

1 TOWNSHIP OF BERKELEY
2 PLANNING BOARD

3 -----
4 IN THE MATTER OF:
5 SOUTH SEASIDE PARK HOMEOWNERS
6 AND VOTERS ASSOCIATION
7 DE-ANNEXATION PETITION HEARING
8 -----

8 Pinewald Keswick Road
9 Bayville, New Jersey
10 Thursday, November 2, 2017
11 6:15 p.m.

11 B E F O R E:

12 Robert Winward, Chairman
13 Brian Gingrich, Member
14 Domenick Lorelli, Member
15 Richard Callahan, Member
16 John Hudak, Member
17 Frederick Bell, Member

22 -----
23 LINDA SULLIVAN-HILL & ASSOCIATES
24 CERTIFIED COURT REPORTERS
25 46 SOUTH LAKEVIEW DRIVE
JACKSON, NEW JERSEY 08527
(732) 833-0001

1 APPEARANCES:

2 DASTI, MURPHY, MCGUCKIN, ULAKY,
3 CHERKOS & CONNORS, ESQS.
4 620 W. Lacey Road
5 Forked River, New Jersey 08731
6 BY: GREGORY MCGUCKIN, ESQ.
7 Attorneys for the Board
8 O'MALLEY, SURMAN & MICHELINI, ESQS.
9 17 Beaverson Blvd.
10 Brick, New Jersey 08723
11 BY: JOSEPH MICHELINI, ESQ.
12 Attorneys for the Petitioners

11 ALSO PRESENT:

12 Kelly Hugg, Secretary
13 Nick Dickerson, Planner
14 Stuart B. Wiser, Planner
15 Rodney Haines, CPA
16 Stanley C. Slachetka, Planner

1 I N D E X

2 NAME OF WITNESS PAGE
3 STANLEY C. SLACHETKA
4 BY MR. MICHELINI 6

10 E X H I B I T S

11 NUMBER DESCRIPTION PAGE
12 T-33 Resumé 4
13 T-34 Agenda 5
14 T-35 U.S. Census document 6
15 T-36 Memorandum dated 9
16 December 28, 2014
17 T-37 Pilot programs 29
18 selection criteria
19 Appendix D.5, Appendix 78
20 Planning Report in the
21 Matter of the Petition
22 De-annexation of South
23 Seaside Park
24 A-78A Map 79

1 MR. WINWARD: Okay. Up next, no
2 surprise to anyone, the South Seaside Park
3 Homeowners and Voters Association De-annexation
4 Petition hearing. And it's being led by Joseph
5 Michelini. And before we get started, the planner
6 has requested, he needs to make a couple corrections
7 to the record. And you'll be able to ask him about
8 that when you're --

9 MR. MICHELINI: Okay. I think that's
10 unusual procedure to which I would object. But it's
11 up to the board.

12 MR. WINWARD: Okay. You may proceed.

13 MR. SLACHETKA: Thank you. Actually,
14 a correction to the record, and also just some
15 responses to a request that Mr. Michelini had at the
16 last meeting for documents. First of which, I did
17 make copies of my resumé and CV. And I'll give
18 that, a copy to the board.

19 MR. MCGUCKIN: For the record, he's
20 providing it to Mr. Michelini. Why don't we mark it
21 as an exhibit, then. If you give it back to Linda,
22 Stan, we'll mark it.

23 (The Resumé was marked as T-33 for
24 identification.)

25 MR. SLACHETKA: The second item,

1 Mr. Michelini had asked me with regards to meetings
2 that were held with regards to the Notre Dame pilot
3 that Berkeley Township's participating in and who
4 attended that meeting. I do have a -- there were
5 two meetings. One on May 18, and the other on
6 June 1st of this year. I do have an agenda from the
7 May 18 meeting. And that also includes a list of
8 the individuals and who participated in that
9 meeting. I think that my recollection is that, in
10 general, the people who participated on the May 18
11 meeting were the same individuals who participated
12 in the June 1st meeting, so.

13 MR. MCGUCKIN: Let's mark it, Stan.

14 MR. WINWARD: Is that the T-33 or is
15 that a different one?

16 MR. MCGUCKIN: T-33 was his resumé.
17 This will be T-34.

18 (The Agenda was marked as T-34 for
19 identification.)

20 (Off the record.)

21 MR. SLACHETKA: I don't know if this
22 is the appropriate time to mark these in as well.
23 They were in a response to questions that
24 Mr. Michelini had, but I would -- I may want to kind
25 of add a little bit more information. But, for now,

1 I think I could just distribute it.

2 Mr. Michelini had a question to me
3 with regards to the nature of the American Community
4 Survey, how data is collected and information is
5 collected, how it's used. And we have a document
6 from the U.S. Census that I thought was a really
7 good, thorough overview of that. So, I think it
8 would be helpful for the board to understand the
9 data. And I'll provide that to Mr. Michelini. And,
10 obviously, you know, we can talk about that in more
11 detail, so.

12 And I have -- there's, I think,
13 copies for individual board members for that one.

14 MR. MCGUCKIN: That will be T-35.

15 (The U.S. Census document was marked
16 as T-35 for identification.)

17 MR. SLACHETKA: And then, finally,
18 Mr. Michelini had asked me, actually, a couple of
19 questions. They kind of relate to each other.

20 First question he was asking me with
21 regards to the, our order of magnitude of the
22 amounts invoiced for the de-annexation hearing. I
23 think we were talking about something on the order
24 of a little bit more than 100,000 or somewhere in
25 that range. And we did check our records. I took a

1 look at the invoicing. And it is approximately
2 100,000. So, that's consistent with my recollection
3 and how I responded to Mr. Michelini. But, in doing
4 so, in reviewing that, I do want to put on record a
5 clarification with regards to a question that
6 Mr. Michelini had also asked me with regards to
7 attendance at meetings as part of the de-annexation
8 process. And I think I might have indicated that I
9 attended meetings. My initial meetings were in --
10 at the end of 2015. And, actually, looking back on
11 the invoices, I noted that there was a meeting on
12 December 29 of 2014 that I attended. And that was,
13 actually, rather than Mr. Camera being the
14 administrator or manager at that time, it was
15 Mr. Christopher Reed.

16 And so, Mr. Reed had requested our
17 attendance, T&M's attendance, at the meeting. And I
18 attended that meeting. I had -- had assumed or I
19 thought that there was a subsequent meeting, a
20 second meeting. I didn't see it in any of my files
21 or records. That's not to say that it could be part
22 of, part of meetings that we had on a regular basis
23 with the township. But I -- specifically, looking
24 back at the information, it was at the end of
25 December 2014. And I believe, at that point,

1 Mr. Wiser had just released a memorandum to the
2 township that basically outlined the de-annexation
3 process and some key issues relating to
4 de-annexation. And that was the -- that December 29
5 meeting, that was the subject of that December 29
6 meeting, similar to what I presented on the record.
7 So, I just wanted to make sure that that was
8 clarified.

9 MR. WINWARD: Do you have anything
10 else?

11 MR. SLACHETKA: Not at this time, no.

12 MR. WINWARD: Okay. Mr. Michelini.
13 You may proceed with your cross-examination.

14 MR. MICHELINI: Sure. Thank you.
15 Joseph Michelini appearing on behalf of the petition
16 signers for South Seaside Park.

17 EXAMINATION BY MR. MICHELINI cont'd:

18 Q Mr. Slachetka, with regard to what
19 you just mentioned, the memo to the township
20 prepared by Mr. Wiser, do you have a copy of that?

21 A And I hope you don't mind, I'm going
22 to stand.

23 Q No, that's fine.

24 A Yes, I do. I have a copy of that.

25 Q Do you have it with you?

1 A Yes, I do.
 2 Q Can I see it, please?
 3 MR. MICHELINI: Why don't we have
 4 this marked as a township exhibit. What are we up
 5 to thirty --
 6 MR. WINWARD: Be T-36.
 7 (The Memorandum dated December 28,
 8 2014 was marked as T-36 for identification.)
 9 (Off the record.)
 10 Q Okay. Mr. Slachetka, I show you what
 11 is Township 36. And just for the record, if you
 12 would identify it, please.
 13 A Yeah, absolutely. It's a memorandum
 14 to Christopher Reed, Esquire, Berkeley Township
 15 Administrator, from Stuart P. Wisner, PP AICP. The
 16 date is December 28, 2014. Subject is overview of
 17 municipal de-annexation process.
 18 Q And what does the memo consist of? I
 19 haven't had the opportunity to read it.
 20 A As I indicated, there's subheadings.
 21 So, if you can just give that back to me and I'll
 22 take a look.
 23 Q Sure.
 24 A An anticipated -- one heading is
 25 anticipated schedule of events. And just outlining

1 the time frame and what would be expected in terms
 2 of testimony. The governing statute and case law.
 3 Another subject at the hearings. In general, it's
 4 kind of a, if I would categorize it, sort of a
 5 general overview of the de-annexation process and
 6 orientation of familiarization of the reader to the
 7 process.
 8 Q And I presume it was prepared because
 9 Mr. Wisner has been involved in that process
 10 previously?
 11 A I'm not sure why it was prepared.
 12 Certainly, Mr. Wisner can respond to that.
 13 Q Well, do you know whether or not he
 14 had been involved in that process previously?
 15 A It is my understanding he has been.
 16 But I'm not sure what the specific reason or
 17 rationale for crafting that memo was.
 18 Q Do you know if in any of the
 19 de-annexation matters that Mr. Wisner was associated,
 20 if he ever determined that it was in the best
 21 interest of the part of the town seeking to de-annex
 22 to go ahead and de-annex?
 23 A I'm not aware of Mr. Wisner's record
 24 in terms of his participation to that level of
 25 detail, no.

1 Q Have you ever looked at any of his
 2 reports that he prepared in those other matters?
 3 A No, I have not.
 4 Q And he never told you what his
 5 opinion was in those matters?
 6 A Actually, no, we did not discuss it.
 7 Q So, you don't know whether he gave an
 8 opinion on behalf of individuals seeking to de-annex
 9 or not?
 10 A Yeah, actually, as I said, we did not
 11 discuss the substance or his recommendations.
 12 Q And this was for a meeting, the memo
 13 is dated December 28, 2014, correct?
 14 A That is correct.
 15 Q Purporting to outlay the overview of
 16 the de-annexation process?
 17 A That's correct.
 18 Q All right. Who was at that meeting?
 19 A As I said, I don't have minutes or
 20 meeting or attendance. I think I gave my general
 21 recollection of the individuals. But I really can't
 22 recall who specifically was at the meeting.
 23 Q Well, in terms of general
 24 recollection, do you know if anybody else from your
 25 office was there?

1 A Yeah. And, actually, that's another
 2 clarification. I think at the last meeting I might
 3 have, or last hearing, I might have indicated
 4 Mr. Dickerson was at that meeting. He was not at
 5 that meeting. I believe Mr. Oris might have been at
 6 that meeting. So, it would have been myself and
 7 Mr. Oris.
 8 Q Why would you need two planners from
 9 T&M at that meeting?
 10 A Well, Mr. Oris is actually the
 11 department head of the planning department. And I,
 12 essentially, work for T&M and I work for Mr. Oris.
 13 Q Right. But in this particular
 14 matter, you're in charge? That's what you testified
 15 to last time?
 16 A I'm the one who is -- yes, I'm in
 17 charge of the report, the preparation of the report.
 18 Q Right. And do you know if the
 19 township planning board attorney, Mr. McGuckin, was
 20 there?
 21 A He might have been there.
 22 Q You don't know?
 23 A I can't recollect.
 24 Q Do you know if anybody from the
 25 council was there?

1 A Good question. I don't know.
 2 Q Do you know if the mayor was there?
 3 A I think the mayor was at that
 4 meeting. I believe so.
 5 Q Do you know if there were any other
 6 attorneys there?
 7 A That I don't recollect.
 8 Q Do you know how many people were at
 9 that meeting? Was it more than five?
 10 A Possibly.
 11 Q Do you know if anybody kept notes of
 12 that meeting?
 13 A That I don't know.
 14 Q Where was that meeting held?
 15 A I believe it was -- well, actually,
 16 it was held here at the municipal building. I'm not
 17 sure what specific office, but it was here at the
 18 municipal building.
 19 Q Now, I want to point you to a couple
 20 of statements in the memo on page three. It says,
 21 in order to satisfy their burden of proof -- and
 22 I'll read it just for sake of time.
 23 A Yeah, not a problem.
 24 Q Petitioners will undoubtedly testify
 25 that being a part of Berkeley Township is causing

1 them social and economic harm that will be
 2 alleviated if they are permitted to de-annex and
 3 join Seaside -- with Seaside Park. It is likely
 4 that they will provide testimony as to hardships
 5 they face as part of Berkeley Township. And some of
 6 these hardships might be viewed by the township
 7 and/or board members as being exaggerated or worse.
 8 Do you see that?
 9 A Yes.
 10 Q Is that an accurate statement?
 11 A That's, that's exactly what's
 12 presented here.
 13 Q So, it would appear that Mr. Wiser
 14 was telling the board members that some of the
 15 testimony to be provided might be exaggerated?
 16 MR. MCGUCKIN: Hold on.
 17 Q Or worse?
 18 MR. MCGUCKIN: There's nothing about
 19 board members being there.
 20 MR. MICHELINI: No, it says board
 21 members. Might be viewed by the township and/or
 22 board members as being exaggerated or worse.
 23 Q Did I say that correctly?
 24 A Yes, you did.
 25 MR. MCGUCKIN: I'm not arguing that

1 that's not what it said in the record in there. But
 2 you're implying that the board members were
 3 present --
 4 Q Well, the next it says, board members
 5 are urged to fight the natural tendency to argue
 6 with witnesses. Do you see that?
 7 A That's correct. It does say that.
 8 Q Okay. So, this would appear to be
 9 prepared to be given to board members, right? It's
 10 got direction to board members --
 11 A Yes.
 12 Q -- isn't that right?
 13 A Yes. But I'm not sure if it was
 14 given. Again, Mr. Wiser can better describe the
 15 distribution of that memo than I can.
 16 MR. WINWARD: Can you clarify which
 17 board you're referring to? You're saying board
 18 members.
 19 Q It's talking about the planning
 20 board, is it not? If you go to the hearings, it
 21 says, just as with -- just before this, within this
 22 paragraph heading, it says just as with any hearing
 23 before a planning board, the board can expect to
 24 hear from professional and lay witnesses. All
 25 witnesses are sworn and board members may ask

1 questions of any witness.
 2 A That's correct.
 3 Q It's within that section where it's
 4 talking about board members, correct?
 5 A That is correct.
 6 Q So, it would appear to be talking
 7 about planning board members, correct?
 8 A I would assume so, yes.
 9 Q And then there are a number of
 10 information, initial information request items which
 11 are indicated as a baseline of information that is
 12 requested. And it says, based on prior
 13 de-annexation hearings, the following baseline
 14 information is requested. Do you see that?
 15 A Yes, I do.
 16 Q And it talks about most recent master
 17 plan, right?
 18 A Yes.
 19 Q Tax rates and a number of things
 20 going on and on.
 21 A Right.
 22 Q Right? And at the end of that list
 23 of items that will -- that is being requested of
 24 someone, I'm not sure of whom, quite frankly, it
 25 says, additional information will be required as the

1 process unfolds, but this is what was useful in
 2 Strathmere and Egg Harbor Township.
 3 Do you see that?
 4 A Yes, I do.
 5 Q Does that refresh your recollection
 6 that Mr. Wisner was, in fact, involved in Strathmere
 7 and Egg Harbor Township?
 8 A Well, you didn't ask me that. You
 9 asked me if he was involved with other cases. And
 10 as I said, I was aware that he was involved in other
 11 cases.
 12 Q Well, do you know for a fact that he
 13 was involved in Strathmere and Egg Harbor Township?
 14 A I could only take, take him at his
 15 word that, as he presented that in the memo.
 16 Q Do you know the results in those two
 17 cases?
 18 A No, I do not.
 19 Q You're not aware that Mr. Wisner in
 20 both of those situations recommended that
 21 de-annexation not occur?
 22 A As I said before, we did not talk
 23 about the substance. I have not had any
 24 conversation about the substance of those specific
 25 cases with Mr. Wisner.

1 Q As you stand here today, you are
 2 standing, do you have any recollection --
 3 A I appreciate your courtesy on that
 4 one.
 5 Q Do you have any recollection at all
 6 as to whether or not board members were there or not
 7 there at the time of this meeting?
 8 A Yeah, I don't recollect that there
 9 were any board members there at the time. But,
 10 again, I don't have an attendance list.
 11 Q Do you know if the board members were
 12 given this memo?
 13 A That I do not know.
 14 Q Do you have any notes from that
 15 meeting in December?
 16 A No, I do not.
 17 Q Of 2014?
 18 A Yeah. No, I do not.
 19 Q Last time we were here was September
 20 of 2017, correct?
 21 A Yes.
 22 Q And we were talking, among other
 23 things, about the American Community Survey?
 24 A That is correct.
 25 Q And you indicated that, at that

1 meeting, that the American Community Survey data is
 2 not based upon as much information as the Census is,
 3 the U.S. Census, which occurs every ten years,
 4 correct?
 5 A That is correct. That's what I
 6 testified to.
 7 Q Right. Is that true?
 8 A Well, I think maybe there may be some
 9 further clarification.
 10 Q Well, it's a real simple question.
 11 Is that true or not true? Last time you testified
 12 that it wasn't as reliable because it didn't contain
 13 as much data. That was your testimony,
 14 Mr. Slachetka.
 15 A That is correct.
 16 Q Okay. Was that testimony true or not
 17 true?
 18 A But --
 19 Q It's a simple question. Is the
 20 testimony true or not true?
 21 A Yeah, if I'm -- if I recall
 22 correctly, I had indicated that it's -- it was --
 23 it's information that's collected on a survey basis.
 24 Not the same extent as a U.S. Census. However, I
 25 don't recollect whether I discussed anything with

1 regards to specifics with regards to accuracy. And
 2 that's the reason why I did some further research
 3 and provided the document on the ACS to the board
 4 this evening.
 5 Q Well, didn't you indicate that the
 6 testimony given last time -- at the testimony given
 7 last time, that the information in the Census was
 8 more accurate because it contained -- it was based
 9 on more data? Did you say that or --
 10 A I didn't -- I don't think I suggested
 11 it was more accurate. But I'm willing to listen to
 12 what my responses were.
 13 Q I'm going to read you from page 104
 14 of the transcript from last time.
 15 A Sure.
 16 Q "Question: I didn't ask you if it
 17 was relied on by planning professionals and other
 18 professionals. I'm asking you whether or not the
 19 Census data, as compared with the ACS data, is
 20 generally more reliable because there's more
 21 information gathered?
 22 "Answer: Yeah. Of course.
 23 Is that -- was that --
 24 A And so --
 25 Q And then my response is: Of course.

1 And your answer is, yeah.
 2 Is that accurate? Is that an accurate
 3 reading of the transcript?
 4 A It's an accurate reading of the
 5 transcript.
 6 Q Thank you. That's the end of the
 7 question.
 8 A Okay.
 9 Q Next. The ACS information, does it
 10 count the number of permits that are used or that
 11 have been issued annually, say, from one year to
 12 another to determine how many new buildings have
 13 been erected during a period of time?
 14 A When you ask, when you say permits,
 15 what do you mean by permits?
 16 Q I mean permits. I mean permits
 17 obtained from the town for construction.
 18 A No, the information that's collected
 19 in the ACS is not building permit data that's
 20 collected from the township.
 21 Q Right. And that would be very
 22 accurate, would it not, building permit data in
 23 terms of how many additional structures have been
 24 added?
 25 A Yes, it would be.

1 Q Okay. And you didn't look at that,
 2 correct?
 3 A No, I did not.
 4 Q And you determined that there's been
 5 an increase in population in South Seaside Park, I
 6 believe, after 2012, such that it's approximately
 7 two percent of the population of Berkeley Township
 8 as opposed to one percent; is that accurate?
 9 A That is correct.
 10 Q Okay. And that was determined based
 11 on the ACS information, correct?
 12 A Yes, it is.
 13 Q Okay. But if one were to look at
 14 permits issued from 2012, let's say, to 2015, that
 15 would be a very accurate determination -- method of
 16 determining households in, new households, in South
 17 Seaside Park, correct?
 18 A Well, you're kind of mixing
 19 information.
 20 Q Okay.
 21 A Building permit data and household
 22 formation is two separate things. Also, in terms of
 23 population, identification of population --
 24 Q Sure.
 25 A -- and the amount of population,

1 while the ACS data is not going to get into as fine
 2 of a detail, when I say -- when I was talking about
 3 reliable, looking at specific, you know, areas and
 4 getting down to the, potentially, the block level,
 5 it still is used and relied very, very much by
 6 planning officials and demographers and federal and
 7 state grant agencies as a determination of
 8 population. So I'm very, very comfortable in
 9 relying on that.
 10 Q So, even though it's less reliable
 11 than Census data, it's still relied upon by
 12 professionals; that's what you're telling us,
 13 correct?
 14 A And, again, you're using --
 15 Q Is that true or not?
 16 A No, you're using --
 17 Q Excuse me.
 18 A Excuse me, but I --
 19 Q Please. It's a simple question.
 20 Even though -- let's just listen to the question.
 21 Even though it's less reliable than Census data,
 22 it's still relied upon by professionals in the field
 23 such as yourself? Is that true or not?
 24 A Well, I think to answer the question,
 25 we have to delve into --

1 Q It's a yes or no question.
 2 A No, actually, it's not a yes or no
 3 question, Mr. Michelini.
 4 Q I'll move on. I'll ask another
 5 question.
 6 A Okay.
 7 Q If the numbers that you relied upon
 8 in the ACS are inaccurate, then your conclusions
 9 would be inaccurate, would they not?
 10 A First of which is premised on an
 11 incorrect assumption. The ACS data is not
 12 inaccurate.
 13 Q I didn't -- I didn't ask you to
 14 analyze the assumption in my question.
 15 A What you're doing is asking me to
 16 spec --
 17 Q I'm asking you to assume -- we'll
 18 make it easier. Assume for a minute that the ACS
 19 information is inaccurate. If it is, then your
 20 conclusions would be inaccurate because you relied
 21 upon it, correct?
 22 A Well, which conclusion? First which,
 23 which conclusions are we talking about?
 24 Q Did you rely upon it in any way?
 25 A I relied on the ACS information, yes.

1 Q Did you draw any conclusions from it?
 2 A Yes, I did.
 3 Q Okay. So, the conclusions that you
 4 drew from the ACS data, to the extent that you
 5 relied upon them, would be inaccurate if the ACS
 6 data was inaccurate; isn't that correct? Very
 7 simple.
 8 A Again, you're making -- you're making
 9 an assumption. And that's an assumption that -- and
 10 a speculation that that information is, in fact,
 11 inaccurate. And it's my, my contention, it's not
 12 inaccurate. And as -- and probably what's more
 13 important is, as it was used and presented, it was
 14 presented in the report in an appropriate manner.
 15 Q You talk about a one percent loss of
 16 population -- I'm sorry. You talk about South
 17 Seaside Park being one percent of Berkeley. But
 18 according to the ACS -- you disagree that it's one
 19 percent of the Berkeley population. And you say,
 20 based on the ACS information, it's two percent; is
 21 that correct?
 22 A No, actually, what the -- the point
 23 of that passage and the point of the information was
 24 providing two reference sources. The first was the
 25 2010 Census to identify the order of magnitude of

1 population. And then looking at the 2015 ACS data
 2 to, A, identify if there's any transient; B, also
 3 provide another source of information in terms of
 4 the order of magnitude of the Berkeley -- the
 5 portion of Berkeley Township that the South Seaside
 6 Park population represented.
 7 Q Regardless of what your point is, I
 8 will ask a question, I'd like you to answer it. The
 9 2010 Census information, which is based upon more
 10 reliable information, shows that the population in
 11 South Seaside Park is one percent of the overall
 12 population, correct? Is that correct?
 13 A The 2010 shows it as 41,000 in
 14 Berkeley Township, approximately, and a population
 15 in South Seaside Park at 490, which is about 1.2
 16 percent of the township's population.
 17 Q So, the answer is yes to my question,
 18 about one percent?
 19 A Just, just specifically with regards
 20 to the Census data, correct.
 21 Q Well, that's all I was asking about.
 22 And the ACS data, which you have already
 23 admitted is less reliable than Census data, shows
 24 that it's two percent of the population, isn't that
 25 correct, as of 2015?

1 A And, again, as I -- and, again, as I
 2 indicated to you, with regards to when using the
 3 term reliable, it's from a, as a statistical basis,
 4 but not necessarily as unreliable as a source of
 5 data and information for providing policymakers and
 6 decision makers information about populations in an
 7 area.
 8 Q With all due respect, I hope you
 9 don't talk to your children this way. They'll never
 10 understand you.
 11 A Mr. Michelini, that was -- that
 12 actually was kind of disrespectful. Mr. Michelini,
 13 can you apologize?
 14 Q I'm not going to apologize, because
 15 you will not answer my question.
 16 A No, that remark was -- bringing my
 17 children in was inappropriate, Mr. Michelini.
 18 Q I'm sorry that you feel that way.
 19 What is the margin of error on a percentage
 20 basis of the ACS data? Are you aware of it?
 21 A Not off the top of my head, no.
 22 Q Do you have information which shows
 23 it or no?
 24 A I'm not sure it's -- I don't know if
 25 it's referenced in this reference document or not.

1 Q All right. Well, I'm not going to
 2 ask you to waste time.
 3 A Okay.
 4 Q Are there unbiased estimates of
 5 variance or margin of error for the ACS?
 6 A I would assume so, yes.
 7 Q But you don't know?
 8 A Well, I mean, I would assume that
 9 there would be some statistical foundation that
 10 would be provided by the U.S. Census. I don't have
 11 it off the top of my head, though.
 12 Q So, you're making an assumption,
 13 correct?
 14 A Again, yes, I'm assuming that there
 15 is, but I don't know specifically whether or not
 16 there is a specific reference.
 17 Q Do you know what the process is by
 18 which variance and margin of error are determined in
 19 the ACS?
 20 A No, I do not.
 21 Q So, you would not be able to then
 22 know how that compares with the variance and margin
 23 of error with the Census, correct?
 24 A That is correct.
 25 Q The last time we were here, you spoke

1 at length about the GIS Notre Dame program. Do you
 2 recall that?
 3 A Yes, I do.
 4 Q Did you happen to bring any documents
 5 with you relating to that program other than, I
 6 think we have an agenda. T-34 is an agenda,
 7 correct?
 8 A Yes, I provided that. And I also
 9 have a one sheet that basically outlines the general
 10 rationale of why the two pilot programs were
 11 selected.
 12 Q Do you have that with you?
 13 A Yes, I do.
 14 Q Could I see that, please?
 15 (The Pilot programs selection
 16 criteria was marked as T-37 for identification.)
 17 Q Let me show you what's been marked
 18 T-37 in evidence. Can you tell us what that is?
 19 A Yes, it's a sheet from a presentation
 20 that the Notre Dame representatives had provided to
 21 us at that -- at the May 18 meeting that I had
 22 represented. And it had indicated in a general
 23 sense the selection criteria for the two pilot
 24 programs. It says on the heading, it says, why
 25 Keansburg. But as indicated to us at the meeting

1 with Notre Dame here at Berkeley Township, they said
 2 the selection criteria was basically the same for
 3 Berkeley Township and Keansburg. So, they decided
 4 they weren't going to duplicate the slide.
 5 Q Other than this sheet of paper, this
 6 single sheet of paper marked T-37, which says, Why
 7 Keansburg, do you have any other documentation --
 8 and the agenda, which has been marked T-34, do you
 9 have any other documentation from this pilot
 10 program?
 11 A No, not with me tonight.
 12 Q You don't have any?
 13 A I didn't say I don't have any. I
 14 don't have any with me.
 15 Q Well, what else exists?
 16 A There's a general slide presentation
 17 that was provided, that Why Keansburg is part of the
 18 analysis.
 19 Q And who prepared that general slide
 20 presentation about Keansburg?
 21 A That was prepared by the
 22 representatives from Notre Dame.
 23 Q Do you have a copy of that slide
 24 presentation?
 25 A Yes, I can provide you with a copy.

1 Q I would ask that you provide that to
 2 me.
 3 A Sure.
 4 Q All right. Mr. Slachetka, you also
 5 indicated that you had other notes and records from
 6 the Notre Dame program. Did you bring those here
 7 with you today?
 8 A That's what I was indicating before,
 9 is, I had the slide presentation. I don't have any
 10 specific notes or records, other than the
 11 information that Notre Dame provided to us. And, as
 12 I said, I can provide those things to you.
 13 Q And this program is scheduled to be
 14 completed in May of 2018?
 15 A That is correct.
 16 Q And I will represent to you that it
 17 is extremely unlikely that the entire de-annexation
 18 process will be done by then. So, whether or not
 19 de-annexation occurs --
 20 A That's --
 21 Q -- the program will be completed?
 22 A That's -- as far as when the
 23 completion of the de-annexation process, that's your
 24 representation.
 25 Q It is my representation.

1 A Okay. Fine.
 2 Q So, assuming that representation to
 3 be true, this program is scheduled to be completed,
 4 most likely, prior to de-annexation, this process
 5 completed, correct?
 6 A It's going to be anticipated to be
 7 completed in June 2018 based upon what Notre Dame
 8 had indicated to us. But assuming that -- assuming
 9 that that schedule takes place and assuming that the
 10 de-annexation process is still ongoing, then it
 11 would be completed before de-annexation. Those are
 12 two assumptions that we -- I'm not sure that we can
 13 rely on, basically.
 14 Q All right. And even if de-annexation
 15 does occur, it will have no effect on the completion
 16 of that program, correct, to the best of your
 17 knowledge?
 18 A When you say no effect --
 19 Q No effect on whether that program
 20 goes forward and gets completed or not?
 21 A I'm not sure, but --
 22 Q Well, let me ask you specifically.
 23 Have you contacted Notre Dame and said there's a
 24 de-annexation process going on, hold on, don't
 25 finish?

1 A No. No. Of course not.
 2 Q Has anybody in your office done that?
 3 A No.
 4 Q Has anybody on this board, the board
 5 professionals done that, to the best of your
 6 knowledge?
 7 A No, not to the best of my knowledge.
 8 Q So, that process is going to go
 9 forward and be completed in May of 2018 if it's on
 10 schedule, correct?
 11 A That is correct.
 12 Q So, it's -- apart from de-annexation,
 13 de-annexation should have no effect on the
 14 completion of that program; isn't that right?
 15 A On the completion of that program,
 16 that is correct.
 17 Q And as a pilot program, if
 18 successful, and as you point out, if funding is
 19 available, it would be available statewide?
 20 A And, again, if funding is available.
 21 And we don't know if funding will be available,
 22 that's speculation.
 23 Q That's always the case with
 24 government programs, correct? They're always
 25 subject to funding?

1 A That is true.
 2 Q Now, with regard to another acronym,
 3 CRS, what's CRS?
 4 A Community Rating System.
 5 Q And you talked about that
 6 extensively?
 7 A Yes.
 8 Q Do you recall that?
 9 A Yes, I do.
 10 Q And that's the -- Community Rating
 11 System is the rating system that's used by the flood
 12 insurance program operated by FEMA, correct?
 13 A That is correct.
 14 Q And are there special certifications
 15 that exist with regard to the Community Rating
 16 System?
 17 A What do you mean by that?
 18 Q Well, is there a -- isn't there a
 19 certified floodplain manager certification of some
 20 type?
 21 A Yeah, there is. Those are
 22 professionals that are involved with floodplain
 23 management. That's correct.
 24 Q And who are those professionals? Are
 25 they planners? Engineers? Who are they?

1 A They could be planners. They could
 2 be engineers.
 3 Q Okay. And what does that certified
 4 floodplain manager certificate -- what is that?
 5 A Again, what do you mean, what is
 6 that?
 7 Q What is it? Do you have to go to
 8 take a course for that?
 9 A You know, I don't know all the
 10 specifics of the accreditation on the certified
 11 floodplain manager program. And I'll try not to say
 12 that three times fast. But I would imagine that
 13 there's some educational requirements and some
 14 fundamental requirements that you have to meet. I
 15 don't have the specifics of that. I don't know the
 16 specifics of what they would --
 17 Q Is that a program that's designed or
 18 put out by the DEP of the State of New Jersey?
 19 A I don't know if it's -- again, I
 20 don't know if it's a DEP program. It may very well
 21 be but I --
 22 Q Or it could be a federal government
 23 program, right?
 24 A Yeah, because you said FEMA. So,
 25 it's possible. But, again, I don't want to

1 speculate. I don't have the specifics of the
 2 accreditation process or the agencies or entities
 3 that are -- that basically handle the certification.
 4 Q So, I take it you are not a certified
 5 floodplain manager?
 6 A One, one would make that assumption,
 7 based on the information I just gave you.
 8 Q And that's accurate, correct?
 9 A That is accurate, yes.
 10 Q And somebody who is a certified
 11 floodplain manager, would they be in a better
 12 position to provide testimony regarding how the CRS
 13 system works?
 14 A Yes, a certified floodplain manager
 15 could provide detailed information about how the CRS
 16 system works, how the rating systems work.
 17 Q And they would be better suited to
 18 give an opinion, for example, for determining the
 19 rating for each municipality with regard to the
 20 flood insurance program, correct?
 21 A That would be correct, yes.
 22 Q Now, the CRS, the Community Rating
 23 Standard, does that apply only to new flood policies
 24 or to renewals as well, if you know?
 25 A Yeah. I don't know if it's -- if it

1 applies to both. It may. But, again, I don't want
 2 to speculate on that.

3 Q So, you don't know?
 4 A I don't know.

5 Q So, it's possible that somebody who
 6 lives in South Seaside Park who's continuously
 7 renewed their flood policy might get the benefit of
 8 Berkeley's rating, even if de-annexation occurs?
 9 A Well, I don't know that.

10 Q Well, if you don't know whether or
 11 not it applies to renewals or not, then it's
 12 possible that those people who continue to pay their
 13 premium, in the event of de-annexation, who've had a
 14 flood policy, that they may continue to get the
 15 benefit of the prior rating that Berkeley had?
 16 A As I said, I can't attest to that.
 17 But I'm not suggesting that that is, in fact, the
 18 case.

19 Q But you're not suggesting it isn't
 20 the case either?
 21 A I'm not suggesting --
 22 Q You don't know?
 23 A -- either way. Yes.

24 Q Are you familiar with the concept of
 25 grandfathering or keeping premiums the same, even

1 though the flood map changes?
 2 A That I'm not aware of.

3 Q So, you don't know whether that would
 4 apply in the event of de-annexation either, do you?
 5 A No, I do not.

6 Q Have you contacted any insurance
 7 agents or insurance companies regarding the effect
 8 of de-annexation upon the CRS rating and whether or
 9 not it would change for those who live in Berkeley
 10 in the event of de-annexation?
 11 A No, I have not contacted anyone.

12 Q Now, do you know exactly what the
 13 standard is for the CRS rating?
 14 A I know some of the general criteria
 15 used for -- that gets evaluated in establishing the
 16 CRS, but not the specific criteria as it relates to
 17 specific point levels.

18 Q So, you only know generally?
 19 A Yes.

20 Q But you've given an opinion that it
 21 would not help Seaside Park in their CRS rating if
 22 de-annexation occurs? Haven't you given that
 23 opinion?
 24 A That it would not help Seaside Park?
 25 Q That's correct. Didn't you say that

1 in your testimony, that it wouldn't help
 2 Seaside Park --
 3 A No.

4 Q -- if de-annexation occurs? You
 5 didn't say that?
 6 A I don't believe I said that with
 7 regard to Seaside Park.

8 Q What about South Seaside Park, you
 9 don't think it would help the members of South
 10 Seaside Park if de-annexation occurs, because
 11 Seaside Park has a different rating than Berkeley,
 12 correct?
 13 A Yeah, that is correct.

14 Q But -- and the difference in the
 15 premiums would be five percent, correct?
 16 A Yes, I think it was 15 percent
 17 currently in Seaside Park and it's currently
 18 20 percent in Berkeley Township. And I believe that
 19 the township is proposing to increase -- or decrease
 20 the CRS number, increase the CRS rating to get it up
 21 to 25 percent in 2018.

22 Q But you don't know if that's going to
 23 happen, correct?
 24 A Well, I know that the reports had
 25 been prepared that provides justification for the

1 increase. But that has not yet gone into effect.
 2 Q But you don't make that decision,
 3 correct?
 4 A No, I do not make that decision.

5 Q Who makes that decision?
 6 A I believe that -- well, again, let me
 7 back up. I think that -- I think it's the DEP.
 8 But, as I said before, I'm not sure which agency is
 9 specifically the one that makes that determination.
 10 Could be FEMA.

11 Q And so the CRS rating can change
 12 annually; is that what you're telling us?
 13 A Well, it could change if, one, if the
 14 municipality doesn't sustain some of the activities
 15 that go into the CRS rating. It could increase --
 16 it could -- in other words, increase or be better,
 17 assuming that the municipality implements certain
 18 activities that would increase its CRS rating. So,
 19 it's not something that -- it's something that would
 20 take place, a change would take place, if, A, the
 21 municipality was not doing what it had indicated it
 22 was doing in the CRS process, or, B that it had
 23 added on other features that it would allow it to
 24 get a better CRS rating.

25 Q How -- I'll ask the question another

1 way -- how often can a CRS rating change for a
 2 municipality? Is it annual?
 3 A I'm not sure whether it's annual or
 4 not.
 5 Q So, you don't know if your CRS rating
 6 is good for two years? One year? Three years?
 7 Five years? You don't know?
 8 A Not off the top of my head, no.
 9 Q And you don't know what the CRS
 10 rating will be for Seaside Park next year, correct?
 11 A That's correct.
 12 Q And that could get better; isn't that
 13 correct?
 14 A It could, yes.
 15 Q And even -- what's the average flood
 16 insurance premium for somebody in South Seaside
 17 Park? Do you have any idea?
 18 A I don't have that information, no.
 19 Q Do you know if it's a thousand
 20 dollars?
 21 A I don't know.
 22 Q You don't know if it's \$500?
 23 A No, I don't know.
 24 Q So, let's assume it's a thousand
 25 dollars. If it's a thousand dollars, we're talking

1 about a savings, in your example, being in Berkeley,
 2 of what, fifty bucks a year?
 3 A We're talking about a five percent.
 4 Q Well, I'm asking you. In your
 5 example, if the difference between being in Berkeley
 6 and being in Seaside Park, South Seaside -- I'm
 7 sorry -- Seaside Park, is five -- is \$50 difference,
 8 is that what you're telling us, on a flood premium
 9 of thousand?
 10 A I don't want to guess. But I can
 11 provide some information on that. I don't want to,
 12 I don't want to just speculate on something off the
 13 top of my head.
 14 Q Well, you told us that there was a
 15 five percent difference in premium cost, correct?
 16 A Twenty-five percent, yeah.
 17 Q Twenty-five percent versus
 18 20 percent?
 19 A Yes.
 20 Q So, essentially, a five percent net
 21 difference between the two municipalities?
 22 A Oh, okay. I understand.
 23 Q Is that correct?
 24 A Now I -- I apologize. I --
 25 Q No problem.

1 A -- didn't know where you were going
 2 on that one.
 3 Yeah, that's -- if it's five percent,
 4 whatever five percent of a thousand, which would be
 5 \$50.
 6 Q So, if the flood premium was a
 7 thousand dollars annually for a home in South
 8 Seaside Park and they became part of Seaside Park,
 9 according to your numbers as it is today, could
 10 change, we've already indicated that, there would be
 11 about a \$50 difference in premium?
 12 A Yeah. But you know that -- that it's
 13 dependent upon what ultimately the -- if there's
 14 going to be any change to the premiums. There's so
 15 many different factors. I'm not going to suggest
 16 that everybody is going to be saving just \$50 on
 17 their premiums.
 18 Q Some might save more, some might save
 19 less, correct?
 20 A That is correct. That is correct.
 21 Q So, assume it's a \$50 savings. Just
 22 bear with me for a minute. So, that person who
 23 saves \$50, let's say they like to go to zoning board
 24 meetings and planning board meetings and council
 25 meetings and board of education meetings. And they

1 like to drop off their own recycling. And they make
 2 several trips to Berkeley from South Seaside Park.
 3 Okay. And they come to this building, which we know
 4 is 16 miles away. So, a 32-mile round trip. And
 5 maybe they travel through five or six towns or maybe
 6 they take the Parkway and spend more money by
 7 putting 50 cents in the toll. As long it's not in
 8 the summer and they don't want to run into that
 9 summer traffic. They're going to spend gas getting
 10 over here, right? Correct?
 11 A Oh, yes, of course.
 12 Q Okay. So, what are they going to --
 13 you know, average car gets 20 to 25 miles per
 14 gallon. Hopefully they're going to spend somewhere
 15 around three or four bucks in gas, right, for a
 16 round trip? Maybe three dollars, four dollars,
 17 something like that, right?
 18 A Maybe. The --
 19 Q Okay. They're going to spend 50
 20 cents on the toll every time they come over, right?
 21 Yes.
 22 A Yes.
 23 Q If they take the Parkway?
 24 A If they take the Parkway.
 25 Q They don't have to take the Parkway,

1 they can drive through all the six or seven towns,
 2 correct?
 3 A Right.
 4 Q And they can -- if they came over,
 5 come over here four times a month, let's say, to go
 6 to meetings, to drop off recycling, maybe to go to
 7 an event that's over here. Because, there's no
 8 senior events over on the -- on South Seaside Park,
 9 that we've heard about. And they come over here
 10 four times a month. What is the cost for that
 11 person to drive over here four times a month? Just
 12 in gas. Wear and tear on their vehicle, tolls,
 13 those type of expenses. Four times a month. It's
 14 going to cost them what? At least 20 bucks a month,
 15 right?
 16 A I would love to do the math, but I'm
 17 not going to do the math off the top of my head.
 18 Q You can't tell, can't tell me? If
 19 they come over maybe eight times, it might even cost
 20 them \$50 a month. But if they go through with
 21 de-annexation and they only have to walk down to the
 22 municipal building for all the things that I've
 23 described, they're going to save all that money,
 24 correct, whatever the number is?
 25 A Whatever, whatever the transportation

1 cost that they would come here, it's possible they
 2 would be -- definitely would be saving that, yes.
 3 Q Right. And do they think they'd
 4 really be worried about \$50 more on their flood
 5 insurance premium if they're saving \$50 a month in
 6 other expenses by not having to come here?
 7 A Well, you're -- I apologize for
 8 chuckling. You're -- you are assuming that that's
 9 all they're going to be saving on their flood
 10 insurance.
 11 Q I am. In my example, I'm assuming
 12 the five percent that you talked about. And there's
 13 a value to people's time, is there not?
 14 A Oh, yes.
 15 Q And there's a discussion that it
 16 takes often anywhere up to --
 17 MR. GINGRICH: I'm sorry.
 18 MR. MICHELINI: No problem. I'm
 19 sorry. Do you need a break?
 20 MR. GINGRICH: No.
 21 Q There's a value to people's time.
 22 And we know it takes upwards of 45 minutes to get
 23 here, depending upon the time of year and the
 24 traffic situation, correct?
 25 A It's -- that is correct, yes.

1 Q And that's one way. So, don't you
 2 think the people in South Seaside Park who have
 3 testified that they would rather be part of
 4 Seaside Park have taken that into account in terms
 5 of the flood insurance premium and the -- what I
 6 would characterize as a meager savings?
 7 A I can't account for what they would
 8 have taken into account. All I can indicate was
 9 what we had specified in our report and the
 10 differences between the CRS ratings for the township
 11 as versus South Seaside Park.
 12 Q Now, you talked about the CRS rating
 13 being benefited by the fact that Berkeley had
 14 mainland property. Do you recall that?
 15 A That is correct, yes.
 16 Q Okay. So, is it your testimony that
 17 the island or barrier island peninsula prejudices
 18 your ability to go get a lower CRS?
 19 A No, not necessarily prejudices. The
 20 point being is that if you have open space areas
 21 that can accept flood volume, that that provides you
 22 with CRS points.
 23 Q Are you aware that there are several
 24 barrier island municipalities in New Jersey with a
 25 CRS rating of five, which is lower than Berkeley's

1 CRS rating of six?
 2 A Yeah. And as I indicated, that
 3 Berkeley is, with its new efforts, is looking to
 4 lower their rating to a five.
 5 Q They're looking, but they don't have
 6 a five. So, let's deal with what they have right
 7 now. They have a six, correct?
 8 A That is correct.
 9 Q Are you aware that Surf City has a
 10 five? Are you aware of that?
 11 A Not aware of it, no.
 12 Q Beach Haven has a five?
 13 A I wasn't aware of that.
 14 Q Avalon has a five?
 15 A No, I wasn't aware --
 16 Q Sea Isle City has a five? Do you
 17 doubt that I'm telling you the truth as to that?
 18 A I would assume that you're telling
 19 the truth.
 20 Q I'll represent to you that that's
 21 true. And that's all lower than Berkeley's, or
 22 however you want to look at it, it's all lower than
 23 Berkeley's CRS rating of six, currently --
 24 A That's right.
 25 Q -- correct?

1 A And it depends on -- the CRS rating
2 will depend on other factors other than just the
3 ability to store volumes of flood water. They may
4 be doing a variety of different aggressive things to
5 earn CRS points.

6 Q But, clearly, you would concede that
7 barrier island communities, which are not connected
8 to a mainland community, can get a CRS rating even
9 better than what Berkeley's is right now?

10 A Assuming that they do certain things.
11 All my statement was in relation to the foundation
12 for Berkeley Township's CRS rating and why that that
13 was a positive for the -- for South Seaside Park.

14 Q Let's talk about beaches for a
15 minute. You indicated that the Seaside Park beach
16 pass is, I think, five dollars more for the season
17 than the Berkeley beach pass; is that correct?

18 A Let me just review the report.
19 You're referring to table three in the report?

20 Q I'm referring to your testimony. Was
21 that your testimony?

22 A I believe so. Whatever -- my
23 testimony reflected what table three is indicating.

24 Q Well, is it five dollars? Take a
25 look at table three and tell me, is a Seaside Park

1 beach pass for the season five dollars more than a
2 Berkeley beach pass or badge?

3 A Actually, it's \$10 more.

4 Q Okay. What's the difference?

5 A It's \$10.

6 Q What's the difference in price? What
7 are the prices?

8 A Oh, \$50 versus \$60. That's a
9 season -- you're talking about seasonal standard
10 correct?

11 Q Okay. And what about seniors?

12 A Seniors, Berkeley Township has no
13 charge, and Seaside Park is \$20.

14 Q Okay. All right. And what about
15 veterans?

16 A Veterans the -- in Seaside Park
17 veterans are exempted. They provide complimentary
18 access to the beach to military personnel and their
19 families with proof of identification. There's a
20 footnote in the table.

21 Q And is that true in Berkeley, too?

22 A No, it's --

23 Q It's not true in Berkeley?

24 A Yeah, it's not true in Berkeley.

25 Q So, that's a detriment on Berkeley's

1 side, correct?

2 A If for the -- for those who are
3 veterans, yes.

4 Q So, let me ask you a question. For
5 \$10 more in Seaside Park, what do you get? What do
6 you get?

7 A What do you mean? I don't
8 understand.

9 Q What do you get for your \$10? Do you
10 get anything more? What do you get? Let me phrase
11 it another way. What do you get in Berkeley
12 Township for your seasonal beach pass?

13 A You get access to the beach.

14 Q To what beach? White Sands?

15 A White Sands, yeah.

16 Q Between 20th and 23rd, correct?

17 A Yes.

18 Q So, if you spend an extra ten bucks,
19 how much more beach do you get access to in
20 Seaside Park?

21 A I don't know. I -- I didn't quantify
22 that.

23 Q Are you aware that the beaches in
24 Seaside Park are a mile and a half longer on the
25 ocean side?

1 A Yes.

2 Q So, you get at least a mile and a
3 half of beach, correct?

4 A Yes.

5 Q As opposed to three blocks?

6 A Yes.

7 Q And are you aware that the beaches in
8 Seaside Park, as has been testified to, are cleaned
9 on a daily basis as opposed to weekly?

10 A I don't recall the testimony on that,
11 on the frequency of cleaning of the Seaside Park
12 beaches versus Berkeley Township.

13 Q Are you aware that they are more
14 frequently cleaned in Seaside Park?

15 A Yeah, I don't recall the testimony,
16 but I'll assume that you're accurately reflecting
17 prior testimony.

18 Q And you have no reason to doubt that
19 testimony, right?

20 A No reason, no.

21 Q And in Seaside Park, for that extra
22 ten bucks, you get access to two bay beaches,
23 correct?

24 A That I don't know. So, you're asking
25 me, do they get access to both the beachfront

1 beaches and the bay beaches in Seaside Park?
 2 Q Yes.
 3 A I'm not aware of that. But I'll
 4 assume that you're conveying accurate information.
 5 Q And you get access to no bay, no
 6 public bay beaches with sand and lifeguards and so
 7 forth in South Seaside Park?
 8 A That is correct.
 9 Q And are you aware that for that extra
 10 \$10, you get access to two fishing piers in Seaside
 11 Park?
 12 A Again, you know, I'm just going to
 13 assume that you're accurately conveying that
 14 information. I don't have that information.
 15 Q How many fishing piers are there in
 16 South Seaside Park?
 17 A There -- I don't believe that there
 18 are any.
 19 Q There's not even one, correct?
 20 A Yes.
 21 Q Are you aware that for that extra ten
 22 dollars, you can also get access to the tennis
 23 courts in Seaside Park?
 24 A And, again, I don't have independent
 25 verification --

1 Q But you don't doubt it?
 2 A I'm assuming that you're telling the
 3 truth.
 4 Q Okay. And how many tennis courts are
 5 there in South Seaside Park?
 6 A There aren't.
 7 Q And are you aware that there's
 8 significantly more street parking in Seaside Park
 9 versus South Seaside Park?
 10 A Well, I didn't evaluate parking.
 11 Q So, you don't know?
 12 A Yeah, I don't know.
 13 Q How many showers are there at the
 14 beach in South Seaside Park?
 15 A That I do not know.
 16 Q Are you aware there's only one
 17 shower? One?
 18 A That, like I said, I don't know. I
 19 don't know how many showers there are.
 20 Q Do you know that there's showers
 21 every block or so in Seaside Park?
 22 A And, again, all I would do is go
 23 under the assumption that you're telling -- whatever
 24 you're saying is accurate.
 25 Q So, you haven't looked at the showers

1 up on the boardwalk in Seaside Park?
 2 A No, I have not.
 3 Q How many playgrounds are there for
 4 children in South Seaside Park that your beach pass
 5 gets you into?
 6 A I don't know that information either.
 7 Q Are there any playgrounds in South
 8 Seaside Park?
 9 A Oh, you're talking about
 10 South Seaside Park.
 11 Q Yes.
 12 A I thought you said Seaside Park. My
 13 apologies.
 14 Q How many playgrounds in South Seaside
 15 Park?
 16 A With the exception of the basketball
 17 court, there's no playgrounds.
 18 Q There's no playgrounds?
 19 A No playgrounds.
 20 Q For children?
 21 A Well, children can play basketball if
 22 they want to.
 23 Q Are you aware that there's two
 24 playgrounds at the beach for children in Seaside
 25 Park?

1 A Again, I'm going by the accuracy of
 2 your statements.
 3 Q So, you don't dispute it? You don't
 4 have anything to dispute that, correct?
 5 A Yeah, that's correct.
 6 Q How many fountains are there in South
 7 Seaside Park?
 8 A I don't believe there are any, but
 9 I'm not certain about that.
 10 Q Are you aware that in Seaside Park
 11 along the boardwalk, there are fountains every
 12 couple blocks, along with the showers?
 13 A And, again, you know, I'm going to
 14 rely on your information that you're providing.
 15 Q Well, I'm relying upon testimony,
 16 too. There was testimony given.
 17 A Okay.
 18 Q You've read the transcripts, haven't
 19 you?
 20 A Yes, but I don't recall that
 21 specific -- those specific passages.
 22 Q But you don't doubt that there's
 23 fountains in Seaside Park and none in South Seaside
 24 Park --
 25 A No.

1 Q -- or limited?
 2 A No, I do not.
 3 Q What about a public boat ramp? Are
 4 you aware that your \$10 gets you access to the
 5 public boat ramp in Seaside Park, your additional
 6 \$10?
 7 A Again, just going by what you're
 8 providing on the record here as being accurate.
 9 Q And how much -- how many boat ramps
 10 are there in South Seaside Park that the
 11 municipality gives you access to with your beach
 12 pass?
 13 A I believe there's one sort of access
 14 point that -- it's -- but I wouldn't categorize it
 15 as a boat ramp to the --
 16 Q What are you talking about? You're
 17 talking about the state marina where you have to
 18 pay?
 19 A Yeah. Yes, that's the one that I was
 20 referencing.
 21 Q You're not -- you're not talking
 22 about the municipality providing a boat ramp. Does
 23 Berkeley Township provide a boat ramp in
 24 South Seaside Park?
 25 A I don't believe so.

1 Q Take a look at your report. You did
 2 a very long report. Tell us if it's in there.
 3 A Yeah, I was referencing, when I said
 4 that there was an access point to the Roberts Avenue
 5 recreation area, but it's not -- but that
 6 technically is not a boat ramp.
 7 Q Can't put boats in there, can you?
 8 A No, you can't put boats in there.
 9 Q In the state marina, you have to have
 10 a slip in order to use the ramp, correct? And
 11 that's owned by the state.
 12 A Yeah, that's correct. Yes.
 13 Q Are you aware that there are gazebos
 14 or gazebos -- I don't know how you say it -- every
 15 couple of blocks in Seaside Park up on the
 16 boardwalk. Very nice. They have green roofs, you
 17 know, beautiful square structures. Have you seen
 18 those?
 19 A Yes.
 20 Q Okay. They're throughout the mile
 21 and a half of the boardwalk in Seaside Park,
 22 correct?
 23 A That is correct.
 24 Q And how many are in South Seaside
 25 Park?

1 A There's no gazebos in South Seaside
 2 Park along the beachfront.
 3 Q So, is it fair to say that for the
 4 extra \$10 that you spend in Seaside Park that you
 5 get a whole lot more amenities?
 6 A There are a lot of amenities in South
 7 Seaside Park -- in Seaside Park, yes.
 8 Q And there's no guarantee that the
 9 beach prices are going to stay the same in
 10 Berkeley Township; isn't that correct?
 11 A Again, the information that we were
 12 providing was specifically as it relates to the
 13 existing beach tag information.
 14 Q Now, you made no comparison at all to
 15 Island Beach State Park, which is also in
 16 Berkeley Township, correct?
 17 A When you said we made no comparison,
 18 I don't understand the question.
 19 Q Well, on your little chart, do you
 20 have Island Beach State Park on your chart of --
 21 what page is that on --
 22 A Let me just --
 23 Q -- of your exhibit, your report?
 24 MR. MICHELINI: Can we have a exhibit
 25 number for his report?

1 MS. HUGG: It's T-32.
 2 MR. SLACHETKA: It's on page 17 of
 3 the report.
 4 Q Page 17 of T-32. Your report is
 5 T-32, correct?
 6 A That's correct.
 7 Q All right. Find --
 8 A Yeah, it's on page 17.
 9 Q Beach badge pricing comparison. And
 10 you make a pricing comparison between Berkeley
 11 Township and Seaside Park Borough?
 12 A That is correct.
 13 Q But you make no comparison with
 14 Island Beach State Park, which is also part of
 15 Berkeley Township.
 16 A Well, actually, if you read footnote
 17 number 24, we do reference the pricing for the
 18 gaining access to Island Beach State Park.
 19 Q Okay. But you don't --
 20 A Twenty-four.
 21 Q But you don't put it in as part of
 22 your chart --
 23 A Yeah.
 24 Q -- correct?
 25 A Yeah. And the reason why we didn't

1 is because they charge by the vehicle. It's a
 2 slightly different framework for charging. In fact,
 3 which we describe in detail in footnote number --
 4 Q In fact, it can be much cheaper to go
 5 into Island Beach State Park if you have --
 6 A And --
 7 Q Excuse me. In fact, it can be much
 8 cheaper to go into Island Beach State Park than to
 9 go to the White Sands Beach, if you have a vehicle
 10 that fits seven or eight people, correct?
 11 A On a per person basis, yeah, that's
 12 correct.
 13 Q And, in fact, you can actually drive
 14 in or walk into Island Beach State Park for free,
 15 correct?
 16 A That's true. You can bike or walk.
 17 Q Not drive. Bike or walk.
 18 And if de-annexation occurs, Berkeley
 19 Township will still have approximately ten miles of
 20 oceanfront beach, correct?
 21 A Well, again --
 22 Q Isn't that correct? Within the
 23 Township of Berkeley, there'll be about ten miles?
 24 A And, again, that's the Island Beach
 25 State Park. And we did talk about the fact that the

1 township doesn't control access.
 2 Q Well, isn't that an amenity of the
 3 town?
 4 A In what respect?
 5 Q Well, I'm asking you. Is it an
 6 amenity in the town that's part of Berkeley
 7 Township?
 8 A Well, you know, it's a state park
 9 within the township. I don't think -- it's not
 10 really an amenity of the town.
 11 Q Did you rely upon any reports of
 12 other professionals, such as, the Mazur report from
 13 2012? Are you familiar with that? It's an
 14 environmental report for Berkeley Township.
 15 A I'm not -- I don't believe we did.
 16 But I -- I'm not sure that we did. I don't think
 17 we -- I don't think we reviewed. It's an
 18 environmental report related specifically to what?
 19 Q I'm going to show you and -- I'm just
 20 going to show it to you. It's a report from January
 21 of 2012. Okay. And it's -- I only have the first
 22 eight pages of it, because I didn't want to copy 175
 23 pages. But --
 24 A What's the date on that?
 25 Q January of 2012.

1 A Yeah, and we reference it as, as
 2 references environmental resource --
 3 Q Okay. So, you do reference it. So,
 4 it was important enough --
 5 A When you said the environmental
 6 report, I wasn't sure what you were referring to.
 7 Q Okay. But it was important enough
 8 for you actually to reference in your own report?
 9 A Yes.
 10 Q Okay. And in that Mazur report, it's
 11 entitled, Environmental Resource Inventory --
 12 A That is correct.
 13 Q -- of the Township of Berkeley. So,
 14 that's a report that sets out all the great
 15 environmental resources within Berkeley Township,
 16 correct?
 17 A That is correct.
 18 Q And I'm just going to direct your
 19 attention to page eight of that report, which you
 20 reference in your exhibit. And page eight, it says
 21 specifically, Berkeley has a wealth of water
 22 resources with 35 miles of shoreline, comprised of
 23 roughly ten miles of oceanfront, eighteen miles of
 24 bay frontage and seven miles of creek, stream and
 25 river frontage. Is that true?

1 A That it's referencing a report by, I
 2 guess, Maski, 2009.
 3 Q Okay. It's referencing a report by
 4 Maski of 2009 within the Mazur report --
 5 A Yeah.
 6 Q -- that you, that you cite?
 7 A I don't have any reason to doubt that
 8 statement.
 9 Q You don't disagree with that.
 10 A No.
 11 Q Okay. So, it's talking about the
 12 location of Berkeley and the great water resources
 13 that it has. Is it not saying that it has
 14 tremendous water resources?
 15 A Yes, absolutely.
 16 Q Okay. And included in those
 17 tremendous water resource -- in fact, it says a
 18 wealth of water resources that you've put in your --
 19 you've noticed or cited in your report, is the
 20 35 miles of shoreline. How much shoreline is going
 21 to be lost in the event that de-annexation occurs?
 22 How much?
 23 A About a couple of miles of shoreline.
 24 Q Couple of miles?
 25 A Yeah.

1 Q You think it's a couple of miles?
 2 A Well, you're talking about either
 3 side of the -- you're talking about bay shore -- I'm
 4 talking about bay shore as well as the oceanfront.
 5 And I can provide you, I can look and provide
 6 you with the specifics in mileage. I don't know it
 7 off the top of my head.
 8 Q Well, take a look at your report.
 9 You have maps attached to your report, don't you?
 10 A Yes, I do.
 11 Q Okay. Well, take a look.
 12 A Sure.
 13 MR. WINWARD: At this time, we're
 14 going to take a quick ten-minute break.
 15 (Recess was taken.)
 16 MR. WINWARD: You may proceed.
 17 BY MR. MICHELINI:
 18 Q Mr. Slachetka, during the break, did
 19 you have an opportunity to measure the amount of
 20 shoreline in South Seaside Park, approximately?
 21 A Yeah, I did have -- I had an
 22 opportunity. It's about a half mile on the
 23 oceanfront side and little bit more than a half a
 24 mile on the bay beach side because of the fact of
 25 the sinuous nature, which is curvy, curvy nature of

1 the shoreline.
 2 Q In fact, Roberts goes out and is --
 3 forms a little rectangle out into the bay. That's
 4 what you're talking about, going around the
 5 bulkheads and so forth?
 6 A That's correct.
 7 Q So, approximately a mile overall,
 8 maybe a little bit more --
 9 A Yeah.
 10 Q -- of waterfront?
 11 A That is correct.
 12 Q Okay. So, Berkeley would then,
 13 according to this, should de-annexation occur,
 14 instead of having a wealth of water resources with
 15 35 miles of shoreline, it would be approximately 34
 16 miles of shoreline?
 17 A If we were just talking about
 18 shoreline, that is correct.
 19 Q And instead of roughly ten miles of
 20 oceanfront, it would be roughly nine and a half
 21 miles of oceanfront?
 22 A And, again, just strictly focused on
 23 the linear distance and the shorefront, that's
 24 correct.
 25 Q And 18 miles of bay frontage would be

1 reduced to about 17 and a half or 17.4, something
 2 like that, but it would still have seven miles of
 3 creek, stream and river frontage, correct?
 4 A Yes. And, again, if we just focusing
 5 on that, on the shorefronts and the linear distance,
 6 you're absolutely correct.
 7 Q Well, focusing on this statement, it
 8 wouldn't change that much?
 9 A No.
 10 Q Correct?
 11 A In that specific statement, no.
 12 Q Okay. And are you aware, and I
 13 forgot to ask you this, that Seaside Park actually
 14 offers free Wi-Fi on its beaches? Are you aware of
 15 that?
 16 A No, I was not.
 17 Q I actually just became aware of that.
 18 And I understand that South Seaside Park does not.
 19 A What's your source of information,
 20 Mr. Michelini?
 21 Q The source of information is my
 22 client.
 23 A Okay.
 24 Q So -- but you're not aware that South
 25 Seaside Park offers that?

1 A I'm not aware if they offer or not.
 2 Q Now, let me ask you a little bit.
 3 You talked about the Island Beach State Park being
 4 closed as a result of the Governor's antics. Do you
 5 remember talking about that? You made a point of
 6 that.
 7 A Yeah, it just so happened it was
 8 about that same time that, where I guess my initial
 9 testimony --
 10 MR. CALLAHAN: Excuse me. Can you
 11 talk into that microphone?
 12 MR. SLACHETKA: Yeah, I'm sorry. And
 13 I apologize.
 14 A Yeah, I'm aware that the beach was
 15 closed, Island Beach State Park was closed for a
 16 period of time, around the Fourth of July holiday,
 17 if I recall correctly.
 18 Q And how many times has it been closed
 19 in ten years?
 20 A I don't know that.
 21 Q Would it surprise you to learn that
 22 in ten years, it's only been closed two days?
 23 A It wouldn't surprise me.
 24 Q And that's not very substantial,
 25 correct?

1 A Well, for the -- for that moment that
2 it was closed, it was pretty substantial.

3 Q Sure. But, overall, looking at a
4 ten-year span, two days is not that substantial,
5 correct?

6 A Yeah. Yeah. Except that the issue
7 was one of funding and the budget. And so, just so
8 happens the budget year ends on the 30th, which is
9 just before the Fourth of July. So, even if it's
10 just a couple of times, that could be pretty
11 substantial.

12 Q And I'm excluding from that anytime
13 that it was closed during Super Storm Sandy, because
14 all the beaches were closed during that time. You
15 understand that when I asked that question?

16 A Yeah. No. No. I exactly understood
17 your question.

18 Q With regard to affordable housing, is
19 it true that there's, essentially, no ability to
20 provide additional affordable housing in South
21 Seaside Park, due to the fact that it is mostly
22 built out?

23 A Except that there could be some new
24 development or in-fill development where you -- if
25 you provided multifamily residential, that there

1 would be requirement for affordable housing. But,
2 essentially, that portion of the township is
3 essentially built out.

4 Q So, it's not likely that there's
5 going to be much in terms of affordable housing in
6 South Seaside Park?

7 A I wouldn't anticipate that. And, in
8 particular, with the recommendations to reduce the
9 areas where multifamily residential development was
10 permitted, based on the recent plan that was
11 adopted, I would imagine it would be limited. There
12 would be limited opportunities for affordable
13 housing, but I wouldn't preclude that it couldn't
14 take -- it couldn't take place.

15 (Off the record.)

16 Q So, going forward, it's fair to say
17 that most, if not all, affordable housing in
18 Berkeley Township will occur on the mainland whether
19 or not de-annexation occurs?

20 A Yeah, it's likely that most of the
21 new provision of affordable housing will be on the
22 mainland.

23 Q But if de-annexation does occur, will
24 Berkeley lose housing units? They'll lose what,
25 about 1600, 1700 housing units? Is that what your

1 report says?

2 A Yeah, I think that's we said.

3 Q You can look it up.

4 A Yeah, I know. I will. I think it's
5 early on.

6 I think it's about 1,700 units.

7 Q About 1,700 units, housing units,
8 would be no longer part of Berkeley, correct?

9 A That's correct.

10 Q And what would that translate to in
11 terms of reducing the overall burden to Berkeley for
12 affordable housing?

13 A There wouldn't be any relevancy in
14 terms of reducing -- you're talking about in terms
15 of reducing the obligation that the township faces?

16 Q Yes. Would it reduce the
17 obligations?

18 A No. The township has entered into a
19 settlement agreement with the Fair Share Housing
20 Center, which fixes its affordable housing
21 obligation moving forward through 2025.

22 Q So, even if de-annexation occurs,
23 there would be no opportunity to amend that or
24 change it to reduce the obligation?

25 A Well, and, actually, you raise a good

1 point. That if, in fact, South Seaside Park was no
2 longer part of Berkeley Township, there may be a
3 need to revisit the whole issue with regards to the
4 obligation and also Seaside Park's, you know,
5 obligation as well. So, I'm not saying that there
6 would be no change. In fact, there could be a
7 change one way or the other. There's a number of
8 different factors that could affect that.

9 Q But wouldn't you advocate to try to
10 make a change because of the loss of units as a
11 professional planner for the planning board and the
12 township? Wouldn't you advocate to try to reduce
13 the affordable housing obligation for the remainder
14 of Berkeley Township?

15 A Well, I mean, it's kind of an
16 interesting issue because as part of the settlement
17 agreement with Fair Share Housing Center, the
18 township's obligation moving forward, essentially,
19 was established at a zero, you know, so in the third
20 around. So that -- actually, you know what. Let me
21 just double check that. But, regardless, I think
22 that the effects of South Seaside Park leaving from
23 the standpoint of the township's affordable housing
24 obligation, there could be an impact. But -- and in
25 terms of the township's plan, there could be an

1 impact. But I wouldn't know that right now.
 2 Q You don't know?
 3 A Yeah.
 4 Q Okay. What is cost to the township
 5 for each affordable housing unit, do you know?
 6 A What do you mean by --
 7 Q Is there a cost to the township for
 8 each affordable housing unit?
 9 A What do you mean by, a cost to the
 10 township?
 11 Q Is there any cost to the township as
 12 a result of an affordable housing unit?
 13 A Again, I'm not sure I understand what
 14 you mean by the word cost in that context. You mean
 15 in terms of what the township would have to pay for
 16 an affordable housing unit or whether the -- what do
 17 you mean by cost? I think you need to define.
 18 Q Well, is there a payment that the
 19 township has to pay? Does it cost the town any
 20 money for affordable housing?
 21 A Well, yes, to a certain extent. And
 22 there's a portion of the township's obligation which
 23 is a rehabilitation obligation that the township has
 24 to allocate monies out of its affordable housing
 25 trust fund to pay for those units.

1 Q How much is that per unit?
 2 A It has -- it was a minimum average
 3 of, I believe it's either ten or \$15,000.
 4 Typically, it runs into, you know, 15, 20,000 per
 5 unit for rehabilitation purposes.
 6 Q What about for a new unit, new
 7 housing units, isn't there a cost of approximately
 8 25,000 --
 9 A Well, that's --
 10 Q -- allocated?
 11 A Actually, that's where I wasn't sure
 12 what you were trying to ask in terms of cost. I
 13 mean, the township -- are you suggesting the
 14 township's going to be constructing its own
 15 affordable housing units?
 16 Q I'm asking about those costs.
 17 A Again, I think you're kind of mixing
 18 up issues here in terms of cost. I don't mean this
 19 to be, you know, argumentative. I think you need to
 20 understand better, so you can kind of clarify your
 21 question.
 22 Q So, you're not able to answer my
 23 questions as asked; is that what you're saying?
 24 A No, no. I think you're asking me
 25 what's the cost to the township to provide

1 affordable housing.
 2 Q What was the ten to \$15,000 figure
 3 that you mentioned a moment ago for rehabilitation
 4 housing?
 5 A Yeah, that's a component of the
 6 township's affordable housing obligation is called a
 7 rehabilitation obligation or the present need.
 8 I'm sorry, I keep on popping -- you're asking
 9 me questions where I have to use P words, which is
 10 not good. I keep on popping my Ps here for you and
 11 I apologize. And I'm going to try to be also
 12 cognizant of the fact that it's hard for some of the
 13 board members to hear as well.
 14 The -- when you're saying a rehabilitation
 15 obligation, that's the rehabilitation obligation
 16 that's established. And there is an obligation for
 17 the township to expend monies from its affordable
 18 housing trust fund, what it collects in mandatory
 19 development fees for that part of the program. And
 20 it's just there. It's just, it's an ongoing
 21 obligation that the township faces.
 22 The township also has a new construction
 23 obligation. And components of the new construction
 24 obligation include units that already in existence
 25 that satisfy part of the obligation that,

1 essentially, the township's not paying for.
 2 There's also a mechanism in the zoning
 3 ordinance that establishes the opportunity for a,
 4 either construction on-site or payment in lieu of
 5 construction where the developer is actually
 6 providing the cost of affordable housing. The only
 7 time that the township would provide monies for
 8 affordable housing, if it was actually constructing
 9 municipally operated site or, you know, doing public
 10 housing, something along those lines.
 11 Q Is Berkeley doing any of that?
 12 A Well, Berkeley does have public
 13 housing sites. But they're already in existence.
 14 So, there's no new, you know, public housing that
 15 the --
 16 Q And what about rehabilitation --
 17 A -- township's applying. By the way,
 18 I might have said borough, but I meant township.
 19 Q What about rehabilitation housing?
 20 A Yes, they have an ongoing obligation.
 21 I can look that up for you.
 22 Q So, if de-annexation occurs, it's
 23 quite possible that there could be at least an
 24 application to amend the current plan to reduce the
 25 rehabilitation obligation, correct?

1 A But that's not really likely to
 2 happen, because of the fact that the -- it -- the
 3 rehabilitation obligation is established by Census
 4 data. And, you know, to the extent that, say, the
 5 loss of the housing stock in South Seaside Park
 6 might affect that, there could be the possibility
 7 that it might have an effect. Could be either way.
 8 I mean, it could have an effect either positively or
 9 negatively in terms of the rehabilitation
 10 obligation. That would have to be -- that would
 11 have to be evaluated. And, as I mentioned before,
 12 kind of have a, sort of fixed in that settlement
 13 agreement. And the rehabilitation obligation is
 14 kind of, is an ongoing obligation that the township
 15 has to provide. So, there will be an obligation and
 16 it will be ongoing. And the township just continues
 17 to have, to have the program. So that if an
 18 eligible low and moderate income household is
 19 occupying a housing unit, which is substandard,
 20 applies for funding through the township's program,
 21 the township is obligated to fund the rehabilitation
 22 of that structure to bring it up to code. That's
 23 just one aspect of the township's obligation.
 24 Q Let's move on to something else,
 25 because we're getting bogged down.

1 Riparian areas, you talked about riparian
 2 areas. And, in fact, we know that Seaside Park
 3 doesn't have a -- Seaside Park has two public bay
 4 beaches, and South Seaside Park has none, correct?
 5 A That is correct.
 6 Q And you said in your report that
 7 there might be a problem, essentially, in
 8 establishing a bay beach that would have sand and be
 9 guarded and so forth in South Seaside Park due to
 10 riparian rights?
 11 A Yes. And, essentially, ownership of
 12 properties along the bay beach.
 13 MR. MICHELINI: Well, let me mark
 14 this as an exhibit.
 15 (The Appendix D.5, Appendix Planning
 16 Report in the Matter of the Petition De-annexation
 17 of South Seaside Park was marked as A-78 for
 18 identification.)
 19 Q Can you tell us what A-78 is?
 20 A Sure. Yeah.
 21 Q It's a portion of your report?
 22 A Yeah, it's one of the appendices of
 23 the report. It's identified as Appendix Planning
 24 Report in the Matter of the Petition De-annexation
 25 of South Seaside Park.

1 You know what. Let me just double check just
 2 so I can make sure that we --
 3 Q Sure.
 4 A -- get the right appendix number.
 5 It's identified in the report as Appendix
 6 D.5, property ownership. And it's after page 349 in
 7 the report.
 8 Q So, A-78 is intended to show property
 9 ownership, correct?
 10 A Yeah, there's actually -- there's --
 11 it's actually two maps. There's one that's map
 12 number 137. And then it's continued on map number
 13 138, which is both part of the same appendices.
 14 MR. MICHELINI: All right. Well,
 15 let's have the other one marked. I think I have it.
 16 (Off the record.)
 17 (The Map was marked as A-78A for
 18 identification.)
 19 Q Okay. So, A-78 and A-78A are maps
 20 that are in your report --
 21 A That's correct.
 22 Q -- correct?
 23 A Yes.
 24 Q And they're intended to show
 25 ownership of different parts of the township,

1 correct?
 2 A Yes. And it's specifically
 3 properties that are in South Seaside Park.
 4 Q All right. So, let's take a look at
 5 A-78. Okay. Along Bayview Avenue, there is a --
 6 this area with red and white checks?
 7 A Yeah, crosshatched.
 8 Q Crosshatched?
 9 A Yes.
 10 Q And what area is that? It says area
 11 in question.
 12 A Yeah, there was a question that had
 13 arisen with regards to the maintenance and upkeep of
 14 properties that were along the frontage of
 15 24th Street.
 16 Q Okay. And it looks to me like
 17 there's, between 24th and 23rd, there are no
 18 riparian grants, correct? Between 23rd -- 24th --
 19 A That's correct.
 20 Q -- and 23rd, there are no riparian
 21 grants?
 22 A As indicated in the map, that's
 23 correct.
 24 Q And then there's only one riparian
 25 grant between 22nd and 23rd, correct?

1 A That is correct.
 2 Q So, you could theoretically, at
 3 least, perhaps, explore the possibility of having a
 4 bay beach that's two blocks long, assuming you can
 5 either acquire ownership to this riparian grant or
 6 otherwise deal with it --
 7 A Yeah.
 8 Q -- correct? Is that correct?
 9 A Well, no, actually, not exactly
 10 correct. Because of the fact that there is state
 11 owned properties and there is the, the actual access
 12 along 24th is an easement for maintenance purposes
 13 to maintain and support the structure of the road in
 14 that location. I think we talk about that a bit in
 15 the report.
 16 Q Well, isn't it a fact that the
 17 township basically maintains that area?
 18 A Maintains it for the purposes of the
 19 support of the road and not for -- it's not used --
 20 it's not available or accessible for open space
 21 purposes.
 22 Q Well, do they have signs up on it to
 23 clean it and maintain and trash cans there?
 24 A I'm not sure whether the, where the
 25 trash cans are located at that location.

1 Q Don't they have signs there?
 2 A I'm not certain what signs you're
 3 talking about.
 4 Q Well, signs about, that were shown on
 5 some of the prior exhibits. Let me see.
 6 I'm going to show you what's been marked A-6
 7 in evidence, okay, which shows an area of the bay
 8 beach. Do you know if the pictures in -- on this
 9 exhibit A-6, which show the six pictures on the left
 10 of the exhibit and the two pictures in the center
 11 which show traffic signs that are obstructed by
 12 weeds, if that's in the area that we're talking
 13 about around 23rd and 24th Street?
 14 A It's not clear from those
 15 photographs.
 16 Q So, you don't know?
 17 A Yeah, I couldn't tell from those
 18 photographs.
 19 Q You're not familiar enough with
 20 South Seaside Park to identify whether or not these
 21 photographs are in the area of 23rd and 24th Street?
 22 A Again, I'm just looking at these
 23 photographs. They're not identified at all in terms
 24 of their location. So, rather than --
 25 Q Well, they say Bayview Avenue at

1 least on one of them. And it says South Seaside
 2 bayside beach. It says that, correct?
 3 A That's what -- that's what the
 4 presentation board says.
 5 Q When's the last time you were -- have
 6 you ever been on the bayside beach in South Seaside
 7 Park?
 8 A Well, again, you're referencing as a
 9 bayside beach. I mean, I've been out in that area,
 10 actually, many times.
 11 Q You have?
 12 A Yeah.
 13 Q So, you know where these pictures are
 14 then?
 15 A Yeah. All I'm suggesting that,
 16 looking at these pictures, it's difficult to know
 17 the orientation, specifically what location that
 18 they're in. So, I mean, I'm not going to, going to
 19 say -- I'm not going to answer the question yes,
 20 it's exactly there.
 21 Q So, generally, is it there? Do you
 22 know generally, is it around 23rd and 24th Street on
 23 the bayside?
 24 A Are you talking about those
 25 photographs?

1 Q The photographs, correct. You don't
 2 know?
 3 A Yeah. Again, from that -- from the
 4 way those photographs are taken, you couldn't tell.
 5 Q Were you here when those photographs
 6 were testified to?
 7 A I don't recall. I might have been.
 8 Q You're not an expert when it comes to
 9 title matters, correct?
 10 A What do you mean by expert for --
 11 Q Do you have a title license, title
 12 insurance license in the State of New Jersey?
 13 A Oh, title.
 14 Q Title?
 15 A No, I don't.
 16 Q Are you an expert when it comes to
 17 riparian grants?
 18 A No.
 19 Q Are you an attorney?
 20 A No, I'm not.
 21 Q Do you know what the significance is
 22 of the upland owner and the waterward owner? Do you
 23 know whether or not there has to be a unity of title
 24 for a grant to be valid?
 25 A I'm not familiar with those --

1 Q You don't know that?
 2 A Yeah, I don't know that.
 3 Q Do you know whether or not there was
 4 a unity of title for the one grant that's between
 5 24th and 22nd Street on the Bayview beach area shown
 6 on A-78? You don't know if there was a unity of
 7 title between the upland owner --
 8 A No, I don't.
 9 Q -- and the waterward owner, when that
 10 grant was established?
 11 A No, I do not.
 12 Q So, you don't have an opinion as to
 13 whether that grant is even valid, correct?
 14 A No. All -- it's on record as being a
 15 riparian grant.
 16 Q What record is it on? Tax map?
 17 A Tax assessment.
 18 Q Are you aware that the tax map is not
 19 definitive for determining ownership? Are you aware
 20 of that?
 21 A With riparian grants?
 22 Q With anything. If you look at deeds
 23 to determine ownership.
 24 A Yeah. And, well, we also look at MOD
 25 IV ownership as based on, based on geographic

1 information.
 2 Q Under the law, are you aware of the
 3 fact that the tax map cannot be relied upon?
 4 MR. MCGUCKIN: Well, he's not a
 5 lawyer, Mr. Michelini. He's not a lawyer. How can
 6 he answer that question?
 7 Q So, therefore, you're not qualified
 8 to give an opinion as to whether or not the riparian
 9 grant would even be in the way of establishing a
 10 beach there, correct?
 11 A However, if -- let's just -- for
 12 example, if the riparian grant wasn't there, that,
 13 essentially, that those are tidal waters in the
 14 Barnegat Bay. And they would be under the state
 15 jurisdiction. So, the only way that you have --
 16 they're not under state jurisdiction, is that if it
 17 has a riparian grant.
 18 Q So, how did Seaside Park establish
 19 their beaches on the bay?
 20 A I don't know.
 21 Q You don't know?
 22 A No.
 23 Q Do you know if this water that is
 24 just to the west of Bayview Avenue, if the land
 25 under that water is within the municipality of

1 Berkeley Township?
 2 A No. Oh, you're talking about this
 3 area over here?
 4 Q Is the area on A-78 shown west of Bay
 5 Avenue, the bay, the land under the water in the
 6 bay, west of Bayview Avenue, next to -- in South
 7 Seaside Park, is that within Berkeley Township?
 8 A The land is within Berkeley Township
 9 and the water is within Berkeley Township, correct.
 10 Q And the township, in fact, says that
 11 they -- we've had people testify here. Have you
 12 read the testimony about how they've tried to
 13 maintain that beach?
 14 A And, again, it's -- my understanding
 15 is that the maintenance is specifically for the
 16 shoring up and for the protection of the roadway.
 17 Q You would agree, would you not, that
 18 it makes sense to explore the possibility of putting
 19 a public beach there? I think you say so in your
 20 report, correct?
 21 A Yeah. And I believe that there was
 22 an exploration of a natural shoreline that would --
 23 grant or to get, to obtain a natural shoreline in
 24 that, in that area. I don't believe it was
 25 successful. But I don't know that for certain.

1 Q But you would encourage looking to
 2 try to put in a public bay beach there --
 3 A Yeah.
 4 Q -- correct?
 5 A And I think what we did, we also said
 6 in the South Seaside Park Neighborhood Plan, looking
 7 at opportunities to provide for natural shorelines,
 8 so. And to expand recreational opportunities. But
 9 right now, that's not something that's -- it's not
 10 on the ROSI. It's not open space. It's not
 11 recreation. It's not maintained as -- or the intent
 12 is not to maintain that as recreation. Again, it's
 13 a structural issue with regards to the adjoining
 14 roadway.
 15 Q Okay. And that type of issue exists
 16 all the way up through Seaside Park, does it not?
 17 A What do you mean by, all the way up
 18 through Seaside Park?
 19 Q Right up through Seaside Park. The
 20 area is almost identical along the roadway that's
 21 adjacent to the bay. Talking about roadway adjacent
 22 to the bay. You have the same conditions in Seaside
 23 Park as you do between 22nd and 24th.
 24 A No, but as you go -- as you go
 25 further to the north, you do have a municipally

1 owned property and the county property which -- of
 2 which is on the -- the municipally owned property
 3 being on the ROSI. So, that's --
 4 Q I'm talking about comparing --
 5 A But you said going all the way up to
 6 Seaside Park.
 7 Q -- in Seaside Park. In Seaside Park,
 8 the roadway is right next to the bay, is it not?
 9 A Not -- you're not talking about
 10 South --
 11 Q In Seaside Park?
 12 A In Seaside Park.
 13 Q You don't know?
 14 A There -- I think there are portions
 15 that are --
 16 Q Sure.
 17 A Of course there are.
 18 Q And they've been able to put beaches
 19 there, have they not?
 20 A There are beaches there, yes.
 21 Q You mentioned in one of your planning
 22 reports from 1997, your report says that Seaside --
 23 South Seaside Park was found to be the least
 24 visually attractive area of the township. Do you
 25 recall that?

1 A Yes, that was referenced in the
 2 visual survey, in the 1997 master plan.
 3 Q And is that because of the number of
 4 mobile homes and small cottages?
 5 A That I don't -- I don't know the
 6 specific reasons. Just the fact that it was
 7 identified as being such.
 8 Q Has it visually changed significantly
 9 since 1997?
 10 A How would you determine --
 11 Q Has it changed significantly --
 12 A When you say --
 13 Q -- since 1997?
 14 A What kind of --
 15 Q Are there still mobile homes there?
 16 A Yes, and there's cottages.
 17 Q There's still cottages, right?
 18 A And there's single family.
 19 Q Still single family?
 20 A Yes.
 21 Q It's pretty much the same as it was
 22 in 1997?
 23 A Yeah. There have been improvements
 24 to individual properties and general improvements
 25 within South Seaside Park.

1 Q Is it still the least visually
 2 attractive area of the township?
 3 A No, we didn't -- we didn't test -- we
 4 didn't test that and we didn't analyze that. We're
 5 just citing what was referenced in the 1997 master
 6 plan, that's all.
 7 Q By -- who adopted the master plan?
 8 This planning board or, not these people, but the
 9 planning board adopted it, right?
 10 A Yes, of course, the township
 11 planning --
 12 Q And they found this area in South
 13 Seaside Park to be the least visually attractive?
 14 A Back in 1997, absolutely.
 15 Q And it hasn't changed substantially
 16 since then, correct?
 17 A Yeah. Now, whether --
 18 Q Is that correct?
 19 A But whether the board found it --
 20 Q Simple question.
 21 A No. The question that you're asking
 22 me is, did the planning board find that it was the
 23 least visually attractive.
 24 Q They adopted that plan, correct?
 25 A That incorporated or included a

1 visual survey that identified the fact that pursuant
 2 to the survey. So, it's a factual information.
 3 It's not whether the board found that it's the most
 4 visually unpleasing.
 5 Q The board adopted the plan with that
 6 information in it and you thought it was important
 7 enough to put in your report, correct?
 8 A Yeah. Yeah. Because I -- as I was
 9 referencing in the report that the township has been
 10 engaged in an ongoing and continuous planning effort
 11 to address, you know, planning issues in South
 12 Seaside Park.
 13 Q So, if de-annexation occurs, isn't it
 14 a fact that Berkeley would be shedding itself of the
 15 least visually aesthetic area of the township?
 16 A Did you talk to your client about
 17 that statement?
 18 Q I'm just going by what's in the
 19 planning report that was adopted by the planning
 20 board.
 21 A No, that's not the -- that's not the
 22 case.
 23 Q So, you don't agree with that?
 24 A No. No, I don't.
 25 Q Now, you criticized the people who

1 live in South Seaside Park as having made a
2 decisional location choice. In other words, it's
3 their fault that they have to drive 16 miles to the
4 mainland in order to go to a municipal building
5 meeting, such as, a council meeting, a planning
6 board meeting, zoning meeting, education meeting?

7 A No, actually you miscategorize it.
8 Nobody's criticizing the residents of South
9 Seaside --

10 Q I sat here and listened to your
11 testimony. And it certainly sounded like you were
12 criticizing them for having made a decisional
13 choice.

14 A No. My representation was that
15 decisional choices are made all the time. People
16 decide where to live based upon amenities, based
17 upon convenience and the like. I wasn't singling
18 out South Seaside Park residents and saying they
19 made bad choices.

20 Q Did you talk to any of my clients
21 before you prepared your report?

22 A No.

23 Q No. And, in fact, do you realize
24 from the testimony that many of them thought that
25 they were actually buying in Seaside Park when they

1 bought?

2 A I don't know what -- what
3 considerations that the --

4 Q You don't know that?

5 A No, I do not.

6 Q And isn't it a fact that you have
7 zero personal knowledge of the efforts that my
8 clients have made individually to change the
9 planning in South Seaside Park over the last ten
10 years?

11 A Oh, actually, I don't know about
12 individually, but, I mean, collectively they've
13 certainly been active and involved --

14 Q Sure.

15 A -- in the planning process.

16 Q They've been very active?

17 A Yes, of course.

18 Q Right. And they've written letters
19 to the mayor, correct? To your knowledge, have they
20 written letters to the mayor?

21 A On planning issues, I would imagine
22 so, yes.

23 Q How about to the council, do you
24 know?

25 A I would imagine they would, they

1 probably have written letters to the council.

2 Q Because it seemed to me that you
3 criticized them in your report and your testimony
4 for failure to initiate ways to change planning in
5 South Seaside Park, saying that de-annexation is not
6 the way to do it.

7 A No.

8 Q That was the essence of what you
9 said.

10 A No, no, no. I think, again, you're
11 totally miscategorizing or mischaracterizing the
12 statement.

13 Q With all due respect --

14 A No. I was talking about it from --
15 with due respect, I was talking about it from a
16 planning policy perspective, a general planning
17 policy perspective. That was my opinion that the
18 preferable approach is to, if you need to address
19 zoning and land use issues, that it's more
20 appropriate to do it within the context of the
21 planning process. And just as the borough -- the
22 residents of South Seaside Park have done, engaged
23 in the planning process and engaged effectively in
24 the planning process.

25 Q Sure. They've gone to all kinds of

1 meetings, correct?

2 A Absolutely. So I wasn't --

3 Q They've written all kinds of letters?

4 A So, just to complete my answer. So,
5 I wasn't criticizing them for a lack of
6 participation or criticizing them for saying that
7 they did not want to participate in the process in
8 terms of a policy issue. It was my opinion and
9 continues to be my opinion, that rather than
10 de-annexation, that the way to address those
11 specific land use policies and issues, would be
12 better served or better addressed in the context of
13 the comprehensive planning process. And the facts
14 show that it has been effective.

15 Q So, they've done that? They've
16 actually participated in that process?

17 A Yes. Yes.

18 Q And before participating in the
19 process recently, isn't it a fact, to your
20 knowledge, that they've written dozens of letters?
21 And they've showed up at council meetings? And
22 they've showed at planning board meetings? They've
23 done a lot of things over the last ten years or
24 more.

25 A I would -- obviously, I have not, I

1 have not been here for or participated in over --
 2 over ten years. But to the extent that I've been
 3 involved in the land use planning process here in
 4 Berkeley Township, and attended council meetings,
 5 attended planning board meetings, the residents of
 6 South Seaside Park are, in fact, fully engaged. I
 7 don't -- I don't claim otherwise.
 8 Q To your knowledge, they have been for
 9 years, correct?
 10 A Yes.
 11 Q Now, you indicated in your report
 12 that municipal facilities are located far for most
 13 residents on the mainland. I think it's page 20 of
 14 your report. Is that true?
 15 A And I was specifically referencing
 16 those municipal facilities like the municipal
 17 building and the like?
 18 Q Right. Right. So, the municipal
 19 building?
 20 A Yes.
 21 Q So, from the furthest point on the
 22 mainland to the municipal building, isn't it
 23 approximately eight miles?
 24 A I'd have to -- I'd have to double
 25 check.

1 Q So, you don't know?
 2 A Not off the top of my head, but I can
 3 find out.
 4 Q But it's certainly 16 miles to South
 5 Seaside Park?
 6 A Yes, I think that's pretty well
 7 established.
 8 Q Isn't it a fact that many of the
 9 roads that people would travel to get here on the
 10 mainland are back roads? So, if you're coming from
 11 Holiday City, you can take back roads, or Silver
 12 Ridge Park, you take back roads, correct?
 13 A Yeah, when you categorize back roads,
 14 you're talking about --
 15 Q I'm talking about --
 16 A -- local roads and county roads? I
 17 mean, how do you --
 18 Q Local roads and county roads. Are
 19 you familiar with the roads in this area?
 20 A Yes.
 21 Q Okay. So, how would you go from
 22 Holiday City to here?
 23 A I don't know the names of roads.
 24 But, essentially, there's a roadway -- there's
 25 actually a couple roadways where you'd kind of cross

1 through the Pineland areas of the township to get
 2 here.
 3 Q Right. And those roadways don't have
 4 a lot of traffic lights on them, correct?
 5 A Well, there are a few. I mean, there
 6 are a few --
 7 Q But they're generally not congested,
 8 correct?
 9 A Well, I mean, there are times when
 10 they can be, particularly near Holiday City.
 11 Q Once you get out of Holiday City and
 12 you're on your way here, is it very congested?
 13 A At least I heard from -- somebody
 14 from the planning board suggested it might be.
 15 Q Okay. But it's unlike South Seaside
 16 Park where one has to go on Route 35, Route 37,
 17 Route Nine or the Parkway to get here, correct?
 18 A Yeah, I think we've pretty well
 19 established the route that South Seaside Park
 20 residents have to take.
 21 Q I'm going to tell you that, what
 22 Map Quest says, and you can tell me if you agree or
 23 disagree. The municipal building to the high school
 24 right down the road, where thousands of people live
 25 in Pinewald. Did you know that thousands of people

1 live in Pinewald?
 2 A Yes.
 3 Q Okay. It's 2.2 miles from here to
 4 the high school, which is in Pinewald, correct?
 5 A Well, again --
 6 Q Do you dispute that?
 7 A No, but you're citing things off of
 8 Map Quest.
 9 Q I am. I'll be honest. I'm citing it
 10 off of Map Quest. And you can agree or disagree.
 11 Assuming Map Quest is accurate, is 2.2 miles?
 12 A Two things. Assuming Map Quest is
 13 accurate and assuming that you're conveying the
 14 information to me accurately, yes.
 15 Q Well, I'm just telling you what
 16 Map Quest says. Okay.
 17 From 631 Jamaica Boulevard, do you know where
 18 Jamaica Boulevard is?
 19 A It's not in the Pinewald section, but
 20 generally I have --
 21 Q It's not in Pinewald?
 22 A It's not in Pinewald.
 23 Q Did you know it was in Holiday City?
 24 A Oh, yeah.
 25 Q 6.5 miles, according to Map Quest.

1 A Again, there's -- just standing here,
2 there's no way for me to dispute those. But I'm not
3 suggesting otherwise.
4 Q Do you know where Glen Cove is?
5 A Yes.
6 Q It's over on the bay, right?
7 A Yes, right, exactly.
8 Q So, it's in the other direction. So,
9 that's 200 Maple Drive, nine minutes, 5.6 miles, you
10 wouldn't dispute that, right?
11 A No, I wouldn't dispute that.
12 Q How about Sylvan Lake Boulevard, 122
13 Sylvan Lake Boulevard, 7.2 miles.
14 A Again --
15 Q No reason to dispute that, right?
16 A No reason to dispute.
17 Q Berkeley Shores, seven miles, no
18 reason to dispute that?
19 A No.
20 Q Okay. Holiday City South, 102
21 Paradise Boulevard, 5.8 miles?
22 A Yes.
23 Q Holiday City West, 67 Winterdon,
24 eight miles. Okay. I think this is the -- let's
25 see. The Bayville Elementary School, 6.4 miles.

1 Does that sound about right?
2 A Yeah.
3 Q H&M Potter School, 6.7 miles, right?
4 All of those distances that I just read you, were
5 much closer than anywhere in South Seaside Park,
6 correct?
7 A Absolutely, yes.
8 Q In your report, you note in a
9 footnote, and also, I believe in your testimony, you
10 talked about how people from South Seaside Park --
11 or Seaside Park, I'm sorry -- were required to go to
12 downtown Toms River to go to municipal meetings. Do
13 you recall that?
14 A Yes, I recall that.
15 Q And I guess the inference would be or
16 the thought would be that if de-annexation occurs
17 and we have another Super Storm Sandy, that the
18 people that were in South Seaside Park would have to
19 go to Toms River for municipal meetings, correct?
20 A That is correct.
21 Q But that's still a lot closer than
22 coming here?
23 A Yes, it is closer, yes.
24 Q It's closer by miles, correct?
25 A That is correct.

1 Q Isn't it a fact that it wasn't until
2 after de-annexation efforts were started that
3 significant rezoning efforts occurred in South
4 Seaside Park?
5 A Actually, that's not true. As
6 indicated in my report, that this has been kind of
7 an ongoing, continuous planning process. It's sort
8 of a step by step by step to the current planning
9 efforts.
10 Q Well, if that's the case, how long
11 has it taken to remove mining operations and
12 hospitals from the zoning ordinance in South Seaside
13 Park?
14 A Well, it's part of --
15 Q How long?
16 A When you say how long, how long --
17 Q Well, in 1997, was that in the
18 ordinance?
19 A I don't know if it was in the
20 ordinance.
21 Q I'll represent to you that it was
22 there in 1997.
23 MR. MCGUCKIN: Hold on one second. I
24 want some clarification. Does Seaside Park have
25 more than one zone?

1 MR. SLACHETKA: Yes, it does.
2 MR. MCGUCKIN: And are some of those
3 zones in the prior ordinances related to zones also
4 on the mainland? They have the same --
5 MR. SLACHETKA: Yeah.
6 MR. MCGUCKIN: -- the same
7 characteristics?
8 MR. SLACHETKA: And that was the
9 reason it was sort of a vestige of what was in
10 other -- by the way, you said Seaside Park. I'm
11 assuming you meant South Seaside Park.
12 MR. MCGUCKIN: South Seaside Park,
13 yeah.
14 MR. SLACHETKA: Yeah, that's -- when
15 we began to do our planning analysis and looked at
16 the zoning districts, we said, this is a vestige
17 that really should be corrected, so.
18 MR. MCGUCKIN: I just want to clarify
19 that there's more than one zone in South Seaside
20 Park, and there was more than one zone previously
21 and that some of those zones have the same
22 standards, conditions, as areas also on the
23 mainland.
24 MR. MICHELINI: So, let me --
25 MR. SLACHETKA: And just to respond

1 to that specifically, the reason that -- if you
2 looked at the planning documents that I prepared for
3 South Seaside Park, we specifically -- and,
4 actually, even before we did our analysis, the prior
5 analysis talked about needing to have zoning that
6 was specific to the characteristics of South Seaside
7 Park. So, clearly it was identified as an issue and
8 corrected.

9 BY MR. MICHELINI:

10 Q At any time between 1997 and 2017,
11 when it was removed, did you or any prior planner
12 make a recommendation in a plan document, to remove
13 mining operations and hospitals from the zoning
14 ordinance?

15 A No, not specifically.

16 Q So --

17 A But --

18 Q -- not specifically is the answer?

19 A -- not specifically, but it was in
20 the context of an overall comprehensive review of
21 the zoning, indicating that we needed to have zoning
22 that was specific for South Seaside Park. So, once
23 you get into the details, then you find out there
24 are uses that might need to be replaced or changed
25 or there may be things that might not be

1 appropriate. Nobody, no place --

2 Q So, for 20 years, nobody looked at
3 the details of what the zoning was in South Seaside
4 Park to know that mining operations and hospitals
5 should be removed?

6 A Yeah. And I think your focus on this
7 one use, mining operations and, you know --

8 Q And hospitals, that's two.

9 A Yeah. So, you're focusing on those
10 specific uses. The context here is evaluating all
11 the districts. And it was called for in a variety
12 of different planning documents. So, I think it's,
13 it's not accurate to suggest that, somehow, the
14 township was ignoring South Seaside Park because
15 mining operations was still, you know, in one of the
16 zone districts that was also a zone district that
17 was on the mainland.

18 Q When the master plan was looked at in
19 2008, the recommendation for South Seaside Park was
20 further study, was it not?

21 A Yeah.

22 Q It was?

23 A Yes, it is. And that's --

24 Q It wasn't until after the
25 de-annexation efforts were started that significant

1 rezoning started, and that began in 2012, correct?

2 A Yeah. But if you look at the 2008
3 plan, it talked about the fact that there needed to
4 be a more specific evaluation of the zoning in
5 South Seaside Park. And when we looked at the --
6 when we look at the post Sandy planning assistance
7 efforts, which, in fact, those post Sandy planning
8 assistance efforts, which included a variety of
9 different plans, including the reexamination report,
10 predated the filing of the petition.

11 Q Well, you understand that the effort
12 predated -- the effort to de-annex predated the
13 filing of the petition because signatures had to be
14 obtained? You understood that, correct?

15 A I don't know what the -- I don't know
16 what the status of your process was before it became
17 official. All I know is that in terms of engagement
18 on the planning side, we were doing a wide variety
19 of things, including looking at the zoning for South
20 Seaside Park. I think it's pretty clearly laid out,
21 and I think anything else that you're suggesting is
22 a mischaracterization of the facts.

23 Q So that the zoning changes that were
24 determined to need further study back in 2008 didn't
25 happen until 2017, correct? Is that correct?

1 A Yes. And if you look at --

2 Q Okay. No. There's no and. Let's
3 just get through this. Okay?

4 A Mr. Michelini, there's no --

5 Q It's a matter of whether it's correct
6 or not. You don't have to go explaining every time.

7 A I don't have to explain for the
8 edification of the board?

9 Q No, because you've told them over and
10 over again all about your report. This is cross
11 examination, where I'm allowed to bring out points
12 that I want to bring out. It's not for you to
13 re-present your case.

14 A What I'm trying to do, though,
15 Mr. Michelini, is really answer the questions in a
16 manner that is complete and forthgoing.

17 Q What you're trying to do is
18 supplement so that you can restate what you've
19 already stated three or four times. And I'm trying
20 to shorten it so we can get through it.

21 A The point --

22 Q Okay. Let me go on, please.

23 With regard to meetings that occurred, you
24 indicated, you made reference to meetings being held
25 in December of 2016, in January of 2017, in April of

1 2017, in order to invite residents of South Seaside
 2 Park to participate in the zoning process. Do you
 3 recall that?
 4 A Yes, I do.
 5 Q And they did participate to a great
 6 extent, as you indicated, correct?
 7 A Yes, exactly.
 8 Q Okay. But those meetings were
 9 actually held over at Tri-Boro First Aid Squad which
 10 is in Seaside Park, correct?
 11 A That is correct.
 12 Q They weren't held here?
 13 A No, they weren't.
 14 Q Why is that?
 15 A Because the idea was to be proximate,
 16 hold all these meetings proximate to the
 17 neighborhood in South Seaside Park.
 18 Q Sure. Because it would be more
 19 convenient for them. They wouldn't have to travel
 20 16 miles; isn't that correct?
 21 A That is correct, yes.
 22 Q Why were the meetings held
 23 principally in the winter? December, January and
 24 then in April, late spring or early spring?
 25 A It really was just a question of

1 timing as based on the timing of when the township
 2 got the grant monies and that we were able to begin
 3 working on the projects.
 4 Q Had nothing to do with the fact that
 5 the high seasonal population is less those months of
 6 the year?
 7 A No, no, no. It was -- it had to do
 8 with the timing of the grant and when we needed to
 9 get the -- when we got authorization and when we
 10 needed to complete the work. It was -- that's
 11 really very simply the reason why the timing was as
 12 it was.
 13 Q On page 44 of your report, you talk
 14 about a new town center that will provide ratables.
 15 Do you recall that?
 16 A Yes, I do.
 17 Q Is that a justifying -- justifiable
 18 planning rationale, providing ratables?
 19 A It can be one.
 20 Q Okay.
 21 A It doesn't have to be dispositive.
 22 Q Okay. And when do you foresee that
 23 happening, the new town center?
 24 A It's going to be dependent upon a
 25 number of different factors. But, you know, I would

1 imagine it's probably going to take a few years
 2 before the project's fully implemented.
 3 Q Do you have any idea how many
 4 ratables will be obtained? Is there any projection
 5 of that?
 6 A No, I don't have a projection of
 7 that.
 8 Q On page 38 of your report, you talk
 9 about the largest concentration of commercial areas
 10 in the township being Route Nine in Bayville and
 11 South Seaside Park.
 12 A Yes.
 13 Q Okay. How many commercial businesses
 14 are in South Seaside Park?
 15 A Right off the top of my head, I
 16 wouldn't be able to tell you.
 17 Q How many on Route Nine?
 18 A Again, off the top of my head, I
 19 wouldn't be able to tell you.
 20 Q Less than 20 in South Seaside Park,
 21 that would be accurate, right?
 22 A Probably, I would think.
 23 Q Probably ten to 15, right?
 24 A Yeah, exactly.
 25 Q How about the Holiday Mall in Holiday

1 City, how many commercial uses in that place?
 2 A Right off the top of my head, I
 3 wouldn't be able to tell you.
 4 Q More than South Seaside Park, right?
 5 A I would think so, yes.
 6 Q Yeah. So, South Seaside Park is not
 7 the largest concentration of commercial areas along
 8 with Route Nine?
 9 A Well, I mean, we're talking about
 10 along -- all right. I'll generally agree with you,
 11 but I think we were focusing on major routes, 35 and
 12 Route Nine.
 13 MR. WINWARD: Excuse me, Joe.
 14 MR. MICHELINI: Yeah.
 15 MR. WINWARD: How much more
 16 questioning do you have for the planner?
 17 MR. MICHELINI: Just give me one
 18 moment. We'll wrap it up here.
 19 MR. WINWARD: If it's several hours,
 20 because I was going to say we are really close,
 21 probably a little over the two hour mark.
 22 MR. MICHELINI: Even though I
 23 certainly could continue this cross-examination for
 24 many hours, I think I will heed the --
 25 MR. WINWARD: I mean, do you have

1 more for next month for the planner?
 2 MR. MICHELINI: I think we'll let it
 3 go here and move on with other witnesses next month.
 4 MR. WISER: Mr. Chairman --
 5 MR. WINWARD: Yes.
 6 MR. WISER: -- I think I do have some
 7 questions for the planner. I'm not prepared
 8 tonight. Frankly, I didn't think they would
 9 conclude tonight. But I do have some questions for
 10 Mr. Slachetka that I'd like to ask.
 11 MR. MICHELINI: If we're going to
 12 continue, then I might as well ask more questions
 13 next time when --
 14 MR. WINWARD: Well, no, I was going
 15 to say, I'm assuming you're going to be here next
 16 month anyway.
 17 MR. SLACHETKA: Actually, yeah, let
 18 me qualify that. Unfortunately, I do have a
 19 conflict. The meeting's December 7, I believe.
 20 MR. WINWARD: First Thursday is
 21 usually what it is.
 22 MR. SLACHETKA: Unfortunately, I have
 23 a conflict that meeting, that night. But I can be
 24 here in January. So, assuming that we're here in
 25 January.

1 MR. WINWARD: Will your questions
 2 wait, Mr. Wiser?
 3 MR. WISER: Oh, my questions, yes,
 4 absolutely.
 5 MR. MICHELINI: I'll just reserve at
 6 this point. We'll stop now and I'll reserve. Thank
 7 you.
 8 MR. WINWARD: Okay. We thank you.
 9 Thank our planner. And at this point, unless
 10 anybody has anything else, we need a motion for
 11 adjournment.
 12 DR. HUDAK: Motion.
 13 MR. GINGRICH: Second.
 14 MR. WINWARD: All in favor.
 15 ALL: Aye.
 16 (Meeting adjourned.)
 17
 18
 19
 20
 21
 22
 23
 24
 25

1
 2 C E R T I F I C A T E
 3
 4 I, LINDA SULLIVAN-HILL, a Notary
 5 Public and Certified Court Reporter of the State of
 6 New Jersey, do hereby certify that the foregoing is
 7 a true and accurate transcript of the proceedings as
 8 taken stenographically by and before me at the time,
 9 place and on the date hereinbefore set forth.
 10
 11
 12
 13 ~~Notary Public of the State of New Jersey~~
 14 My Commission expires January 26, 2021
 15
 16 Dated: November 30, 2017
 17
 18
 19
 20
 21
 22
 23
 24
 25

DR. HUDAK: [1] 114/11
MR. CALLAHAN: [1] 68/9
MR. GINGRICH: [3] 46/16
46/19 114/12
MR. MCGUCKIN: [13] 4/18
5/12 5/15 6/13 14/15 14/17
14/24 86/3 103/22 104/1
104/5 104/11 104/17
MR. MICHELINI: [15] 4/8
8/13 9/2 14/19 46/17 59/23
78/12 79/13 104/23 112/13
112/16 112/21 113/1 113/10
114/4
MR. SLACHETKA: [14] 4/12
4/24 5/20 6/16 8/10 60/1
68/11 103/25 104/4 104/7
104/13 104/24 113/16 113/21
MR. WINWARD: [19] 3/21 4/11
5/13 8/8 8/11 9/5 15/15
65/12 65/15 112/12 112/14
112/18 112/24 113/4 113/13
113/19 113/25 114/7 114/13
MR. WISER: [3] 113/3 113/5
114/2
MS. HUGG: [1] 59/25

\$
\$10 [8] 50/3 50/5 51/5 51/9
53/10 57/4 57/6 59/4
\$15,000 [2] 74/3 75/2
\$20 [1] 50/13
\$50 [10] 42/7 43/5 43/11
43/16 43/21 43/23 45/20 46/4
46/5 50/8
\$500 [1] 41/22
\$60 [1] 50/8

0
0001 [1] 1/24
08527 [1] 1/24
08723 [1] 2/6
08731 [1] 2/3

1
1,700 [2] 71/6 71/7
1.2 [1] 26/15
100,000 [2] 6/24 7/2
102 [1] 101/20
104 [1] 20/13
122 [1] 101/12
137 [1] 79/12
138 [1] 79/13
15 [2] 74/4 111/23
15 percent [1] 39/16
16 miles [4] 44/4 93/3 98/4
109/20
1600 [1] 70/25
17 [5] 2/6 60/2 60/4 60/8
67/1
17.4 [1] 67/1
1700 [1] 70/25
175 [1] 62/22
18 [4] 5/5 5/7 5/10 29/21
18 miles [1] 66/25
1997 [10] 89/22 90/2 90/9
90/13 90/22 91/5 91/14
103/17 103/22 105/10
1st [2] 5/6 5/12

2
2.2 [2] 100/3 100/11
20 [5] 44/13 45/14 97/13
106/2 111/20
20 percent [2] 39/18 42/18
20,000 [1] 74/4
200 [1] 101/9
2008 [3] 106/19 107/2 107/24
2009 [2] 64/2 64/4

2010 [3] 25/25 26/9 26/13
2012 [6] 22/6 22/14 62/13
62/21 62/25 107/1
2014 [7] 3/15 7/12 7/25 9/8
9/16 11/13 18/17
2015 [4] 7/10 22/14 26/1
26/25
2016 [1] 108/25
2017 [7] 1/8 18/20 105/10
107/25 108/25 109/1 115/16
2018 [4] 31/14 32/7 33/9
39/21
2021 [1] 115/14
2025 [1] 71/21
20th [1] 51/16
22nd [3] 80/25 85/5 88/23
23rd [8] 51/16 80/17 80/18
80/20 80/25 82/13 82/21
83/22
24 [1] 60/17
24th [8] 80/17 80/18 81/12
82/13 82/21 83/22 85/5 88/23
24th Street [1] 80/15
25 [1] 44/13
25 percent [1] 39/21
25,000 [1] 74/8
26 [1] 115/14
28 [4] 3/15 9/7 9/16 11/13
29 [3] 7/12 8/4 8/5

3
30 [1] 115/16
30th [1] 69/8
32 [3] 60/1 60/4 60/5
32-mile [1] 44/4
33 [3] 4/23 5/14 5/16
34 [5] 5/17 5/18 29/6 30/8
66/15
349 [1] 79/6
35 [4] 6/14 6/16 99/16
112/11
35 miles [3] 63/22 64/20
66/15
36 [3] 9/6 9/8 9/11
37 [4] 29/16 29/18 30/6
99/16
38 [1] 111/8

4
41,000 [1] 26/13
44 [1] 110/13
45 [1] 46/22
46 [1] 1/23
490 [1] 26/15

5
5.6 [1] 101/9
5.8 miles [1] 101/21
50 [2] 44/7 44/19

6
6.4 [1] 101/25
6.5 miles [1] 100/25
6.7 [1] 102/3
620 [1] 2/3
631 [1] 100/17
67 [1] 101/23
6:15 [1] 1/9

7
7.2 [1] 101/13
732 [1] 1/24
78 [7] 78/17 78/19 79/8
79/19 80/5 85/6 87/4
78A [2] 79/17 79/19

8
833-0001 [1] 1/24

A
A-6 [2] 82/6 82/9
A-78 [7] 78/17 78/19 79/8
79/19 80/5 85/6 87/4
A-78A [2] 79/17 79/19
ability [3] 47/18 49/3 69/19
able [8] 4/7 28/21 74/22
89/18 110/2 111/16 111/19
112/3
about [91] 4/7 6/10 6/23
14/18 15/19 16/4 16/7 16/16
17/23 17/24 18/23 23/2 24/23
25/15 25/16 26/15 26/18
26/21 27/6 29/1 30/20 34/5
36/15 39/8 42/1 42/3 43/11
45/9 46/4 46/12 47/12 49/14
50/9 50/11 50/14 55/9 56/9
57/3 57/16 57/17 57/22 61/23
61/25 64/11 64/23 65/2 65/3
65/4 65/22 66/4 66/17 67/1
68/3 68/5 68/8 70/25 71/6
71/7 71/14 74/6 74/16 76/16
76/19 78/1 81/14 82/3 82/4
82/13 83/24 87/2 87/12 88/21
89/4 89/9 92/16 94/11 94/23
95/14 95/15 98/14 98/15
101/12 102/1 102/10 105/5
107/3 108/10 110/14 111/9
111/25 112/9

about rehabilitation [1]
76/16
absolutely [7] 9/13 64/15
67/6 91/14 96/2 102/7 114/4
accept [1] 47/21
access [15] 50/18 51/13
51/19 52/22 52/25 53/5 53/10
53/22 57/4 57/11 57/13 58/4
60/18 62/1 81/11
accessible [1] 81/20
according [4] 25/18 43/9
66/13 100/25
account [3] 47/4 47/7 47/8
accreditation [2] 35/10 36/2
accuracy [2] 20/1 56/1
accurate [19] 14/10 20/8
20/11 21/2 21/2 21/4 21/22
22/8 22/15 36/8 36/9 53/4
54/24 57/8 100/11 100/13
106/13 111/21 115/7
accurately [3] 52/16 53/13
100/14
acquire [1] 81/5
acronym [1] 34/2
ACS [19] 20/3 20/19 21/9
21/19 22/11 23/1 24/8 24/11
24/18 24/25 25/4 25/5 25/18
25/20 26/1 26/22 27/20 28/5
28/19
active [2] 94/13 94/16
activities [2] 40/14 40/18
actual [1] 81/11
actually [36] 4/13 6/18 7/10
7/13 11/6 11/10 12/1 12/10
13/15 24/2 25/22 27/12 50/3
60/16 61/13 63/8 67/13 67/17
71/25 72/20 74/11 76/5 76/8
79/10 79/11 81/9 83/10 93/7
93/25 94/11 96/16 98/25
103/5 105/4 109/9 113/17
add [1] 5/25
added [2] 21/24 40/23
additional [4] 16/25 21/23
57/5 69/20
address [3] 92/11 95/18
96/10
addressed [1] 96/12
adjacent [2] 88/21 88/21
adjoining [1] 88/13
adjourned [1] 114/16

A
adjournment [1] 114/11
administrator [2] 7/14 9/15
admitted [1] 26/23
adopted [6] 70/11 91/7 91/9
91/24 92/5 92/19
advocate [2] 72/9 72/12
aesthetic [1] 92/15
affect [2] 72/8 77/6
affordable [23] 69/18 69/20
70/1 70/5 70/12 70/17 70/21
71/12 71/20 72/13 72/23 73/5
73/8 73/12 73/16 73/20 73/24
74/15 75/1 75/6 75/17 76/6
76/8
after [4] 22/6 79/6 103/2
106/24
again [37] 15/14 18/10 23/14
25/8 27/1 27/1 28/14 33/20
35/5 35/19 35/25 37/1 40/6
53/12 53/24 54/22 56/1 56/13
57/7 59/11 61/21 61/24 66/22
67/4 73/13 74/17 82/22 83/8
84/3 87/14 88/12 95/10 100/5
101/1 101/14 108/10 111/18
agencies [2] 23/7 36/2
agency [1] 40/8
agenda [6] 3/13 5/6 5/18
29/6 29/6 30/8
agents [1] 38/7
aggressive [1] 49/4
ago [1] 75/3
agree [5] 87/17 92/23 99/22
100/10 112/10
agreement [3] 71/19 72/17
77/13
ahead [1] 10/22
AICP [1] 9/15
Aid [1] 109/9
all [45] 11/18 15/24 18/5
26/21 27/8 28/1 31/4 32/14
35/9 45/1 45/22 45/23 46/9
47/8 48/21 48/22 49/11 50/14
54/22 59/14 60/7 63/14 69/14
70/17 79/14 80/4 82/23 83/15
85/14 88/16 88/17 89/5 91/6
93/15 95/13 95/25 96/3 102/4
106/10 107/17 108/10 109/16
112/10 114/14 114/15
alleviated [1] 14/2
allocate [1] 73/24
allocated [1] 74/10
allow [1] 40/23
allowed [1] 108/11
almost [1] 88/20
along [11] 56/11 56/12 59/2
76/10 78/12 80/5 80/14 81/12
88/20 112/7 112/10
already [5] 26/22 43/10
75/24 76/13 108/19
also [21] 2/11 4/14 5/7 7/6
22/22 26/2 29/8 31/4 53/22
59/15 60/14 72/4 75/11 75/22
76/2 85/24 88/5 102/9 104/3
104/22 106/16
always [2] 33/23 33/24
am [2] 46/11 100/9
amend [2] 71/23 76/24
amenities [3] 59/5 59/6
93/16
amenity [3] 62/2 62/6 62/10
American [3] 6/3 18/23 19/1
among [1] 18/22
amount [2] 22/25 65/19
amounts [1] 6/22
analysis [4] 30/18 104/15
105/4 105/5
analyze [2] 24/14 91/4
and/or [2] 14/7 14/21

annex [5] 10/21 10/22 11/8
14/2 107/12
annexation [47] 1/5 3/19 4/3
6/22 7/7 8/2 8/4 9/17 10/5
10/19 11/16 16/13 17/21
31/17 31/19 31/23 32/4 32/10
32/11 32/14 32/24 33/12
33/13 37/8 37/13 38/4 38/8
38/10 38/22 39/4 39/10 45/21
61/18 64/21 66/13 70/19
70/23 71/22 76/22 78/16
78/24 92/13 95/5 96/10
102/16 103/2 106/25
annual [2] 41/2 41/3
annually [3] 21/11 40/12
43/7
another [9] 10/3 12/1 21/12
24/4 26/3 34/2 40/25 51/11
102/17
answer [12] 20/22 21/1 23/24
26/8 26/17 27/15 74/22 83/19
86/6 96/4 105/18 108/15
anticipate [1] 70/7
anticipated [3] 9/24 9/25
32/6
antics [1] 68/4
any [38] 7/20 10/18 11/1
13/5 15/22 16/1 17/23 18/2
18/5 18/9 18/14 24/24 25/1
26/2 29/4 30/7 30/9 30/12
30/13 30/14 31/9 38/6 41/17
43/14 53/18 55/7 56/8 62/11
64/7 71/13 73/11 73/19 76/11
93/20 105/10 105/11 111/3
111/4
anybody [6] 11/24 12/24
13/11 33/2 33/4 114/10
anyone [2] 4/2 38/11
anything [7] 8/9 19/25 51/10
56/4 85/22 107/21 114/10
anytime [1] 69/12
anyway [1] 113/16
anywhere [2] 46/16 102/5
apart [1] 33/12
apologies [1] 55/13
apologize [6] 27/13 27/14
42/24 46/7 68/13 75/11
appear [3] 14/13 15/8 16/6
APPEARANCES [1] 2/1
appearing [1] 8/15
appendices [2] 78/22 79/13
appendix [7] 3/18 3/18 78/15
78/15 78/23 79/4 79/5
application [1] 76/24
applies [3] 37/1 37/11 77/20
apply [2] 36/23 38/4
applying [1] 76/17
appreciate [1] 18/3
approach [1] 95/18
appropriate [4] 5/22 25/14
95/20 106/1
approximately [9] 7/1 22/6
26/14 61/19 65/20 66/7 66/15
74/7 97/23
April [2] 108/25 109/24
are [101] 9/4 14/2 15/5
15/25 16/9 16/11 18/1 21/10
24/8 24/23 27/20 28/4 28/18
32/11 34/14 34/21 34/22
34/24 34/24 34/25 36/3 36/4
37/24 44/12 46/8 47/23 47/23
48/9 48/10 49/7 50/7 50/17
51/2 51/23 51/24 52/7 52/8
52/13 52/13 53/9 53/15 53/18
53/21 54/4 54/7 54/13 54/16
54/19 55/3 55/7 55/23 56/6
56/8 56/10 56/11 57/3 57/10
57/16 58/13 58/13 58/24 59/6
59/9 62/13 67/12 67/14 74/13

79/19 79/20 80/3 80/17 80/20
81/25 82/11 82/21 83/13
83/24 84/4 84/16 84/19 85/18
85/19 86/2 86/13 89/14 89/15
89/17 89/20 90/15 93/15 97/6
97/12 98/10 98/18 99/5 99/6
99/9 104/2 105/24 111/14
112/20
area [20] 27/7 58/5 80/6
80/10 80/10 81/17 82/7 82/12
82/21 83/9 85/5 87/3 87/4
87/24 88/20 89/24 91/2 91/12
92/15 98/19
areas [9] 23/3 47/20 70/9
78/1 78/2 99/1 104/22 111/9
112/7
aren't [1] 54/6
argue [1] 15/5
arguing [1] 14/25
argumentative [1] 74/19
arisen [1] 80/13
around [6] 44/15 66/4 68/16
72/20 82/13 83/22
as [110] 4/21 4/23 5/18 5/22
6/16 7/7 9/4 9/8 9/20 11/10
11/19 14/4 14/5 14/7 14/22
15/21 15/22 16/11 16/25
17/10 17/15 17/22 18/1 18/6
19/2 19/2 19/12 19/13 19/24
20/19 22/8 23/1 23/7 23/23
25/12 25/13 26/13 26/25 27/1
27/1 27/3 27/4 27/4 29/16
29/25 31/11 31/22 31/22
33/17 33/18 36/24 37/16
38/16 40/8 43/9 44/7 47/6
47/11 48/2 48/17 52/5 52/8
52/9 57/8 57/15 59/12 60/21
62/12 63/1 63/1 65/4 65/4
68/4 72/5 72/10 72/16 73/11
74/23 75/13 77/11 78/14
78/17 78/23 79/5 79/17 80/22
83/8 85/12 85/14 85/25 86/8
88/11 88/12 88/23 88/24
88/24 90/7 90/21 92/8 93/1
93/5 95/21 103/5 104/22
105/7 109/6 110/1 110/11
113/12 115/7
ask [18] 4/7 15/25 17/8
20/16 21/14 24/4 24/13 26/8
28/2 31/1 32/22 40/25 51/4
67/13 68/2 74/12 113/10
113/12
asked [6] 5/1 6/18 7/6 17/9
69/15 74/23
asking [12] 6/20 20/18 24/15
24/17 26/21 42/4 52/24 62/5
74/16 74/24 75/8 91/21
aspect [1] 77/23
assessment [1] 85/17
assistance [2] 107/6 107/8
associated [1] 10/19
ASSOCIATES [1] 1/22
ASSOCIATION [2] 1/5 4/3
assume [11] 16/8 24/17 24/18
28/6 28/8 41/24 43/21 48/18
52/16 53/4 53/13
assumed [1] 7/18
assuming [17] 28/14 32/2
32/8 32/8 32/9 40/17 46/8
46/11 49/10 54/2 81/4 100/11
100/12 100/13 104/11 113/15
113/24
assumption [7] 24/11 24/14
25/9 25/9 28/12 36/6 54/23
assumptions [1] 32/12
attached [1] 65/9
attendance [5] 7/7 7/17 7/17
11/20 18/10
attended [6] 5/4 7/9 7/12

A
attended... [3] 7/18 97/4
97/5
attention [1] 63/19
attest [1] 37/16
attorney [2] 12/19 84/19
attorneys [3] 2/4 2/7 13/6
attractive [4] 89/24 91/2
91/13 91/23
authorization [1] 110/9
available [5] 33/19 33/19
33/20 33/21 81/20
Avalon [1] 48/14
Avenue [6] 58/4 80/5 82/25
86/24 87/5 87/6
average [3] 41/15 44/13 74/2
aware [32] 10/23 17/10 17/19
27/20 38/2 47/23 48/9 48/10
48/11 48/13 48/15 51/23 52/7
52/13 53/3 53/9 53/21 54/7
54/16 55/23 56/10 57/4 58/13
67/12 67/14 67/17 67/24 68/1
68/14 85/18 85/19 86/2
away [1] 44/4
Aye [1] 114/15

B
back [11] 4/21 7/10 7/24
9/21 40/7 91/14 98/10 98/11
98/12 98/13 107/24
bad [1] 93/19
badge [2] 50/2 60/9
Barnegat [1] 86/14
barrier [3] 47/17 47/24 49/7
based [14] 16/12 19/2 20/8
22/10 25/20 26/9 32/7 36/7
70/10 85/25 85/25 93/16
93/16 110/1
baseline [2] 16/11 16/13
basically [6] 8/2 29/9 30/2
32/13 36/3 81/17
basis [6] 7/22 19/23 27/3
27/20 52/9 61/11
basketball [2] 55/16 55/21
bay [25] 52/22 53/1 53/5
53/6 63/24 65/3 65/4 65/24
66/3 66/25 78/3 78/8 78/12
81/4 82/7 86/14 86/19 87/4
87/5 87/6 88/2 88/21 88/22
89/8 101/6
bayside [4] 83/2 83/6 83/9
83/23
Bayview [5] 80/5 82/25 85/5
86/24 87/6
Bayville [3] 1/8 101/25
111/10
be [126]
beach [44] 48/12 49/15 49/17
50/1 50/2 50/18 51/12 51/13
51/14 51/19 52/3 54/14 55/4
55/24 57/11 59/9 59/13 59/15
59/20 60/9 60/14 60/18 61/5
61/8 61/9 61/14 61/20 61/24
65/24 68/3 68/14 68/15 78/8
78/12 81/4 82/8 83/2 83/6
83/9 85/5 86/10 87/13 87/19
88/2
beaches [14] 49/14 51/23
52/7 52/12 52/22 53/1 53/1
53/6 67/14 69/14 78/4 86/19
89/18 89/20
beachfront [2] 52/25 59/2
bear [1] 43/22
beautiful [1] 58/17
Beaverson [1] 2/6
became [3] 43/8 67/17 107/16
because [27] 10/8 19/12 20/8
20/20 24/20 27/14 35/24
39/10 45/7 61/1 62/22 65/24

69/13 72/10 72/16 77/2 77/25
81/10 90/3 92/8 95/2 106/14
107/13 108/9 109/15 109/18
112/20
been [30] 10/9 10/14 10/15
12/5 12/6 12/21 21/11 21/13
21/23 22/4 29/17 30/8 39/25
52/8 68/18 68/22 82/6 83/6
83/9 84/7 89/18 90/23 92/9
94/13 94/16 96/14 97/1 97/2
97/8 103/6
before [15] 4/5 15/21 15/23
17/22 31/8 32/11 40/8 69/9
77/11 93/21 96/18 105/4
107/16 111/2 115/8
began [2] 104/15 107/1
begin [1] 110/2
behalf [2] 8/15 11/8
being [20] 4/4 7/13 13/25
14/7 14/19 14/22 16/23 25/17
42/1 42/5 42/6 47/13 47/20
57/8 68/3 85/14 89/3 90/7
108/24 111/10
believe [19] 7/25 12/5 13/4
13/15 22/6 39/6 39/18 40/6
49/22 53/17 56/8 57/13 57/25
62/15 74/3 87/21 87/24 102/9
113/19
Bell [1] 1/14
benefit [2] 37/7 37/15
benefited [1] 47/13
BERKELEY [60] 1/1 5/3 9/14
13/25 14/5 22/7 25/17 25/19
26/4 26/5 26/14 30/1 30/3
37/15 38/9 39/11 39/18 42/1
42/5 44/2 47/13 48/3 49/12
49/17 50/2 50/12 50/21 50/23
50/24 51/11 52/12 57/23
59/10 59/16 60/10 60/15
61/18 61/23 62/6 62/14 63/13
63/15 63/21 64/12 66/12
70/18 70/24 71/8 71/11 72/2
72/14 76/11 76/12 87/1 87/7
87/8 87/9 92/14 97/4 101/17
Berkeley Township [21] 9/14
14/5 22/7 26/5 30/1 30/3
39/18 50/12 52/12 59/10
59/16 60/15 62/14 63/15
70/18 72/2 72/14 87/1 87/7
87/8 87/9
Berkeley Township's [2] 5/3
49/12
Berkeley's [6] 37/8 47/25
48/21 48/23 49/9 50/25
best [4] 10/20 32/16 33/5
33/7
better [10] 15/14 36/11
36/17 40/16 40/24 41/12 49/9
74/20 96/12 96/12
between [12] 42/5 42/21
47/10 51/16 60/10 80/17
80/18 80/25 85/4 85/7 88/23
105/10
bike [2] 61/16 61/17
bit [6] 5/25 6/24 65/23 66/8
68/2 81/14
block [2] 23/4 54/21
blocks [4] 52/5 56/12 58/15
81/4
Blvd [1] 2/6
board [48] 1/1 2/4 4/11 4/18
6/8 6/13 12/19 14/7 14/14
14/19 14/20 14/22 15/2 15/4
15/9 15/10 15/17 15/17 15/20
15/23 15/23 15/25 16/4 16/7
18/6 18/9 18/11 20/3 33/4
33/4 43/23 43/24 43/25 72/11
75/13 83/4 91/8 91/9 91/19
91/22 92/3 92/5 92/20 93/6

96/22 97/5 99/14 108/8
board found [1] 91/19
boardwalk [4] 55/1 56/11
58/16 58/21
boat [7] 57/3 57/5 57/9
57/15 57/22 57/23 58/6
boats [2] 58/7 58/8
bogged [1] 77/25
Boro [1] 109/9
borough [3] 60/11 76/18
95/21
both [4] 17/20 37/1 52/25
79/13
bought [1] 94/1
Boulevard [5] 100/17 100/18
101/12 101/13 101/21
break [3] 46/19 65/14 65/18
Brian [1] 1/12
Brick [1] 2/6
bring [5] 29/4 31/6 77/22
108/11 108/12
bringing [1] 27/16
bucks [5] 42/2 44/15 45/14
51/18 52/22
budget [2] 69/7 69/8
building [12] 13/16 13/18
21/19 21/22 22/21 44/3 45/22
93/4 97/17 97/19 97/22 99/23
buildings [1] 21/12
built [2] 69/22 70/3
bulkheads [1] 66/5
burden [2] 13/21 71/11
businesses [1] 111/13
but I [1] 35/21
buying [1] 93/25

C
Callahan [1] 1/13
called [2] 75/6 106/11
came [1] 45/4
Camera [1] 7/13
can [48] 6/10 9/2 9/21 10/12
15/14 15/15 15/16 15/23
27/13 29/18 30/25 31/12
32/12 40/11 41/1 42/10 45/1
45/4 47/8 47/21 49/8 53/22
55/21 58/7 59/24 61/4 61/7
61/13 61/16 65/5 65/5 68/10
71/3 74/20 76/21 78/19 79/2
81/4 86/5 98/2 98/11 99/10
99/22 100/10 108/18 108/20
110/19 113/23
can't [8] 11/21 12/23 37/16
45/18 45/18 47/7 58/7 58/8
cannot [1] 86/3
cans [2] 81/23 81/25
car [1] 44/13
case [7] 10/2 33/23 37/18
37/20 92/22 103/10 108/13
cases [4] 17/9 17/11 17/17
17/25
categorize [3] 10/4 57/14
98/13
causing [1] 13/25
Census [17] 3/14 6/6 6/15
19/2 19/3 19/24 20/7 20/19
23/11 23/21 25/25 26/9 26/20
26/23 28/10 28/23 77/3
center [5] 71/20 72/17 82/10
110/14 110/23
cents [2] 44/7 44/20
certain [6] 40/17 49/10 56/9
73/21 82/2 87/25
certainly [5] 10/12 93/11
94/13 98/4 112/23
certificate [1] 35/4
certification [2] 34/19 36/3
certifications [1] 34/14
certified [8] 1/23 34/19

C
certified... [6] 35/3 35/10
 36/4 36/10 36/14 115/5
certify [1] 115/6
Chairman [2] 1/12 113/4
change [14] 38/9 40/11 40/13
 40/20 41/1 43/10 43/14 67/8
 71/24 72/6 72/7 72/10 94/8
 95/4
changed [4] 90/8 90/11 91/15
 105/24
changes [2] 38/1 107/23
characteristics [2] 104/7
 105/6
characterize [1] 47/6
charge [4] 12/14 12/17 50/13
 61/1
charging [1] 61/2
chart [3] 59/19 59/20 60/22
cheaper [2] 61/4 61/8
check [4] 6/25 72/21 79/1
 97/25
checks [1] 80/6
CHERKOS [1] 2/2
children [6] 27/9 27/17 55/4
 55/20 55/21 55/24
choice [2] 93/2 93/13
choices [2] 93/15 93/19
Christopher [2] 7/15 9/14
chuckling [1] 46/8
cite [1] 64/6
cited [1] 64/19
citing [3] 91/5 100/7 100/9
City [10] 48/9 48/16 98/11
 98/22 99/10 99/11 100/23
 101/20 101/23 112/1
claim [1] 97/7
clarification [4] 7/5 12/2
 19/9 103/24
clarified [1] 8/8
clarify [3] 15/16 74/20
 104/18
clean [1] 81/23
cleaned [2] 52/8 52/14
cleaning [1] 52/11
clear [1] 82/14
clearly [3] 49/6 105/7
 107/20
client [2] 67/22 92/16
clients [2] 93/20 94/8
close [1] 112/20
closed [8] 68/4 68/15 68/15
 68/18 68/22 69/2 69/13 69/14
closer [4] 102/5 102/21
 102/23 102/24
code [1] 77/22
cognizant [1] 75/12
collected [5] 6/4 6/5 19/23
 21/18 21/20
collectively [1] 94/12
collects [1] 75/18
come [7] 44/3 44/20 45/5
 45/9 45/19 46/1 46/6
comes [2] 84/8 84/16
comfortable [1] 23/8
coming [2] 98/10 102/22
commercial [4] 111/9 111/13
 112/1 112/7
Commission [1] 115/14
communities [1] 49/7
community [8] 6/3 18/23 19/1
 34/4 34/10 34/15 36/22 49/8
companies [1] 38/7
compared [1] 20/19
compares [1] 28/22
comparing [1] 89/4
comparison [5] 59/14 59/17
 60/9 60/10 60/13
complete [3] 96/4 108/16

110/10
completed [8] 31/14 31/21
 32/3 32/5 32/7 32/11 32/20
 33/9
completion [4] 31/23 32/15
 33/14 33/15
complimentary [1] 50/17
component [1] 75/5
components [1] 75/23
comprehensive [2] 96/13
 105/20
comprised [1] 63/22
concede [1] 49/6
concentration [2] 111/9
 112/7
concept [1] 37/24
conclude [1] 113/9
conclusion [1] 24/22
conclusions [5] 24/8 24/20
 24/23 25/1 25/3
conditions [2] 88/22 104/22
conflict [2] 113/19 113/23
congested [2] 99/7 99/12
connected [1] 49/7
CONNORS [1] 2/2
considerations [1] 94/3
consist [1] 9/18
consistent [1] 7/2
constructing [2] 74/14 76/8
construction [5] 21/17 75/22
 75/23 76/4 76/5
cont'd [1] 8/17
contacted [3] 32/23 38/6
 38/11
contain [1] 19/12
contained [1] 20/8
contention [1] 25/11
context [5] 73/14 95/20
 96/12 105/20 106/10
continue [4] 37/12 37/14
 112/23 113/12
continued [1] 79/12
continues [2] 77/16 96/9
continuous [2] 92/10 103/7
continuously [1] 37/6
control [1] 62/1
convenience [1] 93/17
convenient [1] 109/19
conversation [1] 17/24
conveying [3] 53/4 53/13
 100/13
copies [2] 4/17 6/13
copy [6] 4/18 8/20 8/24
 30/23 30/25 62/22
correct [154]
corrected [2] 104/17 105/8
correction [1] 4/14
corrections [1] 4/6
correctly [3] 14/23 19/22
 68/17
cost [17] 42/15 45/10 45/14
 45/19 46/1 73/4 73/7 73/9
 73/11 73/14 73/17 73/19 74/7
 74/12 74/18 74/25 76/6
costs [1] 74/16
cottages [3] 90/4 90/16
 90/17
could [27] 6/1 7/21 17/14
 29/14 35/1 35/1 35/22 36/15
 40/10 40/13 40/15 40/16
 41/12 41/14 43/9 69/10 69/23
 72/6 72/8 72/24 72/25 76/23
 77/6 77/7 77/8 81/2 112/23
couldn't [4] 70/13 70/14
 82/17 84/4
council [7] 12/25 43/24 93/5
 94/23 95/1 96/21 97/4
count [1] 21/10
county [3] 89/1 98/16 98/18

couple [10] 4/6 6/18 13/19
 56/12 58/15 64/23 64/24 65/1
 69/10 98/25
course [8] 20/22 20/25 33/1
 35/8 44/11 89/17 91/10 94/17
court [3] 1/23 55/17 115/5
courtesy [1] 18/3
courts [2] 53/23 54/4
Cove [1] 101/4
CPA [1] 2/13
crafting [1] 10/17
creek [2] 63/24 67/3
criteria [6] 3/17 29/16
 29/23 30/2 38/14 38/16
criticized [2] 92/25 95/3
criticizing [4] 93/8 93/12
 96/5 96/6
cross [4] 8/13 98/25 108/10
 112/23
cross-examination [2] 8/13
 112/23
crosshatched [2] 80/7 80/8
CRS [30] 34/3 34/3 36/12
 36/15 36/22 38/8 38/13 38/16
 38/21 39/20 39/20 40/11
 40/15 40/18 40/22 40/24 41/1
 41/5 41/9 47/10 47/12 47/18
 47/22 47/25 48/1 48/23 49/1
 49/5 49/8 49/12
current [2] 76/24 103/8
currently [3] 39/17 39/17
 48/23
curvy [2] 65/25 65/25
CV [1] 4/17

D
D.5 [3] 3/18 78/15 79/6
daily [1] 52/9
Dame [9] 5/2 29/1 29/20 30/1
 30/22 31/6 31/11 32/7 32/23
DASTI [1] 2/2
data [23] 6/4 6/9 19/1 19/13
 20/9 20/19 20/19 21/19 21/22
 22/21 23/1 23/11 23/21 24/11
 25/4 25/6 26/1 26/20 26/22
 26/23 27/5 27/20 77/4
date [3] 9/16 62/24 115/9
dated [4] 3/15 9/7 11/13
 115/16
days [2] 68/22 69/4
de [52] 1/5 3/19 4/3 6/22
 7/7 8/2 8/4 9/17 10/5 10/19
 10/21 10/22 11/8 11/16 14/2
 16/13 17/21 31/17 31/19
 31/23 32/4 32/10 32/11 32/14
 32/24 33/12 33/13 37/8 37/13
 38/4 38/8 38/10 38/22 39/4
 39/10 45/21 61/18 64/21
 66/13 70/19 70/23 71/22
 76/22 78/16 78/24 92/13 95/5
 96/10 102/16 103/2 106/25
 107/12
de-annex [5] 10/21 10/22
 11/8 14/2 107/12
de-annexation [47] 1/5 3/19
 4/3 6/22 7/7 8/2 8/4 9/17
 10/5 10/19 11/16 16/13 17/21
 31/17 31/19 31/23 32/4 32/10
 32/11 32/14 32/24 33/12
 33/13 37/8 37/13 38/4 38/8
 38/10 38/22 39/4 39/10 45/21
 61/18 64/21 66/13 70/19
 70/23 71/22 76/22 78/16
 78/24 92/13 95/5 96/10
 102/16 103/2 106/25
deal [2] 48/6 81/6
December [12] 3/15 7/12 7/25
 8/4 8/5 9/7 9/16 11/13 18/15
 108/25 109/23 113/19

D
December 28 [1] 11/13
December 29 [3] 7/12 8/4 8/5
December 7 [1] 113/19
decide [1] 93/16
decided [1] 30/3
decision [4] 27/6 40/2 40/4 40/5
decisional [3] 93/2 93/12 93/15
decrease [1] 39/19
deeds [1] 85/22
define [1] 73/17
definitely [1] 46/2
definitive [1] 85/19
delve [1] 23/25
demographers [1] 23/6
DEP [3] 35/18 35/20 40/7
department [2] 12/11 12/11
depend [1] 49/2
dependent [2] 43/13 110/24
depending [1] 46/23
depends [1] 49/1
describe [2] 15/14 61/3
described [1] 45/23
DESCRIPTION [1] 3/11
designed [1] 35/17
detail [4] 6/11 10/25 23/2 61/3
detailed [1] 36/15
details [2] 105/23 106/3
determination [3] 22/15 23/7 40/9
determine [3] 21/12 85/23 90/10
determined [5] 10/20 22/4 22/10 28/18 107/24
determining [3] 22/16 36/18 85/19
detriment [1] 50/25
developer [1] 76/5
development [4] 69/24 69/24 70/9 75/19
Dickerson [2] 2/12 12/4
did [33] 4/16 6/25 11/6 11/10 14/23 14/24 17/22 20/2 20/9 22/3 24/24 25/1 25/2 29/4 31/6 58/1 61/25 62/11 62/15 62/16 65/18 65/21 86/18 88/5 91/22 92/16 93/20 96/7 99/25 100/23 105/4 105/11 109/5
didn't [23] 7/20 17/8 19/12 20/5 20/10 20/16 22/1 24/13 24/13 30/13 38/25 39/5 43/1 51/21 54/10 60/25 62/22 91/3 91/3 91/4 91/4 107/24 113/8
difference [8] 39/14 42/5 42/7 42/15 42/21 43/11 50/4 50/6
differences [1] 47/10
different [10] 5/15 39/11 43/15 49/4 61/2 72/8 79/25 106/12 107/9 110/25
difficult [1] 83/16
direct [1] 63/18
direction [2] 15/10 101/8
disagree [4] 25/18 64/9 99/23 100/10
discuss [2] 11/6 11/11
discussed [1] 19/25
discussion [1] 46/15
dispositive [1] 110/21
dispute [9] 56/3 56/4 100/6 101/2 101/10 101/11 101/15 101/16 101/18
disrespectful [1] 27/12
distance [2] 66/23 67/5
distances [1] 102/4

distribute [1] 6/1
distribution [1] 15/15
district [1] 106/16
districts [3] 104/16 106/11 106/16
do [125]
document [6] 3/14 6/5 6/15 20/3 27/25 105/12
documentation [2] 30/7 30/9
documents [4] 4/16 29/4 105/2 106/12
does [16] 9/18 15/7 17/5 21/9 32/15 35/3 36/23 57/22 67/18 70/23 73/19 76/12 88/16 102/1 103/24 104/1
doesn't [4] 40/14 62/1 78/3 110/21
doing [8] 7/3 24/15 40/21 40/22 49/4 76/9 76/11 107/18
dollars [10] 41/20 41/25 41/25 43/7 44/16 44/16 49/16 49/24 50/1 53/22
Domenick [1] 1/13
don't [126]
done [6] 31/18 33/2 33/5 95/22 96/15 96/23
double [3] 72/21 79/1 97/24
doubt [5] 48/17 52/18 54/1 56/22 64/7
down [4] 23/4 45/21 77/25 99/24
downtown [1] 102/12
dozens [1] 96/20
draw [1] 25/1
drew [1] 25/4
drive [7] 1/23 45/1 45/11 61/13 61/17 93/3 101/9
drop [2] 44/1 45/6
due [5] 27/8 69/21 78/9 95/13 95/15
duplicate [1] 30/4
during [4] 21/13 65/18 69/13 69/14

E
each [4] 6/19 36/19 73/5 73/8
early [2] 71/5 109/24
earn [1] 49/5
easement [1] 81/12
easier [1] 24/18
economic [1] 14/1
edification [1] 108/8
education [2] 43/25 93/6
educational [1] 35/13
effect [8] 32/15 32/18 32/19 33/13 38/7 40/1 77/7 77/8
effective [1] 96/14
effectively [1] 95/23
effects [1] 72/22
effort [3] 92/10 107/11 107/12
efforts [8] 48/3 94/7 103/2 103/3 103/9 106/25 107/7 107/8
Egg [3] 17/2 17/7 17/13
eight [7] 45/19 61/10 62/22 63/19 63/20 97/23 101/24
eight miles [2] 97/23 101/24
eighteen [1] 63/23
eighteen miles [1] 63/23
either [10] 37/20 37/23 38/4 55/6 65/2 74/3 76/4 77/7 77/8 81/5
Elementary [1] 101/25
eligible [1] 77/18
else [6] 8/10 11/24 30/15 77/24 107/21 114/10
encourage [1] 88/1

end [4] 7/10 7/24 16/22 21/6
ends [1] 69/8
engaged [4] 92/10 95/22 95/23 97/6
engagement [1] 107/17
engineers [2] 34/25 35/2
enough [4] 63/4 63/7 82/19 92/7
entered [1] 71/18
entire [1] 31/17
entities [1] 36/2
entitled [1] 63/11
environmental [6] 62/14 62/18 63/2 63/5 63/11 63/15
erected [1] 21/13
error [4] 27/19 28/5 28/18 28/23
ESQ [2] 2/4 2/7
ESQS [2] 2/2 2/5
Esquire [1] 9/14
essence [1] 95/8
essentially [11] 12/12 42/20 69/19 70/2 70/3 72/18 76/1 78/7 78/11 86/13 98/24
establish [1] 86/18
established [6] 72/19 75/16 77/3 85/10 98/7 99/19
establishes [1] 76/3
establishing [3] 38/15 78/8 86/9
estimates [1] 28/4
evaluate [1] 54/10
evaluated [2] 38/15 77/11
evaluating [1] 106/10
evaluation [1] 107/4
even [16] 23/10 23/20 23/21 32/14 37/8 37/25 41/15 45/19 49/8 53/19 69/9 71/22 85/13 86/9 105/4 112/22
evening [1] 20/4
event [5] 37/13 38/4 38/10 45/7 64/21
events [2] 9/25 45/8
ever [3] 10/20 11/1 83/6
every [6] 19/3 44/20 54/21 56/11 58/14 108/6
everybody [1] 43/16
evidence [2] 29/18 82/7
exactly [8] 14/11 38/12 69/16 81/9 83/20 101/7 109/7 111/24
exaggerated [3] 14/7 14/15 14/22
examination [4] 8/13 8/17 108/11 112/23
example [5] 36/18 42/1 42/5 46/11 86/12
Except [2] 69/6 69/23
exception [1] 55/16
excluding [1] 69/12
Excuse [5] 23/17 23/18 61/7 68/10 112/13
exempted [1] 50/17
exhibit [8] 4/21 9/4 59/23 59/24 63/20 78/14 82/9 82/10
exhibits [1] 82/5
exist [1] 34/15
existence [2] 75/24 76/13
existing [1] 59/13
exists [2] 30/15 88/15
expand [1] 88/8
expect [1] 15/23
expected [1] 10/1
expend [1] 75/17
expenses [2] 45/13 46/6
expert [3] 84/8 84/10 84/16
expires [1] 115/14
explain [1] 108/7
explaining [1] 108/6

E
exploration [1] 87/22
explore [2] 81/3 87/18
extensively [1] 34/6
extent [6] 19/24 25/4 73/21
77/4 97/2 109/6
extra [5] 51/18 52/21 53/9
53/21 59/4
extremely [1] 31/17

F
face [1] 14/5
faces [2] 71/15 75/21
facilities [2] 97/12 97/16
fact [35] 17/6 17/12 25/10
37/17 47/13 61/2 61/4 61/7
61/13 61/25 64/17 65/24 66/2
69/21 72/1 72/6 75/12 77/2
78/2 81/10 81/16 86/3 87/10
90/6 92/1 92/14 93/23 94/6
96/19 97/6 98/8 103/1 107/3
107/7 110/4
factors [4] 43/15 49/2 72/8
110/25
facts [2] 96/13 107/22
factual [1] 92/2
failure [1] 95/4
fair [4] 59/3 70/16 71/19
72/17
familiar [5] 37/24 62/13
82/19 84/25 98/19
familiarization [1] 10/6
families [1] 50/19
family [2] 90/18 90/19
far [2] 31/22 97/12
fast [1] 35/12
fault [1] 93/3
favor [1] 114/14
features [1] 40/23
federal [2] 23/6 35/22
feel [1] 27/18
fees [1] 75/19
FEMA [3] 34/12 35/24 40/10
few [3] 99/5 99/6 111/1
fi [1] 67/14
field [1] 23/22
fifty [1] 42/2
fight [1] 15/5
figure [1] 75/2
files [1] 7/20
filing [2] 107/10 107/13
fill [1] 69/24
finally [1] 6/17
find [4] 60/7 91/22 98/3
105/23
fine [3] 8/23 23/1 32/1
finish [1] 32/25
first [8] 4/16 6/20 24/10
24/22 25/24 62/21 109/9
113/20
fishing [2] 53/10 53/15
fits [1] 61/10
five [23] 13/9 39/15 41/7
42/3 42/7 42/15 42/16 42/17
42/20 43/3 43/4 44/5 46/12
47/25 48/4 48/6 48/10 48/12
48/14 48/16 49/16 49/24 50/1
five percent [7] 39/15 42/3
42/15 42/20 43/3 43/4 46/12
fixed [1] 77/12
fixes [1] 71/20
flood [14] 34/11 36/20 36/23
37/7 37/14 38/1 41/15 42/8
43/6 46/4 46/9 47/5 47/21
49/3
floodplain [7] 34/19 34/22
35/4 35/11 36/5 36/11 36/14
focus [1] 106/6
focused [1] 66/22

following [4] 67/4 67/7 106/9
112/11
following [1] 16/13
footnote [4] 50/20 60/16
61/3 102/9
foregoing [1] 115/6
foresee [1] 110/22
forgot [1] 67/13
forked [1] 2/3
formation [1] 22/22
forms [1] 66/3
forth [4] 53/7 66/5 78/9
115/9
forthgoing [1] 108/16
forward [5] 32/20 33/9 70/16
71/21 72/18
found [4] 89/23 91/12 91/19
92/3
foundation [2] 28/9 49/11
fountains [3] 56/6 56/11
56/23
four [8] 44/15 44/16 45/5
45/10 45/11 45/13 60/20
108/19
Fourth [2] 68/16 69/9
frame [1] 10/1
framework [1] 61/2
frankly [2] 16/24 113/8
Frederick [1] 1/14
free [2] 61/14 67/14
frequency [1] 52/11
frequently [1] 52/14
frontage [5] 63/24 63/25
66/25 67/3 80/14
fully [2] 97/6 111/2
fund [3] 73/25 75/18 77/21
fundamental [1] 35/14
funding [6] 33/18 33/20
33/21 33/25 69/7 77/20
further [5] 19/9 20/2 88/25
106/20 107/24
furthest [1] 97/21

G
gaining [1] 60/18
gallon [1] 44/14
gas [3] 44/9 44/15 45/12
gathered [1] 20/21
gave [3] 11/7 11/20 36/7
gazebo [3] 58/13 58/14 59/1
general [12] 5/10 10/3 10/5
11/20 11/23 29/9 29/22 30/16
30/19 38/14 90/24 95/16
generally [7] 20/20 38/18
83/21 83/22 99/7 100/20
112/10
geographic [1] 85/25
get [35] 4/5 23/1 37/7 37/14
39/20 40/24 41/12 46/22
47/18 49/8 51/5 51/6 51/9
51/10 51/10 51/11 51/13
51/19 52/2 52/22 52/25 53/5
53/10 53/22 59/5 79/4 87/23
98/9 99/1 99/11 99/17 105/23
108/3 108/20 110/9
gets [5] 32/20 38/15 44/13
55/5 57/4
getting [3] 23/4 44/9 77/25
Gingrich [1] 1/12
GIS [1] 29/1
give [6] 4/17 4/21 9/21
36/18 86/8 112/17
given [8] 15/9 15/14 18/12
20/6 20/6 38/20 38/22 56/16
gives [1] 57/11
Glen [1] 101/4
go [25] 10/22 15/20 33/8
35/7 40/15 43/23 45/5 45/6
45/20 47/18 54/22 61/4 61/8

61/9 88/24 88/24 93/4 98/21
99/16 102/11 102/12 102/19
108/6 108/22 113/3
goes [2] 32/20 66/2
going [51] 8/21 16/20 20/13
23/1 27/14 28/1 30/4 32/6
32/24 33/8 39/22 43/1 43/14
43/15 43/16 44/9 44/12 44/14
44/19 45/14 45/17 45/23 46/9
53/12 56/1 56/13 57/7 59/9
62/19 62/20 63/18 64/20
65/14 66/4 70/5 70/16 74/14
75/11 82/6 83/18 83/18 83/19
89/5 92/18 99/21 110/24
111/1 112/20 113/11 113/14
113/15
gone [2] 40/1 95/25
good [5] 6/7 13/1 41/6 71/25
75/10
got [3] 15/10 110/2 110/9
governing [1] 10/2
government [2] 33/24 35/22
Governor's [1] 68/4
grandfathering [1] 37/25
grant [14] 23/7 80/25 81/5
84/24 85/4 85/10 85/13 85/15
86/9 86/12 86/17 87/23 110/2
110/8
grants [4] 80/18 80/21 84/17
85/21
great [3] 63/14 64/12 109/5
green [1] 58/16
GREGORY [1] 2/4
guarantee [1] 59/8
guarded [1] 78/9
guess [4] 42/10 64/2 68/8
102/15

H
had [34] 4/15 5/1 5/24 6/2
6/18 7/6 7/16 7/18 7/18 7/22
8/1 9/19 10/14 17/23 19/22
29/20 29/21 29/22 31/5 31/9
32/8 37/13 37/15 39/24 40/21
40/22 47/9 47/13 65/21 80/12
87/11 107/13 110/4 110/7
Haines [1] 2/13
half [7] 51/24 52/3 58/21
65/22 65/23 66/20 67/1
handle [1] 36/3
happen [4] 29/4 39/23 77/2
107/25
happened [1] 68/7
happening [1] 110/23
happens [1] 69/8
Harbor [3] 17/2 17/7 17/13
hard [1] 75/12
hardships [2] 14/4 14/6
harm [1] 14/1
has [36] 4/6 10/9 10/15 30/8
33/2 33/4 39/11 40/1 48/9
48/12 48/14 48/16 50/12 52/8
63/21 64/13 64/13 68/18
71/18 73/19 73/23 74/2 75/22
77/15 78/3 78/4 84/23 86/17
90/8 90/11 92/9 96/14 99/16
103/6 103/11 114/10
hasn't [1] 91/15
have [143]
Haven [1] 48/12
haven't [4] 9/19 38/22 54/25
56/18
having [5] 46/6 66/14 81/3
93/1 93/12
he [15] 4/6 6/20 10/13 10/15
10/20 11/2 11/4 11/7 12/4
12/21 17/9 17/10 17/12 17/15
86/6
he's [3] 4/19 86/4 86/5

H
head [11] 12/11 27/21 28/11
41/8 42/13 45/17 65/7 98/2
111/15 111/18 112/2
heading [3] 9/24 15/22 29/24
hear [2] 15/24 75/13
heard [2] 45/9 99/13
hearing [5] 1/5 4/4 6/22
12/3 15/22
hearings [3] 10/3 15/20
16/13
heed [1] 112/24
held [7] 5/2 13/14 13/16
108/24 109/9 109/12 109/22
help [4] 38/21 38/24 39/1
39/9
helpful [1] 6/8
here [40] 13/16 13/17 14/12
18/1 18/19 28/25 30/1 31/6
44/10 45/5 45/7 45/9 45/11
46/1 46/6 46/23 57/8 74/18
75/10 84/5 87/3 87/11 93/10
97/1 97/3 98/9 98/22 99/2
99/12 99/17 100/3 101/1
102/22 106/10 109/12 112/18
113/3 113/15 113/24 113/24
hereby [1] 115/6
hereinbefore [1] 115/9
high [3] 99/23 100/4 110/5
HILL [2] 1/22 115/4
him [2] 4/7 17/14
his [7] 5/16 10/24 11/1 11/4
11/11 17/14 59/25
hold [4] 14/16 32/24 103/23
109/16
holiday [10] 68/16 98/11
98/22 99/10 99/11 100/23
101/20 101/23 111/25 111/25
home [1] 43/7
HOMEOWNERS [2] 1/4 4/3
homes [2] 90/4 90/15
honest [1] 100/9
hope [2] 8/21 27/8
Hopefully [1] 44/14
hospitals [4] 103/12 105/13
106/4 106/8
hour [1] 112/21
hours [2] 112/19 112/24
household [2] 22/21 77/18
households [2] 22/16 22/16
housing [36] 69/18 69/20
70/1 70/5 70/13 70/17 70/21
70/24 70/25 71/7 71/12 71/19
71/20 72/13 72/17 72/23 73/5
73/8 73/12 73/16 73/20 73/24
74/7 74/15 75/1 75/4 75/6
75/18 76/6 76/8 76/10 76/13
76/14 76/19 77/5 77/19
how [47] 6/4 6/5 7/3 13/8
21/12 21/23 28/22 36/12
36/15 36/16 40/25 41/1 51/19
53/15 54/4 54/13 54/19 55/3
55/14 56/6 57/9 57/9 58/14
58/24 64/20 64/22 68/18 74/1
86/5 86/18 87/12 90/10 94/23
98/17 98/21 101/12 102/10
103/10 103/15 103/16 103/16
111/3 111/13 111/17 111/25
112/1 112/15
however [3] 19/24 48/22
86/11
Hudak [1] 1/14
Hugg [1] 2/12

I
I'd [4] 26/8 97/24 97/24
113/10
I'll [16] 4/17 6/9 9/21
13/22 24/4 24/4 35/11 40/25

48/20 52/16 53/3 100/9
103/21 112/10 114/5 114/6
I'm [84] 8/21 10/11 10/16
10/23 12/16 12/16 13/16
14/25 15/13 16/24 19/21
20/11 20/13 20/18 23/8 24/17
25/16 27/14 27/18 27/24 28/1
28/14 32/12 32/21 37/17
37/21 38/2 40/8 41/3 42/4
42/6 43/15 45/16 46/11 46/17
46/18 48/17 49/20 53/3 53/12
54/2 56/1 56/9 56/13 56/15
62/5 62/15 62/16 62/19 62/19
63/18 65/3 68/1 68/12 68/14
69/12 72/5 73/13 74/16 75/8
75/11 81/24 82/2 82/6 82/22
83/15 83/18 83/19 84/20
84/25 89/4 92/18 98/15 99/21
100/9 100/15 101/2 102/11
104/10 108/11 108/14 108/19
113/7 113/15
I've [3] 45/22 83/9 97/2
idea [3] 41/17 109/15 111/3
identical [1] 88/20
identification [9] 4/24 5/19
6/16 9/8 22/23 29/16 50/19
78/18 79/18
identified [6] 78/23 79/5
82/23 90/7 92/1 105/7
identify [4] 9/12 25/25 26/2
82/20
ignoring [1] 106/14
imagine [5] 35/12 70/11
94/21 94/25 111/1
impact [2] 72/24 73/1
implemented [1] 111/2
implements [1] 40/17
implying [1] 15/2
important [4] 25/13 63/4
63/7 92/6
improvements [2] 90/23 90/24
in-fill [1] 69/24
inaccurate [9] 24/8 24/9
24/12 24/19 24/20 25/5 25/6
25/11 25/12
inappropriate [1] 27/17
include [1] 75/24
included [3] 64/16 91/25
107/8
includes [1] 5/7
including [2] 107/9 107/19
income [1] 77/18
incorporated [1] 91/25
incorrect [1] 24/11
increase [7] 22/5 39/19
39/20 40/1 40/15 40/16 40/18
independent [1] 53/24
indicate [2] 20/5 47/8
indicated [20] 7/8 9/20 12/3
16/11 18/25 19/22 27/2 29/22
29/25 31/5 32/8 40/21 43/10
48/2 49/15 80/22 97/11 103/6
108/24 109/6
indicating [3] 31/8 49/23
105/21
individual [2] 6/13 90/24
individually [2] 94/8 94/12
individuals [4] 5/8 5/11
11/8 11/21
inference [1] 102/15
information [45] 5/25 6/4
7/24 16/10 16/10 16/11 16/14
16/25 19/2 19/23 20/7 20/21
21/9 21/18 22/11 22/19 24/19
24/25 25/10 25/20 25/23 26/3
26/9 26/10 27/5 27/6 27/22
31/11 36/7 36/15 41/18 42/11
53/4 53/14 53/14 55/6 56/14
59/11 59/13 67/19 67/21 86/1

92/2 92/6 100/14
initial [3] 7/9 16/10 68/8
initiate [1] 95/4
instead [2] 66/14 66/19
insurance [9] 34/12 36/20
38/6 38/7 41/16 46/5 46/10
47/5 84/12
intended [2] 79/8 79/24
intent [1] 88/11
interest [1] 10/21
interesting [1] 72/16
Inventory [1] 63/11
invite [1] 109/1
invoiced [1] 6/22
invoices [1] 7/11
invoicing [1] 7/1
involved [9] 10/9 10/14 17/6
17/9 17/10 17/13 34/22 94/13
97/3
is [249]
island [14] 47/17 47/17
47/24 49/7 59/15 59/20 60/14
60/18 61/5 61/8 61/14 61/24
68/3 68/15
Isle [1] 48/16
isn't [19] 15/12 25/6 26/24
33/14 34/18 37/19 41/12
59/10 61/22 62/2 74/7 81/16
92/13 94/6 96/19 97/22 98/8
103/1 109/20
issue [7] 69/6 72/3 72/16
88/13 88/15 96/8 105/7
issued [2] 21/11 22/14
issues [6] 8/3 74/18 92/11
94/21 95/19 96/11
it [244]
it's [142]
item [1] 4/25
items [2] 16/10 16/23
its [7] 40/18 48/3 67/14
71/20 73/24 74/14 75/17
itself [1] 92/14
IV [1] 85/25

J
JACKSON [1] 1/24
Jamaica [2] 100/17 100/18
January [7] 62/20 62/25
108/25 109/23 113/24 113/25
115/14
Jersey [9] 1/8 1/24 2/3 2/6
35/18 47/24 84/12 115/6
115/13
Joe [1] 112/13
John [1] 1/14
join [1] 14/3
JOSEPH [3] 2/7 4/4 8/15
July [2] 68/16 69/9
June [3] 5/6 5/12 32/7
June 1st [2] 5/6 5/12
June 2018 [1] 32/7
jurisdiction [2] 86/15 86/16
just [59] 4/14 6/1 8/1 8/7
8/19 9/11 9/21 9/25 13/22
15/21 15/21 15/22 23/20
26/19 26/19 36/7 42/12 43/16
43/21 45/11 49/2 49/18 53/12
57/7 59/22 62/19 63/18 66/17
66/22 67/4 67/17 68/7 69/7
69/9 69/10 72/21 75/20 75/20
77/16 77/23 79/1 79/1 82/22
86/11 86/24 90/6 91/5 92/18
95/21 96/4 100/15 101/1
102/4 104/18 104/25 108/3
109/25 112/17 114/5
justifiable [1] 110/17
justification [1] 39/25
justifying [1] 110/17

K
keep [2] 75/8 75/10
keeping [1] 37/25
kelly [1] 2/12
kept [1] 13/11
keswick [1] 1/7
key [1] 8/3
kind [13] 5/24 6/19 10/4
22/18 27/12 72/15 74/17
74/20 77/12 77/14 90/14
98/25 103/6
kinds [2] 95/25 96/3
know [123]
knowledge [7] 32/17 33/6
33/7 94/7 94/19 96/20 97/8

L
lacey [1] 2/3
lack [1] 96/5
laid [1] 107/20
lake [2] 101/12 101/13
LAKEVIEW [1] 1/23
land [6] 86/24 87/5 87/8
95/19 96/11 97/3
largest [2] 111/9 112/7
last [13] 4/16 12/2 12/3
12/15 18/19 19/11 20/6 20/7
20/14 28/25 83/5 94/9 96/23
late [1] 109/24
law [2] 10/2 86/2
lawyer [2] 86/5 86/5
lay [1] 15/24
learn [1] 68/21
least [11] 45/14 52/2 76/23
81/3 83/1 89/23 91/1 91/13
91/23 92/15 99/13
leaving [1] 72/22
led [1] 4/4
left [1] 82/9
length [1] 29/1
less [6] 23/10 23/21 26/23
43/19 110/5 111/20
let [16] 29/17 32/22 40/6
49/18 51/4 51/10 59/22 68/2
72/20 78/13 79/1 82/5 104/24
108/22 113/2 113/17
let's [14] 5/13 22/14 23/20
41/24 43/23 45/5 48/6 49/14
77/24 79/15 80/4 86/11
101/24 108/2
letters [5] 94/18 94/20 95/1
96/3 96/20
level [2] 10/24 23/4
levels [1] 38/17
license [2] 84/11 84/12
lieu [1] 76/4
lifeguards [1] 53/6
lights [1] 99/4
like [12] 26/8 43/23 44/1
44/17 54/18 67/2 80/16 93/11
93/17 97/16 97/17 113/10
likely [5] 14/3 32/4 70/4
70/20 77/1
limited [3] 57/1 70/11 70/12
LINDA [3] 1/22 4/21 115/4
linear [2] 66/23 67/5
lines [1] 76/10
list [3] 5/7 16/22 18/10
listen [2] 20/11 23/20
listened [1] 93/10
little [8] 5/25 6/24 59/19
65/23 66/3 66/8 68/2 112/21
live [5] 38/9 93/1 93/16
99/24 100/1
lives [1] 37/6
local [2] 98/16 98/18
located [2] 81/25 97/12
location [6] 64/12 81/14
81/25 82/24 83/17 93/2

long [7] 44/7 58/2 81/4
103/10 103/15 103/16 103/16
longer [3] 51/24 71/8 72/2
look [18] 7/1 9/22 22/1
22/13 48/22 49/25 58/1 65/5
65/8 65/11 71/3 76/21 80/4
85/22 85/24 107/2 107/6
108/1
looked [7] 11/1 54/25 104/15
105/2 106/2 106/18 107/5
looking [12] 7/10 7/23 23/3
26/1 48/3 48/5 69/3 82/22
83/16 88/1 88/6 107/19
looks [1] 80/16
Lorelli [1] 1/13
lose [2] 70/24 70/24
loss [3] 25/15 72/10 77/5
lost [1] 64/21
lot [5] 59/5 59/6 96/23 99/4
102/21
love [1] 45/16
low [1] 77/18
lower [5] 47/18 47/25 48/4
48/21 48/22

M
M's [1] 7/17
made [9] 59/14 59/17 68/5
93/1 93/12 93/15 93/19 94/8
108/24
magnitude [3] 6/21 25/25
26/4
mainland [11] 47/14 49/8
70/18 70/22 93/4 97/13 97/22
98/10 104/4 104/23 106/17
maintain [4] 81/13 81/23
87/13 88/12
maintained [1] 88/11
maintains [2] 81/17 81/18
maintenance [3] 80/13 81/12
87/15
major [1] 112/11
make [13] 4/6 4/17 8/7 24/18
36/6 40/2 40/4 44/1 60/10
60/13 72/10 79/2 105/12
makers [1] 27/6
makes [3] 40/5 40/9 87/18
making [3] 25/8 25/8 28/12
Mall [1] 111/25
management [1] 34/23
manager [7] 7/14 34/19 35/4
35/11 36/5 36/11 36/14
mandatory [1] 75/18
manner [2] 25/14 108/16
many [22] 13/8 21/12 21/23
43/15 53/15 54/4 54/13 54/19
55/3 55/14 56/6 57/9 58/24
68/18 83/10 93/24 98/8 111/3
111/13 111/17 112/1 112/24
map [16] 3/21 38/1 79/11
79/12 79/17 80/22 85/16
85/18 86/3 99/22 100/8
100/10 100/11 100/12 100/16
100/25
Map Quest [5] 99/22 100/11
100/12 100/16 100/25
Maple [1] 101/9
maps [3] 65/9 79/11 79/19
margin [4] 27/19 28/5 28/18
28/22
marina [2] 57/17 58/9
mark [6] 4/20 4/22 5/13 5/22
78/13 112/21
marked [13] 4/23 5/18 6/15
9/4 9/8 29/16 29/17 30/6
30/8 78/17 79/15 79/17 82/6
Maski [2] 64/2 64/4
master [5] 16/16 90/2 91/5
91/7 106/18

math [2] 45/16 45/17
matter [6] 1/3 3/19 12/14
78/16 78/24 108/5
matters [4] 10/19 11/2 11/5
84/9
may [18] 4/12 5/5 5/7 5/10
5/24 8/13 15/25 19/8 29/21
31/14 33/9 35/20 37/1 37/14
49/3 65/16 72/2 105/25
maybe [8] 19/8 44/5 44/5
44/16 44/18 45/6 45/19 66/8
mayor [4] 13/2 13/3 94/19
94/20
Mazur [3] 62/12 63/10 64/4
MCGUCKIN [3] 2/2 2/4 12/19
me [47] 5/1 6/2 6/18 6/20
7/6 9/21 17/8 17/9 23/17
23/18 24/15 29/17 30/11
30/14 31/2 32/22 40/6 43/22
45/18 49/18 49/25 51/4 51/10
52/25 59/22 61/7 68/2 68/10
68/23 72/20 74/24 75/9 78/13
79/1 80/16 82/5 91/22 95/2
99/22 100/14 101/2 104/24
108/22 112/13 112/17 113/18
115/8
meager [1] 47/6
mean [26] 21/15 21/16 21/16
28/8 34/17 35/5 51/7 72/15
73/6 73/9 73/14 73/14 73/17
74/13 74/18 77/8 83/9 83/18
84/10 88/17 94/12 98/17 99/5
99/9 112/9 112/25
meant [2] 76/18 104/11
measure [1] 65/19
mechanism [1] 76/2
meet [1] 35/14
meeting [38] 4/16 5/4 5/7
5/9 5/11 5/12 7/11 7/17 7/18
7/19 7/20 8/5 8/6 11/12
11/18 11/20 11/22 12/2 12/4
12/5 12/6 12/9 13/4 13/9
13/12 13/14 18/7 18/15 19/1
29/21 29/25 93/5 93/5 93/6
93/6 93/6 113/23 114/16
meetings [1] 113/19
meetings [23] 5/1 5/5 7/7
7/9 7/9 7/22 43/24 43/24
43/25 43/25 45/6 96/1 96/21
96/22 97/4 97/5 102/12
102/19 108/23 108/24 109/8
109/16 109/22
Member [5] 1/12 1/13 1/13
1/14 1/14
members [19] 6/13 14/7 14/14
14/19 14/21 14/22 15/2 15/4
15/9 15/10 15/18 15/25 16/4
16/7 18/6 18/9 18/11 39/9
75/13
memo [8] 8/19 9/18 10/17
11/12 13/20 15/15 17/15
18/12
memorandum [4] 3/15 8/1 9/7
9/13
mentioned [4] 8/19 75/3
77/11 89/21
method [1] 22/15
MICHELINI [24] 2/5 2/7 3/4
4/5 4/15 4/20 5/1 5/24 6/2
6/9 6/18 7/3 7/6 8/12 8/15
8/17 24/3 27/11 27/12 27/17
67/20 86/5 108/4 108/15
microphone [1] 68/11
might [21] 7/8 12/2 12/3
12/5 12/21 14/6 14/15 14/21
37/7 43/18 43/18 45/19 76/18
77/6 77/7 78/7 84/7 99/14
105/24 105/25 113/12
mile [7] 44/4 51/24 52/2

M
mile... [4] 58/20 65/22
65/24 66/7
mileage [1] 65/6
miles [33] 44/4 44/13 61/19
61/23 63/22 63/23 63/23
63/24 64/20 64/23 64/24 65/1
66/15 66/16 66/19 66/21
66/25 67/2 93/3 97/23 98/4
100/3 100/11 100/25 101/9
101/13 101/17 101/21 101/24
101/25 102/3 102/24 109/20
military [1] 50/18
mind [1] 8/21
minimum [1] 74/2
mining [5] 103/11 105/13
106/4 106/7 106/15
minute [4] 24/18 43/22 49/15
65/14
minutes [3] 11/19 46/22
101/9
miscategorize [1] 93/7
miscategorizing [1] 95/11
mischaracterization [1]
107/22
mischaracterizing [1] 95/11
mixing [2] 22/18 74/17
mobile [2] 90/4 90/15
MOD [1] 85/24
moderate [1] 77/18
moment [3] 69/1 75/3 112/18
money [3] 44/6 45/23 73/20
monies [4] 73/24 75/17 76/7
110/2
month [10] 45/5 45/10 45/11
45/13 45/14 45/20 46/5 113/1
113/3 113/16
month anyway [1] 113/16
months [1] 110/5
more [36] 5/25 6/10 6/24
13/9 20/8 20/9 20/11 20/20
20/20 25/12 26/9 43/18 44/6
46/4 49/16 50/1 50/3 51/5
51/10 51/19 52/13 54/8 59/5
65/23 66/8 95/19 96/24
103/25 104/19 104/20 107/4
109/18 112/4 112/15 113/1
113/12
most [6] 16/16 32/4 70/17
70/20 92/3 97/12
mostly [1] 69/21
motion [2] 114/10 114/12
move [3] 24/4 77/24 113/3
moving [2] 71/21 72/18
MR [10] 3/4 7/13 7/16 8/17
8/18 9/10 12/19 27/17 86/5
114/2
Mr. [38] 4/15 4/20 5/1 5/24
6/2 6/9 6/18 7/3 7/6 7/15
8/1 8/12 8/20 10/9 10/12
10/19 10/23 12/4 12/5 12/7
12/10 12/12 14/13 15/14 17/6
17/19 17/25 19/14 24/3 27/11
27/12 31/4 65/18 67/20 108/4
108/15 113/4 113/10
Mr. Chairman [1] 113/4
Mr. Christopher [1] 7/15
Mr. Dickerson [1] 12/4
Mr. Michelini [16] 4/15 4/20
5/1 5/24 6/2 6/9 6/18 7/3
7/6 8/12 24/3 27/11 27/12
67/20 108/4 108/15
Mr. Oris [4] 12/5 12/7 12/10
12/12
Mr. Slachetka [4] 19/14 31/4
65/18 113/10
Mr. Wiser [10] 8/1 8/20 10/9
10/12 10/19 14/13 15/14 17/6
17/19 17/25

Mr. Wiser's [1] 10/23
much [15] 19/2 19/13 23/5
51/19 57/9 61/4 61/7 64/20
64/22 67/8 70/5 74/1 90/21
102/5 112/15
multifamily [2] 69/25 70/9
municipal [13] 9/17 13/16
13/18 45/22 93/4 97/12 97/16
97/16 97/18 97/22 99/23
102/12 102/19
municipalities [2] 42/21
47/24
municipality [8] 36/19 40/14
40/17 40/21 41/2 57/11 57/22
86/25
municipally [3] 76/9 88/25
89/2
MURPHY [1] 2/2
my [46] 4/17 5/9 7/2 7/9
7/20 10/15 11/20 20/12 20/25
24/14 25/11 25/11 26/17
27/15 27/16 27/21 28/11
31/25 33/7 41/8 42/13 45/17
46/11 49/11 49/22 55/12 65/7
67/21 68/8 74/22 75/10 87/14
93/14 93/20 94/7 95/17 96/4
96/8 96/9 98/2 103/6 111/15
111/18 112/2 114/3 115/14
myself [1] 12/6

N
NAME [1] 3/2
names [1] 98/23
natural [4] 15/5 87/22 87/23
88/7
nature [3] 6/3 65/25 65/25
near [1] 99/10
necessarily [2] 27/4 47/19
need [10] 12/8 46/19 72/3
73/17 74/19 75/7 95/18
105/24 107/24 114/10
needed [4] 105/21 107/3
110/8 110/10
needing [1] 105/5
needs [1] 4/6
negatively [1] 77/9
neighborhood [2] 88/6 109/17
net [1] 42/20
never [2] 11/4 27/9
new [22] 1/8 1/24 2/3 2/6
21/12 22/16 35/18 36/23
47/24 48/3 69/23 70/21 74/6
74/6 75/22 75/23 76/14 84/12
110/14 110/23 115/6 115/13
New Jersey [1] 47/24
next [10] 4/1 15/4 21/9
41/10 87/6 89/8 113/1 113/3
113/13 113/15
nice [1] 58/16
Nick [1] 2/12
night [1] 113/23
nine [7] 66/20 99/17 101/9
111/10 111/17 112/8 112/12
no [124]
nobody [2] 106/1 106/2
Nobody's [1] 93/8
none [2] 56/23 78/4
north [1] 88/25
not [186]
not used [1] 81/19
Notary [2] 115/4 115/13
note [1] 102/8
noted [1] 7/11
notes [4] 13/11 18/14 31/5
31/10
nothing [2] 14/18 110/4
noticed [1] 64/19
Notre [9] 5/2 29/1 29/20
30/1 30/22 31/6 31/11 32/7

32/23
Notre Dame [8] 5/2 29/1
29/20 30/1 30/22 31/6 31/11
32/7
November [2] 1/8 115/16
now [17] 5/25 13/19 34/2
36/22 38/12 42/24 47/12 48/7
49/9 59/14 68/2 73/1 88/9
91/17 92/25 97/11 114/6
number [15] 3/11 16/9 16/19
21/10 39/20 45/24 59/25
60/17 61/3 72/7 79/4 79/12
79/12 90/3 110/25
numbers [2] 24/7 43/9

O
O'MALLEY [1] 2/5
object [1] 4/10
obligated [1] 77/21
obligation [27] 71/15 71/21
71/24 72/4 72/5 72/13 72/18
72/24 73/22 73/23 75/6 75/7
75/15 75/15 75/16 75/21
75/23 75/24 75/25 76/20
76/25 77/3 77/10 77/13 77/14
77/15 77/23
obligations [1] 71/17
obstructed [1] 82/11
obtain [1] 87/23
obtained [3] 21/17 107/14
111/4
obviously [2] 6/10 96/25
occupying [1] 77/19
occur [5] 17/21 32/15 66/13
70/18 70/23
occurred [2] 103/3 108/23
occurs [13] 19/3 31/19 37/8
38/22 39/4 39/10 61/18 64/21
70/19 71/22 76/22 92/13
102/16
ocean [1] 51/25
oceanfront [6] 61/20 63/23
65/4 65/23 66/20 66/21
off [18] 5/20 9/9 27/21
28/11 41/8 42/12 44/1 45/6
45/17 65/7 70/15 79/16 98/2
100/7 100/10 111/15 111/18
112/2
offer [1] 68/1
offers [2] 67/14 67/25
office [3] 11/25 13/17 33/2
official [1] 107/17
officials [1] 23/6
often [2] 41/1 46/16
Oh [10] 42/22 44/11 46/14
50/8 55/9 84/13 87/2 94/11
100/24 114/3
okay [60] 4/1 4/9 4/12 8/12
9/10 15/8 19/16 21/8 22/1
22/10 22/13 22/20 24/6 25/3
28/3 32/1 35/3 42/22 44/3
44/12 44/19 47/16 50/4 50/11
50/14 54/4 56/17 58/20 60/19
62/21 63/3 63/7 63/10 64/3
64/11 64/16 65/11 66/12
67/12 67/23 73/4 79/19 80/5
80/16 82/7 88/15 98/21 99/15
100/3 100/16 101/20 101/24
108/2 108/3 108/22 109/8
110/20 110/22 111/13 114/8
on-site [1] 76/4
once [2] 99/11 105/22
one [46] 5/5 5/15 6/13 9/24
12/16 18/4 21/11 22/8 22/13
25/15 25/17 25/18 26/11
26/18 29/9 36/6 36/6 40/9
40/13 41/6 43/2 47/1 53/19
54/16 54/17 57/13 57/19 69/7
72/7 77/23 78/22 79/11 79/15

O
one... [13] 80/24 83/1 85/4
89/21 99/16 103/23 103/25
104/19 104/20 106/7 106/15
110/19 112/17
one percent [2] 22/8 26/11
ongoing [7] 32/10 75/20
76/20 77/14 77/16 92/10
103/7
only [10] 17/14 36/23 38/18
45/21 54/16 62/21 68/22 76/6
80/24 86/15
open [3] 47/20 81/20 88/10
operated [2] 34/12 76/9
operations [5] 103/11 105/13
106/4 106/7 106/15
opinion [10] 11/5 11/8 36/18
38/20 38/23 85/12 86/8 95/17
96/8 96/9
opportunities [3] 70/12 88/7
88/8
opportunity [5] 9/19 65/19
65/22 71/23 76/3
opposed [3] 22/8 52/5 52/9
order [8] 6/21 6/23 13/21
25/25 26/4 58/10 93/4 109/1
ordinance [5] 76/3 103/12
103/18 103/20 105/14
ordinances [1] 104/3
orientation [2] 10/6 83/17
Oris [4] 12/5 12/7 12/10
12/12
other [26] 5/5 6/19 11/2
13/5 17/9 17/10 18/22 20/17
29/5 30/5 30/7 30/9 31/5
31/10 40/16 40/23 46/6 49/2
49/2 62/12 72/7 79/15 93/2
101/8 104/10 113/3
otherwise [3] 81/6 97/7
101/3
our [7] 6/21 6/25 7/16 47/9
104/15 105/4 114/9
out [16] 33/18 35/18 63/14
66/2 66/3 69/22 70/3 73/24
83/9 93/18 98/3 99/11 105/23
107/20 108/11 108/12
outlay [1] 11/15
outlined [1] 8/2
outlines [1] 29/9
outlining [1] 9/25
over [19] 44/10 44/20 45/4
45/5 45/7 45/8 45/9 45/11
45/19 87/3 94/9 96/23 97/1
97/2 101/6 108/9 108/10
109/9 112/21
overall [5] 26/11 66/7 69/3
71/11 105/20
overview [4] 6/7 9/16 10/5
11/15
own [3] 44/1 63/8 74/14
owned [4] 58/11 81/11 89/1
89/2
owner [4] 84/22 84/22 85/7
85/9
ownership [8] 78/11 79/6
79/9 79/25 81/5 85/19 85/23
85/25

P
p.m [1] 1/9
page [14] 3/2 3/11 13/20
20/13 59/21 60/2 60/4 60/8
63/19 63/20 79/6 97/13
110/13 111/8
pages [2] 62/22 62/23
paper [2] 30/5 30/6
Paradise [1] 101/21
paragraph [1] 15/22
park [158]

Park if [1] 61/5
Park's [1] 72/4
parking [2] 54/8 54/10
Parkway [5] 44/6 44/23 44/24
44/25 99/17
part [19] 7/7 7/21 7/22
10/21 13/25 14/5 30/17 43/8
47/3 60/14 60/21 62/6 71/8
72/2 72/16 75/19 75/25 79/13
103/14
participate [3] 96/7 109/2
109/5
participated [5] 5/8 5/10
5/11 96/16 97/1
participating [2] 5/3 96/18
participation [2] 10/24 96/6
particular [2] 12/13 70/8
particularly [1] 99/10
parts [1] 79/25
pass [7] 49/16 49/17 50/1
50/2 51/12 55/4 57/12
passage [1] 25/23
passages [1] 56/21
pay [5] 37/12 57/18 73/15
73/19 73/25
paying [1] 76/1
payment [2] 73/18 76/4
peninsula [1] 47/17
people [14] 5/10 13/8 37/12
47/2 61/10 87/11 91/8 92/25
93/15 98/9 99/24 99/25
102/10 102/18
people's [2] 46/13 46/21
per [4] 44/13 61/11 74/1
74/4
percent [23] 22/7 22/8 25/15
25/17 25/19 25/20 26/11
26/16 26/18 26/24 39/15
39/16 39/18 39/21 42/3 42/15
42/16 42/17 42/18 42/20 43/3
43/4 46/12
percentage [1] 27/19
perhaps [1] 81/3
period [2] 21/13 68/16
permit [3] 21/19 21/22 22/21
permits [6] 21/10 21/14
21/15 21/16 21/16 22/14
permitted [2] 14/2 70/10
person [3] 43/22 45/11 61/11
personal [1] 94/7
personnel [1] 50/18
perspective [2] 95/16 95/17
petition [8] 1/5 3/19 4/4
8/15 78/16 78/24 107/10
107/13
Petitioners [2] 2/7 13/24
photographs [8] 82/15 82/18
82/21 82/23 83/25 84/1 84/4
84/5
phrase [1] 51/10
pictures [5] 82/8 82/9 82/10
83/13 83/16
piers [2] 53/10 53/15
pilot [7] 3/16 5/2 29/10
29/15 29/23 30/9 33/17
Pineland [1] 99/1
Pinewald [7] 1/7 99/25 100/1
100/4 100/19 100/21 100/22
place [7] 32/9 40/20 40/20
70/14 106/1 112/1 115/9
plan [13] 16/17 70/10 72/25
76/24 88/6 90/2 91/6 91/7
91/24 92/5 105/12 106/18
107/3
planner [10] 2/12 2/13 2/14
4/5 72/11 105/11 112/16
113/1 113/7 114/9
planners [3] 12/8 34/25 35/1
planning [46] 1/1 3/18 12/11

12/19 15/19 15/23 16/7 20/17
23/6 43/24 72/11 78/15 78/23
89/21 91/8 91/9 91/11 91/22
92/10 92/11 92/19 92/19 93/5
94/9 94/15 94/21 95/4 95/16
95/16 95/21 95/23 95/24
96/13 96/22 97/3 97/5 99/14
103/7 103/8 104/15 105/2
106/12 107/6 107/7 107/18
110/18
plans [1] 107/9
play [1] 55/21
playgrounds [7] 55/3 55/7
55/14 55/17 55/18 55/19
55/24
please [5] 9/2 9/12 23/19
29/14 108/22
point [16] 7/25 13/19 25/22
25/23 26/7 33/18 38/17 47/20
57/14 58/4 68/5 72/1 97/21
108/21 114/6 114/9
points [3] 47/22 49/5 108/11
policies [2] 36/23 96/11
policy [5] 37/7 37/14 95/16
95/17 96/8
policymakers [1] 27/5
popping [2] 75/8 75/10
population [16] 22/5 22/7
22/23 22/23 22/25 23/8 25/16
25/19 26/1 26/6 26/10 26/12
26/14 26/16 26/24 110/5
populations [1] 27/6
portion [4] 26/5 70/2 73/22
78/21
portions [1] 89/14
position [1] 36/12
positive [1] 49/13
positively [1] 77/8
possibility [3] 77/6 81/3
87/18
possible [5] 35/25 37/5
37/12 46/1 76/23
Possibly [1] 13/10
post [2] 107/6 107/7
potentially [1] 23/4
Potter [1] 102/3
PP [1] 9/15
preclude [1] 70/13
predated [3] 107/10 107/12
107/12
preferable [1] 95/18
prejudices [2] 47/17 47/19
premiered [1] 24/10
premium [8] 37/13 41/16 42/8
42/15 43/6 43/11 46/5 47/5
premiums [4] 37/25 39/15
43/14 43/17
preparation [1] 12/17
prepared [11] 8/20 10/8
10/11 11/2 15/9 30/19 30/21
39/25 93/21 105/2 113/7
present [4] 2/11 15/3 75/7
108/13
presentation [6] 29/19 30/16
30/20 30/24 31/9 83/4
presented [5] 8/6 14/12
17/15 25/13 25/14
presume [1] 10/8
pretty [6] 69/2 69/10 90/21
98/6 99/18 107/20
previously [3] 10/10 10/14
104/20
price [1] 50/6
prices [2] 50/7 59/9
pricing [3] 60/9 60/10 60/17
principally [1] 109/23
prior [8] 16/12 32/4 37/15
52/17 82/5 104/3 105/4
105/11

P
probably [6] 25/12 95/1
 111/1 111/22 111/23 112/21
problem [4] 13/23 42/25
 46/18 78/7
procedure [1] 4/10
proceed [3] 4/12 8/13 65/16
proceedings [1] 115/7
process [30] 7/8 8/3 9/17
 10/5 10/7 10/9 10/14 11/16
 17/1 28/17 31/18 31/23 32/4
 32/10 32/24 33/8 36/2 40/22
 94/15 95/21 95/23 95/24 96/7
 96/13 96/16 96/19 97/3 103/7
 107/16 109/2
professional [2] 15/24 72/11
professionals [8] 20/17
 20/18 23/12 23/22 33/5 34/22
 34/24 62/12
program [21] 29/1 29/5 30/10
 31/6 31/13 31/21 32/3 32/16
 32/19 33/14 33/15 33/17
 34/12 35/11 35/17 35/20
 35/23 36/20 75/19 77/17
 77/20
programs [5] 3/16 29/10
 29/15 29/24 33/24
project's [1] 111/2
projection [2] 111/4 111/6
projects [1] 110/3
proof [2] 13/21 50/19
properties [5] 78/12 80/3
 80/14 81/11 90/24
property [6] 47/14 79/6 79/8
 89/1 89/1 89/2
proposing [1] 39/19
protection [1] 87/16
provide [19] 6/9 14/4 26/3
 30/25 31/1 31/12 36/12 36/15
 42/11 50/17 57/23 65/5 65/5
 69/20 74/25 76/7 77/15 88/7
 110/14
provided [8] 14/15 20/3
 28/10 29/8 29/20 30/17 31/11
 69/25
provides [2] 39/25 47/21
providing [9] 4/20 25/24
 27/5 56/14 57/8 57/22 59/12
 76/6 110/18
provision [1] 70/21
proximate [2] 109/15 109/16
Ps [1] 75/10
public [11] 53/6 57/3 57/5
 76/9 76/12 76/14 78/3 87/19
 88/2 115/5 115/13
Purporting [1] 11/15
purposes [4] 74/5 81/12
 81/18 81/21
pursuant [1] 92/1
put [9] 7/4 35/18 58/7 58/8
 60/21 64/18 88/2 89/18 92/7
putting [2] 44/7 87/18

Q
qualified [1] 86/7
qualify [1] 113/18
quantify [1] 51/21
Quest [7] 99/22 100/8 100/10
 100/11 100/12 100/16 100/25
question [31] 6/2 6/20 7/5
 13/1 19/10 19/19 20/16 21/7
 23/19 23/20 23/24 24/1 24/3
 24/5 24/14 26/8 26/17 27/15
 40/25 51/4 59/18 69/15 69/17
 74/21 80/11 80/12 83/19 86/6
 91/20 91/21 109/25
questioning [1] 112/16
questions [11] 5/23 6/19
 16/1 74/23 75/9 108/15 113/7

113/9 113/12 114/1 114/3
quick [1] 65/14
quite [2] 16/24 76/23
R
raise [1] 71/25
ramp [7] 57/3 57/5 57/15
 57/22 57/23 58/6 58/10
ramps [1] 57/9
range [1] 6/25
ratables [3] 110/14 110/18
 111/4
rates [1] 16/19
rather [4] 7/13 47/3 82/24
 96/9
rating [29] 34/4 34/10 34/11
 34/15 36/16 36/19 36/22 37/8
 37/15 38/8 38/13 38/21 39/11
 39/20 40/11 40/15 40/18
 40/24 41/1 41/5 41/10 47/12
 47/25 48/1 48/4 48/23 49/1
 49/8 49/12
ratings [1] 47/10
rational [3] 10/17 29/10
 110/18
re [1] 108/13
re-present [1] 108/13
read [7] 9/19 13/22 20/13
 56/18 60/16 87/12 102/4
reader [1] 10/6
reading [2] 21/3 21/4
real [1] 19/10
realize [1] 93/23
really [10] 6/6 11/21 46/4
 62/10 77/1 104/17 108/15
 109/25 110/11 112/20
reason [12] 10/16 20/2 52/18
 52/20 60/25 64/7 101/15
 101/16 101/18 104/9 105/1
 110/11
reasons [1] 90/6
recall [15] 11/22 19/21 29/2
 34/8 47/14 52/10 52/15 56/20
 68/17 84/7 89/25 102/13
 102/14 109/3 110/15
recent [2] 16/16 70/10
recently [1] 96/19
Recess [1] 65/15
recollect [4] 12/23 13/7
 18/8 19/25
recollection [7] 5/9 7/2
 11/21 11/24 17/5 18/2 18/5
recommendation [2] 105/12
 106/19
recommendations [2] 11/11
 70/8
recommended [1] 17/20
record [15] 4/7 4/14 4/19
 5/20 7/4 8/6 9/9 9/11 10/23
 15/1 57/8 70/15 79/16 85/14
 85/16
records [4] 6/25 7/21 31/5
 31/10
recreation [3] 58/5 88/11
 88/12
recreational [1] 88/8
rectangle [1] 66/3
recycling [2] 44/1 45/6
red [1] 80/6
reduce [5] 70/8 71/16 71/24
 72/12 76/24
reduced [1] 67/1
reducing [3] 71/11 71/14
 71/15
Reed [3] 7/15 7/16 9/14
reexamination [1] 107/9
reference [9] 25/24 27/25
 28/16 60/17 63/1 63/3 63/8
 63/20 108/24

referenced [3] 27/25 90/1
 91/5
references [1] 63/2
referencing [7] 57/20 58/3
 64/1 64/3 83/8 92/9 97/15
referring [4] 15/17 49/19
 49/20 63/6
reflected [1] 49/23
reflecting [1] 52/16
refresh [1] 17/5
regard [7] 8/18 34/2 34/15
 36/19 39/7 69/18 108/23
regarding [2] 36/12 38/7
regardless [2] 26/7 72/21
regards [13] 5/1 5/2 6/3
 6/21 7/5 7/6 20/1 20/1 26/19
 27/2 72/3 80/13 88/13
regular [1] 7/22
rehabilitation [13] 73/23
 74/5 75/3 75/7 75/14 75/15
 76/16 76/19 76/25 77/3 77/9
 77/13 77/21
relate [1] 6/19
related [2] 62/18 104/3
relates [2] 38/16 59/12
relating [2] 8/3 29/5
relation [1] 49/11
released [1] 8/1
relevancy [1] 71/13
reliable [8] 19/12 20/20
 23/3 23/10 23/21 26/10 26/23
 27/3
relied [9] 20/17 23/5 23/11
 23/22 24/7 24/20 24/25 25/5
 86/3
rely [4] 24/24 32/13 56/14
 62/11
relying [2] 23/9 56/15
remainder [1] 72/13
remark [1] 27/16
remember [1] 68/5
remove [2] 103/11 105/12
removed [2] 105/11 106/5
renewals [2] 36/24 37/11
renewed [1] 37/7
replaced [1] 105/24
report [53] 3/18 12/17 12/17
 25/14 47/9 49/18 49/19 58/1
 58/2 59/23 59/25 60/3 60/4
 62/12 62/14 62/18 62/20 63/6
 63/8 63/10 63/14 63/19 64/1
 64/3 64/4 64/19 65/8 65/9
 71/1 78/6 78/16 78/21 78/23
 78/24 79/5 79/7 79/20 81/15
 87/20 89/22 92/7 92/9 92/19
 93/21 95/3 97/11 97/14 102/8
 103/6 107/9 108/10 110/13
 111/8
Reporter [1] 115/5
REPORTERS [1] 1/23
reports [4] 11/2 39/24 62/11
 89/22
represent [3] 31/16 48/20
 103/21
representation [4] 31/24
 31/25 32/2 93/14
representatives [2] 29/20
 30/22
represented [2] 26/6 29/22
request [2] 4/15 16/10
requested [5] 4/6 7/16 16/12
 16/14 16/23
required [2] 16/25 102/11
requirement [1] 70/1
requirements [2] 35/13 35/14
research [1] 20/2
reserve [2] 114/5 114/6
residential [2] 69/25 70/9
residents [7] 93/8 93/18

R
residents... [5] 95/22 97/5
 97/13 99/20 109/1
resource [3] 63/2 63/11
 64/17
resources [6] 63/15 63/22
 64/12 64/14 64/18 66/14
respect [4] 27/8 62/4 95/13
 95/15
respond [2] 10/12 104/25
responded [1] 7/3
response [2] 5/23 20/25
responses [2] 4/15 20/12
restate [1] 108/18
result [2] 68/4 73/12
results [1] 17/16
resumé [4] 3/12 4/17 4/23
 5/16
review [2] 49/18 105/20
reviewed [1] 62/17
reviewing [1] 7/4
revisit [1] 72/3
rezoning [2] 103/3 107/1
Richard [1] 1/13
Ridge [1] 98/12
right [54] 11/18 12/13 12/18
 15/9 15/12 16/17 16/21 16/22
 19/7 21/21 28/1 31/4 32/14
 33/14 35/23 44/10 44/15
 44/17 44/20 45/3 45/15 46/3
 48/6 48/24 49/9 50/14 52/19
 60/7 73/1 79/4 79/14 80/4
 88/9 88/19 89/8 90/17 91/9
 94/18 97/18 97/18 99/3 99/24
 101/6 101/7 101/10 101/15
 102/1 102/3 111/15 111/21
 111/23 112/2 112/4 112/10
rights [1] 78/10
riparian [13] 78/1 78/1
 78/10 80/18 80/20 80/24 81/5
 84/17 85/15 85/21 86/8 86/12
 86/17
river [5] 2/3 63/25 67/3
 102/12 102/19
road [5] 1/7 2/3 81/13 81/19
 99/24
roads [11] 98/9 98/10 98/11
 98/12 98/13 98/16 98/16
 98/18 98/18 98/19 98/23
roadway [6] 87/16 88/14
 88/20 88/21 89/8 98/24
roadways [2] 98/25 99/3
Robert [1] 1/12
Roberts [2] 58/4 66/2
Rodney [1] 2/13
roofs [1] 58/16
ROSI [2] 88/10 89/3
roughly [3] 63/23 66/19
 66/20
round [2] 44/4 44/16
route [8] 99/16 99/16 99/17
 99/19 111/10 111/17 112/8
 112/12
Route 35 [1] 99/16
Route Nine [4] 99/17 111/17
 112/8 112/12
routes [1] 112/11
run [1] 44/8
runs [1] 74/4

S
said [25] 11/10 11/19 15/1
 17/10 17/22 30/1 31/12 32/23
 35/24 37/16 39/6 40/8 54/18
 55/12 58/3 59/17 63/5 71/2
 76/18 78/6 88/5 89/5 95/9
 104/10 104/16
sake [1] 13/22
same [12] 5/11 19/24 30/2

37/25 59/9 68/8 79/13 88/22
 90/21 104/4 104/6 104/21
sand [2] 53/6 78/8
Sands [3] 51/14 51/15 61/9
Sandy [4] 69/13 102/17 107/6
 107/7
sat [1] 93/10
satisfy [2] 13/21 75/25
save [3] 43/18 43/18 45/23
saves [1] 43/23
saving [4] 43/16 46/2 46/5
 46/9
savings [3] 42/1 43/21 47/6
say [27] 7/21 14/23 15/7
 20/9 21/11 21/14 22/14 23/2
 25/19 30/13 32/18 35/11
 38/25 39/5 43/23 45/5 58/14
 59/3 70/16 77/4 82/25 83/19
 87/19 90/12 103/16 112/20
 113/15
saying [9] 15/17 54/24 64/13
 72/5 74/23 75/14 93/18 95/5
 96/6
says [21] 13/20 14/20 15/4
 15/21 15/22 16/12 16/25
 29/24 29/24 30/6 63/20 64/17
 71/1 80/10 83/1 83/2 83/4
 87/10 89/22 99/22 100/16
schedule [3] 9/25 32/9 33/10
scheduled [2] 31/13 32/3
school [4] 99/23 100/4
 101/25 102/3
Sea [1] 48/16
SEASIDE [152]
Seaside Park [12] 39/2 39/7
 41/10 47/4 49/15 50/16 51/20
 52/8 52/11 52/14 57/5 93/25
season [3] 49/16 50/1 50/9
seasonal [3] 50/9 51/12
 110/5
second [4] 4/25 7/20 103/23
 114/13
Secretary [1] 2/12
section [2] 16/3 100/19
see [9] 7/20 9/2 14/8 15/6
 16/14 17/3 29/14 82/5 101/25
seeking [2] 10/21 11/8
seemed [1] 95/2
seen [1] 58/17
selected [1] 29/11
selection [4] 3/17 29/15
 29/23 30/2
senior [1] 45/8
seniors [2] 50/11 50/12
sense [2] 29/23 87/18
separate [1] 22/22
September [1] 18/19
served [1] 96/12
set [1] 115/9
sets [1] 63/14
settlement [3] 71/19 72/16
 77/12
seven [5] 45/1 61/10 63/24
 67/2 101/17
seven miles [3] 63/24 67/2
 101/17
several [3] 44/2 47/23
 112/19
Share [2] 71/19 72/17
shedding [1] 92/14
sheet [4] 29/9 29/19 30/5
 30/6
shore [2] 65/3 65/4
shorefront [1] 66/23
shorefronts [1] 67/5
shoreline [11] 63/22 64/20
 64/20 64/23 65/20 66/1 66/15
 66/16 66/18 87/22 87/23
shorelines [1] 88/7

Shores [1] 101/17
shoring [1] 87/16
shorten [1] 108/20
should [4] 33/13 66/13
 104/17 106/5
show [10] 9/10 29/17 62/19
 62/20 79/8 79/24 82/6 82/9
 82/11 96/14
showed [2] 96/21 96/22
shower [1] 54/17
showers [5] 54/13 54/19
 54/20 54/25 56/12
shown [3] 82/4 85/5 87/4
shows [5] 26/10 26/13 26/23
 27/22 82/7
side [6] 51/1 51/25 65/3
 65/23 65/24 107/18
signatures [1] 107/13
signers [1] 8/16
significance [1] 84/21
significant [2] 103/3 106/25
significantly [3] 54/8 90/8
 90/11
signs [5] 81/22 82/1 82/2
 82/4 82/11
Silver [1] 98/11
similar [1] 8/6
simple [5] 19/10 19/19 23/19
 25/7 91/20
simply [1] 110/11
since [3] 90/9 90/13 91/16
single [3] 30/6 90/18 90/19
singling [1] 93/17
sinuous [1] 65/25
site [2] 76/4 76/9
sites [1] 76/13
situation [1] 46/24
situations [1] 17/20
six [6] 44/5 45/1 48/1 48/7
 48/23 82/9
slachetka [8] 2/14 3/3 8/18
 9/10 19/14 31/4 65/18 113/10
slide [5] 30/4 30/16 30/19
 30/23 31/9
slightly [1] 61/2
slip [1] 58/10
small [1] 90/4
so [132]
social [1] 14/1
some [23] 4/14 8/3 14/5
 14/14 19/8 20/2 28/9 34/19
 35/13 35/13 38/14 40/14
 42/11 43/18 43/18 69/23
 75/12 82/5 103/24 104/2
 104/21 113/6 113/9
somebody [4] 36/10 37/5
 41/16 99/13
somehow [1] 106/13
someone [1] 16/24
something [9] 6/23 40/19
 40/19 42/12 44/17 67/1 76/10
 77/24 88/9
somewhere [2] 6/24 44/14
sorry [8] 25/16 27/18 42/7
 46/17 46/19 68/12 75/8
 102/11
sort [5] 10/4 57/13 77/12
 103/7 104/9
sound [1] 102/1
sounded [1] 93/11
source [4] 26/3 27/4 67/19
 67/21
sources [1] 25/24
SOUTH [95] 1/4 1/23 3/19 4/2
 8/16 22/5 22/16 25/16 26/5
 26/11 26/15 37/6 39/8 39/9
 41/16 42/6 43/7 44/2 45/8
 47/2 47/11 49/13 53/7 53/16
 54/5 54/9 54/14 55/4 55/7

S
SOUTH... [66] 55/10 55/14
56/6 56/23 57/10 57/24 58/24
59/1 59/6 65/20 67/18 67/24
69/20 70/6 72/1 72/22 77/5
78/4 78/9 78/17 78/25 80/3
82/20 83/1 83/6 87/6 88/6
89/10 89/23 90/25 91/12
92/11 93/1 93/8 93/18 94/9
95/5 95/22 97/6 98/4 99/15
99/19 101/20 102/5 102/10
102/18 103/3 103/12 104/11
104/12 104/19 105/3 105/6
105/22 106/3 106/14 106/19
107/5 107/19 109/1 109/17
111/11 111/14 111/20 112/4
112/6
South Seaside [25] 8/16
26/11 42/6 49/13 53/16 55/4
55/10 57/10 57/24 72/22 77/5
80/3 82/20 83/6 89/23 93/1
94/9 95/5 95/22 97/6 102/5
105/3 107/5 109/17 111/14
space [3] 47/20 81/20 88/10
span [1] 69/4
spec [1] 24/16
special [1] 34/14
specific [17] 10/16 13/17
17/24 23/3 28/16 31/10 38/16
38/17 56/21 56/21 67/11 90/6
96/11 105/6 105/22 106/10
107/4
specifically [18] 7/23 11/22
26/19 28/15 32/22 40/9 59/12
62/18 63/21 80/2 83/17 87/15
97/15 105/1 105/3 105/15
105/18 105/19
specifics [6] 20/1 35/10
35/15 35/16 36/1 65/6
specified [1] 47/9
speculate [3] 36/1 37/2
42/12
speculation [2] 25/10 33/22
spend [6] 44/6 44/9 44/14
44/19 51/18 59/4
spoke [1] 28/25
spring [2] 109/24 109/24
Squad [1] 109/9
square [1] 58/17
Stan [2] 4/22 5/13
stand [2] 8/22 18/1
standard [3] 36/23 38/13
50/9
standards [1] 104/22
standing [2] 18/2 101/1
standpoint [1] 72/23
Stanley [2] 2/14 3/3
started [4] 4/5 103/2 106/25
107/1
state [22] 23/7 35/18 57/17
58/9 58/11 59/15 59/20 60/14
60/18 61/5 61/8 61/14 61/25
62/8 68/3 68/15 81/10 84/12
86/14 86/16 115/5 115/13
stated [1] 108/19
statement [7] 14/10 49/11
64/8 67/7 67/11 92/17 95/12
statements [2] 13/20 56/2
statewide [1] 33/19
statistical [2] 27/3 28/9
status [1] 107/16
statute [1] 10/2
stay [1] 59/9
stenographically [1] 115/8
step [3] 103/8 103/8 103/8
still [12] 23/5 23/11 23/22
32/10 61/19 67/2 90/15 90/17
90/19 91/1 102/21 106/15
stock [1] 77/5

stop [1] 114/6
store [1] 49/3
Storm [2] 69/13 102/17
Strathmere [3] 17/2 17/6
17/13
stream [2] 63/24 67/3
street [6] 54/8 80/15 82/13
82/21 83/22 85/5
strictly [1] 66/22
structural [1] 88/13
structure [2] 77/22 81/13
structures [2] 21/23 58/17
Stuart [2] 2/13 9/15
study [2] 106/20 107/24
subheadings [1] 9/20
subject [4] 8/5 9/16 10/3
33/25
subsequent [1] 7/19
substance [3] 11/11 17/23
17/24
substandard [1] 77/19
substantial [4] 68/24 69/2
69/4 69/11
substantially [1] 91/15
successful [2] 33/18 87/25
such [5] 22/6 23/23 62/12
90/7 93/5
suggest [2] 43/15 106/13
suggested [2] 20/10 99/14
suggesting [7] 37/17 37/19
37/21 74/13 83/15 101/3
107/21
suited [1] 36/17
SULLIVAN [2] 1/22 115/4
SULLIVAN-HILL [2] 1/22 115/4
summer [2] 44/8 44/9
Super [2] 69/13 102/17
supplement [1] 108/18
support [2] 81/13 81/19
sure [30] 8/7 8/14 9/23
10/11 10/16 13/17 15/13
16/24 20/15 22/24 27/24 31/3
32/12 32/21 40/8 41/3 62/16
63/6 65/12 69/3 73/13 74/11
78/20 79/2 79/3 81/24 89/16
94/14 95/25 109/18
Surf [1] 48/9
SURMAN [1] 2/5
surprise [3] 4/2 68/21 68/23
survey [7] 6/4 18/23 19/1
19/23 90/2 92/1 92/2
sustain [1] 40/14
sworn [1] 15/25
Sylvan [2] 101/12 101/13
system [6] 34/4 34/11 34/11
34/16 36/13 36/16
systems [1] 36/16

T
T-32 [3] 60/1 60/4 60/5
T-33 [3] 4/23 5/14 5/16
T-34 [4] 5/17 5/18 29/6 30/8
T-35 [2] 6/14 6/16
T-36 [2] 9/6 9/8
T-37 [3] 29/16 29/18 30/6
table [4] 49/19 49/23 49/25
50/20
tag [1] 59/13
take [23] 9/22 17/14 17/14
35/8 36/4 40/20 40/20 44/6
44/23 44/24 44/25 49/24 58/1
65/8 65/11 65/14 70/14 70/14
80/4 98/11 98/12 99/20 111/1
taken [6] 47/4 47/8 65/15
84/4 103/11 115/8
takes [3] 32/9 46/16 46/22
talk [13] 6/10 17/22 25/15
25/16 27/9 49/14 61/25 68/11
81/14 92/16 93/20 110/13

111/8
talked [8] 34/5 46/12 47/12
68/3 78/1 102/10 105/5 107/3
talking [34] 6/23 15/19 16/4
16/6 18/22 23/2 24/23 41/25
42/3 50/9 55/9 57/16 57/17
57/21 64/11 65/2 65/3 65/4
66/4 66/17 68/5 71/14 82/3
82/12 83/24 87/2 88/21 89/4
89/9 95/14 95/15 98/14 98/15
112/9
talks [1] 16/16
tax [5] 16/19 85/16 85/17
85/18 86/3
tear [1] 45/12
technically [1] 58/6
tell [13] 29/18 45/18 45/18
49/25 58/2 78/19 82/17 84/4
99/21 99/22 111/16 111/19
112/3
telling [9] 14/14 23/12
40/12 42/8 48/17 48/18 54/2
54/23 100/15
ten [18] 19/3 51/18 52/22
53/21 61/19 61/23 63/23
65/14 66/19 68/19 68/22 69/4
74/3 75/2 94/9 96/23 97/2
111/23
ten-minute [1] 65/14
ten-year [1] 69/4
tendency [1] 15/5
tennis [2] 53/22 54/4
term [1] 27/3
terms [19] 10/1 10/24 11/23
21/23 22/22 26/3 47/4 70/5
71/11 71/14 71/14 72/25
73/15 74/12 74/18 77/9 82/23
96/8 107/17
test [2] 91/3 91/4
testified [6] 12/14 19/6
19/11 47/3 52/8 84/6
testify [2] 13/24 87/11
testimony [26] 10/2 14/4
14/15 19/13 19/16 19/20 20/6
20/6 36/12 39/1 47/16 49/20
49/21 49/23 52/10 52/15
52/17 52/19 56/15 56/16 68/9
87/12 93/11 93/24 95/3 102/9
than [29] 6/24 7/13 13/9
15/15 23/11 23/21 26/23 29/5
30/5 31/10 39/11 47/25 48/21
48/22 49/2 49/9 49/17 50/1
61/8 65/23 82/24 96/9 102/5
102/21 103/25 104/19 104/20
111/20 112/4
thank [6] 4/13 8/14 21/6
114/6 114/8 114/9
that [639]
that the [1] 86/3
that's [92] 4/9 7/2 7/21
8/23 11/17 12/1 12/14 14/11
14/11 15/1 15/7 16/2 19/5
19/23 20/2 21/6 21/18 21/19
23/12 25/9 26/21 31/8 31/20
31/22 31/23 33/22 33/23
34/10 34/11 34/23 35/17 36/8
38/25 39/22 41/11 43/3 45/7
46/8 47/1 48/20 48/21 48/24
50/8 50/25 56/5 57/19 58/11
58/12 60/6 61/11 61/16 61/24
62/6 63/14 66/3 66/6 66/23
68/24 71/2 71/9 74/9 74/11
75/5 75/15 75/16 77/1 77/22
79/11 79/21 80/19 80/22 81/4
82/12 83/3 83/3 85/4 88/9
88/9 88/20 89/3 91/6 92/21
92/21 98/6 101/9 102/21
103/5 103/10 104/14 106/8
106/23 110/10

T
their [14] 13/21 37/7 37/12
38/21 43/17 44/1 45/12 46/4
46/9 48/4 50/18 82/24 86/19
93/3
them [13] 14/1 25/5 45/14
45/20 83/1 93/12 93/24 95/3
96/5 96/6 99/4 108/9 109/19
then [19] 4/21 6/17 16/9
20/25 24/8 24/19 26/1 28/21
31/18 32/10 37/11 66/12
79/12 80/24 83/14 91/16
105/23 109/24 113/12
theoretically [1] 81/2
there [106] 5/4 7/11 7/19
11/25 12/20 12/21 12/25 13/2
13/5 13/6 14/19 15/1 16/9
18/6 18/7 18/8 18/9 19/8
28/4 28/9 28/14 28/16 34/14
34/18 34/18 34/21 42/14
43/10 46/13 47/23 53/15
53/17 53/17 54/5 54/6 54/13
54/19 55/3 55/7 56/6 56/8
56/11 56/16 57/10 58/2 58/4
58/7 58/8 58/13 59/6 69/23
69/25 70/11 71/13 71/23 72/2
72/5 72/6 72/24 72/25 73/7
73/11 73/18 74/7 75/16 75/20
76/23 77/6 77/15 78/7 80/5
80/12 80/17 80/20 81/10
81/11 81/23 82/1 83/20 83/21
84/23 85/3 85/6 86/10 86/12
87/19 87/21 88/2 89/14 89/14
89/17 89/19 89/20 89/20
90/15 90/15 90/23 99/5 99/5
99/9 103/22 104/20 105/23
105/25 107/3 111/4
there'll [1] 61/23
there's [48] 6/12 9/20 14/18
20/20 22/4 26/2 30/16 32/23
35/13 43/13 43/14 45/7 46/12
46/15 46/21 50/19 53/19 54/7
54/16 54/20 55/17 55/18
55/23 56/22 57/13 59/1 59/8
69/19 70/4 72/7 73/22 76/2
76/14 79/10 79/10 79/11
80/17 80/24 90/16 90/17
90/18 98/24 98/24 101/1
101/2 104/19 108/2 108/4
there's no [1] 108/4
therefore [1] 86/7
these [8] 5/22 14/6 82/20
82/22 83/13 83/16 91/8
109/16
they [79] 5/23 6/19 14/2
14/4 14/5 24/9 30/1 30/3
30/4 34/25 34/25 35/1 35/1
35/16 36/11 36/17 37/14 43/8
43/23 43/25 44/1 44/3 44/5
44/6 44/8 44/12 44/20 44/23
44/24 44/25 45/1 45/4 45/4
45/9 45/19 45/20 45/21 46/1
46/1 46/3 47/3 47/7 48/5
48/6 48/7 49/3 49/10 50/17
52/13 52/25 55/22 58/16 61/1
68/1 76/20 81/22 82/1 82/25
86/14 87/11 89/19 91/12
91/24 93/3 93/18 93/25 93/25
94/19 94/25 94/25 96/7 97/8
99/10 104/4 109/5 109/12
109/13 109/19 113/8
they'd [1] 46/3
they'll [2] 27/9 70/24
they're [15] 33/24 44/9
44/14 44/19 45/23 46/5 46/9
48/5 58/20 76/13 79/24 82/23
83/18 86/16 99/7
they've [13] 87/12 89/18
94/12 94/16 94/18 95/25 96/3

96/15 96/15 96/20 96/21
96/22 96/22
things [12] 16/19 18/23
22/22 31/12 45/22 49/4 49/10
96/23 100/7 100/12 105/25
107/19
think [54] 4/9 5/9 6/1 6/7
6/12 6/23 7/8 11/20 12/2
13/3 19/8 20/10 23/24 29/6
39/9 39/16 40/7 40/7 46/3
47/2 49/16 62/9 62/16 62/17
65/1 71/2 71/4 71/6 72/21
73/17 74/17 74/19 74/24
79/15 81/14 87/19 88/5 89/14
95/10 97/13 98/6 99/18
101/24 106/6 106/12 107/20
107/21 111/22 112/5 112/11
112/24 113/2 113/6 113/8
third [1] 72/19
thirty [1] 9/5
this [47] 5/6 5/17 5/21 8/11
9/4 11/12 12/13 15/8 15/21
15/21 17/1 18/7 18/12 20/4
27/9 27/25 30/5 30/5 30/9
31/13 32/3 32/4 33/4 44/3
65/13 66/13 67/7 67/13 74/18
78/14 80/6 81/5 82/8 86/23
87/2 91/8 91/12 98/19 101/24
103/6 104/16 106/6 108/3
108/10 112/23 114/6 114/9
thorough [1] 6/7
those [38] 11/2 11/5 17/16
17/20 17/24 31/6 31/12 32/11
34/21 34/24 37/12 38/9 45/13
51/2 56/21 58/18 64/16 73/25
74/16 76/10 82/14 82/17
83/24 84/4 84/5 84/25 86/13
96/10 97/16 99/3 101/2 102/4
104/2 104/21 106/9 107/7
109/8 110/5
though [7] 23/10 23/20 23/21
28/11 38/1 108/14 112/22
thought [6] 6/6 7/19 55/12
92/6 93/24 102/16
thousand [6] 41/19 41/24
41/25 42/9 43/4 43/7
thousands [2] 99/24 99/25
three [10] 13/20 35/12 41/6
44/15 44/16 49/19 49/23
49/25 52/5 108/19
through [11] 44/5 45/1 45/20
71/21 77/20 88/16 88/18
88/19 99/1 108/3 108/20
throughout [1] 58/20
Thursday [2] 1/8 113/20
tidal [1] 86/13
time [31] 5/22 7/14 8/11
10/1 12/15 13/22 18/7 18/9
18/19 19/11 20/6 20/7 20/14
21/13 28/2 28/25 44/20 46/13
46/21 46/23 65/13 68/8 68/16
69/14 76/7 83/5 93/15 105/10
108/6 113/13 115/8
times [11] 35/12 45/5 45/10
45/11 45/13 45/19 68/18
69/10 83/10 99/9 108/19
timing [4] 110/1 110/1 110/8
110/11
title [8] 84/9 84/11 84/11
84/13 84/14 84/23 85/4 85/7
today [3] 18/1 31/7 43/9
told [3] 11/4 42/14 108/9
toll [2] 44/7 44/20
tolls [1] 45/12
Toms [2] 102/12 102/19
Toms River [1] 102/12
tonight [3] 30/11 113/8
113/9
too [2] 50/21 56/16

took [1] 6/25
top [10] 27/21 28/11 41/8
42/13 45/17 65/7 98/2 111/15
111/18 112/2
totally [1] 95/11
town [8] 10/21 21/17 62/3
62/6 62/10 73/19 110/14
110/23
towns [2] 44/5 45/1
township [81] 1/1 7/23 8/2
8/19 9/4 9/11 9/14 12/19
13/25 14/5 14/6 14/21 17/2
17/7 17/13 21/20 22/7 26/5
26/14 30/1 30/3 39/18 39/19
47/10 50/12 51/12 52/12
57/23 59/10 59/16 60/11
60/15 61/19 61/23 62/1 62/7
62/9 62/14 63/13 63/15 70/2
70/18 71/15 71/18 72/2 72/12
72/14 73/4 73/7 73/10 73/11
73/15 73/19 73/23 74/13
74/25 75/17 75/21 75/22 76/7
76/18 77/14 77/16 77/21
79/25 81/17 87/1 87/7 87/8
87/9 87/10 89/24 91/2 91/10
92/9 92/15 97/4 99/1 106/14
110/1 111/10
township's [13] 5/3 26/16
49/12 72/18 72/23 72/25
73/22 74/14 75/6 76/1 76/17
77/20 77/23
traffic [4] 44/9 46/24 82/11
99/4
transcript [4] 20/14 21/3
21/5 115/7
transcripts [1] 56/18
transient [1] 26/2
translate [1] 71/10
transportation [1] 45/25
trash [2] 81/23 81/25
travel [3] 44/5 98/9 109/19
tremendous [2] 64/14 64/17
Tri [1] 109/9
Tri-Boro [1] 109/9
tried [1] 87/12
trip [2] 44/4 44/16
trips [1] 44/2
true [21] 19/7 19/11 19/11
19/16 19/17 19/20 19/20
23/15 23/23 32/3 34/1 48/21
50/21 50/23 50/24 61/16
63/25 69/19 97/14 103/5
115/7
trust [2] 73/25 75/18
truth [3] 48/17 48/19 54/3
try [5] 35/11 72/9 72/12
75/11 88/2
trying [4] 74/12 108/14
108/17 108/19
Twenty [3] 42/16 42/17 60/20
Twenty-five [1] 42/16
Twenty-five percent [1]
42/17
Twenty-four [1] 60/20
two [25] 5/5 12/8 17/16 22/7
22/22 25/20 25/24 26/24
29/10 29/23 32/12 41/6 42/21
52/22 53/10 55/23 68/22 69/4
78/3 79/11 81/4 82/10 100/12
106/8 112/21
two percent [3] 22/7 25/20
26/24
type [3] 34/20 45/13 88/15
Typically [1] 74/4

U

U.S [4] 3/14 6/6 6/15 28/10
U.S. [2] 19/3 19/24
U.S. Census [2] 19/3 19/24

U
ULAKY [1] 2/2
ultimately [1] 43/13
unbiased [1] 28/4
under [6] 54/23 86/2 86/14
86/16 86/25 87/5
understand [10] 6/8 27/10
42/22 51/8 59/18 67/18 69/15
73/13 74/20 107/11
understanding [2] 10/15
87/14
understood [2] 69/16 107/14
undoubtedly [1] 13/24
unfolds [1] 17/1
Unfortunately [2] 113/18
113/22
unit [8] 73/5 73/8 73/12
73/16 74/1 74/5 74/6 77/19
units [10] 70/24 70/25 71/6
71/7 71/7 72/10 73/25 74/7
74/15 75/24
unity [3] 84/23 85/4 85/6
unless [1] 114/9
unlike [1] 99/15
unlikely [1] 31/17
unpleasing [1] 92/4
unreliable [1] 27/4
until [3] 103/1 106/24
107/25
unusual [1] 4/10
up [20] 4/1 4/11 9/4 39/20
40/7 46/16 55/1 58/15 71/3
74/18 76/21 77/22 81/22
87/16 88/16 88/17 88/19 89/5
96/21 112/18
upkeep [1] 80/13
upland [2] 84/22 85/7
upon [18] 19/2 23/11 23/22
24/7 24/21 24/24 25/5 26/9
32/7 38/8 43/13 46/23 56/15
62/11 86/3 93/16 93/17
110/24
upwards [1] 46/22
urged [1] 15/5
us [11] 23/12 29/18 29/21
29/25 31/11 32/8 40/12 42/8
42/14 58/2 78/19
use [6] 58/10 75/9 95/19
96/11 97/3 106/7
used [7] 6/5 21/10 23/5
25/13 34/11 38/15 81/19
useful [1] 17/1
uses [3] 105/24 106/10 112/1
using [3] 23/14 23/16 27/2
usually [1] 113/21

V
valid [2] 84/24 85/13
value [2] 46/13 46/21
variance [3] 28/5 28/18
28/22
variety [4] 49/4 106/11
107/8 107/18
vehicle [3] 45/12 61/1 61/9
verification [1] 53/25
versus [5] 42/17 47/11 50/8
52/12 54/9
very [14] 21/21 22/15 23/5
23/5 23/8 23/8 25/6 35/20
58/2 58/16 68/24 94/16 99/12
110/11
vestige [2] 104/9 104/16
veterans [4] 50/15 50/16
50/17 51/3
viewed [2] 14/6 14/21
visual [2] 90/2 92/1
visually [7] 89/24 90/8 91/1
91/13 91/23 92/4 92/15
volume [1] 47/21

volumes [1] 49/3
VOTERS [2] 1/5 4/3

W
wait [1] 114/2
walk [4] 45/21 61/14 61/16
61/17
want [16] 5/24 7/4 13/19
35/25 37/1 42/10 42/11 42/12
44/8 48/22 55/22 62/22 96/7
103/24 104/18 108/12
wanted [1] 8/7
was [158]
wasn't [11] 19/12 48/13
48/15 63/6 74/11 86/12 93/17
96/2 96/5 103/1 106/24
waste [1] 28/2
water [11] 49/3 63/21 64/12
64/14 64/17 64/18 66/14
86/23 86/25 87/5 87/9
waterfront [1] 66/10
waters [1] 86/13
waterward [2] 84/22 85/9
way [21] 24/24 27/9 27/18
37/23 41/1 47/1 51/11 72/7
76/17 77/7 84/4 86/9 86/15
88/16 88/17 89/5 95/6 96/10
99/12 101/2 104/10
ways [1] 95/4
we [67] 4/5 4/20 6/5 6/10
6/23 6/25 7/22 9/3 9/4 11/6
11/10 17/22 18/19 18/22
23/25 24/23 28/25 29/6 32/12
32/12 33/21 44/3 46/22 47/9
59/11 59/17 59/24 60/17
60/25 61/3 61/25 62/15 62/16
62/17 62/17 63/1 66/17 67/4
71/2 78/2 79/2 81/14 85/24
88/5 88/5 91/3 91/3 91/3
91/4 102/17 104/15 104/16
105/3 105/4 105/21 107/5
107/6 107/18 108/20 110/2
110/8 110/9 110/9 112/11
112/20 114/8 114/10
we talking [1] 24/23
we'll [5] 4/22 24/17 112/18
113/2 114/6
we're [9] 41/25 42/3 65/13
77/25 82/12 91/4 112/9
113/11 113/24
we've [4] 43/10 45/9 87/11
99/18
wealth [3] 63/21 64/18 66/14
wear [1] 45/12
weeds [1] 82/12
weekly [1] 52/9
well [77] 5/22 10/13 11/23
12/10 13/15 15/4 17/8 17/12
19/8 19/10 20/5 22/18 23/24
24/22 26/21 28/1 28/8 30/15
32/22 34/18 35/20 36/24 37/9
37/10 39/24 40/6 40/13 42/4
42/14 46/7 49/24 54/10 55/21
56/15 59/19 60/16 61/21 62/2
62/5 62/8 65/2 65/4 65/8
65/11 67/7 69/1 71/25 72/5
72/15 73/18 73/21 74/9 75/13
76/12 78/13 79/14 81/9 81/16
81/22 82/4 82/25 83/8 85/24
86/4 98/6 99/5 99/9 99/18
100/5 100/15 103/10 103/14
103/17 107/11 112/9 113/12
113/14
were [42] 5/2 5/4 5/11 5/23
6/23 7/9 13/5 13/8 15/2 18/6
18/9 18/11 18/19 18/22 20/12
22/13 28/25 29/10 43/1 59/11
63/6 66/17 69/14 74/12 80/14
82/4 83/5 84/5 84/6 93/11

93/25 102/4 102/11 102/18
103/2 106/25 107/18 107/23
109/8 109/22 110/2 112/11
weren't [3] 30/4 109/12
109/13
west [4] 86/24 87/4 87/6
101/23
what [111] 8/6 8/18 9/4 9/10
9/18 10/1 10/16 11/4 12/14
13/17 15/1 17/1 19/5 20/12
21/15 23/12 24/15 25/22 26/7
27/19 28/17 29/18 30/15 31/8
32/7 34/17 35/3 35/4 35/5
35/5 35/7 35/16 38/12 39/8
40/12 40/21 41/9 42/2 42/8
43/13 44/12 45/10 45/14 47/5
47/7 47/9 48/6 49/9 49/23
50/6 50/11 50/14 51/5 51/5
51/7 51/9 51/10 51/11 51/14
57/3 57/7 57/16 59/21 62/4
62/18 63/6 66/4 70/24 70/25
71/10 72/20 73/4 73/6 73/9
73/13 73/15 73/16 74/6 74/12
74/23 75/2 75/18 76/16 76/19
78/19 79/1 80/10 82/2 83/3
83/3 83/17 84/10 84/21 85/16
88/5 88/17 90/14 91/5 94/2
94/2 95/8 99/21 100/15 104/9
106/3 107/15 107/16 108/14
108/17 108/18 113/21
what's [12] 14/11 25/12
29/17 34/3 41/15 50/4 50/6
62/24 67/19 74/25 82/6 92/18
whatever [6] 43/4 45/24
45/25 45/25 49/22 54/23
when [33] 4/8 21/14 21/14
23/2 23/2 27/2 31/22 32/18
58/3 59/17 63/5 69/15 75/14
84/5 84/8 84/16 85/9 90/12
93/25 98/13 99/9 103/16
104/14 105/11 106/18 107/5
107/6 110/1 110/8 110/9
110/9 110/22 113/13
when's [1] 83/5
where [19] 13/14 16/3 43/1
57/17 68/8 69/24 70/9 74/11
75/9 76/5 81/24 83/13 93/16
98/25 99/16 99/24 100/17
101/4 108/11
whether [24] 10/13 11/7 18/6
19/25 20/18 28/15 31/18
32/19 37/10 38/3 38/8 41/3
70/18 73/16 81/24 82/20
84/23 85/3 85/13 86/8 91/17
91/19 92/3 108/5
which [41] 4/10 4/16 15/16
16/10 19/3 24/10 24/22 24/22
24/23 26/9 26/15 26/22 27/22
28/18 30/6 30/8 40/8 43/4
44/3 47/25 49/7 59/15 60/14
61/3 63/19 65/25 69/8 71/20
73/22 75/9 77/19 79/13 82/7
82/9 82/11 89/1 89/2 100/4
107/7 107/8 109/9
while [1] 23/1
white [4] 51/14 51/15 61/9
80/6
white sands [1] 61/9
who [20] 5/3 5/8 5/10 5/11
11/18 11/22 12/16 30/19
34/24 34/25 36/10 37/5 37/12
38/9 40/5 43/22 47/2 51/2
91/7 92/25
who's [1] 37/6
who've [1] 37/13
whole [2] 59/5 72/3
whom [1] 16/24
why [14] 4/20 9/3 10/11 12/8
20/2 29/10 29/24 30/6 30/17

W
why... [5] 49/12 60/25
 109/14 109/22 110/11
wi [1] 67/14
wi-Fi [1] 67/14
wide [1] 107/18
will [27] 5/17 6/14 13/24
 14/1 14/4 16/23 16/25 26/8
 27/15 31/16 31/18 31/21
 32/15 33/21 41/10 49/2 61/19
 70/18 70/21 70/23 71/4 77/15
 77/16 110/14 111/4 112/24
 114/1
willing [1] 20/11
winter [1] 109/23
winterdon [1] 101/23
winward [1] 1/12
wiser [13] 2/13 8/1 8/20
 9/15 10/9 10/12 10/19 14/13
 15/14 17/6 17/19 17/25 114/2
wiser's [1] 10/23
within [12] 15/21 16/3 61/22
 62/9 63/15 64/4 86/25 87/7
 87/8 87/9 90/25 95/20
witness [2] 3/2 16/1
witnesses [4] 15/6 15/24
 15/25 113/3
word [2] 17/15 73/14
words [3] 40/16 75/9 93/2
work [4] 12/12 12/12 36/16
 110/10
working [1] 110/3
works [2] 36/13 36/16
worried [1] 46/4
worse [3] 14/7 14/17 14/22
would [100] 4/10 5/24 6/8
 9/12 10/1 10/4 12/6 12/8
 14/13 15/8 16/6 16/8 21/21
 21/22 21/25 22/15 24/9 24/9
 24/20 25/5 28/6 28/8 28/9
 28/10 28/21 31/1 32/11 33/19
 35/12 35/16 36/6 36/11 36/17
 36/21 38/3 38/9 38/21 38/24
 39/9 39/15 40/18 40/19 40/20
 40/23 43/4 43/10 45/16 46/1
 46/2 46/2 47/3 47/6 47/7
 48/18 49/6 54/22 66/12 66/15
 66/20 66/25 67/2 68/21 70/1
 70/11 70/11 70/12 71/8 71/10
 71/16 71/23 72/6 73/15 76/7
 77/10 77/10 78/8 86/9 86/14
 87/17 87/17 87/22 88/1 90/10
 92/14 94/21 94/25 94/25
 96/11 96/25 98/9 98/21
 102/15 102/16 102/18 109/18
 110/25 111/21 111/22 112/5
 113/8
would be [1] 46/2
wouldn't [16] 39/1 57/14
 67/8 68/23 70/7 70/13 71/13
 72/9 72/12 73/1 101/10
 101/11 109/19 111/16 111/19
 112/3
wrap [1] 112/18
written [5] 94/18 94/20 95/1
 96/3 96/20

Y
yeah [78] 9/13 11/10 12/1
 13/23 18/8 18/18 19/21 20/22
 21/1 34/21 35/24 36/25 39/13
 42/16 43/3 43/12 48/2 50/24
 51/15 52/15 54/12 56/5 57/19
 58/3 58/12 60/8 60/23 60/25
 61/11 63/1 64/5 64/25 65/21
 66/9 68/7 68/12 68/14 69/6
 69/6 69/16 70/20 71/2 71/4
 73/3 75/5 78/20 78/22 79/10
 80/7 80/12 81/7 82/17 83/12

83/15 84/3 85/2 85/24 87/21
 88/3 90/23 91/17 92/8 92/8
 98/13 99/18 100/24 102/2
 104/5 104/13 104/14 106/6
 106/9 106/21 107/2 111/24
 112/6 112/14 113/17
year [9] 5/6 21/11 41/6
 41/10 42/2 46/23 69/4 69/8
 110/6
years [12] 19/3 41/6 41/6
 41/7 68/19 68/22 94/10 96/23
 97/2 97/9 106/2 111/1
yes [101] 8/24 9/1 12/16
 14/9 14/24 15/11 15/13 16/8
 16/15 16/18 17/4 18/21 21/25
 22/12 24/1 24/2 24/25 25/2
 26/17 28/6 28/14 29/3 29/8
 29/13 29/19 30/25 34/7 34/9
 36/9 36/14 36/21 37/23 38/19
 39/16 41/14 42/19 44/11
 44/21 44/22 46/2 46/14 46/25
 47/15 51/3 51/17 52/1 52/4
 52/6 53/2 53/20 55/11 56/20
 57/19 58/12 58/19 59/7 63/9
 64/15 65/10 67/4 71/16 73/21
 76/20 78/11 79/23 80/2 80/9
 83/19 89/20 90/1 90/16 90/20
 91/10 94/17 94/22 96/17
 96/17 97/10 97/20 98/6 98/20
 100/2 100/14 101/5 101/7
 101/22 102/7 102/14 102/23
 102/23 104/1 106/23 108/1
 109/4 109/7 109/21 110/16
 111/12 112/5 113/5 114/3
yet [1] 40/1
you [419]
you'd [1] 98/25
you'll [1] 4/7
you're [65] 4/8 12/14 15/2
 15/17 15/17 17/19 22/18
 23/12 23/14 23/16 24/15 25/8
 25/8 28/12 37/19 40/12 42/8
 46/7 46/8 48/18 49/19 50/9
 52/16 52/24 53/4 53/13 54/2
 54/23 54/24 55/9 56/14 57/7
 57/16 57/21 57/21 65/2 65/3
 66/4 67/6 67/24 71/14 74/17
 74/22 74/23 74/24 75/8 75/14
 82/2 82/19 83/8 84/8 86/7
 87/2 89/9 91/21 95/10 98/10
 98/14 99/12 100/7 100/13
 106/9 107/21 108/17 113/15
You're not [1] 57/21
you've [6] 38/20 56/18 64/18
 64/19 108/9 108/18
your [76] 8/13 11/24 17/5
 18/3 19/13 21/1 24/8 24/19
 26/7 27/9 31/23 32/16 33/2
 33/5 39/1 41/5 42/1 42/4
 43/9 47/16 47/18 49/20 49/21
 51/9 51/12 55/4 56/2 56/14
 57/4 57/5 57/11 58/1 59/19
 59/20 59/23 59/23 60/4 60/22
 63/8 63/18 63/20 64/18 64/19
 65/8 65/9 67/19 69/17 70/25
 74/20 78/6 78/21 79/20 87/19
 89/21 89/22 92/7 92/16 93/10
 93/21 94/19 95/3 95/3 96/19
 97/8 97/11 97/14 99/12 102/8
 102/9 106/6 107/16 108/10
 108/13 110/13 111/8 114/1
yourself [1] 23/23

Z
zero [2] 72/19 94/7
zone [5] 103/25 104/19
 104/20 106/16 106/16
zones [3] 104/3 104/3 104/21
zoning [15] 43/23 76/2 93/6

95/19 103/12 104/16 105/5
 105/13 105/21 105/21 106/3
 107/4 107/19 107/23 109/2