

17:52:28 1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
18:02:06
18:04:36 24

BEFORE THE BOARD OF SUPERVISORS
OF THE TOWNSHIP OF WESTTOWN
CHESTER COUNTY, PENNSYLVANIA

VOLUME 8

IN RE: CONDITIONAL USE APPLICATION
TOLL PA XVIII, L.P.

Hearing was held at the Bayard
Rustin High School, Auditorium, 1100 Shiloh
Road, West Chester, Pennsylvania, on Tuesday,
September 19, 2017, beginning at 6:05
o'clock, p.m.

BEFORE: MICHAEL T. DIDOMENICO, Chairman
CAROL R. DEWOLF
THOMAS HAWS

ALSO PRESENT: ROBERT R. PINGAR,
Township Manager

ELEANOR J. SCHWANDT, RMR
COURT REPORTER

18:06:49 1 would like to introduce Mrs. Carol DeWolf, to
18:06:52 2 my right, vice chair; Mr. Tom Haws, police
18:06:55 3 commissioner; I'm Mike DiDomenico, Chair.
18:06:58 4 To my far left is Mr. Pingar,
18:07:00 5 Township Manager. And to my left is Mr.
18:07:03 6 Patrick McKenna, our township solicitor. At
18:07:07 7 this time I'll turn it over to Mr. McKenna.
18:07:09 8 MR. MCKENNA: Thank you, Mr.
18:07:11 9 Chairman. Good evening, ladies and gentlemen.
18:07:13 10 We are here on the continued hearing of the
18:07:15 11 Toll Brothers Crebilly application. We were
18:07:17 12 last here on August 29th.
18:07:19 13 As we have with every other
18:07:21 14 evening, my first question is: Is there anyone
18:07:23 15 who is recording either the audio or visually?
18:07:25 16 MR. BRAXTON: Yes.
18:07:26 17 MR. MCKENNA: Yes, sir, one more
18:07:27 18 time for the record, your name, please.
18:07:28 19 MR. BRAXTON: John Braxton.
18:07:31 20 MR. MCKENNA: Thank you, sir.
18:07:33 21 This evening we are going to pick
18:07:34 22 up where we left off. I believe the Planning
18:07:37 23 Commission has one more witness, Mr. John
18:07:40 24 Snook, who is here and ready to testify. At

1 APPEARANCES:

- 2 PATRICK M. MCKENNA, Esquire
on behalf of the Board of Supervisors
- 3
- 4 GREGG I. ADELMAN, Esquire
on behalf of the Applicant
- 5
- 6 KRISTIN CAMP, Esquire
on behalf of Westtown Township
Planning Commission
- 7
- 8 KATHRYN L. LABRUM, Esquire
on behalf of Thornbury Township
- 9
- 10 MARK THOMPSON, Esquire
on behalf of Neighbors for Crebilly, LLC
- 11
- 12 FRONEFIELD CRAWFORD, Esquire
on behalf of Birmingham Township
- 13
- 14 JOHN RENDEMONTI, Esquire
on behalf of Vasilius Moscharis

18:05:49 14
18:06:13 15 THE CHAIRMAN: Okay. Good
18:06:14 16 evening, everyone. Welcome to the eighth
18:06:16 17 conditional use hearing for the Crebilly tract
18:06:18 18 and Toll Brothers developers. Please rise for
18:06:21 19 our Pledge of Allegiance.
18:06:37 20 (Pledge of Allegiance takes
18:06:38 21 place.)
18:06:38 22 THE CHAIRMAN: Thank you. I'll
18:06:42 23 do this for the eighth time. For those who may
18:06:46 24 not know the Westtown Board of Supervisors, I

18:07:42 1 that time we are going to move on to the other
18:07:44 2 parties. Birmingham Township has already
18:07:46 3 advised they will not have any witnesses to
18:07:48 4 present. I'm fairly certain Thornbury Township
18:07:51 5 has one witness at least to present.
18:07:53 6 I know Neighbors for Crebilly
18:07:55 7 does as well, but, unfortunately, the witness
18:07:57 8 could not be here this evening. We are already
18:07:59 9 scheduled for October 24th, so, and we still
18:08:03 10 have to hear public comment, at a minimum we
18:08:05 11 are going to be coming back then. We
18:08:07 12 anticipate hearing that witness at that time.
18:08:09 13 But if we get through those parties, ladies and
18:08:11 14 gentlemen, we will be coming to all the other
18:08:13 15 parties for your presentations. Now would be
18:08:17 16 the time to be sworn in, provide any testimony
18:08:19 17 or evidence or present any witnesses that you
18:08:22 18 may have.
18:08:22 19 So we will go through our list.
18:08:24 20 The crowd is a bit thin tonight. So if you are
18:08:28 21 not here, we will deal with it potentially one
18:08:32 22 last time in October since we have to be here.
18:08:35 23 For those of you that are here this evening,
18:08:37 24 please reiterate to any other party that you

18:08:40 1 may know that they attend in October.
 18:08:43 2 Typically you only get one
 18:08:44 3 opportunity, so the fact you are likely to get
 16 4 two is unusual, to say the least, but we want
 18:08:49 5 to give everyone the chance to be heard. We
 18:08:51 6 realize it is important. So please spread the
 18:08:53 7 word.
 18:08:56 8 MS. DEWOLF: Pat, do we have
 18:08:57 9 their e-mails?
 18:08:58 10 MR. MCKENNA: No.
 18:08:59 11 MS. DEWOLF: I think the township
 18:09:01 12 might, it might be nice if we could get an
 18:09:03 13 e-mail out to them notifying them of that for
 18:09:05 14 the ones that we do have.
 18:09:07 15 MR. MCKENNA: Okay. Well, let's
 18:09:09 16 talk about that off the record if that's all
 18:09:11 17 right, Carol. We will try to facilitate. I
 18:09:13 18 know it went out on LISTSERV for this evening.
 18:09:16 19 We specifically tried to emphasize that as
 18:09:18 20 well.
 18:09:18 21 Mr. Adelman, anything else before
 18:09:21 22 we continue?
 18:09:21 23 MR. ADELMAN: Nothing from me.
 23 24 MR. MCKENNA: Okay. Ms. Camp, go

18:09:24 1 ahead with your witness, please.
 18:09:25 2 MS. CAMP: Thank you. I'd like
 18:09:26 3 to call John D. Snook. John, you have to be
 18:09:47 4 sworn.
 5 JOHN D. SNOOK,
 6 the witness herein, having first been
 7 duly sworn on oath, was examined and
 18:09:54 8 testified as follows:
 18:09:54 9 DIRECT EXAMINATION
 10 BY MS. CAMP:
 18:09:57 11 Q. Please state your name.
 18:09:58 12 A. John D. Snook.
 18:10:00 13 Q. And your business --
 18:10:01 14 A. Is that adequate in the mike?
 18:10:04 15 Okay. Good.
 18:10:05 16 Q. Good. And your business address,
 18:10:07 17 please?
 18:10:07 18 A. Pardon me?
 18:10:08 19 Q. Business address?
 18:10:10 20 A. Is 1 Hoffman's Mill Road, Chadds Ford,
 18:10:13 21 Pennsylvania.
 18:10:13 22 Q. With whom are you employed?
 18:10:15 23 A. The Brandywine Conservancy.
 18:10:16 24 Q. I'm going to hand you a document I have

18:10:20 1 pre-marked as Exhibit Planning Commission 19.
 18:10:23 2 I'm handing Mr. Adelman a copy.
 18:10:25 3 I have previously provided copies to the Board
 18:10:27 4 and to the other represented parties.
 18:10:30 5 Can you identify that document,
 18:10:32 6 please?
 18:10:32 7 A. This is my CV or resume.
 18:10:42 8 Q. And can you briefly describe your
 18:10:44 9 education and professional background as you
 18:10:46 10 have summarized on your CV?
 18:10:48 11 A. Yes. I have a bachelor's degree in
 18:10:51 12 architecture from the University of California,
 18:10:54 13 Berkeley, and a master's of architecture in
 18:10:57 14 urban design, which is sort of the marriage of
 18:11:00 15 planning and architecture, from Virginia Tech.
 18:11:05 16 I also have worked as a planner
 18:11:07 17 for over 40 years. I have worked in over 100
 18:11:12 18 municipalities in Pennsylvania, I have worked
 18:11:14 19 in several other states, notably on behalf of
 18:11:17 20 other land trusts. And I think, frankly, that
 18:11:23 21 it speaks for itself.
 18:11:25 22 MR. ADELMAN: Kristin, if I may,
 18:11:27 23 what is your intention in terms of his offer
 18:11:30 24 for qualifications an expert?

18:11:31 1 MS. CAMP: I would like to offer
 18:11:32 2 Mr. Snook as an expert in land planning.
 18:11:34 3 MR. ADELMAN: You are not going
 18:11:35 4 to offer him as an expert in traffic
 18:11:37 5 engineering or history?
 18:11:38 6 MS. CAMP: I am not.
 18:11:39 7 MR. ADELMAN: I don't have any
 18:11:40 8 objection.
 18:11:41 9 MR. MCKENNA: All right. Mr.
 18:11:43 10 Snook will be admitted as an expert land
 18:11:45 11 planner.
 18:11:46 12 BY MS. CAMP:
 18:11:46 13 Q. Mr. Snook, does the Brandywine
 18:11:49 14 Conservancy, your employer, serve as the land
 18:11:51 15 planner for Westtown Township?
 18:11:53 16 A. Yes, although not exclusively.
 18:11:55 17 Westtown has their own planner on staff, and
 18:11:59 18 also hires other consultants from time to time,
 18:12:03 19 notably Tom Comitta and his staff, as well as
 18:12:06 20 the fact that URDC in Bethelham prepared the
 18:12:12 21 2001 Growth Management Plan and Natural Lands
 18:12:13 22 prepared the 2014 Open Space Plan.
 18:12:17 23 I have worked with all of those
 18:12:18 24 consultants, frequently, and I am very familiar

18:12:22 **1 with their work.**
 18:12:23 **2 Q.** Does Westtown Township ask you to
 18:12:24 **3 review land development plans from a planning**
 27 **4 perspective?**
 18:12:28 **5 A. Yes.**
 18:12:29 **6 Q.** Do you also serve as a member of the
 18:12:33 **7 Board of Supervisors in East Bradford Township?**
 18:12:35 **8 A. I do, for ten years.**
 18:12:36 **9 Q.** And as a member of the East Bradford
 18:12:39 **10 Board are you involved in a land use appeal**
 18:12:41 **11 with Toll Brothers concerning the development**
 18:12:44 **12 of the Tigue tract?**
 18:12:45 **13 A. We are at the moment, although my role**
 18:12:48 **14 as a supervisor in East Bradford is entirely**
 18:12:51 **15 unrelated to my professional role as a land**
 18:12:54 **16 planning consultant to Westtown.**
 18:12:55 **17 Q.** Did you provide your objective
 18:12:57 **18 professional planning opinion to the Westtown**
 18:13:00 **19 Planning Commission in your review of the**
 18:13:02 **20 applicant's plans and application?**
 18:13:03 **21 A. Yes, I did.**
 18:13:04 **22 Q.** Do you have any personal or pecuniary
 18:13:07 **23 interest in the outcome of this hearing?**
 08 **24 A. No.**

18:13:08 **1 Q.** Do any members of your family have any
 18:13:11 **2 personal or pecuniary interest in the outcome**
 18:13:13 **3 of this hearing?**
 18:13:14 **4 A. No.**
 18:13:14 **5 Q.** Does the Brandywine Conservancy or any
 18:13:17 **6 business in which you are affiliated have any**
 18:13:19 **7 pecuniary interest in the outcome of this**
 18:13:21 **8 hearing?**
 18:13:22 **9 A. No.**
 18:13:22 **10 Q.** Does any business that your family
 18:13:24 **11 members may be involved with or own have any**
 18:13:28 **12 pecuniary interest in the outcome of this**
 18:13:30 **13 hearing?**
 18:13:30 **14 A. No.**
 18:13:30 **15 Q.** Are you familiar with the Westtown
 18:13:33 **16 Township 2001 Comprehensive Plan, otherwise**
 18:13:36 **17 known as the Growth Management Plan?**
 18:13:38 **18 A. Yes.**
 18:13:39 **19 Q.** Are you familiar with the Westtown
 10 **20 Township Zoning Ordinances and Subdivision and**
 18:13:42 **21 Land Development Ordinances?**
 18:13:44 **22 A. Yes. And in fact, I was one of the**
 18:13:46 **23 authors of the terms of the Flexible Design**
 18:13:51 **24 procedure which this application is submitted**

18:13:53 **1 under.**
 18:13:54 **2 Q.** And are you familiar with the Crebilly
 18:13:56 **3 property that is the subject of the conditional**
 18:13:58 **4 use application before the Board this evening?**
 18:14:01 **5 A. Yes.**
 18:14:01 **6 Q.** And explain to the Board how you have
 18:14:04 **7 become familiar with the Crebilly property.**
 18:14:05 **8 A. Through many years of observation,**
 18:14:10 **9 through several plan reviews for prior plans,**
 18:14:13 **10 and one detailed tour of the property in the**
 18:14:18 **11 context of the Presby Homes CCRC development**
 18:14:21 **12 proposal.**
 18:14:22 **13 Q.** Did you perform planning reviews of
 18:14:24 **14 other land development applications that have**
 18:14:26 **15 been submitted over the past years for the**
 18:14:28 **16 Crebilly tract?**
 18:14:29 **17 A. Yes. As I just noted, the Presby Homes**
 18:14:34 **18 continuing care retirement community plan, as**
 18:14:36 **19 well as the Bozzuto apartment plan.**
 18:14:39 **20 Q.** Did you prepare a memorandum to the
 18:14:41 **21 Planning Commission dated December 15th, 2016,**
 18:14:45 **22 actually addressed to the Planning Commission**
 18:14:47 **23 as well as the Township Manager and the former**
 18:14:49 **24 township planner, Chris Patriarca, which was**

18:14:52 **1 marked Exhibit B-16?**
 18:14:54 **2 A. Yes.**
 18:14:54 **3 Q.** And what materials did you review prior
 18:14:56 **4 to preparing that memorandum?**
 18:14:58 **5 A. I reviewed all plans and documents that**
 18:15:02 **6 had been submitted by the applicant as of that**
 18:15:06 **7 date, although the ones that pertained to other**
 18:15:10 **8 consultants, such as traffic, soils, geology, I**
 18:15:15 **9 simply read through briefly and focused on the**
 18:15:20 **10 documents and notably the plan sheets pertinent**
 18:15:24 **11 to land planning.**
 18:15:25 **12 Q.** In addition to reviewing what you just
 18:15:27 **13 mentioned, there was a plan, Plan A Alternate**
 18:15:32 **14 is how the applicant has referred to it, and I**
 18:15:34 **15 think it has been marked as Exhibit A-7. Did**
 18:15:36 **16 you review that plan?**
 18:15:37 **17 A. Yes, I did.**
 18:15:38 **18 Q.** And that plan indicates a reduction in
 18:15:42 **19 building separation distances from 60 feet to**
 18:15:44 **20 30 feet. Do you support that plan?**
 18:15:46 **21 A. Yes, I do, very much.**
 18:15:47 **22 Q.** And why?
 18:15:48 **23 A. Because the 60-foot separation, which**
 18:15:52 **24 may be normal say for apartment buildings, is**

18:15:55 **1** rather unusual for townhouses or carriage
 18:15:58 **2** houses as proposed by the applicant.
 18:16:00 **3** And simply, greater separation
 02 **4** simply forces the buildings to occupy more
 18:16:05 **5** land, and, therefore, less open space.
 18:16:08 **6** **Q.** Okay. In your opinion, did the
 18:16:10 **7** applicant adhere to the conservation design
 18:16:12 **8** process that is required by the Zoning
 18:16:15 **9** Ordinance for a Flexible Design development?
 18:16:18 **10** **A. Not entirely.**
 18:16:19 **11** **Q.** Can you explain that a little bit?
 18:16:22 **12** **A. Yes. Pardon me. This thing, I have to**
 18:16:28 **13** **remember where it is.**
 18:16:30 **14** First of all, the submission of
 18:16:35 **15** the conditional use application did not fully
 18:16:38 **16** demonstrate the use of the conservation design
 18:16:40 **17** process which is required.
 18:16:43 **18** Second, the later submission of
 18:16:47 **19** supplementary information, which postdated the
 18:16:52 **20** plan submission, was obviously, to my eye,
 18:16:56 **21** consistent with the plan after the fact, and
 18:17:02 **22** had not actually, in my view, did not appear to
 18:17:06 **23** have been used to inform the planning process,
 08 **24** which is the purpose of the conservation design

18:17:12 **1** process.
 18:17:12 **2** Third, even after submission of
 18:17:15 **3** additional information purportedly in
 18:17:18 **4** compliance with the conservation design
 18:17:20 **5** process, the information was still incomplete.
 18:17:25 **6** Fourth, notably excluded from the
 18:17:27 **7** submission was a written or adequate graphic
 18:17:32 **8** analysis of how the proposed development will
 18:17:34 **9** respect and incorporate the important resources
 18:17:36 **10** of the site and be coordinated with resources
 18:17:40 **11** on surrounding properties as required by
 18:17:43 **12** section 170-1617.C.3.b.
 18:17:49 **13** Fifth, the applicant never
 18:17:52 **14** engaged the Planning Commission in evaluation
 18:17:56 **15** of primary and secondary conservation areas,
 18:18:00 **16** determination of which of them should be
 18:18:02 **17** protected, where development should occur, and
 18:18:06 **18** what mitigation might be proposed for necessary
 19 18:09 **19** disturbance.
 10 **20** The ordinance intended the
 18:18:12 **21** conservation design process to be an iterative
 18:18:15 **22** process, working with the Planning Commission.
 18:18:18 **23** Instead, the Planning Commission was
 18:18:21 **24** essentially presented with a fait accompli.

18:18:25 **1** **Q.** One of the materials that was submitted
 18:18:27 **2** with the application and now has been marked as
 18:18:30 **3** part of Exhibit A-3, which is the revised
 18:18:33 **4** conditional use plan, specifically sheet 3 B of
 18:18:38 **5** 45, which identifies, according to the
 18:18:41 **6** applicant's planner's testimony, secondary
 18:18:44 **7** conservation areas. Did you review that plan?
 18:18:46 **8** **A. Yes, I did.**
 18:18:47 **9** **Q.** And in your opinion, do you believe
 18:18:49 **10** that that adequately maps secondary
 18:18:52 **11** conservation areas?
 18:18:54 **12** **A. No.**
 18:18:54 **13** **Q.** Explain what other areas would you
 18:18:56 **14** think should be classified as secondary
 18:18:58 **15** conservation areas.
 18:19:00 **16** **A. The Exhibit 3 B appears only to have**
 18:19:04 **17** **added woodland areas that are specifically**
 18:19:09 **18** **defined as secondary conservation areas. Most**
 18:19:13 **19** **notably, in addition to woodlands and trees,**
 18:19:18 **20** **scenic views are classified as secondary**
 18:19:21 **21** **conservation areas. These were not mapped, nor**
 18:19:25 **22** **was the Planning Commission consulted in their**
 18:19:30 **23** **regard.**
 18:19:30 **24** **Section 170-1617.C.1.c states:**

18:19:36 **1** **The Planning Commission may require the**
 18:19:39 **2** **identification of scenic views beyond those**
 18:19:42 **3** **identified by the applicant, which was not**
 18:19:49 **4** **done.**
 18:19:49 **5** **Q.** Why is it important to accurately map
 18:19:52 **6** areas that the Zoning Ordinance defines as
 18:19:56 **7** secondary conservation areas?
 18:19:58 **8** **A. It is very important to map the**
 18:20:01 **9** **secondary resources, including things like**
 18:20:05 **10** **scenic views, which are obviously difficult, at**
 18:20:10 **11** **times, to map, because the ordinance permits**
 18:20:16 **12** **the disturbance of 50 percent of secondary**
 18:20:19 **13** **conservation areas.**
 18:20:21 **14** But if you don't map them and you
 18:20:23 **15** don't evaluate them, how can you know which is
 18:20:27 **16** the right 50 percent to disturb versus protect.
 18:20:32 **17** **Q.** In your opinion, what areas on or
 18:20:34 **18** around the Crebilly tract would you consider to
 18:20:36 **19** be scenic views that would then be defined as
 18:20:39 **20** secondary conservation areas?
 18:20:40 **21** **A. In terms of both internal views or,**
 18:20:44 **22** **rather, views from the tract and views of the**
 18:20:47 **23** **tract, I'll call it external views, obviously**
 18:20:52 **24** **we all love that tract, much of it is scenic or**

18:20:58 **1 would be by most people considered to be**
18:21:02 **2 scenic. Again, the disturbance of 50 percent**
18:21:04 **3 is permitted.**

35 **4** In terms of external views, the
18:21:07 **5** entire perimeter of the tract is scenic at
18:21:11 **6** varying depths, due to either topography or
18:21:16 **7** tree masses that exist, or historical buildings
18:21:20 **8** such as the Westtown Inn at Darlington Corners,
18:21:24 **9** which block the view further into the tract.

18:21:26 **10** So the scenic views from the
18:21:28 **11** exterior are variable. But, in evaluating the
18:21:35 **12** relative importance of the scenic views, in my
18:21:41 **13** view, the most important issue is the relevance
18:21:45 **14** of the scenic views to the interpretation of
18:21:47 **15** the Battle of Brandywine, as this landscape at
18:21:52 **16** Crebilly is an incredibly intact landscape,
18:21:56 **17** very similar in appearance to what was likely
18:22:01 **18** there in September 1777.

18:22:05 **19** The main thing that's changed,
18:22:06 **20** obviously, one, new buildings. The other is
18:22:10 **21** more trees, but not that many more.

18:22:14 **22** This tract is even visible today
18:22:18 **23** from an external view standpoint from other
71 **24** important tracts in the Battle of Brandywine

18:22:25 **1** where Continental troops may, in fact, have
18:22:27 **2** first seen approaching British and Hessian
18:22:30 **3** forces.

18:22:31 **4** **Q.** And, Mr. Snook, were you in attendance
18:22:33 **5** at the prior conditional use hearings where the
18:22:36 **6** Planning Commission presented the expert
18:22:38 **7** testimony of Mr. Harris and also the testimony
18:22:42 **8** of Sean Moir?

18:22:44 **9** **A. I was not. I had to leave the last**
18:22:48 **10 hearing right as they were coming on, although**
18:22:52 **11 I heard Mr. Moir's testimony before the --**
18:22:56 **12 well, it wasn't formal testimony at that point,**
18:22:58 **13 presentation before the Planning Commission**
18:23:00 **14 before this went before the Board.**

18:23:03 **15** And I am familiar with what they
18:23:05 **16** testified about. I would like, however, to see
18:23:10 **17** the transcript at some point.

18:23:12 **18** **Q.** In talking about what you view to be
18:23:16 **19** relatively, I guess, you didn't say this, but
18:23:19 **20** one of the more scenic views that you would
18:23:22 **21** find worthy of protection, did you have an
18:23:24 **22** occasion over the past weekend to take a
18:23:26 **23** photograph of that?

18:23:27 **24** **A. I did.**

18:23:27 **1** **Q.** Explain the circumstances, and then I
18:23:30 **2** would like you to identify what I have marked
18:23:31 **3** as Exhibit PC-20.

18:23:33 **4** **A. I attended the battle re-enactment at**
18:23:39 **5 Sandy Hollow on last Saturday, in Birmingham**
18:23:44 **6 Township, and it was the first time I really**
18:23:48 **7 walked out into the middle of the Sandy Hollow**
18:23:51 **8 tract, and I was amazed at what a clear view**
18:23:57 **9 there is to Crebilly Farm, despite lots of tree**
18:24:01 **10 growth in between over the years.**

18:24:04 **11** **And it was amazing to me that**
18:24:09 **12 from one important interpretive site another**
18:24:13 **13 can actually be scene.**

18:24:15 **14** **Q.** Did you take a photograph that we have
18:24:17 **15** marked as PC-20 on Saturday, September 16th I
18:24:21 **16** guess it was?

18:24:21 **17** **A. Yes, I did.**

18:24:22 **18** **Q.** And does that photograph accurately
18:24:25 **19** depict what you observed when you were taking
18:24:28 **20** the photograph?

18:24:29 **21** **A. Yes. And I apologize for the audience**
18:24:35 **22 not being able to see, because I don't have a**
18:24:37 **23 projection means for it, but I do have extra**
18:24:43 **24 copies which can be spread around if someone**

18:24:46 **1** **would like to do that.**

18:24:55 **2** **Q.** Again, Mr. --

18:24:56 **3** **A. I also apologize, the photo is rather**
18:24:58 **4** **fuzzy because it was taken from my ancient**
18:25:03 **5** **cellphone.**

18:25:03 **6** **Q.** And again, what do you believe to be
18:25:06 **7** the importance with respect to this photograph
18:25:08 **8** in terms of what it depicts with respect to
18:25:11 **9** then what the ordinance would require for
18:25:13 **10** Flexible Design development?

18:25:14 **11** **A. Okay. The photograph, you see parts of**
18:25:18 **12 the re-enactment encampment in the foreground**
18:25:22 **13 right there on the Sandy Hollow ground. I was**
18:25:24 **14 surprised, standing there, at the sense of**
18:25:27 **15 elevation at Sandy Hollow above Crebilly which**
18:25:31 **16 was clearly visible in the distance.**

18:25:34 **17** The barn complex, the main barn
18:25:36 **18** complex, the one with the driveway off the
18:25:39 **19** Street Road, with the sign Crebilly Farm, is
18:25:42 **20** clearly poking above the trees that are in
18:25:46 **21** Thornbury Township, in between. And behind the
18:25:50 **22** barn you see the open hill which is part of the
18:25:58 **23** farm.

18:25:59 **24** In this photograph I have put a

18:26:02 **1** red oval, it is elongated because at this
 18:26:05 **2** distance, obviously, east-west dimension is
 18:26:10 **3** accurate, north-south is not.
 18:26:16 **4** So, but that portion that I have
 18:26:20 **5** encircled is the portion that is largely within
 18:26:24 **6** what the County Planning Commission identified
 18:26:28 **7** as the battlefield swath. The rest of Crebilly
 18:26:31 **8** Farm goes actually clear beyond the other side
 18:26:35 **9** of the photograph, behind the trees. And those
 18:26:39 **10** trees are in Thornbury Township.

18:26:40 **11** While I was standing there I
 18:26:44 **12** could see, but it didn't make it into my
 18:26:48 **13** photograph, I could see the Westminster Church
 18:26:52 **14** and I could see the houses on Hidden, I believe
 18:26:56 **15** it is Hidden Pond Way, for example. That water
 18:27:00 **16** tower that you can see in the distance is in
 18:27:04 **17** West Chester.

18:27:08 **18** **Q.** John, in your opinion, does the plan
 18:27:12 **19** that the applicant has presented for
 18:27:16 **20** conditional use approval adequately protect the
 18:27:20 **21** scenic view from Sandy Hollow?

18:27:24 **22** **A. No, it does not. In fact, you will**
 18:27:28 **23** **recall at the Planning Commission meetings I**
 18:27:32 **24** **have prepared a model, a video model of the**

18:27:36 **1** **development plan showing how it would be seen**
 18:27:40 **2** **from outside the tract.**

18:27:44 **3** **And on this photograph, the hill**
 18:27:48 **4** **that you see directly behind the yellow oval,**
 18:27:52 **5** **which is the barn complex, will, in fact, if**
 18:27:56 **6** **development goes as proposed be filled with new**
 18:28:00 **7** **houses.**

18:28:04 **8** **Q.** In your opinion, does the plan
 18:28:08 **9** presented by the applicant adequately protect
 18:28:12 **10** scenic views from New Street or Route 926?

18:28:16 **11** **A. No. And I would note, I agree with the**
 18:28:20 **12** **inference of your question in ascertaining**
 18:28:24 **13** **greater importance to New Street and Street**
 18:28:28 **14** **Road, 926, because those are the roads clearly**
 18:28:32 **15** **within the, what the County Planning Commission**
 18:28:36 **16** **called the battlefield swath.**

18:28:40 **17** Route 202 obviously has lots of
 18:28:44 **18** other things along it and things distracting
 18:28:48 **19** from the view.

18:28:52 **20** Pleasant Grove Road has a large
 18:28:56 **21** tree mass along the eastern leg, which is not
 18:29:00 **22** in the battlefield swath, and the westerly leg,
 18:29:04 **23** the topography is such that it would be more
 18:29:08 **24** easy to provide landscaping to mitigate,

18:28:33 **1** although the applicant didn't offer or submit
 18:28:37 **2** any mitigation of scenic view demise since they
 18:28:41 **3** didn't map them.
 18:28:45 **4** **Q.** Mr. Snook, you indicated in your
 18:28:49 **5** testimony that the ordinance allows 50 percent
 18:28:53 **6** of the areas that have been mapped as secondary
 18:28:57 **7** conservation areas to be disturbed. Is there a
 18:29:01 **8** way, in your professional opinion, that the
 18:29:05 **9** Crebilly tract can be developed like the
 18:29:09 **10** applicant is proposing in terms of
 18:29:13 **11** single-family dwellings, multiple-family
 18:29:17 **12** dwellings, and yet preserve the scenic views
 18:29:21 **13** from the three points you mentioned, Sandy
 18:29:25 **14** Hollow, New Street and Route 926?

18:29:29 **15** **A. Yes. Not entirely, because any**
 18:29:33 **16** **development will be visible. The key is the**
 18:29:37 **17** **depth of view.**

18:29:41 **18** **The applicant has, in fact,**
 18:29:45 **19** **provided some depth of view in their current**
 18:29:49 **20** **plans, but they are prominently in the path of**
 18:29:53 **21** **the battle movements and prominently visible,**
 18:29:57 **22** **as I showed with my photograph, from Sandy**
 18:30:01 **23** **Hollow.**

18:30:05 **24** The way they could, however, do

18:29:40 **1** it is by moving the development out of the
 18:29:44 **2** so-called battlefield swath and clustering it
 18:29:48 **3** more tightly, perhaps a different mix, perhaps
 18:29:52 **4** more carriage homes, perhaps move septic
 18:29:56 **5** disturbance areas so that they are in the swath
 18:30:00 **6** rather than up where development might occur,
 18:30:04 **7** out of the swath. And I think they could go a
 18:30:08 **8** long way toward achieving conservation of
 18:30:12 **9** significant interpretive landscape.

18:30:16 **10** **Q.** In your opinion, has the applicant's
 18:30:20 **11** plan been designed with minimal intrusion into
 18:30:24 **12** secondary conservation areas as is required by
 18:30:28 **13** Section 1617.C.2 of the Zoning Ordinance?

18:30:32 **14** **A. No. The plan submitted does not**
 18:30:36 **15** **demonstrate any minimization of disturbance or**
 18:30:40 **16** **intrusion. It simply is a plan, since, again,**
 18:30:44 **17** **since critical secondary resources, namely**
 18:30:48 **18** **scenic views, were not included, there was also**
 18:30:52 **19** **no analysis of them or their impact to them,**
 18:30:56 **20** **nor mitigation of impact.**

18:31:00 **21** **Q.** And in your opinion, has the applicant
 18:31:04 **22** designed the plan to protect the most critical
 18:31:08 **23** features of the site that are worthy of
 18:31:12 **24** conservation, in your opinion?

18:31:00 1 **A. The applicant has shown proposed**
 18:31:02 2 **development areas largely avoiding the primary**
 18:31:07 3 **conservation areas, which are resources such as**
 0 4 **wetlands and steep slopes. There has been no**
 18:31:16 5 **effort, however, to protect, minimize or**
 18:31:20 6 **mitigate the impacts to important scenic views,**
 18:31:23 7 **and notably those associated with the Battle of**
 18:31:27 8 **Brandywine.**

18:31:27 9 **Q. Do you have any other planning**
 18:31:28 10 **recommendations for how the applicant's plan**
 18:31:31 11 **could be revised to meet ordinance requirements**
 18:31:33 12 **to minimize intrusion into secondary**
 18:31:35 13 **conservation areas?**

18:31:37 14 **A. Yes. I would suggest that the**
 18:31:41 15 **applicant work with the township to identify**
 18:31:45 16 **scenic views and their relative importance from**
 18:31:49 17 **place to place on the tract; to seek protection**
 18:31:52 18 **and mitigation of the impacts through design,**
 18:31:56 19 **as required by the ordinance, frankly, noting**
 18:32:00 20 **in particular the importance or the perspective**
 18:32:05 21 **of interpretation of the Battle of Brandywine**
 18:32:08 22 **within scenic views; and then propose**
 18:32:12 23 **mitigation to disturbance where those secondary**
 14 24 **resources are to be disturbed.**

18:32:18 1 **Q. In your opinion, do you believe that**
 18:32:20 2 **the applicant's plan is generally consistent**
 18:32:23 3 **with the Township's Comprehensive Plan?**

18:32:25 4 **A. No.**

18:32:25 5 **Q. And why not?**

18:32:27 6 **A. The submitted plan does not adequately**
 18:32:32 7 **provide for a connector road as testified**
 18:32:36 8 **previously. It does not provide adequately for**
 18:32:40 9 **protection of historic resources, nor scenic**
 18:32:43 10 **views, as testified.**

18:32:45 11 **It does not provide adequately**
 18:32:46 12 **for recreational open space or perimeter trails**
 18:32:51 13 **and trail connections.**

18:32:55 14 **Q. What would you suggest as far as**
 18:32:56 15 **revisions to the plan for location of trails**
 18:32:58 16 **and recreational land?**

18:33:02 17 **A. The Comprehensive Plan or Growth**
 18:33:05 18 **Management Plan requires dedication of**
 18:33:07 19 **recreational lands. The Zoning Ordinance in**
 0 20 **the Flexible Design option requires that 10**
 18:33:14 21 **percent of the net tract area, not 10 percent**
 18:33:16 22 **of the open space, be available, suitable and**
 18:33:20 23 **developed for active recreation.**

18:33:24 24 **In the case of Crebilly, 10**

18:33:26 1 **percent of the net tract area is 27 acres,**
 18:33:29 2 **which is quite, is considerable. That should**
 18:33:35 3 **be after recreational ground and facilities.**
 18:33:38 4 **This has not been demonstrated, to my**
 18:33:41 5 **knowledge.**

18:33:42 6 **In addition, the Comprehensive**
 18:33:46 7 **Plan specifically suggests a perimeter trail be**
 18:33:49 8 **required around the entire Crebilly Farm tract**
 18:33:52 9 **in the context of future development. The**
 18:33:55 10 **former Bozzuto development plan, for example,**
 18:33:58 11 **in the actual approval, required such a trail,**
 18:34:03 12 **as well as a fourth leg, if you will, of**
 18:34:08 13 **parkway, it was termed, alongside the required**
 18:34:11 14 **connector road, of varying width, with an**
 18:34:16 15 **off-road pedestrian and bicycle trail and areas**
 18:34:19 16 **for interpretation of the historical landscape**
 18:34:22 17 **and view, which that plan intended to preserve.**

18:34:27 18 **Additionally, perimeter trails**
 18:34:30 19 **which could be natural surface trails should be**
 18:34:33 20 **required along West Pleasant Grove Road, South**
 18:34:37 21 **New Street and Street Road, Route 926,**
 18:34:40 22 **connecting with what may go along the connector**
 18:34:44 23 **road, which I call the parkway.**

18:34:46 24 **Q. Why do you believe that a trail network**

18:34:49 1 **along the perimeter of the Crebilly tract is an**
 18:34:51 2 **important planning tool?**

18:34:53 3 **A. One, it is a requirement of the comp**
 18:34:55 4 **plan.**

18:34:56 5 **Two, it is a very important means**
 18:34:59 6 **to help provide for the interpretation of this**
 18:35:02 7 **historical landscape. Too, it's, as also**
 18:35:08 8 **required in the ordinance, on the perimeter in**
 18:35:13 9 **particular it would be easy to provide for**
 18:35:15 10 **connection into nearby trails, notably in**
 18:35:18 11 **Thornbury and Birmingham Townships where much**
 18:35:22 12 **of the Battle of Brandywine took place.**

18:35:24 13 **Q. And do you believe, in your opinion,**
 18:35:26 14 **does the applicant's plan provide sufficient**
 18:35:29 15 **pedestrian facilities internal to the site?**

18:35:31 16 **A. The plan provides for internal trails**
 18:35:35 17 **linking the internal road system, which in that**
 18:35:39 18 **context I believe is generally adequate. But I**
 18:35:44 19 **do believe it should be extended to connect to**
 18:35:46 20 **an external trail system as I have just**
 18:35:49 21 **described.**

18:35:51 22 **MS. CAMP. Thank you, Mr. Snook.**

18:35:52 23 **I have nothing further.**

18:35:57 24 **MR. MCKENNA: Mr. Adelman, cross.**

18:35:59 1 MR. ADELMAN: Thank you.
 18:35:59 2 CROSS-EXAMINATION
 18:36:00 3 BY MR. ADELMAN:
 18:36:04 4 Q. Mr. Snook, most of your testimony I
 18:36:07 5 think centered on the scenic view requirement
 18:36:09 6 of the ordinance; is that correct?
 18:36:10 7 A. Yes.
 18:36:14 8 Q. Now, is it true that the Zoning
 18:36:19 9 Ordinance doesn't define what is a,
 18:36:22 10 quote-unquote, scenic view?
 18:36:23 11 A. The Zoning Ordinance does not define
 18:36:26 12 scenic view, that is correct.
 18:36:29 13 Q. You also just used the term depth of
 18:36:31 14 view, correct?
 18:36:33 15 A. Yes.
 18:36:36 16 Q. And isn't that also the same, the
 18:36:39 17 ordinance doesn't define what depth of view is?
 18:36:42 18 A. The ordinance doesn't define that.
 18:36:46 19 That was my way of suggesting a means to
 18:36:49 20 differentiate between views that might be
 21 disturbed and views that you wouldn't disturb,
 22 because I was describing the relative depth as
 23 a means to evaluate, but there was no
 24 evaluation.

18:36:50 1 Q. So isn't it true that there is no
 18:36:52 2 objective criteria under the Zoning Ordinance
 18:36:54 3 with respect to what is scenic view is or what
 18:36:57 4 depth of view is?
 18:36:59 5 A. I would argue that, one, the term
 18:37:04 6 "scenic view" is understood in the English
 18:37:06 7 language as scenic view.
 18:37:09 8 Yes, you might think something is
 18:37:11 9 more or less scenic than I think, which is why
 18:37:16 10 my view of the relative evaluation of the
 18:37:20 11 scenic view should be linked to factors that
 18:37:23 12 enhance the scenic value, such as the
 18:37:27 13 historical interpretation.
 18:37:28 14 But I also have been involved in,
 18:37:31 15 over these last 40 years, in a number, in
 18:37:35 16 scenic analyses, one in the State of Kentucky,
 18:37:38 17 one in Delaware, several here in Chester
 18:37:42 18 County, where we map scenic landscapes, and the
 18:37:46 19 criteria was basically that the landscape that
 18:37:53 20 represented the characteristic landscape of the
 18:37:58 21 area, in other words, it was a product of the
 18:38:02 22 working landscape of the last say 300 years,
 18:38:05 23 because before that it was all woods, that was
 24 a scenic, that was a scenic landscape, or we

18:38:08 1 called it in some cases a visually significant
 18:38:11 2 landscape, whereas, and not to be elitist, a
 18:38:15 3 mobile home park was not.
 18:38:18 4 Q. Let me ask the question again because I
 18:38:20 5 don't think you answered it.
 18:38:21 6 A. All right.
 18:38:22 7 Q. I'll state it another way. Can you
 18:38:24 8 direct me to the section of the Zoning
 18:38:27 9 Ordinance that provides the objective criteria?
 18:38:29 10 A. The Zoning Ordinance does not provide,
 18:38:32 11 it simply lists scenic landscapes and it lists
 18:38:36 12 also them in terms of views, what should be
 18:38:38 13 considered and mapped.
 18:38:40 14 Now, a view --
 18:38:41 15 Q. Well, there is nothing in the
 18:38:43 16 ordinance, then, for the applicant to
 18:38:46 17 specifically follow with respect to objective
 18:38:49 18 criteria; is that correct?
 18:38:52 19 A. Well, the word "view" is somewhat
 18:38:55 20 objective, because if you drive along the
 18:39:01 21 outside of the tract, you can draw a line as to
 18:39:04 22 where the end of your view is, so that's not
 23 entirely unobjective. And that's the term the
 24 ordinances use. It uses the term scenic views.

18:39:08 1 Q. But there is no criteria in the
 18:39:09 2 ordinance, is there?
 18:39:11 3 A. There are no specific criteria.
 18:39:13 4 Q. Thank you. Currently, if I looked from
 18:39:15 5 inside the site out, wouldn't I see Routes 202,
 18:39:21 6 926, New Street, West Pleasant Grove, and maybe
 18:39:24 7 the church and some other structures that are
 18:39:26 8 surrounding the property?
 18:39:28 9 A. Yes. Obviously, it would depend on
 18:39:30 10 where you were. And in fact, as my photograph
 18:39:32 11 would indicate, if you can see Crebilly Farm
 18:39:36 12 from Sandy Hollow, you can see Sandy Hollow
 18:39:39 13 from Crebilly Farm.
 18:39:40 14 Q. Right. And if I was to sit on those
 18:39:42 15 surrounding roadways looking inward, I would
 18:39:45 16 see a farm field, some agricultural structures,
 18:39:49 17 a barn, a couple houses, whatever is on the
 18:39:53 18 property today; isn't that correct?
 18:39:54 19 A. That is correct.
 18:39:55 20 Q. Do the flexible development regulations
 18:39:59 21 require screening of the proposed development?
 18:40:01 22 A. It requires a landscape plan.
 18:40:07 23 Screening certainly is a form of potential
 18:40:11 24 mitigation. And that would certainly be

18:40:14 1 permitted.

18:40:15 2 Q. I would like to show you a copy of

18:40:20 3 Section 170-905.G.

18:40:25 4 A. I actually have that.

18:40:28 5 Q. Excellent. If you could turn to that,

18:40:32 6 170-905.G of the flexible development

18:40:36 7 regulations. Does that state that screening is

18:40:40 8 required?

18:40:41 9 A. One second. I'm not there yet.

18:40:44 10 Q. Sure.

18:40:46 11 A. 905.G, did you say?

18:40:55 12 Q. Yes.

18:40:57 13 A. G, screening as required, and it

18:40:58 14 references to the landscape requirement.

18:41:01 15 Q. Section 170-1508, is that correct?

18:41:02 16 A. Yes, which I do not have.

18:41:05 17 Q. And I do. One moment.

18:41:35 18 Mr. Snook, I've handed out to you

18:41:43 19 what I have marked as Exhibit A-38. Is this a

18:41:47 20 copy of Section 170-1508 of the Zoning

18:41:51 21 Ordinance?

18:41:51 22 A. Yes.

18:41:52 23 Q. And this governs screening regulations;

18:41:54 24 isn't that correct?

18:41:54 1 A. Yes.

18:41:56 2 Q. Now, under the flexible development

18:42:00 3 regulations isn't it true that the townhomes

18:42:05 4 proposed by Toll are considered multi-family

18:42:07 5 dwellings?

18:42:07 6 A. Yes, they would be.

18:42:09 7 Q. And if you would be so kind, if you

18:42:14 8 could read Section 170-1508.A into the record,

18:42:19 9 please.

18:42:19 10 A. "A completely planted visual barrier or

18:42:24 11 landscape screen, of sufficient density not to

18:42:28 12 be seen through and of sufficient height to

18:42:31 13 constitute an effective screen and give maximum

18:42:34 14 protection and immediate visual screening,

18:42:37 15 shall be provided and continually maintained

18:42:40 16 between any industrial, office, or C-1

18:42:44 17 Commercial District," which of course does not

18:42:47 18 apply here," and any contiguous

18:42:50 19 residentially-zoned district; any multifamily

18:42:59 20 residential use and any contiguous

18:43:01 21 single-family detached or two-family

18:43:07 22 residential use;" which would be the case here,

18:43:07 23 "any use by special exception permitted in the

18:43:09 24 Commercial District," not applicable, "and any

18:43:12 1 new or expanded nonresidential principal use

18:43:16 2 that abuts an existing residential use.

18:43:20 3 Specific buffer requirements, as contained in

18:43:22 4 the use districts, shall be considered to have

18:43:24 5 fulfilled the obligations herein."

18:43:31 6 Q. Mr. Snook, I've handed out to you what

18:44:06 7 I have marked as Exhibit A-39. It is an

18:44:09 8 excerpt from Exhibit A-3, currently already

18:44:14 9 admitted.

18:44:15 10 A. Mm-hmm.

18:44:15 11 Q. Consisting of sheets 44 A, B, C, D and

18:44:23 12 E, prepared by ESE Engineering entitled

18:44:29 13 "Landscape Plan." Have you reviewed the

18:44:32 14 landscape plan for the proposed project?

18:44:34 15 A. I had reviewed this sheet back when it

18:44:37 16 was submitted, and considered it to be a

18:44:42 17 generalized portrayal --

18:44:45 18 Q. Sure.

18:44:46 19 A. -- at that time.

18:44:46 20 Q. Well, that's good. Let's go through

18:44:47 21 it. If we start on sheets 44 A and B of

18:44:52 22 Exhibit A-39, aren't there screen plantings and

18:44:57 23 a landscape berm and buffer proposed along West

18:45:01 24 Pleasant Grove Road?

18:45:01 1 A. Yes.

18:45:02 2 Q. And isn't there also existing

18:45:04 3 vegetation to remain along West Pleasant Grove?

18:45:07 4 A. Yes, there is.

18:45:08 5 Q. Okay. And if I look at sheet 44 B, the

18:45:18 6 lower right-hand side where I have handwritten

18:45:23 7 in Route 202?

18:45:25 8 A. Yes.

18:45:25 9 Q. And then sheet 44 D of Exhibit A-39,

18:45:32 10 again, aren't there proposed landscape screen

18:45:35 11 plantings along those roadways?

18:45:37 12 A. Yes, where adjacent to proposed

18:45:40 13 multi-family dwellings.

18:45:42 14 Q. Correct. Now, moving on to along Route

18:45:48 15 926, the viewshed along that road, sheets 44 C

18:45:52 16 and 44 D of Exhibit A-39, there is some natural

18:45:58 17 landscaping that's maintained; is that correct?

18:46:01 18 A. Yes. Notably along Radley Run.

18:46:04 19 Q. Correct. And there is also, if you

18:46:07 20 notice, some additional landscape screen

18:46:11 21 plantings closer to the rear of the homes along

18:46:13 22 that corridor; is that correct?

18:46:15 23 A. Yes.

18:46:16 24 Q. And then lastly, if you look at sheets

18:46:21 1 44 A and 44 C of Exhibit A-39, along New
 18:46:28 2 Street.
 18:46:28 3 **A. Oh, okay.**
 18:46:31 4 **Q.** Starting I guess on the southwest
 18:46:36 5 corner, on 44 C of Exhibit A-39. Is there
 18:46:39 6 existing vegetation there proposed to be
 18:46:40 7 maintained?
 18:46:44 8 **A. There is existing vegetation in the**
 18:46:47 9 **southern leg of New Street.**
 18:46:52 10 **Q.** Mm-hmm.
 18:46:55 11 **A. But up to the point where Radley Run**
 18:47:00 12 **crosses under New Street.**
 18:47:02 13 **Q.** Correct. And then at that point, if
 18:47:04 14 you look closer to the rear of the homes,
 18:47:05 15 again, isn't there proposed landscape screen
 18:47:08 16 plantings behind those homes?
 18:47:12 17 **A. There is. Although those are**
 18:47:12 18 **single-family dwellings, so technically it**
 18:47:14 19 **wouldn't be required.**
 18:47:14 20 **Q.** Okay. But it runs all the way up, if
 18:47:17 21 you look at 44 A on Exhibit A-39?
 18:47:20 22 **A. Yes.**
 18:47:23 23 **Q.** It runs up behind all those homes,
 18:47:26 24 correct?

18:47:14 1 **A. Yes, essentially.**
 18:47:19 2 **Q.** Turning to your Exhibit P-20, the
 18:47:22 3 photograph from Sandy Hollow, approximately how
 18:47:25 4 far away is Sandy Hollow from the Crebilly
 18:47:28 5 property?
 18:47:29 6 **A. Going on -- I didn't measure, haven't**
 18:47:33 7 **measured it. But going on a mile.**
 18:47:35 8 **Q.** Okay.
 18:47:36 9 **A. It is probably three-fourths of a mile.**
 18:47:38 10 **Q.** And that photo, isn't it correct, it is
 18:47:41 11 not taken from an adjacent existing street or a
 18:47:44 12 nearby trail; isn't that correct?
 18:47:47 13 **A. No. It is right off of New Street.**
 18:47:49 14 **But it is, as it continues south, but it is not**
 18:47:55 15 **-- there is a perimeter trail on Sandy Hollow,**
 18:47:58 16 **and there have been proposals to link it to**
 18:48:00 17 **other trails in Thornbury Township and**
 18:48:04 18 **Birmingham Township.**
 18:48:05 19 **Q.** With respect to your conclusions in
 18:48:06 20 your letter, the, was it December 15th
 18:48:11 21 letter --
 18:48:11 22 **A. Yes.**
 18:48:11 23 **Q.** -- were you relying on the Chester
 18:48:15 24 County Planning Commission's conclusions with

18:48:18 1 respect to the property's alleged involvement
 18:48:19 2 in the Battle of Brandywine?
 18:48:20 3 **A. That and all my own reading, and the**
 18:48:23 4 **testimony that -- rather, the presentations**
 18:48:27 5 **that were made before the Planning Commission.**
 18:48:29 6 **Q.** But you are not an expert in history;
 18:48:32 7 is that correct?
 18:48:32 8 **A. No. Although I have written probably**
 18:48:34 9 **more historic preservation ordinances than**
 18:48:37 10 **anyone else in Pennsylvania. But my degree is**
 18:48:42 11 **not in historic preservation.**
 18:48:43 12 **Q.** There is no historic preservation
 18:48:45 13 ordinance with respect to this type of viewshed
 18:48:48 14 in this township; isn't that correct?
 18:48:49 15 **A. Not in Westtown.**
 18:48:52 16 **Q.** And with respect to your testimony on
 18:48:57 17 the connector road, did you base your opinion
 18:49:00 18 that a connector road is required upon the
 18:49:02 19 statements from the Township's Growth
 18:49:06 20 Management Plan?
 18:49:06 21 **A. Yes, as well as my prior involvement**
 18:49:09 22 **with the other two large projects proposed for**
 18:49:12 23 **this tract.**
 18:49:12 24 **Q.** And when you made those statements in

18:49:16 1 the other projects, that, again, was based upon
 18:49:18 2 the Growth Management Plan's statements?
 18:49:20 3 **A. Yes, as well as my, frankly, my own**
 18:49:22 4 **opinion for many years.**
 18:49:23 5 **Q.** But you are not a traffic engineer?
 18:49:25 6 **A. No. But planners do deal with the**
 18:49:27 7 **roads because it is part of the landscape that**
 18:49:29 8 **we deal with.**
 18:49:29 9 **Q.** Did you do any independent analysis
 18:49:32 10 with respect to traffic coming off of 202 for
 18:49:35 11 this property?
 18:49:36 12 **A. No.**
 18:49:36 13 **Q.** And there is no provision in the Zoning
 18:49:40 14 Ordinance expressly requiring a connector road;
 18:49:44 15 isn't that correct?
 18:49:44 16 **A. Not in the Zoning Ordinance, other than**
 18:49:46 17 **the express reference to the comp plan,**
 18:49:50 18 **consistency with the comp plan.**
 18:49:52 19 **Q.** With respect to the open space on the
 18:49:55 20 property, did you review sheet 4 D of
 18:50:03 21 Exhibit A-3?
 18:50:05 22 **A. Was that the initial submission or then**
 18:50:08 23 **the supplementary submission?**
 18:50:11 24 **Q.** That was most likely the supplementary.

18:50:12 1 There is an Exhibit A --

18:50:14 2 **A. I did. I do not have it with me. I**

18:50:16 3 **have the supplementary.**

18:50:19 4 **Forgive me. I have the**

18:50:21 5 **supplementary sheets.**

18:50:22 6 MR. MCKENNA: Mr. Snook, do me a

18:50:24 7 favor. As Mr. Adelman is questioning you, let

18:50:26 8 him get the question all the way out, even

18:50:28 9 though you are anticipating the answer, so that

18:50:29 10 the court reporter doesn't have to take you

18:50:30 11 both down at the same time.

18:50:30 12 THE WITNESS: Okay. Sorry.

18:50:31 13 MR. MCKENNA: Thank you.

18:50:32 14 BY MR. ADELMAN:

18:50:33 15 **Q. I'm going to show you sheet 4 D of**

18:50:36 16 **Exhibit A-3.**

18:50:37 17 **A. Okay. Thank you.**

18:50:43 18 **Q. Just ask you: Have you had an**

18:50:44 19 **opportunity to review that sheet?**

18:50:46 20 **A. I have.**

18:50:48 21 **Q. And doesn't that sheet provide an**

18:50:50 22 **active open space area of I believe it is 29.9**

18:50:54 23 **acres?**

18:50:56 24 **A. I know that it shows some active**

18:51:00 1 **recreation facilities, but I was not aware of**

18:51:03 2 **the acreage of them.**

18:51:06 3 **Q. If I can have that back. Isn't it true**

18:51:14 4 **in your December 15 letter you stated that the**

18:51:18 5 **proposed plan actually supplies the required**

18:51:22 6 **acreage of open space?**

18:51:24 7 **A. Of gross, of open space overall, yes, I**

18:51:28 8 **did.**

18:51:28 9 **Q. With respect to the proposed trails,**

18:51:34 10 **did you, again, similar to the connector road,**

18:51:36 11 **base your statements that trails are required**

18:51:39 12 **around the perimeter of the Crebilly property**

18:51:41 13 **because of statements in the Comprehensive**

18:51:44 14 **Plan?**

18:51:44 15 **A. Yes.**

18:51:44 16 **Q. And again, there is no Zoning Ordinance**

18:51:47 17 **provision expressly requiring trails around the**

18:51:50 18 **perimeter of the property; isn't that correct?**

18:51:52 19 **A. No. In part because the property,**

18:52:01 20 **until recently, was not following one zoning**

18:52:03 21 **district. I mean it was partly in an overlay**

18:52:08 22 **as well as the base. But, again, the Zoning**

18:52:08 23 **Ordinance references consistency with the comp**

18:52:11 24 **plan.**

18:52:12 1 **Q. You had made a statement early in your**

18:52:16 2 **testimony regarding the failure of Toll to**

18:52:20 3 **comply with the iterative process of the**

18:52:23 4 **conservation design requirements; isn't that**

18:52:25 5 **correct?**

18:52:25 6 **A. Yes.**

18:52:26 7 **Q. Isn't it true that Section 170-1617**

18:52:31 8 **does not expressly require an iterative process**

18:52:34 9 **with the Planning Commission in that the**

18:52:36 10 **applicant doesn't have to submit a plan to the**

18:52:38 11 **Planning Commission to determine what the**

18:52:40 12 **secondary conservation areas are and then have**

18:52:42 13 **the ability to file?**

18:52:44 14 **A. No, not really, because it does say in**

18:52:49 15 **a couple points -- and I'll hunt them down for**

18:52:52 16 **you, but I need to find my original copies**

18:53:02 17 **here.**

18:53:04 18 Well, I have that -- wait, is

18:53:06 19 that -- oh, conservation. Oh, yeah, thank you.

18:53:11 20 That's good.

18:53:12 21 As I said actually before the

18:53:18 22 Planning Commission back in December, there is

18:53:24 23 basically a chicken and egg factor here where

18:53:27 24 the applicant has actually submitted the plan,

18:53:30 1 but then the applicant in completing the

18:53:34 2 process has asked to work with, and this is not

18:53:38 3 the ordinance terms, but to work with the

18:53:40 4 Planning Commission, and --

18:53:42 5 **Q. Can you point that specific section**

18:53:44 6 **where it says the applicant must work with the**

18:53:46 7 **Planning Commission with respect to the**

18:53:48 8 **conservation design process?**

18:53:50 9 **A. Okay. Well, the first one is in the**

18:53:59 10 **discussion in subsection C(1)(c), the**

18:54:03 11 **subsection dealing with secondary conservation**

18:54:06 12 **areas, where it says: "The Planning Commission**

18:54:08 13 **may require the identification of scenic views**

18:54:11 14 **beyond those identified by the applicant."**

18:54:14 15 And they can't do that if they

18:54:16 16 aren't in some means having a discussion with

18:54:19 17 the applicant.

18:54:21 18 **Q. Isn't it true that this plan went**

18:54:23 19 **through Planning Commission review?**

18:54:24 20 **A. Yes. But --**

18:54:26 21 **Q. Isn't your objection the applicant**

18:54:28 22 **didn't provide scenic views, not that they**

18:54:32 23 **didn't engage in the process?**

18:54:33 24 **A. In part. But I'm not saying there was**

18:54:35 **1 bad faith on the part of the applicant, either.**
 18:54:38 **2 The applicant agreed to several meetings in**
 18:54:42 **3 front of the Planning Commission. But those**
 18:54:47 **4 meetings did not take advantage of any**
 18:54:54 **5 opportunity to iteratively discuss the relative**
 18:54:58 **6 value of the secondary conservation areas and**
 18:55:04 **7 thereby impact the plan to mitigate the impacts**
 18:55:07 **8 to those areas. That simply did not occur.**
 18:55:10 **9 And I'm not saying that the onus of that was**
 18:55:12 **10 all on the applicant.**

18:55:15 **11 Q.** I understand. But is that your opinion
 18:55:17 **12 of what the ordinance requires as opposed --**

18:55:18 **13 A. It is my --**

18:55:20 **14 Q.** Excuse me. -- as opposed to what is
 18:55:21 **15 expressly written in the ordinance?**

18:55:26 **16 A. Yes, because you will notice, and I was**
 18:55:33 **17 partly involved in writing this section, it**
 18:55:37 **18 describes in subsection C, it describes a**
 18:55:43 **19 process, and the intention of that process was**
 18:55:47 **20 to create this iterative process, although I**
 18:55:49 **21 will grant you the word "iterative" is never**
 18:55:50 **22 used in the ordinance.**

18:55:52 **23 Q.** Well, is there a provision in the
 18:55:52 **24 ordinance that says they must go back and forth**

18:55:55 **1** with the Planning Commission on the
 18:55:56 **2 conservation design?**

18:55:59 **3 A. It doesn't say back and forth. But it**
 18:56:01 **4 says they have to analyze the resources, they**
 18:56:05 **5 have to suggest mitigation of impacts, and**
 18:56:10 **6 that, frankly, takes such a process to**
 18:56:13 **7 adequately do.**

18:56:15 **8 Q.** That's your opinion?

18:56:16 **9 A. That's, okay, that's my opinion.**

18:56:18 **10 Q.** Isn't it true the applicant in
 18:56:21 **11 Exhibit A-3 did map out primary and secondary**
 18:56:24 **12 conservation areas?**

18:56:26 **13 A. Yes. But the only thing mapped in the**
 18:56:29 **14 secondary conservation areas was woodlands.**

18:56:32 **15 Q.** What are the other secondary
 18:56:46 **16 conservation resources?**

18:56:49 **17 A. Okay. Other important existing**
 18:56:54 **18 resources, I am reading, pardon me, 170-1617,**
 18:57:00 **19 subsection C(1)(c), "Other important existing**
 18:57:06 **20 resources on the site shall be added to the**
 18:57:08 **21 map, including woodlands, tree lines, large**
 18:57:12 **22 specimen trees over 18 inches in trunk**
 18:57:15 **23 diameter, scenic views from inside the site,**
 18:57:19 **24 ridgelines, and scenic views from existing**

18:57:21 **1 streets and trails. These resources are known**
 18:57:25 **2 as 'secondary conservation areas.' The**
 18:57:28 **3 Planning Commission may require the**
 18:57:30 **4 identification of scenic views beyond those**
 18:57:33 **5 identified by the applicant."**

18:57:36 **6** Then it goes on to list other
 18:57:38 **7 things that should be added which are not**
 18:57:41 **8 specifically described as secondary**
 18:57:43 **9 conservation areas.**

18:57:45 **10 Q.** I would like to show you a copy of
 18:57:52 **11 sheet 3 E of Exhibit A-3.**

18:57:58 **12 A. Oh, yes.**

18:58:04 **13 Q.** And also sheet 3 B of Exhibit A-3.

18:58:23 **14** Isn't it true that those sheets consider
 18:58:25 **15 secondary conservation areas?**

18:58:27 **16 A. Yes. But the areas labeled "secondary**
 18:58:31 **17 conservation areas," which are the**
 18:58:33 **18 cross-hatched on this sheet 3 B, are areas of**
 18:58:38 **19 existing vegetation.**

18:58:41 **20** The other thing that was added to
 18:58:43 **21 this supplementary sheet, which is in a further**
 18:58:45 **22 list as to be added but are not defined as**
 18:58:49 **23 secondary conservation areas, are high**
 18:58:52 **24 groundwater table soils.**

18:58:53 **1** The other thing shown on the map
 18:58:55 **2 in the darker gray tone are primary**
 18:58:59 **3 conservation areas. There are, in addition,**
 18:59:06 **4 individual trees added.**

18:59:08 **5 Q.** May I ask, what does sheet 3 E list as
 18:59:38 **6 the total acreage of the secondary conservation**
 18:59:42 **7 areas on the site?**

18:59:43 **8 A. It shows a mapping of potential**
 18:59:47 **9 development areas and shows, identifies where**
 18:59:52 **10 primary conservation areas are disturbed and**
 18:59:56 **11 where secondary conservation areas are**
 19:00:00 **12 disturbed.**

19:00:00 **13 Q.** On the right-hand side of sheet 3 E
 19:00:04 **14 does the plan purport to have a total acreage**
 19:00:06 **15 of secondary conservation areas listed?**

19:00:12 **16 A. It is small, so I'm looking for it.**

19:00:16 **17 Q.** May I indicate it to you?

19:00:18 **18 A. Yes, you may.**

19:00:29 **19** It indicates a total of 27 acres.
 19:00:35 **20 Again, however, the scenic views, ridgelines**
 19:00:41 **21 and scenic views from existing streets and**
 19:00:43 **22 trails, the map notes as not quantifiable.**

19:00:48 **23 Q.** Understood.

19:00:49 **24 A. I would argue with at least they are**

19:00:51 **1 mapable.**
 19:00:53 **2 Q.** Understood. Isn't it true that the
 19:01:13 **3** plans you just looked at are an example of a
 17 **4** graphic analysis of the primary and secondary
 19:01:20 **5** conservation areas?
 19:01:21 **6 A.** Yes, they are, although they are
 19:01:23 **7 incomplete, in my view.**
 19:01:26 **8 Q.** Aren't they also what could be
 19:01:28 **9** considered an overlay on the property? An
 19:01:32 **10** overlay mapping of the secondary and primary
 19:01:35 **11** conservation areas of the property?
 19:01:36 **12 A.** Yes. Again, without the scenic view
 19:01:39 **13 aspect, I consider it to be incomplete.**
 19:01:59 **14** MR. ADELMAN: Understood. I have
 19:02:00 **15** nothing further.
 19:02:01 **16** MR. MCKENNA: Thank you, Mr.
 19:02:04 **17** Adelman.
 19:02:04 **18** MR. ADELMAN: Thank you.
 19:02:04 **19** MR. MCKENNA: Does Birmingham
 19:02:07 **20** Township have any questions for Mr. Snook?
 19:02:09 **21** MR. CRAWFORD: No questions.
 19:02:10 **22** Thank you.
 19:02:11 **23** MR. MCKENNA: Ms. Labrum, for
 13 **24** Thornbury Township?

19:02:14 **1** MS. LABRUM: No questions of Mr.
 19:02:16 **2** Snook.
 19:02:16 **3** MR. MCKENNA: Mr. Thompson, for
 19:02:17 **4** Neighbors of Crebilly?
 19:02:18 **5** MR. THOMPSON: Just a few, Mr.
 19:02:20 **6** McKenna.
 19:02:21 **7** CROSS-EXAMINATION
 19:02:21 **8** BY MR. THOMPSON:
 19:02:21 **9 Q.** Mr. Snook --
 19:02:22 **10 A.** Yes.
 19:02:22 **11 Q.** -- looking at PC-20, this is a scenic
 19:02:27 **12** view, in your opinion?
 19:02:28 **13 A.** Yes.
 19:02:28 **14 Q.** And this is the type of external scenic
 19:02:31 **15** view that the ordinance requires an applicant
 19:02:34 **16** to consider and preserve?
 19:02:36 **17 A.** Yes.
 19:02:37 **18 Q.** Okay. You are aware of the historic
 19:02:41 **19** significance of other properties in the area
 14 **20** surrounding the Brandywine Battlefield?
 19:02:46 **21 A.** Yes.
 19:02:47 **22 Q.** And you are aware that some of those
 19:02:49 **23** other properties have been preserved?
 19:02:51 **24 A.** Yes.

19:02:52 **1 Q.** Now, does the historic significance of
 19:02:58 **2** the view that is shown in PC-20 enhance your
 19:03:01 **3** opinion that it is a scenic view?
 19:03:07 **4 A.** The fact that what struck me, frankly,
 19:03:11 **5 I did not expect was how obvious the view**
 19:03:15 **6 toward Crebilly Farm was from Sandy Hollow,**
 19:03:18 **7 both important places in movements of the**
 19:03:23 **8 Battle of Brandywine.**
 19:03:25 **9 Obviously, along with what**
 19:03:27 **10 intervenes, the two ends of the picture, all**
 19:03:30 **11 that woodland or what appears to be all**
 19:03:33 **12 woodland but, of course, isn't all woodland,**
 19:03:35 **13 but the trees hide everything which is**
 19:03:37 **14 Thornbury Farm, where we know lots of action**
 19:03:41 **15 occurred. And, obviously, other properties to**
 19:03:45 **16 the west of this and northwest are very**
 19:03:49 **17 important, and a lot of them are, in fact,**
 19:03:52 **18 preserved. But here is an example of looking**
 19:03:56 **19 from one preserved battlefield remnant to**
 19:04:00 **20 another that is not.**
 19:04:03 **21 Q.** So does the view that's in PC-20 have
 19:04:08 **22** at least as much significance as other views
 19:04:10 **23** that are already preserved?
 19:04:14 **24 A.** I would say that there are better views

19:04:20 **1 of Crebilly Farm, because this is from**
 19:04:23 **2 three-fourths of a mile away. I was struck,**
 19:04:26 **3 however, that I could see it so clearly. I**
 19:04:30 **4 say, would say the view on Sandy Hollow itself**
 19:04:34 **5 or notably the view at the bend in Birmingham**
 19:04:38 **6 Road just past Wylie Road, the view over what**
 19:04:41 **7 we call Birmingham hill, those are also**
 19:04:45 **8 extremely significant views, as would be the**
 19:04:48 **9 view of the Sullivan tract from Osborne Hill.**
 19:04:56 **10** MR. THOMPSON: Thank you, Mr.
 19:04:58 **11** Snook.
 19:04:59 **12** MR. MCKENNA: Mr. DuFault, any
 19:05:01 **13** questions for Brandywine at Thornbury HOA?
 19:05:03 **14** MR. DUFAULT: No questions form
 19:05:07 **15** us for this witness.
 19:05:08 **16** MR. MCKENNA: Mr. Bertinatti or
 19:05:10 **17** Mr. Martin for Radley Run III HOA?
 19:05:15 **18** Mr. Hoffman for Arborview HOA?
 19:05:23 **19** Mr. Bevilacqua, either for West
 19:05:27 **20** Glen HOA or the School District?
 19:05:29 **21** Mr. McFalls for Westminster
 19:05:38 **22** Presbyterian Church?
 19:05:38 **23** Mr. Feryo for Quarry Swimming
 19:05:45 **24** Association?

19:05:46 1 MR. FERYO: Yes. Mr. Snook, are
 19:06:08 2 you familiar with the property adjacent to
 19:06:10 3 Crebilly Farm, Quarry Swimming Association,
 13 4 directly to the west?
 19:06:13 5 THE WITNESS: I am familiar with
 19:06:15 6 where it is and just looking sort of askance at
 19:06:20 7 it from New Street, but I have never been in,
 19:06:22 8 on the property.
 19:06:23 9 MR. FERYO: The upper parking
 19:06:24 10 area of the picnic area and the serpentine
 19:06:27 11 barrens that overlook the quarry have a direct
 19:06:29 12 view of Crebilly Farm. Do you believe that
 19:06:32 13 that view should be taken into consideration as
 19:06:35 14 part of this development?
 19:06:36 15 THE WITNESS: That would be an
 19:06:37 16 example of what the ordinance calls an external
 19:06:40 17 view or a view from outside the tract in, and,
 19:06:44 18 especially from neighboring properties, I think
 19:06:46 19 should absolutely be evaluated.
 19:06:49 20 MR. FERYO: So you would consider
 19:06:50 21 the Quarry Swimming Association an external
 19:06:53 22 view?
 19:06:53 23 THE WITNESS: Yes.
 55 24 MR. FERYO: And does this plan

19:06:56 1 take that view into consideration?
 19:06:59 2 THE WITNESS: It might be argued
 19:07:00 3 that because there is some depth of view, if
 19:07:03 4 you will, or setback on New Street that that
 19:07:07 5 takes it into account. But the development, as
 19:07:11 6 my model showed back in December or January,
 19:07:16 7 the development will still be fully in view of
 19:07:20 8 the Quarry Swim Club.
 19:07:22 9 MR. FERYO: From the serpentine
 19:07:24 10 barrens you can see Route 202.
 19:07:26 11 THE WITNESS: Right.
 19:07:27 12 MR. FERYO: So it would not. And
 19:07:28 13 so would screening in any way mitigate that
 19:07:31 14 obstruction of view? I guess my question is:
 19:07:34 15 Is screening the same as preserving a view or
 19:07:36 16 is screening blocking a view?
 19:07:38 17 THE WITNESS: That's a very good
 19:07:40 18 statement. Screening is not protecting the
 19:07:43 19 view. It is blocking the view.
 15 20 MR. FERYO: So the screening
 19:07:46 21 that's allowed from the landscape plan actually
 19:07:48 22 impedes the view as current, as it is currently
 19:07:53 23 seen, you actually will see less of the view
 19:07:55 24 than you do now?

19:07:56 1 THE WITNESS: Yes, that is true.
 19:07:58 2 MR. FERYO: Thank you.
 19:07:59 3 MR. MCKENNA: Thank you, Mr.
 19:08:05 4 Feryo.
 19:08:05 5 Mr. Spackman for Thornbury Farm
 19:08:08 6 Trust?
 19:08:08 7 MR. SPACKMAN: Yes. Thank you.
 19:08:11 8 How are you doing this evening?
 19:08:13 9 THE WITNESS: Hi. Fine, thank
 19:08:14 10 you.
 19:08:14 11 MR. SPACKMAN: One big question
 19:08:16 12 is, I believe, and I'm kind of running it all,
 19:08:20 13 is, from the Planning Commission made a
 19:08:22 14 recommendation, and you would have to give me
 19:08:24 15 your thoughts on preserving the view, which we
 19:08:28 16 talked about, but my question is, with the
 19:08:30 17 structures, with the barn, with the scale house
 19:08:33 18 and those items we see along the 926 corridor,
 19:08:36 19 or the recreation barn, I am glad Toll is going
 19:08:40 20 to be trying to save some of those structures.
 19:08:41 21 My question is: Have you worked with facade
 19:08:44 22 easements or things like that to protect them
 19:08:46 23 from future changes or protection?
 19:08:49 24 I believe -- and you may already

19:08:52 1 be trying to do this. That I don't know. My
 19:08:54 2 question is: Would a facade easement on some
 19:08:55 3 of the structures be a possibility or
 19:08:57 4 recommendation?
 19:08:58 5 THE WITNESS: It could be. I
 19:09:00 6 have worked with them myself and at the
 19:09:04 7 conservancy. We frankly avoid administration
 19:09:08 8 of facade easements because they can be a pain
 19:09:10 9 in the neck. But they are potentially an
 19:09:13 10 important tool for preserving structures in
 19:09:18 11 their critical historical appearance.
 19:09:21 12 MR. SPACKMAN: So that would be a
 19:09:22 13 positive thing to protect the viewshed that
 19:09:25 14 Toll could do to protect the buildings and for
 19:09:28 15 the next generation, keep them in their
 19:09:31 16 entirety?
 19:09:32 17 THE WITNESS: Yes. And I
 19:09:33 18 believe, as you inferred, that was, in fact, in
 19:09:36 19 the specific list of recommendations of the
 19:09:38 20 Planning Commission.
 19:09:39 21 MR. SPACKMAN: Okay. Thank you
 19:09:40 22 very much.
 19:09:42 23 MR. MCKENNA: Thank you, Mr.
 19:09:43 24 Spackman.

19:09:44 1 MR. SPACKMAN: Thank you.
 19:09:44 2 MR. MCKENNA: Bradley or Amy
 19:09:46 3 Harkins?
 17 4 MS. HARKINS: No questions.
 19:09:49 5 MR. MCKENNA: Mr. Mammucari?
 19:09:50 6 MR. MAMMUCARI: No questions.
 19:09:51 7 MR. MCKENNA: Mr. Gadaletto?
 19:09:57 8 Phillip Jones?
 19:09:59 9 Mr. Moscharis, who I do know is
 19:10:05 10 now represented by John Rendemonti in this
 19:10:07 11 matter. Mr. Rendemonti is here. Do you have
 19:10:09 12 any questions?
 19:10:10 13 MR. RENDEMONTI: None at this
 19:10:11 14 time. Thank you.
 19:10:13 15 MR. MCKENNA: Thank you. Allison
 16 Corcoran?
 19:10:18 17 Mr. Skupp, any questions?
 19:10:22 18 Diana Leraris, any questions?
 19:10:27 19 Mr. Boyer, do you have any
 19:10:28 20 questions for the witness?
 19:10:32 21 Amy Murnane, any questions?
 19:10:37 22 Kirk Wolter, any questions?
 19:10:42 23 Mr. Corgnale, any questions?
 18 24 Robert Daull, any questions for

19:11:45 1 MS. WELLER: No questions.
 19:11:46 2 MR. MCKENNA: Thank you, ma'am.
 19:11:48 3 Linda or Matt Reichert?
 19:11:52 4 All right. Does the Board have
 19:11:54 5 any questions?
 19:11:55 6 MS. DEWOLF: I do. John, have
 19:12:03 7 you protected any portions of the Brandywine
 19:12:08 8 Battlefield in your work?
 19:12:09 9 THE WITNESS: I have worked with
 19:12:11 10 efforts to, yes.
 19:12:13 11 MS. DEWOLF: And where are they
 19:12:14 12 located?
 19:12:15 13 THE WITNESS: Most notably, the
 19:12:18 14 Birmingham Hill property and also the Brigham
 19:12:22 15 and Worth properties along Meetinghouse Road.
 19:12:25 16 MS. DEWOLF: Are you familiar
 19:12:26 17 with the Dilworthtown, the Dilworth Farm that
 19:12:29 18 was just protected which is part of the Battle
 19:12:32 19 of Brandywine?
 19:12:32 20 THE WITNESS: Yes, in general.
 19:12:34 21 MS. DEWOLF: And are you familiar
 19:12:36 22 with another property that is on the other side
 19:12:39 23 of Crebilly Farm that is being protected, part
 19:12:45 24 of the Battle of Brandywine? Osborne Hill?

19:10:50 1 the witness?
 19:10:50 2 MR. DAULL: No questions.
 19:10:51 3 MR. MCKENNA: Thank you, sir.
 19:10:52 4 Scott Sobers, any questions?
 19:10:54 5 Mr. Pavelchek, do you have any
 18:10:58 6 questions?
 19:11:01 7 Phillip Jaeger, do you have any
 18:11:03 8 questions for the witness?
 19:11:05 9 Mr. Cahill, do you have any
 19:11:07 10 questions for the witness?
 19:11:11 11 David Pryze, any questions?
 19:11:14 12 Jennifer or Jeffrey Kramer?
 19:11:19 13 MS. KRAMER: No questions.
 19:11:21 14 MR. MCKENNA: Thank you, ma'am.
 19:11:23 15 Megan Bruns?
 19:11:27 16 Ed Skros?
 19:11:29 17 MR. SKROS: No questions.
 19:11:30 18 MR. MCKENNA: Thank you, sir.
 19:11:31 19 Eileen Carey?
 19:11:33 20 MS. CAREY: No questions.
 19:11:35 21 MR. MCKENNA: Thank you, ma'am.
 19:11:38 22 Jim McDermott?
 19:11:42 23 Dennis or Patricia McFadden?
 19:11:42 24 Carol Weller?

19:12:51 1 THE WITNESS: Yes, I'm familiar
 19:12:52 2 with that property.
 19:12:53 3 MS. DEWOLF: Is Crebilly in
 19:12:54 4 between these two highly significant properties
 19:12:58 5 that the federal government is interested in
 19:13:04 6 for the Battle of Brandywine?
 19:13:05 7 THE WITNESS: Yes.
 19:13:06 8 MS. DEWOLF: And so is this
 19:13:06 9 property a key between them in terms of a
 19:13:10 10 contiguous continuity of preservation of the
 19:13:15 11 Brandywine Battlefield?
 19:13:16 12 MR. ADELMAN: Objection. I don't
 19:13:17 13 think he is qualified to answer that question.
 19:13:21 14 MS. DEWOLF: Is this Crebilly
 19:13:25 15 Farm in between both of the interests that are
 19:13:28 16 being protected right now, called the Battle of
 19:13:33 17 Brandywine, between Osborne Hill and Dilworth
 19:13:37 18 Farm?
 19:13:38 19 THE WITNESS: Yes.
 19:13:40 20 MS. DEWOLF: Thank you. Is this
 19:13:45 21 the location for the history of our nation and,
 19:13:49 22 in fact, our heritage?
 19:13:56 23 THE WITNESS: In my opinion, yes.
 19:13:58 24 And I think that has been testified to at

19:14:01 1 length.

19:14:02 2 MS. DEWOLF: I'm going to switch

19:14:03 3 to the primary, secondary conservation

36 4 resources. That is a concept that has been

19:14:14 5 standardized and utilized more than just

19:14:16 6 Westtown Township, correct?

19:14:18 7 THE WITNESS: Yes. Many

19:14:21 8 townships in Chester County under the County

19:14:25 9 Open Space Program have completed scenic

19:14:31 10 analyses of their entire municipality.

19:14:34 11 And my own East Bradford, for

19:14:38 12 example, even has a scenic overlay zoning

19:14:41 13 district. That is somewhat unusual, but it is

19:14:45 14 certainly not out of the lexicon of planning to

19:14:50 15 use the term scenic views and to even regulate

19:14:54 16 them.

19:14:56 17 MS. DEWOLF: And so the word

19:14:57 18 "primary" and what "primary conservation

19:14:59 19 resources" mean, and the word "secondary" and

19:15:03 20 what "secondary conservation resources" mean,

19:15:07 21 the definition of those beyond our ordinance is

19:15:11 22 sort of a standard across-the-board; am I

19:15:15 23 correct?

16 24 THE WITNESS: Yes. Typically,

19:15:17 1 though, use of the term "primary" and

19:15:19 2 "secondary" doesn't mean that some are more

19:15:24 3 important than others, but it means the primary

19:15:27 4 are the most susceptible to degradation if

19:15:32 5 disturbed, wetlands, steep slopes in

19:15:35 6 particular.

19:15:36 7 The secondary resources are

19:15:39 8 resources which are important but where

19:15:43 9 disturbance might be placed based on an

19:15:47 10 evaluation of the relative value, because

19:15:50 11 woodlands or scenic landscapes don't preclude

19:15:55 12 development on their own. They are not

19:15:57 13 dangerous to build in, like a wetland would be,

19:16:02 14 but they are not unimportant.

19:16:06 15 MS. DEWOLF: And were they

19:16:07 16 initiated by *Conservation By Design* originally?

19:16:10 17 Was this sort of a concept of conservation

19:16:12 18 landscapes?

19:16:14 19 THE WITNESS: That was certainly

16 20 a very important iteration of it. The concept

19:16:20 21 was really with us way back when Ian McCarg

19:16:25 22 authored a book *Design With Nature*, long before

19:16:28 23 Randall Arrendt came upon the scene. But, yes.

19:16:33 24 MS. DEWOLF: And why are primary

19:16:35 1 and secondary resources, conservation resources

19:16:39 2 so critical in our landscape planning today?

19:16:47 3 THE WITNESS: They are critical

19:16:47 4 to our understanding of the landscape, and,

19:16:50 5 most notably here, understanding the sense of

19:16:55 6 where we came from and how our history has

19:16:58 7 occurred and evolved, and that doesn't mean you

19:17:01 8 can't put development into it, but it means

19:17:04 9 putting it in in the right manner.

19:17:28 10 MS. DEWOLF: In terms of the

19:17:29 11 general layout of the plan, what is your

19:17:35 12 opinion of the road layout and the fronts and

19:17:39 13 backyards, and, in general, the general layout

19:17:45 14 of this plan as a planner?

19:17:47 15 THE WITNESS: I am having an

19:17:51 16 oblique view of it here on the screen. Maybe I

19:17:55 17 can move where I can see better. But I am

19:17:57 18 familiar with it. Oh, and I see -- thank you

19:18:00 19 very much. Yes, much easier.

19:18:04 20 Okay. Well, the overall, the

19:18:15 21 plan offers a very circuitous, yet

19:18:22 22 interconnected roadway system, which I would

19:18:26 23 have done somewhat differently.

19:18:28 24 But from my perspective in terms

19:18:32 1 of the resources I have been talking about, the

19:18:36 2 western part of the plan, which is on, exactly

19:18:41 3 on the hill in the picture I presented, is

19:18:48 4 really debilitating to the preservation of the

19:18:53 5 scenic landscape and the historical

19:18:55 6 significance.

19:18:56 7 The good aspect of the plan is

19:19:01 8 that the internal roads are interconnected with

19:19:04 9 trails, for example. I mean, I don't think the

19:19:06 10 layout, for what it is, if you were to plop it

19:19:11 11 on another property somewhere else, that it is

19:19:16 12 not unreasonable, other than the fact that if

19:19:20 13 you live in a lot at the end of the southerly

19:19:24 14 loop and you want to get to your neighbors at

19:19:30 15 the end of the more northerly loop, you have to

19:19:32 16 drive about two miles to get to what you could

19:19:35 17 walk in a hundred yards, if you could walk

19:19:37 18 through the bottom land there, which you

19:19:42 19 probably can in the dry period.

19:19:45 20 Also, the westerly part of the

19:19:49 21 tract is a very long distance from access to

19:19:56 22 202, even if the intermediate connection were

19:20:01 23 there, which has been recommended to be

19:20:04 24 excluded.

19:20:08 1 Those are all, those are
 19:20:09 2 criticisms I would have from just a general
 19:20:13 3 planning perspective. I don't criticize the
 16 4 unit type or the mix of units. I would only
 19:20:19 5 suggest a fine-tuning of that to help permit a
 19:20:22 6 greater degree of open space from the
 19:20:26 7 standpoint of preservation of scenic views.
 19:20:30 8 MS. DEWOLF: Thank you. That's
 19:20:31 9 all I have.
 19:20:34 10 MR. MCKENNA: Any other member of
 19:20:35 11 the Board have questions?
 19:20:39 12 MR. HAWS: Hey, John. Just a
 19:20:40 13 couple.
 19:20:41 14 THE WITNESS: Hi.
 19:20:41 15 MR. HAWS: Just a couple quick
 19:20:43 16 questions. So in regards to your opinion based
 19:20:48 17 on the secondary requirements looking at scenic
 19:20:56 18 views, how would that calculation of the plan
 19:20:59 19 submitted before us today have changed based on
 19:21:02 20 where you think it should be versus what it is?
 19:21:06 21 THE WITNESS: Well, Mr. Adelman
 19:21:10 22 asked me the question of the ordinance doesn't
 19:21:14 23 prescribe a means to map them.
 19 24 What I have done in numerous

19:21:21 1 cases is literally map the view based on the
 19:21:25 2 terminus of the view from the point of view
 19:21:27 3 going around the tract, the point of public
 19:21:30 4 view, marked what landscape, and then evaluated
 19:21:35 5 that landscape in view, in terms of relative
 19:21:40 6 importance, then decided where to put the
 19:21:44 7 permitted 50 percent disturbance.
 19:21:46 8 In my view, frankly, what the
 19:21:47 9 County Planning Commission suggested in mapping
 19:21:51 10 a relatively wide battlefield swath to cluster
 19:21:57 11 the development more tightly to the east is a
 19:22:03 12 way to preserve a lot of the most critical
 19:22:09 13 scenic landscape and to preserve its
 19:22:11 14 interpretive value.
 19:22:13 15 Granted, I grant you that that
 19:22:15 16 might not be the same market product.
 19:22:23 17 MR. HAWS: That's all the
 19:22:24 18 questions. Thank you.
 19:22:26 19 THE CHAIRMAN: Ms. Camp, any
 20 further redirect?
 19:22:29 21 MS. CAMP: No.
 19:22:30 22 MR. MCKENNA: Mr. Adelman, any
 19:22:31 23 recross based on what you heard?
 19:22:32 24 MR. ADELMAN: No, nothing

19:22:33 1 further.
 19:22:34 2 MR. MCKENNA: Anything from
 19:22:35 3 anyone else?
 19:22:36 4 Thank you, Mr. Snook.
 19:22:38 5 MR. ADELMAN: Thank you, John.
 19:22:39 6 THE WITNESS: You are welcome.
 19:22:40 7 (Witness excused.)
 19:22:40 8 MR. MCKENNA: Ms. Camp, anything
 19:22:41 9 further from the Planning Commission this
 19:22:42 10 evening?
 19:22:42 11 MS. CAMP: Nothing further. And
 19:22:45 12 I move for the admission of my exhibits, PC-1
 19:22:49 13 through PC-20. I don't think that's been done
 19:22:51 14 yet.
 19:22:52 15 MR. ADELMAN: I thought we were
 19:22:53 16 going to do that at the end.
 19:22:54 17 MS. CAMP: That's fine.
 19:22:55 18 MR. MCKENNA: I was going to hold
 19:22:56 19 off until the end, if that's okay.
 19:22:58 20 MS. CAMP: That's fine.
 19:23:00 21 MR. MCKENNA: All right. I'll go
 19:23:01 22 down our list here moving forward. Mr.
 19:23:06 23 Crawford, are you going to confirm that there
 19:23:08 24 is nothing for Birmingham Township this

19:23:09 1 evening?
 19:23:10 2 MR. CRAWFORD: That is correct,
 19:23:11 3 sir.
 19:23:11 4 MR. MCKENNA: Moving forward we
 19:23:12 5 are not going to hear from Birmingham Township?
 19:23:14 6 In other words, waiving your right to provide
 19:23:17 7 anything?
 19:23:17 8 MR. CRAWFORD: I'm not
 19:23:18 9 anticipating, but I would like to reserve the
 19:23:21 10 right to change institutional mind, if needed.
 19:23:25 11 MR. MCKENNA: Understood. Ms.
 19:23:26 12 Labrum, anything from Thornbury Township?
 19:23:29 13 MS. LABRUM: Mr. McKenna, we have
 19:23:30 14 one witness, and I would ask if the Board would
 19:23:32 15 permit the witness to testify from the table as
 19:23:36 16 he doesn't believe there is sufficient room on
 19:23:40 17 the dais for his documents.
 19:23:42 18 MR. MCKENNA: I don't disagree
 19:23:43 19 with that. My only problem is we can't see
 19:23:45 20 him. Mr. Adelman has a hard time and the
 19:23:48 21 audience can't see him.
 19:23:49 22 MR. ADELMAN: I don't have any
 19:23:49 23 objection. As long as it is not because of me
 19:23:52 24 sitting next to him, I'm fine.

19:23:54 1 MR. MCKENNA: All right. You are
19:23:57 2 okay with it, Mr. Adelman. Is everybody else
19:23:59 3 all right with it?

00 4 All right. Now, I just ask, Mr.
19:24:01 5 Tavani, to keep your voice up so that the
19:24:03 6 audience can hear you since many of them may
19:24:06 7 not be able to see you. Thank you.

8 FRANK TAVANI,
9 the witness herein, having first been
10 duly sworn on oath, was examined and
19:24:18 11 testified as follows:

19:24:18 12 DIRECT EXAMINATION

19:24:20 13 BY MS. LABRUM:

19:24:20 14 Q. Can you state your name and business
19:24:24 15 address for the record, please?

19:24:26 16 A. Certainly. My name is Frank Tavani,
19:24:29 17 T-A-V-A-N-I, 105 Kenilworth Street,
19:24:35 18 Philadelphia, Pennsylvania, 19147.

19:24:38 19 Q. Who is your current employer, Mr.
19:24:41 20 Tavani?

19:24:41 21 A. F. Tavani & Associates, Incorporated.

19:24:44 22 Q. Could you provide the Board with a
19:24:46 23 brief summary of your educational and
48 24 professional background?

19:24:50 1 A. Certainly. I hold a Bachelor of
19:24:52 2 Science in civil --

19:24:53 3 MR. ADELMAN: I'm sorry, Kathy,
19:24:54 4 if I may interject. You handed out Exhibit 1.

19:24:57 5 MS. LABRUM: I did.

19:24:58 6 MR. ADELMAN: I will stipulate to
19:24:59 7 his qualifications as a traffic engineer.

19:25:02 8 MR. MCKENNA: Any party have any
19:25:03 9 objection to that?

19:25:04 10 MS. CAMP: No objection.

19:25:04 11 MR. MCKENNA: Mr. Tavani will be
19:25:05 12 admitted as an expert in traffic engineering.

19:25:07 13 MS. LABRUM: Thank you.

19:25:08 14 THE WITNESS: Thank you.

19:25:09 15 BY MS. LABRUM:

19:25:09 16 Q. Mr. Tavani, have you been present for
19:25:11 17 all of the testimony that's been presented by
19:25:15 18 Ms. Kline and Mr. Federico during these
19:25:17 19 hearings?

19:25:17 20 A. Yes.

19:25:17 21 Q. Have you had the opportunity to review
19:25:19 22 all of the exhibits presented during this
19:25:21 23 conditional use hearing to date?

19:25:23 24 A. All those related to traffic, yes.

19:25:25 1 Q. As a result of your attendance at the
19:25:28 2 hearings in this matter and your review of the
19:25:30 3 materials submitted, have you made any findings
19:25:32 4 or reached any conclusions?

19:25:33 5 A. Yes, I have five such findings or
19:25:36 6 conclusions.

19:25:38 7 Q. And what is the first of those
19:25:39 8 conclusions?

19:25:40 9 A. Well, the first concern is the proposed
19:25:43 10 right in/right out access on Route 202.

19:25:47 11 By way of reminder, Mr. Federico,
19:25:49 12 for example, testified about the location of
19:25:51 13 this proposed driveway back in July. I
19:25:56 14 confirmed by looking at the notes of testimony,
19:25:59 15 it is on page 1130, line 17. The proposed
19:26:03 16 right in/right out is located approximately
19:26:05 17 2,000 feet north of the intersection of Route
19:26:08 18 202 and 926. And that access, if constructed,
19:26:14 19 would likely require a right turn decel lane.
19:26:18 20 I think it would meet the qualifications under
19:26:20 21 PennDOT guidelines for a decel lane probably
19:26:23 22 200 feet or longer.

19:26:25 23 So depending on what traffic you
19:26:26 24 are talking about, the distance from which you

19:26:29 1 could measure could be 2,000 feet or it could
19:26:31 2 be 2200 feet or greater, and that plays into
19:26:35 3 something which I'm going to touch on
19:26:37 4 momentarily.

19:26:38 5 But first, and, I apologize, I
19:26:40 6 can't recall the exhibit number for the
19:26:41 7 applicant's traffic study. Does anyone happen
19:26:44 8 to know that?

19:26:45 9 MR. ADELMAN: Which traffic
19:26:46 10 study?

19:26:47 11 THE WITNESS: The update, the
19:26:49 12 study which was updated January 20th, 2017.

19:26:55 13 MS. CAMP: A-33. A-33.

19:26:58 14 THE WITNESS: So I'll make
19:26:59 15 reference to --

19:27:00 16 MR. ADELMAN: A-33.

19:27:02 17 THE WITNESS: Thank you. I'll
19:27:02 18 make reference a few times to A-33. And if it
19:27:05 19 pleases the Board, if anyone has a copy, if you
19:27:07 20 turn to page 54 of A-33 you will see in the
19:27:10 21 upper right corner of this page, which is a
19:27:13 22 trip distribution figure, that 40 percent of
19:27:16 23 the site traffic is estimated to either
19:27:19 24 originate from or be destined to the north on

19:27:22 1 Route 202.
 19:27:23 2 So, for example, traffic that's
 19:27:25 3 entering the site coming from the north, its
 28 4 most direct path would be the proposed right
 19:27:31 5 in/right out driveway if it were provided.
 19:27:33 6 Likewise, any traffic that is
 19:27:36 7 leaving the community that's heading south, for
 19:27:40 8 example, which is the next highest destination,
 19:27:43 9 30 percent of site traffic is to or from the
 19:27:46 10 south, traffic heading in that direction would
 19:27:48 11 use the right out component of the proposed
 19:27:51 12 driveway.
 19:27:53 13 And the access of that driveway,
 19:27:55 14 for example, that right out movement would have
 19:27:57 15 to take the 926 access, make a left turn, and
 19:28:01 16 then go to the eastbound approach of 926 and
 19:28:03 17 202, which, upon looking at this figure once
 19:28:07 18 again, you could see already hosts a lot of
 19:28:10 19 site traffic. 40 percent turning left, 5 going
 19:28:13 20 through, 10 turning right. That's a simple
 19:28:15 21 majority of 55 percent.
 19:28:17 22 If the right in/right out is not
 19:28:19 23 provided, another 20 percent would be
 21 24 surcharged on that. So that becomes a pretty

19:28:23 1 busy approach.
 19:28:24 2 So what I'm building up to is
 19:28:26 3 there is a benefit to this right in/right out
 19:28:28 4 access. And it is not surprising to me as a
 19:28:30 5 traffic engineer that the applicant originally
 19:28:33 6 proposed this and included this access on their
 19:28:35 7 plan.
 19:28:36 8 In addition to the benefits I
 19:28:38 9 just mentioned, there is also the concern of
 19:28:42 10 life safety, of fire trucks and ambulances
 19:28:44 11 which would undoubtedly take access to that
 19:28:48 12 road, to that driveway.
 19:28:50 13 So the question becomes, Why did
 19:28:51 14 it go away? at least in my mind. And we heard
 19:28:54 15 the testimony from Mr. Federico that one of the
 19:28:57 16 concerns is there is a substantial amount of
 19:28:59 17 traffic southbound on Route 202. Sometimes the
 19:29:02 18 queue does extend to or even beyond that
 19:29:05 19 proposed access. And that could be playing the
 37 20 role in some of the accident history which is
 19:29:11 21 mentioned in A-33.
 19:29:12 22 Now, I will again reference A-33,
 19:29:16 23 and if the Board is interested I would suggest
 19:29:19 24 turning to page 37.

19:29:22 1 MS. DEWOLF: Can you do me a
 19:29:23 2 favor and speak into your microphone and go a
 19:29:27 3 little slower. I'm having trouble hearing.
 19:29:30 4 THE WITNESS: Certainly.
 19:29:33 5 Certainly.
 19:29:33 6 Page 37 of A-33 is a queue
 19:29:36 7 summary table that indicates the length of the
 19:29:39 8 queue under existing conditions and also
 19:29:42 9 projected conditions at full build and at
 19:29:45 10 design year, which is the year 2028. It
 19:29:49 11 includes a substantial amount of background
 19:29:51 12 growth traffic.
 19:29:53 13 One of the components of most
 19:29:55 14 traffic studies is a per diem type of surcharge
 19:29:59 15 for just regional growth and traffic. It is a
 19:30:02 16 rate that is gathered from PennDOT and it is
 19:30:05 17 typically updated every summer.
 19:30:07 18 At the time A-33 was prepared,
 19:30:09 19 the annualized grade for Chester County was
 19:30:13 20 1.71 percent, which is a substantial grade, and
 19:30:17 21 we grow that out to the year 2028, you get a
 19:30:20 22 substantial amount of additional through
 19:30:23 23 traffic surcharged on the network.
 19:30:24 24 Of course, sometimes that growth

19:30:27 1 doesn't really even materialize. And the most
 19:30:30 2 recent data from PennDOT suggests that the rate
 19:30:33 3 used last year is too high. Now the rate going
 19:30:36 4 forward is actually .65 percent. It is not 1.7
 19:30:41 5 plus. It is .65, nearly one-third of what it
 19:30:44 6 used to be.
 19:30:45 7 So there is a potential, believe
 19:30:46 8 it or not, that some of the traffic conditions
 19:30:48 9 in A-33 and the queuing related to that are
 19:30:52 10 slightly overstated.
 19:30:54 11 So keeping that in mind, and
 19:30:55 12 looking, for example, at page 37, lower left
 19:30:59 13 corner of this table, you will see that under
 19:31:01 14 existing a.m. peak hour conditions the
 19:31:04 15 southbound queue at maximum is 1850 feet, which
 19:31:09 16 is well shy of the proposed location of the
 19:31:11 17 right in/right out access. During the p.m.
 19:31:15 18 peak hour it is 2800 feet.
 19:31:18 19 If you turn to the next page,
 19:31:20 20 depending on what assortment of PennDOT
 19:31:23 21 improvements at 202 and 926 are constructed,
 19:31:27 22 that queue could be as long as approximately
 19:31:29 23 2300 feet in the morning and over 3,000 feet in
 19:31:34 24 the afternoon.

19:31:35 1 This, again, is one of the
 19:31:36 2 reasons Mr. Federico suggested maybe this
 19:31:39 3 access should not be provided. Maybe the
 19:31:44 4 queues are such that people can't even get to
 19:31:47 5 the access and maybe won't use it, and instead
 19:31:48 6 will go to West Pleasant Grove Road.

19:31:48 7 I would submit that during the
 19:31:51 8 a.m. peak hour it is possible the queue could
 19:31:53 9 extend to that driveway. But based on what I
 19:31:56 10 just presented, I think it more likely it is
 19:31:59 11 not going to impede someone's desire to enter
 19:32:02 12 that driveway, especially if you consider a
 19:32:05 13 decel lane or even exit that driveway.

19:32:07 14 As long as you would have
 19:32:09 15 afforded clear lines of sight, I really see no
 19:32:12 16 reason that a right out movement should be
 19:32:15 17 eliminated from the plan just based on
 19:32:17 18 projected queuing conditions.

19:32:20 19 If during the a.m. peak hour the
 19:32:22 20 queue does extend beyond this right-of-way,
 19:32:25 21 keep in mind that is one hour out of 24, and
 19:32:28 22 the hour preceding and the hour following the
 19:32:31 23 a.m. peak, and the hour preceding that,
 19:32:34 24 preceding hour, etcetera, are typically lower

19:32:37 1 and have shorter queues.

19:32:38 2 So I think that access actually
 19:32:40 3 affords functionality, certainly during the
 19:32:43 4 off-peak hours for site residents, and probably
 19:32:46 5 for the a.m. peak, and maybe even for a few
 19:32:49 6 hours in the afternoon.

19:32:51 7 So considering that removing that
 19:32:53 8 access impacts the eastbound approach of Route
 19:32:59 9 926, which already hosts the majority of site
 19:33:02 10 traffic, and would host even more if the access
 19:33:04 11 were removed, as well as consideration for
 19:33:07 12 things such as life safety, I think that the
 19:33:10 13 Board should reconsider adding or leaving that
 19:33:13 14 access as originally proposed by the applicant.

19:33:18 15 So that's the first issue. I can
 19:33:20 16 continue unless...

19:33:22 17 Okay. So the second issue
 19:33:24 18 regards the next intersection to the north,
 19:33:26 19 which is West Pleasant Grove. As I'm sure the
 19:33:29 20 Board is aware, that is an unsignalized
 19:33:33 21 intersection. The side streets are limited to
 19:33:35 22 right turns only. You cannot make a left turn,
 19:33:38 23 for example, from eastbound West Pleasant
 19:33:42 24 Grove.

19:33:42 1 The reason why that intersection
 19:33:44 2 is unsignalized presently may have to do with
 19:33:47 3 the signal spacing or it may have to do with
 19:33:50 4 other issues. But it occurred to me as I was
 19:33:52 5 reviewing A-33, and just presenting discussion
 19:33:56 6 of the right in/right out access, that most of
 19:34:00 7 the site traffic is destined to or from the
 19:34:02 8 north on 202.

19:34:05 9 It would be better for everyone,
 19:34:07 10 including the traffic that is ostensibly the
 19:34:11 11 concern of Westtown and PennDOT at 202 and 926,
 19:34:15 12 if there were a more direct path motorists
 19:34:17 13 could take to leave the Crebilly site and go
 19:34:20 14 north.

19:34:21 15 So I found it curious that during
 19:34:24 16 the length of the hearing there have been no
 19:34:26 17 discussions about why signalizing that
 19:34:29 18 intersection and providing additional
 19:34:31 19 functionality improvement wasn't considered.
 19:34:34 20 So I started looking at the obvious things like
 19:34:37 21 signal spacing.

19:34:38 22 The intersection of West Pleasant
 19:34:41 23 Grove, it is approximately 3,100 feet north of
 19:34:44 24 926, it is approximately 1200 feet south of

19:34:49 1 Skiles Boulevard, so it is certainly closer on
 19:34:51 2 that side.

19:34:53 3 According to Smart Transportation
 19:34:55 4 Guidelines, a regional arterial should have
 19:34:59 5 intersection spacing typically between 660 feet
 19:35:04 6 and 1320 feet. So at 1200 you are actually in
 19:35:07 7 the range, according to Smart Transportation
 19:35:10 8 Guidelines, that's accepted for a regional
 19:35:12 9 arterial.

19:35:13 10 I next looked to 202 itself to
 19:35:17 11 see if there were any other instances of
 19:35:19 12 similar intersection spacing. The Board may be
 19:35:22 13 familiar with the intersection of 202 and 322
 19:35:27 14 and 1, and the presence of the State Farm
 19:35:31 15 complex in the northeast quadrant of that
 19:35:33 16 intersection. There is State Farm Drive, which
 19:35:36 17 is effectively a real connector road, in my
 19:35:38 18 opinion, in that quadrant.

19:35:41 19 The intersection of State Farm
 19:35:42 20 Drive and Route 202, which is signalized, and
 19:35:46 21 its offset to the next intersection south,
 19:35:48 22 which is Route 202, 322, and 1, is 1400 feet.

19:35:54 23 To the north the next
 19:35:57 24 intersection is Oakland, and that is only 1100

19:35:59 1 feet from State Farm. And all three are
 19:36:01 2 signalized.
 19:36:02 3 So considering that having added
 19:36:06 4 turning movement functionality at that location
 19:36:09 5 would benefit Route 202 and 926, which is a
 19:36:13 6 concern, would provide a more direct path to
 19:36:16 7 the residents, I was surprised that there was
 19:36:18 8 no discussion about investigating that a little
 19:36:21 9 bit further.
 19:36:23 10 I should also mention, this is
 19:36:25 11 more I guess altruism than anything else, there
 19:36:29 12 are hundreds of existing homes on the east side
 19:36:32 13 of 202 that could also potentially benefit from
 19:36:35 14 this signalization. If they want to go to or
 19:36:39 15 from the south, they have no choice but to
 19:36:41 16 filter southward toward 926, head west and turn
 19:36:44 17 left. So this would be an option to benefit
 19:36:47 18 them as well.
 19:36:48 19 So that was the second thing.
 19:36:52 20 The third point shifts gears a
 19:36:54 21 little and it looks at the other side of the
 19:36:56 22 site, and mainly the intersection of New Street
 19:36:59 23 and 926, which is a signalized intersection,
 19:37:03 24 and, according to A-33, has some failing levels

19:37:08 1 of service today.
 19:37:09 2 This intersection was very close
 19:37:11 3 to Thornbury Farm Trust, the Spackman property.
 19:37:15 4 We heard from Mr. Spackman earlier.
 19:37:17 5 The intersection is fairly unique
 19:37:19 6 in that in addition to hosting vehicular
 19:37:22 7 travel, automobile variety, there is also horse
 19:37:26 8 crossings and farm equipment crossings.
 19:37:29 9 Now, I heard some discussion
 19:37:31 10 about the possibility of a roundabout being
 19:37:34 11 considered for that location. And the purpose
 19:37:36 12 of a roundabout is to keep traffic moving,
 19:37:39 13 although at lower speeds, but not have it stop
 19:37:41 14 as it does ostensibly at a traffic signal.
 19:37:45 15 I would submit that the applicant
 19:37:46 16 and the Board should consider strongly not
 19:37:49 17 doing a roundabout option because, knowing that
 19:37:52 18 there is crossings of both animals and farm
 19:37:55 19 equipment, that might not be in keeping with
 19:38:01 20 the best intentions for all intersection users.
 19:38:06 21 Fourth, in regards sidewalks,
 19:38:09 22 there was some, I think, discussion and some
 19:38:12 23 testimony regarding whether or not sidewalks
 19:38:12 24 should be provided for the community leading to

19:38:16 1 and from other points of attraction outside the
 19:38:19 2 community.
 19:38:20 3 As the Board knows, there is a
 19:38:21 4 shopping center in the northeast quadrant of
 19:38:24 5 the intersection, 202 and 926. There are two
 19:38:29 6 marked pedestrian crossings at that
 19:38:30 7 intersection. There is also a CVS in the
 19:38:33 8 southwest quadrant, and sidewalks along the
 19:38:37 9 frontage of the CVS and at the shopping center.
 19:38:42 10 To the northeast of the site
 19:38:44 11 itself there is a church, and slightly further
 19:38:47 12 to the north directly is a school.
 19:38:51 13 I would submit, again, reflecting
 19:38:53 14 the known concerns of congestion at 202 and
 19:38:56 15 926, that some additional efforts to embrace
 19:39:01 16 multi-modalism is probably appropriate for this
 19:39:05 17 site, and providing sidewalks to connect all of
 19:39:07 18 those potential destinations I just mentioned
 19:39:10 19 is something I would very strongly suggest the
 19:39:11 20 applicant consider. So this would include
 19:39:14 21 sidewalks both along 926, as well as West
 19:39:19 22 Pleasant Grove Road.
 19:39:19 23 And then the fifth and final
 19:39:23 24 point has to do with the access proposed on

19:39:27 1 Route 926. As shown on the plan in A-33, and
 19:39:32 2 elsewhere in the proceedings, originally that
 19:39:35 3 access was proposed to be closer to Route 202,
 19:39:39 4 and some concerns were voiced by PennDOT and I
 19:39:41 5 believe Mr. Federico that the queue on that
 19:39:44 6 approach will extend beyond that driveway. It
 19:39:48 7 will be difficult to meet signal warrants
 19:39:50 8 potentially for that driveway by itself. And
 19:39:52 9 for these reasons, perhaps it makes more sense
 19:39:55 10 to shift the driveway to the west.
 19:39:57 11 I would turn again to A-33, page
 19:40:01 12 38. If you look in the upper left corner under
 19:40:07 13 these different potential build-out
 19:40:09 14 alternatives, A through C, and depending on
 19:40:11 15 what level of PennDOT improvements are
 19:40:15 16 provided, the eastbound queue could be as long
 19:40:18 17 as 2,185 feet or it could be as short as 1,000
 19:40:24 18 feet.
 19:40:24 19 So if those improvements are
 19:40:27 20 provided, and I believe Mr. Federico testified
 19:40:32 21 at least in his opinion either PennDOT or the
 19:40:36 22 applicant is going to provide those
 19:40:37 23 improvements, because they are necessary to
 19:40:39 24 offset the impact of the site, this is on page

19:40:43 1 1146, beginning on line 9, if those
 19:40:48 2 improvements are built, then firstly it seems
 19:40:49 3 like this offset concern is to some extent
 33 4 minimized.
 19:40:54 5 Nevertheless, if it is
 19:40:57 6 unavoidable to shift this access opposite
 19:41:01 7 Bridlewood, there is a few things to keep in
 19:41:04 8 mind.
 19:41:06 9 As I just mentioned, under Mr.
 19:41:10 10 Federico's direct, perhaps his cross, he
 19:41:12 11 clearly stated that the impact of this
 19:41:14 12 development at the intersection of 202 and 926
 19:41:19 13 is mitigated by these PennDOT improvements.
 19:41:22 14 For purposes of the record I'll clarify, it is
 19:41:25 15 a new southbound right turn lane and an
 19:41:27 16 additional eastbound lane. And if those
 19:41:29 17 improvements are provided, it was his opinion,
 19:41:32 18 and mine, frankly, that the impact of this
 19:41:34 19 development at that intersection is offset, it
 19:41:39 20 is mitigated.
 19:41:40 21 That is based on the findings of
 19:41:42 22 A-33. I believe that's what Mr. Federico based
 19:41:44 23 his conclusion on. PennDOT doesn't seem to
 46 24 have a concern with that conclusion. It seems

19:41:48 1 to agree to this point. Obviously, the
 19:41:50 2 applicant agrees, and we are all going on our
 19:41:53 3 merry way.
 19:41:54 4 If you turn back to page 54 of
 19:41:57 5 A-33, you look at the trip distribution once
 19:42:01 6 again, you have to ask yourself: How much
 19:42:04 7 traffic was considered to potentially cut
 19:42:08 8 through the Bridlewood at Thornbury community
 19:42:11 9 in arriving at the conclusions offered in A-33,
 19:42:15 10 the conclusions that were embraced and upheld
 19:42:18 11 by Westtown's consultant and by the applicant
 19:42:21 12 themselves.
 19:42:22 13 And if you look at the
 19:42:24 14 intersection of Bridlewood Boulevard and 926
 19:42:26 15 you will see a lot of zeros. And if you look
 19:42:28 16 at the intersection of the proposed site access
 19:42:30 17 and 926, you will see a lot of zeros.
 19:42:33 18 So what that means is that this
 19:42:35 19 case, this study was based on an assumption
 19:42:38 20 that no traffic would cut through the
 19:42:41 21 community, and, in doing so, surcharged the
 19:42:43 22 most amount of traffic on the intersection of
 19:42:46 23 202 and 926.
 19:42:48 24 And invariably, there was

19:42:50 1 agreement by Westtown Township and the
 19:42:51 2 applicant that the applicant meets its burden
 19:42:55 3 by providing the improvements, or PennDOT.
 19:42:57 4 So with that conclusion in mind,
 19:43:00 5 I think the Board should be not surprised at
 19:43:03 6 all if the residents of Bridlewood at
 19:43:07 7 Thornbury, Thornbury Township, or anyone else,
 19:43:10 8 for that matter, believes that if the access is
 19:43:12 9 constructed opposite Bridlewood at Thornbury,
 19:43:15 10 whether it is signalized or not, it is entirely
 19:43:18 11 possible that there will be a request to design
 19:43:21 12 that intersection so that no through movements
 19:43:24 13 can occur to or from either community. And
 19:43:28 14 this would likely be achieved through
 19:43:31 15 channelization islands.
 19:43:33 16 I have not provided any sketch at
 19:43:35 17 this point. But, clearly, that could be
 19:43:37 18 designed to allow rights in, rights out, lefts
 19:43:40 19 in, lefts out, and discourage through physical
 19:43:45 20 means any through traffic going back and forth
 19:43:47 21 to either community.
 19:43:48 22 And that would not be
 19:43:50 23 problematic, according to the applicant and
 19:43:52 24 according to the review by Mr. Federico, based

19:43:55 1 on the study as offered in A-33.
 19:44:00 2 Those are my comments.
 19:44:03 3 BY MS. LABRUM:
 19:44:03 4 **Q.** Have you had an opportunity to look at
 19:44:05 5 the April 17th, 2017 scoping meeting notes of
 19:44:11 6 PennDOT?
 19:44:12 7 **A. Yes, as prepared by McMahon. PC-3 is**
 19:44:16 8 **the exhibit.**
 19:44:17 9 **Q.** They reference in bullet point No. 2 a
 19:44:22 10 current site plan. Have you reviewed that
 19:44:23 11 current site plan?
 19:44:25 12 **A. No.**
 19:44:25 13 **Q.** Are you aware of the contents of PC-3?
 19:44:34 14 **A. Yes.**
 19:44:34 15 **Q.** Those notes. And what do those notes
 19:44:38 16 suggest that the current plan you have not seen
 19:44:41 17 looks like?
 19:44:42 18 **A. So it is probably easiest just to read**
 19:44:44 19 **the first two sentences from the second bullet**
 19:44:46 20 **point of PC-3. "Nicole highlighted the**
 19:44:49 21 **proposed access configuration based on the**
 19:44:52 22 **current site plan, which will continue to**
 19:44:54 23 **evolve. The site access to US Route 202 has**
 19:44:58 24 **been removed from the plan..."**

19:45:00 1 So I have not seen that plan.
 19:45:02 2 The plan contained in A-33 includes that access
 19:45:06 3 to Route 202. And, as I mentioned at the
 39 4 beginning of my direct, if that access is
 19:45:11 5 removed, it will add additional traffic to
 19:45:15 6 other roads, including 926.
 19:45:18 7 **Q.** If the applicant determines to place a
 19:45:24 8 regional connector road from West Pleasant
 19:45:26 9 Grove to 926, what measures would you suggest
 19:45:29 10 that Thornbury Township implement?
 19:45:31 11 **A. I'm sorry, can you repeat that**
 19:45:33 12 **question?**
 19:45:33 13 **Q.** If the applicant determines to put in a
 19:45:35 14 regional connector road from West Pleasant
 19:45:37 15 Grove to 926, what measures would you suggest
 19:45:40 16 that Thornbury Township implement?
 19:45:44 17 **A. Well, firstly, I would certainly hope**
 19:45:47 18 **the applicant does not construct a regional**
 19:45:50 19 **connector. Ms. Kline's direct testimony on**
 19:45:51 20 **multiple occasions offered that she thought**
 19:45:54 21 **that at most a local connection, a connection**
 19:45:56 22 **for local traffic, not regional traffic, may be**
 19:45:58 23 **provided.**
 00 24 In any event, to answer your

19:46:02 1 question, which is if a regional connector were
 19:46:04 2 provided, that would only serve to reinforce
 19:46:07 3 point 5 as I offered during direct, which is
 19:46:11 4 that there should be some means of
 19:46:13 5 channelization to eliminate the possibility of
 19:46:15 6 through traffic between communities.
 19:46:20 7 MS. LABRUM: I have no further
 19:46:22 8 questions.
 19:46:24 9 MR. MCKENNA: Mr. Adelman, do you
 19:46:26 10 want to start questions now or do you want to
 19:46:28 11 take a break? I don't know how long your
 19:46:29 12 questions are going to be.
 19:46:30 13 MR. ADELMAN: I don't have any
 19:46:31 14 questions.
 19:46:31 15 MR. MCKENNA: That makes it very
 19:46:32 16 easy. Thank you.
 19:46:39 17 With that in mind, let's take a
 19:46:40 18 ten-minute recess and we will come back in a
 19:46:44 19 couple minutes before 8:00 o'clock. Thank you.
 19 20 (Recess taken.)
 20:03:42 21 MR. MCKENNA: All right. The
 20:03:43 22 applicant had no questions for Mr. Tavani.
 20:03:46 23 Does the Planning Commission have any questions
 20:03:48 24 for Mr. Tavani?

20:03:49 1 MS. CAMP: I have a few.
 20:03:50 2 CROSS-EXAMINATION
 20:03:51 3 BY MS. CAMP:
 20:03:52 4 **Q.** Mr. Tavani, are you familiar with the
 20:03:54 5 Westtown Township Zoning Ordinance?
 20:03:57 6 **A. Very little.**
 20:03:57 7 **Q.** So you have not reviewed Section
 20:04:00 8 170-1512 of the Zoning Ordinance which
 20:04:03 9 addresses access to Route 202?
 20:04:05 10 **A. No.**
 20:04:05 11 **Q.** So you are not familiar with Section
 20:04:08 12 1512.B, which specifically encourages
 20:04:12 13 applicants not to have access onto Route 202 as
 20:04:17 14 a zoning requirement?
 20:04:18 15 **A. I am not familiar with that portion of**
 20:04:19 16 **the code.**
 20:04:20 17 **Q.** Have you reviewed the Westtown Township
 20:04:22 18 Subdivision and Land Development Ordinance?
 20:04:24 19 **A. I have not.**
 20:04:24 20 **Q.** So you are not familiar with Section
 20:04:26 21 149-300.E that suggests that proposed
 20:04:30 22 developments shall be coordinated with existing
 20:04:33 23 nearby neighborhoods with respect to street
 20:04:36 24 layout, future extensions of utilities and

20:04:38 1 street rights-of-way, so communities can
 20:04:42 2 develop harmoniously?
 20:04:44 3 **A. As stated, I am not familiar with that**
 20:04:48 4 **ordinance.**
 20:04:53 5 MS. CAMP: I have nothing
 20:04:54 6 further.
 20:04:55 7 MR. MCKENNA: Thank you, Ms.
 20:04:56 8 Camp.
 20:04:56 9 Mr. Crawford, any questions for
 20:04:58 10 Birmingham Township?
 20:04:59 11 MR. CRAWFORD: No questions.
 20:05:00 12 Thank you.
 20:05:01 13 MR. MCKENNA: Mr. Thompson, any
 20:05:04 14 questions for Mr. Tavani from Neighbors of
 20:05:06 15 Crebilly?
 20:05:07 16 MR. THOMPSON: No questions.
 20:05:08 17 MR. MCKENNA: Mr. DuFault, any
 20:05:10 18 questions for Mr. Tavani?
 20:05:11 19 MR. DUFALT: Since I have
 20:05:20 20 trouble with the mic from past experience.
 20:05:26 21 Yes. All this is new, kind of new to me, so
 20:05:31 22 I'm stumbling along here.
 20:05:34 23 You stated, Mr. Tavani, that the
 20:05:37 24 applicant had mitigated the traffic impacts by

20:05:43 1 doing the improvements at 202 and 926?
 20:05:48 2 THE WITNESS: Essentially, yes.
 20:05:50 3 I did say that.
 53 4 MR. DUFAULT: Is it true that
 20:05:54 5 before, at the present time that intersection
 20:05:55 6 is working at a level of service of F?
 20:05:59 7 THE WITNESS: Yes.
 20:06:00 8 MR. DUFAULT: And that the
 20:06:01 9 proposed improvements are not going to change
 20:06:04 10 that designation?
 20:06:07 11 THE WITNESS: The letter
 20:06:08 12 designation will not change, although the
 20:06:10 13 estimated delay either stays the same or is
 20:06:14 14 reduced in the post-development condition.
 20:06:17 15 MR. DUFAULT: And that qualifies
 20:06:18 16 as a mitigation?
 20:06:19 17 THE WITNESS: Yes.
 20:06:19 18 MR. DUFAULT: F is still an F.
 20:06:23 19 THE WITNESS: I believe Mr.
 20:06:25 20 Federico during his cross was asked similar
 20:06:27 21 questions, and, although your statement is
 20:06:30 22 true, it is also true that the burden as
 20:06:34 23 imposed by the state or the Commonwealth,
 36 24 rather, is to leave an intersection no worse

20:06:40 1 than it found it. If you make it better,
 20:06:43 2 that's great. But you cannot degrade the
 20:06:46 3 condition worse than the future condition would
 20:06:50 4 be if the site weren't developed. And I
 20:06:54 5 believe A-33 demonstrates that burden has been
 20:06:56 6 met.
 20:06:56 7 More importantly, what I really
 20:06:58 8 offered during my direct was that it was Mr.
 20:07:01 9 Federico who agreed with that conclusion.
 20:07:05 10 MR. DUFAULT: All right. Let me
 20:07:06 11 move on to another question. Can the access
 20:07:09 12 road to 926 be moved less distance and not
 20:07:14 13 connect directly to Bridlewood Boulevard?
 20:07:18 14 THE WITNESS: Well, I guess that
 20:07:23 15 depends on who you are asking. I think the
 20:07:26 16 answer is yes. And, again, I'm looking at
 20:07:30 17 A-33, page 38, which is a queue summary table.
 20:07:36 18 And it appears that no matter which alternative
 20:07:38 19 for build-out is selected, with the PennDOT
 42 20 improvements in place, even at full build-out
 20:07:45 21 and even with substantial background growth
 20:07:48 22 added, it appears that eastbound queue is going
 20:07:52 23 to be on the order of a thousand feet during
 20:07:55 24 the a.m. peak and less than that during the

20:07:58 1 p.m. peak.
 20:07:59 2 Brandywine Boulevard is 2300 feet
 20:08:05 3 west of 202. So it would seem that using that
 20:08:11 4 metric you should be able to locate the
 20:08:14 5 driveway closer to 202 rather than directly
 20:08:18 6 opposite Bridlewood, although I would offer
 20:08:21 7 that one of the other benefits that PennDOT
 20:08:25 8 mentions, and possibly the applicant, is if and
 20:08:28 9 when a signal is warranted that if the
 20:08:31 10 driveways are lined up opposite one another
 20:08:33 11 that the signal would then benefit both
 20:08:36 12 communities instead of whoever got there.
 20:08:43 13 MR. DUFAULT: Isn't it true that
 20:08:44 14 putting a signal there would also allow cross
 20:08:47 15 traffic to enter? Right now -- let me rephrase
 20:08:53 16 that.
 20:08:54 17 Right now, as I recall the
 20:08:57 18 turning movements, based on their traffic
 20:09:00 19 study, movements eastbound, from eastbound
 20:09:04 20 traffic turning into Bridlewood is zero. Is
 20:09:07 21 that correct?
 20:09:07 22 THE WITNESS: Could you please
 20:09:09 23 restate?
 20:09:15 24 MR. MCKENNA: Can you repeat your

20:09:15 1 question, Mr. DuFault?
 20:09:16 2 MR. DUFAULT: Yes. The chart
 20:09:19 3 shows zero movements on, eastbound movement on
 20:09:24 4 926 into Bridlewood.
 20:09:29 5 THE WITNESS: If you are talking
 20:09:31 6 about Crebilly traffic, the answer is yes. And
 20:09:35 7 it is shown on page 54 of A-33.
 20:09:37 8 MR. DUFAULT: No. Doesn't that
 20:09:39 9 arrow, it shows, the arrow shows turning
 20:09:43 10 movements.
 20:09:45 11 THE WITNESS: Perhaps I'm failing
 20:09:47 12 to grasp which traffic you are talking about.
 20:09:50 13 The site traffic for Crebilly shows no
 20:09:55 14 assignment to Bridlewood Boulevard during any
 20:09:58 15 peak hour, whether you are heading east and
 20:10:00 16 turning right or heading west and turning left.
 20:10:04 17 There are existing volumes that
 20:10:06 18 make those turns today, but site traffic is
 20:10:10 19 shown to be zero.
 20:10:11 20 MR. DUFAULT: So no traffic study
 20:10:15 21 was done at Bridlewood and 926 indicating the
 20:10:20 22 amount of traffic coming, cut-through traffic?
 20:10:25 23 THE WITNESS: That is correct.
 20:10:27 24 MR. DUFAULT: Have you looked at

20:10:31 1 any records that indicate what that cut-through
 20:10:33 2 traffic might be?
 20:10:34 3 THE WITNESS: No.
 35 4 MR. DUFAULT: Is it possible to
 20:10:56 5 put the -- well, you said that it is possible
 20:10:58 6 to put the connector road at a different
 20:11:01 7 location on 926?
 20:11:04 8 THE WITNESS: I said it depends
 20:11:06 9 who you are asking, and I believe that there is
 20:11:09 10 a possibility to locate it closer to Route 202
 20:11:14 11 rather than directly opposite Bridlewood.
 20:11:17 12 MR. DUFAULT: I have no further
 20:11:18 13 questions.
 20:11:20 14 MR. MCKENNA: Thank you, Mr.
 20:11:22 15 DuFault.
 20:11:23 16 So for the other parties that are
 20:11:25 17 here this evening, Mr. Feryo from the Quarry
 20:11:31 18 Swimming Association, do you have any questions
 20:11:32 19 for Mr. Tavani?
 20:11:33 20 MR. FERYO: No questions.
 20:11:34 21 MR. MCKENNA: Mr. Spackman, from
 20:11:38 22 Thornbury Farm Trust, do you have any questions
 20:11:40 23 for Mr. Tavani?
 24 MR. SPACKMAN: Yes, I do. Thank

20:12:51 1 concern me.
 20:12:53 2 MR. SPACKMAN: Okay. Thank you.
 20:12:56 3 MR. MCKENNA: Thank you, Mr.
 20:12:57 4 Spackman.
 20:12:58 5 Mr. or Mrs. Harkins, any
 20:13:00 6 questions?
 20:13:00 7 MS. HARKINS: No questions.
 20:13:02 8 MR. MCKENNA: I'm sorry?
 20:13:03 9 MS. HARKINS: No questions.
 20:13:04 10 MR. MCKENNA: Thank you.
 20:13:05 11 Mr. Mammucari, any questions?
 20:13:08 12 Mr. Mammucari? I don't know if
 20:13:11 13 he is still here or not. It appears he is no
 20:13:13 14 longer here.
 20:13:14 15 Mr. Rendemonti, any questions?
 20:13:24 16 MR. RENDEMONTI: Yes, counsel.
 20:13:26 17 Thank you.
 20:13:27 18 CROSS-EXAMINATION
 20:13:28 19 BY MR. RENDEMONTI:
 20:13:28 20 Q. Mr. Tavani, if I ask you to look at the
 20:13:30 21 map up on the board there, you can see that if
 20:13:33 22 you travel about 1,000 feet north from the
 20:13:36 23 intersection of 926 on 202 there is a large
 20:13:39 24 section of real estate that's cut out and it is

20:11:43 1 you. I guess one of my questions is -- and
 20:11:48 2 thank you -- is with the potential options for
 20:11:52 3 South New Street and 926, have there been
 20:11:55 4 recommendations considered for our mounted
 20:12:01 5 horse traffic and carriages and also for the
 20:12:02 6 walking trails that proceed from Thornbury Farm
 20:12:07 7 north that show in the county plans?
 20:12:10 8 Because crossing 926 now is
 20:12:12 9 already horrible. We are worried about
 20:12:15 10 increased traffic, with horses and things like
 20:12:17 11 that, and, of course, our agricultural
 20:12:20 12 equipment which is varied lengths and widths.
 20:12:23 13 THE WITNESS: So your question
 20:12:24 14 was, has there been any --
 20:12:26 15 MR. SPACKMAN: Consideration.
 20:12:27 16 THE WITNESS: I believe the
 20:12:28 17 answer is no. But that might be a better
 20:12:31 18 question for the applicant.
 20:12:34 19 MR. SPACKMAN: Would a roundabout
 20 20 or other things create more concern in that
 20:12:42 21 intersection for these different
 20:12:46 22 farm/agricultural uses to be able to cross 926
 20:12:48 23 in a safe manner?
 20:12:50 24 THE WITNESS: Yes, they would

20:13:41 1 white. In other words, it is not owned by the
 20:13:43 2 developer. Can you see that?
 20:13:45 3 A. Yes, I see that.
 20:13:46 4 Q. Okay. The in/out intersection, the
 20:13:49 5 left in or the right in and right out only
 20:13:53 6 design that they have for the traffic to come
 20:13:55 7 into the new development, how will that affect
 20:13:57 8 that piece of property that is there depicted
 20:14:00 9 on the map for access, for people to gain
 20:14:05 10 access to it?
 20:14:07 11 In other words, would the right
 20:14:09 12 out lane hinder people from getting into that
 20:14:12 13 particular piece of property?
 20:14:15 14 A. Bear with me, please.
 20:14:19 15 MR. MCKENNA: Mr. Tavani, while
 20:14:20 16 you are reviewing. Mr. Adelman, real quick
 20:14:22 17 question, what is the exhibit we are looking at
 20:14:23 18 that's being referenced?
 20:14:24 19 MR. ADELMAN: A-6.
 20:14:26 20 MR. RENDEMONTI: Thank you.
 20:14:28 21 THE WITNESS: So I'm looking at
 20:14:30 22 figure 6 C -- strike that. I'll look at figure
 20:14:35 23 6 B from A-33. I'm sorry. Page number is
 20:14:39 24 obscured.

20:14:42 1 But according to this figure, in
 20:14:44 2 the southbound direction, for example, during
 20:14:48 3 the p.m. peak there is just over 2,000 vehicles
 32 4 heading south, total, past the proposed site
 20:14:59 5 access and essentially past the property you
 20:15:02 6 just described.

20:15:02 7 If the right in/right out is
 20:15:04 8 provided, 19 additional vehicles would be added
 20:15:07 9 to that 2,000. I don't know if that is what
 20:15:11 10 you were angling for. But there would be a
 20:15:15 11 small increase in traffic past the property,
 20:15:18 12 and I say small relative to the total traffic
 20:15:22 13 on Route 202.

20:15:24 14 MR. RENDEMONTI: Mr. Tavani,
 20:15:25 15 thank you very much.

20:15:26 16 THE WITNESS: You are welcome.

20:15:33 17 MR. MCKENNA: Thank you, Mr.
 18 Rendemonti.

20:15:36 19 Robert Daull, do you have any
 20:15:37 20 questions?

20:15:38 21 MR. DAULL: No questions.

20:15:39 22 MR. MCKENNA: Thank you, sir.

20:15:42 23 Mr. or Mrs. Kramer, any
 24 questions? Jennifer or Jeffrey Kramer? Do not

20:15:51 1 appear to be here any longer.

20:15:54 2 Mr. Skros, do you have any
 20:15:56 3 questions?

20:15:57 4 MR. SKROS: No questions.

20:15:57 5 MR. MCKENNA: Thank you, sir.

20:15:59 6 Eileen Carey, any questions?

20:16:02 7 MS. CAREY: I have a question. I
 20:16:12 8 have a question on, I understand the footage,
 20:16:16 9 and the different street lengths and things
 20:16:20 10 that go in, or stop lights, and the increasing
 20:16:24 11 cars, and it will only increase by a certain
 20:16:26 12 percentage, etcetera. But with the timing of
 20:16:28 13 the lights, I was just wondering if that's ever
 20:16:32 14 taken into consideration.

20:16:35 15 Because right now, with the
 20:16:37 16 amount of traffic that we have, it doesn't
 20:16:41 17 matter if you have 17 more cars or things like
 20:16:44 18 that. If the lights are not timed correctly,
 20:16:47 19 you will sit there, and you will have people
 20 20 who will completely block intersections.

20:16:53 21 So how does that work with the
 20:16:55 22 timing of the lights?

20:16:56 23 THE WITNESS: I understand. One
 20:17:01 24 of the requirements of a PennDOT traffic study

20:17:03 1 is you start with the existing signal phasing
 20:17:07 2 and cycle lengths. But when dealing with the
 20:17:10 3 projected future condition, whether it is a
 20:17:13 4 base condition, which is just background growth
 20:17:16 5 and no site traffic, or it is the build
 20:17:20 6 condition, which is the former plus site
 20:17:22 7 traffic, both of those conditions are to be
 20:17:25 8 modeled with optimized signal timings in place.

20:17:29 9 And that's a somewhat newish
 20:17:32 10 requirement of PennDOT. It was intended to
 20:17:34 11 eliminate I guess low-hanging fruit or from the
 20:17:38 12 developer taking that benefit.

20:17:40 13 But essentially, to answer your
 20:17:41 14 question, A-33, as far as I can recall, does
 20:17:46 15 reflect optimized signal timings in the future
 20:17:50 16 condition.

20:17:51 17 MS. CAREY: Does it also take
 20:17:53 18 into effect trying to get out of things like
 20:17:55 19 CVS, trying to get out of 926 at Dalmally,
 20:18:00 20 where the Amish Market is, things like that?
 20:18:02 21 Because I cannot get out of my development
 20:18:06 22 because of the timing of the lights and the
 20:18:09 23 amount of traffic right now. So do you, does
 20:18:13 24 it take into account people coming out of the

20:18:15 1 current businesses that are there?

20:18:17 2 THE WITNESS: Yes, A-33 accounts
 20:18:19 3 for that.

20:18:20 4 MS. CAREY: Okay. Thank you.

20:18:22 5 MR. MCKENNA: Thank you, ma'am.

20:18:28 6 Carol Weller, any questions?

20:18:30 7 MS. WELLER: No questions.

20:18:31 8 MR. MCKENNA: Thank you, ma'am.

20:18:33 9 Does the Planning Commission have
 20:18:33 10 any further questions?

20:18:36 11 MS. CAMP: Additional questions?

20:18:37 12 MR. MCKENNA: Excuse me. I'm
 20:18:38 13 sorry. The Board of Supervisors, I apologize.

20:18:41 14 MR. HAWS: Sure. I just had a
 20:18:43 15 couple quick questions. As I understand, you
 20:18:45 16 outlined your five findings, and I was
 20:18:47 17 following right along, and then I completely
 20:18:49 18 lost you on finding number 3. So could you
 20:18:52 19 just summarize what your third finding was?

20:18:55 20 THE WITNESS: Number 3 regarded
 20:18:57 21 the intersection of New Street and 926. That
 20:18:59 22 intersection is constrained today. It does
 20:19:03 23 have some failing levels of service.

20:19:06 24 That intersection is also fairly

20:19:08 1 unique in that the Thornbury Farm Trust has
 20:19:12 2 trails or pathways which cross I believe two
 20:19:16 3 legs of that intersection in proximity to the
 19 4 intersection, not immediately at the
 20:19:20 5 intersection, at least one of them is,
 20:19:23 6 actually, but in proximity to the intersection,
 20:19:25 7 and these crossings aren't for cars, they are
 20:19:28 8 for animals and for farm equipment.
 20:19:30 9 And one of the potential
 20:19:31 10 improvements which had been discussed at that
 20:19:34 11 intersection was a roundabout. And a
 20:19:36 12 roundabout, the hallmark of a roundabout is
 20:19:40 13 traffic is always moving, it doesn't have to
 20:19:42 14 stop as it does for a signalized intersection
 20:19:45 15 or even a stop-controlled intersection.
 20:19:47 16 Under normal circumstances that
 20:19:49 17 would be viewed as a benefit. But if you have
 20:19:52 18 crossings of animals and farm equipment,
 20:19:55 19 perhaps it is better to have vehicles stopped
 20:19:57 20 on occasion. So point 3 essentially stated
 20:20:02 21 that perhaps that's something to consider with
 20:20:04 22 whatever improvements are ultimately offered by
 20:20:07 23 the applicant at that location.
 15 24 MR. HAWS: I'm sorry. For point

20:20:18 1 4 you were mentioning sidewalks.
 20:20:19 2 THE WITNESS: Yes.
 20:20:20 3 MR. HAWS: I guess your take-home
 20:20:21 4 message was that they were okay?
 20:20:22 5 THE WITNESS: Yes. Again, we
 20:20:25 6 have heard many times from different people
 20:20:27 7 that there is congestion on 202, and you can
 20:20:31 8 attempt to build your way out of congestion,
 20:20:34 9 with the PennDOT improvements, or you can
 20:20:36 10 attempt to change your way of travel to be less
 20:20:39 11 car dependent, and one way of doing that is by
 20:20:42 12 providing non-car, non-car-based improvements
 20:20:47 13 such as sidewalks, encourage people who want to
 20:20:50 14 go food shopping or go to CVS to not get in
 20:20:54 15 their car and do that and drive through the
 20:20:55 16 intersections to the supermarket or to the
 20:20:57 17 shopping center across the street. To walk
 20:20:59 18 there. But they have to have sidewalks. They
 20:21:01 19 have to have the facility to actually provide
 4 20 that ability.
 20:21:05 21 MR. HAWS: Would they need to do
 20:21:07 22 upgrades to the crossings at 926 to get over to
 20:21:10 23 CVS or across 202 to get over to where the
 20:21:14 24 Amish Market is?

20:21:15 1 THE WITNESS: Well, there is two
 20:21:17 2 crossings currently. I am not aware exactly of
 20:21:21 3 what the pedestrian capabilities of that signal
 20:21:24 4 are, nor am I aware of what they are based on,
 20:21:28 5 for example, with respect to pedestrians'
 20:21:30 6 speed.
 20:21:31 7 There have been some changes over
 20:21:32 8 the years regarding how much time we should
 20:21:35 9 give a pedestrian to cross a street. But these
 20:21:37 10 are relatively minor tweaks.
 20:21:40 11 And the thing that's a little
 20:21:41 12 different about pedestrians is that
 20:21:44 13 automobiles, automobiles form a line, they form
 20:21:46 14 a queue, and when a light turn greens they all
 20:21:49 15 start going one after the other. Pedestrians
 20:21:52 16 will congregate on a corner of an intersection,
 20:21:54 17 and you can have one or you can have five
 20:21:56 18 people all standing side by side, and when you
 20:21:58 19 have a walk indication, providing you can fit
 20:22:01 20 in the crosswalk, you can move in a platoon
 20:22:05 21 simultaneously.
 20:22:06 22 So if there is going to be three
 20:22:07 23 crossings today and there is going to be
 20:22:08 24 double, triple, quadruple that in the future

20:22:11 1 due to a development, it doesn't necessarily
 20:22:13 2 mean that you need more pedestrian time,
 20:22:15 3 because they tend to move in groups anyway.
 20:22:18 4 MR. HAWS: So I guess to follow
 20:22:20 5 up on that question, do you know what the
 20:22:23 6 pedestrian crossings are across 202 and 926
 20:22:27 7 today, and based off of the proposed
 20:22:30 8 development what they would be in the future?
 20:22:32 9 THE WITNESS: Are you talking
 20:22:32 10 about a count?
 20:22:33 11 MR. HAWS: Yes.
 20:22:34 12 THE WITNESS: I do not. I'm
 20:22:35 13 sorry.
 20:22:36 14 MR. HAWS: Well, I know you were
 20:22:37 15 giving an example like there may be two
 20:22:40 16 crossings today and in the future there could
 20:22:41 17 be five. I don't know if you have any sort of
 20:22:43 18 simulations on that.
 20:22:45 19 THE WITNESS: I do not. A-33,
 20:22:47 20 despite being about 22 pages of text, is
 20:22:49 21 hundreds of pages of appendix material. I did
 20:22:52 22 not bring all of that with me tonight. I
 20:22:55 23 believe the applicant may have counted
 20:22:57 24 pedestrian crossings and it may be provided in

20:23:00 1 an appendix. I don't have it with me this
 20:23:02 2 evening.
 20:23:02 3 MR. HAWS: Okay. One final
 33 4 question around pedestrian traffic. I forget
 20:23:09 5 what meeting it was. It was one of the
 20:23:10 6 meetings when either the applicant's traffic
 20:23:13 7 consultant, I think it was the applicant's
 20:23:14 8 traffic consultant was going over the A-33, and
 20:23:18 9 there was some mention of pedestrian movement,
 20:23:22 10 and the Board here had asked a question about
 20:23:25 11 do they need to have a bus stop somewhere along
 20:23:30 12 202 for this new development, and their
 20:23:36 13 response I believe was no.
 20:23:39 14 But based on the testimony that
 20:23:42 15 you are providing here tonight, you are saying
 20:23:45 16 that to change the pattern of traffic flow,
 20:23:49 17 whether it be from cars or pedestrians, do you
 20:23:53 18 have an opinion, one way or the other, whether
 20:23:55 19 or not a bus stop should be part of this
 20:23:57 20 development?
 20:23:58 21 THE WITNESS: Well, firstly, I do
 20:24:00 22 not recall that testimony or that conversation,
 20:24:04 23 unfortunately.
 05 24 If there was discussion about the

20:24:06 1 potential for a school bus stop on Route 202 --
 20:24:09 2 MR. HAWS: No, I meant public
 20:24:11 3 transportation, not school bus. Public
 20:24:13 4 transportation, SEPTA.
 20:24:17 5 THE WITNESS: I see. My initial
 20:24:19 6 reaction is having SEPTA go through the site is
 20:24:23 7 probably not the best idea. But to augment
 20:24:25 8 existing transit opportunities along 202 or
 20:24:28 9 elsewhere could only benefit this community,
 20:24:32 10 and other communities like it, frankly.
 20:24:35 11 MR. HAWS: Okay. Thank you.
 20:24:38 12 MS. DEWOLF: I'll follow up on
 20:24:40 13 that one. I didn't understand that. So you
 20:24:44 14 think that increasing different multi-modal
 20:24:49 15 opportunities in the area is good. You think
 20:24:51 16 that a station or a location for residents to
 20:24:58 17 actually get on the bus then is not appropriate
 20:25:01 18 for this site, or is?
 20:25:02 19 THE WITNESS: It depends where
 20 20 you are talking about. If you mean within the
 20:25:06 21 site itself, I think that that would need to be
 20:25:11 22 considered a little bit more than I can offer
 20:25:12 23 off the cuff tonight.
 20:25:14 24 We need to look at things like

20:25:15 1 turning movements. You need to consider what
 20:25:17 2 the impact on the opportunity would be within
 20:25:20 3 the community itself, noise and things of that
 20:25:23 4 sort.
 20:25:23 5 I think if there were sidewalk
 20:25:26 6 connections to places like the existing
 20:25:28 7 shopping center, which isn't too far away, that
 20:25:31 8 perhaps that would be a more appropriate
 20:25:33 9 location to try and concentrate mass transit
 20:25:36 10 opportunities rather than within the community
 20:25:38 11 itself.
 20:25:39 12 MS. DEWOLF: I'm not talking
 20:25:40 13 about mass transit. I'm talking about the
 20:25:42 14 people that live here, and encouraging them to
 20:25:43 15 use multi-modal opportunities, which you have
 20:25:47 16 suggested a sidewalk and other methods. But
 20:25:52 17 yet I don't hear you saying how to integrate
 20:25:56 18 those into the site. I wonder, do you know --
 20:26:01 19 THE WITNESS: Well, if you are
 20:26:02 20 talking how to incentivize potential future
 20:26:05 21 residents to use something other than their
 20:26:08 22 cars, what I tried to illustrate was making the
 20:26:10 23 connection of a sidewalk from the site to other
 20:26:13 24 existing sidewalks and points of attraction

20:26:16 1 should help incentivize residents to use that
 20:26:20 2 alternative to drive through.
 20:26:24 3 I'm not sure how else you would
 20:26:26 4 do it. Having sidewalks within the community
 20:26:29 5 is probably not the worst idea either.
 20:26:32 6 MS. DEWOLF: You mentioned for
 20:26:33 7 the right in/right out on 202 the additional
 20:26:40 8 traffic numbers, if that were implemented, was
 20:26:45 9 19 cars adding to the stacking. Can you
 20:26:48 10 explain how that number of residences and that
 20:26:55 11 possibility here would yield 19 plus cars?
 20:27:02 12 THE WITNESS: I can, yes. So the
 20:27:05 13 number that --
 20:27:06 14 MS. DEWOLF: Vehicles.
 20:27:07 15 THE WITNESS: The number that I
 20:27:07 16 quoted, which you also correctly quoted back,
 20:27:10 17 was during the p.m. peak hour for the outbound
 20:27:13 18 right turn movement. And I just chose that
 20:27:15 19 randomly to answer a prior question.
 20:27:19 20 MS. DEWOLF: So people leaving at
 20:27:21 21 the peak hour.
 20:27:22 22 THE WITNESS: During the peak,
 20:27:23 23 which is the minimal movement, during the p.m.
 20:27:25 24 for residential community.

20:27:27 1 MS. DEWOLF: Okay.

20:27:27 2 THE WITNESS: It is the inbound

20:27:28 3 flow which is greater. I just chose that

30 4 number because it was convenient relative to

20:27:33 5 the quartile that was in question.

20:27:34 6 Conversely, the right turn in

20:27:36 7 movement during the p.m. peak at that location

20:27:40 8 is higher. It is projected to be 147 trips.

20:27:44 9 So, and that's only at that location. There is

20:27:47 10 other driveways.

20:27:49 11 MS. DEWOLF: And morning?

20:27:50 12 THE WITNESS: In the morning for

20:27:51 13 which movement?

20:27:52 14 MS. DEWOLF: Right in/right out.

20:27:54 15 THE WITNESS: In the morning the

20:27:55 16 right turn in is 126, if I'm reading this

20:27:59 17 correctly, and the right turn out is 35.

20:28:04 18 MS. DEWOLF: Thank you.

20:28:04 19 THE WITNESS: You are welcome.

20:28:06 20 MS. DEWOLF: Are you aware that

20:28:07 21 we have a Comprehensive Plan that suggests a

20:28:13 22 frontage road?

20:28:16 23 THE WITNESS: I am aware of

20:28:17 24 elements of the Comprehensive Plan but not that

20:28:19 1 particular element.

20:28:21 2 MS. DEWOLF: It has been on our

20:28:24 3 Growth Management Plan from the beginning. It

20:28:28 4 is the second one that's been on. And it goes

20:28:30 5 from Skiles Boulevard all the way down through

20:28:34 6 what was called the Orvis tract, which is now

20:28:38 7 going down all the way past the church and into

20:28:42 8 this site. Are you familiar with that?

20:28:45 9 THE WITNESS: I believe I am.

20:28:47 10 Perhaps if you ask the question I can attempt

20:28:49 11 to answer it.

20:28:50 12 MS. DEWOLF: Okay. I just

20:28:51 13 wondered if you had seen that, because you are

20:28:52 14 talking about the signalization of West

20:28:56 15 Pleasant Grove Road and 202, and it almost

20:28:59 16 sounded as if you weren't aware of that

20:29:02 17 priority of that road structure as an alternate

20:29:07 18 road, as well as getting people up northbound

20:29:12 19 that live on the west side.

20:29:14 20 THE WITNESS: So you are asking

20:29:17 21 me if I am aware of the contemplated connector

20:29:21 22 road from Skiles to West Pleasant?

20:29:21 23 MS. DEWOLF: Not the contemplated

20:29:22 24 road. But the one on our Growth Management

20:29:24 1 Plan.

20:29:24 2 THE WITNESS: But the road has --

20:29:27 3 MS. DEWOLF: That has been on

20:29:28 4 every plan, and John Snook has stated just

20:29:31 5 previous, prior.

20:29:32 6 THE WITNESS: It is my

20:29:32 7 understanding --

20:29:33 8 MS. DEWOLF: Are you familiar

20:29:33 9 with that? Have you looked at our Growth

20:29:35 10 Management Plan?

20:29:35 11 MR. MCKENNA: Let him finish the

20:29:38 12 answer.

20:29:38 13 THE WITNESS: I have looked at

20:29:40 14 the plan. I don't have every element of the

20:29:41 15 plan committed to memory. I have heard the

20:29:44 16 discussion about the potential connector road

20:29:45 17 from Skiles to West Pleasant Grove Road, both

20:29:48 18 in the context of previously considered as well

20:29:50 19 as where it stands today. And it was my

20:29:52 20 understanding that that road is not moving

20:29:54 21 forward currently.

20:29:56 22 MS. DEWOLF: Well, you are

20:29:57 23 incorrect. And if that road was built, then

20:30:02 24 would you change your suggestion of the

20:30:05 1 signalization of West Pleasant Grove Road and

20:30:08 2 202?

20:30:08 3 THE WITNESS: It would depend

20:30:10 4 exactly where the intercept of the connector

20:30:12 5 road on West Pleasant Grove Road would be.

20:30:16 6 MS. DEWOLF: Are you familiar

20:30:18 7 that, you might not know that the reason it

20:30:21 8 isn't signaled is, are you aware of the

20:30:24 9 stack-up if you signaled that road? Are you

20:30:26 10 aware of the back-up that was projected by

20:30:30 11 PennDOT if that was signaled?

20:30:33 12 THE WITNESS: No.

20:30:36 13 MS. DEWOLF: And are you aware of

20:30:38 14 the distance that Skiles Boulevard is to West

20:30:43 15 Pleasant Grove Road and 202?

20:30:44 16 THE WITNESS: Yes.

20:30:46 17 MS. DEWOLF: What is that?

20:30:47 18 THE WITNESS: This was offered

20:30:48 19 during my direct. The distance between Skiles

20:30:51 20 and West Pleasant Grove is approximately 1200

20:30:53 21 feet.

20:30:55 22 MS. DEWOLF: Mm-hmm. And as I

20:30:58 23 understand -- what do you think that back-up

20:30:59 24 would be if you put an intersection that was

20:31:03 1 signaled at that location?
 20:31:04 2 THE WITNESS: It would depend on
 20:31:05 3 the timing and phasing of the intersection. If
 20:31:08 4 there is multiple phases which are afforded and
 20:31:10 5 long cycle lengths, you tend to have longer
 20:31:13 6 queues. So I couldn't tell you precisely how
 20:31:15 7 long it would be. I would think it would be
 20:31:17 8 shorter than the queues southbound at the
 20:31:20 9 intersection of 202 and 926.
 20:31:23 10 MS. DEWOLF: Are you familiar
 20:31:23 11 with what the back-up now is from 202 to
 20:31:28 12 practically around Skiles?
 20:31:32 13 THE WITNESS: I am. That was
 20:31:33 14 also covered during my direct.
 20:31:42 15 MS. DEWOLF: I don't think I have
 20:31:43 16 any other questions.
 20:31:44 17 MR. MCKENNA: Mr. Tavani, a
 20:31:45 18 couple questions for you. You mentioned
 20:31:47 19 several times about the roundabout. And I have
 20:31:51 20 PC-13 in front of me. I don't know if you have
 20:31:53 21 reviewed that or not, or if you have that in
 20:31:55 22 front of you. I just wanted to find out if
 20:31:57 23 that's the reference, where you were getting
 20 24 the reference from. This was a March 3rd, 2017

20:32:03 1 letter from PennDOT to the applicant regarding
 20:32:07 2 the highway occupancy permit application, and
 20:32:11 3 on page 3 it talked about the impact assessment
 20:32:14 4 and the impact study, and there is a numbered
 20:32:17 5 paragraph for Street Road and New Street, and
 20:32:19 6 it says "provide a roundabout analysis for the
 20:32:22 7 department's review."
 20:32:24 8 Do you think that's where this
 20:32:26 9 discussion was coming from? Or you recall
 20:32:29 10 having it come from?
 20:32:30 11 THE WITNESS: This and possibly
 20:32:31 12 other sources which I cannot articulate at the
 20:32:34 13 present.
 20:32:34 14 MR. MCKENNA: All right. And so
 20:32:35 15 we heard your discussion about the roundabout
 20:32:36 16 and the impact it may have on neighboring
 20:32:39 17 properties and specifically Mr. Spackman's.
 20:32:42 18 Further down in that paragraph they talk about
 20:32:44 19 minimum following improvements which PennDOT
 20:32:48 20 lays out, left turn lanes on all four
 20:32:50 21 approaches at that intersection.
 20:32:51 22 Do you have any opinion on
 20:32:52 23 whether or not those turn lanes would have
 20:32:54 24 those same negative impacts to the Spackman

20:32:57 1 farm property that the roundabout would?
 20:33:00 2 THE WITNESS: It would not be the
 20:33:01 3 same. But it could be different.
 20:33:05 4 MR. MCKENNA: Can you elaborate
 20:33:06 5 at all what you mean by that?
 20:33:07 6 THE WITNESS: Yes. Well, as I
 20:33:08 7 mentioned, a roundabout will encourage and
 20:33:13 8 under most circumstances provide for free-flow
 20:33:15 9 traffic on all approaches.
 20:33:18 10 What this specific document
 20:33:20 11 suggests is adding left turn lanes on all four
 20:33:23 12 approaches, that makes the road wider and
 20:33:25 13 increases the crossing distance for people,
 20:33:29 14 farm animals and farm equipment and the like.
 20:33:32 15 So there would be an impact, but it would be a
 20:33:35 16 different impact than what I was articulating
 20:33:37 17 with the roundabout.
 20:33:39 18 MR. MCKENNA: So the impact, not
 20:33:40 19 necessarily positive or negative, but just an
 20:33:42 20 impact would necessarily develop?
 20:33:44 21 THE WITNESS: This impact is more
 20:33:47 22 manageable than the roundabout option.
 20:33:50 23 MR. MCKENNA: Fair enough. And
 20:33:51 24 then as it relates to the intersection of 926

20:33:54 1 and New Street, the access point that's going
 20:33:56 2 to come out onto 926 or 926 and 202, whatever
 20:34:01 3 improvements are installed ultimately is
 20:34:05 4 PennDOT's determination to make, am I correct
 20:34:07 5 on that, since they are all PennDOT roads?
 20:34:10 6 THE WITNESS: PennDOT has to
 20:34:13 7 issue highway occupancy permits any time a
 20:34:17 8 shovel goes into a state roadway and that
 20:34:19 9 includes 926.
 20:34:21 10 MR. MCKENNA: My point being, if
 20:34:22 11 the Board were inclined to condition approval
 20:34:24 12 on installing a roundabout, isn't that really
 20:34:27 13 up to PennDOT on whether or not that's ever
 20:34:31 14 going to get installed on that road?
 20:34:32 15 THE WITNESS: PennDOT is the
 20:34:33 16 reviewing and approving agency. Of course, I
 20:34:36 17 would hope PennDOT would take other advisement,
 20:34:39 18 whatever rulings or suggestions come from the
 20:34:42 19 Board.
 20:34:42 20 MR. MCKENNA: Sure. In fact,
 20:34:44 21 PC-13 makes reference to confirming the
 20:34:46 22 township's desires as it relates to certain
 20:34:49 23 issues, I agree with you on that. I just
 20:34:51 24 wasn't clear on who would make the final call

20:34:56 1 along that section.
 20:34:57 2 THE WITNESS: I believe it is
 20:34:58 3 PennDOT.
 39 4 MR. MCKENNA: Okay.
 20:35:02 5 MS. DEWOLF: I have another
 20:35:03 6 question.
 20:35:03 7 MR. MCKENNA: Sure. Go ahead.
 20:35:04 8 MS. DEWOLF: I haven't been aware
 20:35:07 9 of any roundabout discussions on that location
 20:35:11 10 at 926. Where are you sensing that those are,
 20:35:17 11 were they mentioned or referred to?
 20:35:20 12 MR. MCKENNA: Carol, I did refer
 20:35:22 13 to one of the Planning Commission exhibits.
 20:35:24 14 Now, I didn't ask him, Mr. Tavani, about other
 20:35:27 15 references, so I don't know if it is elsewhere.
 20:35:29 16 But I will tell you, it was referenced in
 20:35:31 17 Exhibit PC-13, at a minimum. Not about
 20:35:35 18 installation, but PennDOT was asking the
 20:35:37 19 applicant to at least provide an analysis of a
 20:35:41 20 roundabout at that intersection.
 20:35:43 21 MS. DEWOLF: At 926 and South
 20:35:44 22 New?
 20:35:45 23 MR. MCKENNA: Correct.
 16 24 MS. DEWOLF: Okay. Because we

20:35:47 1 did discuss it on West Pleasant Grove. But I
 20:35:50 2 wasn't familiar with that one. Thank you.
 20:35:56 3 MR. HAWS: Just one additional
 20:35:57 4 question. So I know for your point No. 5,
 20:36:01 5 talking about access from the development on
 20:36:04 6 926 and how you were saying that based on
 20:36:09 7 potential upgrades to the 202/926 intersection
 20:36:14 8 the stacking lengths may be shorter, and the
 20:36:18 9 access point could be potentially moved so that
 20:36:20 10 it is not directly across from Bridlewood; is
 20:36:23 11 that correct?
 20:36:23 12 THE WITNESS: That's a fair
 20:36:25 13 statement.
 20:36:25 14 MR. HAWS: So that is based off
 20:36:26 15 of this design, A-6 that's up on the board
 20:36:30 16 here. If there was a plan that required this
 20:36:36 17 collector road, that would be a frontage kind
 20:36:39 18 of running parallel to 202, in your opinion,
 20:36:45 19 does that change your assessment on the
 18 20 alignment of the road?
 20:36:51 21 THE WITNESS: If there were, if
 20:36:53 22 there were a connector road through the
 20:36:55 23 Crebilly site, and that traffic ultimately
 20:37:02 24 makes its way to 926, some of that traffic

20:37:05 1 could turn left and head toward Route 202. In
 20:37:09 2 doing so that would impact the queue
 20:37:11 3 projections which are currently shown in A-33
 20:37:15 4 in the queue tables.
 20:37:16 5 So my suggestion was based on
 20:37:19 6 A-33, which includes the right in/right out,
 20:37:22 7 and does not necessarily include regional
 20:37:26 8 connectivity through the site, the queue was I
 20:37:30 9 believe on the order of 1,000 feet. That queue
 20:37:32 10 would get longer if there was more traffic
 20:37:34 11 added to the eastbound approach, which could
 20:37:37 12 include this regional traffic.
 20:37:38 13 I don't know if it would double
 20:37:41 14 in size because Bridlewood is offset 2300 feet
 20:37:44 15 from Route 202. But it would get longer. And
 20:37:48 16 to avoid having an access into the tail end of
 20:37:51 17 the queue, it might be something greater than
 20:37:53 18 1,000 feet away, but potentially still less
 20:37:57 19 than 2300 feet away, not square feet.
 20:38:00 20 MR. HAWS: Sure. I guess, and
 20:38:01 21 I'm not a traffic engineer or a street
 20:38:04 22 designer, but if you are suggesting that the
 20:38:08 23 entrance could be at a thousand feet,
 20:38:10 24 Bridlewood is at 2300, and what I heard you say

20:38:14 1 here, and correct me if I'm wrong, is that if
 20:38:15 2 we had a collector road in there that it would
 20:38:18 3 increase the traffic, which would increase the
 20:38:21 4 stacking lane, so that it would have to be
 20:38:23 5 something greater than a thousand feet. So
 20:38:27 6 from planning purposes, on a state highway that
 20:38:30 7 is congested, does it make sense to have
 20:38:33 8 multiple entry points on a congested road like
 20:38:36 9 that? Or does it make more sense to line roads
 20:38:39 10 up when possible?
 20:38:44 11 THE WITNESS: That was a long
 20:38:45 12 question.
 20:38:46 13 MR. HAWS: I'm long winded.
 20:38:48 14 THE WITNESS: Generally speaking,
 20:38:50 15 if you can align roadways and driveways
 20:38:53 16 opposite each other, that is a preferred
 20:38:56 17 situation.
 20:38:58 18 And again, Mr. Federico covered
 20:39:00 19 this in his direct. He actually said that one
 20:39:04 20 of his concerns with what is shown on A-6 is
 20:39:08 21 the possibility of northbound traffic on
 20:39:10 22 Bridlewood turning right, and then turning left
 20:39:12 23 to cut through Crebilly, and vice versa.
 20:39:15 24 So his concern was in creating

20:39:18 1 the opposite alignment you eliminate those
 20:39:20 2 possible dogleg left turns, and that should
 20:39:24 3 reduce the likelihood or potential of
 27 4 collisions with through vehicles.
 20:39:29 5 So all things considered, if you
 20:39:31 6 can align driveways opposite one another, you
 20:39:34 7 ostensibly eliminate that possibility.
 20:39:36 8 However, you have to consider what that impact
 20:39:39 9 would also be on where those roads connect to.
 20:39:42 10 And if the alignment is made opposite each
 20:39:45 11 other for purposes of consolidating
 20:39:48 12 signalization, as well as eliminating the left
 20:39:51 13 turns, I think it may also be possible to
 20:39:54 14 design the intersection to physically prohibit
 20:39:58 15 through movements from one community to the
 20:40:00 16 next.
 20:40:02 17 MR. HAWS: Okay. Thank you.
 20:40:07 18 MR. MCKENNA: Any other questions
 20:40:08 19 from the Board?
 20:40:11 20 Ms. Labrum, any further
 20:40:13 21 questions?
 20:40:14 22 MS. LABRUM: No.
 20:40:15 23 MR. MCKENNA: Okay. Any further
 16 24 cross by anyone else?

20:40:18 1 MR. ADELMAN: No.
 20:40:19 2 MR. MCKENNA: All right. Thank
 20:40:20 3 you, Mr. Tavani.
 20:40:21 4 THE WITNESS: Thank you.
 20:40:22 5 (Witness excused.)
 20:40:23 6 MR. MCKENNA: Ms. Labrum,
 20:40:24 7 anything else?
 20:40:25 8 MS. LABRUM: That was our only
 20:40:26 9 witness.
 20:40:27 10 MR. MCKENNA: Thank you. I don't
 20:40:29 11 think there will be any objection, but we will
 20:40:30 12 hold off on admission of any of the exhibits
 20:40:32 13 until the end of the case.
 20:40:35 14 All right. Mr. Thompson, I
 20:40:42 15 believe you only have one witness, but they
 20:40:44 16 intend to go at the October hearing?
 20:40:46 17 MR. THOMPSON: That is correct.
 20:40:47 18 MR. MCKENNA: Thank you. So we
 20:40:48 19 will move along then.
 19 20 Mr. DuFault, do you have anything
 20:40:51 21 you would like to offer this evening for
 20:40:52 22 Brandywine at Thornbury HOA?
 20:40:56 23 MR. DUFAULT: I would like to
 20:41:00 24 reserve the right to speak at the next meeting

20:41:02 1 after I've had time to evaluate Mr. Tavani's
 20:41:05 2 testimony.
 20:41:06 3 MR. MCKENNA: All right. Would
 20:41:07 4 you mind, Mr. DuFault, coming up to the
 20:41:09 5 microphone. I don't mean to be a pain, but it
 20:41:11 6 is difficult to hear you otherwise. Would you
 20:41:13 7 mind repeating that.
 20:41:14 8 MR. DUFAULT: I would like to
 20:41:16 9 reserve the right to speak at the next meeting,
 20:41:19 10 give me time to reformulate my closing
 20:41:22 11 statement.
 20:41:23 12 MR. MCKENNA: But you don't
 20:41:24 13 anticipate providing any witnesses or exhibits
 20:41:26 14 here?
 20:41:27 15 MR. DUFAULT: No, no.
 20:41:27 16 MR. MCKENNA: Based on that,
 20:41:28 17 then, Mr. Adelman, any objection?
 20:41:30 18 MR. ADELMAN: Not as long as it
 20:41:31 19 is limited to public comment.
 20:41:33 20 MR. DUFAULT: Thank you.
 20:41:42 21 MR. MCKENNA: All right. I will
 20:41:43 22 proceed to the parties who are here this
 20:41:45 23 evening.
 20:41:45 24 Mr. Feryo, do you have anything

20:41:47 1 to offer on behalf of the Quarry Swimming
 20:41:51 2 Association?
 20:41:51 3 MR. FERYO: I do not.
 20:41:52 4 MR. MCKENNA: Did you hear that,
 20:41:54 5 Eleanor? Just to reiterate, Mr. Feryo has
 20:41:57 6 nothing to present.
 20:42:01 7 Mr. Spackman, do you have
 20:42:02 8 anything to present this evening on behalf of
 20:42:04 9 Thornbury Farm Trust?
 20:42:06 10 MR. SPACKMAN: Nothing additional
 20:42:07 11 this evening.
 20:42:07 12 MR. MCKENNA: Thank you.
 20:42:14 13 Mr. Rendemonti, do you have
 20:42:17 14 anything to offer this evening?
 20:42:18 15 MR. RENDEMONTI: Counsel, we have
 20:42:20 16 one witness I would like to reserve -- it is
 20:42:22 17 going to take awhile -- for the object meeting.
 20:42:24 18 MR. ADELMAN: I object to that.
 20:42:25 19 MR. MCKENNA: I figured you
 20:42:26 20 would. Let's go in order. Mr. Rendemonti, who
 20:42:28 21 is the witness?
 20:42:29 22 MR. RENDEMONTI: It is from an
 20:42:31 23 engineering firm, who will be testifying as to
 20:42:33 24 the sewage component and the drain field that

20:42:36 1 is immediately to the south of my client's
 20:42:39 2 property, that they have designated some 15 or
 20:42:41 3 so acres for drip irrigation plan, and my
 15 4 client, being next door, has his water service
 20:42:50 5 from the ground.
 20:42:51 6 MR. MCKENNA: Is there a reason
 20:42:51 7 why the witness is not available to proceed
 20:42:53 8 this evening?
 20:42:54 9 MR. RENDEMONTI: We didn't think
 20:42:58 10 this meeting would go too much longer, so he
 20:43:01 11 wouldn't have too much time.
 20:43:03 12 MR. MCKENNA: Mr. Adelman, your
 20:43:04 13 position?
 20:43:04 14 MR. ADELMAN: My position is they
 20:43:06 15 should be prepared to proceed at this time.
 20:43:07 16 This has been going on, we are on hearing
 20:43:09 17 number -- I lost count.
 20:43:10 18 MR. MCKENNA: 8.
 20:43:12 19 MR. ADELMAN: 8. I mean, the
 20:43:13 20 process was announced at the last hearing. We
 20:43:16 21 were moving forward with the other parties'
 20:43:18 22 cases and they were supposed to be ready to
 20:43:20 23 proceed.
 23 24 MR. MCKENNA: Mr. Rendemonti, how

20:43:25 1 long do you anticipate that witness is going to
 20:43:26 2 take?
 20:43:27 3 MR. RENDEMONTI: 30 minutes.
 20:43:29 4 MR. MCKENNA: Mr. Thompson, how
 20:43:30 5 long do you anticipate your witness is going to
 20:43:31 6 take?
 20:43:31 7 MR. THOMPSON: 30 minutes.
 20:43:35 8 MR. MCKENNA: All right. We will
 20:43:36 9 go off the record for a minute.
 20:43:38 10 (Discussion off the record.)
 20:47:07 11 MR. MCKENNA: We will go back on
 20:47:08 12 the record.
 20:47:09 13 Mr. Rendemonti, tell me again,
 20:47:11 14 you are going to have an engineer testify?
 20:47:13 15 MR. RENDEMONTI: Sewage waste
 20:47:14 16 disposal engineer for on-site systems will be
 20:47:18 17 testifying as to the incompatibility of that
 20:47:20 18 corner property there being used as the drip
 20:47:23 19 irrigation field.
 25 20 MR. MCKENNA: And that's the only
 20:47:26 21 witness you are going to offer for this
 20:47:27 22 proceeding?
 20:47:28 23 MR. RENDEMONTI: Yes.
 20:47:30 24 MR. MCKENNA: All right. Based

20:47:32 1 on that representation then the Board will
 20:47:34 2 allow it for next month.
 20:47:36 3 MR. ADELMAN: Let the record note
 20:47:37 4 I object, and I would request that the Board
 20:47:39 5 set a time limit on the testimony.
 20:47:41 6 MR. MCKENNA: We will take your
 20:47:42 7 requests under advisement for next month, Mr.
 20:47:45 8 Adelman. We note your objection, for the
 20:47:48 9 record.
 20:47:48 10 MR. RENDEMONTI: Thank you for
 20:47:49 11 your consideration.
 20:47:57 12 MR. MCKENNA: Mr. Daull, do you
 20:48:00 13 have anything you would like to put on this
 20:48:01 14 evening?
 20:48:01 15 MR. DAULL: No.
 20:48:02 16 MR. MCKENNA: I'm sorry?
 20:48:03 17 MR. DAULL: No.
 20:48:04 18 MR. MCKENNA: Thank you.
 20:48:11 19 Mr. Skros, do you have any case
 20:48:12 20 you would like to put on tonight?
 20:48:17 21 MR. SKROS: No.
 20:48:20 22 MR. MCKENNA: Eileen Carey, do
 20:48:22 23 you have any case you would like to put on?
 20:48:23 24 MS. CAREY: No.

20:48:24 1 MR. MCKENNA: Carol Weller?
 20:48:29 2 MS. WELLER: No.
 20:48:30 3 MR. MCKENNA: All right. We have
 20:48:34 4 been through all the parties who are present
 20:48:36 5 here this evening. Mr. Adelman, do you have
 20:48:37 6 anything else you want to offer tonight?
 20:48:39 7 MR. ADELMAN: Yes. I would
 20:48:40 8 actually request the Board consider taking a
 20:48:42 9 rebuttal witness out of order at this time. I
 20:48:45 10 have Ms. Kline here to testify on some brief
 20:48:48 11 rebuttal testimony. Given the fact that you
 20:48:50 12 just added a witness on what was supposed to be
 20:48:53 13 the last day, I would request the Board
 20:48:55 14 consider taking her given there is time this
 20:48:58 15 evening.
 20:48:59 16 MR. MCKENNA: Any objection from
 20:49:01 17 the parties or counsel?
 20:49:02 18 All right. Hearing none, we will
 20:49:04 19 go ahead and hear Ms. Kline out of order for
 20:49:06 20 rebuttal.
 20:49:07 21 MR. ADELMAN: Thank you.
 20:49:08 22 Appreciate it.
 20:49:12 23 MR. MCKENNA: Ms. Kline, I remind
 20:49:13 24 you, you are already sworn so you continue to

20:49:16 1 be under oath.
 2 (Nicole R. Kline, having been
 3 previously duly sworn, was examined and
 20 4 testified further as follows:)
 20:49:20 5 REDIRECT EXAMINATION
 20:49:20 6 BY MR. ADELMAN:
 20:49:47 7 Q. Nicole, in your direct testimony from
 20:49:50 8 May 23rd, 2017, I believe you stated that Toll
 20:49:54 9 Brothers was willing to remove the Route 202
 20:49:56 10 access in order to satisfy the township traffic
 20:49:59 11 engineer's comments; is that correct?
 20:50:00 12 A. Yes.
 20:50:01 13 Q. Did you perform any additional analysis
 20:50:04 14 with respect to what happens if the Route 202
 20:50:06 15 access is removed?
 20:50:07 16 A. Yes, I did.
 20:50:09 17 Q. I would like to show you what I have
 20:50:10 18 marked as Exhibit A-40. Could you identify
 20:50:13 19 this document for the record, please?
 20:50:15 20 A. Yes. This is a letter prepared, that I
 20:50:19 21 prepared, that illustrates the traffic analysis
 20:50:23 22 should the Route 202 access be removed from the
 20:50:25 23 plan.
 26 24 Q. And what is the date of the letter?

20:50:27 1 A. The date of that letter is August 29th,
 20:50:30 2 2017.
 20:50:30 3 Q. And what is attached to the letter?
 20:50:32 4 A. Attached to the letter are revised
 20:50:35 5 figures and revised traffic analyses supporting
 20:50:39 6 the removal, the results of the removal of the
 20:50:43 7 202 access.
 20:50:44 8 Q. What happens if the Route 202 access is
 20:50:46 9 removed?
 20:50:46 10 A. If that access were to be removed more
 20:50:50 11 site traffic would utilize the other accesses
 20:50:52 12 along West Pleasant Grove Road and 202. And
 20:50:56 13 ultimately, the southbound right turn lane that
 20:50:59 14 is warranted at 202 and West Pleasant Grove
 20:51:02 15 Road, based on PennDOT criteria, would increase
 20:51:04 16 by 50 feet.
 20:51:06 17 Q. Does it have any adverse impacts that
 20:51:09 18 can't be mitigated, as per your prior
 20:51:12 19 testimony?
 12 20 A. No, it does not.
 20:51:13 21 Q. And again, what mitigation must Toll
 20:51:15 22 Brothers do at the Route 202/926 intersection?
 20:51:19 23 A. As I testified to previously, and as
 20:51:22 24 contained in our exhibits, if PennDOT requires

20:51:25 1 mitigation for overall intersection delay, a
 20:51:29 2 separate southbound 202 right turn lane would
 20:51:33 3 be required.
 20:51:34 4 If PennDOT requires mitigation
 20:51:36 5 for both overall and movement delay at the
 20:51:39 6 intersection, a second westbound 926 left turn
 20:51:44 7 lane and signal modifications to eliminate the
 20:51:48 8 split phasing of the signal along 926 would be
 20:51:52 9 required.
 20:51:53 10 Q. Are both of those improvements
 20:51:55 11 required?
 20:51:56 12 A. No. It is one or the other.
 20:51:57 13 Q. And were you present during Mr.
 20:52:00 14 Federico's testimony on this topic?
 20:52:01 15 A. Yes, I was.
 20:52:02 16 Q. And did he correctly state what
 20:52:04 17 mitigation was required at the 202/926
 20:52:07 18 intersection?
 20:52:08 19 A. No. He indicated that both
 20:52:10 20 improvements were required.
 20:52:11 21 Q. I believe you just heard Mr. Tavani
 20:52:13 22 testify to the same conclusion; is that
 20:52:14 23 correct?
 20:52:14 24 A. That is correct.

20:52:15 1 Q. And is his testimony also incorrect?
 20:52:17 2 A. It is incorrect as well.
 20:52:20 3 MR. ADELMAN: Nothing further.
 20:52:28 4 MR. MCKENNA: Ms. Camp, do you
 20:52:30 5 have any questions?
 20:52:32 6 MS. CAMP: Just real quick.
 7 RE-CROSS-EXAMINATION
 20:52:34 8 BY MS. CAMP:
 20:52:34 9 Q. Ms. Kline, PennDOT ultimately will
 20:52:36 10 determine what improvements are necessary at
 20:52:37 11 that intersection, correct?
 20:52:38 12 A. Yes, they will.
 20:52:39 13 Q. So it doesn't matter what Mr. Federico
 20:52:41 14 says or Mr. Tavani says; it matters what
 20:52:43 15 PennDOT says?
 20:52:44 16 A. Ultimately it is PennDOT's decision,
 20:52:45 17 yes.
 20:52:46 18 Q. And the applicant will have no choice
 20:52:47 19 but to do what PennDOT requires?
 20:52:49 20 A. They will have to fulfill the
 20:52:51 21 requirements of PennDOT.
 20:52:51 22 MS. CAMP: Thank you.
 20:52:53 23 MR. MCKENNA: Mr. Crawford, do
 20:52:55 24 you have any questions?

20:52:57 **1** MR. CRAWFORD: No questions.
 20:52:59 **2** Thanks.
 20:52:59 **3** MR. MCKENNA: Ms. Labrum, do you
 30 **4** have any questions?
 20:53:01 **5** MS. LABRUM: No questions.
 20:53:03 **6** MR. MCKENNA: Mr. Thompson, any
 20:53:04 **7** questions?
 20:53:05 **8** MR. THOMPSON: No questions.
 20:53:06 **9** Thank you.
 20:53:06 **10** MR. MCKENNA: Mr. DuFault, do you
 20:53:08 **11** have any questions?
 20:53:09 **12** MR. DUFAULT: No questions.
 20:53:10 **13** MR. MCKENNA: Mr. Feryo, do you
 20:53:13 **14** have any questions?
 20:53:14 **15** MR. FERYO: No questions.
 20:53:15 **16** MR. MCKENNA: Mr. or Mrs.
 20:53:18 **17** Harkins, any questions?
 20:53:19 **18** MS. HARKINS: No questions.
 20:53:20 **19** MR. MCKENNA: Mr. Rendemonti, any
 20:53:24 **20** questions?
 20:53:24 **21** MR. RENDEMONTI: No, none. Thank
 20:53:27 **22** you.
 20:53:27 **23** MR. MCKENNA: Robert Daull, any
 24 **24** questions?

20:53:29 **1** MR. DAULL: No questions.
 20:53:31 **2** MR. MCKENNA: Ed Skros, any
 20:53:33 **3** questions?
 20:53:34 **4** MR. SKROS: No questions.
 20:53:35 **5** MR. MCKENNA: Eileen Carey, do
 20:53:37 **6** you have any questions? Ms. Carey, do you have
 20:53:40 **7** any questions? Ms. Carey has now left.
 20:53:45 **8** Carol Weller, do you have any
 20:53:50 **9** questions?
 20:53:51 **10** MS. WELLER: No questions.
 20:53:53 **11** MR. MCKENNA: Any redirect, Mr.
 20:53:55 **12** Adelman?
 20:53:56 **13** MR. ADELMAN: Nothing.
 20:53:57 **14** MR. MCKENNA: Okay. Thank you,
 20:53:59 **15** Ms. Kline.
 20:54:00 **16** Excuse me. I'm sorry. Does the
 20:54:01 **17** Board have any questions? I apologize.
 20:54:03 **18** MR. HAWS: Yeah. I just have a
 20:54:05 **19** couple of questions. Has our traffic engineer
 20:54:07 **20** received a copy of this letter or is this just
 20:54:10 **21** being entered?
 20:54:11 **22** MR. MCKENNA: To my knowledge,
 20:54:12 **23** this is the first time I've seen it.
 20:54:13 **24** MR. ADELMAN: This is the first

20:54:14 **1** time it has been introduced. I have extra
 20:54:17 **2** copies if Mr. Federico needs it as well.
 20:54:19 **3** MR. MCKENNA: That brings up one
 20:54:20 **4** question then. Mr. Adelman, since we are
 20:54:22 **5** taking Ms. Kline out of order, if any of the
 20:54:25 **6** parties would like her to come back, based upon
 20:54:29 **7** the review, do you have any objection to that?
 20:54:30 **8** MR. ADELMAN: Well, for a
 20:54:32 **9** cross-examination I would object. I don't have
 20:54:35 **10** any objection if the Planning Commission needs
 20:54:37 **11** to call Mr. Federico to respond. But the
 20:54:40 **12** witness is here and present this evening and is
 20:54:42 **13** available for cross-examination.
 20:54:44 **14** MR. MCKENNA: I meant as to
 20:54:45 **15** rebuttal. I apologize.
 20:54:47 **16** MR. ADELMAN: So I don't believe
 20:54:48 **17** she should have to come back.
 20:54:50 **18** MS. CAMP: I'm okay with that. I
 20:54:53 **19** have a question. It is dated August 29th and
 20:54:54 **20** was addressed to Mr. Pingar. So did Mr. Pingar
 20:54:57 **21** receive this correspondence?
 20:54:59 **22** MR. PINGAR: No.
 20:54:59 **23** MR. ADELMAN: No. It has not
 20:55:01 **24** been submitted. This is the first time. It

20:55:04 **1** was prepared last month.
 20:55:05 **2** MS. CAMP: Okay. But it was
 20:55:06 **3** dated August 29th?
 20:55:07 **4** MR. ADELMAN: That's correct,
 20:55:07 **5** dated last month. Just hasn't been submitted.
 20:55:10 **6** MS. CAMP: With that I would
 20:55:10 **7** reserve the right, if the Planning Commission
 20:55:12 **8** felt necessary, to call Mr. Federico.
 20:55:13 **9** MR. ADELMAN: Yeah, I have no
 20:55:14 **10** objection to that.
 20:55:15 **11** MR. MCKENNA: Okay.
 20:55:17 **12** MR. HAWS: Just a couple other
 20:55:19 **13** quick questions, because I'm trying to scan
 20:55:20 **14** this while you were talking at the same time.
 20:55:23 **15** So I just want to make sure I understand
 20:55:24 **16** everything. On page 4, I guess page 3 and 4 of
 20:55:31 **17** your document, where you are talking about
 20:55:34 **18** tables 2 A and 2 B, so what you are saying is
 20:55:39 **19** that based, if the 202 right in/right out
 20:55:43 **20** intersection was eliminated that the 202 and
 20:55:46 **21** Street Road intersection would have an increase
 20:55:54 **22** of 13 seconds, and Street Road and Bridlewood
 20:55:59 **23** would have an increase of nine seconds delay
 20:56:01 **24** with this development, if that, if the 202

20:56:04 1 intersection was taken off?
 20:56:06 2 THE WITNESS: That is correct.
 20:56:07 3 Those numbers are from table 2 A, which is the
 10 4 morning.
 20:56:11 5 MR. HAWS: Yes.
 20:56:11 6 THE WITNESS: And 2 B illustrates
 20:56:13 7 the same, the results of the p.m. analysis.
 20:56:17 8 MR. HAWS: So the p.m. analysis
 20:56:18 9 would be 202 and Street Road would increase by
 20:56:20 10 12.4 seconds, and New Street and West Pleasant
 20:56:24 11 Grove would increase by 6.6. And as I was
 20:56:29 12 scanning this, anything that's greater than a
 20:56:31 13 ten-second delay is considered a mitigation is
 20:56:34 14 required?
 20:56:34 15 THE WITNESS: That is the PennDOT
 20:56:35 16 criteria, yes.
 20:56:37 17 MR. HAWS: So what mitigation
 20:56:38 18 would be required for the 202 and Street Road,
 20:56:46 19 both morning and p.m.?
 20:56:50 20 THE WITNESS: What I just
 20:56:50 21 testified to, again, which is if PennDOT looks
 20:56:54 22 at overall intersection delay that the
 20:56:58 23 southbound separate 202 right turn lane would
 21 24 be required to mitigate the impact. And if

20:57:04 1 PennDOT looks at overall and movement delay at
 20:57:08 2 the intersection, then the improvement that
 20:57:10 3 would be required for mitigation would be a
 20:57:13 4 second 926 eastbound left turn lane and the
 20:57:17 5 signal modifications necessary to eliminate the
 20:57:20 6 split phasing along 926.
 20:57:22 7 So it depends on how PennDOT
 20:57:24 8 looks at it. They reserve the right to look at
 20:57:27 9 it either way.
 20:57:31 10 MR. HAWS: So when will we know
 20:57:33 11 how PennDOT is going to evaluate this? Because
 20:57:37 12 to me it seems like this -- I know you are
 20:57:39 13 probably going to tell me it is PennDOT's, but,
 20:57:41 14 I mean, how will you know what the objective
 20:57:44 15 criteria that PennDOT is setting so that you
 20:57:47 16 can assess this development?
 20:57:49 17 Because, obviously, as the
 20:57:51 18 applicant and if you are putting in an
 20:57:52 19 application, they should tell you how they are
 16 20 assessing that.
 20:57:58 21 THE WITNESS: PennDOT reserves
 20:58:00 22 the right to make their decision when they make
 20:58:02 23 their decision. We did submit the study to
 20:58:05 24 PennDOT and they have given us preliminary

20:58:08 1 comments. And they seem in their comments and
 20:58:11 2 in our meetings with them, which have been
 20:58:13 3 entered into the record, they seem to be in
 20:58:15 4 agreement at this time with the recommended
 20:58:20 5 mitigation. However, if the plan changes then
 20:58:23 6 PennDOT needs to re-review it. So they have
 20:58:26 7 not done a full review in this scenario where
 20:58:28 8 the 202 access has been removed.
 20:58:31 9 MR. HAWS: Okay. And, again, I
 20:58:34 10 don't know the rules here, so I could be wrong,
 20:58:36 11 but, I know this is rebuttal, so are we allowed
 20:58:38 12 to ask questions that are outside of the scope
 20:58:40 13 of this? Or just on this?
 20:58:42 14 MR. MCKENNA: Just on that.
 20:58:43 15 MR. HAWS: Okay. Thank you.
 20:58:49 16 MR. MCKENNA: Okay.
 20:58:51 17 MR. HAWS: I'm sorry. I thought
 20:58:53 18 of a way to phrase it. So if the 202, and I
 20:58:59 19 could be wrong, but if the 202 right in/right
 20:59:02 20 out is eliminated, and there were to be a
 20:59:06 21 collector road put in here, does that change
 20:59:10 22 the report that's before us?
 20:59:12 23 THE WITNESS: The nature of the
 20:59:13 24 connector road would have to be completely

20:59:15 1 vetted and defined before we could evaluate the
 20:59:20 2 traffic changes resulting. If it is a local
 20:59:23 3 connection, if it is a regional connection, if
 20:59:25 4 the through movements are allowed through
 20:59:27 5 Bridlewood or not allowed. There are a host of
 20:59:30 6 design elements that would need to be defined
 20:59:33 7 with that connector to be able to analyze what
 20:59:35 8 the traffic impacts may be.
 20:59:38 9 MR. HAWS: Okay. Thank you.
 20:59:39 10 THE WITNESS: Thank you.
 20:59:48 11 MR. MCKENNA: Any other questions
 20:59:49 12 on the Board? Carol, do you have any
 20:59:57 13 questions?
 20:59:57 14 MS. DEWOLF: No.
 20:59:58 15 MR. MCKENNA: Mr. Adelman,
 20:59:59 16 anything further based on that?
 21:00:00 17 MR. ADELMAN: No, I do not have
 21:00:01 18 anything further.
 21:00:02 19 MR. MCKENNA: Thank you, Ms.
 21:00:03 20 Kline.
 21:00:03 21 (Witness excused.)
 21:00:05 22 MR. MCKENNA: All right. Unless
 21:00:06 23 someone corrects me if I'm wrong, I think all
 21:00:08 24 of the parties that are present here this

21:00:09 1 evening have completed all of their cases.
 21:00:13 2 MR. ADELMAN: I will reserve the
 21:00:14 3 right to call additional rebuttal witness after
 17 4 reviewing Mr. Snook's testimony. I may or may
 21:00:19 5 not do that. I don't know at this time.
 21:00:21 6 MR. MCKENNA: Understood. I
 21:00:21 7 think it is fair, given everything that we have
 21:00:23 8 just talked about this evening relative to Mr.
 21:00:26 9 Federico.
 21:00:27 10 Mr. Adelman, based on that,
 21:00:29 11 anything further from you this evening?
 21:00:30 12 MR. ADELMAN: Nothing further
 21:00:30 13 from me this evening.
 21:00:32 14 MR. MCKENNA: Anything further
 21:00:32 15 from any of the other parties here this
 21:00:34 16 evening?
 21:00:34 17 All right. Here is what is going
 21:00:36 18 to happen: We are going to stand in
 21:00:37 19 continuance until October 24th. I am going to
 21:00:40 20 point out that we do not have this room
 21:00:41 21 available for October 24th, I regret to inform
 21:00:43 22 you all. So we will be back at Stetson on the
 21:00:48 23 24th.
 48 24 As I noted earlier, those parties

21:00:50 1 that are not here this evening, we are going to
 21:00:51 2 give them one additional opportunity if they
 21:00:53 3 want to put on their case, because we are
 21:00:56 4 coming back in October as it is. So if you
 21:00:59 5 know those people, I would ask you please reach
 21:01:01 6 out to them. We will talk internally about
 21:01:03 7 additional notice. I'm sure it will go out on
 21:01:06 8 LISTSERV.
 21:01:06 9 At that time Neighbors for
 21:01:09 10 Crebilly is going to put on their witness. Mr.
 21:01:12 11 Rendemonti is going to put on his witness. I
 21:01:15 12 don't know how long that will take.
 21:01:17 13 Mr. Adelman may put on a rebuttal
 21:01:20 14 witness. If he does, I don't know how long
 21:01:21 15 that will take.
 21:01:22 16 MR. ADELMAN: Mr. McKenna, I may
 21:01:24 17 also have a rebuttal witness based upon Ms.
 21:01:27 18 Adams' testimony. I don't know yet. But I'll
 21:01:29 19 be prepared to go at the hearing.
 20 20 MR. MCKENNA: That's fine. Thank
 21:01:31 21 you.
 21:01:31 22 MR. ADELMAN: Thank you.
 21:01:32 23 MR. MCKENNA: The long and short
 21:01:33 24 of it being, there is a chance that at that

21:01:36 1 time all of the parties will have concluded
 21:01:38 2 their cases. If that is the case, depending
 21:01:43 3 upon what the hour is that evening, we will
 21:01:45 4 begin to take public comment for anyone who has
 21:01:47 5 not yet been heard. So please be prepared to
 21:01:52 6 do so.
 21:01:53 7 If there is any way that we can
 21:01:54 8 finish, I'm sure the parties are all going to
 21:01:56 9 try to finish next month. I can't tell you if
 21:01:59 10 that will happen or not. We do not have any
 21:02:01 11 further dates other than the ones I have
 21:02:02 12 already told you. We haven't even discussed it
 21:02:04 13 internally, and I haven't done anything with
 21:02:06 14 the parties, and I don't know what rooms are
 21:02:08 15 available. So that's everything that I'm aware
 21:02:11 16 of for next month.
 21:02:12 17 I would ask everyone to please be
 21:02:14 18 prepared, and we will see you at Stetson on the
 21:02:17 19 24th of October at 6:00 p.m., unless there is
 21:02:20 20 anything further.
 21:02:25 21 MR. HAWS: Can we go off the
 21:02:26 22 record for a second.
 21:02:27 23 MR. MCKENNA: Off the record.
 21:02:29 24 (Discussion off the record.)

21:05:03 1 MR. MCKENNA: Ladies and
 21:05:04 2 gentlemen, we are going to conclude the
 21:05:06 3 hearing. We will stand in continuance. Thank
 21:05:08 4 you.
 21:05:08 5 (Proceedings conclude at 9:05,
 6 p.m.)
 7 -----
 8 I N D E X
 9 WITNESS DIRECT CROSS REDIRECT RECROSS
 10 John D. Snook 1367
 11 By Mr. Adelman 1390
 12 By Mr. Thompson 1411
 13
 14 Frank Tavani 1430
 15 By Ms. Camp 1452
 16 By Mr. Rendemonti 1460
 17
 18 REBUTTAL
 19 Nicole R. Kline 1494
 20 By Ms. Camp 1497
 21
 22
 23
 24

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

EXHIBITS

PLANNING COMMISSION EXHIBITS

- PC-19 - Snook CV
- PC-20 - Snook photograph

APPLICANT'S EXHIBITS

- A-38 - Code Excerpt - Section 170-1508
- A-39 - Excerpt - Exhibit 3
- A-40 - 8/29/17 Kline letter


CERTIFICATE OF REPORTER PAGE 1511

1 Commonwealth of Pennsylvania)
)
 2 Chester County)

CERTIFICATE OF REPORTER

7 I, Eleanor J. Schwandt, Registered
 8 Merit Reporter and Notary Public, do hereby
 9 certify that the foregoing record, pages 1362
 10 to 1511 inclusive, is a true and accurate
 11 transcript of my stenographic notes taken on
 12 August 19, 2017, in the above-captioned matter.

14 IN WITNESS WHEREOF, I have hereunto
 15 set my hand and seal this 30th day of
 16 September, 2017.

18 
 19 Eleanor J. Schwandt
 20

	<p>170-1512 [1] - 1452:8 170-1617 [2] - 1404:7, 1407:18 170-1617.C.1.c [1] - 1376:24 170-1617.C.3.b [1] - 1375:12 170-905.G [2] - 1394:3, 1394:6 1777 [1] - 1378:18 17th [1] - 1449:5 18 [1] - 1407:22 1850 [1] - 1437:15 19 [6] - 1362:11, 1368:1, 1462:8, 1473:9, 1473:11, 1511:12 19147 [1] - 1430:18</p>	<p>1473:7, 1475:15, 1477:2, 1477:15, 1478:9, 1478:11, 1481:2, 1483:18, 1484:1, 1484:15, 1494:9, 1494:14, 1494:22, 1495:7, 1495:8, 1495:12, 1495:14, 1496:2, 1501:19, 1501:20, 1501:24, 1502:9, 1502:18, 1502:23, 1504:8, 1504:18, 1504:19 202/926 [3] - 1483:7, 1495:22, 1496:17 2028 [2] - 1436:10, 1436:21 20th [1] - 1433:12 22 [1] - 1469:20 2200 [1] - 1433:2 2300 [5] - 1437:23, 1456:2, 1484:14, 1484:19, 1484:24 23rd [1] - 1494:8 24 [1] - 1438:21 24th [5] - 1365:9, 1506:19, 1506:21, 1506:23, 1508:19 27 [2] - 1388:1, 1409:19 2800 [1] - 1437:18 29.9 [1] - 1402:22 29th [4] - 1364:12, 1495:1, 1500:19, 1501:3</p>	<p>3rd [1] - 1478:24</p>	<p>1440:24, 1442:5, 1442:16, 1442:23, 1444:5, 1444:15, 1444:21, 1445:1, 1446:12, 1447:14, 1447:17, 1447:23, 1450:6, 1450:9, 1450:15, 1454:1, 1455:12, 1457:4, 1457:21, 1458:7, 1459:3, 1459:8, 1459:22, 1460:23, 1464:19, 1465:21, 1467:22, 1469:6, 1478:9, 1480:24, 1481:2, 1481:9, 1482:10, 1482:21, 1483:6, 1483:24, 1496:6, 1496:8, 1503:4, 1503:6 9:05 [1] - 1509:5</p>	
<p>'secondary [1] - 1408:2</p>			<p>4</p>		
<p>1</p>			<p>4 [5] - 1401:20, 1402:15, 1467:1, 1501:16 40 [4] - 1368:17, 1391:15, 1433:22, 1434:19 44 [10] - 1396:11, 1396:21, 1397:5, 1397:9, 1397:15, 1397:16, 1398:1, 1398:5, 1398:21 45 [1] - 1376:5</p>		
<p>1 [4] - 1367:20, 1431:4, 1441:14, 1441:22 1,000 [4] - 1445:17, 1460:22, 1484:9, 1484:18 1.7 [1] - 1437:4 1.71 [1] - 1436:20 10 [4] - 1387:20, 1387:21, 1387:24, 1434:20 100 [1] - 1368:17 105 [1] - 1430:17 1100 [2] - 1362:10, 1441:24 1130 [1] - 1432:15 1146 [1] - 1446:1 12.4 [1] - 1502:10 1200 [3] - 1440:24, 1441:6, 1477:20 126 [1] - 1474:16 13 [1] - 1501:22 1320 [1] - 1441:6 1362 [1] - 1511:9 1367 [1] - 1509:10 1390 [1] - 1509:11 1400 [1] - 1441:22 1411 [1] - 1509:12 1430 [1] - 1509:14 1452 [1] - 1509:15 1460 [1] - 1509:16 147 [1] - 1474:8 149-300.E [1] - 1452:21 1494 [1] - 1509:19 1497 [1] - 1509:20 15 [2] - 1403:4, 1490:2 1511 [2] - 1510:15, 1511:10 1512.B [1] - 1452:12 15th [2] - 1372:21, 1399:20 1617.C.2 [1] - 1385:13 16th [1] - 1380:15 17 [2] - 1432:15, 1463:17 170-1508 [3] - 1394:15, 1394:20, 1510:11 170-1508.A [1] - 1395:8</p>	<p>2</p>	<p>3</p>	<p>5</p>	<p>A</p>	
	<p>2 [5] - 1449:9, 1501:18, 1502:3, 1502:6 2,000 [4] - 1432:17, 1433:1, 1462:3, 1462:9 2,185 [1] - 1445:17 20 [1] - 1434:23 200 [1] - 1432:22 2001 [2] - 1369:21, 1371:16 2014 [1] - 1369:22 2016 [1] - 1372:21 2017 [8] - 1362:11, 1433:12, 1449:5, 1478:24, 1494:8, 1495:2, 1511:12, 1511:16 202 [68] - 1383:17, 1393:5, 1397:7, 1401:10, 1415:10, 1425:22, 1432:10, 1432:18, 1434:1, 1434:17, 1435:17, 1437:21, 1440:8, 1440:11, 1441:10, 1441:13, 1441:20, 1441:22, 1442:5, 1442:13, 1444:5, 1444:14, 1445:3, 1446:12, 1447:23, 1449:23, 1450:3, 1452:9, 1452:13, 1454:1, 1456:3, 1456:5, 1458:10, 1460:23, 1462:13, 1467:7, 1467:23, 1469:6, 1470:12, 1471:1, 1471:8,</p>	<p>3 [13] - 1376:4, 1376:16, 1408:11, 1408:13, 1408:18, 1409:5, 1409:13, 1465:18, 1465:20, 1466:20, 1479:3, 1501:16, 1510:12 3,000 [1] - 1437:23 3,100 [1] - 1440:23 30 [4] - 1373:20, 1434:9, 1491:3, 1491:7 300 [1] - 1391:22 30th [1] - 1511:15 322 [2] - 1441:13, 1441:22 35 [1] - 1474:17 37 [3] - 1435:24, 1436:6, 1437:12 38 [2] - 1445:12, 1455:17</p>	<p>6</p>	<p>6</p>	<p>A-3 [7] - 1376:3, 1396:8, 1401:21, 1402:16, 1407:11, 1408:11, 1408:13 A-33 [29] - 1433:13, 1433:16, 1433:18, 1433:20, 1435:21, 1435:22, 1436:6, 1436:18, 1437:9, 1440:5, 1442:24, 1445:1, 1445:11, 1446:22, 1447:5, 1447:9, 1449:1, 1450:2, 1455:5, 1455:17, 1457:7, 1461:23, 1464:14, 1465:2, 1469:19, 1470:8, 1484:3, 1484:6 A-38 [2] - 1394:19, 1510:11 A-39 [8] - 1396:7, 1396:22, 1397:9, 1397:16, 1398:1, 1398:5, 1398:21, 1510:12 A-40 [2] - 1494:18, 1510:13 A-6 [3] - 1461:19, 1483:15, 1485:20 A-7 [1] - 1373:15 a.m [6] - 1437:14, 1438:8, 1438:19, 1438:23, 1439:5, 1455:24 ability [2] - 1404:13,</p>
			<p>8</p>		
			<p>8 [3] - 1362:5, 1490:18, 1490:19 8/29/17 [1] - 1510:13 8:00 [1] - 1451:19</p>		
			<p>9</p>		
			<p>9 [1] - 1446:1 905.G [1] - 1394:11 926 [54] - 1383:10, 1383:14, 1384:14, 1388:21, 1393:6, 1397:15, 1416:18, 1432:18, 1434:15, 1434:16, 1437:21, 1439:9, 1440:11,</p>		

1467:20
able [5] - 1380:22,
 1430:7, 1456:4,
 1459:22, 1505:7
above-captioned [1]
 - 1511:12
absolutely [1] -
 1414:19
abuts [1] - 1396:2
accepted [1] -
 1441:8
access [43] -
 1425:21, 1432:10,
 1432:18, 1434:13,
 1434:15, 1435:4,
 1435:6, 1435:11,
 1435:19, 1437:17,
 1438:3, 1438:5,
 1439:2, 1439:8,
 1439:10, 1439:14,
 1440:6, 1444:24,
 1445:3, 1446:6,
 1447:16, 1448:8,
 1449:21, 1449:23,
 1450:2, 1450:4,
 1452:9, 1452:13,
 1455:11, 1461:9,
 1461:10, 1462:5,
 1481:1, 1483:5,
 1483:9, 1484:16,
 1494:10, 1494:15,
 1494:22, 1495:7,
 1495:8, 1495:10,
 1504:8
accesses [1] -
 1495:11
accident [1] -
 1435:20
accompli [1] -
 1375:24
according [7] -
 1376:5, 1441:3,
 1441:7, 1442:24,
 1448:23, 1448:24,
 1462:1
account [2] - 1415:5,
 1464:24
accounts [1] -
 1465:2
accurate [2] -
 1382:3, 1511:10
accurately [2] -
 1377:5, 1380:18
achieved [1] -
 1448:14
achieving [1] -
 1385:8
acreage [4] - 1403:2,
 1403:6, 1409:6,
 1409:14

acres [4] - 1388:1,
 1402:23, 1409:19,
 1490:3
across-the-board [1]
 - 1422:22
action [1] - 1412:14
active [3] - 1387:23,
 1402:22, 1402:24
actual [1] - 1388:11
Adams' [1] - 1507:18
add [1] - 1450:5
added [11] - 1376:17,
 1407:20, 1408:7,
 1408:20, 1408:22,
 1409:4, 1442:3,
 1455:22, 1462:8,
 1484:11, 1493:12
adding [3] - 1439:13,
 1473:9, 1480:11
addition [6] -
 1373:12, 1376:19,
 1388:6, 1409:3,
 1435:8, 1443:6
additional [16] -
 1375:3, 1397:20,
 1436:22, 1440:18,
 1444:15, 1446:16,
 1450:5, 1462:8,
 1465:11, 1473:7,
 1483:3, 1489:10,
 1494:13, 1506:3,
 1507:2, 1507:7
additionally [1] -
 1388:18
address [3] -
 1367:16, 1367:19,
 1430:15
addressed [2] -
 1372:22, 1500:20
addresses [1] -
 1452:9
ADELMAN [43] -
 1363:3, 1366:23,
 1368:22, 1369:3,
 1369:7, 1390:1,
 1390:3, 1402:14,
 1410:14, 1410:18,
 1421:12, 1427:24,
 1428:5, 1428:15,
 1429:22, 1431:3,
 1431:6, 1433:9,
 1433:16, 1451:13,
 1461:19, 1487:1,
 1488:18, 1489:18,
 1490:14, 1490:19,
 1492:3, 1493:7,
 1493:21, 1494:6,
 1497:3, 1499:13,
 1499:24, 1500:8,
 1500:16, 1500:23,

1501:4, 1501:9,
 1505:17, 1506:2,
 1506:12, 1507:16,
 1507:22
Adelman [21] -
 1366:21, 1368:2,
 1389:24, 1402:7,
 1410:17, 1426:21,
 1427:22, 1429:20,
 1430:2, 1451:9,
 1461:16, 1488:17,
 1490:12, 1492:8,
 1493:5, 1499:12,
 1500:4, 1505:15,
 1506:10, 1507:13,
 1509:11
adequate [3] -
 1367:14, 1375:7,
 1389:18
adequately [7] -
 1376:10, 1382:20,
 1383:9, 1387:6,
 1387:8, 1387:11,
 1407:7
adhere [1] - 1374:7
adjacent [3] -
 1397:12, 1399:11,
 1414:2
administration [1] -
 1417:7
admission [2] -
 1428:12, 1487:12
admitted [3] -
 1369:10, 1396:9,
 1431:12
advantage [1] -
 1406:4
adverse [1] -
 1495:17
advised [1] - 1365:3
advisement [2] -
 1481:17, 1492:7
affect [1] - 1461:7
affiliated [1] - 1371:6
afforded [2] -
 1438:15, 1478:4
affords [1] - 1439:3
afternoon [2] -
 1437:24, 1439:6
agency [1] - 1481:16
agree [3] - 1383:11,
 1447:1, 1481:23
agreed [2] - 1406:2,
 1455:9
agreement [2] -
 1448:1, 1504:4
agrees [1] - 1447:2
agricultural [2] -
 1393:16, 1459:11
ahead [3] - 1367:1,

1482:7, 1493:19
align [2] - 1485:15,
 1486:6
alignment [3] -
 1483:20, 1486:1,
 1486:10
alleged [1] - 1400:1
Allegiance [2] -
 1363:19, 1363:20
Allison [1] - 1418:15
allow [3] - 1448:18,
 1456:14, 1492:2
allowed [4] -
 1415:21, 1504:11,
 1505:4, 1505:5
allows [1] - 1384:5
almost [1] - 1475:15
alongside [1] -
 1388:13
ALSO [1] - 1362:17
Alternate [1] -
 1373:13
alternate [1] -
 1475:17
alternative [2] -
 1455:18, 1473:2
alternatives [1] -
 1445:14
altruism [1] -
 1442:11
amazed [1] - 1380:8
amazing [1] -
 1380:11
ambulances [1] -
 1435:10
Amish [2] - 1464:20,
 1467:24
amount [7] -
 1435:16, 1436:11,
 1436:22, 1447:22,
 1457:22, 1463:16,
 1464:23
Amy [2] - 1418:2,
 1418:21
analyses [3] -
 1391:16, 1422:10,
 1495:5
analysis [10] -
 1375:8, 1385:19,
 1401:9, 1410:4,
 1479:6, 1482:19,
 1494:13, 1494:21,
 1502:7, 1502:8
analyze [2] - 1407:4,
 1505:7
ancient [1] - 1381:4
angling [1] - 1462:10
animals [4] -
 1443:18, 1466:8,
 1466:18, 1480:14

announced [1] -
 1490:20
annualized [1] -
 1436:19
answer [10] - 1402:9,
 1421:13, 1450:24,
 1455:16, 1457:6,
 1459:17, 1464:13,
 1473:19, 1475:11,
 1476:12
answered [1] -
 1392:5
anticipate [4] -
 1365:12, 1488:13,
 1491:1, 1491:5
anticipating [2] -
 1402:9, 1429:9
anyway [1] - 1469:3
apartment [2] -
 1372:19, 1373:24
apologize [6] -
 1380:21, 1381:3,
 1433:5, 1465:13,
 1499:17, 1500:15
appeal [1] - 1370:10
appear [2] - 1374:22,
 1463:1
appearance [2] -
 1378:17, 1417:11
APPEARANCES [1] -
 1363:1
appendix [2] -
 1469:21, 1470:1
applicable [1] -
 1395:24
Applicant [1] -
 1363:4
applicant [51] -
 1373:6, 1373:14,
 1374:2, 1374:7,
 1375:13, 1377:3,
 1382:19, 1383:9,
 1384:1, 1384:10,
 1384:18, 1385:21,
 1386:1, 1386:15,
 1392:16, 1404:10,
 1404:24, 1405:1,
 1405:6, 1405:14,
 1405:17, 1405:21,
 1406:1, 1406:2,
 1406:10, 1407:10,
 1408:5, 1411:15,
 1435:5, 1439:14,
 1443:15, 1444:20,
 1445:22, 1447:2,
 1447:11, 1448:2,
 1448:23, 1450:7,
 1450:13, 1450:18,
 1451:22, 1453:24,
 1456:8, 1459:18,

1466:23, 1469:23,
1479:1, 1482:19,
1497:18, 1503:18
APPLICANT'S [1] -
1510:9
applicant's [9] -
1370:20, 1376:6,
1385:10, 1386:10,
1387:2, 1389:14,
1433:7, 1470:6,
1470:7
applicants [1] -
1452:13
application [8] -
1364:11, 1370:20,
1371:24, 1372:4,
1374:15, 1376:2,
1479:2, 1503:19
APPLICATION [1] -
1362:7
applications [1] -
1372:14
apply [1] - 1395:18
appreciate [1] -
1493:22
approach [5] -
1434:16, 1435:1,
1439:8, 1445:6,
1484:11
approaches [3] -
1479:21, 1480:9,
1480:12
approaching [1] -
1379:2
appropriate [3] -
1444:16, 1471:17,
1472:8
approval [3] -
1382:20, 1388:11,
1481:11
approving [1] -
1481:16
April [1] - 1449:5
Arborview [1] -
1413:18
architecture [3] -
1368:12, 1368:13,
1368:15
area [8] - 1387:21,
1388:1, 1391:21,
1402:22, 1411:19,
1414:10, 1471:15
areas [42] - 1375:15,
1376:7, 1376:11,
1376:13, 1376:15,
1376:17, 1376:18,
1376:21, 1377:6,
1377:7, 1377:13,
1377:17, 1377:20,
1384:6, 1384:7,

1385:5, 1385:12,
1386:2, 1386:3,
1386:13, 1388:15,
1404:12, 1405:12,
1406:6, 1406:8,
1407:12, 1407:14,
1408:2, 1408:9,
1408:15, 1408:16,
1408:17, 1408:18,
1408:23, 1409:3,
1409:7, 1409:9,
1409:10, 1409:11,
1409:15, 1410:5,
1410:11
argue [2] - 1391:5,
1409:24
argued [1] - 1415:2
Arrendt [1] - 1423:23
arriving [1] - 1447:9
arrow [2] - 1457:9
arterial [2] - 1441:4,
1441:9
articulate [1] -
1479:12
articulating [1] -
1480:16
ascertaining [1] -
1383:12
askance [1] - 1414:6
aspect [2] - 1410:13,
1425:7
assess [1] - 1503:16
assessing [1] -
1503:20
assessment [2] -
1479:3, 1483:19
assignment [1] -
1457:14
associated [1] -
1386:7
Associates [1] -
1430:21
Association [5] -
1413:24, 1414:3,
1414:21, 1458:18,
1489:2
assortment [1] -
1437:20
assumption [1] -
1447:19
attached [2] -
1495:3, 1495:4
attempt [3] - 1467:8,
1467:10, 1475:10
attend [1] - 1366:1
attendance [2] -
1379:4, 1432:1
attended [1] - 1380:4
attraction [2] -
1444:1, 1472:24

audience [3] -
1380:21, 1429:21,
1430:6
audio [1] - 1364:15
Auditorium [1] -
1362:10
augment [1] - 1471:7
August [5] -
1364:12, 1495:1,
1500:19, 1501:3,
1511:12
authored [1] -
1423:22
authors [1] - 1371:23
automobile [1] -
1443:7
automobiles [2] -
1468:13
available [5] -
1387:22, 1490:7,
1500:13, 1506:21,
1508:15
avoid [2] - 1417:7,
1484:16
avoiding [1] - 1386:2
aware [16] - 1403:1,
1411:18, 1411:22,
1439:20, 1449:13,
1468:2, 1468:4,
1474:20, 1474:23,
1475:16, 1475:21,
1477:8, 1477:10,
1477:13, 1482:8,
1508:15
awhile [1] - 1489:17

B

B-16 [1] - 1373:1
Bachelor [1] -
1431:1
bachelor's [1] -
1368:11
back-up [3] -
1477:10, 1477:23,
1478:11
background [5] -
1368:9, 1430:24,
1436:11, 1455:21,
1464:4
backyards [1] -
1424:13
bad [1] - 1406:1
barn [7] - 1381:17,
1381:22, 1383:5,
1393:17, 1416:17,
1416:19
barrens [2] -
1414:11, 1415:10
barrier [1] - 1395:10

base [4] - 1400:17,
1403:11, 1403:22,
1464:4
based [29] - 1401:1,
1423:9, 1426:16,
1426:19, 1427:1,
1427:23, 1438:9,
1438:17, 1446:21,
1446:22, 1447:19,
1448:24, 1449:21,
1456:18, 1467:12,
1468:4, 1469:7,
1470:14, 1483:6,
1483:14, 1484:5,
1488:16, 1491:24,
1495:15, 1500:6,
1501:19, 1505:16,
1506:10, 1507:17
battle [2] - 1380:4,
1384:21
Battle [11] - 1378:15,
1378:24, 1386:7,
1386:21, 1389:12,
1400:2, 1412:8,
1420:18, 1420:24,
1421:6, 1421:16
battlefield [6] -
1382:7, 1383:16,
1383:22, 1385:2,
1412:19, 1427:10
Battlefield [3] -
1411:20, 1420:8,
1421:11
Bayard [1] - 1362:10
bear [1] - 1461:14
become [1] - 1372:7
becomes [2] -
1434:24, 1435:13
BEFORE [2] -
1362:1, 1362:14
begin [1] - 1508:4
beginning [4] -
1362:11, 1446:1,
1450:4, 1475:3
behalf [10] - 1363:2,
1363:4, 1363:5,
1363:7, 1363:9,
1363:10, 1363:12,
1368:19, 1489:1,
1489:8
behind [5] - 1381:21,
1382:9, 1383:4,
1398:16, 1398:23
believes [1] - 1448:8
bend [1] - 1413:5
benefit [8] - 1435:3,
1442:5, 1442:13,
1442:17, 1456:11,
1464:12, 1466:17,
1471:9
benefits [2] - 1435:8,
1456:7
Berkeley [1] -
1368:13
berm [1] - 1396:23
Bertinatti [1] -
1413:16
best [2] - 1443:20,
1471:7
Bethlehem [1] -
1369:20
better [6] - 1412:24,
1424:17, 1440:9,
1455:1, 1459:17,
1466:19
between [11] -
1380:10, 1381:21,
1390:20, 1395:16,
1421:4, 1421:9,
1421:15, 1421:17,
1441:5, 1451:6,
1477:19
Bevilacqua [1] -
1413:19
beyond [8] - 1377:2,
1382:8, 1405:14,
1408:4, 1422:21,
1435:18, 1438:20,
1445:6
bicycle [1] - 1388:15
big [1] - 1416:11
Birmingham [12] -
1363:10, 1365:2,
1380:5, 1389:11,
1399:18, 1410:19,
1413:5, 1413:7,
1420:14, 1428:24,
1429:5, 1453:10
bit [4] - 1365:20,
1374:11, 1442:9,
1471:22
block [2] - 1378:9,
1463:20
blocking [2] -
1415:16, 1415:19
Board [31] - 1363:2,
1363:24, 1368:3,
1370:7, 1370:10,
1372:4, 1372:6,
1379:14, 1420:4,
1426:11, 1429:14,
1430:22, 1433:19,
1435:23, 1439:13,
1439:20, 1441:12,
1443:16, 1444:3,
1448:5, 1465:13,
1470:10, 1481:11,
1481:19, 1486:19,
1492:1, 1492:4,
1493:8, 1493:13,

1499:17, 1505:12
board [3] - 1422:22,
 1460:21, 1483:15
BOARD [1] - 1362:1
book [1] - 1423:22
bottom [1] - 1425:18
Boulevard [7] -
 1441:1, 1447:14,
 1455:13, 1456:2,
 1457:14, 1475:5,
 1477:14
Boyer [1] - 1418:19
Bozzuto [2] -
 1372:19, 1388:10
Bradford [4] -
 1370:7, 1370:9,
 1370:14, 1422:11
Bradley [1] - 1418:2
Brandywine [20] -
 1367:23, 1369:13,
 1371:5, 1378:15,
 1378:24, 1386:8,
 1386:21, 1389:12,
 1400:2, 1411:20,
 1412:8, 1413:13,
 1420:7, 1420:19,
 1420:24, 1421:6,
 1421:11, 1421:17,
 1456:2, 1487:22
BRAXTON [2] -
 1364:16, 1364:19
Braxton [1] -
 1364:19
break [1] - 1451:11
Bridlewood [18] -
 1446:7, 1447:8,
 1447:14, 1448:6,
 1448:9, 1455:13,
 1456:6, 1456:20,
 1457:4, 1457:14,
 1457:21, 1458:11,
 1483:10, 1484:14,
 1484:24, 1485:22,
 1501:22, 1505:5
brief [2] - 1430:23,
 1493:10
briefly [2] - 1368:8,
 1373:9
Brigham [1] -
 1420:14
bring [1] - 1469:22
brings [1] - 1500:3
British [1] - 1379:2
Brothers [5] -
 1363:18, 1364:11,
 1370:11, 1494:9,
 1495:22
Bruns [1] - 1419:15
buffer [2] - 1396:3,
 1396:23

build [7] - 1423:13,
 1436:9, 1445:13,
 1455:19, 1455:20,
 1464:5, 1467:8
build-out [3] -
 1445:13, 1455:19,
 1455:20
building [2] -
 1373:19, 1435:2
buildings [5] -
 1373:24, 1374:4,
 1378:7, 1378:20,
 1417:14
built [2] - 1446:2,
 1476:23
bullet [2] - 1449:9,
 1449:19
burden [3] - 1448:2,
 1454:22, 1455:5
bus [5] - 1470:11,
 1470:19, 1471:1,
 1471:3, 1471:17
business [6] -
 1367:13, 1367:16,
 1367:19, 1371:6,
 1371:10, 1430:14
businesses [1] -
 1465:1
busy [1] - 1435:1
BY [12] - 1367:10,
 1369:12, 1390:3,
 1402:14, 1411:8,
 1430:13, 1431:15,
 1449:3, 1452:3,
 1460:19, 1494:6,
 1497:8

C

C(1)(c) [2] - 1405:10,
 1407:19
C-1 [1] - 1395:16
Cahill [1] - 1419:9
calculation [1] -
 1426:18
California [1] -
 1368:12
CAMP [23] - 1363:5,
 1367:2, 1367:10,
 1369:1, 1369:6,
 1369:12, 1389:22,
 1427:21, 1428:11,
 1428:17, 1428:20,
 1431:10, 1433:13,
 1452:1, 1452:3,
 1453:5, 1465:11,
 1497:6, 1497:8,
 1497:22, 1500:18,
 1501:2, 1501:6
camp [5] - 1366:24,

1427:19, 1428:8,
 1453:8, 1497:4
Camp [2] - 1509:15,
 1509:20
cannot [4] - 1439:22,
 1455:2, 1464:21,
 1479:12
capabilities [1] -
 1468:3
captioned [1] -
 1511:12
car [4] - 1467:11,
 1467:12, 1467:15
care [1] - 1372:18
Carey [6] - 1419:19,
 1463:6, 1492:22,
 1499:5, 1499:6,
 1499:7
CAREY [5] -
 1419:20, 1463:7,
 1464:17, 1465:4,
 1492:24
CAROL [1] - 1362:15
Carol [8] - 1364:1,
 1366:17, 1419:24,
 1465:6, 1482:12,
 1493:1, 1499:8,
 1505:12
carriage [2] - 1374:1,
 1385:4
carriages [1] -
 1459:5
cars [7] - 1463:11,
 1463:17, 1466:7,
 1470:17, 1472:22,
 1473:9, 1473:11
case [8] - 1387:24,
 1395:22, 1447:19,
 1487:13, 1492:19,
 1492:23, 1507:3,
 1508:2
cases [5] - 1392:1,
 1427:1, 1490:22,
 1506:1, 1508:2
CCRC [1] - 1372:11
cellphone [1] -
 1381:5
center [4] - 1444:4,
 1444:9, 1467:17,
 1472:7
centered [1] - 1390:5
certain [3] - 1365:4,
 1463:11, 1481:22
certainly [11] -
 1393:23, 1393:24,
 1422:14, 1423:19,
 1430:16, 1431:1,
 1436:4, 1436:5,
 1439:3, 1441:1,
 1450:17

CERTIFICATE [2] -
 1510:15, 1511:5
certify [1] - 1511:9
Chadds [1] - 1367:20
chair [1] - 1364:2
Chair [1] - 1364:3
Chairman [2] -
 1362:14, 1364:9
CHAIRMAN [3] -
 1363:15, 1363:22,
 1427:19
chance [2] - 1366:5,
 1507:24
change [8] -
 1429:10, 1454:9,
 1454:12, 1467:10,
 1470:16, 1476:24,
 1483:19, 1504:21
changed [2] -
 1378:19, 1426:19
changes [4] -
 1416:23, 1468:7,
 1504:5, 1505:2
channelization [2] -
 1448:15, 1451:5
characteristic [1] -
 1391:20
chart [1] - 1457:2
CHESTER [1] -
 1362:3
Chester [7] -
 1362:11, 1382:17,
 1391:17, 1399:23,
 1422:8, 1436:19,
 1511:2
chicken [1] -
 1404:23
choice [2] - 1442:15,
 1497:18
chose [2] - 1473:18,
 1474:3
Chris [1] - 1372:24
Church [2] -
 1382:13, 1413:22
church [3] - 1393:7,
 1444:11, 1475:7
circuitous [1] -
 1424:21
circumstances [3] -
 1380:1, 1466:16,
 1480:8
civil [1] - 1431:2
clarify [1] - 1446:14
classified [2] -
 1376:14, 1376:20
clear [4] - 1380:8,
 1382:8, 1438:15,
 1481:24
clearly [6] - 1381:16,
 1381:20, 1383:14,

1413:3, 1446:11,
 1448:17
client [1] - 1490:4
client's [1] - 1490:1
close [1] - 1443:2
closer [6] - 1397:21,
 1398:14, 1441:1,
 1445:3, 1456:5,
 1458:10
closing [1] - 1488:10
Club [1] - 1415:8
cluster [1] - 1427:10
clustering [1] -
 1385:2
code [1] - 1452:16
Code [1] - 1510:11
collector [3] -
 1483:17, 1485:2,
 1504:21
collisions [1] -
 1486:4
coming [10] -
 1365:11, 1365:14,
 1379:10, 1401:10,
 1434:3, 1457:22,
 1464:24, 1479:9,
 1488:4, 1507:4
Comitta [1] -
 1369:19
comment [3] -
 1365:10, 1488:19,
 1508:4
comments [4] -
 1449:22, 1494:11,
 1504:1
Commercial [2] -
 1395:17, 1395:24
COMMISSION [1] -
 1510:4
Commission [36] -
 1363:6, 1364:23,
 1368:1, 1370:19,
 1372:21, 1372:22,
 1375:14, 1375:22,
 1375:23, 1376:22,
 1377:1, 1379:6,
 1379:13, 1382:6,
 1382:23, 1383:15,
 1400:5, 1404:9,
 1404:11, 1404:22,
 1405:4, 1405:7,
 1405:12, 1405:19,
 1406:3, 1407:1,
 1408:3, 1416:13,
 1417:20, 1427:9,
 1428:9, 1451:23,
 1465:9, 1482:13,
 1500:10, 1501:7
Commission's [1] -
 1399:24

commissioner [1] - 1364:3
committed [1] - 1476:15
Commonwealth [2] - 1454:23, 1511:1
communities [4] - 1451:6, 1453:1, 1456:12, 1471:10
community [14] - 1372:18, 1434:7, 1443:24, 1444:2, 1447:8, 1447:21, 1448:13, 1448:21, 1471:9, 1472:3, 1472:10, 1473:4, 1473:24, 1486:15
comp [4] - 1389:3, 1401:17, 1401:18, 1403:23
completed [2] - 1422:9, 1506:1
completely [4] - 1395:10, 1463:20, 1465:17, 1504:24
completing [1] - 1405:1
complex [4] - 1381:17, 1381:18, 1383:5, 1441:15
compliance [1] - 1375:4
comply [1] - 1404:3
component [2] - 1434:11, 1489:24
components [1] - 1436:13
Comprehensive [7] - 1371:16, 1387:3, 1387:17, 1388:6, 1403:13, 1474:21, 1474:24
concentrate [1] - 1472:9
concept [3] - 1422:4, 1423:17, 1423:20
concern [9] - 1432:9, 1435:9, 1440:11, 1442:6, 1446:3, 1446:24, 1459:20, 1460:1, 1485:24
concerning [1] - 1370:11
concerns [4] - 1435:16, 1444:14, 1445:4, 1485:20
conclude [2] - 1509:2, 1509:5
concluded [1] - 1508:1

conclusion [5] - 1446:23, 1446:24, 1448:4, 1455:9, 1496:22
conclusions [7] - 1399:19, 1399:24, 1432:4, 1432:6, 1432:8, 1447:9, 1447:10
condition [8] - 1454:14, 1455:3, 1464:3, 1464:4, 1464:6, 1464:16, 1481:11
conditional [7] - 1363:17, 1372:3, 1374:15, 1376:4, 1379:5, 1382:20, 1431:23
CONDITIONAL [1] - 1362:7
conditions [6] - 1436:8, 1436:9, 1437:8, 1437:14, 1438:18, 1464:7
configuration [1] - 1449:21
confirm [1] - 1428:23
confirmed [1] - 1432:14
confirming [1] - 1481:21
congested [2] - 1485:7, 1485:8
congestion [3] - 1444:14, 1467:7, 1467:8
congregate [1] - 1468:16
connect [4] - 1389:19, 1444:17, 1455:13, 1486:9
connecting [1] - 1388:22
connection [7] - 1389:10, 1425:22, 1450:21, 1472:23, 1505:3
connections [2] - 1387:13, 1472:6
connectivity [1] - 1484:8
connector [19] - 1387:7, 1388:14, 1388:22, 1400:17, 1400:18, 1401:14, 1403:10, 1441:17, 1450:8, 1450:14, 1450:19, 1451:1, 1458:6, 1475:21,

1476:16, 1477:4, 1483:22, 1504:24, 1505:7
conservancy [1] - 1417:7
Conservancy [3] - 1367:23, 1369:14, 1371:5
Conservation [1] - 1423:16
conservation [47] - 1374:7, 1374:16, 1374:24, 1375:4, 1375:15, 1375:21, 1376:7, 1376:11, 1376:15, 1376:18, 1376:21, 1377:7, 1377:13, 1377:20, 1384:7, 1385:8, 1385:12, 1385:24, 1386:3, 1386:13, 1404:4, 1404:12, 1404:19, 1405:8, 1405:11, 1406:6, 1407:2, 1407:12, 1407:14, 1407:16, 1408:2, 1408:9, 1408:15, 1408:17, 1408:23, 1409:3, 1409:6, 1409:10, 1409:11, 1409:15, 1410:5, 1410:11, 1422:3, 1422:18, 1422:20, 1423:17, 1424:1
consider [13] - 1377:18, 1408:14, 1410:13, 1411:16, 1414:20, 1438:12, 1443:16, 1444:20, 1466:21, 1472:1, 1486:8, 1493:8, 1493:14
considerable [1] - 1388:2
consideration [6] - 1414:13, 1415:1, 1439:11, 1459:15, 1463:14, 1492:11
considered [14] - 1378:1, 1392:13, 1395:4, 1396:4, 1396:16, 1410:9, 1440:19, 1443:11, 1447:7, 1459:4, 1471:22, 1476:18, 1486:5, 1502:13
considering [2] - 1439:7, 1442:3
consistency [2] -

1401:18, 1403:23
consistent [2] - 1374:21, 1387:2
consisting [1] - 1396:11
consolidating [1] - 1486:11
constitute [1] - 1395:13
constrained [1] - 1465:22
construct [1] - 1450:18
constructed [3] - 1432:18, 1437:21, 1448:9
consultant [4] - 1370:16, 1447:11, 1470:7, 1470:8
consultants [3] - 1369:18, 1369:24, 1373:8
consulted [1] - 1376:22
contained [3] - 1396:3, 1450:2, 1495:24
contemplated [2] - 1475:21, 1475:23
contents [1] - 1449:13
context [4] - 1372:11, 1388:9, 1389:18, 1476:18
contiguous [3] - 1395:18, 1395:20, 1421:10
Continental [1] - 1379:1
continually [1] - 1395:15
continuance [2] - 1506:19, 1509:3
continue [4] - 1366:22, 1439:16, 1449:22, 1493:24
continued [1] - 1364:10
continues [1] - 1399:14
continuing [1] - 1372:18
continuity [1] - 1421:10
controlled [1] - 1466:15
convenient [1] - 1474:4
conversation [1] - 1470:22

conversely [1] - 1474:6
coordinated [2] - 1375:10, 1452:22
copies [4] - 1368:3, 1380:24, 1404:16, 1500:2
copy [6] - 1368:2, 1394:2, 1394:20, 1408:10, 1433:19, 1499:20
Corcoran [1] - 1418:16
Corgnale [1] - 1418:23
corner [6] - 1398:5, 1433:21, 1437:13, 1445:12, 1468:16, 1491:18
Corners [1] - 1378:8
correct [37] - 1390:6, 1390:12, 1390:14, 1392:18, 1393:18, 1393:19, 1394:15, 1394:24, 1397:14, 1397:17, 1397:19, 1397:22, 1398:13, 1398:24, 1399:10, 1399:12, 1400:7, 1400:14, 1401:15, 1403:18, 1404:5, 1422:6, 1422:23, 1429:2, 1456:21, 1457:23, 1481:4, 1482:23, 1483:11, 1485:1, 1487:17, 1494:11, 1496:23, 1496:24, 1497:11, 1501:4, 1502:2
correctly [4] - 1463:18, 1473:16, 1474:17, 1496:16
corrects [1] - 1505:23
correspondence [1] - 1500:21
corridor [2] - 1397:22, 1416:18
counsel [3] - 1460:16, 1489:15, 1493:17
count [2] - 1469:10, 1490:17
counted [1] - 1469:23
County [9] - 1382:6, 1383:15, 1391:18, 1399:24, 1422:8, 1427:9, 1436:19, 1511:2

COUNTY [1] - 1362:3
county [1] - 1459:7
couple [9] - 1393:17,
 1404:15, 1426:13,
 1426:15, 1451:19,
 1465:15, 1478:18,
 1499:19, 1501:12
course [5] - 1395:17,
 1412:12, 1436:24,
 1459:11, 1481:16
court [1] - 1402:10
COURT [1] - 1362:23
covered [2] -
 1478:14, 1485:18
CRAWFORD [6] -
 1363:10, 1410:21,
 1429:2, 1429:8,
 1453:11, 1498:1
Crawford [3] -
 1428:23, 1453:9,
 1497:23
create [2] - 1406:20,
 1459:20
creating [1] -
 1485:24
Crebilly [36] -
 1363:9, 1363:17,
 1364:11, 1365:6,
 1372:2, 1372:7,
 1372:16, 1377:18,
 1378:16, 1380:9,
 1381:15, 1381:19,
 1382:7, 1384:9,
 1387:24, 1388:8,
 1389:1, 1393:11,
 1393:13, 1399:4,
 1403:12, 1411:4,
 1412:6, 1413:1,
 1414:3, 1414:12,
 1420:23, 1421:3,
 1421:14, 1440:13,
 1453:15, 1457:6,
 1457:13, 1483:23,
 1485:23, 1507:10
criteria [9] - 1391:2,
 1391:19, 1392:9,
 1392:18, 1393:1,
 1393:3, 1495:15,
 1502:16, 1503:15
critical [6] - 1385:17,
 1385:22, 1417:11,
 1424:2, 1424:3,
 1427:12
criticisms [1] -
 1426:2
criticize [1] - 1426:3
cross [11] - 1389:24,
 1408:18, 1446:10,
 1454:20, 1456:14,
 1459:22, 1466:2,

1468:9, 1486:24,
 1500:9, 1500:13
CROSS [5] - 1390:2,
 1411:7, 1452:2,
 1460:18, 1509:9
cross-examination
 [2] - 1500:9, 1500:13
CROSS-
EXAMINATION [4] -
 1390:2, 1411:7,
 1452:2, 1460:18
cross-hatched [1] -
 1408:18
crosses [1] -
 1398:12
crossing [2] -
 1459:8, 1480:13
crossings [12] -
 1443:8, 1443:18,
 1444:6, 1466:7,
 1466:18, 1467:22,
 1468:2, 1468:23,
 1469:6, 1469:16,
 1469:24
crosswalk [1] -
 1468:20
crowd [1] - 1365:20
cuff [1] - 1471:23
curious [1] - 1440:15
current [8] -
 1384:19, 1415:22,
 1430:19, 1449:10,
 1449:11, 1449:16,
 1449:22, 1465:1
cut [6] - 1447:7,
 1447:20, 1457:22,
 1458:1, 1460:24,
 1485:23
cut-through [2] -
 1457:22, 1458:1
CV [3] - 1368:7,
 1368:10, 1510:6
CVS [5] - 1444:7,
 1444:9, 1464:19,
 1467:14, 1467:23
cycle [2] - 1464:2,
 1478:5

D

dais [1] - 1429:17
Dalmally [1] -
 1464:19
dangerous [1] -
 1423:13
darker [1] - 1409:2
Darlington [1] -
 1378:8
data [1] - 1437:2
date [4] - 1373:7,

1431:23, 1494:24,
 1495:1
dated [4] - 1372:21,
 1500:19, 1501:3,
 1501:5
dates [1] - 1508:11
Dauil [4] - 1418:24,
 1462:19, 1492:12,
 1498:23
DAULL [5] - 1419:2,
 1462:21, 1492:15,
 1492:17, 1499:1
David [1] - 1419:11
deal [3] - 1365:21,
 1401:6, 1401:8
dealing [2] -
 1405:11, 1464:2
debilitating [1] -
 1425:4
decel [3] - 1432:19,
 1432:21, 1438:13
December [5] -
 1372:21, 1399:20,
 1403:4, 1404:22,
 1415:6
decided [1] - 1427:6
decision [3] -
 1497:16, 1503:22,
 1503:23
dedication [1] -
 1387:18
define [4] - 1390:9,
 1390:11, 1390:17,
 1390:18
defined [5] -
 1376:18, 1377:19,
 1408:22, 1505:1,
 1505:6
defines [1] - 1377:6
definition [1] -
 1422:21
degradation [1] -
 1423:4
degrade [1] - 1455:2
degree [3] - 1368:11,
 1400:10, 1426:6
Delaware [1] -
 1391:17
delay [7] - 1454:13,
 1496:1, 1496:5,
 1501:23, 1502:13,
 1502:22, 1503:1
demise [1] - 1384:2
demonstrate [2] -
 1374:16, 1385:15
demonstrated [1] -
 1388:4
demonstrates [1] -
 1455:5
Dennis [1] - 1419:23

density [1] - 1395:11
department's [1] -
 1479:7
dependent [1] -
 1467:11
depict [1] - 1380:19
depicted [1] - 1461:8
depicts [1] - 1381:8
depth [7] - 1384:17,
 1384:19, 1390:13,
 1390:17, 1390:22,
 1391:4, 1415:3
depths [1] - 1378:6
describe [1] - 1368:8
described [3] -
 1389:21, 1408:8,
 1462:6
describes [2] -
 1406:18
describing [1] -
 1390:22
design [16] -
 1368:14, 1374:7,
 1374:16, 1374:24,
 1375:4, 1375:21,
 1386:18, 1404:4,
 1405:8, 1407:2,
 1436:10, 1448:11,
 1461:6, 1483:15,
 1486:14, 1505:6
Design [6] - 1371:23,
 1374:9, 1381:10,
 1387:20, 1423:16,
 1423:22
designated [1] -
 1490:2
designation [2] -
 1454:10, 1454:12
designed [3] -
 1385:11, 1385:22,
 1448:18
designer [1] -
 1484:22
desire [1] - 1438:11
desires [1] - 1481:22
despite [2] - 1380:9,
 1469:20
destination [1] -
 1434:8
destinations [1] -
 1444:18
destined [2] -
 1433:24, 1440:7
detached [1] -
 1395:21
detailed [1] -
 1372:10
determination [2] -
 1375:16, 1481:4
determine [2] -

1404:11, 1497:10
determines [2] -
 1450:7, 1450:13
develop [2] - 1453:2,
 1480:20
developed [3] -
 1384:9, 1387:23,
 1455:4
developer [2] -
 1461:2, 1464:12
developers [1] -
 1363:18
development [39] -
 1370:3, 1370:11,
 1372:11, 1372:14,
 1374:9, 1375:8,
 1375:17, 1381:10,
 1383:1, 1383:6,
 1384:16, 1385:1,
 1385:6, 1386:2,
 1388:9, 1388:10,
 1393:20, 1393:21,
 1394:6, 1395:2,
 1409:9, 1414:14,
 1415:5, 1415:7,
 1423:12, 1424:8,
 1427:11, 1446:12,
 1446:19, 1454:14,
 1461:7, 1464:21,
 1469:1, 1469:8,
 1470:12, 1470:20,
 1483:5, 1501:24,
 1503:16
Development [2] -
 1371:21, 1452:18
developments [1] -
 1452:22
DeWolf [1] - 1364:1
DEWOLF [45] -
 1362:15, 1366:8,
 1366:11, 1420:6,
 1420:11, 1420:16,
 1420:21, 1421:3,
 1421:8, 1421:14,
 1421:20, 1422:2,
 1422:17, 1423:15,
 1423:24, 1424:10,
 1426:8, 1436:1,
 1471:12, 1472:12,
 1473:6, 1473:14,
 1473:20, 1474:1,
 1474:11, 1474:14,
 1474:18, 1474:20,
 1475:2, 1475:12,
 1475:23, 1476:3,
 1476:8, 1476:22,
 1477:6, 1477:13,
 1477:17, 1477:22,
 1478:10, 1478:15,
 1482:5, 1482:8,

1482:21, 1482:24,
1505:14
diameter [1] -
1407:23
Diana [1] - 1418:18
DiDomenico [1] -
1364:3
DIDOMENICO [1] -
1362:14
diam [1] - 1436:14
different [10] -
1385:3, 1445:13,
1458:6, 1459:21,
1463:9, 1467:6,
1468:12, 1471:14,
1480:3, 1480:16
differentiate [1] -
1390:20
differently [1] -
1424:23
difficult [3] -
1377:10, 1445:7,
1488:6
Dilworth [2] -
1420:17, 1421:17
Dilworthtown [1] -
1420:17
dimension [1] -
1382:2
direct [14] - 1392:8,
1414:11, 1434:4,
1440:12, 1442:6,
1446:10, 1450:4,
1450:19, 1451:3,
1455:8, 1477:19,
1478:14, 1485:19,
1494:7
DIRECT [3] - 1367:9,
1430:12, 1509:9
direction [2] -
1434:10, 1462:2
directly [7] - 1383:4,
1414:4, 1444:12,
1455:13, 1456:5,
1458:11, 1483:10
disagree [1] -
1429:18
discourage [1] -
1448:19
discuss [2] - 1406:5,
1483:1
discussed [2] -
1466:10, 1508:12
Discussion [2] -
1491:10, 1508:24
discussion [10] -
1405:10, 1405:16,
1440:5, 1442:8,
1443:9, 1443:22,
1470:24, 1476:16,

1479:9, 1479:15
discussions [2] -
1440:17, 1482:9
disposal [1] -
1491:16
distance [9] -
1381:16, 1382:2,
1382:16, 1425:21,
1432:24, 1455:12,
1477:14, 1477:19,
1480:13
distances [1] -
1373:19
distracting [1] -
1383:18
distribution [2] -
1433:22, 1447:5
District [3] -
1395:17, 1395:24,
1413:20
district [3] - 1395:19,
1403:21, 1422:13
districts [1] - 1396:4
disturb [2] - 1377:16,
1390:21
disturbance [8] -
1375:19, 1377:12,
1378:2, 1385:5,
1385:15, 1386:23,
1423:9, 1427:7
disturbed [6] -
1384:7, 1386:24,
1390:21, 1409:10,
1409:12, 1423:5
document [5] -
1367:24, 1368:5,
1480:10, 1494:19,
1501:17
documents [3] -
1373:5, 1373:10,
1429:17
dogleg [1] - 1486:2
done [7] - 1377:4,
1424:23, 1426:24,
1428:13, 1457:21,
1504:7, 1508:13
door [1] - 1490:4
double [2] - 1468:24,
1484:13
down [6] - 1402:11,
1404:15, 1428:22,
1475:5, 1475:7,
1479:18
drain [1] - 1489:24
draw [1] - 1392:21
drip [2] - 1490:3,
1491:18
drive [4] - 1392:20,
1425:16, 1467:15,
1473:2

Drive [2] - 1441:16,
1441:20
driveway [13] -
1381:18, 1432:13,
1434:5, 1434:12,
1434:13, 1435:12,
1438:9, 1438:12,
1438:13, 1445:6,
1445:8, 1445:10,
1456:5
driveways [4] -
1456:10, 1474:10,
1485:15, 1486:6
dry [1] - 1425:19
due [2] - 1378:6,
1469:1
DuFault [7] -
1413:12, 1453:17,
1457:1, 1458:15,
1487:20, 1488:4,
1498:10
DUFAULT [19] -
1413:14, 1453:19,
1454:4, 1454:8,
1454:15, 1454:18,
1455:10, 1456:13,
1457:2, 1457:8,
1457:20, 1457:24,
1458:4, 1458:12,
1487:23, 1488:8,
1488:15, 1488:20,
1498:12
duly [3] - 1367:7,
1430:10, 1494:3
during [21] -
1431:18, 1431:22,
1437:17, 1438:7,
1438:19, 1439:3,
1440:15, 1451:3,
1454:20, 1455:8,
1455:23, 1455:24,
1457:14, 1462:2,
1473:17, 1473:22,
1473:23, 1474:7,
1477:19, 1478:14,
1496:13
dwellings [5] -
1384:11, 1384:12,
1395:5, 1397:13,
1398:18

E

e-mail [1] - 1366:13
e-mails [1] - 1366:9
early [1] - 1404:1
easement [1] -
1417:2
easements [2] -
1416:22, 1417:8

easier [1] - 1424:19
easiest [1] - 1449:18
east [4] - 1382:2,
1427:11, 1442:12,
1457:15
East [4] - 1370:7,
1370:9, 1370:14,
1422:11
east-west [1] -
1382:2
eastbound [11] -
1434:16, 1439:8,
1439:23, 1445:16,
1446:16, 1455:22,
1456:19, 1457:3,
1484:11, 1503:4
eastern [1] - 1383:21
easy [3] - 1383:24,
1389:9, 1451:16
Ed [2] - 1419:16,
1499:2
education [1] -
1368:9
educational [1] -
1430:23
effect [1] - 1464:18
effective [1] -
1395:13
effectively [1] -
1441:17
effort [1] - 1386:5
efforts [2] - 1420:10,
1444:15
egg [1] - 1404:23
eighth [2] - 1363:16,
1363:23
Eileen [4] - 1419:19,
1463:6, 1492:22,
1499:5
either [12] - 1364:15,
1378:6, 1406:1,
1413:19, 1433:23,
1445:21, 1448:13,
1448:21, 1454:13,
1470:6, 1473:5,
1503:9
elaborate [1] -
1480:4
Eleanor [3] - 1489:5,
1511:7, 1511:20
ELEANOR [1] -
1362:23
element [2] - 1475:1,
1476:14
elements [2] -
1474:24, 1505:6
elevation [1] -
1381:15
eliminate [6] -
1451:5, 1464:11,

1486:1, 1486:7,
1496:7, 1503:5
eliminated [3] -
1438:17, 1501:20,
1504:20
eliminating [1] -
1486:12
elitist [1] - 1392:2
elongated [1] -
1382:1
elsewhere [3] -
1445:2, 1471:9,
1482:15
embrace [1] -
1444:15
embraced [1] -
1447:10
emphasize [1] -
1366:19
employed [1] -
1367:22
employer [2] -
1369:14, 1430:19
enactment [2] -
1380:4, 1381:12
encampment [1] -
1381:12
encircled [1] -
1382:5
encourage [2] -
1467:13, 1480:7
encourages [1] -
1452:12
encouraging [1] -
1472:14
end [7] - 1392:22,
1425:13, 1425:15,
1428:16, 1428:19,
1484:16, 1487:13
ends [1] - 1412:10
engage [1] - 1405:23
engaged [1] -
1375:14
engineer [7] -
1401:5, 1431:7,
1435:5, 1484:21,
1491:14, 1491:16,
1499:19
engineer's [1] -
1494:11
engineering [3] -
1369:5, 1431:12,
1489:23
Engineering [1] -
1396:12
English [1] - 1391:6
enhance [2] -
1391:12, 1412:2
enter [2] - 1438:11,
1456:15

entered [2] -
1499:21, 1504:3
entering [1] - 1434:3
entire [3] - 1378:5,
1388:8, 1422:10
entirely [5] -
1370:14, 1374:10,
1384:15, 1392:23,
1448:10
entirety [1] - 1417:16
entitled [1] - 1396:12
entrance [1] -
1484:23
entry [1] - 1485:8
equipment [6] -
1443:8, 1443:19,
1459:12, 1466:8,
1466:18, 1480:14
ESE [1] - 1396:12
especially [2] -
1414:18, 1438:12
Esquire [7] - 1363:2,
1363:3, 1363:5,
1363:7, 1363:8,
1363:10, 1363:11
essentially [6] -
1375:24, 1399:1,
1454:2, 1462:5,
1464:13, 1466:20
estate [1] - 1460:24
estimated [2] -
1433:23, 1454:13
etcetera [2] -
1438:24, 1463:12
evaluate [5] -
1377:15, 1390:23,
1488:1, 1503:11,
1505:1
evaluated [2] -
1414:19, 1427:4
evaluating [1] -
1378:11
evaluation [4] -
1375:14, 1390:24,
1391:10, 1423:10
evening [30] -
1363:16, 1364:9,
1364:14, 1364:21,
1365:8, 1365:23,
1366:18, 1372:4,
1416:8, 1428:10,
1429:1, 1458:17,
1470:2, 1487:21,
1488:23, 1489:8,
1489:11, 1489:14,
1490:8, 1492:14,
1493:5, 1493:15,
1500:12, 1506:1,
1506:8, 1506:11,
1506:13, 1506:16,

1507:1, 1508:3
event [1] - 1450:24
evidence [1] -
1365:17
evolve [1] - 1449:23
evolved [1] - 1424:7
exactly [3] - 1425:2,
1468:2, 1477:4
EXAMINATION [8] -
1367:9, 1390:2,
1411:7, 1430:12,
1452:2, 1460:18,
1494:5, 1497:7
examination [2] -
1500:9, 1500:13
examined [3] -
1367:7, 1430:10,
1494:3
example [16] -
1382:15, 1388:10,
1410:3, 1412:18,
1414:16, 1422:12,
1425:9, 1432:12,
1434:2, 1434:8,
1434:14, 1437:12,
1439:23, 1462:2,
1468:5, 1469:15
excellent [1] -
1394:5
exception [1] -
1395:23
Excerpt [2] -
1510:11, 1510:12
excerpt [1] - 1396:8
excluded [2] -
1375:6, 1425:24
exclusively [1] -
1369:16
excuse [3] - 1406:14,
1465:12, 1499:16
excused [3] -
1428:7, 1487:5,
1505:21
Exhibit [26] - 1368:1,
1373:1, 1373:15,
1376:3, 1376:16,
1380:3, 1394:19,
1396:7, 1396:8,
1396:22, 1397:9,
1397:16, 1398:1,
1398:5, 1398:21,
1399:2, 1401:21,
1402:1, 1402:16,
1407:11, 1408:11,
1408:13, 1431:4,
1482:17, 1494:18,
1510:12
exhibit [3] - 1433:6,
1449:8, 1461:17
EXHIBITS [2] -

1510:4, 1510:9
exhibits [6] -
1428:12, 1431:22,
1482:13, 1487:12,
1488:13, 1495:24
exist [1] - 1378:7
existing [19] -
1396:2, 1397:2,
1398:6, 1398:8,
1399:11, 1407:17,
1407:19, 1407:24,
1408:19, 1409:21,
1436:8, 1437:14,
1442:12, 1452:22,
1457:17, 1464:1,
1471:8, 1472:6,
1472:24
exit [1] - 1438:13
expanded [1] -
1396:1
expect [1] - 1412:5
experience [1] -
1453:20
expert [7] - 1368:24,
1369:2, 1369:4,
1369:10, 1379:6,
1400:6, 1431:12
explain [5] - 1372:6,
1374:11, 1376:13,
1380:1, 1473:10
express [1] -
1401:17
expressly [4] -
1401:14, 1403:17,
1404:8, 1406:15
extend [4] - 1435:18,
1438:9, 1438:20,
1445:6
extended [1] -
1389:19
extensions [1] -
1452:24
extent [1] - 1446:3
exterior [1] - 1378:11
external [7] -
1377:23, 1378:4,
1378:23, 1389:20,
1411:14, 1414:16,
1414:21
extra [2] - 1380:23,
1500:1
extremely [1] -
1413:8
eye [1] - 1374:20

F

facade [3] - 1416:21,
1417:2, 1417:8
facilitate [1] -

1366:17
facilities [3] -
1388:3, 1389:15,
1403:1
facility [1] - 1467:19
fact [16] - 1366:3,
1369:20, 1371:22,
1374:21, 1379:1,
1382:22, 1383:5,
1384:18, 1393:10,
1412:4, 1412:17,
1417:18, 1421:22,
1425:12, 1481:20,
1493:11
factor [1] - 1404:23
factors [1] - 1391:11
failing [3] - 1442:24,
1457:11, 1465:23
failure [1] - 1404:2
fair [3] - 1480:23,
1483:12, 1506:7
fairly [3] - 1365:4,
1443:5, 1465:24
fait [1] - 1375:24
faith [1] - 1406:1
familiar [23] -
1369:24, 1371:15,
1371:19, 1372:2,
1372:7, 1379:15,
1414:2, 1414:5,
1420:16, 1420:21,
1421:1, 1424:18,
1441:13, 1452:4,
1452:11, 1452:15,
1452:20, 1453:3,
1475:8, 1476:8,
1477:6, 1478:10,
1483:2
family [9] - 1371:1,
1371:10, 1384:11,
1395:4, 1395:21,
1397:13, 1398:18
far [5] - 1364:4,
1387:14, 1399:4,
1464:14, 1472:7
farm [9] - 1381:23,
1393:16, 1443:8,
1443:18, 1466:8,
1466:18, 1480:1,
1480:14
Farm [25] - 1380:9,
1381:19, 1382:8,
1388:8, 1393:11,
1393:13, 1412:6,
1412:14, 1413:1,
1414:3, 1414:12,
1416:5, 1420:17,
1420:23, 1421:15,
1421:18, 1441:14,
1441:16, 1441:19,

1442:1, 1443:3,
1458:22, 1459:6,
1466:1, 1489:9
farm/agricultural [1]
- 1459:22
favor [2] - 1402:7,
1436:2
features [1] -
1385:23
federal [1] - 1421:5
Federico [16] -
1431:18, 1432:11,
1435:15, 1438:2,
1445:5, 1445:20,
1446:22, 1448:24,
1454:20, 1455:9,
1485:18, 1497:13,
1500:2, 1500:11,
1501:8, 1506:9
Federico's [2] -
1446:10, 1496:14
feet [30] - 1373:19,
1373:20, 1432:17,
1432:22, 1433:1,
1433:2, 1437:15,
1437:18, 1437:23,
1440:23, 1440:24,
1441:5, 1441:6,
1441:22, 1442:1,
1445:17, 1445:18,
1455:23, 1456:2,
1460:22, 1477:21,
1484:9, 1484:14,
1484:18, 1484:19,
1484:23, 1485:5,
1495:16
felt [1] - 1501:8
Feryo [6] - 1413:23,
1416:4, 1458:17,
1488:24, 1489:5,
1498:13
FERYO [11] - 1414:1,
1414:9, 1414:20,
1414:24, 1415:9,
1415:12, 1415:20,
1416:2, 1458:20,
1489:3, 1498:15
few [5] - 1411:5,
1433:18, 1439:5,
1446:7, 1452:1
field [3] - 1393:16,
1489:24, 1491:19
fifth [2] - 1375:13,
1444:23
figure [5] - 1433:22,
1434:17, 1461:22,
1462:1
figured [1] - 1489:19
figures [1] - 1495:5
file [1] - 1404:13

filled [1] - 1383:6
filter [1] - 1442:16
final [3] - 1444:23, 1470:3, 1481:24
findings [4] - 1432:3, 1432:5, 1446:21, 1465:16
fine [6] - 1416:9, 1426:5, 1428:17, 1428:20, 1429:24, 1507:20
fine-tuning [1] - 1426:5
finish [3] - 1476:11, 1508:8, 1508:9
fire [1] - 1435:10
firm [1] - 1489:23
first [15] - 1364:14, 1367:6, 1374:14, 1379:2, 1380:6, 1405:9, 1430:9, 1432:7, 1432:9, 1433:5, 1439:15, 1449:19, 1499:23, 1499:24, 1500:24
firstly [3] - 1446:2, 1450:17, 1470:21
fit [1] - 1468:19
five [4] - 1432:5, 1465:16, 1468:17, 1469:17
Flexible [4] - 1371:23, 1374:9, 1381:10, 1387:20
flexible [3] - 1393:20, 1394:6, 1395:2
flow [3] - 1470:16, 1474:3, 1480:8
focused [1] - 1373:9
follow [3] - 1392:17, 1469:4, 1471:12
following [4] - 1403:20, 1438:22, 1465:17, 1479:19
follows [3] - 1367:8, 1430:11, 1494:4
food [1] - 1467:14
footage [1] - 1463:8
forces [2] - 1374:4, 1379:3
Ford [1] - 1367:20
foregoing [1] - 1511:9
foreground [1] - 1381:12
forget [1] - 1470:4
forgive [1] - 1402:4
form [4] - 1393:23, 1413:14, 1468:13

formal [1] - 1379:12
former [3] - 1372:23, 1388:10, 1464:6
forth [3] - 1406:24, 1407:3, 1448:20
forward [5] - 1428:22, 1429:4, 1437:4, 1476:21, 1490:21
four [2] - 1479:20, 1480:11
fourth [3] - 1375:6, 1388:12, 1443:21
fourths [2] - 1399:9, 1413:2
FRANK [1] - 1430:8
Frank [2] - 1430:16, 1509:14
frankly [9] - 1368:20, 1386:19, 1401:3, 1407:6, 1412:4, 1417:7, 1427:8, 1446:18, 1471:10
free [1] - 1480:8
free-flow [1] - 1480:8
frequently [1] - 1369:24
FRONEFIELD [1] - 1363:10
front [3] - 1406:3, 1478:20, 1478:22
frontage [3] - 1444:9, 1474:22, 1483:17
fronts [1] - 1424:12
fruit [1] - 1464:11
fulfill [1] - 1497:20
fulfilled [1] - 1396:5
full [3] - 1436:9, 1455:20, 1504:7
fully [2] - 1374:15, 1415:7
functionality [3] - 1439:3, 1440:19, 1442:4
future [10] - 1388:9, 1416:23, 1452:24, 1455:3, 1464:3, 1464:15, 1468:24, 1469:8, 1469:16, 1472:20
fuzzy [1] - 1381:4

G

Gadaletto [1] - 1418:7
gain [1] - 1461:9
gathered [1] - 1436:16

gears [1] - 1442:20
general [5] - 1420:20, 1424:11, 1424:13, 1426:2
generalized [1] - 1396:17
generally [3] - 1387:2, 1389:18, 1485:14
generation [1] - 1417:15
gentlemen [3] - 1364:9, 1365:14, 1509:2
geology [1] - 1373:8
given [4] - 1493:11, 1493:14, 1503:24, 1506:7
glad [1] - 1416:19
Glen [1] - 1413:20
government [1] - 1421:5
governs [1] - 1394:23
grade [2] - 1436:19, 1436:20
grant [2] - 1406:21, 1427:15
granted [1] - 1427:15
graphic [2] - 1375:7, 1410:4
grasp [1] - 1457:12
gray [1] - 1409:2
great [1] - 1455:2
greater [8] - 1374:3, 1383:13, 1426:6, 1433:2, 1474:3, 1484:17, 1485:5, 1502:12
greens [1] - 1468:14
GREGG [1] - 1363:3
gross [1] - 1403:7
ground [3] - 1381:13, 1388:3, 1490:5
groundwater [1] - 1408:24
groups [1] - 1469:3
Grove [22] - 1383:20, 1388:20, 1393:6, 1396:24, 1397:3, 1438:6, 1439:19, 1439:24, 1440:23, 1444:22, 1450:9, 1450:15, 1475:15, 1476:17, 1477:1, 1477:5, 1477:15, 1477:20, 1483:1, 1495:12, 1495:14, 1502:11

grow [1] - 1436:21
Growth [8] - 1369:21, 1371:17, 1387:17, 1400:19, 1401:2, 1475:3, 1475:24, 1476:9
growth [6] - 1380:10, 1436:12, 1436:15, 1436:24, 1455:21, 1464:4
guess [12] - 1379:19, 1380:16, 1398:4, 1415:14, 1442:11, 1455:14, 1459:1, 1464:11, 1467:3, 1469:4, 1484:20, 1501:16
Guidelines [2] - 1441:4, 1441:8
guidelines [1] - 1432:21

H

hallmark [1] - 1466:12
hand [4] - 1367:24, 1397:6, 1409:13, 1511:15
handed [3] - 1394:18, 1396:6, 1431:4
handing [1] - 1368:2
handwritten [1] - 1397:6
hanging [1] - 1464:11
hard [1] - 1429:20
Harkins [3] - 1418:3, 1460:5, 1498:17
HARKINS [4] - 1418:4, 1460:7, 1460:9, 1498:18
harmoniously [1] - 1453:2
Harris [1] - 1379:7
hatched [1] - 1408:18
Haws [1] - 1364:2
HAWS [30] - 1362:15, 1426:12, 1426:15, 1427:17, 1465:14, 1466:24, 1467:3, 1467:21, 1469:4, 1469:11, 1469:14, 1470:3, 1471:2, 1471:11, 1483:3, 1483:14, 1484:20, 1485:13, 1486:17, 1499:18, 1501:12, 1502:5, 1502:8, 1502:17, 1503:10, 1504:9, 1504:15, 1504:17, 1505:9, 1508:21
head [2] - 1442:16, 1484:1
heading [5] - 1434:7, 1434:10, 1457:15, 1457:16, 1462:4
hear [7] - 1365:10, 1429:5, 1430:6, 1472:17, 1488:6, 1489:4, 1493:19
heard [12] - 1366:5, 1379:11, 1427:23, 1435:14, 1443:4, 1443:9, 1467:6, 1476:15, 1479:15, 1484:24, 1496:21, 1508:5
hearing [17] - 1363:17, 1364:10, 1365:12, 1370:23, 1371:3, 1371:8, 1371:13, 1379:10, 1431:23, 1436:3, 1440:16, 1487:16, 1490:16, 1490:20, 1493:18, 1507:19, 1509:3
Hearing [1] - 1362:10
hearings [3] - 1379:5, 1431:19, 1432:2
height [1] - 1395:12
held [1] - 1362:10
help [3] - 1389:6, 1426:5, 1473:1
hereby [1] - 1511:8
herein [3] - 1367:6, 1396:5, 1430:9
hereunto [1] - 1511:14
heritage [1] - 1421:22
Hessian [1] - 1379:2
hi [2] - 1416:9, 1426:14
Hidden [2] - 1382:14, 1382:15
hide [1] - 1412:13
High [1] - 1362:10
high [2] - 1408:23, 1437:3
higher [1] - 1474:8
highest [1] - 1434:8
highlighted [1] - 1449:20

highly [1] - 1421:4
highway [3] -
 1479:2, 1481:7,
 1485:6
hill [4] - 1381:22,
 1383:3, 1413:7,
 1425:3
Hill [4] - 1413:9,
 1420:14, 1420:24,
 1421:17
hinder [1] - 1461:12
hires [1] - 1369:18
historic [6] - 1387:9,
 1400:9, 1400:11,
 1400:12, 1411:18,
 1412:1
historical [6] -
 1378:7, 1388:16,
 1389:7, 1391:13,
 1417:11, 1425:5
history [5] - 1369:5,
 1400:6, 1421:21,
 1424:6, 1435:20
hmm [3] - 1396:10,
 1398:10, 1477:22
HOA [5] - 1413:13,
 1413:17, 1413:18,
 1413:20, 1487:22
Hoffman [1] -
 1413:18
Hoffman's [1] -
 1367:20
hold [3] - 1428:18,
 1431:1, 1487:12
Hollow [14] - 1380:5,
 1380:7, 1381:13,
 1381:15, 1382:21,
 1384:14, 1384:23,
 1393:12, 1399:3,
 1399:4, 1399:15,
 1412:6, 1413:4
home [2] - 1392:3,
 1467:3
Homes [2] - 1372:11,
 1372:17
homes [6] - 1385:4,
 1397:21, 1398:14,
 1398:16, 1398:23,
 1442:12
hope [2] - 1450:17,
 1481:17
horrible [1] - 1459:9
horse [2] - 1443:7,
 1459:5
horses [1] - 1459:10
host [2] - 1439:10,
 1505:5
hosting [1] - 1443:6
hosts [2] - 1434:18,
 1439:9

hour [13] - 1437:14,
 1437:18, 1438:8,
 1438:19, 1438:21,
 1438:22, 1438:23,
 1438:24, 1457:15,
 1473:17, 1473:21,
 1508:3
hours [2] - 1439:4,
 1439:6
house [1] - 1416:17
houses [4] - 1374:2,
 1382:14, 1383:7,
 1393:17
hundred [1] -
 1425:17
hundreds [2] -
 1442:12, 1469:21
hunt [1] - 1404:15

I
ian [1] - 1423:21
idea [2] - 1471:7,
 1473:5
identification [3] -
 1377:2, 1405:13,
 1408:4
identified [4] -
 1377:3, 1382:6,
 1405:14, 1408:5
identifies [2] -
 1376:5, 1409:9
identify [4] - 1368:5,
 1380:2, 1386:15,
 1494:18
ili [1] - 1413:17
illustrate [1] -
 1472:22
illustrates [2] -
 1494:21, 1502:6
immediate [1] -
 1395:14
immediately [2] -
 1466:4, 1490:1
impact [18] -
 1385:19, 1385:20,
 1406:7, 1445:24,
 1446:11, 1446:18,
 1472:2, 1479:3,
 1479:4, 1479:16,
 1480:15, 1480:16,
 1480:18, 1480:20,
 1480:21, 1484:2,
 1486:8, 1502:24
impacts [9] - 1386:6,
 1386:18, 1406:7,
 1407:5, 1439:8,
 1453:24, 1479:24,
 1495:17, 1505:8
impede [1] - 1438:11

impedes [1] -
 1415:22
implement [2] -
 1450:10, 1450:16
implemented [1] -
 1473:8
importance [6] -
 1378:12, 1381:7,
 1383:13, 1386:16,
 1386:20, 1427:6
important [18] -
 1366:6, 1375:9,
 1377:5, 1377:8,
 1378:13, 1378:24,
 1380:12, 1386:6,
 1389:2, 1389:5,
 1407:17, 1407:19,
 1412:7, 1412:17,
 1417:10, 1423:3,
 1423:8, 1423:20
importantly [1] -
 1455:7
imposed [1] -
 1454:23
improvement [2] -
 1440:19, 1503:2
improvements [20] -
 1437:21, 1445:15,
 1445:19, 1445:23,
 1446:2, 1446:13,
 1446:17, 1448:3,
 1454:1, 1454:9,
 1455:20, 1466:10,
 1466:22, 1467:9,
 1467:12, 1479:19,
 1481:3, 1496:10,
 1496:20, 1497:10
IN [2] - 1362:7,
 1511:14
in/out [1] - 1461:4
in/right [13] -
 1432:10, 1432:16,
 1434:5, 1434:22,
 1435:3, 1437:17,
 1440:6, 1462:7,
 1473:7, 1474:14,
 1484:6, 1501:19,
 1504:19
inbound [1] - 1474:2
incentivize [2] -
 1472:20, 1473:1
inches [1] - 1407:22
inclined [1] -
 1481:11
include [3] -
 1444:20, 1484:7,
 1484:12
included [2] -
 1385:18, 1435:6
includes [4] -

1436:11, 1450:2,
 1481:9, 1484:6
including [4] -
 1377:9, 1407:21,
 1440:10, 1450:6
inclusive [1] -
 1511:10
incompatibility [1] -
 1491:17
incomplete [3] -
 1375:5, 1410:7,
 1410:13
incorporate [1] -
 1375:9
Incorporated [1] -
 1430:21
incorrect [3] -
 1476:23, 1497:1,
 1497:2
increase [9] -
 1462:11, 1463:11,
 1485:3, 1495:15,
 1501:21, 1501:23,
 1502:9, 1502:11
increased [1] -
 1459:10
increases [1] -
 1480:13
increasing [2] -
 1463:10, 1471:14
incredibly [1] -
 1378:16
independent [1] -
 1401:9
indicate [3] -
 1393:11, 1409:17,
 1458:1
indicated [2] -
 1384:4, 1496:19
indicates [3] -
 1373:18, 1409:19,
 1436:7
indicating [1] -
 1457:21
indication [1] -
 1468:19
individual [1] -
 1409:4
industrial [1] -
 1395:16
inference [1] -
 1383:12
inferred [1] -
 1417:18
inform [2] - 1374:23,
 1506:21
information [3] -
 1374:19, 1375:3,
 1375:5
initial [2] - 1401:22,

1471:5
initiated [1] -
 1423:16
Inn [1] - 1378:8
inside [2] - 1393:5,
 1407:23
installation [1] -
 1482:18
installed [2] -
 1481:3, 1481:14
installing [1] -
 1481:12
instances [1] -
 1441:11
instead [3] -
 1375:23, 1438:5,
 1456:12
institutional [1] -
 1429:10
intact [1] - 1378:16
integrate [1] -
 1472:17
intend [1] - 1487:16
intended [3] -
 1375:20, 1388:17,
 1464:10
intention [2] -
 1368:23, 1406:19
intentions [1] -
 1443:20
intercept [1] - 1477:4
interconnected [2] -
 1424:22, 1425:8
interest [4] -
 1370:23, 1371:2,
 1371:7, 1371:12
interested [2] -
 1421:5, 1435:23
interests [1] -
 1421:15
interject [1] - 1431:4
intermediate [1] -
 1425:22
internal [5] -
 1377:21, 1389:15,
 1389:16, 1389:17,
 1425:8
internally [2] -
 1507:6, 1508:13
interpretation [5] -
 1378:14, 1386:21,
 1388:16, 1389:6,
 1391:13
interpretive [3] -
 1380:12, 1385:9,
 1427:14
intersection [60] -
 1432:17, 1439:18,
 1439:21, 1440:1,
 1440:18, 1440:22,

1441:5, 1441:12,
1441:13, 1441:16,
1441:19, 1441:21,
1441:24, 1442:22,
1442:23, 1443:2,
1443:5, 1443:20,
1444:5, 1444:7,
1446:12, 1446:19,
1447:14, 1447:16,
1447:22, 1448:12,
1454:5, 1454:24,
1459:21, 1460:23,
1461:4, 1465:21,
1465:22, 1465:24,
1466:3, 1466:4,
1466:5, 1466:6,
1466:11, 1466:14,
1466:15, 1466:16,
1477:24, 1478:3,
1478:9, 1479:21,
1480:24, 1482:20,
1483:7, 1486:14,
1495:22, 1496:1,
1496:6, 1496:18,
1497:11, 1501:20,
1501:21, 1502:1,
1502:22, 1503:2
intersections [2] -
1463:20, 1467:16
intervenes [1] -
1412:10
introduce [1] -
1364:1
introduced [1] -
1500:1
intrusion [3] -
1385:11, 1385:16,
1386:12
invariably [1] -
1447:24
investigating [1] -
1442:8
involved [4] -
1370:10, 1371:11,
1391:14, 1406:17
involvement [2] -
1400:1, 1400:21
inward [1] - 1393:15
irrigation [2] -
1490:3, 1491:19
islands [1] - 1448:15
issue [4] - 1378:13,
1439:15, 1439:17,
1481:7
issues [2] - 1440:4,
1481:23
items [1] - 1416:18
iteration [1] -
1423:20
iterative [5] -

1375:21, 1404:3,
1404:8, 1406:20,
1406:21
iteratively [1] -
1406:5
itself [8] - 1368:21,
1413:4, 1441:10,
1444:11, 1445:8,
1471:21, 1472:3,
1472:11

J

Jaeger [1] - 1419:7
January [2] - 1415:6,
1433:12
Jeffrey [2] - 1419:12,
1462:24
Jennifer [2] -
1419:12, 1462:24
Jim [1] - 1419:22
JOHN [2] - 1363:11,
1367:5
John [12] - 1364:19,
1364:23, 1367:3,
1367:12, 1382:18,
1418:10, 1420:6,
1426:12, 1428:5,
1476:4, 1509:10
Jones [1] - 1418:8
July [1] - 1432:13

K

KATHRYN [1] -
1363:7
Kathy [1] - 1431:3
keep [5] - 1417:15,
1430:5, 1438:21,
1443:12, 1446:7
keeping [2] -
1437:11, 1443:19
Kenilworth [1] -
1430:17
Kentucky [1] -
1391:16
key [2] - 1384:16,
1421:9
kind [4] - 1395:7,
1416:12, 1453:21,
1483:17
Kirk [1] - 1418:22
Kiine [11] - 1431:18,
1493:10, 1493:19,
1493:23, 1494:2,
1497:9, 1499:15,
1500:5, 1505:20,
1509:19, 1510:13
Kiine's [1] - 1450:19
knowing [1] -

1443:17
knowledge [2] -
1388:5, 1499:22
known [3] - 1371:17,
1408:1, 1444:14
knows [1] - 1444:3
Kramer [3] -
1419:12, 1462:23,
1462:24
KRAMER [1] -
1419:13
Kristin [1] - 1368:22
KRISTIN [1] - 1363:5

L

L.P [1] - 1362:8
labeled [1] - 1408:16
LABRUM [12] -
1363:7, 1411:1,
1429:13, 1430:13,
1431:5, 1431:13,
1431:15, 1449:3,
1451:7, 1486:22,
1487:8, 1498:5
labrum [5] - 1410:23,
1429:12, 1486:20,
1487:6, 1498:3
ladies [3] - 1364:9,
1365:13, 1509:1
Land [2] - 1371:21,
1452:18
land [12] - 1368:20,
1369:2, 1369:10,
1369:14, 1370:3,
1370:10, 1370:15,
1372:14, 1373:11,
1374:5, 1387:16,
1425:18
lands [1] - 1387:19
Lands [1] - 1369:21
landscape [26] -
1378:15, 1378:16,
1385:9, 1388:16,
1389:7, 1391:19,
1391:20, 1391:22,
1391:24, 1392:2,
1393:22, 1394:14,
1395:11, 1396:14,
1396:23, 1397:10,
1397:20, 1398:15,
1401:7, 1415:21,
1424:2, 1424:4,
1425:5, 1427:4,
1427:5, 1427:13
Landscape [1] -
1396:13
landscapes [4] -
1391:18, 1392:11,
1423:11, 1423:18

landscaping [2] -
1383:24, 1397:17
lane [12] - 1432:19,
1432:21, 1438:13,
1446:15, 1446:16,
1461:12, 1485:4,
1495:13, 1496:2,
1496:7, 1502:23,
1503:4
lanes [3] - 1479:20,
1479:23, 1480:11
language [1] -
1391:7
large [4] - 1383:20,
1400:22, 1407:21,
1460:23
largely [2] - 1382:5,
1386:2
last [11] - 1364:12,
1365:22, 1379:9,
1380:5, 1391:15,
1391:22, 1437:3,
1490:20, 1493:13,
1501:1, 1501:5
lastly [1] - 1397:24
layout [5] - 1424:11,
1424:12, 1424:13,
1425:10, 1452:24
lays [1] - 1479:20
leading [1] - 1443:24
least [8] - 1365:5,
1366:4, 1409:24,
1412:22, 1435:14,
1445:21, 1466:5,
1482:19
leave [3] - 1379:9,
1440:13, 1454:24
leaving [3] - 1434:7,
1439:13, 1473:20
left [20] - 1364:4,
1364:5, 1364:22,
1434:15, 1434:19,
1437:12, 1439:22,
1442:17, 1445:12,
1457:16, 1461:5,
1479:20, 1480:11,
1484:1, 1485:22,
1486:2, 1486:12,
1496:6, 1499:7,
1503:4
lefts [2] - 1448:18,
1448:19
leg [4] - 1383:21,
1383:22, 1388:12,
1398:9
legs [1] - 1466:3
length [3] - 1422:1,
1436:7, 1440:16
lengths [5] -
1459:12, 1463:9,

1464:2, 1478:5,
1483:8
Leraris [1] - 1418:18
less [7] - 1374:5,
1391:9, 1415:23,
1455:12, 1455:24,
1467:10, 1484:18
letter [12] - 1399:20,
1399:21, 1403:4,
1454:11, 1479:1,
1494:20, 1494:24,
1495:1, 1495:3,
1495:4, 1499:20,
1510:13
level [2] - 1445:15,
1454:6
levels [2] - 1442:24,
1465:23
lexicon [1] - 1422:14
life [2] - 1435:10,
1439:12
light [1] - 1468:14
lights [5] - 1463:10,
1463:13, 1463:18,
1463:22, 1464:22
likelihood [1] -
1486:3
likely [6] - 1366:3,
1378:17, 1401:24,
1432:19, 1438:10,
1448:14
likewise [1] - 1434:6
limit [1] - 1492:5
limited [2] - 1439:21,
1488:19
Linda [1] - 1420:3
line [5] - 1392:21,
1432:15, 1446:1,
1468:13, 1485:9
lined [1] - 1456:10
lines [2] - 1407:21,
1438:15
link [1] - 1399:16
linked [1] - 1391:11
linking [1] - 1389:17
list [6] - 1365:19,
1408:6, 1408:22,
1409:5, 1417:19,
1428:22
listed [1] - 1409:15
lists [2] - 1392:11
LISTSERV [2] -
1366:18, 1507:8
literally [1] - 1427:1
live [3] - 1425:13,
1472:14, 1475:19
LLC [1] - 1363:9
local [3] - 1450:21,
1450:22, 1505:2
locate [2] - 1456:4,

1458:10
located [2] -
 1420:12, 1432:16
location [14] -
 1387:15, 1421:21,
 1432:12, 1437:16,
 1442:4, 1443:11,
 1458:7, 1466:23,
 1471:16, 1472:9,
 1474:7, 1474:9,
 1478:1, 1482:9
look [13] - 1397:5,
 1397:24, 1398:14,
 1398:21, 1445:12,
 1447:5, 1447:13,
 1447:15, 1449:4,
 1460:20, 1461:22,
 1471:24, 1503:8
looked [6] - 1393:4,
 1410:3, 1441:10,
 1457:24, 1476:9,
 1476:13
looking [13] -
 1393:15, 1409:16,
 1411:11, 1412:18,
 1414:6, 1426:17,
 1432:14, 1434:17,
 1437:12, 1440:20,
 1455:16, 1461:17,
 1461:21
looks [5] - 1442:21,
 1449:17, 1502:21,
 1503:1, 1503:8
loop [2] - 1425:14,
 1425:15
lost [2] - 1465:18,
 1490:17
love [1] - 1377:24
low [1] - 1464:11
low-hanging [1] -
 1464:11
lower [4] - 1397:6,
 1437:12, 1438:24,
 1443:13

M

ma'am [5] - 1419:14,
 1419:21, 1420:2,
 1465:5, 1465:8
mail [1] - 1366:13
mails [1] - 1366:9
main [2] - 1378:19,
 1381:17
maintained [3] -
 1395:15, 1397:17,
 1398:7
majority [2] -
 1434:21, 1439:9
Mammucari [3] -

1418:5, 1460:11,
 1460:12
MAMMUCARI [1] -
 1418:6
manageable [1] -
 1480:22
Management [8] -
 1369:21, 1371:17,
 1387:18, 1400:20,
 1401:2, 1475:3,
 1475:24, 1476:10
Manager [3] -
 1362:18, 1364:5,
 1372:23
manner [2] - 1424:9,
 1459:23
map [14] - 1377:5,
 1377:8, 1377:11,
 1377:14, 1384:3,
 1391:18, 1407:11,
 1407:21, 1409:1,
 1409:22, 1426:23,
 1427:1, 1460:21,
 1461:9
mapable [1] - 1410:1
mapped [4] -
 1376:21, 1384:6,
 1392:13, 1407:13
mapping [3] -
 1409:8, 1410:10,
 1427:9
maps [1] - 1376:10
March [1] - 1478:24
MARK [1] - 1363:8
marked [11] - 1368:1,
 1373:1, 1373:15,
 1376:2, 1380:2,
 1380:15, 1394:19,
 1396:7, 1427:4,
 1444:6, 1494:18
Market [2] - 1464:20,
 1467:24
market [1] - 1427:16
marriage [1] -
 1368:14
Martin [1] - 1413:17
mass [3] - 1383:21,
 1472:9, 1472:13
masses [1] - 1378:7
master's [1] -
 1368:13
material [1] -
 1469:21
materialize [1] -
 1437:1
materials [3] -
 1373:3, 1376:1,
 1432:3
Matt [1] - 1420:3
matter [7] - 1418:11,

1432:2, 1448:8,
 1455:18, 1463:17,
 1497:13, 1511:12
matters [1] - 1497:14
maximum [2] -
 1395:13, 1437:15
McCarg [1] - 1423:21
McDermott [1] -
 1419:22
McFadden [1] -
 1419:23
McFalls [1] - 1413:21
McKenna [5] -
 1364:6, 1364:7,
 1411:6, 1429:13,
 1507:16
MCKENNA [131] -
 1363:2, 1364:8,
 1364:17, 1364:20,
 1366:10, 1366:15,
 1366:24, 1369:9,
 1389:24, 1402:6,
 1402:13, 1410:16,
 1410:19, 1410:23,
 1411:3, 1413:12,
 1413:16, 1416:3,
 1417:23, 1418:2,
 1418:5, 1418:7,
 1418:15, 1419:3,
 1419:14, 1419:18,
 1419:21, 1420:2,
 1426:10, 1427:22,
 1428:2, 1428:8,
 1428:18, 1428:21,
 1429:4, 1429:11,
 1429:18, 1430:1,
 1431:8, 1431:11,
 1451:9, 1451:15,
 1451:21, 1453:7,
 1453:13, 1453:17,
 1456:24, 1458:14,
 1458:21, 1460:3,
 1460:8, 1460:10,
 1461:15, 1462:17,
 1462:22, 1463:5,
 1465:5, 1465:8,
 1465:12, 1476:11,
 1478:17, 1479:14,
 1480:4, 1480:18,
 1480:23, 1481:10,
 1481:20, 1482:4,
 1482:7, 1482:12,
 1482:23, 1486:18,
 1486:23, 1487:2,
 1487:6, 1487:10,
 1487:18, 1488:3,
 1488:12, 1488:16,
 1488:21, 1489:4,
 1489:12, 1489:19,
 1490:6, 1490:12,

1490:18, 1490:24,
 1491:4, 1491:8,
 1491:11, 1491:20,
 1491:24, 1492:6,
 1492:12, 1492:16,
 1492:18, 1492:22,
 1493:1, 1493:3,
 1493:16, 1493:23,
 1497:4, 1497:23,
 1498:3, 1498:6,
 1498:10, 1498:13,
 1498:16, 1498:19,
 1498:23, 1499:2,
 1499:5, 1499:11,
 1499:14, 1499:22,
 1500:3, 1500:14,
 1501:11, 1504:14,
 1504:16, 1505:11,
 1505:15, 1505:19,
 1505:22, 1506:6,
 1506:14, 1507:20,
 1507:23, 1508:23,
 1509:1
McMahon [1] -
 1449:7
mean [12] - 1403:21,
 1422:19, 1422:20,
 1423:2, 1424:7,
 1425:9, 1469:2,
 1471:20, 1480:5,
 1488:5, 1490:19,
 1503:14
means [11] -
 1380:23, 1389:5,
 1390:19, 1390:23,
 1405:16, 1423:3,
 1424:8, 1426:23,
 1447:18, 1448:20,
 1451:4
meant [2] - 1471:2,
 1500:14
measure [2] -
 1399:6, 1433:1
measured [1] -
 1399:7
measures [2] -
 1450:9, 1450:15
meet [3] - 1386:11,
 1432:20, 1445:7
meeting [6] - 1449:5,
 1470:5, 1487:24,
 1488:9, 1489:17,
 1490:10
Meetinghouse [1] -
 1420:15
meetings [5] -
 1382:23, 1406:2,
 1406:4, 1470:6,
 1504:2
meets [1] - 1448:2

Megan [1] - 1419:15
member [3] - 1370:6,
 1370:9, 1426:10
members [2] -
 1371:1, 1371:11
memorandum [2] -
 1372:20, 1373:4
memory [1] -
 1476:15
mention [2] -
 1442:10, 1470:9
mentioned [11] -
 1373:13, 1384:13,
 1435:9, 1435:21,
 1444:18, 1446:9,
 1450:3, 1473:6,
 1478:18, 1480:7,
 1482:11
mentioning [1] -
 1467:1
mentions [1] -
 1456:8
Merit [1] - 1511:8
merry [1] - 1447:3
message [1] -
 1467:4
met [1] - 1455:6
methods [1] -
 1472:16
metric [1] - 1456:4
mic [1] - 1453:20
MICHAEL [1] -
 1362:14
microphone [2] -
 1436:2, 1488:5
middle [1] - 1380:7
might [14] - 1366:12,
 1375:18, 1385:6,
 1390:20, 1391:8,
 1415:2, 1423:9,
 1427:16, 1443:19,
 1458:2, 1459:17,
 1477:7, 1484:17
Mike [1] - 1364:3
mike [1] - 1367:14
mile [3] - 1399:7,
 1399:9, 1413:2
miles [1] - 1425:16
Mill [1] - 1367:20
mind [9] - 1429:10,
 1435:14, 1437:11,
 1438:21, 1446:8,
 1448:4, 1451:17,
 1488:4, 1488:7
mine [1] - 1446:18
minimal [2] -
 1385:11, 1473:23
minimization [1] -
 1385:15
minimize [2] -

1386:5, 1386:12
minimized [1] -
 1446:4
minimum [3] -
 1365:10, 1479:19,
 1482:17
minor [1] - 1468:10
minute [2] - 1451:18,
 1491:9
minutes [3] -
 1451:19, 1491:3,
 1491:7
mitigate [5] -
 1383:24, 1386:6,
 1406:7, 1415:13,
 1502:24
mitigated [4] -
 1446:13, 1446:20,
 1453:24, 1495:18
mitigation [16] -
 1375:18, 1384:2,
 1385:20, 1386:18,
 1386:23, 1393:24,
 1407:5, 1454:16,
 1495:21, 1496:1,
 1496:4, 1496:17,
 1502:13, 1502:17,
 1503:3, 1504:5
mix [2] - 1385:3,
 1426:4
mobile [1] - 1392:3
modal [2] - 1471:14,
 1472:15
modalism [1] -
 1444:16
model [3] - 1382:24,
 1415:6
modeled [1] - 1464:8
modifications [2] -
 1496:7, 1503:5
Moir [1] - 1379:8
Moir's [1] - 1379:11
moment [2] -
 1370:13, 1394:17
momentarily [1] -
 1433:4
month [6] - 1492:2,
 1492:7, 1501:1,
 1501:5, 1508:9,
 1508:16
morning [6] -
 1437:23, 1474:11,
 1474:12, 1474:15,
 1502:4, 1502:19
Moscharis [2] -
 1363:12, 1418:9
most [17] - 1376:18,
 1378:1, 1378:13,
 1385:22, 1390:4,
 1401:24, 1420:13,

1423:4, 1424:5,
 1427:12, 1434:4,
 1436:13, 1437:1,
 1440:6, 1447:22,
 1450:21, 1480:8
motorists [1] -
 1440:12
mounted [1] - 1459:4
move [8] - 1365:1,
 1385:4, 1424:17,
 1428:12, 1455:11,
 1468:20, 1469:3,
 1487:19
moved [2] - 1455:12,
 1483:9
movement [11] -
 1434:14, 1438:16,
 1442:4, 1457:3,
 1470:9, 1473:18,
 1473:23, 1474:7,
 1474:13, 1496:5,
 1503:1
movements [10] -
 1384:21, 1412:7,
 1448:12, 1456:18,
 1456:19, 1457:3,
 1457:10, 1472:1,
 1486:15, 1505:4
moving [8] - 1385:1,
 1397:14, 1428:22,
 1429:4, 1443:12,
 1466:13, 1476:20,
 1490:21
MIR [279] - 1364:8,
 1364:16, 1364:17,
 1364:19, 1364:20,
 1366:10, 1366:15,
 1366:23, 1366:24,
 1368:22, 1369:3,
 1369:7, 1369:9,
 1389:24, 1390:1,
 1390:3, 1402:6,
 1402:13, 1402:14,
 1410:14, 1410:16,
 1410:18, 1410:19,
 1410:21, 1410:23,
 1411:3, 1411:5,
 1411:8, 1413:10,
 1413:12, 1413:14,
 1413:16, 1414:1,
 1414:9, 1414:20,
 1414:24, 1415:9,
 1415:12, 1415:20,
 1416:2, 1416:3,
 1416:7, 1416:11,
 1417:12, 1417:21,
 1417:23, 1418:1,
 1418:2, 1418:5,
 1418:6, 1418:7,
 1418:13, 1418:15,

1419:2, 1419:3,
 1419:14, 1419:17,
 1419:18, 1419:21,
 1420:2, 1421:12,
 1426:10, 1426:12,
 1426:15, 1427:17,
 1427:22, 1427:24,
 1428:2, 1428:5,
 1428:8, 1428:15,
 1428:18, 1428:21,
 1429:2, 1429:4,
 1429:8, 1429:11,
 1429:18, 1429:22,
 1430:1, 1431:3,
 1431:6, 1431:8,
 1431:11, 1433:9,
 1433:16, 1451:9,
 1451:13, 1451:15,
 1451:21, 1453:7,
 1453:11, 1453:13,
 1453:16, 1453:17,
 1453:19, 1454:4,
 1454:8, 1454:15,
 1454:18, 1455:10,
 1456:13, 1456:24,
 1457:2, 1457:8,
 1457:20, 1457:24,
 1458:4, 1458:12,
 1458:14, 1458:20,
 1458:21, 1458:24,
 1459:15, 1459:19,
 1460:2, 1460:3,
 1460:8, 1460:10,
 1460:16, 1460:19,
 1461:15, 1461:19,
 1461:20, 1462:14,
 1462:17, 1462:21,
 1462:22, 1463:4,
 1463:5, 1465:5,
 1465:8, 1465:12,
 1465:14, 1466:24,
 1467:3, 1467:21,
 1469:4, 1469:11,
 1469:14, 1470:3,
 1471:2, 1471:11,
 1476:11, 1478:17,
 1479:14, 1480:4,
 1480:18, 1480:23,
 1481:10, 1481:20,
 1482:4, 1482:7,
 1482:12, 1482:23,
 1483:3, 1483:14,
 1484:20, 1485:13,
 1486:17, 1486:18,
 1486:23, 1487:1,
 1487:2, 1487:6,
 1487:10, 1487:17,
 1487:18, 1487:23,
 1488:3, 1488:8,
 1488:12, 1488:15,
 1488:16, 1488:18,

1488:20, 1488:21,
 1489:3, 1489:4,
 1489:10, 1489:12,
 1489:15, 1489:18,
 1489:19, 1489:22,
 1490:6, 1490:9,
 1490:12, 1490:14,
 1490:18, 1490:19,
 1490:24, 1491:3,
 1491:4, 1491:7,
 1491:8, 1491:11,
 1491:15, 1491:20,
 1491:23, 1491:24,
 1492:3, 1492:6,
 1492:10, 1492:12,
 1492:15, 1492:16,
 1492:17, 1492:18,
 1492:21, 1492:22,
 1493:1, 1493:3,
 1493:7, 1493:16,
 1493:21, 1493:23,
 1494:6, 1497:3,
 1497:4, 1497:23,
 1498:1, 1498:3,
 1498:6, 1498:8,
 1498:10, 1498:12,
 1498:13, 1498:15,
 1498:16, 1498:19,
 1498:21, 1498:23,
 1499:1, 1499:2,
 1499:4, 1499:5,
 1499:11, 1499:13,
 1499:14, 1499:18,
 1499:22, 1499:24,
 1500:3, 1500:8,
 1500:14, 1500:16,
 1500:22, 1500:23,
 1501:4, 1501:9,
 1501:11, 1501:12,
 1502:5, 1502:8,
 1502:17, 1503:10,
 1504:9, 1504:14,
 1504:15, 1504:16,
 1504:17, 1505:9,
 1505:11, 1505:15,
 1505:17, 1505:19,
 1505:22, 1506:2,
 1506:6, 1506:12,
 1506:14, 1507:16,
 1507:20, 1507:22,
 1507:23, 1508:21,
 1508:23, 1509:1
MS [91] - 1366:8,
 1366:11, 1367:2,
 1367:10, 1369:1,
 1369:6, 1369:12,
 1389:22, 1411:1,
 1418:4, 1419:13,
 1419:20, 1420:1,
 1420:6, 1420:11,
 1420:16, 1420:21,

1421:3, 1421:8,
 1421:14, 1421:20,
 1422:2, 1422:17,
 1423:15, 1423:24,
 1424:10, 1426:8,
 1427:21, 1428:11,
 1428:17, 1428:20,
 1429:13, 1430:13,
 1431:5, 1431:10,
 1431:13, 1431:15,
 1433:13, 1436:1,
 1449:3, 1451:7,
 1452:1, 1452:3,
 1453:5, 1460:7,
 1460:9, 1463:7,
 1464:17, 1465:4,
 1465:7, 1465:11,
 1471:12, 1472:12,
 1473:6, 1473:14,
 1473:20, 1474:1,
 1474:11, 1474:14,
 1474:18, 1474:20,
 1475:2, 1475:12,
 1475:23, 1476:3,
 1476:8, 1476:22,
 1477:6, 1477:13,
 1477:17, 1477:22,
 1478:10, 1478:15,
 1482:5, 1482:8,
 1482:21, 1482:24,
 1486:22, 1487:8,
 1492:24, 1493:2,
 1497:6, 1497:8,
 1497:22, 1498:5,
 1498:18, 1499:10,
 1500:18, 1501:2,
 1501:6, 1505:14
multi [5] - 1395:4,
 1397:13, 1444:16,
 1471:14, 1472:15
multi-family [2] -
 1395:4, 1397:13
multi-modal [2] -
 1471:14, 1472:15
multi-modalism [1] -
 1444:16
multifamily [1] -
 1395:19
multiple [4] -
 1384:11, 1450:20,
 1478:4, 1485:8
multiple-family [1] -
 1384:11
municipalities [1] -
 1368:18
municipality [1] -
 1422:10
Murnane [1] -
 1418:21
must [3] - 1405:6,

1406:24, 1495:21

N

name [4] - 1364:18, 1367:11, 1430:14, 1430:16
namely [1] - 1385:17
nation [1] - 1421:21
natural [2] - 1388:19, 1397:16
Natural [1] - 1369:21
Nature [1] - 1423:22
nature [1] - 1504:23
nearby [3] - 1389:10, 1399:12, 1452:23
nearly [1] - 1437:5
necessarily [4] - 1469:1, 1480:19, 1480:20, 1484:7
necessary [5] - 1375:18, 1445:23, 1497:10, 1501:8, 1503:5
neck [1] - 1417:9
need [8] - 1404:16, 1467:21, 1469:2, 1470:11, 1471:21, 1471:24, 1472:1, 1505:6
needed [1] - 1429:10
needs [3] - 1500:2, 1500:10, 1504:6
negative [2] - 1479:24, 1480:19
neighborhoods [1] - 1452:23
neighboring [2] - 1414:18, 1479:16
Neighbors [5] - 1363:9, 1365:6, 1411:4, 1453:14, 1507:9
neighbors [1] - 1425:14
net [2] - 1387:21, 1388:1
network [2] - 1388:24, 1436:23
never [3] - 1375:13, 1406:21, 1414:7
nevertheless [1] - 1446:5
New [18] - 1383:10, 1383:13, 1384:14, 1388:21, 1393:6, 1398:1, 1398:9, 1398:12, 1399:13, 1414:7, 1415:4, 1442:22, 1459:3,

1465:21, 1479:5, 1481:1, 1482:22, 1502:10
new [8] - 1378:20, 1383:6, 1396:1, 1446:15, 1453:21, 1461:7, 1470:12
newish [1] - 1464:9
next [16] - 1417:15, 1429:24, 1434:8, 1437:19, 1439:18, 1441:10, 1441:21, 1441:23, 1486:16, 1487:24, 1488:9, 1490:4, 1492:2, 1492:7, 1508:9, 1508:16
nice [1] - 1366:12
Nicole [4] - 1449:20, 1494:2, 1494:7, 1509:19
nine [1] - 1501:23
noise [1] - 1472:3
non [2] - 1467:12
non-car [1] - 1467:12
non-car-based [1] - 1467:12
none [3] - 1418:13, 1493:18, 1498:21
nonresidential [1] - 1396:1
normal [2] - 1373:24, 1466:16
north [12] - 1382:3, 1432:17, 1433:24, 1434:3, 1439:18, 1440:8, 1440:14, 1440:23, 1441:23, 1444:12, 1459:7, 1460:22
north-south [1] - 1382:3
northbound [2] - 1475:18, 1485:21
northeast [3] - 1441:15, 1444:4, 1444:10
northerly [1] - 1425:15
northwest [1] - 1412:16
notably [11] - 1368:19, 1369:19, 1373:10, 1375:6, 1376:19, 1386:7, 1389:10, 1397:18, 1413:5, 1420:13, 1424:5
Notary [1] - 1511:8
note [3] - 1383:11,

1492:3, 1492:8
noted [2] - 1372:17, 1506:24
notes [6] - 1409:22, 1432:14, 1449:5, 1449:15, 1511:11
nothing [13] - 1366:23, 1389:23, 1392:15, 1410:15, 1427:24, 1428:11, 1428:24, 1453:5, 1489:6, 1489:10, 1497:3, 1499:13, 1506:12
notice [3] - 1397:20, 1406:16, 1507:7
notifying [1] - 1366:13
noting [1] - 1386:19
Number [1] - 1465:20
number [9] - 1391:15, 1433:6, 1461:23, 1465:18, 1473:10, 1473:13, 1473:15, 1474:4, 1490:17
numbered [1] - 1479:4
numbers [2] - 1473:8, 1502:3
numerous [1] - 1426:24

O

o'clock [2] - 1362:12, 1451:19
Oakland [1] - 1441:24
oath [3] - 1367:7, 1430:10, 1494:1
object [4] - 1489:17, 1489:18, 1492:4, 1500:9
objection [13] - 1369:8, 1405:21, 1421:12, 1429:23, 1431:9, 1431:10, 1487:11, 1488:17, 1492:8, 1493:16, 1500:7, 1500:10, 1501:10
objective [6] - 1370:17, 1391:2, 1392:9, 1392:17, 1392:20, 1503:14
obligations [1] - 1396:5
oblique [1] - 1424:16

obscured [1] - 1461:24
observation [1] - 1372:8
observed [1] - 1380:19
obstruction [1] - 1415:14
obvious [2] - 1412:5, 1440:20
obviously [11] - 1374:20, 1377:10, 1377:23, 1378:20, 1382:2, 1383:17, 1393:9, 1412:9, 1412:15, 1447:1, 1503:17
occasion [2] - 1379:22, 1466:20
occasions [1] - 1450:20
occupancy [2] - 1479:2, 1481:7
occupy [1] - 1374:4
occur [4] - 1375:17, 1385:6, 1406:8, 1448:13
occurred [3] - 1412:15, 1424:7, 1440:4
October [8] - 1365:9, 1365:22, 1366:1, 1487:16, 1506:19, 1506:21, 1507:4, 1508:19
OF [5] - 1362:1, 1362:2, 1510:15, 1511:5
off-peak [1] - 1439:4
off-road [1] - 1388:15
offer [11] - 1368:23, 1369:1, 1369:4, 1384:1, 1456:6, 1471:22, 1487:21, 1489:1, 1489:14, 1491:21, 1493:6
offered [7] - 1447:9, 1449:1, 1450:20, 1451:3, 1455:8, 1466:22, 1477:18
offers [1] - 1424:21
office [1] - 1395:16
offset [5] - 1441:21, 1445:24, 1446:3, 1446:19, 1484:14
on-site [1] - 1491:16
once [2] - 1434:17, 1447:5
one [54] - 1364:17,

1364:23, 1365:5, 1365:21, 1366:2, 1371:22, 1372:10, 1376:1, 1378:20, 1379:20, 1380:12, 1381:18, 1389:3, 1391:5, 1391:16, 1391:17, 1394:9, 1394:17, 1403:20, 1405:9, 1412:19, 1416:11, 1429:14, 1435:15, 1436:13, 1437:5, 1438:1, 1438:21, 1456:7, 1456:10, 1459:1, 1463:23, 1466:5, 1466:9, 1467:11, 1468:15, 1468:17, 1470:3, 1470:5, 1470:18, 1471:13, 1475:4, 1475:24, 1482:13, 1483:2, 1483:3, 1485:19, 1486:6, 1486:15, 1487:15, 1489:16, 1496:12, 1500:3, 1507:2
one-third [1] - 1437:5
ones [3] - 1366:14, 1373:7, 1508:11
onus [1] - 1406:9
open [9] - 1374:5, 1381:22, 1387:12, 1387:22, 1401:19, 1402:22, 1403:6, 1403:7, 1426:6
Open [2] - 1369:22, 1422:9
opinion [28] - 1370:18, 1374:6, 1376:9, 1377:17, 1382:18, 1383:8, 1384:8, 1385:10, 1385:21, 1385:24, 1387:1, 1389:13, 1400:17, 1401:4, 1406:11, 1407:8, 1407:9, 1411:12, 1412:3, 1421:23, 1424:12, 1426:16, 1441:18, 1445:21, 1446:17, 1470:18, 1479:22, 1483:18
opportunities [4] - 1471:8, 1471:15, 1472:10, 1472:15
opportunity [7] - 1366:3, 1402:19, 1406:5, 1431:21,

1449:4, 1472:2,
1507:2
opposed [2] -
1406:12, 1406:14
opposite [9] -
1446:6, 1448:9,
1456:6, 1456:10,
1458:11, 1485:16,
1486:1, 1486:6,
1486:10
optimized [2] -
1464:8, 1464:15
option [4] - 1387:20,
1442:17, 1443:17,
1480:22
options [1] - 1459:2
order [7] - 1455:23,
1484:9, 1489:20,
1493:9, 1493:19,
1494:10, 1500:5
ordinance [23] -
1375:20, 1377:11,
1381:9, 1384:5,
1386:11, 1386:19,
1389:8, 1390:6,
1390:17, 1390:18,
1392:16, 1393:2,
1400:13, 1405:3,
1406:12, 1406:15,
1406:22, 1406:24,
1411:15, 1414:16,
1422:21, 1426:22,
1453:4
Ordinance [17] -
1374:9, 1377:6,
1385:13, 1387:19,
1390:9, 1390:11,
1391:2, 1392:9,
1392:10, 1394:21,
1401:14, 1401:16,
1403:16, 1403:23,
1452:5, 1452:8,
1452:18
ordinances [2] -
1392:24, 1400:9
Ordinances [2] -
1371:20, 1371:21
original [1] - 1404:16
originally [4] -
1423:16, 1435:5,
1439:14, 1445:2
originate [1] -
1433:24
Orvis [1] - 1475:6
Osborne [3] -
1413:9, 1420:24,
1421:17
ostensibly [3] -
1440:10, 1443:14,
1486:7

otherwise [2] -
1371:16, 1488:6
outbound [1] -
1473:17
outcome [4] -
1370:23, 1371:2,
1371:7, 1371:12
outlined [1] -
1465:16
outside [5] - 1383:2,
1392:21, 1414:17,
1444:1, 1504:12
oval [2] - 1382:1,
1383:4
overall [6] - 1403:7,
1424:20, 1496:1,
1496:5, 1502:22,
1503:1
overlay [4] -
1403:21, 1410:9,
1410:10, 1422:12
overlook [1] -
1414:11
overstated [1] -
1437:10
own [6] - 1369:17,
1371:11, 1400:3,
1401:3, 1422:11,
1423:12
owned [1] - 1461:1

P

P-20 [1] - 1399:2
p.m [12] - 1362:12,
1437:17, 1456:1,
1462:3, 1473:17,
1473:23, 1474:7,
1502:7, 1502:8,
1502:19, 1508:19,
1509:6
PA [1] - 1362:8
page [16] - 1432:15,
1433:20, 1433:21,
1435:24, 1436:6,
1437:12, 1437:19,
1445:11, 1445:24,
1447:4, 1455:17,
1457:7, 1461:23,
1479:3, 1501:16
PAGE [1] - 1510:15
pages [3] - 1469:20,
1469:21, 1511:9
pain [2] - 1417:8,
1488:5
paragraph [2] -
1479:5, 1479:18
parallel [1] - 1483:18
pardon [3] - 1367:18,
1374:12, 1407:18

park [1] - 1392:3
parking [1] - 1414:9
parkway [2] -
1388:13, 1388:23
part [12] - 1376:3,
1381:22, 1401:7,
1403:19, 1405:24,
1406:1, 1414:14,
1420:18, 1420:23,
1425:2, 1425:20,
1470:19
particular [5] -
1386:20, 1389:9,
1423:6, 1461:13,
1475:1
parties [15] - 1365:2,
1365:13, 1365:15,
1368:4, 1458:16,
1488:22, 1493:4,
1493:17, 1500:6,
1505:24, 1506:15,
1506:24, 1508:1,
1508:8, 1508:14
parties' [1] - 1490:21
partly [2] - 1403:21,
1406:17
parts [1] - 1381:11
party [2] - 1365:24,
1431:8
past [8] - 1372:15,
1379:22, 1413:6,
1453:20, 1462:4,
1462:5, 1462:11,
1475:7
pat [1] - 1366:8
path [4] - 1384:20,
1434:4, 1440:12,
1442:6
pathways [1] -
1466:2
Patriarca [1] -
1372:24
Patricia [1] - 1419:23
PATRICK [1] -
1363:2
Patrick [1] - 1364:6
pattern [1] - 1470:16
Pavelchek [1] -
1419:5
PC-1 [1] - 1428:12
PC-13 [3] - 1478:20,
1481:21, 1482:17
PC-19 [1] - 1510:6
PC-20 [7] - 1380:3,
1380:15, 1411:11,
1412:2, 1412:21,
1428:13, 1510:7
PC-3 [3] - 1449:7,
1449:13, 1449:20
peak [15] - 1437:14,

1437:18, 1438:8,
1438:19, 1438:23,
1439:4, 1439:5,
1455:24, 1456:1,
1457:15, 1462:3,
1473:17, 1473:21,
1473:22, 1474:7
pecuniary [4] -
1370:22, 1371:2,
1371:7, 1371:12
pedestrian [10] -
1388:15, 1389:15,
1444:6, 1468:3,
1468:9, 1469:2,
1469:6, 1469:24,
1470:4, 1470:9
pedestrians [3] -
1468:12, 1468:15,
1470:17
pedestrians' [1] -
1468:5
PennDOT [43] -
1432:21, 1436:16,
1437:2, 1437:20,
1440:11, 1445:4,
1445:15, 1445:21,
1446:13, 1446:23,
1448:3, 1449:6,
1455:19, 1456:7,
1463:24, 1464:10,
1467:9, 1477:11,
1479:1, 1479:19,
1481:5, 1481:6,
1481:13, 1481:15,
1481:17, 1482:3,
1482:18, 1495:15,
1495:24, 1496:4,
1497:9, 1497:15,
1497:19, 1497:21,
1502:15, 1502:21,
1503:1, 1503:7,
1503:11, 1503:15,
1503:21, 1503:24,
1504:6
PennDOT's [3] -
1481:4, 1497:16,
1503:13
PENNSYLVANIA [1]
- 1362:3
Pennsylvania [6] -
1362:11, 1367:21,
1368:18, 1400:10,
1430:18, 1511:1
people [14] - 1378:1,
1438:4, 1461:9,
1461:12, 1463:19,
1464:24, 1467:6,
1467:13, 1468:18,
1472:14, 1473:20,
1475:18, 1480:13,

1507:5
per [2] - 1436:14,
1495:18
percent [15] -
1377:12, 1377:16,
1378:2, 1384:5,
1387:21, 1388:1,
1427:7, 1433:22,
1434:9, 1434:19,
1434:21, 1434:23,
1436:20, 1437:4
percentage [1] -
1463:12
perform [2] -
1372:13, 1494:13
perhaps [10] -
1385:3, 1385:4,
1445:9, 1446:10,
1457:11, 1466:19,
1466:21, 1472:8,
1475:10
perimeter [9] -
1378:5, 1387:12,
1388:7, 1388:18,
1389:1, 1389:8,
1399:15, 1403:12,
1403:18
period [1] - 1425:19
permit [3] - 1426:5,
1429:15, 1479:2
permits [2] -
1377:11, 1481:7
permitted [4] -
1378:3, 1394:1,
1395:23, 1427:7
personal [2] -
1370:22, 1371:2
perspective [4] -
1370:4, 1386:20,
1424:24, 1426:3
pertained [1] -
1373:7
pertinent [1] -
1373:10
phases [1] - 1478:4
phasing [4] - 1464:1,
1478:3, 1496:8,
1503:6
Philadelphia [1] -
1430:18
Phillip [2] - 1418:8,
1419:7
photo [2] - 1381:3,
1399:10
photograph [14] -
1379:23, 1380:14,
1380:18, 1380:20,
1381:7, 1381:11,
1381:24, 1382:9,
1382:13, 1383:3,

1384:22, 1393:10,
1399:3, 1510:7
phrase [1] - 1504:18
physical [1] -
1448:19
physically [1] -
1486:14
pick [1] - 1364:21
picnic [1] - 1414:10
picture [2] - 1412:10,
1425:3
piece [2] - 1461:8,
1461:13
PINGAR [2] -
1362:17, 1500:22
Pingar [3] - 1364:4,
1500:20
place [7] - 1363:21,
1386:17, 1389:12,
1450:7, 1455:20,
1464:8
placed [1] - 1423:9
pieces [2] - 1412:7,
1472:6
Plan [17] - 1369:21,
1369:22, 1371:16,
1371:17, 1373:13,
1387:3, 1387:17,
1387:18, 1388:7,
1396:13, 1400:20,
1403:14, 1474:21,
1474:24, 1475:3,
1476:1, 1476:10
plan [63] - 1372:9,
1372:18, 1372:19,
1373:10, 1373:13,
1375:16, 1373:18,
1373:20, 1374:20,
1374:21, 1376:4,
1376:7, 1382:18,
1383:1, 1383:8,
1385:11, 1385:14,
1385:16, 1385:22,
1386:10, 1387:2,
1387:6, 1387:15,
1388:10, 1388:17,
1389:4, 1389:14,
1389:16, 1393:22,
1396:14, 1401:17,
1401:18, 1403:5,
1403:24, 1404:10,
1404:24, 1405:18,
1406:7, 1409:14,
1414:24, 1415:21,
1424:11, 1424:14,
1424:21, 1425:2,
1425:7, 1426:18,
1435:7, 1438:17,
1445:1, 1449:10,
1449:11, 1449:16,

1449:22, 1450:1,
1450:2, 1476:4,
1476:14, 1476:15,
1483:16, 1490:3,
1494:23, 1504:5
Plan's [1] - 1401:2
plan.. [1] - 1449:24
planner [6] -
1368:16, 1369:11,
1369:15, 1369:17,
1372:24, 1424:14
planner's [1] -
1376:6
planners [1] - 1401:6
Planning [37] -
1363:6, 1364:22,
1368:1, 1370:19,
1372:21, 1372:22,
1375:14, 1375:22,
1375:23, 1376:22,
1377:1, 1379:6,
1379:13, 1382:6,
1382:23, 1383:15,
1399:24, 1400:5,
1404:9, 1404:11,
1404:22, 1405:4,
1405:7, 1405:12,
1405:19, 1406:3,
1407:1, 1408:3,
1416:13, 1417:20,
1427:9, 1428:9,
1451:23, 1465:9,
1482:13, 1500:10,
1501:7
planning [14] -
1368:15, 1369:2,
1370:3, 1370:16,
1370:18, 1372:13,
1373:11, 1374:23,
1386:9, 1389:2,
1422:14, 1424:2,
1426:3, 1485:6
PLANNING [1] -
1510:4
plans [7] - 1370:3,
1370:20, 1372:9,
1373:5, 1384:20,
1410:3, 1459:7
planted [1] - 1395:10
plantings [4] -
1396:22, 1397:11,
1397:21, 1398:16
platoon [1] - 1468:20
playing [1] - 1435:19
plays [1] - 1433:2
Pleasant [23] -
1383:20, 1388:20,
1393:6, 1396:24,
1397:3, 1438:6,
1439:19, 1439:23,

1440:22, 1444:22,
1450:8, 1450:14,
1475:15, 1475:22,
1476:17, 1477:1,
1477:5, 1477:15,
1477:20, 1483:1,
1495:12, 1495:14,
1502:10
pleases [1] - 1433:19
Pledge [2] - 1363:19,
1363:20
plop [1] - 1425:10
plus [3] - 1437:5,
1464:6, 1473:11
point [21] - 1379:12,
1379:17, 1398:11,
1398:13, 1405:5,
1427:2, 1427:3,
1442:20, 1444:24,
1447:1, 1448:17,
1449:9, 1449:20,
1451:3, 1466:20,
1466:24, 1481:1,
1481:10, 1483:4,
1483:9, 1506:20
points [5] - 1384:13,
1404:15, 1444:1,
1472:24, 1485:8
poking [1] - 1381:20
police [1] - 1364:2
Pond [1] - 1382:15
portion [3] - 1382:4,
1382:5, 1452:15
portions [1] - 1420:7
portrayal [1] -
1396:17
position [2] -
1490:13, 1490:14
positive [2] -
1417:13, 1480:19
possibility [7] -
1417:3, 1443:10,
1451:5, 1458:10,
1473:11, 1485:21,
1486:7
possible [7] -
1438:8, 1448:11,
1458:4, 1458:5,
1485:10, 1486:2,
1486:13
possibly [2] -
1456:8, 1479:11
post [1] - 1454:14
post-development
[1] - 1454:14
postdated [1] -
1374:19
potential [12] -
1393:23, 1409:8,
1437:7, 1444:18,

1445:13, 1459:2,
1466:9, 1471:1,
1472:20, 1476:16,
1483:7, 1486:3
potentially [7] -
1365:21, 1417:9,
1442:13, 1445:8,
1447:7, 1483:9,
1484:18
practically [1] -
1478:12
pre [1] - 1368:1
pre-marked [1] -
1368:1
preceding [3] -
1438:22, 1438:23,
1438:24
precisely [1] -
1478:6
preclude [1] -
1423:11
preferred [1] -
1485:16
preliminary [1] -
1503:24
prepare [1] - 1372:20
prepared [13] -
1369:20, 1369:22,
1382:24, 1396:12,
1436:18, 1449:7,
1490:15, 1494:20,
1494:21, 1501:1,
1507:19, 1508:5,
1508:18
preparing [1] -
1373:4
Presby [2] - 1372:11,
1372:17
Presbyterian [1] -
1413:22
prescribe [1] -
1426:23
presence [1] -
1441:14
PRESENT [1] -
1362:17
present [12] -
1365:4, 1365:5,
1365:17, 1431:16,
1454:5, 1479:13,
1489:6, 1489:8,
1493:4, 1496:13,
1500:12, 1505:24
presentation [1] -
1379:13
presentations [2] -
1365:15, 1400:4
presented [8] -
1375:24, 1379:6,
1382:19, 1383:9,

1425:3, 1431:17,
1431:22, 1438:10
presenting [1] -
1440:5
presently [1] -
1440:2
preservation [6] -
1400:9, 1400:11,
1400:12, 1421:10,
1425:4, 1426:7
preserve [5] -
1384:12, 1388:17,
1411:16, 1427:12,
1427:13
preserved [4] -
1411:23, 1412:18,
1412:19, 1412:23
preserving [3] -
1415:15, 1416:15,
1417:10
pretty [1] - 1434:24
previous [1] - 1476:5
previously [5] -
1368:3, 1387:8,
1476:18, 1494:3,
1495:23
primary [13] -
1375:15, 1386:2,
1407:11, 1409:2,
1409:10, 1410:4,
1410:10, 1422:3,
1422:18, 1423:1,
1423:3, 1423:24
principal [1] - 1396:1
priority [1] - 1475:17
problem [1] -
1429:19
problematic [1] -
1448:23
procedure [1] -
1371:24
proceed [5] - 1459:6,
1488:22, 1490:7,
1490:15, 1490:23
proceeding [1] -
1491:22
Proceedings [1] -
1509:5
proceedings [1] -
1445:2
process [17] -
1374:8, 1374:17,
1374:23, 1375:1,
1375:5, 1375:21,
1375:22, 1404:3,
1404:8, 1405:2,
1405:8, 1405:23,
1406:19, 1406:20,
1407:6, 1490:20
product [2] -

1391:21, 1427:16
professional [5] -
 1368:9, 1370:15,
 1370:18, 1384:8,
 1430:24
Program [1] - 1422:9
prohibit [1] -
 1486:14
project [1] - 1396:14
projected [5] -
 1436:9, 1438:18,
 1464:3, 1474:8,
 1477:10
projection [1] -
 1380:23
projections [1] -
 1484:3
projects [2] -
 1400:22, 1401:1
prominently [2] -
 1384:20, 1384:21
properties [8] -
 1375:11, 1411:19,
 1411:23, 1412:15,
 1414:18, 1420:15,
 1421:4, 1479:17
property [28] -
 1372:3, 1372:7,
 1372:10, 1393:8,
 1393:18, 1399:5,
 1401:11, 1401:20,
 1403:12, 1403:18,
 1403:19, 1410:9,
 1410:11, 1414:2,
 1414:8, 1420:14,
 1420:22, 1421:2,
 1421:9, 1425:11,
 1443:3, 1461:8,
 1461:13, 1462:5,
 1462:11, 1480:1,
 1490:2, 1491:18
property's [1] -
 1400:1
proposai [1] -
 1372:12
proposals [1] -
 1399:16
propose [1] -
 1386:22
proposed [33] -
 1374:2, 1375:8,
 1375:18, 1383:6,
 1386:1, 1393:21,
 1395:4, 1396:14,
 1396:23, 1397:10,
 1397:12, 1398:6,
 1398:15, 1400:22,
 1403:5, 1403:9,
 1432:9, 1432:13,
 1432:15, 1434:4,

1434:11, 1435:6,
 1435:19, 1437:16,
 1439:14, 1444:24,
 1445:3, 1447:16,
 1449:21, 1452:21,
 1454:9, 1462:4,
 1469:7
proposing [1] -
 1384:10
protect [8] - 1377:16,
 1382:20, 1383:9,
 1385:22, 1386:5,
 1416:22, 1417:13,
 1417:14
protected [5] -
 1375:17, 1420:7,
 1420:18, 1420:23,
 1421:16
protecting [1] -
 1415:18
protection [5] -
 1379:21, 1386:17,
 1387:9, 1395:14,
 1416:23
provide [20] -
 1365:16, 1370:17,
 1383:24, 1387:7,
 1387:8, 1387:11,
 1389:6, 1389:9,
 1389:14, 1392:10,
 1402:21, 1405:22,
 1429:6, 1430:22,
 1442:6, 1445:22,
 1467:19, 1479:6,
 1480:8, 1482:19
provided [15] -
 1368:3, 1384:19,
 1395:15, 1434:5,
 1434:23, 1438:3,
 1443:24, 1445:16,
 1445:20, 1446:17,
 1448:16, 1450:23,
 1451:2, 1462:8,
 1469:24
provides [2] -
 1389:16, 1392:9
providing [7] -
 1440:18, 1444:17,
 1448:3, 1467:12,
 1468:19, 1470:15,
 1488:13
provision [3] -
 1401:13, 1403:17,
 1406:23
proximity [2] -
 1466:3, 1466:6
Pryze [1] - 1419:11
public [6] - 1365:10,
 1427:3, 1471:2,
 1471:3, 1488:19,

1508:4
Public [1] - 1511:8
purport [1] - 1409:14
purportedly [1] -
 1375:3
purpose [2] -
 1374:24, 1443:11
purposes [3] -
 1446:14, 1485:6,
 1486:11
put [15] - 1381:24,
 1424:8, 1427:6,
 1450:13, 1458:5,
 1458:6, 1477:24,
 1492:13, 1492:20,
 1492:23, 1504:21,
 1507:3, 1507:10,
 1507:11, 1507:13
putting [3] - 1424:9,
 1456:14, 1503:18

Q

quadrant [4] -
 1441:15, 1441:18,
 1444:4, 1444:8
quadruple [1] -
 1468:24
qualifications [3] -
 1368:24, 1431:7,
 1432:20
qualified [1] -
 1421:13
qualifies [1] -
 1454:15
quantifiable [1] -
 1409:22
Quarry [6] - 1413:23,
 1414:3, 1414:21,
 1415:8, 1458:17,
 1489:1
quarry [1] - 1414:11
quartile [1] - 1474:5
questioning [1] -
 1402:7
questions [94] -
 1410:20, 1410:21,
 1411:1, 1413:13,
 1413:14, 1418:4,
 1418:6, 1418:12,
 1418:17, 1418:18,
 1418:20, 1418:21,
 1418:22, 1418:23,
 1418:24, 1419:2,
 1419:4, 1419:6,
 1419:8, 1419:10,
 1419:11, 1419:13,
 1419:17, 1419:20,
 1420:1, 1420:5,
 1426:11, 1426:16,

1427:18, 1451:8,
 1451:10, 1451:12,
 1451:14, 1451:22,
 1451:23, 1453:9,
 1453:11, 1453:14,
 1453:16, 1453:18,
 1454:21, 1458:13,
 1458:18, 1458:20,
 1458:22, 1459:1,
 1460:6, 1460:7,
 1460:9, 1460:11,
 1460:15, 1462:20,
 1462:21, 1462:24,
 1463:3, 1463:4,
 1463:6, 1465:6,
 1465:7, 1465:10,
 1465:11, 1465:15,
 1478:16, 1478:18,
 1486:18, 1486:21,
 1497:5, 1497:24,
 1498:1, 1498:4,
 1498:5, 1498:7,
 1498:8, 1498:11,
 1498:12, 1498:14,
 1498:15, 1498:17,
 1498:18, 1498:20,
 1498:24, 1499:1,
 1499:3, 1499:4,
 1499:6, 1499:7,
 1499:9, 1499:10,
 1499:17, 1499:19,
 1501:13, 1504:12,
 1505:11, 1505:13
queue [17] - 1435:18,
 1436:6, 1436:8,
 1437:15, 1437:22,
 1438:8, 1438:20,
 1445:5, 1445:16,
 1455:17, 1455:22,
 1468:14, 1484:2,
 1484:4, 1484:8,
 1484:9, 1484:17
queues [4] - 1438:4,
 1439:1, 1478:6,
 1478:8
queuing [2] - 1437:9,
 1438:18
quick [5] - 1426:15,
 1461:16, 1465:15,
 1497:6, 1501:13
quite [1] - 1388:2
quote [1] - 1390:10
quote-unquote [1] -
 1390:10
quoted [2] - 1473:16

R

Radley [3] - 1397:18,
 1398:11, 1413:17

Randall [1] - 1423:23
randomly [1] -
 1473:19
range [1] - 1441:7
rate [3] - 1436:16,
 1437:2, 1437:3
rather [9] - 1374:1,
 1377:22, 1381:3,
 1385:6, 1400:4,
 1454:24, 1456:5,
 1458:11, 1472:10
RE [1] - 1362:7
re [3] - 1380:4,
 1381:12, 1504:6
re-enactment [2] -
 1380:4, 1381:12
re-review [1] -
 1504:6
reach [1] - 1507:5
reached [1] - 1432:4
reaction [1] - 1471:6
read [3] - 1373:9,
 1395:8, 1449:18
reading [3] - 1400:3,
 1407:18, 1474:16
ready [2] - 1364:24,
 1490:22
real [4] - 1441:17,
 1460:24, 1461:16,
 1497:6
realize [1] - 1366:6
really [8] - 1380:6,
 1404:14, 1423:21,
 1425:4, 1437:1,
 1438:15, 1455:7,
 1481:12
rear [2] - 1397:21,
 1398:14
reason [4] - 1438:16,
 1440:1, 1477:7,
 1490:6
reasons [2] - 1438:2,
 1445:9
rebuttal [8] - 1493:9,
 1493:11, 1493:20,
 1500:15, 1504:11,
 1506:3, 1507:13,
 1507:17
REBUTTAL [1] -
 1509:18
receive [1] - 1500:21
received [1] -
 1499:20
recent [1] - 1437:2
recently [1] -
 1403:20
recess [1] - 1451:18
Recess [1] - 1451:20
recommendation [2]
 - 1416:14, 1417:4

<p>recommendations [3] - 1386:10, 1417:19, 1459:4</p> <p>recommended [2] - 1425:23, 1504:4</p> <p>reconsider [1] - 1439:13</p> <p>record [16] - 1364:18, 1366:16, 1395:8, 1430:15, 1446:14, 1491:9, 1491:10, 1491:12, 1492:3, 1492:9, 1494:19, 1504:3, 1508:22, 1508:23, 1508:24, 1511:9</p> <p>recording [1] - 1364:15</p> <p>records [1] - 1458:1</p> <p>recreation [3] - 1387:23, 1403:1, 1416:19</p> <p>recreational [4] - 1387:12, 1387:16, 1387:19, 1388:3</p> <p>RECROSS [2] - 1497:7, 1509:9</p> <p>recross [1] - 1427:23</p> <p>RECROSS-EXAMINATION [1] - 1497:7</p> <p>red [1] - 1382:1</p> <p>redirect [2] - 1427:20, 1499:11</p> <p>REDIRECT [2] - 1494:5, 1509:9</p> <p>reduce [1] - 1486:3</p> <p>reduced [1] - 1454:14</p> <p>reduction [1] - 1373:18</p> <p>refer [1] - 1482:12</p> <p>reference [8] - 1401:17, 1433:15, 1433:18, 1435:22, 1449:9, 1478:23, 1478:24, 1481:21</p> <p>referenced [2] - 1461:18, 1482:16</p> <p>references [3] - 1394:14, 1403:23, 1482:15</p> <p>referred [2] - 1373:14, 1482:11</p> <p>reflect [1] - 1464:15</p> <p>reflecting [1] - 1444:13</p> <p>reformulate [1] - 1488:10</p> <p>regard [1] - 1376:23</p>	<p>regarded [1] - 1465:20</p> <p>regarding [4] - 1404:2, 1443:23, 1468:8, 1479:1</p> <p>regards [3] - 1426:16, 1439:18, 1443:21</p> <p>regional [11] - 1436:15, 1441:4, 1441:8, 1450:8, 1450:14, 1450:18, 1450:22, 1451:1, 1484:7, 1484:12, 1505:3</p> <p>Registered [1] - 1511:7</p> <p>regret [1] - 1506:21</p> <p>regulate [1] - 1422:15</p> <p>regulations [4] - 1393:20, 1394:7, 1394:23, 1395:3</p> <p>Reichert [1] - 1420:3</p> <p>reinforce [1] - 1451:2</p> <p>reiterate [2] - 1365:24, 1489:5</p> <p>related [2] - 1431:24, 1437:9</p> <p>relates [2] - 1480:24, 1481:22</p> <p>relative [10] - 1378:12, 1386:16, 1390:22, 1391:10, 1406:5, 1423:10, 1427:5, 1462:12, 1474:4, 1506:8</p> <p>relatively [3] - 1379:19, 1427:10, 1463:10</p> <p>relevance [1] - 1378:13</p> <p>relying [1] - 1399:23</p> <p>remain [1] - 1397:3</p> <p>remember [1] - 1374:13</p> <p>remind [1] - 1493:23</p> <p>reminder [1] - 1432:11</p> <p>remnant [1] - 1412:19</p> <p>removal [2] - 1495:6</p> <p>remove [1] - 1494:9</p> <p>removed [8] - 1439:11, 1449:24, 1450:5, 1494:15, 1494:22, 1495:9, 1495:10, 1504:8</p> <p>removing [1] -</p>	<p>1439:7</p> <p>Rendemonti [11] - 1418:10, 1418:11, 1460:15, 1462:18, 1489:13, 1489:20, 1490:24, 1491:13, 1498:19, 1507:11, 1509:16</p> <p>RENDEMONTI [14] - 1363:11, 1418:13, 1460:16, 1460:19, 1461:20, 1462:14, 1489:15, 1489:22, 1490:9, 1491:3, 1491:15, 1491:23, 1492:10, 1498:21</p> <p>repeat [2] - 1450:11, 1456:24</p> <p>repeating [1] - 1488:7</p> <p>rephrase [1] - 1456:15</p> <p>report [1] - 1504:22</p> <p>Reporter [1] - 1511:8</p> <p>reporter [1] - 1402:10</p> <p>RÉPORTER [3] - 1362:23, 1510:15, 1511:5</p> <p>representation [1] - 1492:1</p> <p>represented [3] - 1368:4, 1391:20, 1418:10</p> <p>request [4] - 1448:11, 1492:4, 1493:8, 1493:13</p> <p>requests [1] - 1492:7</p> <p>require [7] - 1377:1, 1381:9, 1393:21, 1404:8, 1405:13, 1408:3, 1432:19</p> <p>required [26] - 1374:8, 1374:17, 1375:11, 1385:12, 1386:19, 1388:8, 1388:11, 1388:13, 1388:20, 1389:8, 1394:8, 1394:13, 1398:19, 1400:18, 1403:5, 1403:11, 1483:16, 1496:3, 1496:9, 1496:11, 1496:17, 1496:20, 1502:14, 1502:18, 1502:24, 1503:3</p> <p>requirement [5] - 1389:3, 1390:5, 1394:14, 1452:14, 1464:10</p>	<p>requirements [6] - 1386:11, 1396:3, 1404:4, 1426:17, 1463:24, 1497:21</p> <p>requires [8] - 1387:18, 1387:20, 1393:22, 1406:12, 1411:15, 1495:24, 1496:4, 1497:19</p> <p>requiring [2] - 1401:14, 1403:17</p> <p>reserve [7] - 1429:9, 1487:24, 1488:9, 1489:16, 1501:7, 1503:8, 1506:2</p> <p>reserves [1] - 1503:21</p> <p>residences [1] - 1473:10</p> <p>residential [4] - 1395:20, 1395:22, 1396:2, 1473:24</p> <p>residentially [1] - 1395:19</p> <p>residentially-zoned [1] - 1395:19</p> <p>residents [6] - 1439:4, 1442:7, 1448:6, 1471:16, 1472:21, 1473:1</p> <p>resources [20] - 1375:9, 1375:10, 1377:9, 1385:17, 1386:3, 1386:24, 1387:9, 1407:4, 1407:16, 1407:18, 1407:20, 1408:1, 1422:4, 1422:19, 1422:20, 1423:7, 1423:8, 1424:1, 1425:1</p> <p>respect [16] - 1375:9, 1381:7, 1381:8, 1391:3, 1392:17, 1399:19, 1400:1, 1400:13, 1400:16, 1401:10, 1401:19, 1403:9, 1405:7, 1452:23, 1468:5, 1494:14</p> <p>respond [1] - 1500:11</p> <p>response [1] - 1470:13</p> <p>rest [1] - 1382:7</p> <p>restate [1] - 1456:23</p> <p>result [1] - 1432:1</p> <p>resulting [1] - 1505:2</p> <p>results [2] - 1495:6, 1502:7</p>	<p>resume [1] - 1368:7</p> <p>resummarize [1] - 1465:19</p> <p>retirement [1] - 1372:18</p> <p>review [15] - 1370:3, 1370:19, 1373:3, 1373:16, 1376:7, 1401:20, 1402:19, 1405:19, 1431:21, 1432:2, 1448:24, 1479:7, 1500:7, 1504:6, 1504:7</p> <p>reviewed [7] - 1373:5, 1396:13, 1396:15, 1449:10, 1452:7, 1452:17, 1478:21</p> <p>reviewing [5] - 1373:12, 1440:5, 1461:16, 1481:16, 1506:4</p> <p>reviews [2] - 1372:9, 1372:13</p> <p>revised [4] - 1376:3, 1386:11, 1495:4, 1495:5</p> <p>revisions [1] - 1387:15</p> <p>ridgelines [2] - 1407:24, 1409:20</p> <p>right-hand [2] - 1397:6, 1409:13</p> <p>right-of-way [1] - 1438:20</p> <p>rights [3] - 1448:18, 1453:1</p> <p>rights-of-way [1] - 1453:1</p> <p>rise [1] - 1363:18</p> <p>RMR [1] - 1362:23</p> <p>road [37] - 1387:7, 1388:14, 1388:15, 1388:23, 1389:17, 1397:15, 1400:17, 1400:18, 1401:14, 1403:10, 1424:12, 1435:12, 1441:17, 1450:8, 1450:14, 1455:12, 1458:6, 1474:22, 1475:17, 1475:18, 1475:22, 1475:24, 1476:2, 1476:16, 1476:20, 1476:23, 1477:5, 1477:9, 1480:12, 1481:14, 1483:17, 1483:20, 1483:22, 1485:2, 1485:8, 1504:21, 1504:24</p>
--	--	---	--	--

Road [25] - 1362:11, 1367:20, 1381:19, 1383:14, 1383:20, 1388:20, 1388:21, 1396:24, 1413:6, 1420:15, 1438:6, 1444:22, 1475:15, 1476:17, 1477:1, 1477:5, 1477:15, 1479:5, 1495:12, 1495:15, 1501:21, 1501:22, 1502:9, 1502:18
roads [7] - 1383:14, 1401:7, 1425:8, 1450:6, 1481:5, 1485:9, 1486:9
roadway [2] - 1424:22, 1481:8
roadways [3] - 1393:15, 1397:11, 1485:15
Robert [3] - 1418:24, 1462:19, 1498:23
ROBERT [1] - 1362:17
role [3] - 1370:13, 1370:15, 1435:20
room [2] - 1429:16, 1506:20
rooms [1] - 1508:14
roundabout [17] - 1443:10, 1443:12, 1443:17, 1459:19, 1466:11, 1466:12, 1478:19, 1479:6, 1479:15, 1480:1, 1480:7, 1480:17, 1480:22, 1481:12, 1482:9, 1482:20
Route [31] - 1383:10, 1383:17, 1384:14, 1388:21, 1397:7, 1397:14, 1415:10, 1432:10, 1432:17, 1434:1, 1435:17, 1439:8, 1441:20, 1441:22, 1442:5, 1445:1, 1445:3, 1449:23, 1450:3, 1452:9, 1452:13, 1458:10, 1462:13, 1471:1, 1484:1, 1484:15, 1494:9, 1494:14, 1494:22, 1495:8, 1495:22
Routes [1] - 1393:5
rules [1] - 1504:10
rulings [1] - 1481:18
Run [3] - 1397:18,

1398:11, 1413:17
running [2] - 1416:12, 1483:18
runs [2] - 1398:20, 1398:23
Rustin [1] - 1362:10

S

safe [1] - 1459:23
safety [2] - 1435:10, 1439:12
Sandy [14] - 1380:5, 1380:7, 1381:13, 1381:15, 1382:21, 1384:13, 1384:22, 1393:12, 1399:3, 1399:4, 1399:15, 1412:6, 1413:4
satisfy [1] - 1494:10
Saturday [2] - 1380:5, 1380:15
save [1] - 1416:20
scale [1] - 1416:17
scan [1] - 1501:13
scanning [1] - 1502:12
scenario [1] - 1504:7
scene [2] - 1380:13, 1423:23
scenic [54] - 1376:20, 1377:2, 1377:10, 1377:19, 1377:24, 1378:2, 1378:5, 1378:10, 1378:12, 1378:14, 1379:20, 1382:21, 1383:10, 1384:2, 1384:12, 1385:18, 1386:6, 1386:16, 1386:22, 1387:9, 1390:5, 1390:10, 1390:12, 1391:3, 1391:6, 1391:7, 1391:9, 1391:11, 1391:12, 1391:16, 1391:18, 1391:24, 1392:11, 1392:24, 1405:13, 1405:22, 1407:23, 1407:24, 1408:4, 1409:20, 1409:21, 1410:12, 1411:11, 1411:14, 1412:3, 1422:9, 1422:12, 1422:15, 1423:11, 1425:5, 1426:7, 1426:17, 1427:13
scheduled [1] - 1365:9

school [3] - 1444:12, 1471:1, 1471:3
School [2] - 1362:10, 1413:20
Schwandt [2] - 1511:7, 1511:20
SCHWANDT [1] - 1362:23
Science [1] - 1431:2
scope [1] - 1504:12
scoping [1] - 1449:5
Scott [1] - 1419:4
screen [7] - 1395:11, 1395:13, 1396:22, 1397:10, 1397:20, 1398:15, 1424:16
screening [11] - 1393:21, 1393:23, 1394:7, 1394:13, 1394:23, 1395:14, 1415:13, 1415:15, 1415:16, 1415:18, 1415:20
seal [1] - 1511:15
Sean [1] - 1379:8
second [10] - 1374:18, 1394:9, 1439:17, 1442:19, 1449:19, 1475:4, 1496:6, 1502:13, 1503:4, 1508:22
secondary [37] - 1375:15, 1376:6, 1376:10, 1376:14, 1376:18, 1376:20, 1377:7, 1377:9, 1377:12, 1377:20, 1384:6, 1385:12, 1385:17, 1386:12, 1386:23, 1404:12, 1405:11, 1406:6, 1407:11, 1407:14, 1407:15, 1408:8, 1408:15, 1408:16, 1408:23, 1409:6, 1409:11, 1409:15, 1410:4, 1410:10, 1422:3, 1422:19, 1422:20, 1423:2, 1423:7, 1424:1, 1426:17
seconds [3] - 1501:22, 1501:23, 1502:10
Section [10] - 1376:24, 1385:13, 1394:3, 1394:20, 1395:8, 1404:7, 1452:7, 1452:11, 1452:20, 1510:11

section [7] - 1375:12, 1392:8, 1394:15, 1405:5, 1406:17, 1460:24, 1482:1
see [34] - 1379:16, 1380:22, 1381:11, 1381:22, 1382:12, 1382:13, 1382:14, 1382:16, 1383:4, 1393:5, 1393:11, 1393:12, 1393:16, 1413:3, 1415:10, 1415:23, 1416:18, 1424:17, 1424:18, 1429:19, 1429:21, 1430:7, 1433:20, 1434:18, 1437:13, 1438:15, 1441:11, 1447:15, 1447:17, 1460:21, 1461:2, 1461:3, 1471:5, 1508:18
seek [1] - 1386:17
seem [4] - 1446:23, 1456:3, 1504:1, 1504:3
selected [1] - 1455:19
sense [5] - 1381:14, 1424:5, 1445:9, 1485:7, 1485:9
sensing [1] - 1482:10
sentences [1] - 1449:19
separate [2] - 1496:2, 1502:23
separation [3] - 1373:19, 1373:23, 1374:3
SEPTA [2] - 1471:4, 1471:6
September [4] - 1362:11, 1378:18, 1380:15, 1511:16
septic [1] - 1385:4
serpentine [2] - 1414:10, 1415:9
serve [3] - 1369:14, 1370:6, 1451:2
service [4] - 1443:1, 1454:6, 1465:23, 1490:4
set [2] - 1492:5, 1511:15
setback [1] - 1415:4
setting [1] - 1503:15
several [5] - 1368:19, 1372:9, 1391:17,

1406:2, 1478:19
sewage [2] - 1489:24, 1491:15
shall [4] - 1395:15, 1396:4, 1407:20, 1452:22
sheet [14] - 1376:4, 1396:15, 1397:5, 1397:9, 1401:20, 1402:15, 1402:19, 1402:21, 1408:11, 1408:13, 1408:18, 1408:21, 1409:5, 1409:13
sheets [7] - 1373:10, 1396:11, 1396:21, 1397:15, 1397:24, 1402:5, 1408:14
shift [2] - 1445:10, 1446:6
shifts [1] - 1442:20
Shiloh [1] - 1362:10
shopping [5] - 1444:4, 1444:9, 1467:14, 1467:17, 1472:7
short [2] - 1445:17, 1507:23
shorter [3] - 1439:1, 1478:8, 1483:8
shovel [1] - 1481:8
show [5] - 1394:2, 1402:15, 1408:10, 1459:7, 1494:17
showed [2] - 1384:22, 1415:6
showing [1] - 1383:1
shown [8] - 1386:1, 1409:1, 1412:2, 1445:1, 1457:7, 1457:19, 1484:3, 1485:20
shows [7] - 1402:24, 1409:8, 1409:9, 1457:3, 1457:9, 1457:13
shy [1] - 1437:16
side [11] - 1382:8, 1397:6, 1409:13, 1420:22, 1439:21, 1441:2, 1442:12, 1442:21, 1468:18, 1475:19
sidewalk [3] - 1472:5, 1472:16, 1472:23
sidewalks [10] - 1443:21, 1443:23, 1444:8, 1444:17, 1444:21, 1467:1,

1467:13, 1467:18,
1472:24, 1473:4
sight [1] - 1438:15
sign [1] - 1381:19
signal [14] - 1440:3,
1440:21, 1443:14,
1445:7, 1456:9,
1456:11, 1456:14,
1464:1, 1464:8,
1464:15, 1468:3,
1496:7, 1496:8,
1503:5
signaled [3] -
1477:8, 1477:9,
1477:11
signalized [6] -
1441:20, 1442:2,
1442:23, 1448:10,
1466:14, 1478:1
signalizing [1] -
1440:17
significance [4] -
1411:19, 1412:1,
1412:22, 1425:6
significant [4] -
1385:9, 1392:1,
1413:8, 1421:4
similar [4] - 1378:17,
1403:10, 1441:12,
1454:20
simple [1] - 1434:20
simply [6] - 1373:9,
1374:3, 1374:4,
1385:16, 1392:11,
1406:8
simulations [1] -
1469:18
simultaneously [1] -
1468:21
single [3] - 1384:11,
1395:21, 1398:18
single-family [3] -
1384:11, 1395:21,
1398:18
sit [2] - 1393:14,
1463:19
site [41] - 1375:10,
1380:12, 1385:23,
1389:15, 1393:5,
1407:20, 1407:23,
1409:7, 1433:23,
1434:3, 1434:9,
1434:19, 1439:4,
1439:9, 1440:7,
1440:13, 1442:22,
1444:10, 1444:17,
1445:24, 1447:16,
1449:10, 1449:11,
1449:22, 1449:23,
1455:4, 1457:13,

1457:18, 1462:4,
1464:5, 1464:6,
1471:6, 1471:18,
1471:21, 1472:18,
1472:23, 1475:8,
1483:23, 1484:8,
1491:16, 1495:11
sitting [1] - 1429:24
situation [1] -
1485:17
size [1] - 1484:14
sketch [1] - 1448:16
Skiles [7] - 1441:1,
1475:5, 1475:22,
1476:17, 1477:14,
1477:19, 1478:12
SKROS [4] -
1419:17, 1463:4,
1492:21, 1499:4
Skros [4] - 1419:16,
1463:2, 1492:19,
1499:2
Skupp [1] - 1418:17
slightly [2] -
1437:10, 1444:11
stopes [2] - 1386:4,
1423:5
slower [1] - 1436:3
small [3] - 1409:16,
1462:11, 1462:12
Smart [2] - 1441:3,
1441:7
Snook [23] -
1364:24, 1367:3,
1367:12, 1369:2,
1369:10, 1369:13,
1379:4, 1384:4,
1389:22, 1390:4,
1394:18, 1396:6,
1402:6, 1410:20,
1411:2, 1411:9,
1413:11, 1414:1,
1428:4, 1476:4,
1509:10, 1510:6,
1510:7
SNCOK [1] - 1367:5
Snook's [1] - 1506:4
so-called [1] -
1385:2
Sobers [1] - 1419:4
soils [2] - 1373:8,
1408:24
solicitor [1] - 1364:6
someone [2] -
1380:24, 1505:23
sometimes [2] -
1435:17, 1436:24
somewhat [4] -
1392:19, 1422:13,
1424:23, 1464:9

somewhere [2] -
1425:11, 1470:11
sorry [11] - 1402:12,
1431:3, 1450:11,
1460:8, 1461:23,
1465:13, 1466:24,
1469:13, 1492:16,
1499:16, 1504:17
sort [6] - 1368:14,
1414:6, 1422:22,
1423:17, 1469:17,
1472:4
sounded [1] -
1475:16
sources [1] -
1479:12
south [9] - 1382:3,
1399:14, 1434:7,
1434:10, 1440:24,
1441:21, 1442:15,
1462:4, 1490:1
South [3] - 1388:20,
1459:3, 1482:21
southbound [8] -
1435:17, 1437:15,
1446:15, 1462:2,
1478:8, 1495:13,
1496:2, 1502:23
southerly [1] -
1425:13
southern [1] -
1398:9
southward [1] -
1442:16
southwest [2] -
1398:4, 1444:8
space [8] - 1374:5,
1387:12, 1387:22,
1401:19, 1402:22,
1403:6, 1403:7,
1426:6
Space [2] - 1369:22,
1422:9
spacing [4] - 1440:3,
1440:21, 1441:5,
1441:12
Spackman [8] -
1416:5, 1417:24,
1443:3, 1443:4,
1458:21, 1460:4,
1479:24, 1489:7
SPACKMAN [10] -
1416:7, 1416:11,
1417:12, 1417:21,
1418:1, 1458:24,
1459:15, 1459:19,
1460:2, 1489:10
Spackman's [1] -
1479:17
speaking [1] -

1485:14
speaks [1] - 1368:21
special [1] - 1395:23
specific [5] - 1393:3,
1396:3, 1405:5,
1417:19, 1480:10
specifically [8] -
1366:19, 1376:4,
1376:17, 1388:7,
1392:17, 1408:8,
1452:12, 1479:17
specimen [1] -
1407:22
speed [1] - 1468:6
speeds [1] - 1443:13
split [2] - 1496:8,
1503:6
spread [2] - 1366:6,
1380:24
square [1] - 1484:19
stack [1] - 1477:9
stack-up [1] - 1477:9
stacking [3] -
1473:9, 1483:8,
1485:4
staff [2] - 1369:17,
1369:19
stand [2] - 1506:18,
1509:3
standard [1] -
1422:22
standardized [1] -
1422:5
standing [3] -
1381:14, 1382:11,
1468:18
standpoint [2] -
1378:23, 1426:7
stands [1] - 1476:19
start [4] - 1396:21,
1451:10, 1464:1,
1468:15
started [1] - 1440:20
starting [1] - 1398:4
state [8] - 1367:11,
1392:7, 1394:7,
1430:14, 1454:23,
1481:8, 1485:6,
1496:16
State [5] - 1391:16,
1441:14, 1441:16,
1441:19, 1442:1
statement [5] -
1404:1, 1415:18,
1454:21, 1483:13,
1488:11
statements [5] -
1400:19, 1400:24,
1401:2, 1403:11,
1403:13

states [2] - 1368:19,
1376:24
station [1] - 1471:16
stays [1] - 1454:13
steep [2] - 1386:4,
1423:5
stenographic [1] -
1511:11
Stetson [2] -
1506:22, 1508:18
still [6] - 1365:9,
1375:5, 1415:7,
1454:18, 1460:13,
1484:18
stipulate [1] - 1431:6
stop [7] - 1443:13,
1463:10, 1466:14,
1466:15, 1470:11,
1470:19, 1471:1
stop-controlled [1] -
1466:15
stopped [1] -
1466:19
street [7] - 1399:11,
1452:23, 1453:1,
1463:9, 1467:17,
1468:9, 1484:21
Street [26] - 1381:19,
1383:10, 1383:13,
1384:14, 1388:21,
1393:6, 1398:2,
1398:9, 1398:12,
1399:13, 1414:7,
1415:4, 1430:17,
1442:22, 1459:3,
1465:21, 1479:5,
1481:1, 1501:21,
1501:22, 1502:9,
1502:10, 1502:18
streets [3] - 1408:1,
1409:21, 1439:21
strike [1] - 1461:22
strongly [2] -
1443:16, 1444:19
struck [2] - 1412:4,
1413:2
structure [1] -
1475:17
structures [6] -
1393:7, 1393:16,
1416:17, 1416:20,
1417:3, 1417:10
studies [1] - 1436:14
study [10] - 1433:7,
1433:10, 1433:12,
1447:19, 1449:1,
1456:19, 1457:20,
1463:24, 1479:4,
1503:23
stumbling [1] -

1453:22
Subdivision [2] -
 1371:20, 1452:18
subject [1] - 1372:3
submission [7] -
 1374:14, 1374:18,
 1374:20, 1375:2,
 1375:7, 1401:22,
 1401:23
submit [6] - 1384:1,
 1404:10, 1438:7,
 1443:15, 1444:13,
 1503:23
submitted [12] -
 1371:24, 1372:15,
 1373:6, 1376:1,
 1385:14, 1387:6,
 1396:16, 1404:24,
 1426:19, 1432:3,
 1500:24, 1501:5
subsection [4] -
 1405:10, 1405:11,
 1406:18, 1407:19
substantial [5] -
 1435:16, 1436:11,
 1436:20, 1436:22,
 1455:21
sufficient [4] -
 1389:14, 1395:11,
 1395:12, 1429:16
suggest [9] -
 1386:14, 1387:14,
 1407:5, 1426:5,
 1435:23, 1444:19,
 1449:16, 1450:9,
 1450:15
suggested [3] -
 1427:9, 1438:2,
 1472:16
suggesting [2] -
 1390:19, 1484:22
suggestion [2] -
 1476:24, 1484:5
suggestions [1] -
 1481:18
suggests [3] -
 1388:7, 1437:2,
 1452:21, 1474:21,
 1480:11
suitable [1] -
 1387:22
Sullivan [1] - 1413:9
summarized [1] -
 1368:10
summary [3] -
 1430:23, 1436:7,
 1455:17
summer [1] -
 1436:17
supermarket [1] -

1467:16
supervisor [1] -
 1370:14
Supervisors [4] -
 1363:2, 1363:24,
 1370:7, 1465:13
SUPERVISORS [1] -
 1362:1
supplementary [6] -
 1374:19, 1401:23,
 1401:24, 1402:3,
 1402:5, 1408:21
supplies [1] - 1403:5
support [1] -
 1373:20
supporting [1] -
 1495:5
supposed [2] -
 1490:22, 1493:12
surchARGE [1] -
 1436:14
surcharged [3] -
 1434:24, 1436:23,
 1447:21
surface [1] - 1388:19
surprised [3] -
 1381:14, 1442:7,
 1448:5
surprising [1] -
 1435:4
surrounding [4] -
 1375:11, 1393:8,
 1393:15, 1411:20
susceptible [1] -
 1423:4
swath [7] - 1382:7,
 1383:16, 1383:22,
 1385:2, 1385:5,
 1385:7, 1427:10
Swim [1] - 1415:8
Swimming [5] -
 1413:23, 1414:3,
 1414:21, 1458:18,
 1489:1
switch [1] - 1422:2
sworn [6] - 1365:16,
 1367:4, 1367:7,
 1430:10, 1493:24,
 1494:3
system [3] - 1389:17,
 1389:20, 1424:22
systems [1] -
 1491:16

T

table [8] - 1408:24,
 1429:15, 1436:7,
 1437:13, 1455:17,
 1502:3

tables [2] - 1484:4,
 1501:18
tail [1] - 1484:16
take-home [1] -
 1467:3
Tavani [23] - 1430:5,
 1430:16, 1430:20,
 1430:21, 1431:11,
 1431:16, 1451:22,
 1451:24, 1452:4,
 1453:14, 1453:18,
 1453:23, 1458:19,
 1458:23, 1460:20,
 1461:15, 1462:14,
 1478:17, 1482:14,
 1487:3, 1496:21,
 1497:14, 1509:14
TAVANI [2] - 1430:8,
 1430:17
Tavani's [1] - 1488:1
Tech [1] - 1368:15
technically [1] -
 1398:18
ten [3] - 1370:8,
 1451:18, 1502:13
ten-minute [1] -
 1451:18
ten-second [1] -
 1502:13
tend [2] - 1469:3,
 1478:5
term [6] - 1390:13,
 1391:5, 1392:23,
 1392:24, 1422:15,
 1423:1
termed [1] - 1388:13
terminus [1] - 1427:2
terms [12] - 1368:23,
 1371:23, 1377:21,
 1378:4, 1381:8,
 1384:10, 1392:12,
 1405:3, 1421:9,
 1424:10, 1424:24,
 1427:5
testified [11] -
 1367:8, 1379:16,
 1387:7, 1387:10,
 1421:24, 1430:11,
 1432:12, 1445:20,
 1494:4, 1495:23,
 1502:21
testify [5] - 1364:24,
 1429:15, 1491:14,
 1493:10, 1496:22
testifying [2] -
 1489:23, 1491:17
testimony [27] -
 1365:16, 1376:6,
 1379:7, 1379:11,
 1379:12, 1384:5,

1390:4, 1400:4,
 1400:16, 1404:2,
 1431:17, 1432:14,
 1435:15, 1443:23,
 1450:19, 1470:14,
 1470:22, 1488:2,
 1492:5, 1493:11,
 1494:7, 1495:19,
 1496:14, 1497:1,
 1506:4, 1507:18
text [1] - 1469:20
THE [104] - 1362:1,
 1362:2, 1363:15,
 1363:22, 1402:12,
 1414:5, 1414:15,
 1414:23, 1415:2,
 1415:11, 1415:17,
 1416:1, 1416:9,
 1417:5, 1417:17,
 1420:9, 1420:13,
 1420:20, 1421:1,
 1421:7, 1421:19,
 1421:23, 1422:7,
 1422:24, 1423:19,
 1424:3, 1424:15,
 1426:14, 1426:21,
 1427:19, 1428:6,
 1431:14, 1433:11,
 1433:14, 1433:17,
 1436:4, 1454:2,
 1454:7, 1454:11,
 1454:17, 1454:19,
 1455:14, 1456:22,
 1457:5, 1457:11,
 1457:23, 1458:3,
 1458:8, 1459:13,
 1459:16, 1459:24,
 1461:21, 1462:16,
 1463:23, 1465:2,
 1465:20, 1467:2,
 1467:5, 1468:1,
 1469:9, 1469:12,
 1469:19, 1470:21,
 1471:5, 1471:19,
 1472:19, 1473:12,
 1473:15, 1473:22,
 1474:2, 1474:12,
 1474:15, 1474:19,
 1474:23, 1475:9,
 1475:20, 1476:2,
 1476:6, 1476:13,
 1477:3, 1477:12,
 1477:16, 1477:18,
 1478:2, 1478:13,
 1479:11, 1480:2,
 1480:6, 1480:21,
 1481:6, 1481:15,
 1482:2, 1483:12,
 1483:21, 1485:11,
 1485:14, 1487:4,
 1502:2, 1502:6,

1502:15, 1502:20,
 1503:21, 1504:23,
 1505:10
themselves [1] -
 1447:12
thereby [1] - 1406:7
therefore [1] -
 1374:5
thin [1] - 1365:20
third [4] - 1375:2,
 1437:5, 1442:20,
 1465:19
THOMAS [1] -
 1362:15
Thompson [6] -
 1411:3, 1453:13,
 1487:14, 1491:4,
 1498:6, 1509:12
THOMPSON [8] -
 1363:8, 1411:5,
 1411:8, 1413:10,
 1453:16, 1487:17,
 1491:7, 1498:8
Thornbury [23] -
 1363:7, 1365:4,
 1381:21, 1382:10,
 1389:11, 1399:17,
 1410:24, 1412:14,
 1413:13, 1416:5,
 1429:12, 1443:3,
 1447:8, 1448:7,
 1448:9, 1450:10,
 1450:16, 1458:22,
 1459:6, 1466:1,
 1487:22, 1489:9
thoughts [1] -
 1416:15
thousand [3] -
 1455:23, 1484:23,
 1485:5
three [5] - 1384:13,
 1399:9, 1413:2,
 1442:1, 1468:22
three-fourths [2] -
 1399:9, 1413:2
tightly [2] - 1385:3,
 1427:11
Tigue [1] - 1370:12
timed [1] - 1463:18
timing [4] - 1463:12,
 1463:22, 1464:22,
 1478:3
timings [2] - 1464:8,
 1464:15
today [11] - 1378:22,
 1393:18, 1424:2,
 1426:19, 1443:1,
 1457:18, 1465:22,
 1468:23, 1469:7,
 1469:16, 1476:19

TOLL [1] - 1362:8
Toll [9] - 1363:18, 1364:11, 1370:11, 1395:4, 1404:2, 1416:19, 1417:14, 1494:8, 1495:21
Tom [2] - 1364:2, 1369:19
tone [1] - 1409:2
tonight [6] - 1365:20, 1469:22, 1470:15, 1471:23, 1492:20, 1493:6
took [1] - 1389:12
tool [2] - 1389:2, 1417:10
topic [1] - 1496:14
topography [2] - 1378:6, 1383:23
total [5] - 1409:6, 1409:14, 1409:19, 1462:4, 1462:12
touch [1] - 1433:3
tour [1] - 1372:10
toward [4] - 1385:8, 1412:6, 1442:16, 1484:1
tower [1] - 1382:16
townhomes [1] - 1395:3
townhouses [1] - 1374:1
township [6] - 1364:6, 1366:11, 1372:24, 1386:15, 1400:14, 1494:10
TOWNSHIP [1] - 1362:2
Township [31] - 1362:18, 1363:5, 1363:7, 1363:10, 1364:6, 1365:2, 1365:4, 1369:15, 1370:2, 1370:7, 1371:16, 1371:20, 1372:23, 1380:6, 1381:21, 1382:10, 1399:17, 1399:18, 1410:20, 1410:24, 1422:6, 1428:24, 1429:5, 1429:12, 1448:1, 1448:7, 1450:10, 1450:16, 1452:5, 1452:17, 1453:10
township's [1] - 1481:22
Township's [2] - 1387:3, 1400:19
Townships [1] -

1389:11 -
townships [1] - 1422:8
tract [25] - 1363:17, 1370:12, 1372:16, 1377:18, 1377:22, 1377:23, 1377:24, 1378:5, 1378:9, 1378:22, 1380:8, 1383:2, 1384:9, 1388:17, 1387:21, 1388:1, 1388:8, 1389:1, 1392:21, 1400:23, 1413:9, 1414:17, 1425:21, 1427:3, 1475:6
tracts [1] - 1378:24
traffic [79] - 1369:4, 1375:8, 1401:5, 1401:10, 1431:7, 1431:12, 1431:24, 1432:23, 1433:7, 1433:9, 1433:23, 1434:2, 1434:6, 1434:9, 1434:10, 1434:19, 1435:5, 1435:17, 1436:12, 1436:14, 1436:15, 1436:23, 1437:8, 1439:10, 1440:7, 1440:10, 1443:12, 1443:14, 1447:7, 1447:20, 1447:22, 1448:20, 1450:5, 1450:22, 1451:6, 1453:24, 1456:15, 1456:18, 1456:20, 1457:6, 1457:12, 1457:13, 1457:18, 1457:20, 1457:22, 1458:2, 1459:5, 1459:10, 1461:6, 1462:11, 1462:12, 1463:16, 1463:24, 1464:5, 1464:7, 1464:23, 1466:13, 1470:4, 1470:6, 1470:8, 1470:16, 1473:8, 1480:9, 1483:23, 1483:24, 1484:10, 1484:12, 1484:21, 1485:3, 1485:21, 1494:10, 1494:21, 1495:5, 1495:11, 1499:19, 1505:2, 1505:8
trail [8] - 1387:13, 1388:7, 1388:11, 1388:15, 1388:24, 1389:20, 1399:12,

1399:15
trails [15] - 1387:12, 1387:15, 1388:18, 1388:19, 1389:10, 1389:16, 1399:17, 1403:9, 1403:11, 1403:17, 1408:1, 1409:22, 1425:9, 1459:6, 1466:2
transcript [2] - 1379:17, 1511:11
transit [3] - 1471:8, 1472:9, 1472:13
Transportation [2] - 1441:3, 1441:7
transportation [2] - 1471:3, 1471:4
travel [3] - 1443:7, 1460:22, 1467:10
tree [4] - 1378:7, 1380:9, 1383:21, 1407:21
trees [8] - 1376:19, 1378:21, 1381:20, 1382:9, 1382:10, 1407:22, 1409:4, 1412:13
tried [2] - 1366:19, 1472:22
trip [2] - 1433:22, 1447:5
triple [1] - 1468:24
trips [1] - 1474:8
troops [1] - 1379:1
trouble [2] - 1436:3, 1453:20
trucks [1] - 1435:10
true [15] - 1390:8, 1391:1, 1395:3, 1403:3, 1404:7, 1405:18, 1407:10, 1408:14, 1410:2, 1416:1, 1454:4, 1454:22, 1456:13, 1511:10
trunk [1] - 1407:22
Trust [5] - 1416:6, 1443:3, 1458:22, 1466:1, 1489:9
trusts [1] - 1368:20
try [3] - 1366:17, 1472:9, 1508:9
trying [5] - 1416:20, 1417:1, 1464:18, 1464:19, 1501:13
Tuesday [1] - 1362:11
tuning [1] - 1426:5
turn [25] - 1364:7, 1394:5, 1432:19,

1433:20, 1434:15, 1437:19, 1439:22, 1442:16, 1445:11, 1446:15, 1447:4, 1468:14, 1473:18, 1474:6, 1474:16, 1474:17, 1479:20, 1479:23, 1480:11, 1484:1, 1495:13, 1496:2, 1496:6, 1502:23, 1503:4
turning [13] - 1399:2, 1434:19, 1434:20, 1435:24, 1442:4, 1456:18, 1456:20, 1457:9, 1457:16, 1472:1, 1485:22
turns [4] - 1439:22, 1457:18, 1486:2, 1486:13
tweaks [1] - 1468:10
two [12] - 1366:4, 1389:5, 1395:21, 1400:22, 1412:10, 1421:4, 1425:16, 1444:5, 1449:19, 1466:2, 1468:1, 1469:15
two-family [1] - 1395:21
type [4] - 1400:13, 1411:14, 1426:4, 1436:14
typically [5] - 1366:2, 1422:24, 1436:17, 1438:24, 1441:5

U

ultimately [6] - 1466:22, 1481:3, 1483:23, 1495:13, 1497:9, 1497:16
unavoidable [1] - 1446:6
under [14] - 1372:1, 1391:2, 1395:2, 1398:12, 1422:8, 1432:20, 1436:8, 1437:13, 1445:12, 1446:9, 1466:16, 1480:8, 1492:7, 1494:1
understood [6] - 1391:6, 1409:23, 1410:2, 1410:14, 1429:11, 1506:6
undoubtedly [1] - 1435:11
unfortunately [2] -

1365:7, 1470:23
unimportant [1] - 1423:14
unique [2] - 1443:5, 1466:1
unit [1] - 1426:4
units [1] - 1426:4
University [1] - 1368:12
unless [2] - 1505:22, 1508:19
unless.. [1] - 1439:16
unobjective [1] - 1392:23
unquote [1] - 1390:10
unreasonable [1] - 1425:12
unrelated [1] - 1370:15
unsignalized [2] - 1439:20, 1440:2
unusual [3] - 1366:4, 1374:1, 1422:13
up [21] - 1364:22, 1385:6, 1398:11, 1398:20, 1398:23, 1430:5, 1435:2, 1456:10, 1460:21, 1469:5, 1471:12, 1475:18, 1477:9, 1477:10, 1477:23, 1478:11, 1481:13, 1483:15, 1485:10, 1488:4, 1500:3
update [1] - 1433:11
updated [2] - 1433:12, 1436:17
upgrades [2] - 1467:22, 1483:7
upheld [1] - 1447:10
upper [3] - 1414:9, 1433:21, 1445:12
urban [1] - 1368:14
URDC [1] - 1369:20
US [1] - 1449:23
USE [1] - 1362:7
users [1] - 1443:20
uses [2] - 1392:24, 1459:22
utilities [1] - 1452:24
utilize [1] - 1495:11
utilized [1] - 1422:5

V

value [4] - 1391:12, 1406:6, 1423:10, 1427:14

variable [1] - 1378:11
varied [1] - 1459:12
variety [1] - 1443:7
varying [2] - 1378:6, 1388:14
Vasilios [1] - 1363:12
vegetation [4] - 1397:3, 1398:6, 1398:8, 1408:19
vehicles [5] - 1462:3, 1462:8, 1466:19, 1473:14, 1486:4
vehicular [1] - 1443:6
versa [1] - 1485:23
versus [2] - 1377:16, 1426:20
vetted [1] - 1505:1
vice [2] - 1364:2, 1485:23
video [1] - 1382:24
view [61] - 1374:22, 1378:9, 1378:13, 1378:23, 1379:18, 1380:8, 1382:21, 1385:19, 1384:2, 1384:17, 1384:19, 1388:17, 1390:5, 1390:10, 1390:12, 1390:14, 1390:17, 1391:3, 1391:4, 1391:6, 1391:7, 1391:10, 1391:11, 1392:14, 1392:19, 1392:22, 1410:7, 1410:12, 1411:12, 1411:15, 1412:2, 1412:3, 1412:5, 1412:21, 1413:4, 1413:5, 1413:6, 1413:9, 1414:12, 1414:13, 1414:17, 1414:22, 1415:1, 1415:3, 1415:7, 1415:14, 1415:15, 1415:16, 1415:19, 1415:22, 1415:23, 1416:15, 1424:16, 1427:1, 1427:2, 1427:4, 1427:5, 1427:8
viewed [1] - 1466:17
views [37] - 1376:20, 1377:2, 1377:10, 1377:19, 1377:21, 1377:22, 1377:23, 1378:4, 1378:10, 1378:12, 1378:14,

1379:20, 1383:10, 1384:12, 1385:18, 1386:6, 1386:16, 1386:22, 1387:10, 1390:20, 1390:21, 1392:12, 1392:24, 1405:13, 1405:22, 1407:23, 1407:24, 1408:4, 1409:20, 1409:21, 1412:22, 1412:24, 1413:8, 1422:15, 1426:7, 1426:18
viewshed [3] - 1397:15, 1400:13, 1417:13
Virginia [1] - 1368:15
visible [4] - 1378:22, 1381:16, 1384:16, 1384:21
visual [2] - 1395:10, 1395:14
visually [2] - 1364:15, 1392:1
voice [1] - 1430:5
voiced [1] - 1445:4
VOLUME [1] - 1362:5
volumes [1] - 1457:17

W

wait [1] - 1404:18
waiving [1] - 1429:6
walk [4] - 1425:17, 1467:17, 1468:19
walked [1] - 1380:7
walking [1] - 1459:6
warranted [2] - 1456:9, 1495:14
warrants [1] - 1445:7
waste [1] - 1491:15
water [2] - 1382:15, 1490:4
weekend [1] - 1379:22
welcome [4] - 1363:16, 1428:6, 1462:16, 1474:19
Weller [4] - 1419:24, 1465:6, 1493:1, 1499:3
WELLER [4] - 1420:1, 1465:7, 1493:2, 1499:10
west [3] - 1382:2, 1412:16, 1414:4, 1442:16, 1445:10, 1468:3, 1457:16,

1475:19
West [25] - 1362:11, 1382:17, 1388:20, 1393:6, 1396:23, 1397:3, 1413:19, 1438:6, 1439:19, 1439:23, 1440:22, 1444:21, 1450:8, 1450:14, 1475:14, 1475:22, 1476:17, 1477:1, 1477:5, 1477:14, 1477:20, 1483:1, 1495:12, 1495:14, 1502:10
westbound [1] - 1496:6
westerly [2] - 1383:22, 1425:20
western [1] - 1425:2
Westminster [2] - 1382:13, 1413:21
Westtown [16] - 1363:5, 1363:24, 1369:15, 1369:17, 1370:2, 1370:16, 1370:18, 1371:15, 1371:19, 1378:8, 1400:15, 1422:6, 1440:11, 1448:1, 1452:5, 1452:17
WESTTOWN [1] - 1362:2
Westtown's [1] - 1447:11
wetland [1] - 1423:13
wetlands [2] - 1386:4, 1423:5
whereas [1] - 1392:2
WHEREOF [1] - 1511:14
white [1] - 1461:1
wide [1] - 1427:10
wider [1] - 1480:12
width [1] - 1388:14
widths [1] - 1459:12
willing [1] - 1494:9
winded [1] - 1485:13
WITNESS [101] - 1402:12, 1414:5, 1414:15, 1414:23, 1415:2, 1415:11, 1415:17, 1416:1, 1416:9, 1417:5, 1417:17, 1420:9, 1420:13, 1420:20, 1421:1, 1421:7, 1421:19, 1421:23, 1422:7, 1422:24, 1423:19, 1424:3,

1424:15, 1426:14, 1426:21, 1428:6, 1431:14, 1433:11, 1433:14, 1433:17, 1436:4, 1454:2, 1454:7, 1454:11, 1454:17, 1454:19, 1455:14, 1456:22, 1457:5, 1457:11, 1457:23, 1458:3, 1458:8, 1459:13, 1459:16, 1459:24, 1461:21, 1462:16, 1463:23, 1465:2, 1465:20, 1467:2, 1467:5, 1468:1, 1469:9, 1469:12, 1469:19, 1470:21, 1471:5, 1471:19, 1472:19, 1473:12, 1473:15, 1473:22, 1474:2, 1474:12, 1474:15, 1474:19, 1474:23, 1475:9, 1475:20, 1476:2, 1476:6, 1476:13, 1477:3, 1477:12, 1477:16, 1477:18, 1478:2, 1478:13, 1479:11, 1480:2, 1480:6, 1480:21, 1481:6, 1481:15, 1482:2, 1483:12, 1483:21, 1485:11, 1485:14, 1487:4, 1502:2, 1502:6, 1502:15, 1502:20, 1503:21, 1504:23, 1505:10, 1509:9, 1511:14
Witness [3] - 1428:7, 1487:5, 1505:21
witness [30] - 1364:23, 1365:5, 1365:7, 1365:12, 1367:1, 1367:6, 1413:15, 1418:20, 1419:1, 1419:8, 1419:10, 1429:14, 1429:15, 1430:9, 1467:9, 1467:15, 1489:16, 1489:21, 1490:7, 1491:1, 1491:5, 1491:21, 1493:9, 1493:12, 1500:12, 1506:3, 1507:10, 1507:11, 1507:14, 1507:17
witnesses [3] - 1365:3, 1365:17, 1488:13

Wolter [1] - 1418:22
wonder [1] - 1472:18
wondered [1] - 1475:13
wondering [1] - 1463:13
woodland [4] - 1376:17, 1412:11, 1412:12
woodlands [4] - 1376:19, 1407:14, 1407:21, 1423:11
woods [1] - 1391:23
word [5] - 1366:7, 1392:19, 1406:21, 1422:17, 1422:19
words [4] - 1391:21, 1429:6, 1461:1, 1461:11
worried [1] - 1459:9
worse [2] - 1454:24, 1455:3
worst [1] - 1473:5
Worth [1] - 1420:15
worthy [2] - 1379:21, 1385:23
writing [1] - 1406:17
written [3] - 1375:7, 1400:8, 1406:15
Wylie [1] - 1413:6

X

XVIII [1] - 1362:8

Y

yards [1] - 1425:17
year [4] - 1436:10, 1436:21, 1437:3
years [9] - 1368:17, 1370:8, 1372:8, 1372:15, 1380:10, 1391:15, 1391:22, 1401:4, 1468:8
yellow [1] - 1383:4
yield [1] - 1473:11
yourself [1] - 1447:6

Z

zero [3] - 1456:20, 1457:3, 1457:19
zeros [2] - 1447:15, 1447:17
zoned [1] - 1395:19
Zoning [17] - 1371:20, 1374:8, 1377:6, 1385:13, 1387:19, 1390:8,

1390:11, 1391:2,
1392:8, 1392:10,
1394:20, 1401:13,
1401:16, 1403:16,
1403:22, 1452:5,
1452:8
zoning [3] - 1403:20,
1422:12, 1452:14