

BEFORE THE BOARD OF SUPERVISORS  
OF SMITHFIELD TOWNSHIP

In Re: :  
: :  
The Conditional Use :  
Application of Shawnee Stage :  
1, LLC, regarding the Shawnee:  
Valley PRD Plan, Tentative :  
Amended Land Use Plan, 2021 :  
proposed amendments :

**VOLUME I (PAGES 1 to 110)**

A public hearing held at the  
Smithfield Township Municipal Building, 1155 Red Fox  
Road, East Stroudsburg, Pennsylvania, on Tuesday,  
January 11, 2022, commencing at 5:02 p.m., before  
Steven R. Mack, Registered Merit Reporter.

BEFORE: THE BOARD OF SUPERVISORS

Jacob A. Pride, Chairman  
Robert J. Lovenheim, Vice Chairman  
Brian E. Barrett, Secretary (By phone)

Ronold J. Karasek, Esq., Solicitor  
Melissa E. Prugar, Township Engineer  
Julia Heilakka, Office Manager

\* \* \*

STEVEN R. MACK  
Court Reporter  
434 Keystone Court  
Bath, Pennsylvania 18014  
(484) 838-0651  
mack18014@gmail.com

APPEARANCES :

SHAWNEE STAGE 1, LLC  
By: TED HUNTER  
TOM ANDERSON (By phone)  
P.O. Box 261  
Shawnee on Delaware, PA 18356  
ted.hunter.dev@gmail.com  
-- For the Applicant

CRAMER, SWETZ, McMANUS & JORDAN, P.C.  
By: F. ANDREW WOLF, ESQ.  
711 Sarah Street  
Stroudsburg, PA 18360  
fawolf@csmjlawyer.com  
-- For Shawnee Valley Owners Association,  
Inc.

BROUGHAL & DeVITO, L.L.P  
By: ANTHONY GIOVANNINI, JR., ESQ.  
38 West Market Street  
Bethlehem, PA 18018  
anthonygiovannini@broughal-devito.com  
-- For Shawnee Preservation Society

LAW OFFICES OF CHARLES J. VOGT LLC  
By: CHARLES J. VOGT, ESQ.  
P.O. Box 103  
Tannersville, PA 18372-0103  
cjvogtlaw@gmail.com  
-- For Depuy IV, L.P., successor to Depuy  
Corporation, LLC, Ski Shawnee, Inc., and  
Shawnee Square, L.P.

\* \* \*

STEVEN R. MACK  
Court Reporter  
434 Keystone Court  
Bath, Pennsylvania 18014  
(484) 838-0651  
mack18014@gmail.com

**INDEX TO INDIVIDUALS GRANTED PARTY STATUS**

Charles J. Vogt, Esq.	15
F. Andrew Wolf, Esq.	15
Anthony Giovannini, Jr.	16
Vincent Della Fera	17
Bridget Keating	21
Martha Carbone	21
Tim Carbone	23
Dennis Ladd	25
Sharon Ladd	26
Peter Sauvigne	27
JoAnn Norris	29
Bill Stockbridge	36
Lee Bower	37
Ann Ligi (denied)	39
Holly Cadwallader	41
Ian Bower	46
Pam Barrett	47

**INDEX TO WITNESSES**

TED HUNTER

Direct testimony	56
------------------	----

**INDEX TO EXHIBITS**

B-1	Proof of Publication Notice in the Pocono Record	13
B-2	Notice of Public Hearing and Affidavit of Posting	13
B-3	Township engineer review No. 2 letter dated 1/10/22	13
B-4	Entry of appearance letter of Charles J. Vogt dated 1/11/22	13
B-5	Praeceptum for Entry of Appearance of F. Andrew Wolf	14

**Applicant's**

Exhibit 1	Cover letter dated 10/1/21	69
Exhibit 2	Findings of Fact, Conclusions and Decision	69

Exhibit 3	Cumulative Findings of Facts and Approvals	69
Exhibit 4	2007 Amended Tentative Plan	69
Exhibit 5	2021 Amended Tentative Plan (rev 01 2021 1001)	70
Exhibit 6	2021 PRD Plan Approval Summary Chart from Exhibit 5	70
Exhibit 7	SPS Settlement Agreement dated 12/8/09 with appendices	70
Exhibit 8	First Amendment to Settlement Agreement dated 12/22/10	70
Exhibit 9	Second Amendment to Settlement Agreement dated 9/12/11	70
Exhibit 10	Proposed Third Amendment to Settlement Agreement rough draft	71
Exhibit 11	Shawnee Fire Company letter dated 6/15/21.	71
Exhibit 13	Township slide presentation	64
Exhibit 14	Factual Corrections - Response to SPS Published Communications	86
Exhibit 15	Ted Hunter letter dated 11/29/21 to Attorney Karasek	75
Exhibit 16	Ted Hunter letter dated 1/5/22 to Jon Tresslar with attachments	75
Exhibit 17	Ted Hunter letter dated 1/5/22 to Attorney Karasek in reply to Broughal & DeVito letter with attachments	85
Exhibit 18	2021 Amended Tentative Plan (rev 02 2022 0105)	86
Exhibit 19	Updated 2021 PRD Plan Approval Summary Chart from Exhibit 18	88

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

(Exhibits B-1 through B-5 were marked for identification.)

MR. PRIDE: Thank you all for joining us. It is 5:02 p.m. So the regular work session of the Smithfield Township Board of Supervisors is now reconvened. I suspect most of you, if not all of you, are here for the conditional use application for the Shawnee Valley Planned Residential Development, tentative amended land use plan for the 2021 proposed amendments.

In a moment I'm going to turn this over to our solicitor, Ron Karasek, for the opening housekeeping and advertisements and such. Just before I do that I want everyone to know that we're going to conduct this process in a fair manner so we can make sure everybody is heard. If you're on Zoom and you are called upon to speak, please do so, project a little bit. The same goes for the people here in the meeting. If you are not speaking and you are on Zoom, please mute yourself.

This meeting is being streamed and archived, so as I'm sure most of you will be interested in seeing the video and/or a transcript of this hearing.

1           That said, I hope no one is under the  
2 interpretation -- or under an impression rather that  
3 we're going to be making a decision on the final  
4 part of this plan tonight. There's a lot of  
5 proceedings that are going to precede that. And  
6 this can't go tonight longer than 7:30, as we won't  
7 have our solicitor beyond then. I don't feel  
8 comfortable conducting a public hearing absent a  
9 solicitor.

10           That said, thank you for being here  
11 and being active citizens. Just so you know, my  
12 name is Jacob Pride. I'm the chair of the Board of  
13 Supervisors. Our vice chair is Robert Lovenheim.  
14 He's here in person. And our third supervisor,  
15 Brian Barrett, is on via Zoom. This is our office  
16 manager, Julia Heilakka. Our engineer tonight,  
17 Missy Prugar from Boucher & James, and our solicitor  
18 is Ron Karasek.

19           That said, Ron, please proceed.

20           MR. KARASEK: Thank you. Good  
21 evening everyone. As was stated, my name is Ron  
22 Karasek, and I am the duly-appointed solicitor to  
23 Smithfield Township, and in that capacity I need to  
24 make some introductory remarks about the public  
25 hearing this evening. Then there will be some brief

1 housekeeping, and we'll then get into some other  
2 items.

3                   Initially, my function as the  
4 township solicitor is to render legal advice to the  
5 township Board of Supervisors. Sometimes it is  
6 thought that the township solicitor represents the  
7 residents of the township, and unfortunately that's  
8 not the charge that the legislature has given me.  
9 My charge is to represent the Board of Supervisors,  
10 and that's what I will do this evening.

11                   Because the board this evening will  
12 sit as judges to hear this matter, and that's why  
13 this is a public hearing where there will be  
14 testimony taken under oath, where exhibits and  
15 documents will be presented, where the testimony and  
16 what is being said is being stenographically  
17 recorded by that gentleman to my left so that this  
18 matter can be reviewed later if it needs to be.

19                   Now, the application before you is an  
20 amendment or a proposed amendment to the existing  
21 2007 tentative planned residential development plan  
22 for Shawnee Valley. Those of you who may have been  
23 here for a while will remember that the original  
24 plan was approved back in 1988. One amendment was  
25 then approved in 2005, another amendment was

1 approved in 2007. There was also a settlement  
2 agreement entered into with the Shawnee Preservation  
3 Society. And any further amendments to the plan  
4 require a public hearing such as this.

5           The standards for a public hearing,  
6 for this public hearing can be found in the township  
7 Code of Ordinances, Chapter 27, Section 505.25 and  
8 the subsections thereunder. And as to this  
9 amendment, the Board of Supervisors can approve the  
10 amendment as presented; they can approve the  
11 amendment with conditions that are added which can  
12 be not even part of the development plan; they can  
13 be in addition to what's part of the development  
14 plan; or the amendment can be denied.

15           Now, this is a public hearing, and I  
16 want to just spend a minute or two to explain the  
17 difference between a public hearing and a public  
18 meeting. A public meeting is done to discuss  
19 township business at a meeting open to the public  
20 and, if necessary, to take official action on that  
21 business: motions being made to pay the bill for  
22 something, et cetera.

23           A public hearing is a little  
24 different. Now, even though it is a public meeting  
25 and it's still a formal meeting, the purpose of a



1 public hearing is to inform the public of a certain  
2 project so the public knows what is going to be  
3 occurring, what is the potential of the project, and  
4 then to allow that public to provide public comment  
5 to the Board of Supervisors before they take  
6 official action. And as I indicated here, this is  
7 an amendment to an existing planned residential  
8 development plan.

9                   Now, under the rules for these  
10 hearings, they're a little different than a court  
11 hearing in the sense that the formal rules of  
12 evidence will not apply to this hearing, but  
13 irrelevant, immaterial, or unduly repetitious  
14 evidence would be excluded. And further, the  
15 township is free to reject even uncontradicted  
16 testimony if the supervisors find that it lacks  
17 credibility, and that even includes uncontradicted  
18 testimony by an expert. So they have that power at  
19 this hearing.

20                   Now, let me explain one other item,  
21 and then we'll talk a little bit more about some  
22 final housekeeping. Let me explain the difference  
23 between a party to proceedings and a public  
24 commentator.

25                   A party is more than just a public

1 commentator who offers public comment for or against  
2 a project. A party has to have a direct,  
3 substantial, and immediate interest in the  
4 proceedings that is more than just a general  
5 interest of -- that would be common to township  
6 citizens or township residents.

7           For example, a party could be someone  
8 who lives near the project, in this case the amended  
9 areas, and that amended areas could affect that  
10 person's right to use their property with respect to  
11 traffic or lighting or landscaping or buffering or  
12 something to that effect.

13           So if a person here this evening  
14 wants to be a party and claim party status, the  
15 township supervisors will need to inquire from you  
16 as to why you believe you are entitled to party  
17 status; the applicant will also be able to ask  
18 questions of you as to why you believe you're  
19 entitled to party status; and then at that point the  
20 township Board of Supervisors will make a  
21 determination as to whether or not party status  
22 should be given to you.

23           And again, this is more than just a  
24 public commentator because public -- because party  
25 status allows you to be an actual party now to the

1 proceedings. You can ask questions, you can review  
2 documents, but you can also be questioned and you  
3 can also be cross-examined and you could also be  
4 given documents to look at and to which testify by  
5 other counsel. So keep that in mind.

6           And if in fact someone wants to be  
7 given party status and you're given party status,  
8 there's a form here that you will need to sign that  
9 gives the township your full name and address  
10 because it is important that we have that  
11 information in order to keep you apprised of what is  
12 proceeding in the case now that you're a party.

13           Anyone else who wishes to speak will  
14 be considered a public commentator. Now, note that  
15 the Pennsylvania Open Meeting Law says that the only  
16 people who can comment on a project are either  
17 township residents or township taxpayers. That's  
18 it. People who are out of town, people who do not  
19 live in the township, people who do not pay taxes in  
20 the township cannot offer public comment at a  
21 hearing unless the township supervisors say okay.

22           It's been my experience here, and  
23 I've been here now for 12 years, that these township  
24 supervisors push and are like to want transparency  
25 and do not want to be obstreperous and don't want to

1 be stonewalling, so they pretty much let anyone  
2 comment as long as it's reasonable and as long as  
3 it's not improper. And I don't see that changing  
4 tonight, unless there's something that occurs that's  
5 either unforeseen or unexpected.

6                   And finally, these processes are  
7 reviewed by the Planning Commissions, and the  
8 township Planning Commission has reviewed this  
9 amendment at a meeting maybe a month or so ago, I  
10 think it might have been sometime in November, maybe  
11 even longer, and they have recommended that the  
12 amendment be approved on three conditions.

13                   Number one, that there be compliance  
14 with the Pennsylvania Department of Transportation  
15 requirements; that there be compliance with the  
16 township engineer review letter of November 17,  
17 2021, and I'll be introducing an updated copy of  
18 that letter as an exhibit here; and that the  
19 amendment does not violate the settlement agreement  
20 with the Shawnee Preservation Society.

21                   So those are the housekeeping items  
22 for this evening. Let me introduce into evidence  
23 the exhibits that have been premarked, and then  
24 we'll talk about whether anyone wants to be -- have  
25 party status, and we'll get into those questions.

1 All right. Premarked before this  
2 evening or before now are five exhibits on behalf of  
3 the board. And premarked as Board Exhibit No. 1,  
4 which is a copy of the proof of publication of the  
5 notice of this hearing that was advertised twice in  
6 the Pocono Record.

7 Board Exhibit No. 2 is a copy of the  
8 notice that was posted on the property on January 4,  
9 2022, signed by Mr. Wolfe as the township zoning  
10 officer.

11 Board Exhibit No. 3 is the Boucher &  
12 James, Inc., engineer review letter, engineer  
13 meaning Jon I believe it's S. Tresslar? I could be  
14 wrong. Yes, Jon, J-o-n, S. Tresslar, comma, P.E.  
15 and P.L.S. And that is the second review dated  
16 January 10, 2022, and this letter incorporates his  
17 earlier review letter of November 17 and then  
18 provides additional comments. Again as of  
19 yesterday, so it's pretty current.

20 Board Exhibit No. 4 is the -- is a  
21 letter from Attorney Charles J. Vogt, V-o-g-t,  
22 asking that the supervisors accept his appearance on  
23 behalf of his clients: Depuy IV, L.P., successor to  
24 Depuy Corporation, LLC; Ski Shawnee, Inc.; and  
25 Shawnee Square, L.P.

1                   And Board Exhibit No. 5 is a praecipe  
2 for appearance that has been filed by Attorney F.  
3 Andrew Wolf on behalf of the Shawnee Valley Owners  
4 Association, Inc.

5                   So those are the five board exhibits  
6 that have been premarked and have been introduced or  
7 at least made part of the record. I'm going to now  
8 formally motion that those exhibits be made part of  
9 the record. The record should reflect that I have  
10 given Mr. Hunter, the applicant, a copy of these  
11 exhibits, and I'm going to ask him whether he has  
12 any objections to same.

13                   MR. HUNTER: No objections.

14                   MR. KARASEK: All right. That being  
15 said, no objection to the exhibits, they are made  
16 part of the record, and there we are.

17                   All right. Now, before we proceed, I  
18 see people standing. Do we need to -- this doesn't  
19 have to be on the record.

20                   (Discussion held off the record.)

21                   MR. KARASEK: All right. We're back  
22 on the record. So everyone has a seat, everyone is  
23 as comfortable as can be in this proceeding at this  
24 point? Any problems with the room? Size of the  
25 room, number of people in the room, or anything to

1 that effect? All right. Let the record reflect  
2 there was no response to that, so we will proceed.

3 Now, as I indicated earlier, there  
4 are procedures for party status. Let me go at least  
5 to two initial people who have entered appearances  
6 and see if Mr. Hunter agrees that they can be added  
7 as parties, because if so we'll get by those and  
8 then we'll get into individuals.

9 So, Mr. Hunter, although you've not  
10 been sworn yet, and I don't think it's necessary  
11 that we do that at this point because it's really  
12 not testimony as such, but we have Mr. Vogt who's  
13 entered his appearance for those various entities  
14 that were referenced in his letter, and I think you  
15 have the letter in front of you as B No. 4, Board  
16 Exhibit 4. Do you have any objection to having  
17 those parties and Mr. Vogt be entered as a party in  
18 this case?

19 MR. HUNTER: No objection.

20 MR. KARASEK: No objection. All  
21 right, so that takes care of that.

22 And then we have Attorney Wolf who --  
23 again you have that in front of you as Board Exhibit  
24 No. 5, who's entered an appearance on behalf of the  
25 Shawnee Valley Owners Association, Inc. Do you have

1 any objection to that group being a party to this  
2 proceeding?

3 MR. HUNTER: No, sir, no objection.

4 MR. KARASEK: Okay. So those two are  
5 the only two that I have by way of actual entry of  
6 appearance.

7 Now, that being said, is there anyone  
8 else here who wants to be made a formal party to  
9 this proceeding? All right. We'll just go -- we'll  
10 just go around one at a time. All right. Sir, you  
11 need to state your full name for the stenographer,  
12 please.

13 MR. GIOVANNINI: Good evening,  
14 supervisors, Solicitor Karasek. My name is Anthony  
15 Giovannini, Jr. I'm an associate attorney at  
16 Broughal & DeVito in Bethlehem. My office  
17 represents the Shawnee Preservation Society. I'm  
18 specifically present tonight on behalf of Attorneys  
19 Leo DeVito and Lisa Pereira. Attorney DeVito was  
20 unable to attend due to an arbitration, and  
21 unfortunately, Attorney Pereira is unable to attend  
22 due to COVID issues.

23 MR. KARASEK: All right. So hold on  
24 for one second, because maybe we can cut to the  
25 chase here.



1                   Mr. Hunter, do you have any objection  
2 to having Attorney Giovannini and his client, the  
3 Shawnee Valley -- or the Shawnee Preservation  
4 Society, act as a party in this matter?

5                   MR. HUNTER: No objection.

6                   MR. KARASEK: You do not? All right.  
7 So then, Mr. Giovannini, if you just fill this out,  
8 sit there, and we're good.

9                   MR. GIOVANNINI: Thank you,  
10 Mr. Solicitor.

11                   MR. KARASEK: You're welcome. And  
12 then fill it out, and we'll make it part of the  
13 record. Okay, taking care of counsel.

14                   Now, who else do we have here? All  
15 right. So let's go to this gentleman here.

16                   MR. DELLA FERA: Yes. My name is  
17 Vincent Della Fera. I'm the president of the  
18 Shawnee Preservation Society. And I guess Attorney  
19 Giovannini has already asked that we be -- that the  
20 Shawnee Preservation Society be entered as a party,  
21 and I'd also like to request that I personally be  
22 entered as a party.

23                   MR. KARASEK: Okay. And what would  
24 be your basis for being, asking to be personally a  
25 party to this proceeding?

1 MR. DELLA FERA: Well, because I'm  
2 the president of the Shawnee Preservation Society.

3 MR. KARASEK: Well, but they're  
4 represented by counsel, so --

5 MR. DELLA FERA: Okay.

6 MR. KARASEK: -- that's -- that  
7 doesn't allow you to -- well, not it doesn't allow  
8 you. I'm sorry. It doesn't automatically make you  
9 a party. Your group is now a party.

10 MR. DELLA FERA: Okay.

11 MR. KARASEK: You're saying you want  
12 to personally be a party.

13 MR. DELLA FERA: Right.

14 MR. KARASEK: What enables you to say  
15 I should also be a party in addition to the group  
16 that my lawyer represents? And there may not be  
17 any. It's not a loaded question.

18 MR. DELLA FERA: Right. I understand  
19 that. I'm a long-term resident. I've been a member  
20 of the Sun Mountain Recreation, you know, Society  
21 which is -- Recreation Association which is part of  
22 the Shawnee Valley development, and I've been using  
23 their facilities for many years and I -- and I feel  
24 a strong connection to it.

25 MR. KARASEK: All right. And in

1 looking at some of the paperwork that I have here in  
2 front of me, and it's voluminous here. Okay? Let  
3 me just check one thing. There was a settlement  
4 agreement entered into with the Shawnee Preservation  
5 Society.

6 MR. DELLA FERA: Yes, sir.

7 MR. KARASEK: An original and then  
8 two amendments. The original on December 8 of 2029.  
9 And I'm just looking here to see.

10 FEMALE SPEAKER: 2029?

11 MR. KARASEK: Not 2029. I'm okay.  
12 We're not even there yet. How about 2009? Okay?  
13 And I'm seeing if you were --

14 MR. DELLA FERA: I was on the Board  
15 of --

16 MR. KARASEK: -- a signatory to that,  
17 but --

18 MR. DELLA FERA: I was a signatory to  
19 it as a member of the Board of Supervisors at the  
20 time.

21 MR. KARASEK: Okay. All right.  
22 So -- okay. All right. So that being said, you  
23 heard what he had to say. Mr. Hunter, do you have  
24 any objections to him being a party to the  
25 proceeding?

1 MR. HUNTER: Mr. Karasek, I'd like to  
2 point out I believe in the settlement agreement, the  
3 settlement agreement calls for communication  
4 regarding disputes or issues between the appellant,  
5 SPS, Smithfield Township, and the developer --

6 MR. KARASEK: Okay.

7 MR. HUNTER: -- be taken to the  
8 president of SPS. And under that, I believe it's  
9 correct for me to go ahead and say I have no  
10 objection --

11 THE REPORTER: I'm sorry. I believe  
12 it's what?

13 MR. HUNTER: I'm saying that as  
14 president of SPS Mr. Della Fera is the person  
15 responsible for receiving issues between the parties  
16 of the SPS settlement agreement, and therefore, we  
17 do not object.

18 MR. KARASEK: Okay. Fair enough.  
19 All right. That takes care of that. And there will  
20 be an appearance form for Mr. Della Fera to sign, so  
21 you can do that in due course, sir.

22 MR. DELLA FERA: Thank you, sir.

23 MR. KARASEK: Thank you.

24 All right. That being said, let's  
25 move on. Who else on that side was there? Okay.

1 All right, let's go to that young lady.

2 MS. KEATING: My name is Bridget  
3 Keating, and I live at 117 Knob Lane, which is  
4 directly -- you would be putting -- the three houses  
5 that they propose to build would be in front of my  
6 house.

7 MR. KARASEK: Okay. Just give me a  
8 moment to catch up.

9 All right. Mr. Hunter, you heard  
10 what this young lady had to say with respect to  
11 where her property is in relationship to the Shawnee  
12 Valley PRD and/or the proposed amendment. Do you  
13 have any objection to her being a party to this  
14 action?

15 MR. HUNTER: I do not have any  
16 objection. I believe it's fair.

17 MR. KARASEK: Okay. Fair enough.  
18 Ms. Keating, there's a form here I'm going to ask  
19 you to sign and put in your information so we know  
20 how to contact you, please.

21 All right. Who do we have next? Mr.  
22 and Mrs. Carbone? Okay.

23 MS. CARBONE: I'll go first.

24 MR. KARASEK: Sure.

25 MS. CARBONE: I'm Martha Carbone,

1 C-a-r-b-o-n-e. I reside in the community very near  
2 to the project. I'm a member of Shawnee  
3 Preservation Society, I was involved with the prior  
4 settlement which is in force.

5 MR. KARASEK: Okay.

6 MS. CARBONE: Ron, are they still  
7 making you take the minutes while you're also . . .

8 MR. KARASEK: Oh, no, not here I'm  
9 not doing that, no.

10 MS. CARBONE: Oh, yeah, because you  
11 have him tonight.

12 MR. KARASEK: At the Planning  
13 Commission but not at this stage, no. We have that  
14 young man over there taking everything down  
15 verbatim, so I'm just -- these are just my notes.

16 All right. So again, Mr. Hunter, you  
17 heard what Ms. Carbone had to say. Do you have any  
18 objection to her being a party to this proceeding?

19 MR. HUNTER: Ms. Carbone is also a  
20 resident on Knob Lane. I have no objection.

21 MR. KARASEK: Okay.

22 All right. Now, you're all going to  
23 have to give me a minute or two because I'm going to  
24 need more forms, so I'm going to have to copy some.

25 (A brief recess was taken.)

1 MR. KARASEK: Okay. Next who do we  
2 have? Mr. Carbone.

3 MR. CARBONE: My name is Tim Carbone.  
4 I live at 129 Knob Lane. I am also a member of SPS,  
5 and I was also a personal signee on the original,  
6 the settlement of 2007.

7 MR. KARASEK: All right. And you're  
8 the husband of Martha?

9 MR. CARBONE: Yes.

10 MR. KARASEK: Okay. So that being  
11 said, do you have any objection to him being a  
12 party?

13 MR. HUNTER: My comment, nothing  
14 personal because I've known Tim for a long time, is  
15 it's redundant.

16 MR. CARBONE: No. But that's just --  
17 that's just my opinion though.

18 MS. CARBONE: We can't hear in the  
19 back. Could you be louder?

20 MR. HUNTER: I'm sorry?

21 MS. CARBONE: We can't hear in the  
22 back. Could you maybe be a little louder?

23 MR. HUNTER: Can I take this off?

24 MR. LOVENHEIM: Sure.

25 MR. HUNTER: It might help. My

1 question is, Mr. Carbone is represented by counsel  
2 and Martha is already part -- is a party to it, and  
3 is there a need to continue to have multiple people  
4 representing essentially the same point of view?

5 MR. KARASEK: Yeah, that may -- that  
6 is probably a policy question, but I'll leave it to  
7 the supervisors as to whether you would want to make  
8 Mr. --

9 MR. PRIDE: I'd have no objection.  
10 Mr. Carbone was a party in the original suit and the  
11 original land use matter.

12 MR. KARASEK: So you -- how about  
13 you, Mr. Lovenheim?

14 MR. LOVENHEIM: No objection.

15 MR. HUNTER: No objection.

16 MR. KARASEK: All right. So then  
17 we're going to make him a party.

18 MR. CARBONE: Nice try, Ted.

19 MR. HUNTER: No. I'm just -- it's  
20 literally how long do we stay.

21 MR. CARBONE: Yeah, I know.

22 MR. KARASEK: Okay.

23 MR. HUNTER: I know what you'll say.

24 MR. KARASEK: All right. Let's  
25 continue on then. You're set there. Sign, just put



1 Marth -- put your name with Martha's form and that's  
2 fine. We don't need another form.

3 All right. Any more on this side?

4 Yes, okay. The gentleman in the back.

5 MR. LADD: My name is Dennis Ladd,  
6 L-a-d-d.

7 MR. KARASEK: I'm sorry, sir. I  
8 didn't get that at all.

9 MR. LADD: Ladd, L-a-d-d. I live at  
10 123 Knob Lane, and I purchased the property in 1991.

11 MR. KARASEK: Okay. So again --

12 MR. HUNTER: No objection.

13 MR. KARASEK: No objection. Okay.  
14 Then here's a form here, sir, you have to fill out.  
15 These forms that everyone is being given to fill  
16 out, please make sure you give them to me at the end  
17 of the hearing. They don't have to be done right  
18 this moment, but . . . those are his exhibits.  
19 They're not made part of the record yet, sir. Just  
20 fill out that form.

21 MR. PRIDE: Ron, just to be clear.  
22 People asked if someone can't physically be here  
23 today, they can come in and sign a copy as long as  
24 we get it to you, correct?

25 MR. KARASEK: Yeah, that's fine.

1 MR. PRIDE: Okay.

2 MR. KARASEK: All I need is to have  
3 again a name and address so we know who's going to  
4 get what paperwork, that's all.

5 MR. PRIDE: Yeah. No worries. Thank  
6 you.

7 MR. KARASEK: Okay. And how about  
8 that young lady there next to you?

9 MS. LADD: Sharon Ladd, and I live at  
10 123 Knob Lane. And my other half forgot to say we  
11 also own the lot behind us which is adjacent to Sun  
12 Valley.

13 MR. HUNTER: Sun Mountain and --

14 MS. LADD: Sun Mountain. Sorry.

15 MR. HUNTER: -- Shawnee Valley.

16 MS. LADD: Shawnee Valley, Sun  
17 Mountain.

18 MR. KARASEK: And excuse me. Your  
19 husband's first name was what?

20 MS. LADD: Dennis.

21 MR. KARASEK: Dennis. All right.  
22 I'm sorry. All right. So again --

23 MS. LADD: And can I just put my name  
24 there?

25 MR. KARASEK: Well, we have the

1 couple again as we did with the Carbones. Do you  
2 have any objection to her --

3 MR. HUNTER: No objection.

4 MR. KARASEK: Okay, so then put them  
5 on.

6 All right. Anyone else on this side  
7 of the room? Okay. Then let's move over there. Is  
8 there anyone over here on that side of the room?  
9 Come on up, sir.

10 MR. SAUVIGNE: My name is Peter  
11 Sauvigne. I live on the corner of River Road and  
12 Hollow Road, and also in my back yard is Shawnee  
13 Creek that this development drains into. I'm a  
14 member of SPS and a retired professional engineer in  
15 two states, although not Pennsylvania. I'd like to  
16 be made a party to this proceeding.

17 MR. KARASEK: Okay. Hold on for one  
18 second here so I can catch up.

19 Okay. Again, Mr. Hunter, you heard  
20 what Mr. Sauvigne had to say. Is there any  
21 objection to him being a party?

22 MR. HUNTER: I'd like to ask  
23 questions.

24 MR. KARASEK: Sure. Go ahead.

25 MR. HUNTER: I'm remiss in

1 understanding what the relationship is of your --  
2 your property to the PRD upstream.

3 MR. SAUVIGNE: It's well downstream.  
4 I'm downstream --

5 MR. HUNTER: Right.

6 MR. SAUVIGNE: -- a mile or two, but  
7 I live on both Hollow Road and Shawnee Creek that  
8 this PRD could impact traffic on one, flow and  
9 quality in the other. And I'm a member of SPS, and  
10 I'm a very concerned resident citizen.

11 MR. HUNTER: Sure. Mr. Savone?

12 MR. SAUVIGNE: Sauvigne.

13 MR. HUNTER: Sauvigne. Thank you.  
14 Being represented by counsel already, I do object --

15 MR. KARASEK: Okay.

16 MR. HUNTER: -- to being a direct  
17 party, because he is represented by counsel. And  
18 the relationship of the PRD: people who live in  
19 roads nearby, to me that's extending a little beyond  
20 what sounds appropriate.

21 MR. KARASEK: Gentlemen, you heard  
22 what was said here. Do you wish to make  
23 Mr. Sauvigne a party or not?

24 MR. LOVENHEIM: I would wish to make  
25 him a party.

1 MR. BARRETT: I would make him a  
2 party. This is Brian Barrett.

3 MR. LOVENHEIM: I feel that there may  
4 be water quality issues here, which I think have  
5 already been solved, but they should be brought up  
6 here anyway, and I think that's a good enough reason  
7 to make him a party.

8 MR. KARASEK: All right. And Brian  
9 said yes. And your position?

10 MR. PRIDE: I don't object.

11 MR. KARASEK: All right. Well, then  
12 he's a party.

13 MR. SAUVIGNE: Okay. Thank you.

14 MR. KARASEK: Sir, you got to fill  
15 out this form. Take your time; no need to rush.

16 MR. SAUVIGNE: Thank you.

17 MR. KARASEK: All right. Do we have  
18 a -- in the back there, come on up.

19 MS. NORRIS: Hi. I'm JoAnn Norris.  
20 My address is 229 Copenhaver Lane. That's off of  
21 Mosiers Knob Road.

22 MR. KARASEK: Okay. And your  
23 position is you should be a party because of that  
24 location?

25 MS. NORRIS: Yeah, the influx of the

1 traffic. Mosiers Knob is already horrendous.  
2 You're like this (indicating) going up it, going  
3 around the potholes. The roads just can't take it,  
4 and I want to see what's going to happen here.  
5 Because I've been a resident since 1980, and I've  
6 seen a lot come and go, and I just can't see more  
7 traffic on these roads more than what it is.

8 MR. KARASEK: Okay.

9 MS. NORRIS: It's not going to handle  
10 it, the traffic on Hollow Road and Mosiers Knob.

11 MR. KARASEK: All right. Mr. Hunter,  
12 you heard what the lady had to say. Do you have any  
13 objection to her being a party?

14 MR. LOVENHEIM: I have a question.  
15 I'm under the impression that the settlement  
16 agreement limited traffic on Mosiers Knob so that  
17 there would be no traffic to any development that  
18 was up there except a few driveways that might  
19 connect to Mosiers, but everything else had to go --

20 MS. NORRIS: Off this new project?

21 MR. LOVENHEIM: -- down the new road  
22 on the front through the ski resort.

23 MS. NORRIS: There's no road out to  
24 Mosiers Knob?

25 MR. HUNTER: It comes down to Hollow

1 Road.

2 MS. NORRIS: Is it on this picture  
3 here?

4 MR. HUNTER: That's a different  
5 image. The Stage IV is what would be referred to  
6 related to Mosiers Knob Road. In the 2007 PRD, the  
7 main traffic for Stage IV was through a roadway that  
8 was proposed down through Ski Shawnee at the time to  
9 Hollow Road. And that plan had just a minor access,  
10 so all the public traffic would have come down  
11 Hollow Road, not Mosiers Knob.

12 MR. LOVENHEIM: So what you're saying  
13 is there's a new road is going to be built on the  
14 face of the ski area that came down to Hollow Road  
15 but the traffic was not going to go onto Mosiers  
16 Knob Road?

17 MR. HUNTER: That's correct. And  
18 further --

19 MS. NORRIS: What's the minor --  
20 minor access be?

21 MR. HUNTER: You have to have a fire  
22 department access.

23 MS. NORRIS: Okay. Fire and  
24 emergency, okay.

25 MR. HUNTER: And the -- further, the

1 sale of Stages II and III to the National Park  
2 Service conserved 550 acres of land. All the  
3 driveways and roadways associated with the  
4 single-family residences that were part of that that  
5 would affect Mosiers Knob Road, they are part of  
6 what we're removing from the PRD in the 2021  
7 amendment.

8 MR. KARASEK: All right. Well, again  
9 we don't necessarily need to get into the --

10 MR. HUNTER: Right.

11 MR. KARASEK: -- specifics. The  
12 question is whether or not this young lady should be  
13 made a party to this proceeding.

14 MS. NORRIS: Well, I'm just -- I'm  
15 concerned about what's happening around Sun Mountain  
16 Lake and all that as well. I mean the wetlands,  
17 when I was here last they said we're taking wetlands  
18 from here and we're putting them here so you can  
19 create new ones. How do you remove wetlands and  
20 create wetlands? It just doesn't seem feasible, and  
21 I was just concerned about that over by the lake.  
22 And --

23 MR. PRIDE: I think that can be  
24 addressed in the public comment on this. I don't  
25 think we need to inquire about that in the party



1 status process.

2 MR. KARASEK: All right. So you're  
3 saying --

4 MR. HUNTER: I think Ms. Norris's  
5 concerns will be heard during the public process, so  
6 I do object.

7 MR. KARASEK: Well, she obviously has  
8 a right to public comment. We're talking about  
9 party status. So right now it's the position of the  
10 board not to grant her party status?

11 MR. PRIDE: I would say no in this  
12 case.

13 MR. LOVENHEIM: I agree.

14 MR. KARASEK: All right. So no party  
15 status then.

16 MS. NORRIS: No party status.

17 MR. BARRETT: Excuse me. Brian  
18 Barrett.

19 THE REPORTER: Sorry. I can't hear.

20 MS. HEILAKKA: Brian? Brian, this is  
21 Julia. Can you repeat what you're saying, please.

22 MR. BARRETT: I believe that where  
23 these people live, the Norrises, are much closer as  
24 the crow flies than most other people --

25 FEMALE SPEAKER: It's adjacent to

1 Stage IV.

2 MR. BARRETT: -- that are going to be  
3 involved with it, and what I say is that I think she  
4 should be granted party status.

5 MR. KARASEK: Okay. We have -- we  
6 have your vote for party status. Do we still have  
7 two for no party status?

8 MR. PRIDE: I mean I didn't hear  
9 sufficient reason, or at least that she said. If  
10 what Brian says is true, then maybe I'd reconsider,  
11 but I didn't hear her say that.

12 MR. LOVENHEIM: Closer as the crow  
13 flies.

14 MS. NORRIS: We live right next to  
15 Stage IV. Right next to it, Stage IV.

16 MR. BARRETT: As the crow flies to  
17 the Shawnee -- the PRD on Hollow Road.

18 MR. LOVENHEIM: But doesn't she live  
19 on Mosiers Knob?

20 MR. HUNTER: Copenhaver is what she  
21 said. Copenhaver? It's a side road.

22 MS. NORRIS: Yeah. Right straight  
23 down is the Hollow Road. Like we're right above  
24 like the firehouse, Shawnee Lake.

25 MR. BARRETT: They can walk -- yeah,

1 they can walk down to the firehouse.

2 MS. NORRIS: We see Shawnee Lake, we  
3 see all that across from us and --

4 MR. KARASEK: The steno can't take  
5 down two people talking at once. If you're not  
6 given party status, you must accept that, but we  
7 haven't gotten there.

8 MR. LOVENHEIM: I'll change my  
9 objection. Okay? I'll withdraw my objection.

10 MR. KARASEK: So you want her to be  
11 given party status?

12 MR. LOVENHEIM: (Nodding head up and  
13 down.)

14 MR. KARASEK: Okay. Well, then  
15 there's a form that you need to sign.

16 MR. PRIDE: I'll go on the record --  
17 all right, all right. Can we -- we need to be able  
18 to hear and save the applause for later.

19 MS. NORRIS: Thank you.

20 MR. PRIDE: I would put on the record  
21 that I would grant the request also. But please, if  
22 you do seek party status, be specific about your  
23 location. All right.

24 MR. KARASEK: Is there anyone else?  
25 All right. So --

1 MR. PRIDE: Well, I think on Zoom we  
2 have some.

3 MR. KARASEK: Oh, on Zoom there's a  
4 couple? Oh, okay.

5 MR. PRIDE: Mr. Stockbridge, would  
6 you like -- I see your hand is raised.

7 MR. STOCKBRIDGE: Hi. My name is  
8 Bill Stockbridge.

9 MR. KARASEK: I didn't get that one.

10 MS. HEILAKKA: Bill Stockbridge.

11 MR. KARASEK: Phil Stockbridge.

12 Okay.

13 MR. STOCKBRIDGE: Bill, as in a  
14 dollar.

15 MR. KARASEK: Okay.

16 MR. STOCKBRIDGE: And I live on 119  
17 Knob Lane. So I'm pretty much right next to -- I'm  
18 Bridget and Martha's neighbor.

19 MR. HUNTER: No objection.

20 MR. KARASEK: Okay. That's easy.

21 Next.

22 MR. PRIDE: Lee, do you want to speak  
23 to that? Lee, if you want to unmute yourself, you  
24 can go ahead and speak.

25 MALE SPEAKER: He's frozen.

1 MS. HEILAKKA: Ann Ligi also has her  
2 hand up.

3 MR. PRIDE: Yeah. Ann Ligi, if you  
4 would like to speak now, that's fine -- or seek  
5 party status now, that would be fine. We'll come  
6 back to Lee later or if you can type a message and  
7 we can get a form to him.

8 MR. KARASEK: Do we have Ann Ligi?

9 MR. BARRETT: Lee, are you there? I  
10 don't know if you're present. They're asking if you  
11 wanted to be party status.

12 MS. BOWER: My name is Eleese Bower.

13 MR. LEE BOWER: Can you hear me?

14 MS. BOWER: Can I speak for my  
15 father? Oh, there he is. Thank you.

16 MR. LEE BOWER: Can you hear me?

17 MR. PRIDE: Yes, sir.

18 MR. LEE BOWER: Okay. Yeah, I  
19 want -- I want to request party status.

20 THE REPORTER: What's his last name?  
21 I can't read it.

22 MR. PRIDE: Bower, B-o-w-e-r.

23 MR. KARASEK: And the basis for that  
24 would be what? I'm not sure if he heard me.

25 MR. PRIDE: Yeah. Lee, do you want

1 to say why you're inquiring --

2 MR. LEE BOWER: You're asking why?

3 MR. PRIDE: Yes.

4 MR. LEE BOWER: My property  
5 borders -- my property borders up behind where some  
6 of those amendments and changes might be occurring.

7 MR. KARASEK: What is his street  
8 address?

9 MR. HUNTER: Mosiers Knob Road.

10 MR. LEE BOWER: 408 Mosiers Knob  
11 Road.

12 MR. KARASEK: Okay.

13 MR. HUNTER: No objection.

14 MR. KARASEK: All right. And  
15 Mr. Hunter has said no objection, Mr. Bower, so  
16 you're a party.

17 Okay? Next? And Ann Ligi, is she  
18 available or --

19 MR. PRIDE: Yeah, Ann, did you want  
20 to speak? You're still able to seek party status.  
21 If we don't hear from you, we can move on to Holly  
22 first.

23 MR. KARASEK: Okay. Just move on to  
24 the next.

25 MS. LIGI: Can you hear me?

1 MR. PRIDE: Yes, Lee, we can -- Ann  
2 Ligi, yes, we can hear you.

3 MS. LIGI: Okay. My concerns are  
4 similar to those that have been expressed by Tim and  
5 Martha. I'm a member of SPS, former president of  
6 SPS. I live on 181 Minisink Avenue. The area is a  
7 huge drainage basin, so there are concerns about the  
8 way water runoff is going to be managed. It all  
9 flows downhill right there.

10 And the other concern is the traffic.  
11 Living on Minisink Avenue, when the holidays come  
12 around, we know it's best not to even venture onto  
13 River Road or try to get onto River Road.

14 So those are in general some of  
15 the -- my primary concerns.

16 MR. KARASEK: Okay. What's the basis  
17 for you wanting party status, however?

18 MS. LIGI: Well, I thought that I had  
19 clarified that by saying that I am a member of SPS  
20 and a former president. So I'm not sure how this is  
21 handled. Do all of the Board of Directors and  
22 current and prior presidents of SPS need to be named  
23 individually?

24 MR. KARASEK: All right, supervisors.  
25 Well, let me ask Mr. Hunter first. Any objection to

1 her?

2 MR. HUNTER: I do object. I think  
3 that the questions raised are extremely important  
4 and valid questions. Traffic study, water quality,  
5 environmental quality are all pertinent to anybody  
6 in the water basin and in the general area, but I  
7 don't think that elevates to party status for every  
8 single person who's in Smithfield Township or in the  
9 area of Shawnee Valley, so I'd ask the supervisors  
10 their input on that. We will be answering the  
11 concerns, and have answered the concerns, but I'd  
12 object.

13 MR. PRIDE: I'm not certain that  
14 she's close enough like the other -- the others that  
15 have been granted party status. I'd probably say  
16 no.

17 MR. LOVENHEIM: I'm going to say no  
18 as well. I think she's well-represented by counsel.

19 MR. KARASEK: All right. And Brian?  
20 Or I'm sorry. Mr. Barrett, your position?

21 MR. BARRETT: My position was to  
22 allow it.

23 MR. KARASEK: To allow her. All  
24 right. You gentlemen still say no?

25 MR. LOVENHEIM: Correct.



1 MR. PRIDE: Correct.

2 MR. KARASEK: All right. So then  
3 it's two to one and not -- no party status. All  
4 right.

5 MS. LIGI: Ahh, I lose by one vote  
6 again. Thank you.

7 MR. PRIDE: Oh, Ann.

8 MR. BARRETT: Great line; great line.

9 MR. PRIDE: Okay. Dr. Cadwallader?

10 MS. CADWALLADER: Hello. My name is  
11 Holly Cadwallader. I am a founding member and  
12 president of Shawnee Preservation Society and also a  
13 signatory on the 2007 amendment, and I would like to  
14 reserve my party status.

15 MR. KARASEK: Give me one moment,  
16 Mr. Chairman, because I want to just see . . .

17 MS. HEILAKKA: Holly, can you spell  
18 your last name for us, please?

19 MS. CADWALLADER: Yes. It's C, as in  
20 cat, -a-d, as in David, -w-a-l, as in Larry, -l, as  
21 in Larry, -a-d, as in David, -e-r.

22 MS. HEILAKKA: Thank you.

23 MR. KARASEK: All right. And I have  
24 noted here, Mr. Hunter, that Ms. Cadwallader -- if  
25 that's how I pronounce it, I apologize if I have

1 butchered it -- is an actual party to the settlement  
2 agreement individually in addition to Shawnee  
3 Preservation Society, just as the Carbones were  
4 individual parties and Mr. Bower was an individual  
5 party.

6                   So that being said, any objection to  
7 her being a party?

8                   MR. HUNTER: I have a question.

9                   MR. KARASEK: Go ahead.

10                  MR. HUNTER: My question is, where  
11 does Ms. Cadwallader reside now? It's my  
12 understanding she no longer lives in the area. How  
13 does our work in the area affect someone who's moved  
14 away? And I just -- I need to ask that question.

15                  MS. CADWALLADER: Ted, is that you?

16                  MR. HUNTER: Yes, it is, Holly.

17                  MS. CADWALLADER: I don't know who's  
18 asking the question.

19                  MR. HUNTER: I'm asking where you  
20 live, because I understood you moved away from  
21 Smithfield Township and Shawnee Valley and were no  
22 longer here.

23                  MS. CADWALLADER: And I still don't  
24 know who's asking the question of me.

25                  MR. HUNTER: It's Ted, it's Ted

1 Hunter asking the question.

2 MS. CADWALLADER: Yeah. So  
3 essentially I work in New England. I'm an  
4 independent educational consultant, and I travel for  
5 work. Currently I live in New England. I also have  
6 a home in Pennsylvania. And in terms of the work  
7 that you all are doing, because I was a party in  
8 2007, I just need to be aware and notified of that  
9 to either agree on it or not.

10 MR. PRIDE: Ron, I would ask your  
11 formal judgment on it.

12 MR. KARASEK: Well, she is a party to  
13 the settlement agreement. And I mean again, I'm not  
14 a supervisor.

15 MR. PRIDE: Sure.

16 MR. KARASEK: You gentlemen are the  
17 supervisors. But I don't see any harm in making her  
18 a party. Quite frankly, all of these individuals  
19 who are given party status doesn't elevate them to  
20 any special status.

21 MR. PRIDE: Right.

22 MR. KARASEK: That only just says  
23 that we will let you know what's happening so that  
24 you can come to the next hearing or you can do  
25 something.

1 MR. PRIDE: Sure.

2 MR. KARASEK: And of course it  
3 enables them to be -- enables them to ask questions.  
4 But sometimes you got to be careful what you wish  
5 for, because they can now be asked questions, hard  
6 questions, about what they're doing. So I don't  
7 have a problem in recommending that she be a party  
8 because she was a signatory to the settlement  
9 agreement individually.

10 The fact that she may have moved out  
11 of the area? Well, I agree with Mr. Hunter. I'm  
12 not quite sure how much weight to be given to her  
13 status if you will, but as to the status itself, I  
14 would have no objection in saying make her a party.

15 MR. HUNTER: Because of the confusion  
16 about this, I don't want -- I will not object. I'd  
17 rather sort it out than -- than remove Holly from  
18 this today as a party, so no objection.

19 MR. KARASEK: Okay. That makes that  
20 easy. All right. Anyone else?

21 MR. HUNTER: Figure the rest of it  
22 out.

23 MR. KARASEK: Anyone else on Zoom?

24 MS. CARBONE: There was a gentleman,  
25 Ian Bower, that was texting me. He was trying to

1 get on as a party on Zoom. I don't know if you see  
2 him on there, Ian Bower?

3 MR. PRIDE: Julia will check, but we  
4 don't have any messages from him. I presume this is  
5 Mr. Bower's son?

6 MS. CARBONE: Yes.

7 MS. HEILAKKA: I don't see anyone by  
8 the name of Ian Bower on, but there are some iPads,  
9 phone numbers, and other devices that he might be  
10 using.

11 MR. KARASEK: Well, let's see if we  
12 can get him to identify --

13 MR. PRIDE: Yeah, you have to seek --  
14 you have to seek party status; you can't be --

15 MR. KARASEK: Yeah, identify or  
16 respond, right. We're just not going to say okay  
17 without him being able to let us know and respond  
18 and participate in the proceedings. And I  
19 understand he may be having difficulty with the  
20 technology, but that's something we can't control  
21 right now. There I'm sure will be another hearing.  
22 We're already pushing six o'clock, and we haven't  
23 even started testimony yet.

24 MS. CARBONE: I'm sorry. I just got  
25 another text from him. He says that he's on but

1 he's muted by the township?

2 MR. PRIDE: No, people can unmute  
3 themselves to speak up; otherwise the others would  
4 not have been able to. But if you could have him  
5 confirm by a message or something in the chat box,  
6 that's at least enough for us to know that he's  
7 seeking party status.

8 MR. HUNTER: Can he raise his hand?

9 MR. PRIDE: He could raise his hand,  
10 something like that.

11 MR. BARRETT: Who is the person that  
12 you're asking? Because I couldn't hear who you were  
13 asking for on -- Martha is pretty in the distance;  
14 you can't hear her.

15 MR. PRIDE: Ian Bower.

16 MR. BARRETT: Ian Bower, if you're  
17 on, raise your hand to unmute.

18 MR. IAN BOWER: I am unmuted. Can  
19 you hear me?

20 MR. PRIDE: Yes, we can.

21 MR. KARASEK: Okay.

22 MR. IAN BOWER: This is Ian Bower.  
23 Yes, I am requesting party status, please. Thank  
24 you.

25 MR. KARASEK: All right. And the

1 basis for that request?

2 MR. IAN BOWER: So I reside with my  
3 father at 408 Mosiers Knob Road.

4 MR. KARASEK: Okay.

5 MR. IAN BOWER: That's the property  
6 as he said that is going to join where many of these  
7 indices --

8 MR. KARASEK: Okay.

9 MR. IAN BOWER: -- and changes will  
10 impact.

11 MR. KARASEK: All right. Mr. Hunter,  
12 any objection to Mr. Ian Bower being a party?

13 MR. HUNTER: No, no objection.

14 MR. KARASEK: Okay. Anyone else?

15 MS. BARRETT: Yes. Hello?

16 MR. PRIDE: Could you please state  
17 your name and the reason for why you're seeking  
18 party status?

19 MS. BARRETT: Pam Barrett. I'm one  
20 of the founders of SPS. I live on Mosiers Knob  
21 Road. I'm one that's responsible for the 500 acres.  
22 When this was going on I was very aware of what was  
23 going on. I've had multiple studies done through  
24 the Monroe County Planning Commission, traffic  
25 studies done, what would happen with all this

1 traffic. I'm very concerned because Shawnee Church  
2 Road comes out on Hollow Road. I know probably more  
3 than anybody here what's going on, and I would like  
4 to have party status.

5 MR. KARASEK: All right. Mr. Hunter,  
6 any objection to party status for Ms. Barrett?

7 (Audience laughter.)

8 MS. BARRETT: Stop laughing. Who's  
9 laughing?

10 MR. HUNTER: No objection.

11 MR. KARASEK: Okay. Anyone else?

12 MALE SPEAKER: I just had a question,  
13 gentlemen. Is it possible to come to the township  
14 and take a look at the stuff?

15 MR. PRIDE: Absolutely. It's  
16 available for public inspection.

17 MS. CARBONE: It was not offered to  
18 me when I came.

19 MR. PRIDE: It has been. We  
20 advertised it. I'm not sure what you're  
21 referencing.

22 MS. CARBONE: Yeah. I was never  
23 given any documents or offered to see it.

24 MR. PRIDE: We advertised that the  
25 materials available for this hearing were available



1 for -- I don't remember how many days in advance,  
2 but multiple people did come to look at it,  
3 including the plans and --

4 MS. CARBONE: So I've heard.

5 MR. PRIDE: Okay. All right.

6 MR. KARASEK: All right. Anyone else  
7 for party status?

8 All right. So then what I have here  
9 are the following, and this is a recap. That the  
10 individuals who were given party status that are  
11 here in the meeting room are the Shawnee  
12 Preservation Society through Attorney Anthony  
13 Giovannini, Jr., counsel for them. Mr. Vincent  
14 Della Fera, Richard Keating, Martha Carbone, Tim  
15 Carbone, Dennis Ladd, Sharon Ladd, Peter Sauvigne,  
16 and JoAnn Morris.

17 The people that I have noted for  
18 party status that were via Zoom that need to  
19 complete forms and forward them to the township --  
20 because if you don't do that I'm not going to  
21 consider you a party. You must file these forms  
22 with the township. That's Mr. Bill Stockbridge,  
23 Mr. Lee Bower, Ms. Holly Cadwallader.

24 MR. HUNTER: Cadwallader.

25 MR. KARASEK: Cadwallader. Again I

1 butchered it, so I apologize. Mr. Ian Bower and  
2 Ms. Pam Barrett.

3 So that being said, is there anyone I  
4 may have missed? All right. So let's do --

5 MS. NORRIS: One question. I think  
6 you had my name wrong.

7 MR. KARASEK: I have JoAnn Morris.

8 MS. NORRIS: N, as in Chuck Norris.

9 MR. KARASEK: Excuse me? Oh, Norris  
10 with an N.

11 MS. NORRIS: N, like Chuck Norris.

12 MR. KARASEK: Got it. Okay.

13 MR. ANDERSON: Hey, excuse me. Hey,  
14 Ted, it's Tom. Can I just ask you a question before  
15 we go any further just for my own clarification?

16 MR. PRIDE: Who's this?

17 MR. HUNTER: Tom Anderson is my  
18 business partner in the Shawnee property and is on  
19 Zoom also.

20 MR. ANDERSON: And I didn't think  
21 that this -- the scope of this involved the Stage IV  
22 land, so I didn't know all the people who are lining  
23 up to chat about Stage IV, I didn't think that was  
24 what we were covering.

25 MR. HUNTER: So, Tom, the amendment

1 we're proposing does not have anything to do with  
2 Stage IV and doesn't change it and doesn't affect  
3 the SPS settlement agreement over Stage IV, but  
4 because of the PRD as a whole, I don't -- I don't  
5 think we can successfully object to it. I ask  
6 whether it -- the PRD is a wholistic thing.

7 MR. KARASEK: Yeah, I would say --

8 MR. HUNTER: The testimony will go  
9 differently.

10 MR. KARASEK: Yeah. Mr. Anderson, is  
11 that if people are here to comment about Stage IV  
12 and Stage IV is -- has nothing to do with what the  
13 amendments are in front of you or in front of the  
14 board, if you remember during my introductory  
15 remarks, the board can not consider material that is  
16 irrelevant, not material, not probative, et cetera.

17 So although obviously I believe the  
18 supervisors would allow an individual or individuals  
19 to talk about Stage IV, because that's just what  
20 they have done in the past, allow people to speak.  
21 I'm not sure how much weight will be given to that  
22 comment or testimony because that's not what's  
23 before you.

24 MR. ANDERSON: All right. Well, I  
25 heard -- I heard maybe four or five people, you

1 know, gave status based on their addresses on  
2 Mosiers Knob Road, and I just -- I don't think  
3 that's what we're here to discuss.

4 MR. KARASEK: Okay. Well, fair  
5 enough, but they've been given party status, so  
6 we're off to the races with them and we'll go from  
7 there.

8 MR. CARBONE: Hey, Ron and Tom and  
9 Ted? It says in that little -- you know, your  
10 presentation it -- or somewhere in there it says  
11 that any houses that are taken away from Stage 1b  
12 can be placed in Stage IV.

13 MS. CARBONE: Correct.

14 MR. KARASEK: All right. Well --

15 MR. CARBONE: So, therefore, that's  
16 why --

17 MR. KARASEK: -- you're getting into  
18 testimony, which I don't know -- I have not heard.

19 MR. CARBONE: You're saying they have  
20 nothing to do with each other, but they do. That's  
21 all I'm saying.

22 MR. KARASEK: Well, all I know is  
23 you're talking about testimony that I haven't heard  
24 and neither has the board.

25 MR. CARBONE: Well, you haven't read

1 the settlement then.

2 MR. KARASEK: So that's for the  
3 meeting today; it's not to be prejudged. We don't  
4 prejudice things. He will present his case, the  
5 people who are parties will present their case, and  
6 then a decision will be made, so . . .

7 All right. So in any event, so we're  
8 done -- we've been working for about an hour here,  
9 and I know that that doesn't seem very long, but for  
10 a stenographer who must be completely concentrating  
11 on what's occurring that can be a bit strenuous. So  
12 I'm going to ask, with the permission of the  
13 supervisors, to take just a simple five-minute break  
14 to let the stenographer stretch his feet and do what  
15 needs -- stretch his legs, do what he needs to do,  
16 if anything, and we will come back here at -- I've  
17 got 6:03, so let's just make it 6:10. And we'll  
18 continue on at that point where Mr. Hunter will then  
19 present his case at that time.

20 MR. PRIDE: Okay. We will mute the  
21 room mike at this point.

22 MR. KARASEK: To like 6:10, so we'll  
23 give a chance for the stenographer and anyone else  
24 who may need to use the facilities or whatever.

25 (A brief recess was taken.)

1                   MR. KARASEK: All right. We are back  
2 on the record. It's 6:12 p.m., and we are going to  
3 turn the matter over to Mr. Hunter and/or --

4                   MR. HUNTER: Mr. Anderson.

5                   MR. KARASEK: -- his partner,  
6 Mr. Anderson, with respect to the application.

7                   Now, understand that they will be  
8 sworn and they will give sworn testimony, just as  
9 the people who are parties will be sworn and must  
10 give sworn testimony. After that testimony is done  
11 I will then ask the Board of Supervisors if they  
12 have any questions, and we will then have Mr. Hunter  
13 or Mr. Anderson answer those questions, and then we  
14 will go to the parties and see if the parties have  
15 any questions.

16                   And again, questions are questions.  
17 They're not a statement, they're not your position,  
18 they're not an argument; they will be questions. So  
19 don't be offended if in fact the board through me  
20 says that's not a question, move on, because we need  
21 to ask questions as a party. Then at the end if you  
22 want to make an argument, have at it, you can argue  
23 all you want; but questions are different than  
24 argument.

25                   So that being said -- and all of you

1 have been excellent this evening. Okay? And I am  
2 very happy that it doesn't appear that you guys are  
3 at each other's throats, which is good. Because  
4 first of all, that young man over there can't take  
5 down two people yelling or arguing with one another.  
6 And more importantly, that's how business gets done  
7 in a good way.

8                   So that being said, you may hear  
9 things that Mr. Hunter or Mr. Anderson have to say  
10 that you make like roll your eyes or say "oh, boy."  
11 You know, again in your head you can say that. Just  
12 don't say it out loud because it's going to confuse  
13 this record that's being created. And I'm sure  
14 that --

15                   MALE SPEAKER: We apologize in  
16 advance.

17                   MR. KARASEK: Exactly. You can do  
18 that in advance, so . . .

19                   All right. That being said, I'm  
20 going to turn the case over to you, Mr. Hunter.  
21 It's your application, so you are free to present  
22 your case in whatever fashion you deem appropriate.  
23 Please keep your voice up so all the individuals in  
24 the room can hear you, especially if they want to  
25 ask questions of you later. They can't ask

1 questions if they don't hear what you're saying.

2 And that being said, you're on, sir.

3 \* \* \*

4 TED HUNTER, having been duly sworn,  
5 testified as follows:

6 DIRECT TESTIMONY

7 MR. HUNTER: I'm intimidated. That's  
8 true. Good evening. My name is Ted Hunter. I'm an  
9 architect, a real estate developer with about 35  
10 years' experience in the industry. My business  
11 partner, Tom Anderson, is joining us via the Zoom  
12 call. Tom and I have worked together for about 20  
13 years.

14 From a history point of -- can  
15 everybody hear me okay still so far?

16 FEMALE SPEAKER: Yes.

17 MR. HUNTER: Okay. Thank you.

18 MR. KARASEK: If you want to, you  
19 don't have to worry about putting your back to me.  
20 If you want to turn yourself around and face  
21 everyone?

22 MR. LOVENHEIM: Or sit on this side  
23 of the desk.

24 MR. KARASEK: You can sit over here.  
25 You're not going to offend me with your back. If



1 you want to sit here and talk forward, that's fine.

2 MR. HUNTER: I'm more -- I'm more  
3 comfortable facing this way.

4 MR. PRIDE: It's easier for him to  
5 control the computer from there, so --

6 MR. HUNTER: I'm going to stay this  
7 way. Thanks for the suggestion.

8 MR. KARASEK: Okay. Go ahead, sir.

9 MR. HUNTER: Tom and I worked  
10 together for about 20 years. Fifteen years we were  
11 together at Wyndham Worldwide where we were senior  
12 executives in the hospitality industry. We were  
13 responsible for real estate development throughout  
14 the United States as well as some international  
15 work, and we began working here in Shawnee back in  
16 about 2005 when we were part of Wyndham.

17 Roughly five, six years ago we both  
18 left that company. Since then there's a -- we are  
19 working in a home building company that is in  
20 Tennessee, developing and building new homes in a  
21 community that's about 14,000 acres, about 1200 left  
22 being developed. We build about 30 or 40 homes a  
23 year in that development. It's a very mature  
24 community, it's a nature-oriented community there in  
25 Tennessee. It's in central Tennessee between

1 Nashville and Knoxville.

2           In that business we develop about 30  
3 or 40 homes a year, again a nature-oriented  
4 community. There's golf and recreation; there's  
5 boating, streams. There's an enormous trails system  
6 throughout the community run by the property owners  
7 association and the trails committees there.

8           We're partners in the development of  
9 the Shawnee Valley PRD now through a transaction  
10 where Wyndham sold that to us as a business. The  
11 team behind us dealing with a lot of the concerns  
12 that you guys all have is probably one of the best  
13 in this region.

14           To start with, the planner is a  
15 company called URDC, Urban Research & Development  
16 Corporation. They've worked on this project since  
17 it began in the 1980s. They are responsible for how  
18 to develop the land, how to fit the components  
19 together, what can go where.

20           Next on the list, the stormwater is a  
21 company called Irick, Eberhardt & Mientus. They're  
22 responsible for the stormwater management. So the  
23 gentleman who is a P.E., your concerns about  
24 stormwater management, and I know others in the room  
25 have a concern about flood water and erosion

1 control. That firm has been working for years and  
2 has gotten all of the permits and approvals for that  
3 work.

4 Penn's Trail is environmental and  
5 wetlands management. There's about a quarter of an  
6 acre of wetland involved in the construction of the  
7 project. Out of the 165 acres of development that  
8 we're talking about in Stage 1b, there is a small  
9 section of six stream crossings that we worked  
10 through the Army Corps of Engineers and the  
11 Pennsylvania Department of Environmental Protection,  
12 and those are mitigated and the studies of that are  
13 through Penn's Trail Environmental and wetlands.

14 Wildlife habitats was a specialist by  
15 the name of Amy Greene, and there were some  
16 subspecialists. There was a specific bog turtle  
17 specialist, for example, to determine where the  
18 habitats are. There are no bog turtles on our  
19 property. There are bog turtles upstream from us in  
20 what used to be the Phil Rush property. And that's  
21 the firm that managed all of the analysis to  
22 determine where the turtle habitat was and what  
23 suitable habitat there was and some of the expansion  
24 of their habitat that we're going to be building if  
25 the community gets constructed, because literally

1 you do some improvement to help the habitat during  
2 the development process.

3 Givler Engineering manages the design  
4 and the engineering and the maintenance process for  
5 the two dams on the property, the Shawnee Lake dam  
6 and the Sun Mountain dam. Chuck Givler, he's a  
7 Ph.D. in the business.

8 And Traffic Planning and Design, TPD,  
9 has done the traffic analysis and works on the  
10 intersections and the highway occupancy permits and  
11 those types of businesses.

12 Despite all that's been said, I'm  
13 going to present the case that what we're talking  
14 about today is relatively positive to the community  
15 and not really a big impact to the community,  
16 because the plan as it exists today has been around,  
17 it's not new. The plan is the Shawnee Valley -- the  
18 PRD has been around since the 1980s. It was amended  
19 as Mr. Karasek said in 2005 and 2007.

20 The current plan that is approved by  
21 all agencies, all governmental agencies with the  
22 exception of the SPS settlement, all the  
23 governmental agencies have approved and the 2007  
24 plan is what's in effect. Existing neighborhoods of  
25 Woodland Village -- or Woodland Village, Oakdale,

1 and a portion of Northslope are all parts of Stage I  
2 of this community development, and what we're  
3 talking about really is focused on Stage II and a  
4 couple of details in Stage II. But the list of  
5 changes is here. I know it's hard to see. I do --  
6 I will end up showing you a larger plan, so bear  
7 with me.

8           The plan that's in the -- I'm going  
9 to use this. The plan that's in the upper right  
10 (indicating) here is the 2007 plan as it is  
11 officially legally approved today. In that plan  
12 we're looking at Shawnee Valley Drive right here,  
13 Hollow Road right here, the two lakes, Mosiers Knob  
14 Road running up here, the ski hill right here. This  
15 is called Stage IV, this was called Stage II and  
16 III, and this was all Stage I. The lower right  
17 corner is the amendment to the plan that proposed  
18 two-thousand-twenty -- 2021 amended tentative plan.

19           The major changes are largely to  
20 implement and document the SPS settlement agreement  
21 changes. Okay?

22           The first thing that changed, and it  
23 was alluded to, in 2014 Tom and I as Wyndham were on  
24 the other side of the equation working with SPS  
25 members to sell 550 acres of the land that used to

1 be developed as single-family homes and townhouses  
2 known as Stage II and III. That 550 acres of land  
3 ran all the way down -- runs all the way down to  
4 Shawnee Valley Drive and straddled Mosiers Knob  
5 Lane.

6 In that, there were about 250 homes  
7 in that that were removed. So this green area now  
8 which is still part of the PRD is now green open  
9 space permanent conservation. So we're showing that  
10 plan so that it gets recorded and it's on the books.  
11 It's no longer just the settlement agreement, it  
12 becomes the public record and the approved plan.

13 The second change is along the lakes,  
14 which are right here. This is -- I should steady my  
15 hand. This is the Sun Mountain Lake, this is the  
16 Shawnee Lake. (indicating)

17 FEMALE SPEAKER: We can't see.

18 FEMALE SPEAKER: Jake, can you move?

19 MR. PRIDE: I'll do my level best.

20 But, Ted, you have copies that you can give to  
21 people at some point, right?

22 MS. CARBONE: You said the township  
23 has all this that people could get if they wanted,  
24 correct, the copies of the maps?

25 MR. PRIDE: Ted has some copies as

1 well.

2 MR. HUNTER: I don't have this many  
3 copies. But there's three pages each, so share. So  
4 it's -- they're separated. So this is my  
5 presentation, these three pages. So I don't have  
6 enough to cover everybody in the room I don't think.

7 MR. KARASEK: Do you want to make  
8 those --

9 MS. HEILAKKA: Ted, if you would like  
10 to retain, we can make copies here for them.

11 MR. HUNTER: No, not right now. I do  
12 want to -- I need to back up, Ron, to make some  
13 things in the record. Should I do that now?

14 MR. KARASEK: Well, again if you're  
15 referencing this document, you should make this part  
16 of the record in some fashion.

17 MR. HUNTER: I am.

18 MR. KARASEK: Whatever other  
19 housekeeping you want to do, let's do it now, so  
20 this way we don't --

21 MR. HUNTER: Distract later.

22 MR. KARASEK: Yeah, we're not  
23 distracted with it. So that being said, go right  
24 ahead.

25 MR. HUNTER: In my list that I gave

1 to you it's the item 13, the township presentation.  
2 That's this presentation, item 13.

3 MR. KARASEK: So let's make sure the  
4 stenographer knows that. You have given the  
5 stenographer a sort of index?

6 MR. HUNTER: I gave him a copy of  
7 this list. (indicating)

8 MR. KARASEK: Okay. So and looking  
9 at that list, you're going to be referring to item  
10 number you said 13?

11 MR. HUNTER: Thirteen, correct.

12 MR. KARASEK: Okay. And that's this  
13 document to which we are looking at right now.

14 MR. HUNTER: If it's okay, I'm going  
15 to go through the presentation and then come back  
16 and settle this issue.

17 MR. KARASEK: Okay. That's fine.  
18 Again, it's your case. You present it any way you  
19 want. I just want to make sure that we have all of  
20 the correct documentation, because I don't want to  
21 be in a situation where something was not presented  
22 and that could be an issue. So go ahead.

23 MR. HUNTER: In between the two lakes  
24 is Mosiers Knob -- is Knob Lane, and Knob Lane is a  
25 gravel track with five homes that have been built.



1 It was subdivided in the 1930s, and it is right in  
2 here.

3                   But one of the things -- and one of  
4 the provisions in the settlement agreement was that  
5 home -- land around Knob Lane, right here and on the  
6 other side of Shawnee Lake right here, we're  
7 extending buffers. So there are a couple of  
8 different buffers. This is the diagram that's in  
9 the settlement agreement (indicating) which -- which  
10 Martha has brought.

11                   The buffers provided a setback from  
12 the water's edge of 120 -- 100 feet for vegetation  
13 to be maintained and another 20 feet for setting  
14 back buildings, so that buffer is right here on the  
15 other side of Shawnee Lake.

16                   This originally where the -- where  
17 this green area is shown here, it's hard to see on  
18 this drawing, and I apologize, but that area right  
19 there where Mosiers Knob Road was was designed and  
20 currently is technically legally approved for 33  
21 zero lot line homes and are in the 2007 plan as it  
22 stands today. This is the plan that's approved  
23 remember.

24                   Those homes are removed in our  
25 amendment. In the 2021 amendment we are

1 acknowledging and putting in the buffer of those  
2 homes.

3           This buffer on the other side of the  
4 lake, this buffer I referred to before, required us  
5 to move back or eliminate the footprints of four  
6 buildings right here along this edge; and that's --  
7 that's addressed in the narrative and addressed in  
8 this description right here where it talks -- we  
9 talk about the fact that those townhouse units that  
10 were in that buffer have to be shifted out.

11           The third part requires an amendment  
12 to the SPS agreement. This is the connect -- these  
13 two pieces right here are I think what has been  
14 concerning residents the most. The first one,  
15 Lakeview Drive is the name that was given to a new  
16 road connection from Shawnee Valley Drive that comes  
17 through the Stage I development and is built across  
18 the Sun Mountain dam and connects to Hollow Road  
19 right at this point, roughly 150 feet or so north of  
20 the existing Camp Sun Mountain driveway.

21           That's approved in the 2007 plan;  
22 it's approved in all of the environmental permits;  
23 it's approved in the Dam Safety. The only thing  
24 was, that during the negotiations for the settlement  
25 agreement the Knob Lane concerns and the SPS

1 concerns were hoping to relocate it.

2           So in the settlement agreement the  
3 intent was to move and create the crossing, which is  
4 required for fire and life safety; it was intended  
5 to move it down to the lower dam, make it a  
6 one-lane, one-way emergency only roadway.

7           What we have found, and we -- we  
8 recognize and put into our documents that we've put  
9 into our application that we recognize that that  
10 requires an amendment with the SPS settlement  
11 agreement. Because the SPS settlement agreement  
12 said we're supposed to move the road from here, move  
13 it to here. We need an amendment to the settlement  
14 agreement.

15           The settlement agreement by the way  
16 is a three-party agreement. It was SPS filing suit  
17 against Smithfield Township Board of Supervisors I  
18 believe is the correct and us as -- Wyndham as the  
19 developer at the time, SDI at the time. So we've  
20 known from the beginning that we needed to come  
21 together with SPS and resolve an amendment for this  
22 issue. I'll come back to that and explain more in  
23 detail.

24           The second issue, which this has been  
25 key and we recognize from the beginning, we found

1 that there are -- there are the home lots in Knob  
2 Lane, and it turned out that during the research of  
3 the acquisition from Wyndham selling to Tom and me  
4 that there were separate tax ID parcels and separate  
5 individual already subdivided lots that were  
6 subdivided in the 1930s. The same lots that you  
7 folks live on were subdivided in the 1930s.

8           Nobody knew that, at least from our  
9 side nobody knew that at the time when this buffer  
10 was -- was agreed to, so we are asking for  
11 consideration of building on three of the five  
12 individual home lots that are there, building a  
13 single-family house there.

14           The difference between the two plans  
15 is that the development acreage is reduced  
16 massively, the stream crossings are reduced from  
17 there -- there originally were 14 more stream  
18 crossings to happen. Now there's only six stream  
19 crossings, which is a big deal with the Army Corps  
20 of Engineers. The road miles is obviously reduced  
21 because none of this roadway is built. The open  
22 space is increased.

23           All we're doing is we are trying to  
24 reserve because we don't know as -- as the PRD --  
25 the PRD is a long-lasting document, and it's a plan

1 that -- obviously plans like this take years to  
2 mature. We do want to be able to reinstate  
3 residential units if we figure out places where the  
4 land and the approvals could be -- could be had.

5 We aren't proposing any replacement  
6 today because we don't have a plan, we do not --  
7 came here without a plan, but we want to be able to  
8 just put for the record to reserve that.

9 I'm going to suggest now that I want  
10 to put to the record our application information,  
11 Ron?

12 MR. KARASEK: Okay. Go ahead.

13 MR. HUNTER: Item No. 1 was the cover  
14 letter with our application.

15 Item No. 2 was the findings of fact  
16 under the PRD regulations of the Pennsylvania  
17 Municipalities Code.

18 Item No. 3 is the historical record,  
19 which is the cumulative findings of fact from 1988  
20 till today. It's the record submitted for each --  
21 the original PRD and each of the two amendments in  
22 '05 and '07. That's item 3.

23 Item 4 is the 2021 amended  
24 tentative -- I'm sorry. The 2007, correct that, the  
25 2007 approved amended tentative plan. In other

1 words, the drawing that was in the upper right of my  
2 presentation, that's Exhibit -- that's item 4 in our  
3 testimony today.

4 Item 5 is the proposed amended 2021  
5 PRD tentative plan.

6 Item 6 is the 2021 PRD Plan Approval  
7 Summary Chart.

8 Item 7 is -- excuse me just a second.  
9 Is the settlement agreement, the SPS settlement  
10 agreement, with all of the appendices. We included  
11 that in our application because it was needed to  
12 reference.

13 Item 8 is the first amendment to the  
14 settlement agreement. For the benefit of the  
15 audience, the first amendment was needed back in the  
16 time when we were negotiating to sell to the  
17 National Park Service. There was a technical issue  
18 that the National Park Service required to be  
19 changed, and we made an amendment, and it was signed  
20 at the time by SPS and the developer. It was  
21 probably erroneously not signed by the township at  
22 that time, but -- because there was three parties.  
23 The amendment was signed and executed.

24 There was a second amendment. The  
25 second amendment similarly corrected another issue

1 with the National Park's transaction. And both of  
2 those amendments were then submitted to Monroe  
3 County Court and recorded as per the provisions of  
4 the original settlement agreement.

5           Item 10 on the list was the proposed  
6 rough draft that we presented to SPS on June 10th,  
7 2021. We sought meetings with SPS because we knew  
8 that we needed to talk about the amendment for the  
9 road and the three houses, and we began reaching out  
10 to the president of SPS, at the time Vince, and  
11 other members of SPS around March.

12           On June 10th of last year we met at a  
13 house that we have renovated at the corner of  
14 Frutchey Road and Hollow Road, and we had a lengthy  
15 meeting where we presented the issues, these two  
16 outstanding concerns about the amendment we wanted  
17 to submit. We presented the third amendment to the  
18 SPS settlement agreement at that time, that proposed  
19 draft, in anticipation of having a dialogue and  
20 comment back from SPS at the time. Unfortunately,  
21 we never did get any response, but that's for the  
22 record item 10.

23           Item 11 on my list is a letter from  
24 the Shawnee Fire Company stating their preference  
25 between the two locations of the road that's

1 required to connect to Hollow Road, and of the two  
2 locations the fire company -- I met with them in  
3 June I believe. Actually, strike that. I do not  
4 want -- I don't remember when. I met them last --  
5 in 2021.

6 I met them in 2021, and as a result  
7 of that meeting they've issued their letter  
8 indicating the preference for the Camp Sun Mountain  
9 location of a two-lane road over the proposed  
10 location at the Shawnee Lake dam.

11 Item 13 is the handout that we  
12 covered a minute ago.

13 Item 14 -- I'll come back to that.  
14 Okay, I'm going to stop with exhibits for a moment  
15 and move on with other things.

16 On the screen here for quite a while  
17 now is -- again it's a lot of the concerns that you  
18 guys have. Pennsylvania had -- and the federal  
19 government combined have very comprehensive and  
20 arduous, difficult environmental and -- requirements  
21 and regulations and processes.

22 Each one of these permits and  
23 approvals applies to the 2007 plan and the working  
24 drawings for that 2007 plan. And I -- yes, that's  
25 right. So the concerns for stormwater management,



1 for stream crossings, for taking of natural habitat  
2 and wildlife concerns, for wetlands and wetland  
3 mitigation, each one of these permits has been  
4 addressed.

5                   It's taken years to align all of the  
6 permits, to adjust the plan. We have removed units  
7 to comply with setbacks from wetland buffer --  
8 wetland areas, many other things of that sort. So I  
9 cite here in this part of our presentation that  
10 extensive list of approvals that we have.

11                   The approval for Stage 1a -- b that  
12 we are specifically focused on right now is for 256  
13 residential units. This accounts for removing or  
14 displacing the 28 units -- excuse me. Sorry. The  
15 26 units of townhouses for the buffer on Shawnee  
16 Lake per the SPS settlement agreement, so that's  
17 been subtracted and is not here, and it's 72  
18 single-family homes and 164 townhouses are in the  
19 approved plans.

20                   So let's get to the -- the issue.  
21 The first issue is, in the drawing it's called  
22 Lakeside Drive. It's been -- it's been named  
23 Lakeside Drive for working purposes for quite some  
24 time. Lakeside Drive is the connection between  
25 Shawnee Valley Drive to Hollow Road.

1                   And in the drawing, again this is the  
2 existing Oakdale, Woodland Village, a little bit of  
3 Northslope right here, Shawnee Valley Drive, Hollow  
4 Road. The Stage 1b plan since 2007, it might even  
5 be '5, has had an important connector road that  
6 provides the community with two means of access for  
7 these new homes and provides fire department and  
8 life safety access for all of the emergency services  
9 to serve not only the new community but the existing  
10 community.

11                   FEMALE SPEAKER: The fire company you  
12 were talking about.

13                   MR. PRIDE: Let's let Mr. Hunter make  
14 his presentation. Afterwards people with party  
15 status will be entitled to ask questions.

16                   MR. HUNTER: Again, this road is in  
17 all of the permits and approvals that I referenced  
18 before, including all the stormwater management, all  
19 the wetland mitigation, et cetera.

20                   What we found is that -- we didn't  
21 know it at the time the settlement agreement was  
22 done, but PennDOT is not allowing any other access  
23 point for us to go onto Hollow Road. They're not  
24 concerned with whether it's a single lane, two-lane.  
25 They're concerned about the sight lines, curvatures,

1 and elevations of the Hollow Road where it would  
2 have to come out across this dam and that this is  
3 the only place that they are allowing us to access  
4 to provide for. We can't get the permit from  
5 PennDOT.

6                   We have a letter which is part of --  
7 let's see. I want to check something. Item 15 on  
8 my list is a letter I've drafted and written and  
9 sent to Smithfield Township on 11/29 which discusses  
10 the history and the issue around this roadway and  
11 around PennDOT's inability to provide us with a  
12 permit.

13                   And I want to refer to item 16 on my  
14 list, which is the first response to -- I apologize  
15 if -- Melissa Prugar's and Jon Tresslar's review of  
16 our project. They're the engineers at the planning  
17 hearing that we had in November. We received a  
18 letter with a multiple -- a number of comments, and  
19 we answered those comments, and one of the documents  
20 we returned to respond to Boucher & James' letter  
21 was our consultant's efforts with the PennDOT about  
22 not being able to get that permit.

23                   Otherwise this roadway is in all the  
24 DEP, all the Monroe County Conservation District,  
25 all the Army Corps of Engineers Joint 105; the fire

1 company has expressed their opinion. It was  
2 approved in the 2007 plan, but that's up to the  
3 township to continue that approval or tell us we  
4 can't keep that approval. And then it's also been  
5 included in the information with Dam Safety and so  
6 on.

7                   We're concerned, and it's been  
8 brought to our attention, that these 240 households  
9 all driving on Shawnee Valley Drive, there's a  
10 burden of traffic that this road connecting was  
11 intended to dissipate, it was intended to spread it  
12 instead of put it all in one place.

13                   The connec -- the road between  
14 Shawnee Valley Drive and Hollow Road allows the new  
15 residents two ways to go out of their homes instead  
16 of all Shawnee Valley Drive, and the people on  
17 Shawnee Valley Drive likewise have the ability to  
18 get to Hollow Road in a more convenient way than  
19 going down to the ski. So that's part of what needs  
20 to be addressed.

21                   And the third thing, this third  
22 point is that this dam was engineered -- and you can  
23 see a picture of the dam here and a picture of the dam  
24 here. That's the Sun Mountain dam. This is over 30  
25 feet across the crest, because when it was conceived

1 years ago and reconstructed, it was constructed for a  
2 two-lane road. The bridge abutments here are roughly  
3 55 feet apart. They are reinforced with bearing  
4 plates that are -- with bearing surfaces, I shouldn't  
5 say -- the plates aren't in yet; that allow for a very  
6 simple span over the spillway here. It is intended  
7 for this two-lane road.

8                   We did some investigation before we  
9 found out PennDOT was -- was all it was, we were --  
10 began down the path of trying to figure out how to  
11 make the one-lane road work here, and what we found  
12 was that that's almost -- it's very -- it's nearly  
13 impossible.

14                   There are wetlands just below this  
15 dam right here that we're concerned. It's not wide  
16 enough, so the dam crest would have to be widened even  
17 for a single lane. The bridge span is actually two  
18 spans because there's an old dam and the new dam.  
19 It's some 160 feet of span. The dam itself might not  
20 actually withstand the weight of the new foundations.  
21 We -- it just turned out to be nearly infeasible.  
22 Anything with enough money you can do, but this is  
23 outrageous.

24                   The only obstacle to this issue is  
25 working -- the fact that the SPS settlement agreement

1 specifically says this road is to be relocated to the  
2 downstream location. Otherwise it's -- it's all  
3 approved.

4                                   Again we sought to meet with SPS in  
5 June of 2021. I need a drink of water. Excuse me.

6                                   MR. PRIDE: No worries.

7                                   MR. HUNTER: The other controversial  
8 issue, which to some extent has been misunderstood,  
9 is regarding the lots that are on Knob Lane. And we  
10 heard all the residents that are parties here, so I  
11 think that's everybody. I think all five homeowners  
12 are represented, right? There's nobody missing,  
13 right, which is frankly good.

14                                   This is Shawnee Val -- this is  
15 Shawnee Lake right here. It's where the old --  
16 that's where the dam original -- that's viewed from  
17 the dam. There used to be a gas station at that  
18 spot along the lake edge. And this is the far shore  
19 of Shawnee Lake where the buffer is going to be now.  
20 There used to be a clubhouse right there.

21                                   And in the background are the Knob  
22 Lane homes that were built. This is hard to pin  
23 down, but it's in the 1930s I would say, because  
24 these homes and the home lots were car -- were  
25 created in a subdivision that was planned in that

1 area in around the 1930s.

2           The next illustration, the next  
3 photograph right here shows the corner of Hollow  
4 Road, and this is Knob Lane coming off to the right.  
5 These trees right here are on the third lot that we  
6 own. So my partner and I own the first lot here,  
7 the second lot is right about there; and there's a  
8 third lot line which is right here, and there's a  
9 drainage ditch from Camp Sun Mountain that goes  
10 through that lot. Behind that is a fourth lot, and  
11 then the fifth house -- the fifth lot is probably  
12 that house. I don't know which of the neighbors is  
13 in that house.

14           And they are not treed, they're not  
15 wet, they're not part of the environmental permits  
16 or setbacks from the lake. They're actually -- if  
17 you look at all of what's in our Phase 1b of Shawnee  
18 Valley, these are ease -- these are the only clear  
19 and buildable lots. The utilities are right here in  
20 the street. We would have a water well for each --  
21 I think each of those homes is on a water well, so  
22 we would have a water well, that sanitary sewer  
23 could connect out here.

24           And the way this came about and what  
25 we -- we didn't know about it, we literally didn't

1 know they were there. We deleted about 300 homes  
2 from the plans; we've cut and cut and cut. We've  
3 never asked for a house back that I recall. So we  
4 thought it was a reasonable idea that we could take  
5 this land that's already cleared, these two lots  
6 here and the one that's on the other side of the  
7 trees, and build three houses. This would be the  
8 front corner house, this is the middle lot, we'd  
9 skip the third lot, there's a fourth house just  
10 tucked back in there; and we thought it was a very  
11 reasonable thing for a multitude of reasons.

12           We literally didn't know those lots  
13 existed when the settlement agreement was being  
14 discussed because they were shown as separate tax ID  
15 parcels, but in the PRD it was just a big space; and  
16 there was no plans, there was nothing, it just was a  
17 vacant -- nothing was shown there.

18           It was only when we started getting  
19 information from Wyndham and they said, well, it's  
20 separate parcels. I know I worked for Wyndham but  
21 not the legal department. Okay? And that's when we  
22 found out that these lots were subdivided in the  
23 1930s.

24           When I actually called the zoning  
25 officer, the first answer I got is that's R-1, you



1 can -- just need a building permit and go vertical,  
2 which was a mistake, and I don't want to throw Ken  
3 in there. But the reality is we know that we need  
4 to set -- we need to get the SPS settlement  
5 agreement amended if we are to put a house on that  
6 lot.

7                   These are the existing houses they've  
8 been building: 1912, 1925 or whatever, you know, up  
9 to the most recent one is 1999; and we're just  
10 hoping to get permission to add three more.

11                   We also elected not to build on two  
12 of the lots. The one lot had the drainage channel.  
13 It's not that we couldn't relocate the drainage  
14 channel. We walked that with DEP. It's not a  
15 significant water issue. We just think that it's  
16 better to leave the trees and it will make our  
17 houses nicer, so we thought we'd leave that because  
18 I think it would just be a better -- more desirable  
19 to a buyer, literally.

20                   And then the other one, I forget the  
21 name of the people in the back. Ladds? They have  
22 that one lot that's on the other side of Knob Lane,  
23 the right-hand side as we're looking at it here.  
24 And we have another lot; and it's got trees on it,  
25 it's not cleared, so we just proposed to leave that.

1                   In our -- this is a statement that  
2 I'm making, not everybody will agree with this. But  
3 given that it was cleared land already and we're not  
4 protecting the trees, we're not protecting wetlands,  
5 we're not protecting this type of environment, it  
6 just -- it was almost an oversight to my thinking  
7 that this was included as a buffer because it's --  
8 it's not buffering from major development or new  
9 roadways or any of those types of things.

10                   Again, the only obstacle is the SPS  
11 settlement agreement. We do recognize that building  
12 that house requires amending the settlement  
13 agreement.

14                   This slide, I apologize, is not in  
15 the handout because I did it literally this morning,  
16 didn't have time to print it. And I would like to  
17 enter the slide into the record called "Updates  
18 since Planning Commission recommendation for  
19 conditional approval," that title. I don't know  
20 what to label it, Ron. It's not on my list.

21                   MR. KARASEK: Well, we can add that,  
22 because we're going to need to address all of these  
23 exhibits and how the parties can look at them and  
24 ask you questions about them. So just continue  
25 on --

1 MR. HUNTER: Just know this is  
2 outside --

3 MR. KARASEK: -- and we'll figure it  
4 out.

5 MR. HUNTER: -- the list.

6 And on December seven -- excuse me --  
7 November 17th, the day before the Planning  
8 Commission hearing, we received a copy of the  
9 Boucher & James, the township engineer's review  
10 letter. That letter brought up several questions  
11 and concerns, and we did respond with a letter dated  
12 January 5th in an effort to put on the table our  
13 replies to those answers. That is the item that is  
14 on my list as 16 is on the list.

15 And what that does is it's telling --  
16 we also recognize a couple of issues from that and  
17 another thing. We have actually proposed to amend  
18 the 2021 PRD drawing that we submitted in September  
19 to reflect a couple of corrections and improvements  
20 for clarity. I will show that in a minute. We also  
21 revised the comparison chart for clarity. Again  
22 Boucher & James pointed out a question; we have  
23 proposed to show you that.

24 We have our Smithfield annual update.  
25 Every year in the state of Pennsylvania the

1 Municipal Code requires the status of a plan  
2 development to be updated to the authority, to the  
3 supervisors in the township. That has not been  
4 missed since 1989.

5           And we thought when we applied in  
6 late September for this hearing that we would  
7 address the scheduling issue as part of the -- this  
8 amendment; but what happened is it just got delayed,  
9 so we sent a quick letter, and the annual update was  
10 granted by the supervisors on December 28th.

11           We received a letter. The township  
12 solicitors provided to us a copy of a letter from a  
13 legal firm, Broug -- how do you pronounce that?

14           MR. GIOVANNINI: Broughal.

15           MR. HUNTER: Thank you. And DeVito,  
16 issued a letter to the township dated 12/14, which  
17 was a cover letter to a list of concerns that Martha  
18 Carbone wrote, and this is the first communication  
19 that we had gotten back -- other than knowing that  
20 people objected, this is the first chance to say  
21 what are the objections, what are the facts and  
22 concerns. So we received that.

23           I issued a response letter dated  
24 January 5th, which I copied the Broughal & DeVito  
25 firm and the township on, to respond to the letters.

1 I want to point out a couple of the  
2 things that Martha picked up we have no issue with  
3 and agree that's -- would have been something if we  
4 had sat together and talked we would have been able  
5 to resolve that and clarify. I'll show you one of  
6 those as an example. But we also acknowledge and  
7 have said since March we needed to resolve a third  
8 amendment.

9 I have addressed a letter to the  
10 township which is dated 11/29. I'll have to find  
11 where that is because I know we've submitted it to  
12 you, Ron.

13 Oh, excuse me. Back to the  
14 Broughal & DeVito letter. That's item 17 on my list  
15 I believe. Yeah, item 17 on my list.

16 We do -- we have a letter that we  
17 want to enter into the record dated 11/29/2021 to  
18 Smithfield Township to the solicitor and the Board  
19 of Supervisors addressing everything we've done with  
20 regard to the Hollow Road intersection, the fact  
21 that the approval isn't granted; and in that there's  
22 a condition about what happens if we can't get that  
23 approval, and I want that put into the record.

24 And then finally -- I'm going to do  
25 the same thing. There's a handout. There's a piece

1 of information -- look, people have good intentions,  
2 for the most part people have good intentions; but  
3 without talking there's misunderstanding and  
4 misunderstanding leads to bad information. Some bad  
5 information has been coming around.

6           So I became aware of that a couple of  
7 days ago, and it became something that I thought we  
8 should share with the community, because we're part  
9 of you. We need to share with the community what we  
10 agree with, what is correct facts, what's right, as  
11 well as issues that were misinterpretations or  
12 misunderstandings or --

13           MS. CARBONE: That's your point of  
14 view.

15           MR. HUNTER: That is my point of  
16 view. Okay? But you haven't looked at the fact  
17 sheet, right?

18           MS. CARBONE: I haven't read it.

19           MR. HUNTER: Okay. So I wanted to  
20 provide that.

21           MR. PRIDE: If you're not speaking,  
22 please mute yourself on Zoom. Let's let Mr. Hunter  
23 conclude.

24           MR. HUNTER: The illustration you see  
25 here is item 18 on my list. I didn't mean to

1 distract the audience with that too much.

2 MR. PRIDE: No worries. You can  
3 continue.

4 MR. HUNTER: This is the revisions we  
5 made to the document as a result of the letters from  
6 the engineer and the letters from the attorney. We  
7 clarified the boundary line that exists between the  
8 National Park's ownership, which is this tract here.  
9 There's a line right there which was on our drawing  
10 but wasn't clear, and we retain the ownership of  
11 this 13-acre portion of it. That was in the  
12 engineer's letter.

13 On this side the illustration said  
14 "area to be redesigned," but the building still  
15 showed in that little edge there, the setback area.  
16 It wasn't a very clear illustration on our part; I  
17 take ownership of that. We have since corrected and  
18 shown that there's no buildings in that setback,  
19 because they can't be, that's the SPS settlement.  
20 We weren't asking to change that; we were keeping  
21 that.

22 What we don't know is what happens to  
23 the units that are allowed. Where do they go, do  
24 the building -- do they get put inside the existing  
25 footprints or do we shift the design. But we

1 corrected that to make sure, and we agreed with  
2 Martha Carbone on the clarity of that issue.

3                   We are showing -- let's see. I also  
4 highlighted so it was easier to see, because the old  
5 drawing didn't make the Lakeview Drive connection  
6 very clear at all, so we put that back. That's the  
7 Lakeview Drive. And we updated the notes here to  
8 reflect those type of improvements to the  
9 illustration.

10                   Item 19 is the blowup of the summary  
11 chart that's on this drawing submitted separately,  
12 because obviously this is like eye doctor chart.

13                   So at the end of the day what we're  
14 asking for is to implement the SPS settlement  
15 agreement that was done in 2009, showing you that we  
16 removed almost 300 units of development. The only  
17 controversial spot is this piece of road that's  
18 about 400 feet away from these residents here and  
19 building a house on those three lots. Otherwise  
20 it's memorializing the things that were in the SPS  
21 settlement agreement.

22                   There's nothing that we're proposing  
23 here for Stage IV. It's not even a subject; it's  
24 guided by and governed by the SPS settlement  
25 agreement. We have no plans yet to change. We



1 don't know any change to be made up here and it's  
2 not the subject of this amendment; it's what I've  
3 listed.

4 I'd say that probably summarizes  
5 where we are.

6 MR. KARASEK: All right. So why  
7 don't we just put some notes here. You said that  
8 the bottom line or so to speak is that you removed  
9 the 300 homes, there is the road connection as part  
10 of that SPS. And what was the other one?

11 MR. HUNTER: So let me -- I would  
12 spell out four things, and I'm going to go back,  
13 Ron, to this slide --

14 MR. KARASEK: All right. That's  
15 fine.

16 MR. HUNTER: I'll go back to this  
17 slide because it's easier for me to remember.

18 MR. KARASEK: Okay. Shoot.

19 MR. HUNTER: This slide, we are  
20 showing the conservation open space from the SPS  
21 settlement agreement of 550 acres. We are showing  
22 the buffers expanded around the Knob Lane and  
23 Shawnee Lake area. We are asking to retain the  
24 approved Lakeview Drive, because remember that is in  
25 all of the designs, it is in the PRD already. We're

1 not adding it; it's already there. We were being  
2 asked to take it out, and we're asking to not take  
3 it out subject to a third amendment.

4                   And we are asking for an amendment to  
5 the PRD -- excuse me, to the SPS settlement  
6 agreement for -- to build three homes on previously  
7 cleared lots that were subdivided in the 1930s.  
8 Those two things are the SPS settlement agreement  
9 discussion.

10                   MR. KARASEK: And this would be part  
11 of your item 13?

12                   MR. HUNTER: The slide here is part  
13 of -- is in this 13 on the list.

14                   MR. KARASEK: Is item 13?

15                   MR. HUNTER: Thirteen on the list,  
16 yes.

17                   MR. KARASEK: All right. So the  
18 first order of business I think before we ask if  
19 there are any questions is how do you want to handle  
20 his exhibits. Obviously he will motion his exhibits  
21 in at the close of his case, but the board and/or  
22 the parties will need to be able to look at those  
23 items in order to be able to intelligently ask any  
24 questions about them. Now, obviously that packet is  
25 this thick. (indicating)

1 MR. PRIDE: Right.

2 MR. KARASEK: So do we want to have  
3 Mr. Hunter present that packet to the township  
4 electronically so that you have it and you can  
5 provide it to any parties who want to look at it? I  
6 think that's the only fair way.

7 MR. PRIDE: Yeah. I think that --

8 MR. KARASEK: And I don't know until  
9 that occurs whether you can even take any more  
10 testimony or ask any questions, because if you don't  
11 have it in front of you, you can't be intelligent  
12 about what you're asking.

13 Now, under your ordinance the second  
14 hearing or all the hearings in this matter have to  
15 be done within 60 days from today.

16 MR. PRIDE: Right.

17 MR. KARASEK: So it's not like  
18 they're going to be spread out over months and  
19 months; they have to be done within a couple of  
20 months.

21 So the question is, knowing that we  
22 need to have those exhibits copied for review by the  
23 parties and/or reviewed by the supervisors, do you  
24 want to at this point recess the meeting to another  
25 day or the hearing to another day in order to allow

1 these exhibits to be exchanged and reviewed so that  
2 we come back and now everyone can be a little bit  
3 more prepared than to being able to ask questions.

4 I mean it seems to me that we're --  
5 what appears to be an issue are three or four  
6 issues --

7 MR. PRIDE: Sure.

8 MR. KARASEK: -- as noted there on  
9 that sheet, and if we can address those three or  
10 four issues by using these various documents,  
11 terrific.

12 MR. PRIDE: Yeah, I would say --

13 MR. KARASEK: So your call,  
14 Mr. Chair, as to how you want to proceed.

15 MR. PRIDE: I think that at minimum,  
16 you know, submit the documents electronically. They  
17 could be separate PDFs or in one, but I would think,  
18 you know, we'll have to make copies to allow parties  
19 to come in and physically get them if they'd like.  
20 At that point I think that's when people can object.

21 If I remember correctly from previous  
22 conditional use hearings, you have to give people  
23 the chance to object if someone wants to as it's  
24 moved into evidence, so --

25 MR. KARASEK: Right. Well, let's do

1 this for right now. Mr. Hunter, you move your  
2 exhibits at this point? You move into evidence the  
3 exhibits that you've just referenced in your  
4 testimony?

5 MR. HUNTER: I move those into  
6 evidence, yes.

7 MR. KARASEK: All right. So now  
8 we'll hold off then on any objections until --

9 MR. PRIDE: Right. I --

10 MR. KARASEK: -- they can be  
11 reviewed, and someone can then raise an objection if  
12 they wish, and then you will make a ruling as to  
13 whether that objection is proper or not.

14 MR. PRIDE: Right. And then I think,  
15 you know, for transparency's sake, a few things that  
16 are already in the public record I think should be  
17 made available online; you know, the Planning  
18 Commission reviews, things like -- of that nature,  
19 the maps, you know, and this presentation. But all  
20 the documents incorporated by reference I think have  
21 to be -- give everyone a chance to look at those  
22 first.

23 MR. KARASEK: In looking at the list,  
24 Mr. Hunter has been relatively thorough in --

25 MR. PRIDE: Right.

1 MR. KARASEK: -- providing all the  
2 documents, the background documents in addition to  
3 the current items. But again, in fairness to the  
4 individuals who have been given party status --

5 MR. PRIDE: Right.

6 MR. KARASEK: -- they need to look at  
7 those --

8 MR. PRIDE: Sure.

9 MR. KARASEK: -- before they can ask  
10 any questions about them.

11 MR. PRIDE: Yeah.

12 MR. KARASEK: So I'm not sure how  
13 much we can do this evening. I know we only worked  
14 for a couple of hours. I can only work to 7:30  
15 anyway because of other commitments of mine.

16 MR. PRIDE: Sure. No worries.

17 MR. KARASEK: But you tell me how you  
18 want to proceed at this point.

19 MR. PRIDE: I mean I think you can  
20 submit them electronically, and then what's already  
21 public we can make public, and the rest I think we  
22 have to open to --

23 MR. KARASEK: Well, we have  
24 introduced into the record today on behalf of the  
25 board the advertising notices, the posting of the

1 property. I don't think those are that critical for  
2 people to want to look at, but if they want to they  
3 can. But Mr. Tresslar's review letter of January 10  
4 is important, because that includes his initial  
5 comments of his November letter plus now what the  
6 applicant has done to meet some of his requests, so  
7 that should be, you know, made available.

8 MR. PRIDE: Yeah, I would do that and  
9 the presentation, and I think the other --

10 MR. KARASEK: I don't know how  
11 current a map is. I was looking at the map that I  
12 have here, but this map doesn't have the revisions  
13 as per Mr. Tresslar's review letter. And I don't  
14 know how critical it is for me, you know, but that  
15 should also be available for people who want to --

16 MR. PRIDE: Yeah.

17 MR. KARASEK: -- look at, so . . .

18 MR. PRIDE: So I think that's --  
19 that's agreeable, but otherwise we're going to have  
20 to have another session and give people some time to  
21 review the rest of those documents.

22 MR. KARASEK: Well, that being said,  
23 do you want to consider recessing for this evening  
24 and setting up another date now so we know moving  
25 forward when that other date is? Remember, all the

1 hearings have to be done within 60 days of today.

2 Now, I don't think you're going to  
3 need more than another hearing, maybe two. I could  
4 be wrong. I'm not sure how many questions there are  
5 going to be. Plus you have public comment, but --

6 MR. PRIDE: Right.

7 MR. HUNTER: Jacob, excuse me.

8 Before we proceed, we have said since March --

9 MR. PRIDE: If you're not speaking  
10 right now, if you're not called upon to speak,  
11 please mute yourself.

12 (Discussion held off the record.)

13 MR. KARASEK: Go ahead.

14 MR. HUNTER: We have said since March  
15 of this past year that the third amendment to the  
16 SPS is part of the discussion. How is that being  
17 addressed to -- we had not had responses up until  
18 now.

19 MR. KARASEK: Well, again, if you  
20 want to --

21 MR. HUNTER: And we can't decide.

22 MR. KARASEK: Yeah. Well, okay.

23 MR. HUNTER: You know, that's the  
24 issue.

25 MR. KARASEK: I understand that you



1 can't decide, and that's why the board is going to  
2 have to make that call. You know, if you say black  
3 and they say white, well, the board is going to have  
4 to determine is it black, white, or is it gray.  
5 That's what they -- that's what they're charged to  
6 do; they sit as judges in this matter. And that  
7 decision may be not helpful to you or helpful to  
8 you, not helpful to the other side or helpful to the  
9 other side.

10 But if that third amendment is  
11 something that needs to be addressed, isn't that in  
12 that list --

13 MR. HUNTER: Yes.

14 MR. KARASEK: -- of changes, correct?

15 So again, whether -- you know,  
16 because the board as a member here of this  
17 proceeding can say, for example, we don't think the  
18 settlement agreement applies to this particular  
19 project or this aspect. I mean I don't know if  
20 that's what they say, but they have that ability to  
21 say that.

22 And then the question becomes okay,  
23 if they say that, now is that a violation of the  
24 settlement agreement; where they're a party,  
25 supposed to be agreed upon by the parties, supposed

1 to have court approval of it. You know, they may  
2 make a decision and say okay, this is what we do,  
3 but we -- or this is what we suggest or what we  
4 order, but the Court has to approve it. Well, maybe  
5 they can somehow, you know, split that -- split that  
6 difference in some fashion. But we don't have  
7 enough facts in front of us right now --

8 MR. HUNTER: Okay. Thank you for  
9 clarifying. That's very helpful.

10 MR. KARASEK: -- to make that call,  
11 so . . .

12 So that being said, Jacob -- or  
13 Mr. Pride. I'm sorry.

14 MR. PRIDE: No worries.

15 MR. KARASEK: What do you want to do  
16 for a new meeting date?

17 MR. PRIDE: Well, I would suggest the  
18 first question would be your availability as  
19 solicitor.

20 MR. KARASEK: Well, I generally try  
21 to work around my schedule. I mean in representing  
22 ten different municipal entities I'm always all over  
23 the place, but tell me what date you're thinking,  
24 and then I can -- I can tell you pretty much right  
25 now.

1 MR. PRIDE: Well, we have a meeting  
2 scheduled for February 9th at 4 p.m. Perhaps we  
3 could reconvene then.

4 MR. KARASEK: Hold on for a second.  
5 Let me see when is February 9.

6 MR. PRIDE: It's a Wednesday.

7 MR. KARASEK: Okay. One, two --

8 MR. HUNTER: Does that have a  
9 significant agenda already that would create a  
10 conflict with the time for everybody?

11 MR. PRIDE: No.

12 MR. HUNTER: Okay.

13 MR. PRIDE: Just like with some other  
14 hearings, we would probably take this first. The  
15 only reason we did today at 5 p.m. was to  
16 accommodate those that suggested that earlier time.  
17 But I think based on what we've been doing, I think  
18 4 p.m. would be fine.

19 MS. HEILAKKA: Mr. Chairman?

20 MR. HUNTER: So roughly 30 days.

21 MALE SPEAKER: What about the people  
22 that work that can't make it?

23 MALE SPEAKER: That's what they're  
24 looking for.

25 MS. CARBONE: To accommodate the

1 community, we would ask for a later time just --

2 MALE SPEAKER: Doesn't almost  
3 everyone work at four o'clock?

4 MALE SPEAKER: You're just pushing us  
5 right out of the picture. We are the township.

6 MR. PRIDE: With all due respect, I'm  
7 not looking for a specific time --

8 MALE SPEAKER: You people work for  
9 us. We pay your check. Remember that.

10 MR. PRIDE: With all due respect --  
11 I'm well aware of that. With all due respect --

12 MALE SPEAKER: And why is it that  
13 just -- we have trouble with the township  
14 supervisors can't get along? That's not helping  
15 matters any.

16 MR. PRIDE: All right. Hold on here.

17 MALE SPEAKER: -- the whole picture,  
18 isn't it?

19 MR. PRIDE: All right. Excuse me.  
20 Let --

21 THE REPORTER: Are we off the record  
22 for this part, or no?

23 MR. PRIDE: No. This is going to be  
24 on the record. Let me be clear, dissension among  
25 the board is not something that's at hand here. We

1 don't always agree, but that's a democracy. Now,  
2 I'm going to say this, because it's important. I'm  
3 not suggesting 4 p.m. to get anybody out of the  
4 picture. We may even do five, we may even do six.

5                   What I am suggesting, you know, I'm  
6 just looking, you know, for the availability of the  
7 professionals and elected officials that are here,  
8 because without them we don't have a quorum or can't  
9 transact business.

10                   The other thing that is important is  
11 regardless of what time it starts at we are being  
12 transparent, because we are Zooming this, this is  
13 archived, this is streamed live, people can watch on  
14 YouTube, people can join on Zoom, people can call  
15 in. So we're doing everything that we can here in  
16 the interest of transparency, including making these  
17 documents that were just talked about public so  
18 people have the chance to review them for the next  
19 meeting, and the people that have party status are  
20 going to get access to the other documents that they  
21 can contest. So I'm going to say that here.

22                   I understand that, you know, we've  
23 all been elected by the people in this room and the  
24 other residents of, you know, this township, and  
25 that's important.

1 MALE SPEAKER: Did you ever hear of  
2 impeachment?

3 MR. PRIDE: I'm not going to  
4 entertain that.

5 MR. KARASEK: We're attempting to  
6 schedule a meeting. If we're going to have comments  
7 like that, I'm going to shut it down right now and  
8 be over.

9 MALE SPEAKER: It is over.

10 MR. CARBONE: Come on, man. Please,  
11 just chill.

12 MR. PRIDE: All right. Tim --

13 MR. KARASEK: All right. What date  
14 are we looking at? Are you saying the 9th for me?

15 MR. PRIDE: Yes.

16 MR. KARASEK: I'm available the 9th.

17 MR. PRIDE: February 9th, which is --

18 MR. KARASEK: February 9 I am  
19 available.

20 MS. HEILAKKA: So it is a Wednesday.  
21 It's the second Wednesday. Mr. Chairman, so you are  
22 aware, already on that agenda we have the land bank  
23 presentation.

24 MR. PRIDE: Uh-huh.

25 MS. HEILAKKA: The board is scheduled

1 to discuss possible uses for the ARPA funds, as well  
2 as radios concerning the fire company.

3 MR. PRIDE: All right.

4 MS. HEILAKKA: So starting this at  
5 four may not be the best idea because of our earlier  
6 schedule.

7 MR. PRIDE: Well, we can start the  
8 other items --

9 MR. KARASEK: Well, do you want to do  
10 five again?

11 MR. PRIDE: We can start at five  
12 o'clock, I would be fine with that. I think that  
13 the -- we won't have any intermission with that  
14 agenda.

15 MR. CARBONE: I'm sorry.

16 MR. PRIDE: Go ahead, Tim.

17 MR. CARBONE: So just to be clear,  
18 the reason why -- because if you go back in previous  
19 meetings back actually when this all started, the  
20 meetings typically started at seven, so people could  
21 come home, have dinner, and then come to the meeting  
22 instead of having to miss work or . . .

23 So I'm just curious as to why four or  
24 five are the only times that are being mentioned.  
25 Why couldn't -- was there an actual reason that you

1 couldn't have the meeting at seven or at six? Six  
2 or seven would be much better for people that work,  
3 which I'm going to say is pretty much everybody in  
4 this room.

5                   So I mean I don't understand. Maybe  
6 you could clarify why it's got to be four or five  
7 and not where it always used to be, which would be  
8 seven.

9                   MR. PRIDE: Okay. Well, historically  
10 the board has had different meetings on Wednesdays  
11 that were at four, occasionally for public hearings  
12 that would run a couple hours like this. So that  
13 had been, you know, something -- I think there's  
14 another attorney in this room that can attest to  
15 having attended many of those. But I think that,  
16 you know --

17                   MR. CARBONE: Charlie.

18                   MR. PRIDE: Well, certainly Charlie,  
19 but not to name names. I just meant generally  
20 speaking we've had longer public hearings happen at  
21 four o'clock. But, you know, I think, you know,  
22 five is fine. I probably wouldn't want to start  
23 later than six just because these are going to run  
24 long, and, you know, we all have families and  
25 obligations that we have to handle.



1 MR. CARBONE: This is pretty  
2 important stuff. I'm wondering if we might be able  
3 to all agree that six would be better.

4 MR. PRIDE: Well, if six is what  
5 works.

6 (Inaudible comment from audience.)

7 MR. LOVENHEIM: Why don't we see a  
8 show of hands of who would be for what hours so we  
9 know.

10 MR. PRIDE: Excuse me. No one is  
11 going to be denigrated over their schedules.

12 MR. CARBONE: Yeah, please just --  
13 just chill. We're trying to work something out  
14 here.

15 MR. LOVENHEIM: I mean some people  
16 might prefer earlier, some people later. We don't  
17 know.

18 MR. PRIDE: Well, I think six -- does  
19 six work for you on February 9th?

20 MR. LOVENHEIM: Well, anything works  
21 for me, but usually our meetings are at seven. We  
22 could maybe do --

23 MR. PRIDE: Half. All right, seven.

24 MR. LOVENHEIM: So we can't do our  
25 own meeting at that time. I would say six would

1 probably work. Or we could do our meeting. We got  
2 to do ours at four.

3 MR. PRIDE: Yes. We will already be  
4 here for our 4 p.m. regular meeting that day.

5 MR. LOVENHEIM: Well, we could come  
6 back at seven. I think it's a question of how many  
7 people are inconvenienced one way or another. We  
8 don't know. A lot of people would rather be here  
9 earlier.

10 MR. PRIDE: Six sounds fine to me.  
11 Does that work for you, Ron?

12 MR. KARASEK: Yes.

13 MR. PRIDE: I think we'll all be, you  
14 know, continuously running from four o'clock on that  
15 day.

16 MS. HEILAKKA: Check with Brian.

17 MR. PRIDE: Brian, does that -- does  
18 6 p.m. work for you after our regular meeting on  
19 Wednesday, February 9th?

20 MR. BARRETT: That will work for me.

21 MR. PRIDE: Okay. So with that  
22 said --

23 MR. KARASEK: And if that's --

24 MR. PRIDE: -- do I hear --

25 MR. KARASEK: See if you can have,

1 yeah, a motion to --

2 MR. PRIDE: Do I hear a motion to  
3 recess but leave open this hearing until February  
4 9th at 6 p.m.?

5 MR. BARRETT: I'll make the motion.

6 MR. PRIDE: Motion by Mr. Barrett.  
7 Do I hear a second? Second by myself. Any  
8 questions? All in favor?

9 MALE SPEAKER: Everybody came here  
10 tonight to get questions answered, and we didn't get  
11 one of them answered.

12 MR. PRIDE: With all due respect, the  
13 hearing is -- the hearing is still open. My  
14 questions weren't answered either. This is not  
15 designed to inconvenience any individual; this is  
16 just the way the time falls sometimes. There's a  
17 couple of supervisors in this room, former and  
18 current, and I think they can attest to that and --

19 MR. CARBONE: I just -- I'm sorry.  
20 Go ahead. I'm sorry.

21 MS. CARBONE: So I just wanted to let  
22 everyone know that they are following the process,  
23 and when this went through the process the last time  
24 there were several evenings and meetings, so this  
25 could go on for a while.

1 MR. PRIDE: Correct.

2 MR. CARBONE: And I guess my only  
3 other question or comment would be we'll just have  
4 to put our maps into the record at the next meeting,  
5 correct?

6 MR. PRIDE: Sure.

7 MR. CARBONE: I mean I'm fine with  
8 that. I just want to make sure that --

9 MR. PRIDE: You will have every right  
10 to, and we'll make it public the same way. I  
11 mean --

12 MR. KARASEK: You need to make sure  
13 that the parties know how to access the documents  
14 when they are sent.

15 MR. PRIDE: Right.

16 MR. KARASEK: If in fact they're sent  
17 electronically and they provide you an email  
18 address, then I would submit -- I would suggest you  
19 just send them to them electronically.

20 MR. PRIDE: They will be --

21 MR. KARASEK: There's no reason to  
22 copy this much paper; (indicating) just send them  
23 electronically.

24 MR. PRIDE: There will be email  
25 addresses, and if someone really wants a physical

1 copy, we'll do our best to accommodate.

2                   With that said, the underlying -- the  
3 motion on the floor is to recess until February 9 at  
4 6 p.m., and we've now taken comment. All in favor  
5 of the motion says aye.

6                   MR. LOVENHEIM: Aye.

7                   MR. PRIDE: Aye.

8                   MR. BARRETT: Aye.

9                   MR. PRIDE: The motion carries.

10                  MR. KARASEK: All right. Now you're  
11 still in the meeting again, so now is there anything  
12 else for the meeting or do you want to simply  
13 take -- entertain a motion to close the meeting now?

14                               (Hearing adjourned at 7:21 p.m.)

15

16

17

18

19

20

21

22

23

24

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

February 2, 2022

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

*Steven R. Mack*

---

Steven R. Mack  
Registered Merit Reporter  
Certified Realtime Reporter  
Notary Public

**FEMALE SPEAKER:**

[6] 19/9 33/24 56/15  
62/16 62/17 74/10

**MALE SPEAKER: [13]**

36/24 48/11 55/14  
99/20 99/22 100/1  
100/3 100/7 100/11  
100/16 101/25 102/8  
107/8

**MR. ANDERSON: [3]**

50/12 50/19 51/23

**MR. BARRETT: [14]**

28/25 33/16 33/21 34/1  
34/15 34/24 37/8 40/20  
41/7 46/10 46/15  
106/19 107/4 109/7

**MR. CARBONE: [18]**

23/2 23/8 23/15 24/17  
24/20 52/7 52/14 52/18  
52/24 102/9 103/14  
103/16 104/16 104/25  
105/11 107/18 108/1  
108/6

**MR. DELLA FERA:**

[10] 17/15 17/25 18/4  
18/9 18/12 18/17 19/5  
19/13 19/17 20/21

**MR. GIOVANNINI: [3]**

16/12 17/8 84/13

**MR. HUNTER: [92]**

14/12 15/18 16/2 17/4  
19/25 20/6 20/12 21/14  
22/18 23/12 23/19  
23/22 23/24 24/14  
24/18 24/22 25/11  
26/12 26/14 27/2 27/21  
27/24 28/4 28/10 28/12  
28/15 30/24 31/3 31/16  
31/20 31/24 32/9 33/3  
34/19 36/18 38/8 38/12

40/1 42/7 42/9 42/15  
42/18 42/24 44/14  
44/20 46/7 47/12 48/9  
49/23 50/16 50/24 51/7  
54/3 56/6 56/16 57/1  
57/5 57/8 63/1 63/10  
63/16 63/20 63/24 64/5  
64/10 64/13 64/22  
69/12 74/15 78/6 82/25  
83/4 84/14 86/14 86/18  
86/23 87/3 89/10 89/15  
89/18 90/11 90/14 93/4  
96/6 96/13 96/20 96/22  
97/12 98/7 99/7 99/11  
99/19

**MR. IAN BOWER: [5]**

46/17 46/21 47/1 47/4  
47/8

**MR. KARASEK: [178]**

**MR. LADD: [2]** 25/4  
25/8

**MR. LEE BOWER: [6]**

37/12 37/15 37/17 38/1  
38/3 38/9

**MR. LOVENHEIM: [21]**

23/23 24/13 28/23 29/2  
30/13 30/20 31/11  
33/12 34/11 34/17 35/7  
35/11 40/16 40/24  
56/21 105/6 105/14  
105/19 105/23 106/4  
109/5

**MR. PRIDE: [111]**

**MR. SAUVIGNE: [6]**  
27/9 28/2 28/5 28/11  
29/12 29/15

**MR. STOCKBRIDGE:**

[3] 36/6 36/12 36/15

**MS. BARRETT: [3]**

47/14 47/18 48/7

**MS. BOWER: [2]** 37/11  
37/13

**MS. CADWALLADER:**

[6] 41/9 41/18 42/14  
42/16 42/22 43/1

**MS. CARBONE: [18]**

21/22 21/24 22/5 22/9  
23/17 23/20 44/23 45/5  
45/23 48/16 48/21 49/3  
52/12 62/21 86/12  
86/17 99/24 107/20

**MS. HEILAKKA: [12]**

33/19 36/9 36/25 41/16  
41/21 45/6 63/8 99/18  
102/19 102/24 103/3  
106/15

**MS. KEATING: [1]** 21/1**MS. LADD: [5]** 26/8

26/13 26/15 26/19  
26/22

**MS. LIGI: [4]** 38/24

39/2 39/17 41/4

**MS. NORRIS: [17]**

29/18 29/24 30/8 30/19  
30/22 31/1 31/18 31/22  
32/13 33/15 34/13  
34/21 35/1 35/18 50/4  
50/7 50/10

**THE REPORTER: [4]**

20/10 33/18 37/19  
100/20

'05 [1] 69/22

'07 [1] 69/22

'5 [1] 74/5

-

-a-d [2] 41/20 41/21

-e-r [1] 41/21

-l [1] 41/20

-w-a-l [1] 41/20

**0**  
0103 [1] 2/16  
0105 [1] 4/23  
02 [1] 4/23  
0651 [2] 1/25 2/25  
09 [1] 4/7

**1**  
1/10/22 [1] 3/19  
1/11/22 [1] 3/20  
1/5/22 [2] 4/18 4/20  
10 [5] 4/9 13/16 71/5  
71/22 95/3  
10/1/21 [1] 3/24  
100 [1] 65/12  
1001 [1] 4/4  
103 [1] 2/15  
105 [1] 75/25  
10th [2] 71/6 71/12  
11 [3] 1/13 4/10 71/23  
11/29 [2] 75/9 85/10  
11/29/2021 [1] 85/17  
11/29/21 [1] 4/17  
110 [1] 1/8  
1155 [1] 1/11  
117 [1] 21/3  
119 [1] 36/16  
12 [1] 11/23  
12/14 [1] 84/16  
12/22/10 [1] 4/9  
12/8/09 [1] 4/7  
120 [1] 65/12  
1200 [1] 57/21  
123 [2] 25/10 26/10  
129 [1] 23/4  
13 [7] 64/1 64/2 64/10  
72/11 90/11 90/13  
90/14  
13-acre [1] 87/11  
14 [3] 68/17 72/13  
84/16

14,000 [1] 57/21  
15 [1] 75/7  
150 [1] 66/19  
16 [2] 75/13 83/14  
160 [1] 77/19  
164 [1] 73/18  
165 [1] 59/7  
17 [4] 12/16 13/17  
85/14 85/15  
17th [1] 83/7  
18 [2] 4/24 86/25  
18014 [2] 1/24 2/24  
18018 [1] 2/12  
181 [1] 39/6  
18356 [1] 2/5  
18360 [1] 2/8  
18372-0103 [1] 2/16  
19 [1] 88/10  
1912 [1] 81/8  
1925 [1] 81/8  
1930s [7] 65/1 68/6  
68/7 78/23 79/1 80/23  
90/7  
1980 [1] 30/5  
1980s [2] 58/17 60/18  
1988 [2] 7/24 69/19  
1989 [1] 84/4  
1991 [1] 25/10  
1999 [1] 81/9  
1a [1] 73/11  
1b [4] 52/11 59/8 74/4  
79/17

**2**  
20 [3] 56/12 57/10  
65/13  
2005 [3] 7/25 57/16  
60/19  
2007 [18] 4/3 7/21 8/1  
23/6 31/6 41/13 43/8  
60/19 60/23 61/10  
65/21 66/21 69/24

69/25 72/23 72/24 74/4  
76/2  
2009 [2] 19/12 88/15  
2014 [1] 61/23  
2021 [20] 1/6 4/4 4/4  
4/5 4/22 4/24 5/11  
12/17 32/6 61/18 65/25  
69/23 70/4 70/6 71/7  
72/5 72/6 78/5 83/18  
85/17  
2022 [5] 1/13 4/23 13/9  
13/16 110/4  
2029 [3] 19/8 19/10  
19/11  
21 [3] 3/24 4/13 4/17  
22 [4] 3/19 3/20 4/18  
4/20  
229 [1] 29/20  
240 [1] 76/8  
250 [1] 62/6  
256 [1] 73/12  
26 [1] 73/15  
261 [1] 2/4  
27 [1] 8/7  
28 [1] 73/14  
28th [1] 84/10  
29 [2] 75/9 85/10

**3**  
30 [4] 57/22 58/2 76/24  
99/20  
300 [3] 80/1 88/16 89/9  
33 [1] 65/20  
35 [1] 56/9  
38 [1] 2/12

**4**  
40 [2] 57/22 58/3  
400 [1] 88/18  
408 [2] 38/10 47/3  
434 [2] 1/24 2/24  
484 [2] 1/25 2/25



**5**  
**500 [1]** 47/21  
**505.25 [1]** 8/7  
**55 [1]** 77/3  
**550 [4]** 32/2 61/25 62/2  
89/21  
**5:02 [2]** 1/13 5/5  
**5th [2]** 83/12 84/24

**6**  
**6/15/21 [1]** 4/13  
**60 [2]** 91/15 96/1  
**6:03 [1]** 53/17  
**6:10 [2]** 53/17 53/22  
**6:12 [1]** 54/2

**7**  
**711 [1]** 2/8  
**72 [1]** 73/17  
**7:21 [1]** 109/14  
**7:30 [2]** 6/6 94/14

**8**  
**838-0651 [2]** 1/25 2/25

**9**  
**9/12/11 [1]** 4/10  
**9th [7]** 99/2 102/14  
102/16 102/17 105/19  
106/19 107/4

**A**  
**ability [2]** 76/17 97/20  
**above [1]** 34/23  
**absent [1]** 6/8  
**Absolutely [1]** 48/15  
**abutments [1]** 77/2  
**accept [2]** 13/22 35/6  
**access [9]** 31/9 31/20  
31/22 74/6 74/8 74/22  
75/3 101/20 108/13  
**accommodate [3]**  
99/16 99/25 109/1

**accounts [1]** 73/13  
**accurately [1]** 110/8  
**acknowledge [1]** 85/6  
**acknowledging [1]**  
66/1  
**acquisition [1]** 68/3  
**acre [2]** 59/6 87/11  
**acreage [1]** 68/15  
**acres [7]** 32/2 47/21  
57/21 59/7 61/25 62/2  
89/21  
**across [4]** 35/3 66/17  
75/2 76/25  
**act [1]** 17/4  
**action [3]** 8/20 9/6  
21/14  
**add [2]** 81/10 82/21  
**added [2]** 8/11 15/6  
**adding [1]** 90/1  
**addition [4]** 8/13 18/15  
42/2 94/2  
**address [8]** 11/9 26/3  
29/20 38/8 82/22 84/7  
92/9 108/18  
**addresses [2]** 52/1  
108/25  
**adjacent [2]** 26/11  
33/25  
**adjourned [1]** 109/14  
**adjust [1]** 73/6  
**advance [3]** 49/1 55/16  
55/18  
**advertised [3]** 13/5  
48/20 48/24  
**advertisements [1]**  
5/14  
**advertising [1]** 94/25  
**advice [1]** 7/4  
**Affidavit [1]** 3/17  
**Afterwards [1]** 74/14  
**agencies [3]** 60/21  
60/21 60/23

**agenda [3]** 99/9 102/22  
103/14  
**agreeable [1]** 95/19  
**agreement [47]** 4/7 4/9  
4/10 4/12 8/2 12/19  
19/4 20/2 20/3 20/16  
30/16 42/2 43/13 44/9  
51/3 61/20 62/11 65/4  
65/9 66/12 66/25 67/2  
67/11 67/11 67/14  
67/15 67/16 70/9 70/10  
70/14 71/4 71/18 73/16  
74/21 77/25 80/13 81/5  
82/11 82/13 88/15  
88/21 88/25 89/21 90/6  
90/8 97/18 97/24  
**Ahh [1]** 41/5  
**align [1]** 73/5  
**allow [10]** 9/4 18/7 18/7  
40/22 40/23 51/18  
51/20 77/5 91/25 92/18  
**allowed [1]** 87/23  
**allowing [2]** 74/22 75/3  
**allows [2]** 10/25 76/14  
**alluded [1]** 61/23  
**almost [4]** 77/12 82/6  
88/16 100/2  
**although [3]** 15/9  
27/15 51/17  
**amend [1]** 83/17  
**amended [13]** 1/6 4/3  
4/4 4/22 5/10 10/8 10/9  
60/18 61/18 69/23  
69/25 70/4 81/5  
**amending [1]** 82/12  
**amendment [42]** 4/8  
4/10 4/11 7/20 7/20  
7/24 7/25 8/9 8/10 8/11  
8/14 9/7 12/9 12/12  
12/19 21/12 32/7 41/13  
50/25 61/17 65/25  
65/25 66/11 67/10

**A**

**amendment...** [18]  
 67/13 67/21 70/13  
 70/15 70/19 70/23  
 70/24 70/25 71/8 71/16  
 71/17 84/8 85/8 89/2  
 90/3 90/4 96/15 97/10  
**amendments** [8] 1/6  
 5/11 8/3 19/8 38/6  
 51/13 69/21 71/2  
**Amy** [1] 59/15  
**analysis** [2] 59/21 60/9  
**and/or** [5] 5/24 21/12  
 54/3 90/21 91/23  
**ANDERSON** [8] 2/4  
 50/17 51/10 54/4 54/6  
 54/13 55/9 56/11  
**ANDREW** [3] 2/7 3/22  
 14/3  
**Ann** [7] 37/1 37/3 37/8  
 38/17 38/19 39/1 41/7  
**annual** [2] 83/24 84/9  
**answer** [2] 54/13 80/25  
**answers** [1] 83/13  
**ANTHONY** [3] 2/11  
 16/14 49/12  
**anthonygiovannini** [1]  
 2/13  
**anticipation** [1] 71/19  
**apologize** [6] 41/25  
 50/1 55/15 65/18 75/14  
 82/14  
**appearance** [8] 3/20  
 3/21 13/22 14/2 15/13  
 15/24 16/6 20/20  
**appearances** [2] 2/2  
 15/5  
**appellant** [1] 20/4  
**appendices** [2] 4/7  
 70/10  
**applause** [1] 35/18

**applicant** [4] 2/6 10/17  
 14/10 95/6  
**Applicant's** [1] 3/23  
**application** [9] 1/4 5/8  
 7/19 54/6 55/21 67/9  
 69/10 69/14 70/11  
**applied** [1] 84/5  
**applies** [2] 72/23 97/18  
**apply** [1] 9/12  
**appointed** [1] 6/22  
**apprised** [1] 11/11  
**approval** [10] 4/5 4/24  
 70/6 73/11 76/3 76/4  
 82/19 85/21 85/23 98/1  
**approvals** [6] 4/2 59/2  
 69/4 72/23 73/10 74/17  
**approve** [3] 8/9 8/10  
 98/4  
**approved** [18] 7/24  
 7/25 8/1 12/12 60/20  
 60/23 61/11 62/12  
 65/20 65/22 66/21  
 66/22 66/23 69/25  
 73/19 76/2 78/3 89/24  
**arbitration** [1] 16/20  
**architect** [1] 56/9  
**archived** [2] 5/23  
 101/13  
**arduous** [1] 72/20  
**area** [14] 31/14 39/6  
 40/6 40/9 42/12 42/13  
 44/11 62/7 65/17 65/18  
 79/1 87/14 87/15 89/23  
**areas** [3] 10/9 10/9  
 73/8  
**aren't** [2] 69/5 77/5  
**argue** [1] 54/22  
**arguing** [1] 55/5  
**argument** [3] 54/18  
 54/22 54/24  
**Army** [3] 59/10 68/19  
 75/25

**ARPA** [1] 103/1  
**aspect** [1] 97/19  
**associate** [1] 16/15  
**associated** [1] 32/3  
**association** [5] 2/9  
 14/4 15/25 18/21 58/7  
**attachments** [2] 4/19  
 4/21  
**attempting** [1] 102/5  
**attend** [2] 16/20 16/21  
**attended** [1] 104/15  
**attest** [2] 104/14  
 107/18  
**attorney** [13] 4/17 4/20  
 13/21 14/2 15/22 16/15  
 16/19 16/21 17/2 17/18  
 49/12 87/6 104/14  
**Attorneys** [1] 16/18  
**audience** [4] 48/7  
 70/15 87/1 105/6  
**authority** [1] 84/2  
**automatically** [1] 18/8  
**availability** [2] 98/18  
 101/6  
**Avenue** [2] 39/6 39/11  
**aye** [4] 109/5 109/6  
 109/7 109/8

**B**

**B-1** [1] 5/2  
**B-5** [1] 5/2  
**B-o-w-e-r** [1] 37/22  
**background** [2] 78/21  
 94/2  
**bank** [1] 102/22  
**Barrett** [9] 1/18 6/15  
 29/2 33/18 40/20 47/19  
 48/6 50/2 107/6  
**basin** [2] 39/7 40/6  
**basis** [4] 17/24 37/23  
 39/16 47/1  
**Bath** [2] 1/24 2/24

**B**

**bear [1]** 61/6  
**bearing [2]** 77/3 77/4  
**becomes [2]** 62/12  
97/22  
**behind [4]** 26/11 38/5  
58/11 79/10  
**below [1]** 77/14  
**benefit [1]** 70/14  
**Bethlehem [2]** 2/12  
16/16  
**beyond [2]** 6/7 28/19  
**bill [5]** 8/21 36/8 36/10  
36/13 49/22  
**black [2]** 97/2 97/4  
**blowup [1]** 88/10  
**board [38]** 1/1 1/16 5/6  
6/12 7/5 7/9 7/11 8/9  
9/5 10/20 13/3 13/3  
13/7 13/11 13/20 14/1  
14/5 15/15 15/23 19/14  
19/19 33/10 39/21  
51/14 51/15 52/24  
54/11 54/19 67/17  
85/18 90/21 94/25 97/1  
97/3 97/16 100/25  
102/25 104/10  
**boating [1]** 58/5  
**bog [3]** 59/16 59/18  
59/19  
**books [1]** 62/10  
**borders [2]** 38/5 38/5  
**bottom [1]** 89/8  
**Boucher [5]** 6/17 13/11  
75/20 83/9 83/22  
**boundary [1]** 87/7  
**Bower [13]** 37/12 37/22  
38/15 42/4 44/25 45/2  
45/8 46/15 46/16 46/22  
47/12 49/23 50/1  
**Bower's [1]** 45/5

**box [3]** 2/4 2/15 46/5  
**boy [1]** 55/10  
**Brian [11]** 1/18 6/15  
29/2 29/8 33/17 33/20  
33/20 34/10 40/19  
106/16 106/17  
**bridge [2]** 77/2 77/17  
**Bridget [2]** 21/2 36/18  
**brief [3]** 6/25 22/25  
53/25  
**Broug [1]** 84/13  
**broughal [7]** 2/11 2/13  
4/21 16/16 84/14 84/24  
85/14  
**broughal-devito.com**  
**[1]** 2/13  
**buffer [10]** 65/14 66/1  
66/3 66/4 66/10 68/9  
73/7 73/15 78/19 82/7  
**buffering [2]** 10/11  
82/8  
**buffers [4]** 65/7 65/8  
65/11 89/22  
**build [5]** 21/5 57/22  
80/7 81/11 90/6  
**buildable [1]** 79/19  
**building [12]** 1/11  
57/19 57/20 59/24  
68/11 68/12 81/1 81/8  
82/11 87/14 87/24  
88/19  
**buildings [3]** 65/14  
66/6 87/18  
**built [5]** 31/13 64/25  
66/17 68/21 78/22  
**burden [1]** 76/10  
**business [10]** 8/19  
8/21 50/18 55/6 56/10  
58/2 58/10 60/7 90/18  
101/9  
**businesses [1]** 60/11  
**butchered [2]** 42/1

50/1  
**buyer [1]** 81/19

**C**

**C-a-r-b-o-n-e [1]** 22/1  
**Cadwallader [7]** 41/9  
41/11 41/24 42/11  
49/23 49/24 49/25  
**Camp [3]** 66/20 72/8  
79/9  
**capacity [1]** 6/23  
**car [1]** 78/24  
**Carbone [12]** 21/22  
21/25 22/17 22/19 23/2  
23/3 24/1 24/10 49/14  
49/15 84/18 88/2  
**Carbones [2]** 27/1 42/3  
**careful [1]** 44/4  
**carries [1]** 109/9  
**cat [1]** 41/20  
**catch [2]** 21/8 27/18  
**central [1]** 57/25  
**Certified [1]** 110/15  
**certify [1]** 110/7  
**cetera [3]** 8/22 51/16  
74/19  
**chair [3]** 6/12 6/13  
92/14  
**Chairman [5]** 1/17 1/18  
41/16 99/19 102/21  
**chance [5]** 53/23 84/20  
92/23 93/21 101/18  
**channel [2]** 81/12  
81/14  
**Chapter [1]** 8/7  
**charge [2]** 7/8 7/9  
**charged [1]** 97/5  
**CHARLES [4]** 2/14  
2/15 3/20 13/21  
**Charlie [2]** 104/17  
104/18  
**chart [6]** 4/6 4/24 70/7

**C**

chart... [3] 83/21 88/11  
88/12  
chase [1] 16/25  
chat [2] 46/5 50/23  
chill [2] 102/11 105/13  
Chuck [3] 50/8 50/11  
60/6  
Church [1] 48/1  
cite [1] 73/9  
citizen [1] 28/10  
citizens [2] 6/11 10/6  
cjevogtlaw [1] 2/16  
claim [1] 10/14  
clarification [1] 50/15  
clarified [2] 39/19 87/7  
clarify [2] 85/5 104/6  
clarifying [1] 98/9  
clarity [3] 83/20 83/21  
88/2  
clear [7] 25/21 79/18  
87/10 87/16 88/6  
100/24 103/17  
cleared [4] 80/5 81/25  
82/3 90/7  
client [1] 17/2  
clients [1] 13/23  
close [3] 40/14 90/21  
109/13  
closer [2] 33/23 34/12  
clubhouse [1] 78/20  
Code [3] 8/7 69/17 84/1  
combined [1] 72/19  
comfortable [3] 6/8  
14/23 57/3  
comma [1] 13/14  
commencing [1] 1/13  
comment [15] 9/4 10/1  
11/16 11/20 12/2 23/13  
32/24 33/8 51/11 51/22  
71/20 96/5 105/6 108/3

109/4  
commentator [4] 9/24  
10/1 10/24 11/14  
comments [5] 13/18  
75/18 75/19 95/5 102/6  
Commission [6] 12/8  
22/13 47/24 82/18 83/8  
93/18  
Commissions [1] 12/7  
commitments [1]  
94/15  
committees [1] 58/7  
common [1] 10/5  
communication [2]  
20/3 84/18  
Communications [1]  
4/16  
community [16] 22/1  
57/21 57/24 57/24 58/4  
58/6 59/25 60/14 60/15  
61/2 74/6 74/9 74/10  
86/8 86/9 100/1  
company [10] 4/13  
57/18 57/19 58/15  
58/21 71/24 72/2 74/11  
76/1 103/2  
comparison [1] 83/21  
complete [1] 49/19  
compliance [2] 12/13  
12/15  
comply [1] 73/7  
components [1] 58/18  
comprehensive [1]  
72/19  
computer [1] 57/5  
conceived [1] 76/25  
concentrating [1]  
53/10  
concern [2] 39/10  
58/25  
concerns [17] 33/5  
39/3 39/7 39/15 40/11

40/11 58/11 58/23  
66/25 67/1 71/16 72/17  
72/25 73/2 83/11 84/17  
84/22  
conclude [1] 86/23  
Conclusions [1] 3/25  
condition [1] 85/22  
conditional [4] 1/4 5/8  
82/19 92/22  
conditions [2] 8/11  
12/12  
conduct [1] 5/16  
conducting [1] 6/8  
confirm [1] 46/5  
conflict [1] 99/10  
confuse [1] 55/12  
confusion [1] 44/15  
connec [1] 76/13  
connect [4] 30/19  
66/12 72/1 79/23  
connecting [1] 76/10  
connection [5] 18/24  
66/16 73/24 88/5 89/9  
connector [1] 74/5  
connects [1] 66/18  
conservation [3] 62/9  
75/24 89/20  
conserved [1] 32/2  
consideration [1]  
68/11  
constructed [2] 59/25  
77/1  
construction [1] 59/6  
consultant [1] 43/4  
consultant's [1] 75/21  
contained [1] 110/8  
contest [1] 101/21  
continuously [1]  
106/14  
control [3] 45/20 57/5  
59/1  
controversial [2] 78/7

**C**

**controversial... [1]**  
 88/17  
**convenient [1]** 76/18  
**Copenhaver [3]** 29/20  
 34/20 34/21  
**corner [5]** 27/11 61/17  
 71/13 79/3 80/8  
**Corporation [3]** 2/17  
 13/24 58/16  
**Corps [3]** 59/10 68/19  
 75/25  
**corrected [3]** 70/25  
 87/17 88/1  
**corrections [2]** 4/15  
 83/19  
**County [3]** 47/24 71/3  
 75/24  
**court [8]** 1/23 1/24 2/23  
 2/24 9/10 71/3 98/1  
 98/4  
**cover [4]** 3/24 63/6  
 69/13 84/17  
**covered [1]** 72/12  
**covering [1]** 50/24  
**COVID [1]** 16/22  
**CRAMER [1]** 2/7  
**create [4]** 32/19 32/20  
 67/3 99/9  
**created [2]** 55/13 78/25  
**credibility [1]** 9/17  
**Creek [2]** 27/13 28/7  
**crest [2]** 76/25 77/16  
**critical [2]** 95/1 95/14  
**cross [1]** 11/3  
**cross-examined [1]**  
 11/3  
**crossing [1]** 67/3  
**crossings [5]** 59/9  
 68/16 68/18 68/19 73/1  
**crow [3]** 33/24 34/12

34/16  
**csmjlawyer.com [1]**  
 2/9  
**cumulative [2]** 4/1  
 69/19  
**curious [1]** 103/23  
**curvatures [1]** 74/25  
**cut [4]** 16/24 80/2 80/2  
 80/2

**D**

**dam [19]** 60/5 60/6  
 66/18 66/23 67/5 72/10  
 75/2 76/5 76/22 76/23  
 76/23 76/24 77/15  
 77/16 77/18 77/18  
 77/19 78/16 78/17  
**dams [1]** 60/5  
**David [2]** 41/20 41/21  
**December [3]** 19/8  
 83/6 84/10  
**decide [2]** 96/21 97/1  
**decision [5]** 3/25 6/3  
 53/6 97/7 98/2  
**deem [1]** 55/22  
**Delaware [1]** 2/5  
**delayed [1]** 84/8  
**deleted [1]** 80/1  
**Della [4]** 17/17 20/14  
 20/20 49/14  
**democracy [1]** 101/1  
**denied [1]** 8/14  
**denigrated [1]** 105/11  
**Dennis [4]** 25/5 26/20  
 26/21 49/15  
**DEP [2]** 75/24 81/14  
**department [5]** 12/14  
 31/22 59/11 74/7 80/21  
**Depuy [4]** 2/17 2/17  
 13/23 13/24  
**description [1]** 66/8  
**design [3]** 60/3 60/8

87/25  
**designs [1]** 89/25  
**desirable [1]** 81/18  
**desk [1]** 56/23  
**Despite [1]** 60/12  
**detail [1]** 67/23  
**details [1]** 61/4  
**determination [1]**  
 10/21  
**develop [2]** 58/2 58/18  
**developed [2]** 57/22  
 62/1  
**developer [4]** 20/5 56/9  
 67/19 70/20  
**developing [1]** 57/20  
**development [20]** 5/10  
 7/21 8/12 8/13 9/8  
 18/22 27/13 30/17  
 57/13 57/23 58/8 58/15  
 59/7 60/2 61/2 66/17  
 68/15 82/8 84/2 88/16  
**devices [1]** 45/9  
**DeVITO [8]** 2/11 4/21  
 16/16 16/19 16/19  
 84/15 84/24 85/14  
**devito.com [1]** 2/13  
**diagram [1]** 65/8  
**dialogue [1]** 71/19  
**difference [4]** 8/17  
 9/22 68/14 98/6  
**difficult [1]** 72/20  
**difficulty [1]** 45/19  
**dinner [1]** 103/21  
**direct [3]** 10/2 28/16  
 56/6  
**Directors [1]** 39/21  
**discussion [4]** 14/20  
 90/9 96/12 96/16  
**displacing [1]** 73/14  
**disputes [1]** 20/4  
**dissension [1]** 100/24  
**dissipate [1]** 76/11

**D**

**distance [1]** 46/13  
**distract [2]** 63/21 87/1  
**distracted [1]** 63/23  
**District [1]** 75/24  
**ditch [1]** 79/9  
**document [5]** 61/20  
 63/15 64/13 68/25 87/5  
**documentation [1]**  
 64/20  
**documents [15]** 7/15  
 11/2 11/4 48/23 67/8  
 75/19 92/10 92/16  
 93/20 94/2 94/2 95/21  
 101/17 101/20 108/13  
**dollar [1]** 36/14  
**downhill [1]** 39/9  
**downstream [3]** 28/3  
 28/4 78/2  
**Dr. [1]** 41/9  
**Dr. Cadwallader [1]**  
 41/9  
**draft [3]** 4/12 71/6  
 71/19  
**drafted [1]** 75/8  
**drainage [4]** 39/7 79/9  
 81/12 81/13  
**drains [1]** 27/13  
**drawing [8]** 65/18 70/1  
 73/21 74/1 83/18 87/9  
 88/5 88/11  
**drawings [1]** 72/24  
**drink [1]** 78/5  
**driveway [1]** 66/20  
**driveways [2]** 30/18  
 32/3  
**duly [2]** 6/22 56/4  
**duly-appointed [1]**  
 6/22

**E**

**ease [1]** 79/18  
**easier [3]** 57/4 88/4  
 89/17  
**East [1]** 1/12  
**easy [2]** 36/20 44/20  
**Eberhardt [1]** 58/21  
**edge [4]** 65/12 66/6  
 78/18 87/15  
**educational [1]** 43/4  
**effect [3]** 10/12 15/1  
 60/24  
**effort [1]** 83/12  
**efforts [1]** 75/21  
**elected [3]** 81/11 101/7  
 101/23  
**electronically [6]** 91/4  
 92/16 94/20 108/17  
 108/19 108/23  
**Eleese [1]** 37/12  
**elevate [1]** 43/19  
**elevates [1]** 40/7  
**elevations [1]** 75/1  
**eliminate [1]** 66/5  
**email [2]** 108/17  
 108/24  
**emergency [3]** 31/24  
 67/6 74/8  
**enables [3]** 18/14 44/3  
 44/3  
**engineer [8]** 1/20 3/18  
 6/16 12/16 13/12 13/12  
 27/14 87/6  
**engineer's [2]** 83/9  
 87/12  
**engineered [1]** 76/22  
**engineering [2]** 60/3  
 60/4  
**engineers [4]** 59/10  
 68/20 75/16 75/25  
**England [2]** 43/3 43/5

**enormous [1]** 58/5  
**enter [2]** 82/17 85/17  
**entertain [2]** 102/4  
 109/13  
**entities [2]** 15/13 98/22  
**entitled [3]** 10/16 10/19  
 74/15  
**entry [3]** 3/20 3/21 16/5  
**environment [1]** 82/5  
**environmental [7]** 40/5  
 59/4 59/11 59/13 66/22  
 72/20 79/15  
**equation [1]** 61/24  
**erosion [1]** 58/25  
**erroneously [1]** 70/21  
**especially [1]** 55/24  
**Esq [4]** 1/19 2/7 2/11  
 2/15  
**essentially [2]** 24/4  
 43/3  
**estate [2]** 56/9 57/13  
**et [3]** 8/22 51/16 74/19  
**evening [12]** 6/21 6/25  
 7/10 7/11 10/13 12/22  
 13/2 16/13 55/1 56/8  
 94/13 95/23  
**evenings [1]** 107/24  
**event [1]** 53/7  
**everybody [8]** 5/17  
 56/15 63/6 78/11 82/2  
 99/10 104/3 107/9  
**everyone [10]** 5/15  
 6/21 14/22 14/22 25/15  
 56/21 92/2 93/21 100/3  
 107/22  
**evidence [7]** 9/12 9/14  
 12/22 92/24 93/2 93/6  
 110/7  
**examined [1]** 11/3  
**excellent [1]** 55/1  
**exception [1]** 60/22  
**exchanged [1]** 92/1

**E**

**excluded [1]** 9/14  
**excuse [13]** 26/18  
 33/17 50/9 50/13 70/8  
 73/14 78/5 83/6 85/13  
 90/5 96/7 100/19  
 105/10  
**executed [1]** 70/23  
**executives [1]** 57/12  
**Exhibit 4 [1]** 15/16  
**Exhibit No. 1 [1]** 13/3  
**Exhibit No. 2 [1]** 13/7  
**Exhibit No. 3 [1]** 13/11  
**Exhibit No. 4 [1]** 13/20  
**Exhibit No. 5 [1]** 14/1  
**existing [8]** 7/20 9/7  
 60/24 66/20 74/2 74/9  
 81/7 87/24  
**exists [2]** 60/16 87/7  
**expanded [1]** 89/22  
**expansion [1]** 59/23  
**experience [2]** 11/22  
 56/10  
**expert [1]** 9/18  
**expressed [2]** 39/4  
 76/1  
**extensive [1]** 73/10  
**extent [1]** 78/8  
**extremely [1]** 40/3  
**eye [1]** 88/12  
**eyes [1]** 55/10

**F**

**face [2]** 31/14 56/20  
**facilities [2]** 18/23  
 53/24  
**facing [1]** 57/3  
**fact [11]** 3/25 11/6  
 44/10 54/19 66/9 69/15  
 69/19 77/25 85/20  
 86/16 108/16

**facts [4]** 4/1 84/21  
 86/10 98/7  
**Factual [1]** 4/15  
**fairness [1]** 94/3  
**falls [1]** 107/16  
**families [1]** 104/24  
**family [4]** 32/4 62/1  
 68/13 73/18  
**fashion [3]** 55/22 63/16  
 98/6  
**father [2]** 37/15 47/3  
**favor [2]** 107/8 109/4  
**fawolf [1]** 2/9  
**feasible [1]** 32/20  
**February [9]** 99/2 99/5  
 102/17 102/18 105/19  
 106/19 107/3 109/3  
 110/4  
**federal [1]** 72/18  
**Fera [4]** 17/17 20/14  
 20/20 49/14  
**Fifteen [1]** 57/10  
**fifth [2]** 79/11 79/11  
**figure [4]** 44/21 69/3  
 77/10 83/3  
**file [1]** 49/21  
**fill [6]** 17/7 17/12 25/14  
 25/15 25/20 29/14  
**final [2]** 6/3 9/22  
**finally [2]** 12/6 85/24  
**findings [4]** 3/25 4/1  
 69/15 69/19  
**firehouse [2]** 34/24  
 35/1  
**fit [1]** 58/18  
**five-minute [1]** 53/13  
**flies [3]** 33/24 34/13  
 34/16  
**flood [1]** 58/25  
**floor [1]** 109/3  
**flow [1]** 28/8  
**flows [1]** 39/9

**focused [2]** 61/3 73/12  
**folks [1]** 68/7  
**footprints [2]** 66/5  
 87/25  
**force [1]** 22/4  
**forget [1]** 81/20  
**forgot [1]** 26/10  
**form [10]** 11/8 20/20  
 21/18 25/1 25/2 25/14  
 25/20 29/15 35/15 37/7  
**formal [4]** 8/25 9/11  
 16/8 43/11  
**formally [1]** 14/8  
**former [3]** 39/5 39/20  
 107/17  
**forms [4]** 22/24 25/15  
 49/19 49/21  
**foundations [1]** 77/20  
**founders [1]** 47/20  
**founding [1]** 41/11  
**fourth [2]** 79/10 80/9  
**Fox [1]** 1/11  
**frankly [2]** 43/18 78/13  
**free [2]** 9/15 55/21  
**front [10]** 15/15 15/23  
 19/2 21/5 30/22 51/13  
 51/13 80/8 91/11 98/7  
**frozen [1]** 36/25  
**Frutchey [1]** 71/14  
**function [1]** 7/3  
**funds [1]** 103/1

**G**

**gas [1]** 78/17  
**general [3]** 10/4 39/14  
 40/6  
**gentleman [5]** 7/17  
 17/15 25/4 44/24 58/23  
**gentlemen [4]** 28/21  
 40/24 43/16 48/13  
**gets [3]** 55/6 59/25  
 62/10

**G**

**GIOVANNINI [6]** 2/11  
16/15 17/2 17/7 17/19  
49/13  
**gives [1]** 11/9  
**Givler [2]** 60/3 60/6  
**gmail.com [4]** 1/25 2/5  
2/16 2/25  
**golf [1]** 58/4  
**gotten [3]** 35/7 59/2  
84/19  
**governed [1]** 88/24  
**government [1]** 72/19  
**governmental [2]**  
60/21 60/23  
**grant [2]** 33/10 35/21  
**granted [5]** 3/1 34/4  
40/15 84/10 85/21  
**gravel [1]** 64/25  
**gray [1]** 97/4  
**great [2]** 41/8 41/8  
**green [3]** 62/7 62/8  
65/17  
**Greene [1]** 59/15  
**group [3]** 16/1 18/9  
18/15  
**guided [1]** 88/24

**H**

**habitat [5]** 59/22 59/23  
59/24 60/1 73/1  
**habitats [2]** 59/14  
59/18  
**handle [3]** 30/9 90/19  
104/25  
**handled [1]** 39/21  
**handout [3]** 72/11  
82/15 85/25  
**happy [1]** 55/2  
**harm [1]** 43/17  
**hearing [33]** 1/10 3/17

5/25 6/8 6/25 7/13 8/4  
8/5 8/6 8/15 8/17 8/23  
9/1 9/11 9/12 9/19  
11/21 13/5 25/17 43/24  
45/21 48/25 75/17 83/8  
84/6 91/14 91/25 96/3  
107/3 107/13 107/13  
109/14 110/9  
**hearings [7]** 9/10 91/14  
92/22 96/1 99/14  
104/11 104/20  
**Heilakka [2]** 1/20 6/16  
**Hello [2]** 41/10 47/15  
**helpful [5]** 97/7 97/7  
97/8 97/8 98/9  
**here's [1]** 25/14  
**hereby [1]** 110/7  
**Hi [2]** 29/19 36/7  
**highlighted [1]** 88/4  
**highway [1]** 60/10  
**hill [1]** 61/14  
**historical [1]** 69/18  
**historically [1]** 104/9  
**history [2]** 56/14 75/10  
**hold [5]** 16/23 27/17  
93/8 99/4 100/16  
**holidays [1]** 39/11  
**Hollow [22]** 27/12 28/7  
30/10 30/25 31/9 31/11  
31/14 34/17 34/23 48/2  
61/13 66/18 71/14 72/1  
73/25 74/3 74/23 75/1  
76/14 76/18 79/3 85/20  
**Holly [6]** 38/21 41/11  
41/17 42/16 44/17  
49/23  
**home [7]** 43/6 57/19  
65/5 68/1 68/12 78/24  
103/21  
**homeowners [1]** 78/11  
**homes [18]** 57/20  
57/22 58/3 62/1 62/6

64/25 65/21 65/24 66/2  
73/18 74/7 76/15 78/22  
78/24 79/21 80/1 89/9  
90/6  
**hope [1]** 6/1  
**hoping [2]** 67/1 81/10  
**horrendous [1]** 30/1  
**hospitality [1]** 57/12  
**hour [1]** 53/8  
**hours [3]** 94/14 104/12  
105/8  
**house [12]** 21/6 68/13  
71/13 79/11 79/12  
79/13 80/3 80/8 80/9  
81/5 82/12 88/19  
**households [1]** 76/8  
**housekeeping [5]** 5/14  
7/1 9/22 12/21 63/19  
**houses [6]** 21/4 52/11  
71/9 80/7 81/7 81/17  
**huge [1]** 39/7  
**huh [1]** 102/24  
**HUNTER [32]** 2/3 4/17  
4/18 4/20 14/10 15/6  
15/9 17/1 19/23 21/9  
22/16 27/19 30/11  
38/15 39/25 41/24 43/1  
44/11 47/11 48/5 53/18  
54/3 54/12 55/9 55/20  
56/4 56/8 74/13 86/22  
91/3 93/1 93/24  
**husband's [1]** 26/19  
**I**  
**I'd [11]** 17/21 20/1 24/9  
27/15 27/22 34/10 40/9  
40/11 40/15 44/16 89/4  
**I'll [13]** 12/17 21/23  
24/6 35/8 35/9 35/16  
62/19 67/22 72/13 85/5  
85/10 89/16 107/5  
**I'm [94]** 5/12 5/23 6/12



<p><b>I</b></p> <p><b>I'm... [91]</b> 14/7 14/11 16/15 16/17 17/17 18/1 18/8 18/19 19/9 19/11 19/13 20/11 20/13 21/18 21/25 22/2 22/8 22/15 22/23 22/24 23/20 24/19 25/7 26/22 27/13 27/25 28/4 28/9 28/10 29/19 30/15 32/14 32/14 36/17 36/17 37/24 39/5 39/20 40/13 40/17 40/20 42/19 43/3 43/13 44/11 45/21 45/24 47/19 47/21 48/1 48/20 49/20 51/21 52/21 53/12 55/13 55/19 56/7 56/8 57/2 57/2 57/6 60/12 61/8 64/14 69/9 69/24 72/14 82/2 85/24 89/12 94/12 96/4 98/13 98/22 100/6 100/11 101/2 101/2 101/5 101/21 102/3 102/7 102/16 103/15 103/23 104/3 105/2 107/19 107/20 108/7</p> <p><b>I've [11]</b> 11/23 18/19 18/22 23/14 30/5 30/5 47/23 49/4 53/16 75/8 89/2</p> <p><b>Ian [8]</b> 44/25 45/2 45/8 46/15 46/16 46/22 47/12 50/1</p> <p><b>ID [2]</b> 68/4 80/14</p> <p><b>identification [1]</b> 5/3</p> <p><b>II [5]</b> 32/1 61/3 61/4 61/15 62/2</p> <p><b>III [3]</b> 32/1 61/16 62/2</p> <p><b>illustration [5]</b> 79/2</p>	<p>86/24 87/13 87/16 88/9</p> <p><b>image [1]</b> 31/5</p> <p><b>immaterial [1]</b> 9/13</p> <p><b>immediate [1]</b> 10/3</p> <p><b>impact [3]</b> 28/8 47/10 60/15</p> <p><b>impeachment [1]</b> 102/2</p> <p><b>implement [2]</b> 61/20 88/14</p> <p><b>impossible [1]</b> 77/13</p> <p><b>impression [2]</b> 6/2 30/15</p> <p><b>improper [1]</b> 12/3</p> <p><b>improvement [1]</b> 60/1</p> <p><b>improvements [2]</b> 83/19 88/8</p> <p><b>inability [1]</b> 75/11</p> <p><b>Inaudible [1]</b> 105/6</p> <p><b>Inc [6]</b> 2/10 2/17 13/12 13/24 14/4 15/25</p> <p><b>inconvenience [1]</b> 107/15</p> <p><b>inconvenienced [1]</b> 106/7</p> <p><b>incorporated [1]</b> 93/20</p> <p><b>incorporates [1]</b> 13/16</p> <p><b>increased [1]</b> 68/22</p> <p><b>independent [1]</b> 43/4</p> <p><b>index [4]</b> 3/1 3/11 3/14 64/5</p> <p><b>indices [1]</b> 47/7</p> <p><b>individual [6]</b> 42/4 42/4 51/18 68/5 68/12 107/15</p> <p><b>individually [3]</b> 39/23 42/2 44/9</p> <p><b>individuals [7]</b> 3/1 15/8 43/18 49/10 51/18 55/23 94/4</p> <p><b>industry [2]</b> 56/10 57/12</p>	<p><b>infeasible [1]</b> 77/21</p> <p><b>influx [1]</b> 29/25</p> <p><b>information [8]</b> 11/11 21/19 69/10 76/5 80/19 86/1 86/4 86/5</p> <p><b>initial [2]</b> 15/5 95/4</p> <p><b>Initially [1]</b> 7/3</p> <p><b>input [1]</b> 40/10</p> <p><b>inquire [2]</b> 10/15 32/25</p> <p><b>inquiring [1]</b> 38/1</p> <p><b>inspection [1]</b> 48/16</p> <p><b>instead [3]</b> 76/12 76/15 103/22</p> <p><b>intelligent [1]</b> 91/11</p> <p><b>intelligently [1]</b> 90/23</p> <p><b>intended [4]</b> 67/4 76/11 76/11 77/6</p> <p><b>intent [1]</b> 67/3</p> <p><b>intentions [2]</b> 86/1 86/2</p> <p><b>interest [3]</b> 10/3 10/5 101/16</p> <p><b>interested [1]</b> 5/24</p> <p><b>intermission [1]</b> 103/13</p> <p><b>international [1]</b> 57/14</p> <p><b>interpretation [1]</b> 6/2</p> <p><b>intersection [1]</b> 85/20</p> <p><b>intersections [1]</b> 60/10</p> <p><b>intimidated [1]</b> 56/7</p> <p><b>introduce [1]</b> 12/22</p> <p><b>introduced [2]</b> 14/6 94/24</p> <p><b>introducing [1]</b> 12/17</p> <p><b>introductory [2]</b> 6/24 51/14</p> <p><b>investigation [1]</b> 77/8</p> <p><b>iPads [1]</b> 45/8</p> <p><b>Irick [1]</b> 58/21</p> <p><b>irrelevant [2]</b> 9/13 51/16</p> <p><b>issue [17]</b> 64/16 64/22</p>
---	---	--

**I**  
**issue... [15]** 67/22  
67/24 70/17 70/25  
73/20 73/21 75/10  
77/24 78/8 81/15 84/7  
85/2 88/2 92/5 96/24  
**issued [3]** 72/7 84/16  
84/23  
**issues [9]** 16/22 20/4  
20/15 29/4 71/15 83/16  
86/11 92/6 92/10  
**item [28]** 9/20 64/1  
64/2 64/9 69/13 69/15  
69/18 69/22 69/23 70/2  
70/4 70/6 70/8 70/13  
71/5 71/22 71/23 72/11  
72/13 75/7 75/13 83/13  
85/14 85/15 86/25  
88/10 90/11 90/14  
**items [5]** 7/2 12/21  
90/23 94/3 103/8  
**IV [17]** 2/17 13/23 31/5  
31/7 34/1 34/15 34/15  
50/21 50/23 51/2 51/3  
51/11 51/12 51/19  
52/12 61/15 88/23

**J**  
**J-o-n [1]** 13/14  
**Jacob [4]** 1/17 6/12  
96/7 98/12  
**Jake [1]** 62/18  
**James [4]** 6/17 13/12  
83/9 83/22  
**James' [1]** 75/20  
**January [6]** 1/13 13/8  
13/16 83/12 84/24 95/3  
**JoAnn [3]** 29/19 49/16  
50/7  
**join [2]** 47/6 101/14  
**joining [2]** 5/4 56/11

**Joint [1]** 75/25  
**Jon [4]** 4/19 13/13  
13/14 75/15  
**JORDAN [1]** 2/7  
**JR [3]** 2/11 16/15 49/13  
**judges [2]** 7/12 97/6  
**judgment [1]** 43/11  
**Julia [4]** 1/20 6/16  
33/21 45/3  
**June [4]** 71/6 71/12  
72/3 78/5

**K**  
**Karasek [9]** 1/19 4/17  
4/20 5/13 6/18 6/22  
16/14 20/1 60/19  
**Keating [3]** 21/3 21/18  
49/14  
**Ken [1]** 81/2  
**key [1]** 67/25  
**Keystone [2]** 1/24 2/24  
**Knob [35]** 21/3 22/20  
23/4 25/10 26/10 29/21  
30/1 30/10 30/16 30/24  
31/6 31/11 31/16 32/5  
34/19 36/17 38/9 38/10  
47/3 47/20 52/2 61/13  
62/4 64/24 64/24 64/24  
65/5 65/19 66/25 68/1  
78/9 78/21 79/4 81/22  
89/22  
**knowing [2]** 84/19  
91/21  
**knows [2]** 9/2 64/4  
**Knoxville [1]** 58/1

**L**  
**L-a-d-d [2]** 25/6 25/9  
**L.L.P [1]** 2/11  
**L.P [4]** 2/17 2/18 13/23  
13/25  
**label [1]** 82/20

**lacks [1]** 9/16  
**Ladd [5]** 25/5 25/9 26/9  
49/15 49/15  
**Ladds [1]** 81/21  
**lady [5]** 21/1 21/10 26/8  
30/12 32/12  
**lake [17]** 32/16 32/21  
34/24 35/2 60/5 62/15  
62/16 65/6 65/15 66/4  
72/10 73/16 78/15  
78/18 78/19 79/16  
89/23  
**lakes [3]** 61/13 62/13  
64/23  
**Lakeside [3]** 73/22  
73/23 73/24  
**Lakeview [4]** 66/15  
88/5 88/7 89/24  
**land [13]** 1/6 5/10  
24/11 32/2 50/22 58/18  
61/25 62/2 65/5 69/4  
80/5 82/3 102/22  
**landscaping [1]** 10/11  
**lane [26]** 21/3 22/20  
23/4 25/10 26/10 29/20  
36/17 62/5 64/24 64/24  
65/5 66/25 67/6 68/2  
72/9 74/24 74/24 77/2  
77/7 77/11 77/17 78/9  
78/22 79/4 81/22 89/22  
**largely [1]** 61/19  
**larger [1]** 61/6  
**Larry [2]** 41/20 41/21  
**lasting [1]** 68/25  
**late [1]** 84/6  
**laughing [2]** 48/8 48/9  
**laughter [1]** 48/7  
**LAW [2]** 2/14 11/15  
**leads [1]** 86/4  
**Lee [7]** 36/22 36/23  
37/6 37/9 37/25 39/1  
49/23

**L**

**legal** [3] 7/4 80/21 84/13  
**legally** [2] 61/11 65/20  
**legislature** [1] 7/8  
**legs** [1] 53/15  
**lengthy** [1] 71/14  
**Leo** [1] 16/19  
**letter** [39] 3/19 3/20 3/24 4/13 4/17 4/18 4/20 4/21 12/16 12/18 13/12 13/16 13/17 13/21 15/14 15/15 69/14 71/23 72/7 75/6 75/8 75/18 75/20 83/10 83/10 83/11 84/9 84/11 84/12 84/16 84/17 84/23 85/9 85/14 85/16 87/12 95/3 95/5 95/13  
**letters** [3] 84/25 87/5 87/6  
**life** [2] 67/4 74/8  
**lighting** [1] 10/11  
**Ligi** [5] 37/1 37/3 37/8 38/17 39/2  
**limited** [1] 30/16  
**lines** [1] 74/25  
**lining** [1] 50/22  
**Lisa** [1] 16/19  
**list** [22] 58/20 61/4 63/25 64/7 64/9 71/5 71/23 73/10 75/8 75/14 82/20 83/5 83/14 83/14 84/17 85/14 85/15 86/25 90/13 90/15 93/23 97/12  
**literally** [6] 24/20 59/25 79/25 80/12 81/19 82/15  
**LLC** [5] 1/5 2/3 2/14 2/17 13/24

**loaded** [1] 18/17  
**location** [5] 29/24 35/23 72/9 72/10 78/2  
**locations** [2] 71/25 72/2  
**long-lasting** [1] 68/25  
**long-term** [1] 18/19  
**loud** [1] 55/12  
**louder** [2] 23/19 23/22  
**Lovenheim** [3] 1/18 6/13 24/13  
**lower** [2] 61/16 67/5

**M**

**Mack** [4] 1/14 1/23 2/23 110/14  
**mack18014** [2] 1/25 2/25  
**main** [1] 31/7  
**maintained** [1] 65/13  
**maintenance** [1] 60/4  
**major** [2] 61/19 82/8  
**man** [3] 22/14 55/4 102/10  
**managed** [2] 39/8 59/21  
**management** [5] 58/22 58/24 59/5 72/25 74/18  
**manager** [2] 1/20 6/16  
**manages** [1] 60/3  
**manner** [1] 5/16  
**map** [3] 95/11 95/11 95/12  
**maps** [3] 62/24 93/19 108/4  
**March** [4] 71/11 85/7 96/8 96/14  
**Market** [1] 2/12  
**Marth** [1] 25/1  
**Martha** [10] 21/25 23/8 24/2 39/5 46/13 49/14 65/10 84/17 85/2 88/2

**Martha's** [2] 25/1 36/18  
**massively** [1] 68/16  
**material** [2] 51/15 51/16  
**materials** [1] 48/25  
**matter** [7] 7/12 7/18 17/4 24/11 54/3 91/14 97/6  
**matters** [1] 100/15  
**mature** [2] 57/23 69/2  
**McMANUS** [1] 2/7  
**meeting** [28] 5/20 5/22 8/18 8/18 8/19 8/24 8/25 11/15 12/9 49/11 53/3 71/15 72/7 91/24 98/16 99/1 101/19 102/6 103/21 104/1 105/25 106/1 106/4 106/18 108/4 109/11 109/12 109/13  
**meetings** [6] 71/7 103/19 103/20 104/10 105/21 107/24  
**Melissa** [2] 1/20 75/15  
**member** [10] 18/19 19/19 22/2 23/4 27/14 28/9 39/5 39/19 41/11 97/16  
**members** [2] 61/25 71/11  
**memorializing** [1] 88/20  
**Merit** [2] 1/14 110/15  
**message** [2] 37/6 46/5  
**messages** [1] 45/4  
**middle** [1] 80/8  
**Mientus** [1] 58/21  
**mike** [1] 53/21  
**mile** [1] 28/6  
**miles** [1] 68/20  
**mine** [1] 94/15  
**minimum** [1] 92/15

**M**

**Minisink [2]** 39/6 39/11  
**minor [3]** 31/9 31/19  
 31/20  
**misinterpretations [1]**  
 86/11  
**miss [1]** 103/22  
**missed [2]** 50/4 84/4  
**missing [1]** 78/12  
**Missy [1]** 6/17  
**mistake [1]** 81/2  
**misunderstanding [2]**  
 86/3 86/4  
**misunderstandings [1]**  
 86/12  
**misunderstood [1]**  
 78/8  
**mitigated [1]** 59/12  
**mitigation [2]** 73/3  
 74/19  
**moment [5]** 5/12 21/8  
 25/18 41/15 72/14  
**Monroe [3]** 47/24 71/2  
 75/24  
**month [1]** 12/9  
**months [3]** 91/18 91/19  
 91/20  
**Morris [2]** 49/16 50/7  
**Mosiers [20]** 29/21  
 30/1 30/10 30/16 30/19  
 30/24 31/6 31/11 31/15  
 32/5 34/19 38/9 38/10  
 47/3 47/20 52/2 61/13  
 62/4 64/24 65/19  
**motion [10]** 14/8 90/20  
 107/1 107/2 107/5  
 107/6 109/3 109/5  
 109/9 109/13  
**motions [1]** 8/21  
**Mountain [12]** 18/20  
 26/13 26/14 26/17

32/15 60/6 62/15 66/18  
 66/20 72/8 76/24 79/9  
**Mr [3]** 21/21 24/8 27/20  
**Mr. [63]** 13/9 14/10  
 15/6 15/9 15/12 15/17  
 17/1 17/7 17/10 19/23  
 20/1 20/14 20/20 21/9  
 22/16 23/2 24/1 24/10  
 24/13 27/19 28/11  
 28/23 30/11 36/5 38/15  
 38/15 39/25 40/20  
 41/16 41/24 42/4 44/11  
 45/5 47/11 47/12 48/5  
 49/13 49/22 49/23 50/1  
 51/10 53/18 54/3 54/4  
 54/6 54/12 54/13 55/9  
 55/9 55/20 60/19 74/13  
 86/22 91/3 92/14 93/1  
 93/24 95/3 95/13 98/13  
 99/19 102/21 107/6  
**Mr. Anderson [5]** 51/10  
 54/4 54/6 54/13 55/9  
**Mr. Barrett [2]** 40/20  
 107/6  
**Mr. Bill [1]** 49/22  
**Mr. Bower [2]** 38/15  
 42/4  
**Mr. Bower's [1]** 45/5  
**Mr. Carbone [3]** 23/2  
 24/1 24/10  
**Mr. Chair [1]** 92/14  
**Mr. Chairman [3]** 41/16  
 99/19 102/21  
**Mr. Della [2]** 20/14  
 20/20  
**Mr. Giovannini [1]** 17/7  
**Mr. Hunter [25]** 14/10  
 15/6 15/9 17/1 19/23  
 21/9 22/16 27/19 30/11  
 38/15 39/25 41/24  
 44/11 47/11 48/5 53/18  
 54/3 54/12 55/9 55/20

74/13 86/22 91/3 93/1  
 93/24  
**Mr. Ian [2]** 47/12 50/1  
**Mr. Karasek [2]** 20/1  
 60/19  
**Mr. Lee [1]** 49/23  
**Mr. Lovenheim [1]**  
 24/13  
**Mr. Pride [1]** 98/13  
**Mr. Sauvigne [1]** 28/23  
**Mr. Savone [1]** 28/11  
**Mr. Solicitor [1]** 17/10  
**Mr. Stockbridge [1]**  
 36/5  
**Mr. Tresslar's [2]** 95/3  
 95/13  
**Mr. Vincent [1]** 49/13  
**Mr. Vogt [2]** 15/12  
 15/17  
**Mr. Wolfe [1]** 13/9  
**Mrs. [1]** 21/22  
**Mrs. Carbone [1]** 21/22  
**Ms. [9]** 21/18 22/17  
 22/19 33/4 41/24 42/11  
 48/6 49/23 50/2  
**Ms. Barrett [1]** 48/6  
**Ms. Cadwallader [2]**  
 41/24 42/11  
**Ms. Carbone [2]** 22/17  
 22/19  
**Ms. Holly [1]** 49/23  
**Ms. Keating [1]** 21/18  
**Ms. Norris's [1]** 33/4  
**Ms. Pam [1]** 50/2  
**multiple [4]** 24/3 47/23  
 49/2 75/18  
**multitude [1]** 80/11  
**municipal [3]** 1/11 84/1  
 98/22  
**Municipalities [1]**  
 69/17  
**mute [4]** 5/21 53/20

**M**

**mute...** [2] 86/22 96/11  
**muted** [1] 46/1

**N**

**narrative** [1] 66/7  
**Nashville** [1] 58/1  
**National** [5] 32/1 70/17  
 70/18 71/1 87/8  
**natural** [1] 73/1  
**nature** [3] 57/24 58/3  
 93/18  
**nature-oriented** [2]  
 57/24 58/3  
**near** [2] 10/8 22/1  
**nearby** [1] 28/19  
**nearly** [2] 77/12 77/21  
**necessary** [2] 8/20  
 15/10  
**negotiating** [1] 70/16  
**negotiations** [1] 66/24  
**neighbor** [1] 36/18  
**neighborhoods** [1]  
 60/24  
**neighbors** [1] 79/12  
**neither** [1] 52/24  
**Nice** [1] 24/18  
**nicer** [1] 81/17  
**No.** [10] 13/3 13/7  
 13/11 13/20 14/1 15/15  
 15/24 69/13 69/15  
 69/18  
**No. 1** [1] 69/13  
**No. 2** [1] 69/15  
**No. 3** [1] 69/18  
**No. 4** [1] 15/15  
**No. 5** [1] 15/24  
**nobody** [3] 68/8 68/9  
 78/12  
**Nodding** [1] 35/12  
**none** [1] 68/21

**Norris** [4] 29/19 50/8  
 50/9 50/11  
**Norris's** [1] 33/4  
**Norrises** [1] 33/23  
**north** [1] 66/19  
**Northslope** [2] 61/1  
 74/3  
**Notary** [1] 110/16  
**notice** [4] 3/15 3/17  
 13/5 13/8  
**notices** [1] 94/25  
**notified** [1] 43/8  
**November** [6] 12/10  
 12/16 13/17 75/17 83/7  
 95/5  
**number** [4] 12/13  
 14/25 64/10 75/18  
**numbers** [1] 45/9

**O**

**o'clock** [5] 45/22 100/3  
 103/12 104/21 106/14  
**Oakdale** [2] 60/25 74/2  
**oath** [1] 7/14  
**object** [10] 20/17 28/14  
 29/10 33/6 40/2 40/12  
 44/16 51/5 92/20 92/23  
**objected** [1] 84/20  
**objection** [38] 14/15  
 15/16 15/19 15/20 16/1  
 16/3 17/1 17/5 20/10  
 21/13 21/16 22/18  
 22/20 23/11 24/9 24/14  
 24/15 25/12 25/13 27/2  
 27/3 27/21 30/13 35/9  
 35/9 36/19 38/13 38/15  
 39/25 42/6 44/14 44/18  
 47/12 47/13 48/6 48/10  
 93/11 93/13  
**objections** [5] 14/12  
 14/13 19/24 84/21 93/8  
**obligations** [1] 104/25

**obstacle** [2] 77/24  
 82/10  
**obstreperous** [1] 11/25  
**occupancy** [1] 60/10  
**offend** [1] 56/25  
**offended** [1] 54/19  
**offer** [1] 11/20  
**offers** [1] 10/1  
**office** [3] 1/20 6/15  
 16/16  
**officer** [2] 13/10 80/25  
**OFFICES** [1] 2/14  
**official** [2] 8/20 9/6  
**officially** [1] 61/11  
**officials** [1] 101/7  
**oh** [9] 22/8 22/10 36/3  
 36/4 37/15 41/7 50/9  
 55/10 85/13  
**one-lane** [2] 67/6 77/11  
**one-way** [1] 67/6  
**online** [1] 93/17  
**open** [8] 8/19 11/15  
 62/8 68/21 89/20 94/22  
 107/3 107/13  
**opening** [1] 5/13  
**opinion** [2] 23/17 76/1  
**order** [5] 11/11 90/18  
 90/23 91/25 98/4  
**ordinance** [1] 91/13  
**Ordinances** [1] 8/7  
**oriented** [2] 57/24 58/3  
**original** [9] 7/23 19/7  
 19/8 23/5 24/10 24/11  
 69/21 71/4 78/16  
**originally** [2] 65/16  
 68/17  
**other's** [1] 55/3  
**ours** [1] 106/2  
**outrageous** [1] 77/23  
**outstanding** [1] 71/16  
**oversight** [1] 82/6  
**owners** [4] 2/9 14/3

**O**  
**owners...** [2] 15/25  
58/6  
**ownership** [3] 87/8  
87/10 87/17

---

**P**

**P.C** [1] 2/7  
**P.E** [2] 13/14 58/23  
**P.L.S** [1] 13/15  
**p.m** [12] 1/13 5/5 54/2  
99/2 99/15 99/18 101/3  
106/4 106/18 107/4  
109/4 109/14  
**P.O** [2] 2/4 2/15  
**PA** [4] 2/5 2/8 2/12 2/16  
**packet** [2] 90/24 91/3  
**pages** [3] 1/8 63/3 63/5  
**Pam** [2] 47/19 50/2  
**paper** [1] 108/22  
**paperwork** [2] 19/1  
26/4  
**parcels** [3] 68/4 80/15  
80/20  
**Park** [3] 32/1 70/17  
70/18  
**Park's** [2] 71/1 87/8  
**part** [29] 6/4 8/12 8/13  
14/7 14/8 14/16 17/12  
18/21 24/2 25/19 32/4  
32/5 57/16 62/8 63/15  
66/11 73/9 75/6 76/19  
79/15 84/7 86/2 86/8  
87/16 89/9 90/10 90/12  
96/16 100/22  
**participate** [1] 45/18  
**parties** [17] 15/7 15/17  
20/15 42/4 53/5 54/9  
54/14 54/14 70/22  
78/10 82/23 90/22 91/5  
91/23 92/18 97/25

108/13  
**partner** [4] 50/18 54/5  
56/11 79/6  
**partners** [1] 58/8  
**party** [96] 3/1 9/23 9/25  
10/2 10/7 10/14 10/14  
10/16 10/19 10/21  
10/24 10/25 11/7 11/7  
11/12 12/25 15/4 15/17  
16/1 16/8 17/4 17/20  
17/22 17/25 18/9 18/9  
18/12 18/15 19/24  
21/13 22/18 23/12 24/2  
24/10 24/17 27/16  
27/21 28/17 28/23  
28/25 29/2 29/7 29/12  
29/23 30/13 32/13  
32/25 33/9 33/10 33/14  
33/16 34/4 34/6 34/7  
35/6 35/11 35/22 37/5  
37/11 37/19 38/16  
38/20 39/17 40/7 40/15  
41/3 41/14 42/1 42/5  
42/7 43/7 43/12 43/18  
43/19 44/7 44/14 44/18  
45/1 45/14 46/7 46/23  
47/12 47/18 48/4 48/6  
49/7 49/10 49/18 49/21  
52/5 54/21 67/16 74/14  
94/4 97/24 101/19  
**path** [1] 77/10  
**pay** [3] 8/21 11/19  
100/9  
**PDFs** [1] 92/17  
**Penn's** [2] 59/4 59/13  
**PennDOT** [4] 74/22  
75/5 75/21 77/9  
**PennDOT's** [1] 75/11  
**Pennsylvania** [11] 1/12  
1/24 2/24 11/15 12/14  
27/15 43/6 59/11 69/16  
72/18 83/25

**people** [51] 5/19 11/16  
11/18 11/18 11/19  
14/18 14/25 15/5 24/3  
25/22 28/18 33/23  
33/24 35/5 46/2 49/2  
49/17 50/22 51/11  
51/20 51/25 53/5 54/9  
55/5 62/21 62/23 74/14  
76/16 81/21 84/20 86/1  
86/2 92/20 92/22 95/2  
95/15 95/20 99/21  
100/8 101/13 101/14  
101/14 101/18 101/19  
101/23 103/20 104/2  
105/15 105/16 106/7  
106/8  
**Pereira** [2] 16/19 16/21  
**Perhaps** [1] 99/2  
**permanent** [1] 62/9  
**permission** [2] 53/12  
81/10  
**permit** [4] 75/4 75/12  
75/22 81/1  
**permits** [8] 59/2 60/10  
66/22 72/22 73/3 73/6  
74/17 79/15  
**person** [5] 6/14 10/13  
20/14 40/8 46/11  
**person's** [1] 10/10  
**personal** [2] 23/5 23/14  
**pertinent** [1] 40/5  
**Peter** [2] 27/10 49/15  
**Ph.D** [1] 60/7  
**Phase** [1] 79/17  
**Phil** [2] 36/11 59/20  
**phone** [3] 1/18 2/4 45/9  
**photograph** [1] 79/3  
**picked** [1] 85/2  
**picture** [6] 31/2 76/23  
76/23 100/5 100/17  
101/4  
**piece** [2] 85/25 88/17

**P**

**pieces [1]** 66/13  
**pin [1]** 78/22  
**place [3]** 75/3 76/12 98/23  
**plan [44]** 1/5 1/6 4/3 4/4 4/5 4/22 4/24 5/10 6/4 7/21 7/24 8/3 8/12 8/14 9/8 31/9 60/16 60/17 60/20 60/24 61/6 61/8 61/9 61/10 61/11 61/17 61/18 62/10 62/12 65/21 65/22 66/21 68/25 69/6 69/7 69/25 70/5 70/6 72/23 72/24 73/6 74/4 76/2 84/1  
**planned [4]** 5/9 7/21 9/7 78/25  
**planner [1]** 58/14  
**planning [9]** 12/7 12/8 22/12 47/24 60/8 75/16 82/18 83/7 93/17  
**plans [7]** 49/3 68/14 69/1 73/19 80/2 80/16 88/25  
**plates [2]** 77/4 77/5  
**plus [2]** 95/5 96/5  
**Pocono [2]** 3/16 13/6  
**point [19]** 10/19 14/24 15/11 20/2 24/4 53/18 53/21 56/14 62/21 66/19 74/23 76/22 85/1 86/13 86/15 91/24 92/20 93/2 94/18  
**policy [1]** 24/6  
**position [6]** 29/9 29/23 33/9 40/20 40/21 54/17  
**positive [1]** 60/14  
**posted [1]** 13/8  
**posting [2]** 3/17 94/25

**potential [1]** 9/3  
**potholes [1]** 30/3  
**power [1]** 9/18  
**praecipe [2]** 3/21 14/1  
**PRD [25]** 1/5 4/5 4/24 21/12 28/2 28/8 28/18 31/6 32/6 34/17 51/4 51/6 58/9 60/18 62/8 68/24 68/25 69/16 69/21 70/5 70/6 80/15 83/18 89/25 90/5  
**precede [1]** 6/5  
**prefer [1]** 105/16  
**preference [2]** 71/24 72/8  
**prejudge [1]** 53/4  
**prejudged [1]** 53/3  
**premarked [4]** 12/23 13/1 13/3 14/6  
**prepared [1]** 92/3  
**present [9]** 16/18 37/10 53/4 53/5 53/19 55/21 60/13 64/18 91/3  
**presentation [12]** 4/14 52/10 63/5 64/1 64/2 64/15 70/2 73/9 74/14 93/19 95/9 102/23  
**Preservation [13]** 2/13 8/2 12/20 16/17 17/3 17/18 17/20 18/2 19/4 22/3 41/12 42/3 49/12  
**president [8]** 17/17 18/2 20/8 20/14 39/5 39/20 41/12 71/10  
**presidents [1]** 39/22  
**presume [1]** 45/4  
**Pride [3]** 1/17 6/12 98/13  
**primary [1]** 39/15  
**print [1]** 82/16  
**probative [1]** 51/16  
**problem [1]** 44/7

**problems [1]** 14/24  
**procedures [1]** 15/4  
**proceed [6]** 6/19 14/17 15/2 92/14 94/18 96/8  
**proceeding [10]** 11/12 14/23 16/2 16/9 17/25 19/25 22/18 27/16 32/13 97/17  
**proceedings [6]** 6/5 9/23 10/4 11/1 45/18 110/8  
**process [7]** 5/16 33/1 33/5 60/2 60/4 107/22 107/23  
**processes [2]** 12/6 72/21  
**professional [1]** 27/14  
**professionals [1]** 101/7  
**project [12]** 5/19 9/2 9/3 10/2 10/8 11/16 22/2 30/20 58/16 59/7 75/16 97/19  
**pronounce [2]** 41/25 84/13  
**proof [2]** 3/15 13/4  
**proper [1]** 93/13  
**property [14]** 10/10 13/8 21/11 25/10 28/2 38/4 38/5 47/5 50/18 58/6 59/19 59/20 60/5 95/1  
**proposed [14]** 1/6 4/11 5/11 7/20 21/12 31/8 61/17 70/4 71/5 71/18 72/9 81/25 83/17 83/23  
**protecting [3]** 82/4 82/4 82/5  
**Protection [1]** 59/11  
**provisions [2]** 65/4 71/3  
**Prugar [2]** 1/20 6/17

**P**

**Prugar's [1]** 75/15  
**public [42]** 1/10 3/17  
 6/8 6/24 7/13 8/4 8/5  
 8/6 8/15 8/17 8/17 8/18  
 8/19 8/23 8/24 9/1 9/1  
 9/2 9/4 9/4 9/23 9/25  
 10/1 10/24 10/24 11/14  
 11/20 31/10 32/24 33/5  
 33/8 48/16 62/12 93/16  
 94/21 94/21 96/5  
 101/17 104/11 104/20  
 108/10 110/16  
**publication [2]** 3/15  
 13/4  
**Published [1]** 4/16  
**purchased [1]** 25/10  
**purposes [1]** 73/23  
**push [1]** 11/24  
**pushing [2]** 45/22  
 100/4

**Q**

**quality [4]** 28/9 29/4  
 40/4 40/5  
**quarter [1]** 59/5  
**question [21]** 18/17  
 24/1 24/6 30/14 32/12  
 42/8 42/10 42/14 42/18  
 42/24 43/1 48/12 50/5  
 50/14 54/20 83/22  
 91/21 97/22 98/18  
 106/6 108/3  
**questioned [1]** 11/2  
**questions [31]** 10/18  
 11/1 12/25 27/23 40/3  
 40/4 44/3 44/5 44/6  
 54/12 54/13 54/15  
 54/16 54/16 54/18  
 54/21 54/23 55/25 56/1  
 74/15 82/24 83/10

90/19 90/24 91/10 92/3  
 94/10 96/4 107/8  
 107/10 107/14  
**quick [1]** 84/9  
**quorum [1]** 101/8

**R**

**R-1 [1]** 80/25  
**races [1]** 52/6  
**radios [1]** 103/2  
**raise [4]** 46/8 46/9  
 46/17 93/11  
**raised [2]** 36/6 40/3  
**Re [1]** 1/3  
**reaching [1]** 71/9  
**reality [1]** 81/3  
**Realtime [1]** 110/15  
**recap [1]** 49/9  
**recent [1]** 81/9  
**recess [5]** 22/25 53/25  
 91/24 107/3 109/3  
**recessing [1]** 95/23  
**recognize [5]** 67/8 67/9  
 67/25 82/11 83/16  
**recommendation [1]**  
 82/18  
**recommended [1]**  
 12/11  
**recommending [1]**  
 44/7  
**reconsider [1]** 34/10  
**reconstructed [1]** 77/1  
**reconvene [1]** 99/3  
**reconvened [1]** 5/7  
**record [33]** 3/16 13/6  
 14/7 14/9 14/9 14/16  
 14/19 14/20 14/22 15/1  
 17/13 25/19 35/16  
 35/20 54/2 55/13 62/12  
 63/13 63/16 69/8 69/10  
 69/18 69/20 71/22  
 82/17 85/17 85/23

93/16 94/24 96/12  
 100/21 100/24 108/4  
**recorded [3]** 7/17  
 62/10 71/3  
**recreation [3]** 18/20  
 18/21 58/4  
**Red [1]** 1/11  
**redesigned [1]** 87/14  
**reduced [3]** 68/15  
 68/16 68/20  
**redundant [1]** 23/15  
**reference [2]** 70/12  
 93/20  
**referenced [3]** 15/14  
 74/17 93/3  
**referencing [2]** 48/21  
 63/15  
**reflect [4]** 14/9 15/1  
 83/19 88/8  
**region [1]** 58/13  
**Registered [2]** 1/14  
 110/15  
**regular [3]** 5/5 106/4  
 106/18  
**regulations [2]** 69/16  
 72/21  
**reinforced [1]** 77/3  
**reinstate [1]** 69/2  
**reject [1]** 9/15  
**relationship [3]** 21/11  
 28/1 28/18  
**relatively [2]** 60/14  
 93/24  
**relocate [2]** 67/1 81/13  
**relocated [1]** 78/1  
**remarks [2]** 6/24 51/15  
**remiss [1]** 27/25  
**remove [2]** 32/19 44/17  
**removed [5]** 62/7 65/24  
 73/6 88/16 89/8  
**removing [2]** 32/6  
 73/13



**R**

**render [1]** 7/4  
**renovated [1]** 71/13  
**repetitious [1]** 9/13  
**replacement [1]** 69/5  
**replies [1]** 83/13  
**reply [1]** 4/20  
**Reporter [5]** 1/14 1/23  
 2/23 110/15 110/15  
**request [4]** 17/21 35/21  
 37/19 47/1  
**requests [1]** 95/6  
**required [4]** 66/4 67/4  
 70/18 72/1  
**requirements [2]** 12/15  
 72/20  
**research [2]** 58/15 68/2  
**reserve [3]** 41/14 68/24  
 69/8  
**reside [3]** 22/1 42/11  
 47/2  
**residences [1]** 32/4  
**resident [4]** 18/19  
 22/20 28/10 30/5  
**residential [5]** 5/9 7/21  
 9/7 69/3 73/13  
**residents [8]** 7/7 10/6  
 11/17 66/14 76/15  
 78/10 88/18 101/24  
**resolve [3]** 67/21 85/5  
 85/7  
**resort [1]** 30/22  
**response [5]** 4/15 15/2  
 71/21 75/14 84/23  
**responses [1]** 96/17  
**rest [3]** 44/21 94/21  
 95/21  
**result [2]** 72/6 87/5  
**retain [3]** 63/10 87/10  
 89/23  
**retired [1]** 27/14

**rev [2]** 4/4 4/22  
**review [13]** 3/18 11/1  
 12/16 13/12 13/15  
 13/17 75/15 83/9 91/22  
 95/3 95/13 95/21  
 101/18  
**reviews [1]** 93/18  
**revised [1]** 83/21  
**revisions [2]** 87/4  
 95/12  
**Richard [1]** 49/14  
**right-hand [1]** 81/23  
**River [3]** 27/11 39/13  
 39/13  
**road [59]** 1/12 27/11  
 27/12 28/7 29/21 30/10  
 30/21 30/23 31/1 31/6  
 31/9 31/11 31/13 31/14  
 31/16 32/5 34/17 34/21  
 34/23 38/9 38/11 39/13  
 39/13 47/3 47/21 48/2  
 48/2 52/2 61/13 61/14  
 65/19 66/16 66/18  
 67/12 68/20 71/9 71/14  
 71/14 71/25 72/1 72/9  
 73/25 74/4 74/5 74/16  
 74/23 75/1 76/10 76/13  
 76/14 76/18 77/2 77/7  
 77/11 78/1 79/4 85/20  
 88/17 89/9  
**roads [3]** 28/19 30/3  
 30/7  
**roadway [5]** 31/7 67/6  
 68/21 75/10 75/23  
**roadways [2]** 32/3 82/9  
**Robert [2]** 1/18 6/13  
**roll [1]** 55/10  
**Ron [14]** 5/13 6/18 6/19  
 6/21 22/6 25/21 43/10  
 52/8 63/12 69/11 82/20  
 85/12 89/13 106/11  
**Ronold [1]** 1/19

**room [14]** 14/24 14/25  
 14/25 27/7 27/8 49/11  
 53/21 55/24 58/24 63/6  
 101/23 104/4 104/14  
 107/17  
**rough [2]** 4/12 71/6  
**rules [2]** 9/9 9/11  
**ruling [1]** 93/12  
**runoff [1]** 39/8  
**runs [1]** 62/3  
**rush [2]** 29/15 59/20

**S**

**safety [4]** 66/23 67/4  
 74/8 76/5  
**sake [1]** 93/15  
**sale [1]** 32/1  
**sanitary [1]** 79/22  
**Sarah [1]** 2/8  
**sat [1]** 85/4  
**Sauvigne [6]** 27/11  
 27/20 28/12 28/13  
 28/23 49/15  
**save [1]** 35/18  
**Savone [1]** 28/11  
**schedule [3]** 98/21  
 102/6 103/6  
**scheduled [2]** 99/2  
 102/25  
**schedules [1]** 105/11  
**scheduling [1]** 84/7  
**scope [1]** 50/21  
**screen [1]** 72/16  
**SDI [1]** 67/19  
**seat [1]** 14/22  
**second [15]** 4/10 13/15  
 16/24 27/18 62/13  
 67/24 70/8 70/24 70/25  
 79/7 91/13 99/4 102/21  
 107/7 107/7  
**Secretary [1]** 1/18  
**section [2]** 8/7 59/9

**S****seek [5]** 35/22 37/4

38/20 45/13 45/14

**seeking [2]** 46/7 47/17**selling [1]** 68/3**senior [1]** 57/11**sense [1]** 9/11**separated [1]** 63/4**September [2]** 83/18

84/6

**serve [1]** 74/9**Service [3]** 32/2 70/17

70/18

**services [1]** 74/8**session [2]** 5/5 95/20**setback [3]** 65/11

87/15 87/18

**setbacks [2]** 73/7

79/16

**setting [2]** 65/13 95/24**settle [1]** 64/16**settlement [50]** 4/7 4/8

4/10 4/12 8/1 12/19

19/3 20/2 20/3 20/16

22/4 23/6 30/15 42/1

43/13 44/8 51/3 53/1

60/22 61/20 62/11 65/4

65/9 66/24 67/2 67/10

67/11 67/13 67/15 70/9

70/9 70/14 71/4 71/18

73/16 74/21 77/25

80/13 81/4 82/11 82/12

87/19 88/14 88/21

88/24 89/21 90/5 90/8

97/18 97/24

**seven [8]** 83/6 103/20

104/1 104/2 104/8

105/21 105/23 106/6

**sewer [1]** 79/22**share [3]** 63/3 86/8

86/9

**Sharon [2]** 26/9 49/15**Shawnee [66]** 1/4 1/5

2/3 2/5 2/9 2/13 2/17

2/18 4/13 5/9 7/22 8/2

12/20 13/24 13/25 14/3

15/25 16/17 17/3 17/3

17/18 17/20 18/2 18/22

19/4 21/11 22/2 26/15

26/16 27/12 28/7 31/8

34/17 34/24 35/2 40/9

41/12 42/2 42/21 48/1

49/11 50/18 57/15 58/9

60/5 60/17 61/12 62/4

62/16 65/6 65/15 66/16

71/24 72/10 73/15

73/25 74/3 76/9 76/14

76/16 76/17 78/14

78/15 78/19 79/17

89/23

**shift [1]** 87/25**shifted [1]** 66/10**Shoot [1]** 89/18**shore [1]** 78/18**shown [4]** 65/17 80/14

80/17 87/18

**shut [1]** 102/7**side [17]** 20/25 25/3

27/6 27/8 34/21 56/22

61/24 65/6 65/15 66/3

68/9 80/6 81/22 81/23

87/13 97/8 97/9

**sight [1]** 74/25**sign [6]** 11/8 20/20

21/19 24/25 25/23

35/15

**signatory [4]** 19/16

19/18 41/13 44/8

**signed [4]** 13/9 70/19

70/21 70/23

**signee [1]** 23/5**simple [2]** 53/13 77/6**single [7]** 32/4 40/8

62/1 68/13 73/18 74/24

77/17

**single-family [4]** 32/4

62/1 68/13 73/18

**situation [1]** 64/21**Size [1]** 14/24**ski [7]** 2/17 13/24 30/22

31/8 31/14 61/14 76/19

**skip [1]** 80/9**slide [7]** 4/14 82/14

82/17 89/13 89/17

89/19 90/12

**small [1]** 59/8**SMITHFIELD [11]** 1/2

1/11 5/6 6/23 20/5 40/8

42/21 67/17 75/9 83/24

85/18

**Society [14]** 2/13 8/3

12/20 16/17 17/4 17/18

17/20 18/2 18/20 19/5

22/3 41/12 42/3 49/12

**solicitor [12]** 1/19 5/13

6/7 6/9 6/17 6/22 7/4

7/6 16/14 17/10 85/18

98/19

**solicitors [1]** 84/12**solved [1]** 29/5**sometime [1]** 12/10**son [1]** 45/5**sought [2]** 71/7 78/4**sounds [2]** 28/20

106/10

**space [4]** 62/9 68/22

80/15 89/20

**span [3]** 77/6 77/17

77/19

**spans [1]** 77/18**special [1]** 43/20**specialist [2]** 59/14

59/17

**specific [3]** 35/22

59/16 100/7

**S**

**specifics [1]** 32/11  
**spell [2]** 41/17 89/12  
**spend [1]** 8/16  
**spillway [1]** 77/6  
**split [2]** 98/5 98/5  
**spot [2]** 78/18 88/17  
**spread [2]** 76/11 91/18  
**SPS [46]** 4/7 4/16 20/5  
20/8 20/14 20/16 23/4  
27/14 28/9 39/5 39/6  
39/19 39/22 47/20 51/3  
60/22 61/20 61/24  
66/12 66/25 67/10  
67/11 67/16 67/21 70/9  
70/20 71/6 71/7 71/10  
71/11 71/18 71/20  
73/16 77/25 78/4 81/4  
82/10 87/19 88/14  
88/20 88/24 89/10  
89/20 90/5 90/8 96/16  
**Square [2]** 2/18 13/25  
**stage [29]** 1/4 2/3  
22/13 31/5 31/7 34/1  
34/15 34/15 50/21  
50/23 51/2 51/3 51/11  
51/12 51/19 52/11  
52/12 59/8 61/1 61/3  
61/4 61/15 61/15 61/16  
62/2 66/17 73/11 74/4  
88/23  
**Stages [1]** 32/1  
**standards [1]** 8/5  
**standing [1]** 14/18  
**stands [1]** 65/22  
**starting [1]** 103/4  
**starts [1]** 101/11  
**state [3]** 16/11 47/16  
83/25  
**stated [1]** 6/21  
**statement [2]** 54/17

82/1  
**states [2]** 27/15 57/14  
**station [1]** 78/17  
**status [49]** 3/1 10/14  
10/17 10/19 10/21  
10/25 11/7 11/7 12/25  
15/4 33/1 33/9 33/10  
33/15 33/16 34/4 34/6  
34/7 35/6 35/11 35/22  
37/5 37/11 37/19 38/20  
39/17 40/7 40/15 41/3  
41/14 43/19 43/20  
44/13 44/13 45/14 46/7  
46/23 47/18 48/4 48/6  
49/7 49/10 49/18 52/1  
52/5 74/15 84/1 94/4  
101/19  
**stay [2]** 24/20 57/6  
**steady [1]** 62/14  
**steno [1]** 35/4  
**stenographer [6]** 16/11  
53/10 53/14 53/23 64/4  
64/5  
**stenographically [1]**  
7/16  
**Steven [4]** 1/14 1/23  
2/23 110/14  
**Stockbridge [5]** 36/5  
36/8 36/10 36/11 49/22  
**stonewalling [1]** 12/1  
**stormwater [5]** 58/20  
58/22 58/24 72/25  
74/18  
**straddled [1]** 62/4  
**straight [1]** 34/22  
**stream [5]** 59/9 68/16  
68/17 68/18 73/1  
**streamed [2]** 5/22  
101/13  
**streams [1]** 58/5  
**street [4]** 2/8 2/12 38/7  
79/20

**strenuous [1]** 53/11  
**stretch [2]** 53/14 53/15  
**strong [1]** 18/24  
**Stroudsburg [2]** 1/12  
2/8  
**studies [3]** 47/23 47/25  
59/12  
**study [1]** 40/4  
**subdivided [6]** 65/1  
68/5 68/6 68/7 80/22  
90/7  
**subdivision [1]** 78/25  
**submit [4]** 71/17 92/16  
94/20 108/18  
**submitted [5]** 69/20  
71/2 83/18 85/11 88/11  
**subsections [1]** 8/8  
**subspecialists [1]**  
59/16  
**substantial [1]** 10/3  
**subtracted [1]** 73/17  
**successfully [1]** 51/5  
**successor [2]** 2/17  
13/23  
**sufficient [1]** 34/9  
**suggest [4]** 69/9 98/3  
98/17 108/18  
**suggested [1]** 99/16  
**suggesting [2]** 101/3  
101/5  
**suggestion [1]** 57/7  
**suit [2]** 24/10 67/16  
**suitable [1]** 59/23  
**summarizes [1]** 89/4  
**summary [4]** 4/5 4/24  
70/7 88/10  
**Sun [13]** 18/20 26/11  
26/13 26/14 26/16  
32/15 60/6 62/15 66/18  
66/20 72/8 76/24 79/9  
**supervisor [2]** 6/14  
43/14

**S**

**supervisors [30]** 1/1  
1/16 5/6 6/13 7/5 7/9  
8/9 9/5 9/16 10/15  
10/20 11/21 11/24  
13/22 16/14 19/19 24/7  
39/24 40/9 43/17 51/18  
53/13 54/11 67/17 84/3  
84/10 85/19 91/23  
100/14 107/17

**surfaces [1]** 77/4

**suspect [1]** 5/7

**SWETZ [1]** 2/7

**sworn [6]** 15/10 54/8  
54/8 54/9 54/10 56/4

**system [1]** 58/5

**T**

**table [1]** 83/12

**Tannersville [1]** 2/16

**tax [2]** 68/4 80/14

**taxes [1]** 11/19

**taxpayers [1]** 11/17

**team [1]** 58/11

**technical [1]** 70/17

**technically [1]** 65/20

**technology [1]** 45/20

**TED [15]** 2/3 4/17 4/18

4/20 24/18 42/15 42/25

42/25 50/14 52/9 56/4

56/8 62/20 62/25 63/9

**ted.hunter.dev [1]** 2/5

**Tennessee [3]** 57/20

57/25 57/25

**tentative [10]** 1/5 4/3

4/4 4/22 5/10 7/21

61/18 69/24 69/25 70/5

**term [1]** 18/19

**terms [1]** 43/6

**terrific [1]** 92/11

**testimony [17]** 7/14

7/15 9/16 9/18 15/12  
45/23 51/8 51/22 52/18  
52/23 54/8 54/10 54/10  
56/6 70/3 91/10 93/4

**text [1]** 45/25

**texting [1]** 44/25

**thank [18]** 5/4 6/10

6/20 17/9 20/22 20/23

26/5 28/13 29/13 29/16

35/19 37/15 41/6 41/22

46/23 56/17 84/15 98/8

**Thanks [1]** 57/7

**thereunder [1]** 8/8

**they'd [1]** 92/19

**thick [1]** 90/25

**thinking [2]** 82/6 98/23

**Thirteen [2]** 64/11

90/15

**thorough [1]** 93/24

**thought [7]** 7/6 39/18

80/4 80/10 81/17 84/5

86/7

**thousand [1]** 61/18

**three-party [1]** 67/16

**throats [1]** 55/3

**throw [1]** 81/2

**till [1]** 69/20

**Tim [6]** 23/3 23/14 39/4

49/14 102/12 103/16

**time [27]** 16/10 19/20

23/14 29/15 31/8 53/19

67/19 67/19 68/9 70/16

70/20 70/22 71/10

71/18 71/20 73/24

74/21 82/16 95/20

99/10 99/16 100/1

100/7 101/11 105/25

107/16 107/23

**times [1]** 103/24

**title [1]** 82/19

**TOM [10]** 2/4 50/14

50/17 50/25 52/8 56/11

56/12 57/9 61/23 68/3  
**tonight [7]** 6/4 6/6 6/16  
12/4 16/18 22/11  
107/10

**town [1]** 11/18

**townhouse [1]** 66/9

**townhouses [3]** 62/1

73/15 73/18

**township [52]** 1/2 1/11

1/20 3/18 4/14 5/6 6/23

7/4 7/5 7/6 7/7 8/6 8/19

9/15 10/5 10/6 10/15

10/20 11/9 11/17 11/17

11/19 11/20 11/21

11/23 12/8 12/16 13/9

20/5 40/8 42/21 46/1

48/13 49/19 49/22

62/22 64/1 67/17 70/21

75/9 76/3 83/9 84/3

84/11 84/16 84/25

85/10 85/18 91/3 100/5

100/13 101/24

**TPD [1]** 60/8

**track [1]** 64/25

**tract [1]** 87/8

**traffic [17]** 10/11 28/8

30/1 30/7 30/10 30/16

30/17 31/7 31/10 31/15

39/10 40/4 47/24 48/1

60/8 60/9 76/10

**Trail [2]** 59/4 59/13

**trails [2]** 58/5 58/7

**transact [1]** 101/9

**transaction [2]** 58/9

71/1

**transcript [2]** 5/24

110/10

**transparency [2]** 11/24

101/16

**transparency's [1]**

93/15

**transparent [1]** 101/12

**T**  
**Transportation [1]** 12/14  
**travel [1]** 43/4  
**treed [1]** 79/14  
**trees [5]** 79/5 80/7 81/16 81/24 82/4  
**Tresslar [3]** 4/19 13/13 13/14  
**Tresslar's [3]** 75/15 95/3 95/13  
**trouble [1]** 100/13  
**tucked [1]** 80/10  
**Tuesday [1]** 1/12  
**turtle [2]** 59/16 59/22  
**turtles [2]** 59/18 59/19  
**twenty [1]** 61/18  
**twice [1]** 13/5  
**two-lane [4]** 72/9 74/24 77/2 77/7  
**two-thousand-twenty [1]** 61/18  
**typically [1]** 103/20

**U**  
**Uh [1]** 102/24  
**Uh-huh [1]** 102/24  
**unable [2]** 16/20 16/21  
**uncontradicted [2]** 9/15 9/17  
**underlying [1]** 109/2  
**understanding [2]** 28/1 42/12  
**unduly [1]** 9/13  
**unexpected [1]** 12/5  
**unforeseen [1]** 12/5  
**unfortunately [3]** 7/7 16/21 71/20  
**United [1]** 57/14  
**units [8]** 66/9 69/3 73/6 73/13 73/14 73/15

87/23 88/16  
**unless [2]** 11/21 12/4  
**unmute [3]** 36/23 46/2 46/17  
**unmuted [1]** 46/18  
**update [2]** 83/24 84/9  
**updated [4]** 4/24 12/17 84/2 88/7  
**Updates [1]** 82/17  
**upper [2]** 61/9 70/1  
**upstream [2]** 28/2 59/19  
**Urban [1]** 58/15  
**URDC [1]** 58/15  
**us [20]** 5/5 26/11 35/3 41/18 45/17 46/6 56/11 58/10 58/11 59/19 66/4 67/18 74/23 75/3 75/11 76/3 84/12 98/7 100/4 100/9  
**utilities [1]** 79/19

**V**  
**V-o-g-t [1]** 13/21  
**vacant [1]** 80/17  
**Val [1]** 78/14  
**valid [1]** 40/4  
**Valley [26]** 1/5 2/9 5/9 7/22 14/3 15/25 17/3 18/22 21/12 26/12 26/15 26/16 40/9 42/21 58/9 60/17 61/12 62/4 66/16 73/25 74/3 76/9 76/14 76/16 76/17 79/18  
**vegetation [1]** 65/12  
**venture [1]** 39/12  
**verbatim [1]** 22/15  
**vertical [1]** 81/1  
**via [3]** 6/15 49/18 56/11  
**vice [2]** 1/18 6/13  
**video [1]** 5/24

**Village [3]** 60/25 60/25 74/2  
**Vince [1]** 71/10  
**Vincent [2]** 17/17 49/13  
**violate [1]** 12/19  
**violation [1]** 97/23  
**VOGT [6]** 2/14 2/15 3/20 13/21 15/12 15/17  
**voice [1]** 55/23  
**VOLUME [1]** 1/8  
**voluminous [1]** 19/2  
**vote [2]** 34/6 41/5

**W**  
**walk [2]** 34/25 35/1  
**walked [1]** 81/14  
**watch [1]** 101/13  
**water's [1]** 65/12  
**we'd [2]** 80/8 81/17  
**Wednesday [4]** 99/6 102/20 102/21 106/19  
**Wednesdays [1]** 104/10  
**weight [3]** 44/12 51/21 77/20  
**welcome [1]** 17/11  
**well-represented [1]** 40/18  
**West [1]** 2/12  
**wet [1]** 79/15  
**wetland [5]** 59/6 73/2 73/7 73/8 74/19  
**wetlands [9]** 32/16 32/17 32/19 32/20 59/5 59/13 73/2 77/14 82/4  
**white [2]** 97/3 97/4  
**who's [9]** 15/12 15/24 26/3 40/8 42/13 42/17 42/24 48/8 50/16  
**wholistic [1]** 51/6  
**wide [1]** 77/15  
**widened [1]** 77/16

## W

wildlife [2] 59/14 73/2

wish [4] 28/22 28/24

44/4 93/12

wishes [1] 11/13

withdraw [1] 35/9

withstand [1] 77/20

WITNESSES [1] 3/11

WOLF [4] 2/7 3/22 14/3

15/22

Wolfe [1] 13/9

wondering [1] 105/2

Woodland [3] 60/25

60/25 74/2

Worldwide [1] 57/11

worries [5] 26/5 78/6

87/2 94/16 98/14

worry [1] 56/19

Wyndham [8] 57/11

57/16 58/10 61/23

67/18 68/3 80/19 80/20

## Y

yard [1] 27/12

years' [1] 56/10

yelling [1] 55/5

young [6] 21/1 21/10

22/14 26/8 32/12 55/4

YouTube [1] 101/14

## Z

zero [1] 65/21

zoning [2] 13/9 80/24

Zoom [12] 5/17 5/21

6/15 36/1 36/3 44/23

45/1 49/18 50/19 56/11

86/22 101/14

Zooming [1] 101/12