come up because when
2 they had submitted an application there appeared to be
3 some you know, ambiguity as to whether this was a
4 legitimate operation. We had other people that might take
5 precedence who might have events in the Borough.
6

7 So this really just created a need for --
8 to just flush it out and talk it through and I don't know
9 if Louise has any other comments in terms of how she was
10 -- I was one of the two people that was contacted, as well
11 as I think Louise. And we just wanted to get it -- you
12 know, a clearing out of how this should be handled going
13 forward and whether or not this is allowable as an outside
14 organization.

15 MS. FEDER: Sure. Just for some context;
16 yes, Ken and I were the two that were reached out to. And
17 just for some background for folks here, I have a feeling
18 the reason why I was reached out to is because of my
19 background is solidly with the arts and the cultural
20 history in this region.

21 And so again for some context, the reason
22 why this discussion was brought today was because Phillips
23 Mill applied for their annual banner, I think we can
24 confirm with Pete, either in late July or early August.

25 They have had banners up in various places

COUNCIL WORKSHOP - SEPTEMBER 2022

1 Anything else, Ken?
2
3 MR. MAISEL: The only thing I would add to
4 that was there was some discussion about the fact that we
5 knew that there was going to be events in the Borough, the
6 Arts & Craft and one other event, I think that was Run Now
7 Wine Later was another event so we were -- it was some
8 concern that if it was only going to be one sign, then
9 shouldn't those take precedence.

10 We knew those events were coming up in the
11 summer or the early fall and then the question could come
12 in if that is the case, if that is the only reason, then
13 what is the statute of limitations up in terms of somebody
14 who does have an event, registering that event and
15 requesting the sign.

16 So it was enough you know to try to talk to
17 us since we can't get together on a multiple person -- for
18 Sunshine Law reasons we couldn't have hammered this thing
19 out. It might seem simplistic as the public listening to
20 this. We couldn't hammer it out, the particulars on this,
21 that is why we are doing it today.

22 PRESIDENT GERING: Pete, I think what we
23 are incurring -- what has occurred here is the Borough
24 administration has had a policy on how they are handling
25 applications and now we are finding that it has been

COUNCIL WORKSHOP - SEPTEMBER 2022

1 in town over the course of the history of the event but
2 their application was denied. It seems like there is some
3 discussion both on the admin side and on Council as to
4 whether we should be able to put up banners for events
5 that are not being held within the strict confines of the
6 Borough.
7

8 I am sure the event folks who are here
9 today can speak more of the history of this event and why
10 it is relevant to the Borough. It has a very long
11 standing history, including obviously the artist who is at
12 the back of the Borough Hall who has a very important
13 history with that event and very important history with
14 the Borough of New Hope itself also.

15 But I think we are looking for clarity
16 because the site in question has had banners up for events
17 in Solebury as recently as this summer. So we are looking
18 for some clarity going forward on what the policies are
19 for banners in the Borough and for that site.

20 I am curious whether it is a first come
21 first served situation, whether we need to put some
22 guidelines in for if there is an event in the Borough at
23 the same time, how do we handle publicity for one or both.
24 Is there space on the corner for multiple banners. That
25 is about where I am coming from.

COUNCIL WORKSHOP - SEPTEMBER 2022

1 brought to Council's attention because every one doesn't
2 like the procedure.
3

4 So can you explain how this has been done
5 and what the administration has done so everybody can
6 understand that, please.

7 MR. GRAY: Usually what we do is we have --
8 we receive permit applications to place the signs at this
9 location. Our findings have indicated that there were
10 banners that have been placed at that location from
11 outside the Borough in addition to events that are
12 occurring inside the Borough.

13 So we do consider this as they come in, so
14 I guess at this point we are looking for guidance as to
15 what direction we want to go.

16 MS. FEDER: For clarity, just because I
17 spoke with the Solicitor, I wanted to understand this too.
18 We don't have a formal policy at this point, correct?
19 That is what we are looking to establish?

20 MR. GRAY: That is correct.

21 MS. FEDER: Okay.

22 MS. McHUGH: How far away are people from
23 -- what far distance -- is it just Solebury that are
24 asking to put the banner up in New Hope?

25 MR. GRAY: Correct, an organization from

COUNCIL WORKSHOP - SEPTEMBER 2022

1 Solebury.

2 MS. McHUGH: That is it, we don't have
3 anybody outside of Solebury, New Jersey or anything like
4 that?
5

6 Are we allowed to put banners in Solebury?
7 Are New Hope businesses allowed to put up signs in
8 Solebury?

9 MS. FEDER: It sure looks like that. I
10 drove through Solebury, I was curious about this too, and
11 there is a good amount of publicity on the roadside right
12 now for the Arts & Crafts Festival, which is great. That
13 is a good thing, but yes at this point there are signs up
14 in Solebury promoting New Hope Borough.

15 MS. McHUGH: What --

16 PRESIDENT GERING: Can I add on about the
17 Arts & Crafts because if you put signs up -- I know
18 Buckingham charges a fee and I think so does Solebury and
19 they limit how many signs you can put there because they
20 don't want their town cluttered.

21 And I think one of the things we have to
22 decide is do we really want to clutter this corner with
23 multiple signs or do we want to give preference to the
24 events that are running in this Borough and paying a fee
25 to be in here. So I think that is some of the things that

COUNCIL WORKSHOP - SEPTEMBER 2022

1 whether Solebury provides signs for New Hope events, we
2 should be dealing with public property and I don't know
3 how much public property there is in prominent locations
4 in Solebury where there would be reasonable reciprocity.
5

6 The Solebury municipal building is not any
7 where near a major thoroughfare as I understand it. So I
8 am a little bit confused by all of this. I also -- we
9 think we need to make a distinction between the
10 municipality that surrounds us on three sides and other
11 municipalities and I think we need to figure out how we
12 want to handle that as well.

13 PRESIDENT GERING: I think the question is
14 we have one location that is on the corner of Sukan and
15 202. This is what the discussion is about.

16 So in my opinion the question is do we give
17 preference to the events that are running in New Hope and
18 are paying a \$500 fee or do we want to say first come
19 first serve, even if you're not running an event in New
20 Hope?

21 So I guess the problem we would run into
22 then if you're for example the Arts & Crafts Festival and
23 the Run Now Wine Later, they are both running events in
24 October, end of September/October, do we allow someone
25 else to put the banner up even though they are -- these

COUNCIL WORKSHOP - SEPTEMBER 2022

1 we really need to address.

2 MR. MEYER: Can I ask a couple of fairly
3 important clarifying questions? I hear this referenced to
4 this on this corner. Which corner?
5

6 MS. FEDER: That is the one by the Eagle
7 Fire Company.

8 MR. MEYER: Thank you. Let's be realistic,
9 that has not been clarified, as far as I can tell in the
10 discussion up to this point. All right. Now that is item
11 one.

12 Item two. When I look at our fee schedule,
13 we have a fee here involving temporary signs that is
14 erected are less than 30 consecutive days and there is a
15 \$300 refundable deposit for each hundred signs or fraction
16 thereof. That sounds like yard signs, that doesn't sound
17 like a banner.

18 All right. Now, if we got yard signs I
19 understand what that is all about. I am not sure you
20 know, why we have this fee but let's leave that there. I
21 am assuming that what is in Solebury is also -- since I
22 have one out in front of my house right now, is also yard
23 sign for the Arts & Crafts Fair, which is 24, 25 September
24 or whatever. That is not a sign on public property.

25 So I think going back to the question about

COUNCIL WORKSHOP - SEPTEMBER 2022

1 are New Hope events that are paying fees?

2 So this is what we have to decide, outside
3 entities to advertise here or do we want to continue with
4 the policy that the administration has set up; if you're
5 not running an event in the Borough, then you don't get to
6 put your sign up there. This is what Council needs to
7 address right now.
8

9 MS. FEDER: I would like just to clarify a
10 couple of points just for the discussion. It does look
11 like earlier in the summer there was a banner there for
12 the Audubon Society at Honey Hollow promoting their event.
13 That is an event squarely within Solebury and the banner
14 was up. Again, a great thing.

15 That is a wonderful event and I think right
16 now what we are dealing with is there was an institution
17 that applied for the banner, they were told no because two
18 other events may want to put up a banner. At that point
19 we were not dealing with a situation where there were
20 three current applications for the space.

21 I do understand that there was a second
22 application that came in after the fact but I think it
23 makes sense in the context of this conversation to
24 understand that what I want to clarify is does it make
25 sense for us to hold up an application in the event that

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 events held within the Borough may at some point want to
3 put up a banner on the site?

4 And if we know that they do historically,
5 wonderful but what is the timeline for that in terms of
6 when we let both events know? Does it make sense to let
7 the event -- the first one is outside of the Borough know
8 that we may have to take down your banner for a weekend
9 because the other event is shorter.

10 And I think finding some guidelines there
11 makes sense just for clarity. We are not dealing with a
12 situation right now where all three events said I need a
13 banner at exactly the same time for the same duration.

14 Does that sound right?

15 MR. MAISEL: Yes.

16 MS. McHUGH: We need to move forward. We
17 have already decided that the policy we have isn't
18 working, so how do we move forward?

19 I think first come first served is just
20 going to allow problems of -- I know I am having an event
21 next year, I will put my permit in now so that is not
22 right. Are we charging people a permit fee for this?

23 MR. GRAY: Yes, there is a permit fee. It
24 is \$30 for a 30-day temporary sign.

25 MS. McHUGH: Okay. And they can only be up

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 should have a timing mechanism in that. Like what you
3 just said, I know I will do it next year so I will put in
4 an application now. That doesn't work.

5 Your event is not until next October, you
6 don't get to put in an application in October of 2022 for
7 October of 2023. But if we can work out some thing where
8 30 to 45 days before an event an organization is able to
9 put in an application, then I don't have personally an
10 issue with the first come first served. And we just have
11 to make it known that this is -- of course I would like to
12 see something given an edge if they are having an event in
13 our Borough.

14 MS. McHUGH: They should have priority.

15 MS. RETTIG: They should have priority but
16 I think 60 days is too much.

17 MS. McHUGH: I think 60 days is --

18 PRESIDENT GERING: I think -- well I will
19 stop you right there. I think what we are talking about
20 and my recommendation would be, if we have events that are
21 going to be running in that time span, they should be
22 given priority and then whoever comes from outside, just
23 tell them that spot is not available. That would be my
24 recommendation rather than saying -- let's say Arts &
25 Crafts are -- normally does this every year, I am using

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 30 days?

3 MR. GRAY: They can request an additional
4 30 days for an additional \$30.

5 MS. McHUGH: So they can have 60 days.

6 MR. MAISEL: Again, the amount of it aren't
7 the issue.

8 MS. McHUGH: No. Solebury charges \$25.

9 MR. MAISEL: Right. I think it is just --
10 I think a way to start talking this thing through would be
11 to try to be nimble enough to be able to accommodate, if
12 we choose to, that if Arts & Crafts -- that if you're
13 having an event in the Borough, that if you want to
14 reserve the 30 days prior to the event and you know, to
15 make sure that we are just not sitting back waiting for
16 somebody, that want to --

17 MS. McHUGH: I agree. I don't think we
18 should be waiting. I also agree if somebody is having an
19 actual event in our Borough and is paying all of this
20 money, they should get priority.

21 MR. MAISEL: That is right.

22 MS. McHUGH: We have also had a sign --

23 MR. MAISEL: There should be a timing
24 mechanism to that.

25 MS. RETTIG: I agree with you, Ken, we

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 them as an example, drags their feet because they know
3 that they have done this every year and someone beats them
4 to the punch and takes the spot. I think if the event is
5 in town, they are paying the fee, that spot is reserved
6 for them unless they tell you we are not going to use it.
7 Somebody bumping them out I don't think it is fair to the
8 events that are coming into the town.

9 MS. RETTIG: Then what about something
10 along the lines -- the event that is happening in the
11 Borough, tell them they have 45 days before the event to
12 put in an application. And an event that is outside the
13 Borough, they have 30 days to put an application in. If
14 Arts & Crafts --

15 MS. McHUGH: Can't we just add a line item
16 to the application or you want to use --

17 MR. GRAY: One of the things -- possibly
18 when some of these organizations file a special event
19 application for consideration it goes before Council,
20 maybe they can also request those dates in that particular
21 application.

22 MS. McHUGH: Make it part of the
23 application.

24 MR. GRAY: Correct. Then they can
25 incorporate it into their special events application that

COUNCIL WORKSHOP - SEPTEMBER 2022

1 goes before Council to be approved and we have those
2 parameters.

3 MR. MAISEL: If they are going to use it
4 until the 15th of October, then we know that after
5 October 15th that could be leased again.

6 MR. GRAY: Move on to the next
7 organization.

8 MR. MAISEL: I think that makes sense.

9 PRESIDENT GERING: That is a good process.
10 All right.

11 MS. McHUGH: I would like to hear what
12 other people say.

13 MS. FEDER: I think -- I agree, that makes
14 a lot of sense going forward in terms of if you're paying
15 for an event in the Borough and if you would like the
16 sign, add that to the application.

17 What I am curious about, just using this
18 situation as an example where we have the two events in
19 the Borough; one is just two days, one is essentially a
20 morning and the other event that is being applied for from
21 Solebury runs for a month or two.

22 Is there any way we can look at this and
23 say how many banners are we allowed at the site or does it
24 make sense to stagger banners if there is an overlap in
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 I think we should allow one banner. I would like your
2 suggestion to put it with the application when Council
3 approves it approves the banner and then moves forward.

4 Then the other question is how many out --
5 what outside entities do you want to allow to advertise
6 here? That could end up being month after month. You can
7 have people coming from all over because it is a high
8 visual location.

9 So I think that is something that we should
10 address also rather than just what the time span is. So
11 the question is who else will we allow, you know in the
12 area.

13 MS. FEDER: Here's my suggestion. I think
14 if we are taking a look at banner fees, I think it is fair
15 to say maybe there is one fee for the Borough and maybe
16 there is another for the outside. And maybe if you are
17 outside the boundaries of 18938 total or whatever Solebury
18 zip code is, that you are not welcome to advertise on that
19 corner.

20 I think that corner is part of the reason
21 we are talking about this, that is basically the line
22 between Solebury and the Borough. And for us to pretend
23 we are only living our lives within the confines of the
24 Borough is facetious.
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 events?

2 Because it seems silly to me that we would
3 deny an event that is up and if we are talking about
4 events that have been in the community for a long time,
5 especially this one since '92, '93, years, to turn them
6 down because we have an event that is happening -- equally
7 wonderful, but happening over the course of a weekend. We
8 need a staggered mechanism there or we can take a look and
9 see if there are two slots.

10 MS. RETTIG: I believe I have seen two or
11 three banners at a time up there.

12 MS. McHUGH: That is only like election
13 time and it looks crappy.

14 PRESIDENT GERING: I guess the question --
15 that is something for us to consider, how many banners
16 will we allow. The Arts and Run Now Wine Later are doing
17 a combined banner in order to get the advertising at the
18 same time.

19 So -- but then the question is how many
20 banners do we want to allow there? You can have a half a
21 dozen banners if we don't put a limit on it.

22 MS. McHUGH: Then it becomes noise and
23 nobody reads it at all. I think it should be one.

24 PRESIDENT GERING: That is my feeling too.
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 So I think it would make sense for us to
2 take a look at does it make sense to change the fees for
3 the two. I don't think it necessarily does. The fee is
4 pretty nominal. But that is just one voice.

5 What I am curious about is if it makes
6 sense if you have two overlapping events, one from inside
7 and one from outside at the same time, absolutely the
8 priority goes to the event in the Borough. That is fine,
9 especially if their application came in with their event
10 application.

11 But I think it is silly if we have two
12 events, one that is longer in date and one that is
13 shorter, to not put up two banners at the same time, or to
14 take one down and put the other one back up when the other
15 event is over.

16 MS. McHUGH: That sounds cumbersome to me.

17 MS. RETTIG: I don't have an issue with two
18 banners.

19 MR. MAISEL: You might need to have two
20 banners because it is possible that you can have two
21 events at the same time period, you know. So if it comes
22 in with the application, they both are July events, then
23 who gets precedence? I mean you have it a part of your
24 application which affords you the right to have that
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 banner there as part of your application. So if we want
2 that application route, you're almost grandfathering them
3 in for a banner.

4 PRESIDENT GERING: Well then I think the
5 question is what outside organizations or events will we
6 allow to advertise here? I think that is the question
7 that is on the table right now because we have already
8 established the procedure for events in the Borough. But
9 the question is somebody coming from Flemington or
10 Lambertville, because Lambertville considers us sister
11 cities, will we allow them to advertise there.

12 So I think that is something else that
13 needs to be looked into and what Ms. McHugh said, size of
14 the banner --

15 MS. RETTIG: I like just the 18938.

16 PRESIDENT GERING: Well if you are doing
17 that then you have Lower Makefield, all the way up, you
18 know that is a large area.

19 MS. FEDER: That is a different zip code.

20 MR. MAISEL: We are also doing is -- in my
21 mind I am taking into consideration who this applicant is
22 who created this situation, you know in mind as being a
23 bona fide -- not just somebody -- a commercial effort from
24 Lambertville trying to get good signage on 202 and Sugan.
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 This is a historically -- and I would like to hear from
2 them as well. They came here so my --

3 MS. McHUGH: Well I think we can all agree
4 that all of these events serve a fabulous purpose. It is
5 not about the event, it is about how are we --

6 MR. MEYER: If I may point out, we cannot
7 pass legislation that is specific to individual entities.
8 So we do have to come up with a more generalized kind of
9 language, whether or not -- you know, however we do that,
10 that may have to have language that makes reference to
11 longstanding relationships, that maybe language that has
12 reference to geographic proximity. There can be several
13 different ways to handle it.

14 But we can't do it on the basis of we have
15 been dealing with these guys this way, when we haven't had
16 a policy for the last century and now it has to go forward
17 because we have been dealing with them for the last
18 century. We can't write that kind of language.

19 MS. McHUGH: We also can't leave them
20 behind either.

21 MS. McHUGH: No. But we need -- again --

22 PRESIDENT GERING: So why don't we do some
23 research and maybe put it on the next workshop agenda.
24 And now that we have established one guideline that will
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 be with the application and Council will approve the
2 banners.

3 As we move forward, I think we need to do
4 some research and come up with some suggestions and at the
5 next Council meeting we can decide how we want to handle
6 outside organizations, whether it is non-profit, if it is
7 arts or whatever.

8 So if any one has suggestions, let us know
9 and I think that this will give us an opportunity to look
10 into it and then have another discussion next month.

11 MS. McHUGH: We also need guidelines on
12 what we are allowed to and not allowed to do. If there is
13 more than one sign, I would like to figure out the
14 measurements of it. If we have two signs, then I think it
15 should be two reduced signs.

16 MR. MAISEL: There is a little bit of --
17 this is a little bit of an imperative issue here. This
18 was all brought to a head -- and quickly I want to thank
19 Pete for getting this on the agenda and Connie for getting
20 it on the agenda.

21 But the idea here was to not let the few
22 weeks that had been historically meaningful for this
23 organization to have a banner there to not just -- if
24 there is no competing sign and they were there last year
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 and there doesn't seem to be any meaningful reason to deny
2 it other than the fact that somebody is using that, can
3 there be a consideration of signage for this year because
4 if we let another meeting go by its another six weeks from
5 now and it will defeat any chance of --

6 MS. McHUGH: When is the event?

7 PRESIDENT GERING: You want to come up?
8 Identify yourself, please.

9 MS. FLAMER: I am Mary Flamer, F-L-A-M-E-R.
10 I live at 613 Weymouth Court, postal address New Hope,
11 Pennsylvania.

12 I am here representing Phillips Mill, an
13 organization that was established in 1929, 93 years ago.
14 We are asking the committee to allow our historic
15 organization to post a sign at Route 202 and Sugan.

16 Annually we hold a juried art exhibition to
17 continue the tradition of the New Hope School which was
18 influenced in the American Impressionist Movement.

19 I call your attention to -- the audience,
20 to the sign in front of me that says the Borough of New
21 Hope Heritage, 1837, the Arts.

22 I also call your attention to this
23 beautiful mural behind me that has references to Van Gogh,
24 it highlights McGill, Sharon Preston Harrison, Joe Crilly,
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 who has exhibited and been accepted in our juried show in
2 the past. I also will refer you to the back corner, very
3 tiny eagle back there that lists all of the people who
4 started the New Hope School of Arts.

5 I am asking that you consider giving
6 preference to historic organizations of which you have
7 pointed out in your sign in back of you and throughout
8 this whole mural. We have been posting a sign on Sugan
9 and Route 202 for many years. I have been here for
10 20 years.

11 And we are asking your consideration for
12 cultural but predominantly historic organizations. Thank
13 you.

14 MS. MCHUGH: So this is for your
15 September 24th juried art show?

16 MS. FLAMER: Yes, that is correct.
17 September 24th through October 30th. In fact, I brought
18 handouts if I am allowed to distribute them.

19 PRESIDENT GERING: Yes, you are.
20 Council, in order to be good neighbors and
21 I will make a suggestion; the Arts & Crafts Festival is
22 done at the end of September, Run Now Wine Later is done
23 October 2nd -- October 3rd is it?

24 MS. RETTIG: October 2nd.

COUNCIL WORKSHOP - SEPTEMBER 2022

1 MR. MEYER: Depending on the size. Can't
2 we go with the two sign logic, let them put up the sign
3 with the recognition that this might not be what happens
4 next year. We need to work through the policy.

5 MS. FEDER: I think that is fair. If we
6 started prioritizing right now, it would be de facto
7 putting a policy into place before we formally have one.

8 MR. MAISEL: It is a quagmire because if
9 there are two signs there; is one in a more prominent
10 position, what is the size of these signs. We don't have
11 any of that established.

12 While that seems like a logical thing, you
13 now okay, let's gets them both in there until we get our
14 complete act together. I mean I can go either way with
15 that.

16 PRESIDENT GERING: We are thinking of one
17 month so they would get the whole month of October.

18 MR. MAISEL: I think that is the way we
19 should go.

20 MS. FLAMER: I appreciate that, Mr. Maisel.
21 I have to tell you we have also shared that space with
22 other organizations so I am willing to compromise with
23 that.

24 MS. MCHUGH: Do you know how big your
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 PRESIDENT GERING: Until we come up with a
2 policy, how does everybody feel letting them put a banner
3 up in October for the month of October.

4 MS. MCHUGH: It is September 24th is the
5 date.

6 MS. FEDER: Is there any reason why we --

7 MS. RETTIG: You run for two months,
8 correct?

9 MS. FLAMER: That is correct.

10 MS. MCHUGH: I am fine with that.

11 PRESIDENT GERING: As long as you're okay,
12 we will compromise and you can put the banner up in
13 October because their banners are coming down.

14 MS. FLAMER: Okay.

15 PRESIDENT GERING: For the month of
16 October until we have a policy. So this will give us a
17 chance internally to do some research and make some
18 recommendations. We do want to be good neighbors.

19 MR. MEYERS: I understand the logic of what
20 you just said, Connie, but we also I think just came up
21 with a -- the majority of people think that it is no
22 problem having two signs rather than one. And I guess my
23 question is --

24 MS. MCHUGH: Depending on the size.
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 banner is?

2 MS. FLAMER: I don't have it memorized. It
3 is like not obscenely big but it is noticeable.

4 MS. FEDER: Pete, is there any reason why
5 after this we look at the size of the two banners and see
6 if they both fit reasonably on the hardware that is on the
7 corner, that maybe we can put them both up? If it turns
8 out that one has been pre-printed and is too big for the
9 space, that we do the October option as Connie has
10 suggested.

11 PRESIDENT GERING: I think the fact of
12 Wine Now Run Later combined with the Arts & Crafts to
13 avoid the clutter. I think I personally -- this is just
14 me speaking, would prefer that you let them take their
15 banner down and they put theirs up for the month of
16 October.

17 MS. FEDER: I disagree with that. I am
18 curious to --

19 PRESIDENT GERING: That will give us an
20 opportunity to establish guidelines for size and so forth
21 as we move forward. This will give us an opportunity --
22 at least you will get the October.

23 MS. RETTIG: I think it should be for two
24 months and it should be two banners.
25

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 MS. FEDER: Agreed.

3 MR. MEYER: I am inclined to go with two.

4 MS. McHUGH: I think I like the October 2nd
5 idea. It is a nice compromise. Are we voting?

6 MR. MAISEL: We can't vote.

7 PRESIDENT GERING: We are having a
8 discussion.9 MR. MAISEL: Whatever we decide, we would
10 be deciding in two weeks, is that correct, on this issue?11 PRESIDENT GERING: Since we haven't
12 established a policy -- I mean until we come up with
13 something, I think if they put their banner up in October
14 once the other one is down to become a policy, I don't
15 think that we need -- Council will have to -- Pete, help
16 me.17 MR. GRAY: Perhaps we wait until October
18 and put the banner up at that point time.19 MS. FEDER: I just wanted to clarify, I
20 did speak with you and with our Solicitor on this. This
21 is just me trying to understand.22 My understanding is that we don't have a
23 policy on this. The reason this was brought to the
24 workshop session so that we can get a consensus on Council
25 as to what to do with this particular situation.

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 until October. If we are not taking a vote today and I
3 don't know which way the vote would go, I think we are
4 missing somebody that might have to break a tie.5 We have a Council meeting on the 20th of
6 this month, two weeks from today. All right. I am
7 assuming that everybody who wants to put up a banner has a
8 banner they want to put up. Whether we are permitting a
9 banner to go up for both events on the 21st of September
10 or not is a decision we can make at the Council meeting on
11 the 20th.

12 MS. FEDER: I --

13 MR. MEYERS: As an exception for -- as a
14 decision for this year. And then we will run with
15 building a policy and somebody coming before Council at a
16 later date. What is wrong with that?17 MS. FEDER: Nothing is wrong with that. I
18 will say part of the reason why organizations put their
19 applications in so far ahead of time is so that they can
20 plan costs, especially for non-profits or organizations
21 like Phillips Mill and I am sure like the Arts & Crafts
22 Festival where you have to plan very, very carefully what
23 your publicity budget is and your costs. So to say they
24 will have the banner regardless is probably not true. If
25 you don't have the permission to put a banner up there,

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 So I think us deciding whether we want to
3 do two banners starting in October is the purpose of this
4 being on the agenda for the workshop session, so I think
5 it is okay for us to decide and not say we have to punt it
6 to the next meeting so that then we can come up with a
7 decision.8 PRESIDENT GERING: No. What we said is we
9 will do research and see what the policy is going to be
10 for outside organizations and we will discuss it at the
11 next workshop meeting, and then Council can I guess
12 officially at a regular meeting put a policy in place.13 But in order to be good neighbors right now
14 and help them out, what the recommendation was once Arts &
15 Crafts takes the banner that they combined with the other
16 organization, in order not to clutter the corner there,
17 this group can put theirs up, and not guaranteeing next
18 year but we will see what the decision is about what we
19 can do.

20 I think that is a fair compromise.

21 MS. FEDER: That is one suggestion. Right
22 now we are talking about possible suggestions; one
23 suggestion is we can tell them to wait until October, the
24 other that we can put up two banners.

25 MR. MEYER: We are not necessarily waiting

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 why would you spend --

3 PRESIDENT GERING: Hold on. Stop. We are
4 running -- we are getting too long on this. We have got
5 agenda items.6 I think what the question here is we need
7 to establish policies as we move forward. That is not
8 going to happen right now. The compromise is they can put
9 their banner up in October and then we will work and get
10 guidelines as to size and how many banners.11 So that was a suggestion you made that
12 these people have to put it into their budgets and you are
13 absolutely correct. This is something unfortunately we
14 can't do right now and they can put the banner up right
15 now, that is what we said and then for next year they will
16 know in another month or so if they will be allowed to
17 have the banner for next year and what the process is.

18 I have got to get you guys moving along.

19 MS. FEDER: I know you want to keep moving.
20 Again I am trying to understand here, it sounds like the
21 October suggestion is one suggestion. What I am trying to
22 understand here is why we are just going with one of the
23 two suggestions when we don't have a consensus.24 PRESIDENT GERING: Well then hold on.
25 Then we can put it on the Council agenda when everybody is

COUNCIL WORKSHOP - SEPTEMBER 2022

1
2 there, if we want to drag it out two more weeks, that can
3 be the next discussion.
4 MR. MEYER: Let's do that on the 20th.
5 MS. FEDER: I am not looking to drag it
6 out, I am trying to go back to what we discussed in
7 advance of this meeting and what I talked about with admin
8 staff and the Borough Solicitor, which was at this meeting
9 the intent was let's find a solution for this particular
10 situation because we have no --
11 PRESIDENT GERING: I will stop you there.
12 MR. MEYER: Excuse me, I was not informed
13 of any of what Louise just said. There was no
14 communication to the members of Council that there was a
15 decision to be made tonight and since there was none, I
16 can't stand to listen to a statement that this was planned
17 ahead of time without objecting to it. That is what you
18 just said to us.
19 MS. FEDER: Let me clarify.
20 MR. MEYER: No, I will not let you clarify
21 because you have taken up too much time.
22 MS. FEDER: Peter, that is not entirely
23 fair.
24 PRESIDENT GERING: All right. Guys, we
25 have spent 30 minutes on this topic so either you guys

COUNCIL WORKSHOP - SEPTEMBER 2022

1 audience. That would be good.
2 The only other thing I might have missed is
3 how does this apply to political signs?
4 PRESIDENT GERING: It doesn't.
5 MR. DUFFY: Okay. Well you mentioned how
6 it doesn't apply.
7 PRESIDENT GERING: Thank you. Okay.
8 Next on the agenda is a discussion for
9 potential fees for HARB.
10 At this point we do not charge HARB
11 applicants but what has happened is we incur substantial
12 costs. When our solicitor goes to a HARB meeting it costs
13 us \$190 an hour, the preservationist charges us \$50 an
14 hour, Keystone Municipal Services who sits on that board,
15 charges us \$250 for the meeting. And then if there is any
16 additional reviews that is \$125. And then we have a court
17 stenographer at the cost of \$175 for the first hour and
18 \$60 afterwards. And Ms. JoAnn Connell also goes to the
19 meetings, even though we don't say we pay her, she is
20 getting comp time which is a cost to the Borough.
21 So because we haven't had any fees up until
22 now, we felt that we needed to come up with something.
23 And this isn't to make money, it is to try to be revenue
24 neutral because of the costs we are incurring.
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 just do October for now or we will put it on our Council
2 agenda for the next meeting if that is what you would
3 prefer.
4 MS. FLAMER: We would appreciate doing this
5 in October and we await your final decision in the future.
6 I thank you very much.
7 PRESIDENT GERING: Thank you. Best of
8 luck.
9 MS. FLAMER: Thank you.
10 PRESIDENT GERING: Mr. Duffy.
11 MR. DUFFY: Good afternoon, Council.
12 See how close I get to the mic? Can you
13 guys do that?
14 PRESIDENT GERING: We are working on it.
15 MR. DUFFY: You're like a foot away or
16 more.
17 PRESIDENT GERING: Come on.
18 MS. McHUGH: That was a record, Mr. Duffy
19 insulted us in less than one second.
20 MR. DUFFY: The only reason I am bugging
21 you about that because we have Zoom and if you're not
22 close to the mic, they can't hear what you're saying, you
23 become very -- they don't want to listen to or they can't
24 listen to you, they will hang up so please play to your
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 Everybody has been given the recommended
2 fees here so I would like to get some feedback from
3 Council.
4 MS. McHUGH: How much is that total per --
5 how much does that add up to?
6 PRESIDENT GERING: Almost a thousand
7 dollars a meeting.
8 MS. McHUGH: We don't charge anything?
9 PRESIDENT GERING: We do not.
10 MS. McHUGH: Not even an application fee?
11 MR. MAISEL: I would like to say a few
12 words. While just described it as a thousand dollars and
13 in a scenario where there are a significant concept review
14 or reviews that are -- that require a CYA kind of
15 mentality where we need legal, where we need the minutes
16 word for word. What is being considered here tonight was
17 -- okay, let's look at it this way.
18 Tomorrow there is going to be a HARB
19 meeting and there are nine pieces of business on the
20 agenda, six of them are for -- let me get -- three of them
21 are for signs, one of them is for a storm door, one of
22 them is for an exterior painting and one of them is for an
23 -- installing a door. Three of them are formal reviews
24 there -- which are a little bit more elaborate.
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 If you look at the revenue that is being
2 proposed here, and I am not against being made whole for
3 events that are outside the Borough's responsibility in
4 that we are being dragged through something that is
5 costing us a lot of money because we have to have
6 representation here.

7 But on the events that -- taking a typical
8 HARB meeting, which is tomorrow, and extrapolating it for
9 12 months, the revenue that would be realized would be
10 roughly -- nine events tomorrow times \$60 on average; \$60
11 each, nine events, that is \$540 times 12 events a year is
12 \$6,480.

13 That isn't what we are concerned about, I
14 don't think. I think what we are concerned about are the
15 kinds of events like additions, demolitions and new
16 construction and reconstruction.

17 So we have this consideration of paint,
18 windows, siding, roof and \$40 and \$50 and \$60. I
19 respectfully disagree with the concept that we are trying
20 to be made whole on these numbers when it is \$6,500 which
21 shouldn't be disregarded as being meaningless, but from
22 the whole scheme of things from an administrative
23 standpoint, it is barely worth the trouble to -- you know,
24 to get these dollars and put the pressure on a hundred
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 people in the Borough when the real issue are these
2 additions, demolitions, new construction and
3 reconstruction where the fees are way more elaborate.

4 I know the reasons why we bring in legal
5 and why we bring in preservationists and why we bring in
6 outside talent that really adds up to the real money.

7 So you know -- so it was always our
8 consideration and I know our informal HARB committee so to
9 speak, maybe hasn't responded quite as quickly as the
10 Council would like but is a rational for it because the
11 difficulty of creating fees for additions, demolitions and
12 new constructions are so unknown in terms of how much
13 legal representation are they going to want and whose
14 discretion is that legal representation that we need.

15 So those were the reasons why its been very
16 difficult and maybe frustrating to you, Connie, and to you
17 Council, in general that we have come up empty up to this
18 point. Certainly doesn't mean that we should not address
19 it.

20 But I do think that the issues that should
21 be addressed are the three major issues, not the ones
22 where a sign is at stake. Particularly if you make the
23 case that the business privilege tax could conceivably
24 take care or should be responsible for 50 or 60 percent of
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 that \$6,480, you can make the case that those should be
2 you know, borne by the business privilege tax cost.

3 And if they aren't, maybe that needs to be
4 addressed. The signage comes up with being a business and
5 that represents 50 or 60 percent. And forgive me if I am
6 being a little cavalier here about my percentage because I
7 don't know that to be a definitive base. It is a high
8 percentage of the applications that we get.

9 So in -- those are my feelings regarding
10 the whole thing. I do believe -- and we will talk it
11 through a bit more I am sure, is the concept of the escrow
12 for these bigger issues where they were not run through
13 the ringer at our cost from a legal standpoint and the
14 stenographer and all of the costs attached to it that are
15 on those bigger events. We can anticipate what they are
16 and also discuss with the applicant under what
17 considerations their exposure is to economics regarding --
18 that are going to be at our discretion because if we bring
19 in legal, you can't put a value to that. You don't even
20 know where it will go.

21 Those are my overviews of what is being
22 considered tonight in terms of our discussion. I don't
23 know where we will get with that but it is discretion is
24 what concerns me in concerns to these bigger items. If we
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 will consider not addressing these you know, \$40 items for
2 paint and which I think represents a very small amount of
3 money.

4 PRESIDENT GERING: Pete, can you from an
5 administration side kind of explain the process? I mean I
6 know what they go through even if it is a sign it has to
7 go through our zoning officer to review it and so forth.
8 So there is a cost factor in all of this.

9 And again, I totally -- you guys did a
10 great job and I know we started this discussion a year ago
11 actually about what to do with the HARB but I think we are
12 going to have to come up with something. And you're
13 right, that thousand dollar fee is not every month. It
14 could be \$500 it costs us that we are not -- and the
15 Borough is footing the bill for.

16 So I think Pete, if you can just explain
17 some of this process so Council knows what happens and why
18 there should be some kind of fee.

19 MS. McHUGH: Before you start, so we are
20 all on the -- when somebody comes to HARB, we don't charge
21 them?

22 PRESIDENT GERING: Correct.

23 MS. McHUGH: No matter what. Okay.

24 MR. GRAY: What happens is an application
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1
2 would come into the Borough offices and JoAnn processes it
3 and we look at what it is for. And it could go to zoning,
4 it could go to Mary Stover for her zoning review, and
5 everything has to have zoning and compliance before it
6 gets to the HARB meeting. So we make sure it is
7 acceptable.

8 JoAnn reviews the application itself, makes
9 sure everything is in order, makes sure all documentation
10 is presented. And if there is anything missing, she may
11 have to do phone calls, find out. And then we coordinate
12 all of the documentation, put everything together in
13 agenda form and basically get it prepared for the monthly
14 meeting for HARB.

15 MS. McHUGH: Okay. So a lot of this goes
16 -- somebody tell me, there is an already assigned fee,
17 correct? And it then goes to HARB so that actually they
18 have --

19 MR. GRAY: It is a zoning permit for the
20 sign, yes.

21 MS. McHUGH: That is how much?

22 MR. GRAY: Square footage -- it is actually
23 on the schedule I provided. Depends on the square
24 footage. Lets just say 010 square feet is \$75.

25 MS. McHUGH: Okay. So we are getting

COUNCIL WORKSHOP - SEPTEMBER 2022

1
2 COVID. They shouldn't get slammed for a sign permit here
3 and a HARB permit here and this and that and everything
4 else. We have to find a fine line of --

5 MS. RETTIG: There is a big difference -- I
6 am just looking at this, there is a very big difference
7 between paint and replacing windows. I mean just the fact
8 is there is a very big difference.

9 MS. McHUGH: There is a paint chart.

10 MS. RETTIG: The paint chart says we can
11 use these color paints and as well as these Benjamin Moore
12 colors, Sherwin Williams colors, Behr colors. That is it.
13 Go to town.

14 Replacing a window is a big difference.

15 Replacing siding is a big difference. Roofs are a big
16 difference. I think that we need to maybe fine tune this
17 a little bit more and if I --

18 MR. MAISEL: I mean it is a big difference
19 in what sense, in terms of work that it takes to do that?

20 MS. RETTIG: Paint is something that
21 somebody can look at a color chart and say these are
22 historic colors --

23 MR. MAISEL: They still need the approvals
24 and everything. There is no difference really. Somebody
25 comes in and they say they will be using this kind of

COUNCIL WORKSHOP - SEPTEMBER 2022

1 something for review of the sign, whether it is by zoning
2 or HARB. We are getting something.

4 MR. GRAY: Something.

5 MS. McHUGH: I agree with you, there is a
6 certain point that you have a business license and we are
7 charging you these fees so they are covering certain
8 things.

9 I also agree that there is many, many huge
10 projects that come through the Council and through the
11 Borough that are we are paying a hundred dollars an hour
12 for an expert? Somebody needs to pay for that. That
13 shouldn't be HARB.

14 PRESIDENT GERING: Concept reviews, we
15 don't charge for anything. I will use The Landing as an
16 example, they went three times for concept reviews where
17 you know we had the preservationist there and every one
18 else.

19 So I think we have to come to some point --
20 again this isn't to make money on any one but we at least
21 have to break even is what the goal is here, is to be
22 fiscally --

23 MS. McHUGH: And to stay business friendly
24 too for our smaller businesses that are in town that can
25 -- it is hard enough to open a business especially after

COUNCIL WORKSHOP - SEPTEMBER 2022

1 siding, it goes through the process just the way paint
2 color does. It is no different. It seems bigger because
3 it is siding of a house or something but in the whole
4 scheme of things --

5 MS. RETTIG: We have a paint chart that
6 said you can use these.

7 MS. FEDER: Tina, We have gone down that
8 road and I completely agree with you. I think there is a
9 totally -- a wide range in terms of what replacing one
10 window is versus painting a house.

11 I think part of the reason why -- I agree
12 with Ken and Laurie too, once we start looking at trying
13 to parse out if you are painting it X number of dollars, a
14 window it is Y. It is so hard to do that because the
15 projects are very -- vary so widely in the historic
16 district. So trying to assign a value to each one of them
17 is I think maybe not going to match the scope and scale of
18 the project.

19 What I am concerned about is we have a
20 different problem than the HARB which is people painting
21 their house, you know without going to HARB for permission
22 because it seems like too much of a hassle. And I think
23 having a fee for that type of project is going to make it
24 even more of a cumbersome process and I think it is going
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1
 2 to make that problem possibly worse.
 3 But I do agree with Connie and everybody
 4 else who said these additions, demolitions, new
 5 construction and scale of a project like the new Landing
 6 or Cintra, that is where we are racking up the fees. So I
 7 think looking at these two models and trying to figure out
 8 does it make sense to do a fee as on page -- whatever it
 9 is, where the escrow on the following page and figuring
 10 out if those -- which models make more sense for those
 11 types of projects is realistically the way that we would
 12 actually break even. It won't be charging somebody \$450
 13 bucks for an application for paint.
 14 MS. RETTIG: That is where I was going with
 15 that.
 16 MS. McHUGH: We all seem to agree on that.
 17 MR. MEYER: If I may, we also have
 18 something which is accessory building structures. We have
 19 had some issues with that that can be fairly sizeable and
 20 fairly significant. And right now an accessory business
 21 structures pays the same fee as a fence or a shed or
 22 lighting for new stairs, presumably on the outside.
 23 It seems to me that we have got some things
 24 here in addition to -- I shouldn't have used that word,
 25 beyond the additions, demolitions, new construction,

COUNCIL WORKSHOP - SEPTEMBER 2022

1
 2 and how, Pete, you go about trying to establish whether or
 3 not you need an attorney present for a particular HARB
 4 meeting.
 5 MR. GRAY: It would depend on the scope of
 6 the project, the size, all of the different variants that
 7 would get involved with that --
 8 MR. MEYER: Can I throw in another
 9 possibility?
 10 MR. GRAY: Yes.
 11 MR. MEYER: Does the applicant have to
 12 indicate before they go to HARB whether they are
 13 represented by counsel?
 14 MR. GRAY: They are not required. Usually
 15 on some of the bigger projects we have received lately
 16 they have had their attorney's name attached to the
 17 application in one way, shape or form, so we did have
 18 knowledge whether or not they are represented.
 19 MR. MEYER: If they are not represented by
 20 counsel, and perhaps we don't need counsel present. And
 21 one of the things of trying to establish whether or not
 22 they are going to have counsel is to have them have to
 23 identify anybody who is going to be representing them for
 24 that individual to be able to speak.
 25 And then that would give you more guidance

COUNCIL WORKSHOP - SEPTEMBER 2022

1
 2 reconstruction. There are some other items here in this
 3 list of things that may come before HARB that probably
 4 warrant additional fess. While I am perfectly willing to
 5 say for certain things it is not worth bothering, one of
 6 which I think is probably signage and so on.
 7 But I have got a little bit of a problem
 8 there in that we are focusing only on very, very large
 9 items and we can still lose significant amounts of money
 10 in reviewing things that don't seem to be quite as big.
 11 In other words, I don't think the reviewing
 12 of a sign is the same thing as reviewing a proposal for a
 13 significant accessory building, which right now they are
 14 effectively dealt with the same way, and to me that sounds
 15 problematic.
 16 I think with regard to the -- you know
 17 given that statement, if we can start dealing with that
 18 question rather than -- then they needed to go to the
 19 question of whether we are charging fees per appearance or
 20 whether we are charging an escrow which is the issue that
 21 is before us in a sense in terms of what we have just been
 22 presented.
 23 Part of my problem with all of this is when
 24 -- how do we know whether or not we need an attorney
 25 present? I don't know whether and under what conditions

COUNCIL WORKSHOP - SEPTEMBER 2022

1
 2 about whether or not we need certain kind of personnel
 3 there, we need et cetera, et cetera, et cetera. So it
 4 seems to me that we may be able to help manage some of
 5 this fee matter by changing the application slightly so we
 6 are better informed before they come before HARB.
 7 MR. MAISEL: I think generally speaking
 8 Pete has been making the right calls because he can
 9 anticipate what is volatile and what is not. So I don't
 10 think that is the major problem right now. I think the
 11 volatility of the application dictates whether we need
 12 representation.
 13 MR. MEYER: Understood fully. I am trying
 14 to give Pete more ammunition for his decision making and
 15 more information for his decision making which may leave
 16 him less subject to questioning after the fact.
 17 MR. MAISEL: You are completely right on
 18 when it comes to -- I am in favor of the escrow as it
 19 relates to big items. I believe that is the way to go and
 20 -- but the problem with that is -- and maybe you move
 21 accessory building structures, that was just a place
 22 holder I think for these items, it wasn't a definitive
 23 list. I mean so you can take porches and accessory items
 24 and add it to additions, demolition and new construction,
 25 however you want to craft it and take the eight items out.

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 Two things that are in front of us now are
3 we committed to fees attached to say these more minor
4 things that represent five or six or seven thousand
5 dollars over the course of a year administrative and
6 everything and dealing with it.

7 I am not suggesting that there isn't any
8 effort, but is it a cost of doing business that you know
9 we don't need to get -- rather than bleeding on these
10 other five items where there is real money which can be
11 four, five, six, seven times the amount of money attached
12 to the items that we are currently on.

13 So it is not a linear thing, it is -- it is
14 very separate. And I think we can always address these
15 fees if they really would become unyielding, you know the
16 more minor \$40, \$50 idea concepts in favor of getting this
17 thing wired as it relates to bigger issues, as it relates
18 to legal and all the kinds of representation.

19 And so that is the way, you know my
20 thinking -- and this is what has made it difficult is
21 because the escrow allows for the discretion to be
22 identified to the applicant because they have \$5,000 or
23 \$3,000 in escrow saying listen we will need
24 representation. We are letting you know right now based
25 on your application and everything you have the escrow

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 MR. GRAY: Yeah, absolutely. That is a
3 possibility.

4 MR. MEYER: Right now we are looking at a
5 proposal that says the commercial escrow is \$3,000. You
6 jack that up to five, okay, they may lose the use of the
7 funds for a couple months, when they are coming multiple
8 times before HARB. But if in fact it turns out that
9 nobody needed any particular kind of expertise, that HARB
10 didn't need it, that they get their entire \$5,000 back. I
11 mean that is one way of handling that kind of thing, if
12 that is the way we want to go.

13 I mean if we start doing it in terms of
14 cost or a fee per attendance, I am little bit worried
15 about that because sometimes that may involve an attorney,
16 sometimes it may not. And there are times which that
17 could be excessive. I think I kind of like the definitive
18 nature of an actual fee for appearance but I am not sure
19 that that is equitable. I don't know. I have got a
20 little bit of a problem there.

21 I think the main thing going back to the
22 point that you just made with regard to judgment as to
23 whether or not we needed the expertise there, that is part
24 of the reason that I was trying to get the application
25 changed in order to give Pete more information in order to

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 money in there and we have to bring in legal.

3 That is going to have to be a consideration
4 of the applicant knowing full well that we determine
5 whether or not we need legal and that is the fine line I
6 believe we are having difficulty with, who makes that
7 call. Is it our discretion that we bring in legal? Can
8 somebody say you don't need legal and you racked up \$3,000
9 worth of legal bills.

10 PRESIDENT GERING: So Pete, you seem to
11 think that escrow was going to be clumsy because of the
12 accounting and involving Christina and so forth.

13 Can you speak to that, please.

14 MR. GRAY: The one concern we had with
15 escrow is it could be a bit timely in keeping track of the
16 various accounts for these projects, make sure there is
17 ample funds in the escrow account. And if there is not,
18 we have to contact the applicant and make sure that they
19 do provide in a timely manner before the next meeting to
20 replenish the account and make sure that that happens.
21 Sometimes we have to chase them down, multiple letters.
22 Not saying everybody, of course but we do come into that
23 situation from time to time.

24 MR. MEYER: Could that be dealt with by
25 raising the amount of escrow that we are requesting?

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 make that decision -- to make that decision.

3 If in fact somebody is going to be
4 represented by counsel in front of HARB, it is my opinion
5 that HARB needs counsel to be present. If you have got
6 two attorneys present, you're going to need that court
7 reporter. I think there is no question on that score and
8 why it seems to me that that should be part of the
9 application to clarify that point in order to make it
10 easier to make the decision.

11 MR. GRAY: That is a possibility. We can
12 add that to the application, is the application or the
13 applicants represented by counsel and that could be a
14 simple block to put on the application itself.

15 MR. MAISEL: Not to make it any more
16 complicated than we are making it, it might start off as
17 an application without an attorney and then all of a
18 sudden turn into one with one and the initial application
19 said no attorney and so we --

20 MS. MCHUGH: Do it by the lot size or by
21 the project amount.

22 MR. MAISEL: Square footage we were
23 kicking around. I mean I am not defending the fact that
24 its been a year. Connie has made that point, its been a
25 year. There is a lot of things going on here but I do

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 think that it is important that we make a determination
3 once and for all.

4 Are we addressing at this point these
5 smaller items as part of the thing and are we going to
6 take that out, parse out the big items and try to really
7 drill down on that, whether it is escrow, flat fee or what
8 have you?

9 MS. RETTIG: Personally I think that
10 should be a priority. That is where you are getting into
11 bigger dollars, you know the fact that we have homes and
12 businesses that are being demolished and then rebuilt.
13 Those are where the big dollars are.

14 Honestly again, I still don't -- I don't
15 know the HARB process but paint is paint, and I just don't
16 see that that is where our big dollars are going to be
17 right now. Maybe at a later time when we can take some
18 time to get into that.

19 PRESIDENT GERING: Listen, that is why
20 this is for discussion. Ken, Louise and I started this a
21 year ago so it has not been an easy process.

22 So what I am hearing everyone here -- so we
23 can move on is let's not address the painting and the
24 small projects, let's go to the bigger projects and tweak
25 down and establish a policy for them.

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 a year to do this?

3 MS. FEDER: Part of the reason, Mr.

4 Balderston, we did just clarify, we did talk about in the
5 meeting, each HARB meeting has several applicants on the
6 docket and the lawyer would have to be there for the whole
7 meeting. It is hard to parcel out if there is a lawyer at
8 the actual meeting, then you're responsible for those
9 costs. So that is why we are looking at these two
10 different models here.

11 MR. BALDERSTON: Very good. Thank you.

12 PRESIDENT GERING: Thank you.

13 Yes, Mr. Clapper.

14 MR. CLAPPER: Bill Clapper, New Hope. I
15 just want to clarify that point, why couldn't we pass the
16 attorney fees directly onto the applicant when they occur?

17 PRESIDENT GERING: Pete, can you answer
18 that? That is what we were just discussing.

19 MR. GRAY: We would establish an escrow
20 account or we could do a flat fee and charge the applicant
21 for those incurred costs.

22 MR. CLAPPER: To me it takes all of the
23 discretionary issues away and allows the people who are
24 dealing just with the color of the building; I have a
25 paint chip I need you to approve. They shouldn't have to

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 So that will give us some footing on where
3 we want to go as we move forward.

4 MS. McHUGH: That is where I am at.

5 MS. RETTIG: I agree with that.

6 PRESIDENT GERING: Okay. Yes,
7 Mr. Balderston. Come on up. I missed you.

8 MS. McHUGH: We have all missed you.

9 PRESIDENT GERING: Identify yourself for
10 the court stenographer.

11 MR. BALDERSTON: I think you already did.
12 Joe Balderston.

13 It seems to me in my opinion, that some
14 simple language could be put in the application right up
15 front that if it becomes -- something like that, I don't
16 know how it would be worded, I think your attorney would
17 best do this.

18 If the application is filed and as it goes
19 through the process if it becomes attorneys involved or
20 any other legal, then the applicant will be responsible
21 for those fees.

22 What do you think?

23 PRESIDENT GERING: That is exactly what we
24 are just talking about.

25 MR. BALDERSTON: Why has it taken you over

1 COUNCIL WORKSHOP - SEPTEMBER 2022

2 pay the attorney fee.

3 MR. MAISEL: The legal fees aren't attached
4 to the paint or -- it is a matter of are we bringing in an
5 attorney to deal with another -- the applicant's attorney,
6 not on paint color or anything, on these bigger projects.
7 And are we bringing him in unnecessarily? Do we bring in
8 four attorneys when we should have only brought in one.
9 You can make that case, why am I racking up bills.

10 So there has to be a process and to be
11 fair. I mean, you might say that you shouldn't be using a
12 \$500 an hour attorney. We are not but you can make that
13 case.

14 MR. CLAPPER: That is the discretion. That
15 applies to every circumstance. Every attorney is going
16 to recommend that you ought to take me to your
17 application.

18 MR. MAISEL: We are the final arbiter of
19 that. We determine that.

20 MR. CLAPPER: That is the point.

21 MR. MAISEL: That is the point. Certainly,
22 exactly the problem.

23 MR. CLAPPER: That is what I am saying.

24 MS. McHUGH: We want to be fair. That is
25 what it comes down to, our residents, to the people that

COUNCIL WORKSHOP - SEPTEMBER 2022

1
2 are coming into the town. It would be easier to do a flat
3 fee but apparently it is not that easy. Very complicated.
4 MR. CLAPPER: I think you have to take the
5 discretionary aspect away, the judgmental aspect away or
6 you're inviting more trouble.
7 MR. MEYER: Which is exactly why I want to
8 have that information in the application and I think that
9 is one way of handling the issue of let's say you're
10 coming before HARB and you said you don't have an attorney
11 but something has come up where you think you need one and
12 you have to go back before HARB again.
13 You have to inform HARB at that stage of
14 the game that you are going to be bringing counsel with
15 you at that next appearance before HARB, and then that
16 would provide the Borough with the necessary information
17 to know that that is going to happen and that therefore
18 the Borough may need representation.
19 And I think it seems to me that that is the
20 way we get through -- around the discretion issue. That
21 is -- you are absolutely correct, that should be billed to
22 the applicant.
23 MR. CLAPPER: I would agree with that,
24 Peter. That would help that a lot. At the same time, not
25 encouraging people to complicate the issue and have to

COUNCIL WORKSHOP - SEPTEMBER 2022

1 bring in attorneys should be our objective also.
2 MS. RETTIG: That is always our objective.
3 MR. MEYER: If the applicant knows that if
4 he or she brings an attorney, they are also going to bear
5 the cost of the Borough attorney that becomes a
6 disincentive for bringing an attorney.
7 So in a sense we are achieving the
8 objective that you just suggested. We like to keep it as
9 simple as possible.
10 MS. McHUGH: I would like to have an
11 attorney there on the big projects. We have gotten into
12 trouble from the beginning of the project and then counsel
13 ends up having to deal with that. I would rather have an
14 attorney.
15 That is why there is a lot to talk about on
16 this subject.
17 PRESIDENT GERING: We will continue.
18 Mr. Duffy, did you have a comment to make?
19 MR. DUFFY: Yes, I do. By the way, Ed
20 Duffy.
21 We all belong to the same club. The club
22 is a residence club. Every year we get our membership
23 card, it is called property tax. So what does the
24 property tax pay when they come here for a HARB
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 application? Shouldn't they feel free to come up here and
2 part of their benefit of a property tax be that they don't
3 have to have a fee?
4 PRESIDENT GERING: I will answer you on
5 that one. You know what it is, if we let everybody that
6 comes to this Borough that we offer services to and we
7 don't charge them, you know what will happen to your
8 property tax bill? It is going to go up. You can't keep
9 giving things away for free.
10 MR. DUFFY: He just mentioned \$6,000 at the
11 most and he figured out the number of transactions.
12 MR. MEYER: That was based on an extremely
13 high --
14 MR. DUFFY: Let me finish before you start
15 putting holes in my situation. But there should be
16 appropriate fees for outside speculators that come in and
17 say -- if they want to get a project in front of you to
18 get your comments. Then if we need any of the support
19 staff, they should pay for that. They are not a taxpayer.
20 They are not part of the club.
21 MS. RETTIG: And what if a homeowner who is
22 a current resident takes a historic property, knocks it
23 down and then wants to rebuild. Now we have attorney's
24 fees, we have all kinds of things that have to be looked
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 at. They are a property owner. Do we let them just not
2 pay anything because they pay property taxes?
3 MR. DUFFY: Yes.
4 MS. McHUGH: That is an argument when you
5 buy in a historic district you understand that you are
6 buying in a historic district and you will have to be --
7 you have these --
8 MR. DUFFY: Everybody should be treated
9 equally.
10 MS. McHUGH: I don't live in a HARB
11 property, should I have to pay for --
12 MR. DUFFY: You do anyway. You pay for a
13 lot of things that you don't use.
14 MS. RETTIG: That is true, but one --
15 MS. McHUGH: It is --
16 MR. DUFFY: When you want to use something
17 that seems to fit in under the expenses of the Borough and
18 the Borough gets property taxes, that should be the fees
19 maybe that you should use, the property tax.
20 PRESIDENT GERING: Thank you, Mr. Duffy. I
21 will move you on.
22 MS. RETTIG: Part of your property taxes
23 go to the school, to the library, they go to the fire
24 department and the portion that we collect now you're
25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 saying we should spread that out even thinner.
 2 Well if we do something like that, expect
 3 that we will have to raise your real estate taxes.
 4 MR. DUFFY: We pay additional donations to
 5 all of those organizations. We belong to the library.
 6 You can go on with that but that is my argument, property
 7 tax.
 8 PRESIDENT GERING: Thank you.
 9 MR. DUFFY: Simple action.
 10 MS. McHUGH: This Council is very proud
 11 that we haven't raised property taxes in over seven years.
 12 PRESIDENT GERING: Thank you. All right.
 13 We have to get moving here, folks.
 14 We have a proposed ordinance for hot tub
 15 regulations and swimming pools.
 16 Pete, if you can.
 17 MR. GRAY: Yes. Thank you. A draft
 18 ordinance has been prepared for hot tubs and swimming
 19 pools for your consideration.
 20 The new requirements for both the hot tubs
 21 and the swimming pools would include not being built above
 22 the first floor elevation, barrier requirements, locking
 23 requirements, lighting, setbacks and not being located in
 24 the front yard.
 25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 If Council would like to consider this
 2 further, we can present this in an upcoming Council
 3 meeting for authorization to advertise and adopt at a
 4 future Council meeting to be incorporated into the
 5 ordinance.
 6 PRESIDENT GERING: Questions from Council?
 7 MS. McHUGH: You can only have the hot tub
 8 on the first floor?
 9 PRESIDENT GERING: Yes.
 10 MR. GRAY: That is correct.
 11 MR. BALDERSTON: Could you repeat that?
 12 MS. McHUGH: You can only have a hot tub on
 13 the first floor.
 14 MR. BALDERSTON: They want a hot tub on the
 15 second floor -- what is the reason for that?
 16 PRESIDENT GERING: Excuse me. Come on up.
 17 I will answer you the reason myself.
 18 MR. BALDERSTON: I am sorry.
 19 PRESIDENT GERING: I will answer you the
 20 reason and this is just me, one voice speaking here, we
 21 are not the Jersey shore. We do not want to have all of
 22 these houses in the Borough, specifically in the historic
 23 district with rooftop hot tubs. That is why we are putting
 24 an ordinance in.
 25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 MR. BALDERSTON: Laurie said the second
 2 floor.
 3 MS. RETTIG: A deck hot tub above. If you
 4 have a two story or three story building, we are saying
 5 you cannot have a hot tub on a second story deck.
 6 MR. BALDERSTON: Outside, but you're
 7 allowed to put a hot tub inside?
 8 MS. RETTIG: Do you mean a Jacuzzi bathtub?
 9 There is a difference between a Jacuzzi hot tub and --
 10 MR. BALDERSTON: I am quite aware of that.
 11 I am asking you are you going to try to jurisdiction that
 12 someone building a house or an existing home and they make
 13 it structurally safe to put a hot tub on the second floor,
 14 you're not going to allow that?
 15 PRESIDENT GERING: Are you talking inside
 16 or outside?
 17 MR. BALDERSTON: Inside.
 18 PRESIDENT GERING: This is only outside.
 19 MR. BALDERSTON: Okay.
 20 MR. MEYER: And if you -- the ordinance
 21 extends some of the arguments we already have in the
 22 Borough having to deal with the screening that has --
 23 fencing that has to be present around a swimming pool or a
 24 hot tub. And if you start dealing with the issue of the
 25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 exterior on the balcony, you're dealing again with the
 2 issue of screening because at that point there is no
 3 screening which is why this argument is if it will be on
 4 the exterior it has to be on the ground floor and really
 5 has to do with that screening issue, lighting issues,
 6 noise issues and so forth.
 7 MR. BALDERSTON: I am still not clear, what
 8 is the difference between if you're allowing a hot tub
 9 outside, why can't it be on the second floor deck if it
 10 will be all screened?
 11 MR. MEYER: Second floor deck all screened
 12 will require some sort of a wall about five or six feet
 13 tall around the second floor deck. That is not exactly --
 14 in my book it is essentially another room I think.
 15 So I think that is part of the reason for
 16 the rationale for having it on the ground floor.
 17 PRESIDENT GERING: Hold on.
 18 MR. LUPINETTI: I don't want to interrupt.
 19 When we were talking about this, the first floor is --
 20 when we were talking about -- I have been around the
 21 Borough over three years now. I have seen all different
 22 areas from up in Riverwoods where the grade falls off
 23 tremendously. There is other areas where you are only two
 24 feet down, some areas are in the flood zone.
 25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 So ultimately you keep it on the first
 2 floor of the principal structure. If you have a walk-out
 3 basement, you can still go to the first floor. You're
 4 calling that a second floor but that is not a second
 5 floor. Ultimately that is your first floor.
 6 We are saying nothing above that. You also
 7 need setback requirements so that is the intent. So you
 8 can't say second floor, what we are saying is first floor.
 9 MR. BALDERSTON: We are talking strictly
 10 the exterior?
 11 MR. LUPINETTI: Yes.
 12 MR. BALDERSTON: Thank you.
 13 PRESIDENT GERING: Any other comments or
 14 any questions from Council?
 15 MS. McHUGH: Not right now.
 16 PRESIDENT GERING: Any other comments or
 17 questions from the public? Mr. Balderston.
 18 MR. BALDERSTON: Joe Balderston. Thank
 19 you.
 20 I am curious, is there still a Bucks County
 21 Borough Association? Are you aware?
 22 PRESIDENT GERING: They are -- yes, they
 23 are still is existence.
 24 MR. BALDERSTON: Do we send a
 25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 with Aqua who would be the purchaser of the Bucks County
 2 Water Authority, they have talked about increases. I
 3 believe some information would be on their website.
 4 MR. MEYER: If I may, I did a little bit of
 5 looking around. On average the bills go up by about
 6 30 percent when it gets sold to the private sector.
 7 MR. BALDERSTON: Thirty percent?
 8 MR. MEYER: On average. That is our
 9 experience. And by the way, you have to understand that
 10 is a limited period of time because that is still not
 11 looking 20 years in the future. That is in a very short
 12 period of time after sale it will be up to 30 percent.
 13 MR. BALDERSTON: They won't bring them back
 14 down, that is for sure. Thank you.
 15 PRESIDENT GERING: Listen, Mr. Clapper, you
 16 have to come speak at the microphone. This lovely lady
 17 can't --
 18 MR. CLAPPER: Just a comment, that I had
 19 heard that the part of the negotiation was a ten-year
 20 freeze on the rate increase of the sewer portion, but that
 21 is all in negotiation.
 22 The other point I wanted to ask if I may,
 23 where do I submit an application to become a hot tub
 24 inspector? That sounds like a really good job in New
 25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 representative to any of their meetings?
 2 PRESIDENT GERING: Actually their meetings
 3 are the same night as our Council meetings and I did send
 4 them a note myself to tell them if they changed it we
 5 would be happy to attend.
 6 MR. BALDERSTON: Great.
 7 MS. McHUGH: We went to a bunch of them
 8 through COVID.
 9 MR. BALDERSTON: I used to be
 10 vice-president of the Bucks County Borough's Association
 11 years ago.
 12 One other thing I would like to ask, is
 13 Borough Council taking any position in the selling of the
 14 Bucks County Water System?
 15 PRESIDENT GERING: Pete?
 16 MR. GRAY: So recently the Borough did send
 17 a letter of opposition to the County Commissioners and the
 18 Bucks County Water & Sewer Authority stating our
 19 opposition to the sale of the sewer system itself.
 20 MR. BALDERSTON: Has there been any
 21 projections if this sale goes through of what the increase
 22 will cost residents because they are going to have to
 23 raise one heck of a lot of funds to meet that bill?
 24 MR. GRAY: There have been meetings held
 25

COUNCIL WORKSHOP - SEPTEMBER 2022

1 Hope.
 2 PRESIDENT GERING: Mr. Gray --
 3 MR. CLAPPER: Peter, are you taking
 4 applications?
 5 Serious, as we pass these ordinances, how
 6 do we effect the enforcement process?
 7 PRESIDENT GERING: We have this gentleman
 8 right here.
 9 MR. CLAPPER: I appreciate that. I know
 10 him. For the first time but going on down the road, I
 11 want to put in a hot tub and I will not tell him about it.
 12 How do --
 13 MS. McHUGH: Now we know that.
 14 MR. LUPINETTI: There is a permit. It
 15 requires a permit application.
 16 MR. CLAPPER: So how can we enforce it, not
 17 just the hot tub ordinance but the other ordinances we
 18 talked about at previous meetings, short term rental
 19 ordinance and so forth?
 20 PRESIDENT GERING: Well Mr. Gray will have
 21 to answer that.
 22 MR. GRAY: We do have a short term rental
 23 application on our website, it is available for anybody to
 24 fill out.
 25

COUNCIL WORKSHOP - SEPTEMBER 2022

1
2 If we do come across a location that does
3 have a short term rental, maybe listed on a website, we
4 would contact the property owner and ask them to fill out
5 the application or they would be in violation of our
6 existing ordinance.
7 MR. CLAPPER: We don't --
8 MR. GRAY: We have already discussed how to
9 go about that.
10 MR. CLAPPER: All right. Are there planned
11 penalties and so forth that go along with violations?
12 MR. GRAY: Yes.
13 MR. CLAPPER: Thank you.
14 PRESIDENT GERING: Jay?
15 MR. FREEO: Jay Freeo, F-R-E-E-O.
16 I think the hot tub ordinance that is being
17 proposed is a sorely needed great start and I am sure it
18 will have to be fine tuned to get all aspects of it sort
19 of put together.
20 One of the things I am not clear about is
21 suggesting that it is permissible on the first floor.
22 What do you do when you have a house that is up on stilts
23 and their first occupied floor is 12, 15 feet off ground
24 level?
25 PRESIDENT GERING: Good point.

COUNCIL WORKSHOP - SEPTEMBER 2022

1
2 MR. FREEO: They have their hot tub out the
3 back on their presumably balcony and the whole notion of a
4 hot tub I think is that a hot tub is to be used in a
5 private setting and when you elevate it it becomes a
6 public setting. And as we know, it can become a visual
7 distraction. It can become just a real party scene.
8 So I guess my question is -- and then I
9 heard also reference to the shielding of a hot tub and
10 that I believe is -- I feel is a great idea as well. And
11 there should definitely be a restriction on the height of
12 the shielding. And I heard reference to five feet. It
13 should be the height of a person.
14 And also I think that shield should be for
15 -- to make it a sound barrier as well because the
16 amplification of the water to the hot tub is immense.
17 Neighbors will hear it. Main Street will hear it. Any
18 street will hear it. The point is it is amplified.
19 So I would like to see those provisions
20 considered as well. And I am sure there will be numerous
21 other loopholes that I haven't thought about in the few
22 minutes that I have had to think about this proposal. I
23 think it is a great start but there will be an angle.
24 You know there will be those that will
25 pursue an angle to circumvent the intent of the ordinance

COUNCIL WORKSHOP - SEPTEMBER 2022

1
2 and I therefore suggest that we just put a lot of good
3 hard thought into coming up with some things. And in fact
4 I think I heard a reference not being in the front yard.
5 PRESIDENT GERING: Correct.
6 MR. FREEO: Thank you.
7 MR. LUPINETTI: Did you want me to respond?
8 MR. FREEO: Yes.
9 MR. LUPINETTI: So I did have a very good
10 portion of a part because of my construction experience, I
11 am very familiar with the many areas of this beautiful
12 Borough and the challenges, especially between the flood
13 zone, the historic district, and I do have to think of
14 Riverwoods, as a whole Borough when creating this.
15 The one thing with the setbacks as Council
16 knows in the proposed, the setbacks for a hot tub are
17 supposed to be 20 feet from the property lines. That is
18 in the proposed ordinance. So therefore you have to
19 maintain that distance.
20 The reason for the first floor that I had
21 to think about based upon my construction experience,
22 installing Jacuzzis and putting decks around them is not
23 in -- trying not to limit everybody in the entire Borough;
24 if they have an uneven grade and have to build a
25 foundation up. So a lot of thought went into how to not

COUNCIL WORKSHOP - SEPTEMBER 2022

1
2 put such restrictions on the entire Borough where nobody
3 could have have a hot tub.
4 So it was about property line setbacks and
5 feasibility within the entire Borough based upon what I
6 have seen and my experience here to try to keep a fair and
7 level playing field for everybody. So a lot of thought
8 did go into it.
9 MR. FREEO: I think what you're
10 referencing, Rick, is the situations where you know in the
11 normal circumstances people typically put a hot tub in
12 their yard, typically their back yard and it is private.
13 And I think you're making reference to situations where
14 maybe there is a floodplain or something that precludes
15 them from putting the hot tub in the yard.
16 MR. LUPINETTI: And they have to elevate it
17 above flood which means then you have to at least get up
18 to your first floor -- sometimes there are crawl spaces,
19 you have to build it up, somebody wants to reinforce their
20 deck, it is the first floor living and that is what I was
21 proposing when we were discussing this.
22 Just trying to think of everybody in the
23 Borough, there is somebody in the flood zone that doesn't
24 have a crawl space, you have to elevate it above flood.
25 MR. FREEO: If we are trying to create sort

COUNCIL WORKSHOP - SEPTEMBER 2022

1
2 of some forgiveness for people that are in the floodplain,
3 why not have the regulation be that the hot tub must be
4 located within one foot of the floodplain?
5 MR LUPINETTI: The first floor is. When
6 the house is designed, the first floor is already above
7 flood.
8 MR. FREEO: What if it is a preexisting and
9 they are not moving the house, it is preexisting already
10 in the floodplain?
11 MR. LUPINETTI: So I guess it can only be
12 their first floor level.
13 MS. STOVER: Whatever the first floor is.
14 MR. FREEO: Okay. All right. Thank you.
15 PRESIDENT GERING: Any other public
16 comments?
17 MR. DUFFY: Me again. I have been acting
18 -- Ed Duffy, New Hope. Sorry. I need to talk into the
19 mic.
20 I have been acting as cheerleader for the
21 parks of New Hope and I have gone to a couple of the P&R
22 meetings to see what was going on. And it was made clear
23 to me that or it was made not clear to me what their --
24 what they call parks and what their responsibilities --
25 what parks they have responsibility for for the refresh

COUNCIL WORKSHOP - SEPTEMBER 2022

1
2 or if they have responsibilities for which parks. I
3 couldn't get that out of them clearly. And I would ask
4 Louise to work with that and work with Council and Connie
5 and please give them some help because the parks need
6 help.
7 And I go in there with my pom poms and I
8 never get a chance to wave them as a cheerleader. So I am
9 sure you love the parks in that area too, especially the
10 river parks, they are gems and they should be properly
11 taken care of as a gem is.
12 And you can have a comment if you want to.
13 I don't care if you do.
14 PRESIDENT GERING: All right. Any one
15 other than that?
16 MS. McHUGH: I have one thing.
17 Matt, how many people do we have on the
18 Zoom?
19 MR. DECKER: So there was only one person.
20 MS. BECCI: Michelle Becci, B-E-C-C-I, 186
21 South Main Street.
22 The ordinance for the hot tub, what is the
23 next step? What is the process now?
24 MR. GRAY: So if Council is satisfied with
25 this proposed ordinance, we would present it at the next

COUNCIL WORKSHOP - SEPTEMBER 2022

1
2 and maintenance programs.
3 If you go on the website it says parks
4 management. They set in stone on -- and refresh and
5 maintenance programs. Now they don't execute them but
6 they lay them out so that instead of somebody just running
7 in there with a weed whacker, they have a plan of how to
8 maintenance that property, that park.
9 And I don't think -- I can't tell because
10 no one will talk to me. I have gone to two meetings and I
11 have just been totally ignored as usual. I must have
12 caused a disease.
13 So you guys should try to help them. They
14 are not sure how to manage that whole process with you. I
15 don't know what Louise has been doing with them, they seem
16 to be confused about a lot of things and they are sitting
17 on \$50,000 of their money to do parks.
18 And they are saying that they want to sit
19 around, they want to have a meeting shortly, next month --
20 this month actually with I think it is Peter and his
21 people and they are trying to get money from them. And I
22 am saying why would you have \$50,000 and not do the
23 projects with our own money?
24 That is a different issue but they seem to
25 be confused about their responsibility. If they have --

COUNCIL WORKSHOP - SEPTEMBER 2022

1
2 Council meeting for authorization to advertise and it
3 would be advertised in the local paper's circulation and
4 also posted at the Borough Hall, on our Facebook and our
5 website and probably two months out.
6 MS. BECCI: Thank you.
7 PRESIDENT GERING: Anyone else? Meeting
8 adjourned. Have a safe trip home.
9 - - -
10 (The proceedings were concluded.)
11 - - -
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

- - -

\$	15:6 2023 [1] - 15:7 20th [3] - 31:5, 31:11, 33:4 21st [1] - 31:9 24 [1] - 10:23 24th [3] - 25:16, 25:18, 26:5 25 [1] - 10:23 2nd [3] - 25:24, 25:25, 29:4	account [3] - 50:17, 50:20, 55:20 accounting [1] - 50:12 accounts [1] - 50:16 accurately [1] - 77:6 achieving [1] - 58:8 act [1] - 27:15 acting [2] - 73:17, 73:20 action [1] - 61:10 actual [3] - 14:19, 51:18, 55:8 add [7] - 7:3, 9:16, 16:15, 17:17, 36:6, 48:24, 52:12 addition [2] - 8:11, 45:24 additional [5] - 14:3, 14:4, 35:17, 46:4, 61:5 additions [6] - 37:16, 38:3, 38:12, 45:4, 45:25, 48:24 address [7] - 10:2, 12:8, 19:11, 24:11, 38:19, 49:14, 53:23 addressed [2] - 38:22, 39:5 addressing [2] - 40:2, 53:4 adds [1] - 38:7 adjoined [1] - 76:8 admin [2] - 6:4, 33:7 Administration [2] - 3:25, 4:6 administration [4] - 7:24, 8:5, 12:5, 40:6 administrative [2] - 37:23, 49:5 adopt [1] - 62:4 advance [1] - 33:7 advertise [7] - 12:4, 19:6, 19:19, 21:7, 21:12, 62:4, 76:2 advertising [1] - 18:18 affords [1] - 20:25 afternoon [1] - 34:12 afterwards [1] - 35:19 agenda [11] - 3:23, 22:24, 23:20, 23:21, 30:4, 32:5, 32:25, 34:3, 35:9, 36:21, 41:13 AGENDA [1] - 2:4 ago [4] - 24:14, 40:11, 53:21, 66:12 agree [13] - 14:17, 14:18, 14:25, 17:14, 22:4, 42:5, 42:9,	44:9, 44:12, 45:3, 45:16, 54:5, 57:23 agreed [1] - 29:2 ahead [2] - 31:19, 33:17 Allegiance [1] - 3:21 allow [11] - 11:24, 13:20, 18:17, 18:21, 19:2, 19:6, 19:12, 21:7, 21:12, 24:15, 63:15 allowable [1] - 5:13 allowed [9] - 4:5, 9:6, 9:7, 17:24, 23:13, 25:19, 32:16, 63:8 allowing [1] - 64:9 allows [2] - 49:21, 55:23 almost [2] - 21:3, 36:7 ALSO [1] - 1:19 ambiguity [1] - 5:4 American [1] - 24:19 ammunition [1] - 48:14 amount [6] - 9:11, 14:6, 40:3, 49:11, 50:25, 52:21 amounts [1] - 46:9 ample [1] - 50:17 amplification [1] - 70:16 amplified [1] - 70:18 angle [2] - 70:23, 70:25 annual [1] - 5:23 annually [1] - 24:17 answer [5] - 55:17, 59:5, 62:18, 62:20, 68:22 anticipate [2] - 39:16, 48:9 anyway [1] - 60:13 appearance [3] - 46:19, 51:18, 57:15 appeared [1] - 5:3 applicant [11] - 21:22, 39:17, 47:11, 49:22, 50:4, 50:18, 54:20, 55:16, 55:20, 57:22, 58:4 applicant's [1] - 56:5 applicants [3] - 35:12, 52:13, 55:5 application [48] - 2:6, 5:3, 6:3, 12:22, 12:25, 15:4, 15:6, 15:9, 16:12, 16:13, 16:16, 16:19, 16:21, 16:23, 16:25, 17:17, 19:3, 20:10, 20:11,	20:23, 20:25, 21:2, 21:3, 23:2, 36:11, 40:25, 41:8, 45:13, 47:17, 48:5, 48:11, 49:25, 51:24, 52:9, 52:12, 52:14, 52:17, 52:18, 54:14, 54:18, 56:17, 57:8, 59:2, 67:24, 68:16, 68:24, 69:5 applications [6] - 7:25, 8:8, 12:20, 31:19, 39:9, 68:5 applied [3] - 5:23, 12:17, 17:21 applies [1] - 56:15 apply [2] - 35:4, 35:7 appreciate [3] - 27:21, 34:5, 68:10 appropriate [1] - 59:17 approvals [1] - 43:23 approve [2] - 23:2, 55:25 approved [1] - 17:2 approves [3] - 4:6, 19:4 Aqua [1] - 67:2 arbiter [1] - 56:18 area [4] - 4:9, 19:13, 21:19, 75:9 areas [4] - 64:23, 64:24, 64:25, 71:11 argument [3] - 60:5, 61:7, 64:4 arguments [1] - 63:22 art [2] - 24:17, 25:16 artist [1] - 6:11 arts [2] - 5:19, 23:8 Arts [15] - 7:6, 9:12, 9:17, 10:23, 11:22, 14:12, 15:24, 16:14, 18:17, 24:22, 25:5, 25:22, 28:13, 30:14, 31:21 aspect [2] - 57:5 aspects [1] - 69:18 assign [1] - 44:17 assigned [1] - 41:16 ASSISTANT [1] - 1:21 Association [2] - 65:22, 66:11 assuming [2] - 10:21, 31:7 AT [1] - 1:11 attached [5] - 39:15, 47:16, 49:3, 49:11, 56:3 attend [1] - 66:6 attendance [1] - 51:14
	3			
	3 [1] - 2:5 30 [10] - 4:25, 10:14, 14:2, 14:4, 14:14, 15:8, 16:13, 33:25, 67:7, 67:13 30-day [1] - 13:24 30th [1] - 25:18 35 [1] - 2:6 3rd [1] - 25:24			
	4			
	45 [2] - 15:8, 16:11 4:00 [1] - 1:11			
	5			
	50 [2] - 38:25, 39:6			
	6			
	6 [1] - 1:10 60 [6] - 4:25, 14:5, 15:16, 15:17, 38:25, 39:6 61 [1] - 2:7 613 [1] - 24:11 65 [1] - 2:8			
	9			
	93 [1] - 24:14			
	A			
	able [5] - 6:5, 14:11, 15:8, 47:24, 48:4 absolutely [4] - 20:8, 32:13, 51:2, 57:21 acceptable [1] - 41:7 accepted [1] - 25:2 accessory [5] - 45:18, 45:20, 46:13, 48:21, 48:23 accommodate [1] - 14:11			
	2			
	20 [3] - 25:11, 67:12, 71:17 202 [4] - 11:15, 21:25, 24:16, 25:10 2022 [3] - 1:5, 1:10,			
'92 [1] - 18:6 '93 [1] - 18:6				
0				
010 [1] - 41:24				
1				
12 [3] - 37:10, 37:12, 69:23 123 [1] - 1:7 15 [1] - 69:23 15th [2] - 17:5, 17:6 1837 [1] - 24:22 186 [1] - 75:20 18938 [3] - 1:8, 19:18, 21:16 1929 [1] - 24:14				

<p>attention [3] - 8:2, 24:20, 24:23</p> <p>attorney [18] - 46:24, 47:3, 51:15, 52:17, 52:19, 54:16, 55:16, 56:2, 56:5, 56:12, 56:15, 57:10, 58:5, 58:6, 58:7, 58:12, 58:15</p> <p>attorney's [2] - 47:16, 59:24</p> <p>attorneys [4] - 52:6, 54:19, 56:8, 58:2</p> <p>audience [2] - 24:20, 35:2</p> <p>AUDIO [1] - 1:23</p> <p>Audubon [1] - 12:12</p> <p>August [1] - 5:24</p> <p>Authority [2] - 66:19, 67:3</p> <p>authorization [2] - 62:4, 76:2</p> <p>available [2] - 15:23, 68:24</p> <p>average [3] - 37:11, 67:6, 67:9</p> <p>avoid [1] - 28:14</p> <p>await [1] - 34:6</p> <p>aware [2] - 63:11, 65:22</p>	<p>31:24, 31:25, 32:9, 32:14, 32:17</p> <p>banners [29] - 2:5, 3:24, 4:2, 4:6, 4:10, 4:24, 5:25, 6:5, 6:16, 6:19, 6:24, 8:10, 9:6, 17:24, 17:25, 18:12, 18:16, 18:21, 18:22, 20:14, 20:19, 20:21, 23:3, 26:14, 28:6, 28:25, 30:3, 30:24, 32:10</p> <p>barely [1] - 37:24</p> <p>barrier [2] - 61:23, 70:15</p> <p>base [1] - 39:8</p> <p>based [4] - 49:24, 59:13, 71:21, 72:5</p> <p>basement [1] - 65:4</p> <p>basis [1] - 22:15</p> <p>bathub [1] - 63:9</p> <p>bear [1] - 58:5</p> <p>beats [1] - 16:3</p> <p>beautiful [2] - 24:24, 71:11</p> <p>BECCI [3] - 75:20, 76:6</p> <p>Becci [1] - 75:20</p> <p>become [6] - 29:14, 34:24, 49:15, 67:24, 70:6, 70:7</p> <p>becomes [5] - 18:23, 54:15, 54:19, 58:6, 70:5</p> <p>beginning [1] - 58:13</p> <p>behind [2] - 22:21, 24:24</p> <p>Behr [1] - 43:12</p> <p>belong [2] - 58:22, 61:6</p> <p>benefit [1] - 59:3</p> <p>Benjamin [1] - 43:11</p> <p>best [2] - 34:8, 54:17</p> <p>better [2] - 4:20, 48:6</p> <p>between [6] - 11:9, 19:23, 43:7, 63:10, 64:9, 71:12</p> <p>beyond [1] - 45:25</p> <p>big [16] - 27:25, 28:4, 28:9, 43:5, 43:6, 43:8, 43:14, 43:15, 43:18, 46:10, 48:19, 53:6, 53:13, 53:16, 58:12</p> <p>bigger [9] - 39:13, 39:16, 39:25, 44:3, 47:15, 49:17, 53:11, 53:24, 56:6</p> <p>bill [4] - 40:16, 55:14, 59:9, 66:24</p>	<p>billed [1] - 57:21</p> <p>bills [3] - 50:9, 56:9, 67:6</p> <p>bit [11] - 11:8, 23:17, 23:18, 36:25, 39:12, 43:17, 46:7, 50:15, 51:14, 51:20, 67:5</p> <p>bleeding [1] - 49:9</p> <p>block [1] - 52:14</p> <p>BOARD [1] - 1:13</p> <p>board [1] - 35:15</p> <p>bona [1] - 21:24</p> <p>book [1] - 64:15</p> <p>borne [1] - 39:3</p> <p>BOROUGH [4] - 1:2, 1:7, 1:20, 1:21</p> <p>Borough [58] - 3:25, 4:4, 4:6, 4:20, 5:6, 6:7, 6:10, 6:12, 6:14, 6:19, 6:22, 7:5, 7:23, 8:11, 8:12, 9:14, 9:24, 12:6, 13:2, 13:7, 14:13, 14:19, 15:13, 16:11, 16:13, 17:16, 17:20, 19:16, 19:23, 19:25, 20:9, 21:9, 24:21, 33:8, 35:21, 38:2, 40:16, 41:2, 42:11, 57:16, 57:18, 58:6, 59:7, 60:18, 60:19, 62:23, 63:23, 64:22, 65:22, 66:14, 66:17, 71:12, 71:14, 71:23, 72:2, 72:5, 72:23, 76:4</p> <p>Borough's [2] - 37:4, 66:11</p> <p>bothering [1] - 46:5</p> <p>boundaries [1] - 19:18</p> <p>break [3] - 31:4, 42:21, 45:12</p> <p>bring [9] - 38:5, 38:6, 39:19, 50:2, 50:7, 56:7, 58:2, 67:14</p> <p>bringing [4] - 56:4, 56:7, 57:14, 58:7</p> <p>brings [1] - 58:5</p> <p>brought [6] - 5:22, 8:2, 23:19, 25:18, 29:23, 56:8</p> <p>Browndorf [1] - 77:10</p> <p>Buckingham [1] - 9:18</p> <p>bucks [1] - 45:13</p> <p>Bucks [5] - 65:21, 66:11, 66:15, 66:19, 67:2</p> <p>BUCKS [1] - 1:3</p> <p>budget [1] - 31:23</p> <p>budgets [1] - 32:12</p>	<p>bugging [1] - 34:21</p> <p>build [2] - 71:24, 72:19</p> <p>building [8] - 11:6, 31:15, 45:18, 46:13, 48:21, 55:24, 63:5, 63:13</p> <p>BUILDING [1] - 1:22</p> <p>built [1] - 61:22</p> <p>bumping [1] - 16:7</p> <p>bunch [1] - 66:8</p> <p>business [9] - 36:20, 38:24, 39:3, 39:5, 42:6, 42:23, 42:25, 45:20, 49:8</p> <p>businesses [3] - 9:7, 42:24, 53:12</p> <p>buy [1] - 60:6</p> <p>buying [1] - 60:7</p>	<p>choose [1] - 14:12</p> <p>Christina [1] - 50:12</p> <p>Cintra [1] - 45:6</p> <p>circulation [1] - 76:3</p> <p>circumstance [1] - 56:15</p> <p>circumstances [1] - 72:11</p> <p>circumvent [1] - 70:25</p> <p>cities [1] - 21:12</p> <p>Clapper [3] - 55:13, 55:14, 67:16</p> <p>CLAPPER [14] - 55:14, 55:22, 56:14, 56:20, 56:23, 57:4, 57:23, 67:19, 68:4, 68:10, 68:17, 69:7, 69:10, 69:13</p> <p>clarified [1] - 10:9</p> <p>clarify [8] - 12:9, 12:24, 29:19, 33:19, 33:20, 52:9, 55:4, 55:15</p> <p>clarifying [1] - 10:4</p> <p>clarity [4] - 6:15, 6:18, 8:16, 13:11</p> <p>clear [4] - 64:8, 69:20, 73:22, 73:23</p> <p>clearing [1] - 5:12</p> <p>clearly [1] - 75:3</p> <p>close [2] - 34:13, 34:23</p> <p>club [4] - 58:22, 58:23, 59:21</p> <p>clumsy [1] - 50:11</p> <p>clutter [3] - 9:22, 28:14, 30:16</p> <p>cluttered [1] - 9:20</p> <p>code [2] - 19:19, 21:20</p> <p>CODE [1] - 1:22</p> <p>collect [1] - 60:25</p> <p>color [5] - 43:11, 43:21, 44:3, 55:24, 56:6</p> <p>colors [4] - 43:12, 43:22</p> <p>combined [3] - 18:18, 28:13, 30:15</p> <p>coming [11] - 6:25, 7:10, 16:8, 19:8, 21:10, 26:14, 31:15, 51:7, 57:2, 57:10, 71:3</p> <p>COMMENCING [1] - 1:11</p> <p>comment [4] - 2:8, 58:19, 67:19, 75:12</p> <p>comments [5] - 5:9, 59:19, 65:14, 65:17, 73:16</p>
B		C		
<p>background [2] - 5:17, 5:19</p> <p>balcony [2] - 64:2, 70:3</p> <p>balderston [1] - 54:7</p> <p>BALDERSTON [21] - 54:11, 54:25, 55:11, 62:12, 62:15, 62:19, 63:2, 63:7, 63:11, 63:18, 63:20, 64:8, 65:10, 65:13, 65:19, 65:25, 66:7, 66:10, 66:21, 67:8, 67:14</p> <p>Balderston [4] - 54:12, 55:4, 65:18, 65:19</p> <p>banner [36] - 4:24, 4:25, 5:23, 8:24, 10:17, 11:25, 12:11, 12:13, 12:17, 12:18, 13:3, 13:8, 13:13, 18:18, 19:2, 19:4, 19:15, 21:2, 21:4, 21:15, 23:24, 26:3, 26:13, 28:2, 28:16, 29:13, 29:18, 30:15, 31:7, 31:8, 31:9,</p>	<p>31:24, 31:25, 32:9, 32:14, 32:17</p> <p>banners [29] - 2:5, 3:24, 4:2, 4:6, 4:10, 4:24, 5:25, 6:5, 6:16, 6:19, 6:24, 8:10, 9:6, 17:24, 17:25, 18:12, 18:16, 18:21, 18:22, 20:14, 20:19, 20:21, 23:3, 26:14, 28:6, 28:25, 30:3, 30:24, 32:10</p> <p>barely [1] - 37:24</p> <p>barrier [2] - 61:23, 70:15</p> <p>base [1] - 39:8</p> <p>based [4] - 49:24, 59:13, 71:21, 72:5</p> <p>basement [1] - 65:4</p> <p>basis [1] - 22:15</p> <p>bathub [1] - 63:9</p> <p>bear [1] - 58:5</p> <p>beats [1] - 16:3</p> <p>beautiful [2] - 24:24, 71:11</p> <p>BECCI [3] - 75:20, 76:6</p> <p>Becci [1] - 75:20</p> <p>become [6] - 29:14, 34:24, 49:15, 67:24, 70:6, 70:7</p> <p>becomes [5] - 18:23, 54:15, 54:19, 58:6, 70:5</p> <p>beginning [1] - 58:13</p> <p>behind [2] - 22:21, 24:24</p> <p>Behr [1] - 43:12</p> <p>belong [2] - 58:22, 61:6</p> <p>benefit [1] - 59:3</p> <p>Benjamin [1] - 43:11</p> <p>best [2] - 34:8, 54:17</p> <p>better [2] - 4:20, 48:6</p> <p>between [6] - 11:9, 19:23, 43:7, 63:10, 64:9, 71:12</p> <p>beyond [1] - 45:25</p> <p>big [16] - 27:25, 28:4, 28:9, 43:5, 43:6, 43:8, 43:14, 43:15, 43:18, 46:10, 48:19, 53:6, 53:13, 53:16, 58:12</p> <p>bigger [9] - 39:13, 39:16, 39:25, 44:3, 47:15, 49:17, 53:11, 53:24, 56:6</p> <p>bill [4] - 40:16, 55:14, 59:9, 66:24</p>	<p>billed [1] - 57:21</p> <p>bills [3] - 50:9, 56:9, 67:6</p> <p>bit [11] - 11:8, 23:17, 23:18, 36:25, 39:12, 43:17, 46:7, 50:15, 51:14, 51:20, 67:5</p> <p>bleeding [1] - 49:9</p> <p>block [1] - 52:14</p> <p>BOARD [1] - 1:13</p> <p>board [1] - 35:15</p> <p>bona [1] - 21:24</p> <p>book [1] - 64:15</p> <p>borne [1] - 39:3</p> <p>BOROUGH [4] - 1:2, 1:7, 1:20, 1:21</p> <p>Borough [58] - 3:25, 4:4, 4:6, 4:20, 5:6, 6:7, 6:10, 6:12, 6:14, 6:19, 6:22, 7:5, 7:23, 8:11, 8:12, 9:14, 9:24, 12:6, 13:2, 13:7, 14:13, 14:19, 15:13, 16:11, 16:13, 17:16, 17:20, 19:16, 19:23, 19:25, 20:9, 21:9, 24:21, 33:8, 35:21, 38:2, 40:16, 41:2, 42:11, 57:16, 57:18, 58:6, 59:7, 60:18, 60:19, 62:23, 63:23, 64:22, 65:22, 66:14, 66:17, 71:12, 71:14, 71:23, 72:2, 72:5, 72:23, 76:4</p> <p>Borough's [2] - 37:4, 66:11</p> <p>bothering [1] - 46:5</p> <p>boundaries [1] - 19:18</p> <p>break [3] - 31:4, 42:21, 45:12</p> <p>bring [9] - 38:5, 38:6, 39:19, 50:2, 50:7, 56:7, 58:2, 67:14</p> <p>bringing [4] - 56:4, 56:7, 57:14, 58:7</p> <p>brings [1] - 58:5</p> <p>brought [6] - 5:22, 8:2, 23:19, 25:18, 29:23, 56:8</p> <p>Browndorf [1] - 77:10</p> <p>Buckingham [1] - 9:18</p> <p>bucks [1] - 45:13</p> <p>Bucks [5] - 65:21, 66:11, 66:15, 66:19, 67:2</p> <p>BUCKS [1] - 1:3</p> <p>budget [1] - 31:23</p> <p>budgets [1] - 32:12</p>	<p>cannot [2] - 22:7, 63:6</p> <p>card [1] - 58:24</p> <p>care [3] - 38:25, 75:11, 75:13</p> <p>carefully [1] - 31:22</p> <p>case [5] - 7:12, 38:24, 39:2, 56:9, 56:13</p> <p>caused [1] - 74:12</p> <p>cavalier [1] - 39:7</p> <p>century [2] - 22:17, 22:19</p> <p>certain [4] - 42:6, 42:7, 46:5, 48:2</p> <p>certainly [3] - 3:5, 38:19, 56:21</p> <p>certify [1] - 77:5</p> <p>cetera [3] - 48:3</p> <p>challenges [1] - 71:12</p> <p>chance [3] - 24:6, 26:18, 75:8</p> <p>change [1] - 20:3</p> <p>changed [2] - 51:25, 66:5</p> <p>changing [1] - 48:5</p> <p>charge [7] - 4:5, 35:11, 36:9, 40:21, 42:15, 55:20, 59:8</p> <p>charges [4] - 9:18, 14:8, 35:14, 35:16</p> <p>charging [5] - 13:22, 42:7, 45:12, 46:19, 46:20</p> <p>chart [4] - 43:9, 43:10, 43:21, 44:6</p> <p>chase [1] - 50:21</p> <p>cheerleader [2] - 73:20, 75:8</p> <p>chip [1] - 55:25</p>	<p>cannot [2] - 22:7, 63:6</p> <p>card [1] - 58:24</p> <p>care [3] - 38:25, 75:11, 75:13</p> <p>carefully [1] - 31:22</p> <p>case [5] - 7:12, 38:24, 39:2, 56:9, 56:13</p> <p>caused [1] - 74:12</p> <p>cavalier [1] - 39:7</p> <p>century [2] - 22:17, 22:19</p> <p>certain [4] - 42:6, 42:7, 46:5, 48:2</p> <p>certainly [3] - 3:5, 38:19, 56:21</p> <p>certify [1] - 77:5</p> <p>cetera [3] - 48:3</p> <p>challenges [1] - 71:12</p> <p>chance [3] - 24:6, 26:18, 75:8</p> <p>change [1] - 20:3</p> <p>changed [2] - 51:25, 66:5</p> <p>changing [1] - 48:5</p> <p>charge [7] - 4:5, 35:11, 36:9, 40:21, 42:15, 55:20, 59:8</p> <p>charges [4] - 9:18, 14:8, 35:14, 35:16</p> <p>charging [5] - 13:22, 42:7, 45:12, 46:19, 46:20</p> <p>chart [4] - 43:9, 43:10, 43:21, 44:6</p> <p>chase [1] - 50:21</p> <p>cheerleader [2] - 73:20, 75:8</p> <p>chip [1] - 55:25</p>

<p>commercial [2] - 21:24, 51:5</p> <p>Commissioners [1] - 66:18</p> <p>committed [1] - 49:3</p> <p>committee [2] - 24:15, 38:9</p> <p>communication [1] - 33:14</p> <p>community [1] - 18:5</p> <p>COMMUNITY [1] - 1:7</p> <p>comp [1] - 35:21</p> <p>Company [1] - 10:7</p> <p>competing [1] - 23:25</p> <p>complete [1] - 27:15</p> <p>completely [2] - 44:9, 48:17</p> <p>compliance [1] - 41:5</p> <p>complicate [1] - 57:25</p> <p>complicated [2] - 52:16, 57:3</p> <p>compromise [5] - 26:13, 27:23, 29:5, 30:20, 32:8</p> <p>conceivably [1] - 38:24</p> <p>concept [5] - 36:14, 37:20, 39:12, 42:14, 42:16</p> <p>concepts [1] - 49:16</p> <p>concern [2] - 7:8, 50:14</p> <p>concerned [3] - 37:14, 37:15, 44:20</p> <p>concerns [2] - 39:25</p> <p>concluded [1] - 76:10</p> <p>conditions [1] - 46:25</p> <p>confines [2] - 6:6, 19:24</p> <p>confirm [1] - 5:24</p> <p>confused [3] - 11:8, 74:16, 74:25</p> <p>CONNELL [1] - 1:21</p> <p>Connell [1] - 35:19</p> <p>Connie [7] - 23:20, 26:21, 28:10, 38:17, 45:3, 52:24, 75:4</p> <p>CONNIE [1] - 1:14</p> <p>consecutive [1] - 10:14</p> <p>consensus [2] - 29:24, 32:23</p> <p>consider [5] - 8:13, 18:16, 25:6, 40:2, 62:2</p> <p>consideration [8] - 16:19, 21:22, 24:4, 25:12, 37:18, 38:9, 50:3, 61:20</p> <p>considerations [1] -</p>	<p>39:18</p> <p>considered [3] - 36:17, 39:23, 70:20</p> <p>considers [1] - 21:11</p> <p>construction [7] - 37:17, 38:3, 45:5, 45:25, 48:24, 71:10, 71:21</p> <p>constructions [1] - 38:13</p> <p>contact [2] - 50:18, 69:4</p> <p>contacted [1] - 5:10</p> <p>contained [1] - 77:6</p> <p>context [3] - 5:15, 5:21, 12:23</p> <p>continue [3] - 12:4, 24:18, 58:18</p> <p>conversation [1] - 12:23</p> <p>coordinate [1] - 41:11</p> <p>corner [10] - 6:24, 9:22, 10:5, 11:14, 19:20, 19:21, 25:3, 28:8, 30:16</p> <p>correct [15] - 8:18, 8:20, 8:25, 16:24, 25:17, 26:9, 26:10, 29:10, 32:13, 40:23, 41:17, 57:21, 62:11, 71:5, 77:8</p> <p>cost [9] - 35:18, 35:21, 39:3, 39:14, 40:9, 49:8, 51:14, 58:6, 66:23</p> <p>costing [1] - 37:6</p> <p>costs [9] - 31:20, 31:23, 35:13, 35:25, 39:15, 40:15, 55:9, 55:21</p> <p>COUNCIL [2] - 1:2, 1:5</p> <p>Council [37] - 4:7, 4:11, 6:4, 12:7, 16:19, 17:2, 19:3, 23:2, 23:6, 25:21, 29:15, 29:24, 30:11, 31:5, 31:10, 31:15, 32:25, 33:14, 34:2, 34:12, 36:4, 38:11, 38:18, 40:18, 42:10, 61:11, 62:2, 62:3, 62:5, 62:7, 65:15, 66:4, 66:14, 71:15, 75:4, 75:24, 76:2</p> <p>Council's [1] - 8:2</p> <p>counsel [9] - 47:13, 47:20, 47:22, 52:4, 52:5, 52:13, 57:14, 58:13</p> <p>County [6] - 65:21,</p>	<p>66:11, 66:15, 66:18, 66:19, 67:2</p> <p>COUNTY [1] - 1:3</p> <p>couple [5] - 4:14, 10:3, 12:10, 51:7, 73:21</p> <p>course [5] - 6:2, 15:11, 18:8, 49:5, 50:22</p> <p>Court [2] - 24:11, 77:11</p> <p>court [3] - 35:17, 52:6, 54:10</p> <p>covering [1] - 42:7</p> <p>COVID [2] - 43:2, 66:9</p> <p>craft [1] - 48:25</p> <p>Craft [1] - 7:6</p> <p>Crafts [11] - 9:12, 9:17, 10:23, 11:22, 14:12, 15:25, 16:14, 25:22, 28:13, 30:15, 31:21</p> <p>crappy [1] - 18:14</p> <p>crawl [2] - 72:18, 72:24</p> <p>create [1] - 72:25</p> <p>created [2] - 5:7, 21:23</p> <p>creating [2] - 38:12, 71:14</p> <p>Crilly [1] - 24:25</p> <p>cultural [2] - 5:19, 25:13</p> <p>cumbersome [2] - 20:17, 44:25</p> <p>curious [6] - 6:20, 9:10, 17:18, 20:6, 28:19, 65:21</p> <p>current [2] - 12:20, 59:23</p> <p>CYA [1] - 36:15</p>	<p>dealt [2] - 46:14, 50:24</p> <p>decide [5] - 9:22, 12:3, 23:6, 29:9, 30:5</p> <p>decided [1] - 13:17</p> <p>deciding [2] - 29:10, 30:2</p> <p>decision [11] - 30:7, 30:18, 31:10, 31:14, 33:15, 34:6, 48:14, 48:15, 52:2, 52:10</p> <p>deck [6] - 63:4, 63:6, 64:10, 64:12, 64:14, 72:20</p> <p>DECKER [2] - 1:23, 75:19</p> <p>decks [1] - 71:22</p> <p>defeat [1] - 24:6</p> <p>defending [1] - 52:23</p> <p>definitely [1] - 70:11</p> <p>definitive [3] - 39:8, 48:22, 51:17</p> <p>demolished [1] - 53:12</p> <p>demolition [1] - 48:24</p> <p>demolitions [5] - 37:16, 38:3, 38:12, 45:4, 45:25</p> <p>denied [1] - 6:3</p> <p>deny [2] - 18:4, 24:2</p> <p>department [1] - 60:25</p> <p>deposit [1] - 10:15</p> <p>described [1] - 36:13</p> <p>designed [1] - 73:6</p> <p>determination [1] - 53:2</p> <p>determine [2] - 50:4, 56:19</p> <p>dictates [1] - 48:11</p> <p>difference [10] - 43:5, 43:6, 43:8, 43:14, 43:15, 43:16, 43:18, 43:24, 63:10, 64:9</p> <p>different [8] - 21:20, 22:14, 44:3, 44:21, 47:6, 55:10, 64:22, 74:24</p> <p>difficult [2] - 38:17, 49:20</p> <p>difficulty [2] - 38:12, 50:6</p> <p>direction [1] - 8:15</p> <p>directly [1] - 55:16</p> <p>disagree [2] - 28:18, 37:20</p> <p>discretion [7] - 38:15, 39:19, 39:24, 49:21, 50:7, 56:14, 57:20</p> <p>discretionary [2] - 55:23, 57:5</p> <p>discuss [2] - 30:10,</p>	<p>39:17</p> <p>discussed [2] - 33:6, 69:8</p> <p>discussing [2] - 55:18, 72:21</p> <p>discussion [15] - 3:22, 4:11, 5:22, 6:4, 7:4, 10:10, 11:15, 12:10, 23:11, 29:8, 33:3, 35:9, 39:23, 40:11, 53:20</p> <p>disease [1] - 74:12</p> <p>disincentive [1] - 58:7</p> <p>disregarded [1] - 37:22</p> <p>distance [2] - 8:23, 71:19</p> <p>distinction [1] - 11:9</p> <p>distraction [1] - 70:7</p> <p>distribute [1] - 25:19</p> <p>district [5] - 44:17, 60:6, 60:7, 62:24, 71:13</p> <p>docket [1] - 55:6</p> <p>documentation [3] - 4:23, 41:9, 41:12</p> <p>dollar [1] - 40:14</p> <p>dollars [9] - 36:8, 36:13, 37:25, 42:11, 44:14, 49:5, 53:11, 53:13, 53:16</p> <p>donations [1] - 61:5</p> <p>done [6] - 3:24, 8:4, 8:5, 16:3, 25:23</p> <p>door [2] - 36:22, 36:24</p> <p>Dougherty [1] - 3:12</p> <p>down [15] - 13:8, 18:7, 20:15, 26:14, 28:16, 29:14, 44:8, 50:21, 53:7, 53:25, 56:25, 59:24, 64:25, 67:15, 68:11</p> <p>dozen [1] - 18:22</p> <p>draft [1] - 61:18</p> <p>drag [2] - 33:2, 33:5</p> <p>dragged [1] - 37:5</p> <p>drags [1] - 16:2</p> <p>drill [1] - 53:7</p> <p>drove [1] - 9:10</p> <p>Duffy [6] - 34:11, 34:19, 58:19, 58:21, 60:21, 73:18</p> <p>DUFFY [14] - 34:12, 34:16, 34:21, 35:6, 58:20, 59:11, 59:15, 60:4, 60:9, 60:13, 60:17, 61:5, 61:10, 73:17</p> <p>duration [1] - 13:13</p>
D				
		<p>date [3] - 20:13, 26:6, 31:16</p> <p>dates [1] - 16:20</p> <p>days [11] - 10:14, 14:2, 14:4, 14:5, 14:14, 15:8, 15:16, 15:17, 16:11, 16:13, 17:20</p> <p>de [1] - 27:7</p> <p>deal [3] - 56:5, 58:14, 63:23</p> <p>dealing [11] - 11:3, 12:16, 12:19, 13:11, 22:16, 22:18, 46:17, 49:6, 55:24, 63:25, 64:2</p>		

E		F		
<p>eagle [1] - 25:4 Eagle [1] - 10:6 early [2] - 5:24, 7:11 easier [2] - 52:10, 57:2 easy [2] - 53:21, 57:3 economics [1] - 39:18 Ed [2] - 58:20, 73:18 edge [1] - 15:12 effect [1] - 68:7 effectively [1] - 46:14 effort [2] - 21:24, 49:8 eight [1] - 48:25 either [4] - 5:24, 22:21, 27:15, 33:25 elaborate [2] - 36:25, 38:4 election [1] - 18:13 elevate [3] - 70:5, 72:16, 72:24 elevation [1] - 61:23 empty [1] - 38:18 encouraging [1] - 57:25 end [3] - 11:24, 19:7, 25:23 ends [1] - 58:14 enforce [1] - 68:17 ENFORCEMENT [1] - 1:22 enforcement [1] - 68:7 entire [4] - 51:10, 71:23, 72:2, 72:5 entirely [1] - 33:22 entities [3] - 12:4, 19:6, 22:8 equally [2] - 18:7, 60:10 equitable [1] - 51:19 erected [1] - 10:14 escrow [14] - 39:12, 45:9, 46:20, 48:18, 49:21, 49:23, 49:25, 50:11, 50:15, 50:17, 50:25, 51:5, 53:7, 55:19 especially [6] - 18:6, 20:10, 31:20, 42:25, 71:12, 75:9 essentially [2] - 17:20, 64:15 establish [7] - 8:19, 28:21, 32:7, 47:2, 47:21, 53:25, 55:19 established [5] - 21:9, 22:25, 24:14, 27:12, 29:12 estate [1] - 61:4 et [3] - 48:3</p>	<p>event [41] - 4:4, 4:5, 4:9, 6:2, 6:8, 6:9, 6:13, 6:22, 7:6, 7:7, 7:14, 11:19, 12:6, 12:12, 12:13, 12:15, 12:25, 13:7, 13:9, 13:20, 14:13, 14:14, 14:19, 15:5, 15:8, 15:12, 16:4, 16:10, 16:11, 16:12, 16:18, 17:16, 17:21, 18:4, 18:7, 20:9, 20:10, 20:16, 22:6, 24:7 events [36] - 5:6, 6:5, 6:16, 7:5, 7:10, 8:11, 9:24, 11:2, 11:17, 11:23, 12:2, 12:18, 13:2, 13:6, 13:12, 15:20, 16:8, 16:25, 17:19, 18:2, 18:5, 20:7, 20:13, 20:22, 20:23, 21:6, 21:9, 22:5, 31:9, 37:4, 37:8, 37:11, 37:12, 37:16, 39:16 evidence [1] - 77:6 exactly [5] - 13:13, 54:23, 56:22, 57:7, 64:14 example [4] - 11:22, 16:2, 17:19, 42:16 exception [1] - 31:13 excessive [1] - 51:17 excuse [2] - 33:12, 62:17 execute [1] - 74:5 exhibited [1] - 25:2 exhibition [1] - 24:17 existence [1] - 65:24 existing [2] - 63:13, 69:6 expect [1] - 61:3 expenses [1] - 60:18 experience [4] - 67:10, 71:10, 71:21, 72:6 expert [1] - 42:12 expertise [2] - 51:9, 51:23 explain [3] - 8:4, 40:6, 40:17 exposure [1] - 39:18 extends [1] - 63:22 exterior [4] - 36:23, 64:2, 64:5, 65:11 extrapolating [1] - 37:9 extremely [1] - 59:13</p>	<p>F-L-A-M-E-R [1] - 24:10 F-R-E-E-O [1] - 69:15 fabulous [1] - 22:5 Facebook [1] - 76:4 facetious [1] - 19:25 fact [12] - 7:4, 12:22, 24:3, 25:18, 28:12, 43:7, 48:16, 51:8, 52:3, 52:23, 53:11, 71:3 facto [1] - 27:7 factor [1] - 40:9 fair [8] - 16:7, 19:15, 27:6, 30:20, 33:23, 56:11, 56:24, 72:6 Fair [1] - 10:23 fairly [3] - 10:3, 45:19, 45:20 fall [1] - 7:11 falls [1] - 64:23 familiar [1] - 71:11 far [4] - 8:22, 8:23, 10:9, 31:19 favor [2] - 48:18, 49:16 feasibility [1] - 72:5 feder [1] - 3:10 FEDER [26] - 1:17, 3:11, 5:15, 8:16, 8:21, 9:9, 10:6, 12:9, 17:14, 19:14, 21:20, 26:7, 27:6, 28:5, 28:18, 29:2, 29:19, 30:21, 31:12, 31:17, 32:19, 33:5, 33:19, 33:22, 44:8, 55:3 fee [26] - 9:18, 9:24, 10:12, 10:13, 10:20, 11:18, 13:22, 13:23, 16:5, 19:16, 20:4, 36:11, 40:14, 40:19, 41:16, 44:24, 45:8, 45:21, 48:5, 51:14, 51:18, 53:7, 55:20, 56:2, 57:3, 59:4 feedback [1] - 36:3 feelings [1] - 39:10 fees [21] - 2:6, 4:5, 12:2, 19:15, 20:3, 35:10, 35:22, 36:3, 38:4, 38:12, 42:7, 45:6, 46:19, 49:3, 49:15, 54:21, 55:16, 56:3, 59:17, 59:25, 60:19 feet [7] - 16:2, 41:24, 64:13, 64:25, 69:23,</p>	<p>70:12, 71:17 felt [1] - 35:23 fence [1] - 45:21 fencing [1] - 63:24 fess [1] - 46:4 Festival [4] - 9:12, 11:22, 25:22, 31:22 few [3] - 23:22, 36:12, 70:21 fide [1] - 21:24 field [1] - 72:7 figure [3] - 11:11, 23:14, 45:7 figured [1] - 59:12 figuring [1] - 45:9 file [1] - 16:18 filed [1] - 54:18 fill [2] - 68:25, 69:4 final [2] - 34:6, 56:18 findings [1] - 8:9 fine [6] - 20:9, 26:11, 43:4, 43:16, 50:5, 69:18 finish [1] - 59:15 Fire [1] - 10:7 fire [1] - 60:24 first [29] - 3:23, 6:20, 6:21, 11:18, 11:19, 13:7, 13:19, 15:10, 35:18, 61:23, 62:9, 62:14, 64:20, 65:2, 65:4, 65:6, 65:9, 68:11, 69:21, 69:23, 71:20, 72:18, 72:20, 73:5, 73:6, 73:12, 73:13 fiscally [1] - 42:22 fit [2] - 28:7, 60:18 five [6] - 49:4, 49:10, 49:11, 51:6, 64:13, 70:12 FLAMER [8] - 24:10, 25:17, 26:10, 26:15, 27:21, 28:3, 34:5, 34:10 Flamer [1] - 24:10 flat [3] - 53:7, 55:20, 57:2 Flemington [1] - 21:10 flood [6] - 64:25, 71:12, 72:17, 72:23, 72:24, 73:7 floodplain [4] - 72:14, 73:2, 73:4, 73:10 floor [28] - 61:23, 62:9, 62:14, 62:16, 63:3, 63:14, 64:5, 64:10, 64:12, 64:14, 64:17, 64:20, 65:3, 65:4, 65:5, 65:6, 65:9,</p>	<p>69:21, 69:23, 71:20, 72:18, 72:20, 73:5, 73:6, 73:12, 73:13 flush [1] - 5:8 focusing [1] - 46:8 folks [3] - 5:17, 6:8, 61:14 following [1] - 45:9 foot [2] - 34:16, 73:4 footage [3] - 41:22, 41:24, 52:22 footing [2] - 40:16, 54:2 forgive [1] - 39:6 forgiveness [1] - 73:2 form [2] - 41:13, 47:17 formal [4] - 4:22, 4:23, 8:18, 36:24 formally [1] - 27:8 forth [6] - 28:21, 40:8, 50:12, 64:7, 68:20, 69:11 forward [11] - 5:13, 6:18, 13:16, 13:18, 17:15, 19:4, 22:17, 23:4, 28:22, 32:7, 54:3 foundation [1] - 71:25 four [2] - 49:11, 56:8 fraction [1] - 10:15 free [2] - 59:2, 59:10 FREEO [8] - 69:15, 70:2, 71:6, 71:8, 72:9, 72:25, 73:8, 73:14 Freeo [1] - 69:15 freeze [1] - 67:21 friendly [1] - 42:23 front [8] - 10:22, 24:21, 49:2, 52:4, 54:15, 59:18, 61:25, 71:4 frustrating [1] - 38:17 full [1] - 50:4 fully [2] - 48:13, 77:6 funds [3] - 50:17, 51:7, 66:24 future [3] - 34:6, 62:5, 67:12</p>
				G
				<p>game [1] - 57:14 gem [1] - 75:11 gems [1] - 75:10 general [1] - 38:18 generalized [1] - 22:9 generally [1] - 48:7 gentleman [1] - 68:8 geographic [1] - 22:13</p>

<p>GERING [73] - 1:14, 3:2, 3:19, 7:22, 9:16, 11:13, 15:18, 17:10, 18:15, 18:25, 21:5, 21:17, 22:23, 24:8, 25:20, 26:2, 26:12, 26:16, 27:17, 28:12, 28:20, 29:7, 29:11, 30:8, 32:3, 32:24, 33:11, 33:24, 34:8, 34:11, 34:15, 34:18, 35:5, 35:8, 36:7, 36:10, 40:5, 40:23, 42:14, 50:10, 53:19, 54:6, 54:9, 54:23, 55:12, 55:17, 58:18, 59:5, 60:21, 61:9, 61:13, 62:7, 62:10, 62:17, 62:20, 63:16, 63:19, 64:18, 65:14, 65:17, 65:23, 66:3, 66:16, 67:16, 68:3, 68:8, 68:21, 69:14, 69:25, 71:5, 73:15, 75:14, 76:7</p> <p>Gering [1] - 3:18</p> <p>given [4] - 15:12, 15:22, 36:2, 46:17</p> <p>goal [1] - 42:21</p> <p>Gogh [1] - 24:24</p> <p>grade [2] - 64:23, 71:24</p> <p>grandfathering [1] - 21:3</p> <p>gray [2] - 68:3, 68:21</p> <p>GRAY [35] - 1:20, 3:5, 3:8, 3:10, 3:12, 3:15, 3:17, 8:7, 8:20, 8:25, 13:23, 14:3, 16:17, 16:24, 17:7, 29:17, 40:25, 41:19, 41:22, 42:4, 47:5, 47:10, 47:14, 50:14, 51:2, 52:11, 55:19, 61:18, 62:11, 66:17, 66:25, 68:23, 69:8, 69:12, 75:24</p> <p>great [7] - 9:12, 12:14, 40:11, 66:7, 69:17, 70:10, 70:23</p> <p>ground [3] - 64:5, 64:17, 69:23</p> <p>group [1] - 30:17</p> <p>guaranteeing [1] - 30:17</p> <p>guess [7] - 8:14, 11:21, 18:15, 26:23, 30:11, 70:8, 73:11</p> <p>guidance [2] - 8:14, 47:25</p>	<p>guideline [1] - 22:25</p> <p>guidelines [5] - 6:22, 13:10, 23:12, 28:21, 32:10</p> <p>guys [7] - 22:16, 32:18, 33:24, 33:25, 34:14, 40:10, 74:13</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>half [1] - 18:21</p> <p>Hall [2] - 6:12, 76:4</p> <p>hammer [1] - 7:20</p> <p>hammered [1] - 7:18</p> <p>handle [5] - 3:25, 6:23, 11:12, 22:14, 23:6</p> <p>handled [1] - 5:12</p> <p>handling [3] - 7:24, 51:11, 57:9</p> <p>handouts [1] - 25:19</p> <p>hang [1] - 34:25</p> <p>happy [1] - 66:6</p> <p>HARB [33] - 2:6, 35:10, 35:11, 35:13, 36:19, 37:9, 38:9, 40:12, 40:21, 41:6, 41:14, 41:17, 42:3, 42:13, 43:3, 44:21, 44:22, 46:3, 47:3, 47:12, 48:6, 51:8, 51:9, 52:4, 52:5, 53:15, 55:5, 57:10, 57:12, 57:13, 57:15, 58:25, 60:11</p> <p>hard [4] - 42:25, 44:15, 55:7, 71:3</p> <p>hardware [1] - 28:7</p> <p>Harrison [1] - 24:25</p> <p>hassle [1] - 44:23</p> <p>head [1] - 23:19</p> <p>hear [7] - 10:4, 17:12, 22:2, 34:23, 70:17, 70:18</p> <p>heard [4] - 67:20, 70:9, 70:12, 71:4</p> <p>hearing [1] - 53:22</p> <p>heck [1] - 66:24</p> <p>height [2] - 70:11, 70:13</p> <p>held [3] - 6:6, 13:2, 66:25</p> <p>help [7] - 29:15, 30:14, 48:4, 57:24, 74:13, 75:5, 75:6</p> <p>hereby [1] - 77:5</p> <p>Heritage [1] - 24:22</p> <p>high [3] - 19:8, 39:8, 59:14</p> <p>highlights [1] - 24:25</p>	<p>historic [10] - 24:15, 25:7, 25:13, 43:22, 44:16, 59:23, 60:6, 60:7, 62:23, 71:13</p> <p>historically [3] - 13:4, 22:2, 23:23</p> <p>history [6] - 5:20, 6:2, 6:9, 6:11, 6:13</p> <p>hold [5] - 12:25, 24:17, 32:3, 32:24, 64:18</p> <p>holder [1] - 48:22</p> <p>holes [1] - 59:16</p> <p>Hollow [1] - 12:12</p> <p>home [2] - 63:13, 76:8</p> <p>homeowner [1] - 59:22</p> <p>homes [1] - 53:11</p> <p>honestly [1] - 53:14</p> <p>Honey [1] - 12:12</p> <p>Hope [18] - 4:4, 4:20, 6:14, 8:24, 9:7, 9:14, 11:2, 11:17, 11:20, 12:2, 24:11, 24:18, 24:22, 25:5, 55:14, 68:2, 73:18, 73:21</p> <p>HOPE [3] - 1:2, 1:7, 1:8</p> <p>hot [30] - 2:7, 61:15, 61:19, 61:21, 62:8, 62:13, 62:15, 62:24, 63:4, 63:6, 63:8, 63:10, 63:14, 63:25, 64:9, 67:24, 68:12, 68:18, 69:16, 70:2, 70:4, 70:9, 70:16, 71:16, 72:3, 72:11, 72:15, 73:3, 75:22</p> <p>hour [5] - 35:14, 35:15, 35:18, 42:11, 56:12</p> <p>house [8] - 10:22, 44:4, 44:11, 44:22, 63:13, 69:22, 73:6, 73:9</p> <p>houses [1] - 62:23</p> <p>huge [1] - 42:9</p> <p>hundred [3] - 10:15, 37:25, 42:11</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>idea [4] - 23:22, 29:5, 49:16, 70:10</p> <p>identified [1] - 49:22</p> <p>identify [3] - 24:9, 47:23, 54:9</p> <p>ignored [1] - 74:11</p> <p>illegitimately [1] - 4:17</p>	<p>immense [1] - 70:16</p> <p>imperative [1] - 23:18</p> <p>important [4] - 6:12, 6:13, 10:4, 53:2</p> <p>Impressionist [1] - 24:19</p> <p>inclined [1] - 29:3</p> <p>include [1] - 61:22</p> <p>including [1] - 6:11</p> <p>incorporate [1] - 16:25</p> <p>incorporated [1] - 62:5</p> <p>increase [2] - 66:22, 67:21</p> <p>increases [1] - 67:3</p> <p>incur [1] - 35:12</p> <p>incurred [1] - 55:21</p> <p>incurring [2] - 7:23, 35:25</p> <p>indicate [1] - 47:12</p> <p>indicated [1] - 8:9</p> <p>individual [2] - 22:8, 47:24</p> <p>influenced [1] - 24:19</p> <p>inform [1] - 57:13</p> <p>informal [1] - 38:9</p> <p>information [5] - 48:15, 51:25, 57:8, 57:16, 67:4</p> <p>informed [2] - 33:12, 48:6</p> <p>initial [1] - 52:18</p> <p>inside [5] - 8:12, 20:7, 63:8, 63:16, 63:18</p> <p>INSPECTOR [1] - 1:22</p> <p>inspector [1] - 67:25</p> <p>installing [2] - 36:24, 71:22</p> <p>instead [1] - 74:6</p> <p>institution [1] - 12:16</p> <p>insulted [1] - 34:20</p> <p>intent [3] - 33:9, 65:8, 70:25</p> <p>internally [1] - 26:18</p> <p>interrupt [1] - 64:19</p> <p>inviting [1] - 57:6</p> <p>involve [1] - 51:15</p> <p>involved [2] - 47:7, 54:19</p> <p>involving [2] - 10:13, 50:12</p> <p>issue [14] - 14:7, 15:10, 20:18, 23:18, 29:10, 38:2, 46:20, 57:9, 57:20, 57:25, 63:25, 64:3, 64:6, 74:24</p> <p>issues [8] - 38:21, 38:22, 39:13, 45:19,</p>	<p>49:17, 55:23, 64:6, 64:7</p> <p>ITEM [1] - 2:4</p> <p>item [3] - 10:10, 10:12, 16:15</p> <p>items [13] - 32:5, 39:25, 40:2, 46:2, 46:9, 48:19, 48:22, 48:23, 48:25, 49:10, 49:12, 53:5, 53:6</p> <p>itself [4] - 6:14, 41:8, 52:14, 66:20</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>jack [1] - 51:6</p> <p>Jacuzzi [2] - 63:9, 63:10</p> <p>Jacuzzis [1] - 71:22</p> <p>Jay [2] - 69:14, 69:15</p> <p>Jersey [2] - 9:4, 62:22</p> <p>JoAnn [3] - 35:19, 41:2, 41:8</p> <p>JOANN [1] - 1:21</p> <p>job [3] - 4:20, 40:11, 67:25</p> <p>Joe [3] - 24:25, 54:12, 65:19</p> <p>judgment [1] - 51:22</p> <p>judgmental [1] - 57:5</p> <p>July [2] - 5:24, 20:23</p> <p>juried [3] - 24:17, 25:2, 25:16</p> <p>jurisdiction [1] - 63:12</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>Karen [1] - 77:10</p> <p>keep [5] - 32:19, 58:9, 59:9, 65:2, 72:6</p> <p>keeping [1] - 50:15</p> <p>Keller [1] - 3:17</p> <p>KEN [1] - 1:16</p> <p>Ken [6] - 4:12, 5:16, 7:2, 14:25, 44:13, 53:20</p> <p>Keystone [1] - 35:15</p> <p>kicking [1] - 52:23</p> <p>kind [10] - 22:9, 22:19, 36:15, 40:6, 40:19, 43:25, 48:2, 51:9, 51:11, 51:17</p> <p>kinds [3] - 37:16, 49:18, 59:25</p> <p>knocks [1] - 59:23</p> <p>knowing [1] - 50:4</p> <p>knowledge [1] - 47:18</p> <p>known [1] - 15:11</p> <p>knows [3] - 40:18, 58:4, 71:16</p>
---	---	---	--	---

<p style="text-align: center;">L</p> <p>lady [1] - 67:17 Lambertville [3] - 21:11, 21:25 Landing [2] - 42:15, 45:5 language [5] - 22:10, 22:11, 22:12, 22:19, 54:14 large [2] - 21:19, 46:8 last [3] - 22:17, 22:18, 23:25 late [1] - 5:24 lately [1] - 47:15 Laurie [2] - 44:13, 63:2 LAURIE [1] - 1:15 Law [1] - 7:18 lawyer [2] - 55:6, 55:7 lay [1] - 74:6 lease [1] - 4:24 leased [1] - 17:6 least [4] - 4:18, 28:23, 42:20, 72:17 leave [3] - 10:20, 22:20, 48:15 legal [14] - 36:16, 38:5, 38:14, 38:15, 39:14, 39:20, 49:18, 50:2, 50:5, 50:7, 50:8, 50:9, 54:20, 56:3 legislation [1] - 22:8 legitimacy [1] - 4:21 legitimate [1] - 5:5 legitimately [1] - 4:16 less [3] - 10:14, 34:20, 48:16 letter [1] - 66:18 letters [1] - 50:21 letting [2] - 26:3, 49:24 level [3] - 69:24, 72:7, 73:12 library [2] - 60:24, 61:6 license [1] - 42:6 lighting [3] - 45:22, 61:24, 64:6 limit [3] - 9:19, 18:22, 71:23 limitations [1] - 7:13 limited [1] - 67:11 line [5] - 16:15, 19:22, 43:4, 50:5, 72:4 linear [1] - 49:13 lines [2] - 16:10, 71:17 list [2] - 46:3, 48:23</p>	<p>listed [1] - 69:3 listen [6] - 33:16, 34:24, 34:25, 49:23, 53:19, 67:16 listening [1] - 7:19 lists [1] - 25:4 live [2] - 24:11, 60:11 lives [1] - 19:24 living [2] - 19:24, 72:20 local [1] - 76:3 located [2] - 61:24, 73:4 location [5] - 8:9, 8:10, 11:14, 19:9, 69:2 locations [1] - 11:4 locking [1] - 61:23 logic [2] - 26:20, 27:3 logical [1] - 27:13 longstanding [1] - 22:12 look [12] - 10:12, 12:10, 17:23, 18:9, 19:15, 20:3, 23:10, 28:6, 36:18, 37:2, 41:3, 43:21 looked [2] - 21:14, 59:25 looking [12] - 6:15, 6:17, 8:14, 8:19, 33:5, 43:6, 44:13, 45:7, 51:4, 55:9, 67:6, 67:12 looks [2] - 9:9, 18:14 loopholes [1] - 70:21 lose [2] - 46:9, 51:6 Louise [6] - 5:9, 5:11, 33:13, 53:20, 74:15, 75:4 LOUISE [1] - 1:17 love [1] - 75:9 lovely [1] - 67:17 Lower [1] - 21:18 luck [1] - 34:9 LUPINETTI [9] - 1:22, 64:19, 65:12, 68:15, 71:7, 71:9, 72:16, 73:5, 73:11</p>	<p>3:14, 4:13, 7:3, 13:15, 14:6, 14:9, 14:21, 14:23, 17:4, 17:9, 20:20, 21:21, 23:17, 27:9, 27:19, 29:6, 29:9, 36:12, 43:18, 43:23, 48:7, 48:17, 52:15, 52:22, 56:3, 56:18, 56:21 major [3] - 11:7, 38:22, 48:10 majority [1] - 26:22 Makefield [1] - 21:18 manage [2] - 48:4, 74:14 management [1] - 74:4 MANAGER [1] - 1:20 manner [1] - 50:19 Mary [2] - 24:10, 41:4 MARY [1] - 1:21 match [1] - 44:18 Matt [1] - 75:17 matter [3] - 40:24, 48:5, 56:4 MATTHEW [1] - 1:23 Mayor [1] - 3:17 McGill [1] - 24:25 mcHUGH [3] - 14:8, 20:17, 26:11 McHugh [57] - 1:15, 3:6, 3:7, 8:22, 9:3, 9:15, 13:16, 13:25, 14:5, 14:17, 14:22, 15:14, 15:17, 16:15, 16:22, 17:12, 18:13, 18:23, 21:14, 22:4, 22:20, 22:22, 23:12, 24:7, 25:15, 26:5, 26:25, 27:25, 29:4, 34:19, 36:5, 36:9, 36:11, 40:20, 40:24, 41:15, 41:21, 41:25, 42:5, 42:23, 43:9, 45:16, 52:20, 54:4, 54:8, 56:24, 58:11, 60:5, 60:11, 60:16, 61:11, 62:8, 62:13, 65:16, 66:8, 68:14, 75:16 mean [13] - 20:24, 27:15, 29:12, 38:19, 40:6, 43:7, 43:18, 48:23, 51:11, 51:13, 52:23, 56:11, 63:9 meaningful [2] - 23:23, 24:2 meaningless [1] - 37:22 means [1] - 72:17</p>	<p>measurements [1] - 23:15 mechanism [3] - 14:24, 15:2, 18:9 meet [1] - 66:24 meeting [30] - 3:3, 3:20, 23:6, 24:5, 30:6, 30:11, 30:12, 31:5, 31:10, 33:7, 33:8, 34:3, 35:13, 35:16, 36:8, 36:20, 37:9, 41:6, 41:14, 47:4, 50:19, 55:5, 55:7, 55:8, 62:4, 62:5, 74:19, 76:2, 76:7 meetings [8] - 35:20, 66:2, 66:3, 66:4, 66:25, 68:19, 73:22, 74:10 MEMBERS [1] - 1:13 members [2] - 4:7, 33:14 membership [1] - 58:23 memorized [1] - 28:3 mentality [1] - 36:16 mentioned [2] - 35:6, 59:11 Meyer [1] - 3:15 MEYER [25] - 1:16, 3:16, 10:3, 10:8, 22:7, 27:2, 29:3, 30:25, 33:4, 33:12, 33:20, 45:17, 47:8, 47:11, 47:19, 48:13, 50:24, 51:4, 57:7, 58:4, 59:13, 63:21, 64:12, 67:5, 67:9 MEYERS [2] - 26:20, 31:13 mic [3] - 34:13, 34:23, 73:19 Michelle [1] - 75:20 microphone [1] - 67:17 might [9] - 5:5, 5:6, 7:19, 20:20, 27:4, 31:4, 35:3, 52:16, 56:11 Mill [3] - 5:23, 24:13, 31:21 mind [2] - 21:22, 21:23 minor [2] - 49:3, 49:16 minutes [3] - 33:25, 36:16, 70:22 missed [3] - 35:3, 54:7, 54:8 missing [2] - 31:4,</p>	<p>41:10 models [3] - 45:7, 45:10, 55:10 money [13] - 14:20, 35:24, 37:6, 38:7, 40:4, 42:20, 46:9, 49:10, 49:11, 50:2, 74:17, 74:21, 74:23 month [14] - 17:22, 19:7, 23:11, 26:4, 26:16, 27:18, 28:16, 31:6, 32:16, 40:14, 74:19, 74:20 monthly [1] - 41:13 months [5] - 26:8, 28:25, 37:10, 51:7, 76:5 Moore [1] - 43:11 morning [1] - 17:21 most [1] - 59:12 move [10] - 13:16, 13:18, 17:7, 23:4, 28:22, 32:7, 48:20, 53:23, 54:3, 60:22 Movement [1] - 24:19 moves [1] - 19:4 moving [4] - 32:18, 32:19, 61:14, 73:9 MR [152] - 3:5, 3:8, 3:10, 3:12, 3:14, 3:16, 3:17, 4:13, 7:3, 8:7, 8:20, 8:25, 10:3, 10:8, 13:15, 13:23, 14:3, 14:6, 14:9, 14:21, 14:23, 16:17, 16:24, 17:4, 17:7, 17:9, 20:20, 21:21, 22:7, 23:17, 26:20, 27:2, 27:9, 27:19, 29:3, 29:6, 29:9, 29:17, 30:25, 31:13, 33:4, 33:12, 33:20, 34:12, 34:16, 34:21, 35:6, 36:12, 40:25, 41:19, 41:22, 42:4, 43:18, 43:23, 45:17, 47:5, 47:8, 47:10, 47:11, 47:14, 47:19, 48:7, 48:13, 48:17, 50:14, 50:24, 51:2, 51:4, 52:11, 52:15, 52:22, 54:11, 54:25, 55:11, 55:14, 55:19, 55:22, 56:3, 56:14, 56:18, 56:20, 56:21, 56:23, 57:4, 57:7, 57:23, 58:4, 58:20, 59:11, 59:13, 59:15, 60:4, 60:9, 60:13, 60:17, 61:5, 61:10,</p>
	<p style="text-align: center;">M</p> <p>main [2] - 51:21, 70:17 Main [1] - 75:21 maintain [1] - 71:19 maintenance [3] - 74:2, 74:5, 74:8 Maisel [2] - 3:13, 27:21 MAISEL [28] - 1:16,</p>			

<p>61:18, 62:11, 62:12, 62:15, 62:19, 63:2, 63:7, 63:11, 63:18, 63:20, 63:21, 64:8, 64:12, 64:19, 65:10, 65:12, 65:13, 65:19, 65:25, 66:7, 66:10, 66:17, 66:21, 66:25, 67:5, 67:8, 67:9, 67:14, 67:19, 68:4, 68:10, 68:15, 68:17, 68:23, 69:7, 69:8, 69:10, 69:12, 69:13, 69:15, 70:2, 71:6, 71:7, 71:8, 71:9, 72:9, 72:16, 72:25, 73:5, 73:8, 73:11, 73:14, 73:17, 75:19, 75:24</p>	<p>Municipal ^[1] - 35:15 municipal ^[1] - 11:6 municipalities ^[1] - 11:11 municipality ^[1] - 11:10 mural ^[2] - 24:24, 25:9 must ^[2] - 73:3, 74:11</p>	<p>34:3, 35:9, 50:19, 57:15, 74:19, 75:23, 75:25 nice ^[1] - 29:5 night ^[1] - 66:4 nimble ^[1] - 14:11 nine ^[3] - 36:20, 37:11, 37:12 NO ^[1] - 2:4 nobody ^[3] - 18:24, 51:9, 72:2 noise ^[2] - 18:23, 64:7 nominal ^[1] - 20:5 non ^[2] - 23:7, 31:20 non-profit ^[1] - 23:7 non-profits ^[1] - 31:20 none ^[1] - 33:15 normal ^[1] - 72:11 normally ^[1] - 15:25 note ^[2] - 3:21, 66:5 notes ^[1] - 77:7 nothing ^[2] - 31:17, 65:7 noticeable ^[1] - 28:4 notion ^[1] - 70:3 number ^[3] - 4:17, 44:14, 59:12 numbers ^[1] - 37:21 numerous ^[1] - 70:20</p>	<p>One ^[1] - 16:17 one ^[67] - 5:10, 6:23, 7:6, 7:8, 8:2, 9:21, 10:6, 10:11, 10:22, 11:14, 13:7, 17:20, 18:6, 18:24, 19:2, 19:16, 20:5, 20:7, 20:8, 20:13, 20:15, 22:25, 23:9, 23:14, 26:23, 27:8, 27:10, 27:17, 28:9, 29:14, 30:21, 30:22, 32:21, 32:22, 34:20, 36:22, 36:23, 42:17, 42:20, 44:10, 44:17, 46:5, 47:17, 47:21, 50:14, 51:11, 52:18, 56:8, 57:9, 57:11, 59:6, 60:15, 62:21, 66:13, 66:24, 69:20, 71:15, 73:4, 74:10, 75:14, 75:16, 75:19 ones ^[1] - 38:22 open ^[3] - 3:22, 4:10, 42:25 operated ^[1] - 4:3 operation ^[1] - 5:5 opinion ^[3] - 11:16, 52:4, 54:13 opportunity ^[3] - 23:10, 28:21, 28:22 opposition ^[2] - 66:18, 66:20 option ^[1] - 28:10 order ^[9] - 3:3, 18:18, 25:21, 30:13, 30:16, 41:9, 51:25, 52:9 ordinance ^[13] - 61:15, 61:19, 62:6, 62:25, 63:21, 68:18, 68:20, 69:6, 69:16, 70:25, 71:18, 75:22, 75:25 ordinances ^[2] - 68:6, 68:18 organization ^[9] - 4:15, 5:14, 8:25, 15:8, 17:8, 23:24, 24:14, 24:16, 30:16 organizations ^[10] - 16:18, 21:6, 23:7, 25:7, 25:13, 27:23, 30:10, 31:18, 31:20, 61:6 ought ^[1] - 56:16 outside ^[22] - 5:13, 8:11, 9:4, 12:3, 13:7, 15:22, 16:12, 19:6, 19:17, 19:18, 20:8, 21:6, 23:7, 30:10,</p>	<p>37:4, 38:7, 45:22, 59:17, 63:7, 63:17, 63:19, 64:10 overlap ^[1] - 17:25 overlapping ^[1] - 20:7 overviews ^[1] - 39:22 own ^[1] - 74:23 owner ^[2] - 60:2, 69:4</p>
<p>MS ^[116] - 3:7, 3:9, 3:11, 5:15, 8:16, 8:21, 8:22, 9:3, 9:9, 9:15, 10:6, 12:9, 13:16, 13:25, 14:5, 14:8, 14:17, 14:22, 14:25, 15:14, 15:15, 15:17, 16:9, 16:15, 16:22, 17:12, 17:14, 18:11, 18:13, 18:23, 19:14, 20:17, 20:18, 21:16, 21:20, 22:4, 22:20, 22:22, 23:12, 24:7, 24:10, 25:15, 25:17, 25:25, 26:5, 26:7, 26:8, 26:10, 26:11, 26:15, 26:25, 27:6, 27:21, 27:25, 28:3, 28:5, 28:18, 28:24, 29:2, 29:4, 29:19, 30:21, 31:12, 31:17, 32:19, 33:5, 33:19, 33:22, 34:5, 34:10, 34:19, 36:5, 36:9, 36:11, 40:20, 40:24, 41:15, 41:21, 41:25, 42:5, 42:23, 43:5, 43:9, 43:10, 43:20, 44:6, 44:8, 45:14, 45:16, 52:20, 53:9, 54:4, 54:5, 54:8, 55:3, 56:24, 58:3, 58:11, 59:22, 60:5, 60:11, 60:15, 60:16, 60:23, 61:11, 62:8, 62:13, 63:4, 63:9, 65:16, 66:8, 68:14, 73:13, 75:16, 75:20, 76:6 multiple ^[5] - 6:24, 7:17, 9:23, 50:21, 51:7</p>	<p style="text-align: center;">N</p> <p>name ^[1] - 47:16 nature ^[1] - 51:18 near ^[1] - 11:7 necessarily ^[2] - 20:4, 30:25 necessary ^[1] - 57:16 need ^[39] - 5:7, 6:21, 10:2, 11:9, 11:11, 13:12, 13:16, 18:9, 20:20, 22:22, 23:4, 23:12, 27:5, 29:15, 32:6, 36:16, 38:15, 43:16, 43:23, 46:24, 47:3, 47:20, 48:2, 48:3, 48:11, 49:9, 49:23, 50:5, 50:8, 51:10, 52:6, 55:25, 57:11, 57:18, 59:19, 65:8, 73:18, 75:5 needed ^[5] - 35:23, 46:18, 51:9, 51:23, 69:17 needs ^[5] - 12:7, 21:14, 39:4, 42:12, 52:5 negotiation ^[2] - 67:20, 67:22 neighbors ^[4] - 25:21, 29:19, 30:21, 31:12, 31:17, 32:19, 33:5, 33:19, 33:22, 34:5, 34:10, 34:19, 36:5, 36:9, 36:11, 40:20, 40:24, 41:15, 41:21, 41:25, 42:5, 42:23, 43:5, 43:9, 43:10, 43:20, 44:6, 44:8, 45:14, 45:16, 52:20, 53:9, 54:4, 54:5, 54:8, 55:3, 56:24, 58:3, 58:11, 59:22, 60:5, 60:11, 60:15, 60:16, 60:23, 61:11, 62:8, 62:13, 63:4, 63:9, 65:16, 66:8, 68:14, 73:13, 75:16, 75:20, 76:6 NEW ^[4] - 1:2, 1:7, 1:7, 1:8 new ^[9] - 37:16, 38:3, 38:13, 45:4, 45:5, 45:22, 45:25, 48:24, 61:21 next ^[21] - 13:21, 15:3, 15:5, 17:7, 22:24, 23:6, 23:11, 27:5, 30:6, 30:11, 30:17, 32:15, 32:17, 33:3,</p>	<p style="text-align: center;">O</p> <p>objecting ^[1] - 33:17 objective ^[3] - 58:2, 58:3, 58:9 obscenely ^[1] - 28:4 obviously ^[1] - 6:11 occupied ^[1] - 69:23 occur ^[1] - 55:16 occurred ^[1] - 7:23 occurring ^[1] - 8:12 October ^[28] - 11:24, 15:5, 15:6, 15:7, 17:5, 17:6, 25:18, 25:24, 25:25, 26:4, 26:14, 26:17, 27:18, 28:10, 28:17, 28:23, 29:4, 29:13, 29:17, 30:3, 30:23, 31:2, 32:9, 32:21, 34:2, 34:6 offer ^[1] - 59:7 officer ^[1] - 40:8 OFFICER ^[1] - 1:21 offices ^[1] - 41:2 Official ^[1] - 77:11 officially ^[1] - 30:12 OKLOWSKI ^[1] - 1:22 once ^[4] - 29:14, 30:14, 44:13, 53:3</p>	<p style="text-align: center;">P</p> <p>P&R ^[1] - 73:21 P.M ^[1] - 1:11 page ^[2] - 45:8, 45:9 PAGE ^[1] - 2:4 paint ^[14] - 37:18, 40:3, 43:7, 43:9, 43:10, 43:20, 44:2, 44:6, 45:13, 53:15, 55:25, 56:4, 56:6 painting ^[5] - 36:23, 44:11, 44:14, 44:21, 53:23 paints ^[1] - 43:11 paper's ^[1] - 76:3 parameters ^[1] - 17:3 parcel ^[1] - 55:7 park ^[1] - 74:8 parks ^[9] - 73:21, 73:24, 73:25, 74:3, 74:17, 75:2, 75:5, 75:9, 75:10 parse ^[2] - 44:14, 53:6 part ^[17] - 16:22, 19:21, 20:24, 21:2, 31:18, 44:12, 46:23, 51:23, 52:8, 53:5, 55:3, 59:3, 59:21, 60:23, 64:16, 67:20, 71:10 particular ^[5] - 16:20, 29:25, 33:9, 47:3, 51:9 particularly ^[1] - 38:23 particulars ^[1] - 7:20 party ^[1] - 70:7 pass ^[3] - 22:8, 55:15, 68:6 past ^[2] - 3:24, 25:3 pay ^[10] - 35:20, 42:12, 56:2, 58:25, 59:20, 60:3, 60:12, 60:13, 61:5 paying ^[7] - 9:24, 11:18, 12:2, 14:19, 16:5, 17:15, 42:11 pays ^[1] - 45:21 penalties ^[1] - 69:11 Pennsylvania ^[1] - 24:12</p>	

<p>PENNSYLVANIA [2] - 1:3, 1:8</p> <p>people [20] - 4:5, 4:8, 5:5, 5:10, 8:22, 13:22, 17:13, 19:8, 25:4, 26:22, 32:12, 38:2, 44:21, 55:23, 56:25, 57:25, 72:11, 73:2, 74:21, 75:17</p> <p>per [3] - 36:5, 46:19, 51:14</p> <p>percent [5] - 38:25, 39:6, 67:7, 67:8, 67:13</p> <p>percentage [2] - 39:7, 39:9</p> <p>perfectly [1] - 46:4</p> <p>perhaps [2] - 29:17, 47:20</p> <p>period [4] - 4:25, 20:22, 67:11, 67:13</p> <p>permissible [1] - 69:21</p> <p>permission [2] - 31:25, 44:22</p> <p>permit [9] - 8:8, 13:21, 13:22, 13:23, 41:19, 43:2, 43:3, 68:15, 68:16</p> <p>permitting [1] - 31:8</p> <p>person [3] - 7:17, 70:13, 75:19</p> <p>personally [3] - 15:9, 28:14, 53:9</p> <p>personnel [1] - 48:2</p> <p>pete [3] - 3:4, 7:22, 55:17</p> <p>Pete [13] - 5:24, 23:20, 28:5, 29:15, 40:5, 40:17, 47:2, 48:8, 48:14, 50:10, 51:25, 61:17, 66:16</p> <p>peter [1] - 68:4</p> <p>Peter [3] - 33:22, 57:24, 74:20</p> <p>PETER [2] - 1:16, 1:20</p> <p>Phillips [3] - 5:22, 24:13, 31:21</p> <p>phone [1] - 41:11</p> <p>pieces [1] - 36:20</p> <p>place [4] - 8:8, 27:8, 30:12, 48:21</p> <p>placed [1] - 8:10</p> <p>places [1] - 5:25</p> <p>plan [3] - 31:20, 31:22, 74:7</p> <p>planned [2] - 33:16, 69:10</p> <p>play [1] - 34:25</p> <p>playing [1] - 72:7</p>	<p>Pledge [1] - 3:21</p> <p>point [23] - 8:14, 8:18, 9:13, 10:10, 12:18, 13:2, 22:7, 29:18, 35:11, 38:19, 42:6, 42:19, 51:22, 52:9, 52:24, 53:4, 55:15, 56:20, 56:21, 64:3, 67:23, 69:25, 70:18</p> <p>pointed [1] - 25:8</p> <p>points [1] - 12:10</p> <p>policies [2] - 6:18, 32:7</p> <p>policy [17] - 3:25, 7:24, 8:18, 12:5, 13:17, 22:17, 26:3, 26:17, 27:5, 27:8, 29:12, 29:14, 29:23, 30:9, 30:12, 31:15, 53:25</p> <p>political [1] - 35:4</p> <p>pom [1] - 75:7</p> <p>poms [1] - 75:7</p> <p>pool [1] - 63:24</p> <p>pools [3] - 61:16, 61:20, 61:22</p> <p>porches [1] - 48:23</p> <p>portion [3] - 60:25, 67:21, 71:10</p> <p>position [2] - 27:11, 66:14</p> <p>possibility [3] - 47:9, 51:3, 52:11</p> <p>possible [3] - 20:21, 30:22, 58:10</p> <p>possibly [2] - 16:17, 45:2</p> <p>post [1] - 24:16</p> <p>postal [1] - 24:11</p> <p>posted [1] - 76:4</p> <p>posting [1] - 25:9</p> <p>potential [1] - 35:10</p> <p>pre [1] - 28:9</p> <p>pre-printed [1] - 28:9</p> <p>precedence [4] - 4:15, 5:6, 7:9, 20:24</p> <p>precludes [1] - 72:14</p> <p>predominantly [1] - 25:13</p> <p>preexisting [2] - 73:8, 73:9</p> <p>prefer [2] - 28:15, 34:4</p> <p>preference [3] - 9:23, 11:17, 25:7</p> <p>prepared [2] - 41:13, 61:19</p> <p>present [8] - 46:25, 47:3, 47:20, 52:5, 52:6, 62:3, 63:24, 75:25</p>	<p>PRESENT [2] - 1:13, 1:19</p> <p>presentation [1] - 4:18</p> <p>presented [2] - 41:10, 46:22</p> <p>preservationist [2] - 56:14, 42:17</p> <p>preservationists [1] - 38:6</p> <p>president [1] - 66:11</p> <p>PRESIDENT [74] - 1:14, 1:15, 3:2, 3:19, 7:22, 9:16, 11:13, 15:18, 17:10, 18:15, 18:25, 21:5, 21:17, 22:23, 24:8, 25:20, 26:2, 26:12, 26:16, 27:17, 28:12, 28:20, 29:7, 29:11, 30:8, 32:3, 32:24, 33:11, 33:24, 34:8, 34:11, 34:15, 34:18, 35:5, 35:8, 36:7, 36:10, 40:5, 40:23, 42:14, 50:10, 53:19, 54:6, 54:9, 54:23, 55:12, 55:17, 58:18, 59:5, 60:21, 61:9, 61:13, 62:7, 62:10, 62:17, 62:20, 63:16, 63:19, 64:18, 65:14, 65:17, 65:23, 66:3, 66:16, 67:16, 68:3, 68:8, 68:21, 69:14, 69:25, 71:5, 73:15, 75:14, 76:7</p> <p>pressure [1] - 37:25</p> <p>Preston [1] - 24:25</p> <p>presumably [2] - 45:22, 70:3</p> <p>pretend [1] - 19:23</p> <p>pretty [1] - 20:5</p> <p>previous [1] - 68:19</p> <p>principal [1] - 65:3</p> <p>printed [1] - 28:9</p> <p>prioritizing [1] - 27:7</p> <p>priority [6] - 14:20, 15:14, 15:15, 15:22, 20:9, 53:10</p> <p>private [3] - 67:7, 70:5, 72:12</p> <p>privilege [2] - 38:24, 39:3</p> <p>problem [10] - 11:21, 26:23, 44:21, 45:2, 46:7, 46:23, 48:10, 48:20, 51:20, 56:22</p> <p>problematic [1] - 46:15</p>	<p>problems [1] - 13:20</p> <p>procedure [4] - 3:23, 4:2, 8:3, 21:9</p> <p>proceedings [2] - 76:10, 77:5</p> <p>process [13] - 17:10, 32:17, 40:6, 40:18, 44:2, 44:25, 53:15, 53:21, 54:19, 56:10, 68:7, 74:14, 75:23</p> <p>processes [1] - 41:2</p> <p>profit [1] - 23:7</p> <p>profits [1] - 31:20</p> <p>programs [2] - 74:2, 74:5</p> <p>project [7] - 44:19, 44:24, 45:5, 47:6, 52:21, 58:13, 59:18</p> <p>projections [1] - 66:22</p> <p>projects [10] - 42:10, 44:16, 45:11, 47:15, 50:16, 53:24, 56:6, 58:12, 74:23</p> <p>prominent [2] - 11:4, 27:10</p> <p>promoting [2] - 9:14, 12:12</p> <p>properly [1] - 75:10</p> <p>property [20] - 10:24, 11:3, 11:4, 58:24, 58:25, 59:3, 59:9, 59:23, 60:2, 60:3, 60:12, 60:19, 60:20, 60:23, 61:7, 61:12, 69:4, 71:17, 72:4, 74:8</p> <p>proposal [3] - 46:12, 51:5, 70:22</p> <p>proposed [6] - 37:3, 61:15, 69:17, 71:16, 71:18, 75:25</p> <p>proposing [1] - 72:21</p> <p>proud [1] - 61:11</p> <p>provide [2] - 50:19, 57:16</p> <p>provided [1] - 41:23</p> <p>provides [1] - 11:2</p> <p>provisions [1] - 70:19</p> <p>proximity [1] - 22:13</p> <p>public [8] - 4:24, 7:19, 10:24, 11:3, 11:4, 65:18, 70:6, 73:15</p> <p>Public [1] - 2:8</p> <p>publicity [3] - 6:23, 9:11, 31:23</p> <p>punch [1] - 16:4</p> <p>punt [1] - 30:5</p> <p>purchaser [1] - 67:2</p> <p>purpose [2] - 22:5, 30:3</p>	<p>pursue [1] - 70:25</p> <p>put [56] - 4:2, 4:5, 4:10, 6:5, 6:21, 8:24, 9:6, 9:7, 9:17, 9:19, 11:25, 12:7, 12:18, 13:3, 13:21, 15:3, 15:6, 15:9, 16:12, 16:13, 18:22, 19:3, 20:14, 20:15, 22:24, 26:3, 26:13, 27:3, 28:8, 28:16, 29:13, 29:18, 30:12, 30:17, 30:24, 31:7, 31:8, 31:18, 31:25, 32:8, 32:12, 32:14, 32:25, 34:2, 37:25, 39:20, 41:12, 52:14, 54:14, 63:8, 63:14, 68:12, 69:19, 71:2, 72:2, 72:11</p> <p>putting [5] - 27:8, 59:16, 62:24, 71:22, 72:15</p> <p style="text-align: center;">Q</p> <p>quagmire [1] - 27:9</p> <p>questioning [1] - 48:16</p> <p>questions [4] - 10:4, 62:7, 65:15, 65:18</p> <p>quickly [2] - 23:19, 38:10</p> <p>quite [3] - 38:10, 46:10, 63:11</p> <p style="text-align: center;">R</p> <p>racked [1] - 50:8</p> <p>racking [2] - 45:6, 56:9</p> <p>raise [2] - 61:4, 66:24</p> <p>raised [1] - 61:12</p> <p>raising [1] - 50:25</p> <p>range [1] - 44:10</p> <p>rate [1] - 67:21</p> <p>rather [6] - 15:24, 19:11, 26:23, 46:18, 49:9, 58:14</p> <p>rational [1] - 38:11</p> <p>rationalle [1] - 64:17</p> <p>reach [1] - 4:8</p> <p>reached [3] - 4:15, 5:16, 5:18</p> <p>reads [1] - 18:24</p> <p>real [5] - 38:2, 38:7, 49:10, 61:4, 70:7</p> <p>realistic [1] - 10:8</p> <p>realistically [1] - 45:11</p> <p>realized [1] - 37:10</p>
---	--	--	--	--

<p>really [9] - 5:7, 9:22, 10:2, 38:7, 43:24, 49:15, 53:6, 64:5, 67:25</p> <p>reason [18] - 5:18, 5:21, 7:12, 19:21, 24:2, 26:7, 28:5, 29:23, 31:18, 34:21, 44:12, 51:24, 55:3, 62:16, 62:18, 62:21, 64:16, 71:20</p> <p>reasonable [1] - 11:5</p> <p>reasonably [1] - 28:7</p> <p>reasons [3] - 7:18, 38:5, 38:16</p> <p>rebuild [1] - 59:24</p> <p>rebuilt [1] - 53:12</p> <p>receive [1] - 8:8</p> <p>received [1] - 47:15</p> <p>recently [2] - 6:17, 66:17</p> <p>reciprocity [1] - 11:5</p> <p>recognition [1] - 27:4</p> <p>recommend [1] - 56:16</p> <p>recommendation [3] - 15:20, 15:24, 30:14</p> <p>recommendations [1] - 26:19</p> <p>recommended [1] - 36:2</p> <p>reconstruction [3] - 37:17, 38:4, 46:2</p> <p>record [1] - 34:19</p> <p>reduced [1] - 23:16</p> <p>refer [1] - 25:3</p> <p>reference [6] - 22:11, 22:13, 70:9, 70:12, 71:4, 72:13</p> <p>referenced [1] - 10:4</p> <p>references [1] - 24:24</p> <p>referencing [1] - 72:10</p> <p>refresh [2] - 73:25, 74:4</p> <p>refundable [1] - 10:15</p> <p>regard [2] - 46:16, 51:22</p> <p>regarding [3] - 4:24, 39:10, 39:18</p> <p>regardless [2] - 4:22, 31:24</p> <p>region [1] - 5:20</p> <p>registering [1] - 7:14</p> <p>regular [1] - 30:12</p> <p>regulation [1] - 73:3</p> <p>regulations [2] - 2:7, 61:16</p> <p>reinforce [1] - 72:19</p> <p>relates [4] - 4:19, 48:19, 49:17</p>	<p>relationships [1] - 22:12</p> <p>relevant [1] - 6:10</p> <p>rental [3] - 68:19, 68:23, 69:3</p> <p>repeat [1] - 62:12</p> <p>replacing [4] - 43:7, 43:14, 43:15, 44:10</p> <p>replenish [1] - 50:20</p> <p>Reporter [1] - 77:11</p> <p>reporter [1] - 52:7</p> <p>represent [1] - 49:4</p> <p>representation [8] - 4:23, 37:7, 38:14, 38:15, 48:12, 49:18, 49:24, 57:18</p> <p>representative [1] - 66:2</p> <p>representatives [1] - 4:14</p> <p>represented [5] - 47:13, 47:18, 47:19, 52:4, 52:13</p> <p>representing [3] - 4:21, 24:13, 47:23</p> <p>represents [2] - 39:6, 40:3</p> <p>request [2] - 14:3, 16:20</p> <p>requesting [3] - 4:16, 7:15, 50:25</p> <p>require [2] - 36:15, 64:13</p> <p>required [1] - 47:14</p> <p>requirements [4] - 61:21, 61:23, 61:24, 65:8</p> <p>requires [1] - 68:16</p> <p>research [4] - 22:24, 23:5, 26:18, 30:9</p> <p>reserve [1] - 14:14</p> <p>reserved [1] - 16:5</p> <p>residence [1] - 58:23</p> <p>resident [1] - 59:23</p> <p>residents [2] - 56:25, 66:23</p> <p>respectfully [1] - 37:20</p> <p>respond [1] - 71:7</p> <p>responded [1] - 38:10</p> <p>responsibilities [2] - 73:24, 75:2</p> <p>responsibility [3] - 37:4, 73:25, 74:25</p> <p>responsible [3] - 38:25, 54:20, 55:8</p> <p>restriction [1] - 70:11</p> <p>restrictions [1] - 72:2</p> <p>RETTIG [24] - 1:15, 3:9, 14:25, 15:15,</p>	<p>16:9, 18:11, 20:18, 21:16, 25:25, 26:8, 28:24, 43:5, 43:10, 43:20, 44:6, 45:14, 53:9, 54:5, 58:3, 59:22, 60:15, 60:23, 63:4, 63:9</p> <p>Rettig [1] - 3:8</p> <p>revenue [3] - 35:24, 37:2, 37:10</p> <p>review [4] - 36:14, 40:8, 41:4, 42:2</p> <p>reviewing [3] - 46:10, 46:11, 46:12</p> <p>reviews [6] - 35:17, 36:15, 36:24, 41:8, 42:14, 42:16</p> <p>Rick [1] - 72:10</p> <p>RICK [1] - 1:22</p> <p>ringer [1] - 39:14</p> <p>river [1] - 75:10</p> <p>Riverwoods [2] - 64:23, 71:14</p> <p>road [2] - 44:9, 68:11</p> <p>roadside [1] - 9:11</p> <p>roll [1] - 3:4</p> <p>roof [1] - 37:19</p> <p>roofs [1] - 43:15</p> <p>rooftop [1] - 62:24</p> <p>room [1] - 64:15</p> <p>ROOM [1] - 1:7</p> <p>roughly [1] - 37:11</p> <p>Route [2] - 24:16, 25:10</p> <p>route [1] - 21:3</p> <p>RPR [1] - 77:10</p> <p>run [4] - 11:21, 26:8, 31:14, 39:13</p> <p>Run [5] - 7:6, 11:23, 18:17, 25:23, 28:13</p> <p>running [10] - 4:4, 4:9, 9:24, 11:17, 11:19, 11:23, 12:6, 15:21, 32:4, 74:6</p> <p>runs [1] - 17:22</p>	<p>School [2] - 24:18, 25:5</p> <p>scope [2] - 44:18, 47:5</p> <p>score [1] - 52:7</p> <p>screened [2] - 64:11, 64:12</p> <p>screening [4] - 63:23, 64:3, 64:4, 64:6</p> <p>second [12] - 12:21, 34:20, 62:16, 63:2, 63:6, 63:14, 64:10, 64:12, 64:14, 65:5, 65:9</p> <p>sector [1] - 67:7</p> <p>see [9] - 15:12, 18:10, 28:6, 30:9, 30:18, 34:13, 53:16, 70:19, 73:22</p> <p>seem [7] - 7:19, 24:2, 45:16, 46:10, 50:10, 74:15, 74:24</p> <p>selling [1] - 66:14</p> <p>send [3] - 65:25, 66:4, 66:17</p> <p>sense [15] - 12:23, 12:25, 13:6, 13:11, 17:9, 17:15, 17:25, 20:2, 20:3, 20:7, 43:19, 45:8, 45:10, 46:21, 58:8</p> <p>separate [1] - 49:14</p> <p>SEPTEMBER [2] - 1:5, 1:10</p> <p>September [6] - 10:23, 25:16, 25:18, 25:23, 26:5, 31:9</p> <p>September/October [1] - 11:24</p> <p>serious [1] - 68:6</p> <p>serve [2] - 11:19, 22:5</p> <p>served [3] - 6:21, 13:19, 15:10</p> <p>Services [1] - 35:15</p> <p>services [1] - 59:7</p> <p>session [2] - 29:24, 30:4</p> <p>set [2] - 12:5, 74:4</p> <p>setback [1] - 65:8</p> <p>setbacks [4] - 61:24, 71:15, 71:16, 72:4</p> <p>setting [2] - 70:5, 70:6</p> <p>seven [3] - 49:4, 49:11, 61:12</p> <p>several [2] - 22:13, 55:5</p> <p>Sewer [1] - 66:19</p> <p>sewer [2] - 66:20, 67:21</p> <p>shape [1] - 47:17</p> <p>shared [1] - 27:22</p>	<p>Sharon [1] - 24:25</p> <p>shed [1] - 45:21</p> <p>Sherwin [1] - 43:12</p> <p>shield [1] - 70:14</p> <p>shielding [2] - 70:9, 70:12</p> <p>shore [1] - 62:22</p> <p>short [4] - 67:12, 68:19, 68:23, 69:3</p> <p>shorter [2] - 13:9, 20:14</p> <p>shortly [1] - 74:19</p> <p>show [2] - 25:2, 25:16</p> <p>side [2] - 6:4, 40:6</p> <p>sides [1] - 11:10</p> <p>siding [4] - 37:19, 43:15, 44:2, 44:4</p> <p>sign [24] - 4:16, 4:17, 7:8, 7:15, 10:23, 10:24, 12:7, 13:24, 14:22, 17:17, 23:14, 23:25, 24:16, 24:21, 25:8, 25:9, 27:3, 38:23, 40:7, 41:20, 42:2, 43:2, 46:12</p> <p>signage [4] - 21:25, 24:4, 39:5, 46:6</p> <p>significant [4] - 36:14, 45:20, 46:9, 46:13</p> <p>Signs [1] - 2:5</p> <p>signs [19] - 3:24, 8:8, 9:7, 9:13, 9:17, 9:19, 9:23, 10:13, 10:15, 10:16, 10:18, 11:2, 23:15, 23:16, 26:23, 27:10, 27:11, 35:4, 36:22</p> <p>silly [2] - 18:3, 20:12</p> <p>simple [4] - 52:14, 54:14, 58:10, 61:10</p> <p>simplistic [1] - 7:19</p> <p>sister [1] - 21:11</p> <p>sit [1] - 74:18</p> <p>site [4] - 6:16, 6:19, 13:3, 17:24</p> <p>sits [1] - 35:15</p> <p>sitting [2] - 14:15, 74:16</p> <p>situation [9] - 6:21, 12:19, 13:12, 17:19, 21:23, 29:25, 33:10, 50:23, 59:16</p> <p>situations [2] - 72:10, 72:13</p> <p>six [5] - 24:5, 36:21, 49:4, 49:11, 64:13</p> <p>size [9] - 21:14, 26:25, 27:2, 27:11, 28:6, 28:21, 32:10, 47:6, 52:20</p>
S		<p>safe [2] - 63:14, 76:8</p> <p>sale [3] - 66:20, 66:22, 67:13</p> <p>satisfied [1] - 75:24</p> <p>scale [2] - 44:18, 45:5</p> <p>scenario [1] - 36:14</p> <p>scene [1] - 70:7</p> <p>schedule [2] - 10:12, 41:23</p> <p>scheme [2] - 37:23, 44:5</p> <p>school [1] - 60:24</p>		

<p>sizeable [1] - 45:19 slammed [1] - 43:2 slightly [1] - 48:5 slots [1] - 18:10 small [2] - 40:3, 53:24 smaller [2] - 42:24, 53:5 Society [1] - 12:12 sold [1] - 67:7 Solebury [18] - 6:17, 8:23, 9:2, 9:4, 9:6, 9:8, 9:10, 9:14, 9:18, 10:21, 11:2, 11:5, 11:6, 12:13, 14:8, 17:22, 19:18, 19:23 Solicitor [3] - 8:17, 29:20, 33:8 solicitor [1] - 35:13 solidly [1] - 5:19 solution [1] - 33:9 someone [3] - 11:24, 16:3, 63:13 sometimes [4] - 50:21, 51:15, 51:16, 72:18 solely [1] - 69:17 sorry [2] - 62:19, 73:18 sort [3] - 64:13, 69:18, 72:25 sound [3] - 10:16, 13:14, 70:15 sounds [5] - 10:16, 20:17, 32:20, 46:14, 67:25 South [1] - 75:21 space [5] - 6:24, 12:20, 27:22, 28:10, 72:24 spaces [1] - 72:18 span [2] - 15:21, 19:11 speaking [3] - 28:15, 48:7, 62:21 special [2] - 16:18, 16:25 specific [1] - 22:8 specifically [1] - 62:23 speculators [1] - 59:17 spend [1] - 32:2 spent [1] - 33:25 spot [3] - 15:23, 16:4, 16:5 spread [1] - 61:2 square [4] - 41:22, 41:23, 41:24, 52:22 squarely [1] - 12:13 staff [2] - 33:8, 59:20 stage [1] - 57:13 stagger [1] - 17:25</p>	<p>staggered [1] - 18:9 stairs [1] - 45:22 stake [1] - 38:23 stand [1] - 33:16 standing [1] - 6:11 standpoint [2] - 37:24, 39:14 start [11] - 4:12, 14:10, 40:20, 44:13, 46:17, 51:13, 52:16, 59:15, 63:25, 69:17, 70:23 started [4] - 25:5, 27:7, 40:11, 53:20 starting [1] - 30:3 statement [2] - 33:16, 46:17 stating [1] - 66:19 statute [1] - 7:13 stay [1] - 42:23 stenographer [3] - 35:18, 39:15, 54:10 step [1] - 75:23 STEVEN [1] - 1:22 still [8] - 43:23, 46:9, 53:14, 64:8, 65:4, 65:21, 65:24, 67:11 stilts [1] - 69:22 stone [1] - 74:4 stop [2] - 15:19, 33:11 Stop [1] - 32:3 storm [1] - 36:22 story [3] - 63:5, 63:6 Stover [1] - 41:4 STOVER [2] - 1:21, 73:13 Street [2] - 70:17, 75:21 STREET [1] - 1:7 street [1] - 70:18 strict [1] - 6:6 strictly [1] - 65:10 structurally [1] - 63:14 structure [1] - 65:3 structures [3] - 45:18, 45:21, 48:21 subject [2] - 48:16, 58:17 submit [1] - 67:24 submitted [1] - 5:3 substantial [1] - 35:12 sudden [1] - 52:18 Sugan [4] - 11:14, 21:25, 24:16, 25:9 suggest [1] - 71:2 suggested [2] - 28:11, 58:9 suggesting [2] - 49:7, 69:21 suggestion [8] - 19:3,</p>	<p>19:14, 25:22, 30:21, 30:23, 32:11, 32:21 suggestions [4] - 23:5, 23:9, 30:22, 32:23 summer [3] - 6:17, 7:11, 12:11 Sunshine [1] - 7:18 support [1] - 59:19 supposed [1] - 71:17 surrounds [1] - 11:10 swimming [4] - 61:16, 61:19, 61:22, 63:24 System [1] - 66:15 system [1] - 66:20</p>	<p>timeline [1] - 13:5 timely [2] - 50:15, 50:19 timing [2] - 14:23, 15:2 Tina [1] - 44:8 TINA [1] - 1:15 tiny [1] - 25:4 today [5] - 5:22, 6:9, 7:21, 31:2, 31:6 together [4] - 7:17, 27:15, 41:12, 69:19 tomorrow [3] - 36:19, 37:9, 37:11 tonight [4] - 4:18, 33:15, 36:17, 39:23 topic [1] - 33:25 total [2] - 19:18, 36:5 totally [3] - 40:10, 44:10, 74:11 town [8] - 4:2, 6:2, 9:20, 16:5, 16:8, 42:24, 43:13, 57:2 track [1] - 50:15 tradition [1] - 24:18 transactions [1] - 59:12 transcript [1] - 77:8 treated [1] - 60:9 tremendously [1] - 64:24 trip [1] - 76:8 trouble [3] - 37:24, 57:6, 58:13 true [2] - 31:24, 60:15 try [7] - 7:16, 14:11, 35:24, 53:6, 63:12, 72:6, 74:13 trying [17] - 21:25, 29:21, 32:20, 32:21, 33:6, 37:20, 44:13, 44:17, 45:7, 47:2, 47:21, 48:13, 51:24, 71:23, 72:22, 72:25, 74:21 tub [27] - 2:7, 61:15, 62:8, 62:13, 62:15, 63:4, 63:6, 63:8, 63:10, 63:14, 63:25, 64:9, 67:24, 68:12, 68:18, 69:16, 70:2, 70:4, 70:9, 70:16, 71:16, 72:3, 72:11, 72:15, 73:3, 75:22 tubs [3] - 61:19, 61:21, 62:24 TUESDAY [1] - 1:10 tune [1] - 43:16 tuned [1] - 69:18 turn [2] - 18:6, 52:18</p>	<p>turns [2] - 28:8, 51:8 tweak [1] - 53:24 two [41] - 4:7, 5:10, 5:16, 10:12, 12:17, 17:19, 17:20, 17:22, 18:10, 18:11, 20:4, 20:7, 20:12, 20:14, 20:18, 20:20, 20:21, 23:15, 23:16, 26:8, 26:23, 27:3, 27:10, 28:6, 28:24, 28:25, 29:3, 29:10, 30:3, 30:24, 31:6, 32:23, 33:2, 45:7, 49:2, 52:6, 55:9, 63:5, 64:24, 74:10, 76:5 type [1] - 44:24 types [1] - 45:11 typical [1] - 37:8 typically [2] - 72:11, 72:12</p>
T				
<p>table [1] - 21:8 talent [1] - 38:7 tall [1] - 64:14 tax [8] - 38:24, 39:3, 58:24, 58:25, 59:3, 59:9, 60:20, 61:8 taxes [5] - 60:3, 60:19, 60:23, 61:4, 61:12 taxpayer [1] - 59:20 TECHNICIAN [1] - 1:23 temporary [2] - 10:13, 13:24 ten [1] - 67:20 ten-year [1] - 67:20 term [3] - 68:19, 68:23, 69:3 terms [11] - 4:21, 5:9, 7:13, 13:5, 17:15, 38:13, 39:23, 43:19, 44:10, 46:21, 51:13 theirs [2] - 28:16, 30:17 themselves [1] - 4:21 therefore [3] - 57:17, 71:2, 71:18 thereof [1] - 10:16 thinking [2] - 27:17, 49:20 thinner [1] - 61:2 thirty [1] - 67:8 thoroughfare [1] - 11:7 thousand [4] - 36:7, 36:13, 40:14, 49:4 three [10] - 11:10, 12:20, 13:12, 18:12, 36:21, 36:24, 38:22, 42:16, 63:5, 64:22 throughout [1] - 25:8 throw [1] - 47:8 tie [1] - 31:4</p>	U			
<p>ultimately [2] - 65:2, 65:6 under [3] - 39:17, 46:25, 60:18 understood [1] - 48:13 uneven [1] - 71:24 unfortunately [1] - 32:13 unknown [1] - 38:13 unless [1] - 16:6 unnecessarily [1] - 56:7 unyielding [1] - 49:15 up [80] - 4:3, 4:6, 4:10, 4:17, 5:2, 5:25, 6:5, 6:16, 7:10, 7:13, 8:24, 9:7, 9:13, 9:17, 10:10, 11:25, 12:5, 12:7, 12:14, 12:18, 12:25, 13:3, 13:25, 18:4, 18:12, 19:7, 20:14, 20:15, 21:18, 22:9, 23:5, 24:8, 26:2, 26:4, 26:13, 26:21, 27:3, 28:8, 28:16, 29:12, 29:13, 29:18, 30:6, 30:17, 30:24, 31:7, 31:8, 31:9, 31:25, 32:9, 32:14, 33:21, 34:25, 35:22, 35:23, 36:6, 38:7, 38:18, 39:5, 40:13, 45:6, 50:8, 51:6, 54:7, 54:14, 56:9, 57:11, 58:14,</p>				

<p>59:2, 59:9, 62:17, 64:23, 67:6, 67:13, 69:22, 71:3, 71:25, 72:17, 72:19 upcoming [1] - 62:3 usual [1] - 74:11 utilizing [1] - 4:25</p>	<p>Weymouth [1] - 24:11 whacker [1] - 74:7 whole [11] - 25:9, 27:18, 37:3, 37:21, 37:23, 39:11, 44:4, 55:6, 70:3, 71:14, 74:14 wide [1] - 44:10 widely [1] - 44:16 Williams [1] - 43:12 willing [2] - 27:23, 46:4 window [3] - 43:14, 44:11, 44:15 windows [2] - 37:19, 43:7 Wine [5] - 7:7, 11:23, 18:17, 25:23, 28:13 wired [1] - 49:17 wonderful [3] - 12:15, 13:5, 18:8 word [3] - 36:17, 45:24 worded [1] - 54:16 words [2] - 36:13, 46:11 WORKSHOP [1] - 1:5 workshop [5] - 3:20, 22:24, 29:24, 30:4, 30:11 worried [1] - 51:14 worse [1] - 45:2 worth [3] - 37:24, 46:5, 50:9 write [1] - 22:19</p>	<p>ZONING [1] - 1:21 zoning [6] - 40:8, 41:3, 41:4, 41:5, 41:19, 42:2 Zoom [2] - 34:22, 75:18</p>
<p>V</p>		
<p>value [2] - 39:20, 44:17 Van [1] - 24:24 variants [1] - 47:6 various [2] - 5:25, 50:16 vary [1] - 44:16 versus [1] - 44:11 VICE [1] - 1:15 vice [1] - 66:11 VICE-PRESIDENT [1] - 1:15 vice-president [1] - 66:11 violation [1] - 69:5 violations [1] - 69:11 visual [2] - 19:9, 70:6 voice [2] - 20:5, 62:21 volatile [1] - 48:9 volatility [1] - 48:11 vote [3] - 29:6, 31:2, 31:3 voting [1] - 29:5</p>	<p>W</p>	
<p>wait [2] - 29:17, 30:23 waiting [3] - 14:15, 14:18, 30:25 walk [1] - 65:3 walk-out [1] - 65:3 wall [1] - 64:13 wants [3] - 31:7, 59:24, 72:19 warrant [1] - 46:4 water [1] - 70:16 Water [3] - 66:15, 66:19, 67:3 wave [1] - 75:8 ways [1] - 22:14 website [5] - 67:4, 68:24, 69:3, 74:3, 76:5 weed [1] - 74:7 weekend [2] - 13:8, 18:8 weeks [5] - 23:23, 24:5, 29:10, 31:6, 33:2 welcome [1] - 19:19</p>	<p>Y</p>	<p>yard [8] - 10:16, 10:18, 10:22, 61:25, 71:4, 72:12, 72:15 year [20] - 13:21, 15:3, 15:25, 16:3, 23:25, 24:4, 27:5, 30:18, 31:14, 32:15, 32:17, 37:12, 40:11, 49:5, 52:24, 52:25, 53:21, 55:2, 58:23, 67:20 years [9] - 4:17, 18:6, 24:14, 25:10, 25:11, 61:12, 64:22, 66:12, 67:12 yourself [2] - 24:9, 54:9</p>
<p>Z</p>		
	<p>Z</p>	<p>zip [2] - 19:19, 21:20 zone [3] - 64:25, 71:13, 72:23</p>