

COUNTY OF BERGEN
VILLAGE OF RIDGEWOOD

IN THE MATTER OF THE)
APPLICATION OF LES) TRANSCRIPT
DANN, LLC,) OF
PROCEEDINGS)

-----*

Tuesday, January 23, 2024
7:57 p.m.
Ridgewood, New Jersey

BOARD MEMBERS:

- GREG BROWN, Chairman
- MATTHEW BANDELT, Vice Chairman
- GARY NEGRYCZ, Chairman Pro Tem
- JASON CURRERI
- DIANA RUHL
- JONATHAN PAPIETRO
- JAMIE FOX
- YELENA RAYSTER

LYNANN DRAGONE
CERTIFIED COURT REPORTER
54 STIRLING TERRACE
TOTOWA, NEW JERSEY 07512
(973) 519-9562
lynanna220@gmail.com

ALSO PRESENT:

McDONNELL & WHITAKER, LLC
BY: BRUCE E. WHITAKER, ESQ.
Attorney for the Zoning Board
of Adjustment

CHRIS RUTISHAUSER
Village Engineer

HEYER, GRUEL & ASSOCIATES
BY: JOHN BARREE
Village Planner

JANE WONDERGEM
Board Secretary

APPEARANCES:

SEMERARO & FAHRNEY, LLC
BY: MARK J. SEMERARO, ESQ.
Attorney for the Applicant, LES Dann, LLC

ROBERT J. INGLIMA, JR., ESQ.
Attorney for Religious Society of Friends,
Ridgewood Friends Meeting, Friends Nursery School

I N D E X

<u>WITNESS</u>	<u>DIRECT</u>	<u>CROSS</u>
MICHAEL DANIEL		
BY MR. SEMERARO	6	
BY MR. INGLIMA		12
STEVEN LYDON		
BY MR. SEMERARO	35	

EXHIBITS

<u>NO.</u>	<u>DESCRIPTION</u>	<u>ID.</u>
A-87	Newspaper article of Resolution of the Village Council	83

1 CHAIRMAN BROWN: We have LES Dann.
2 Application for preliminary and final major site
3 plan approval, expansion of a nonconforming use
4 variance approval, and use variance approval for
5 the construction of an auto body shop, which will
6 service as the principal use at 246 through 264
7 South Broad Street, Block 3905, Lots 12, 13, and
8 14 in an R-3 Zone.

9 This is continued from October 24, 2023.

10 Good evening.

11 MR. SEMERARO: Good evening, Mr. Chairman.
12 How are you?

13 CHAIRMAN BROWN: Good.

14 MR. SEMERARO: Mark Semeraro,
15 S-e-m-e-r-a-r-o, law firm of Semeraro & Fahrney on
16 behalf of the applicant.

17 If I may, I just would like to kind of
18 reiterate because it's been a little bit of time
19 since we've been here last what it is we're
20 seeking particularly at this point in time.

21 As the Board is aware, we are seeking site
22 plan approval and use variance relief as well as
23 some bulk variance relief to expand what we
24 believe is a preexisting nonconforming use.

25 We had modified our notice a few meetings

1 back to seek a Certificate of Nonconforming use so
2 that way we can determine how the Board is viewing
3 this and we know what relief to seek with respect
4 to the balance of the application.

5 We've had a couple of days testimony with
6 respect to proofs of the preexisting uses on the
7 site, which relate to auto body and related
8 outside storage and interior storage as well for
9 that fact.

10 At this point in time I would like to call
11 back to the stand Michael Daniel for some very
12 limited testimony and then we have our planner.

13 While Mike is coming up, I just want to
14 refresh the Board's memory that we did have
15 testimony from Karl Montick, who was the former
16 owner of the property and we also had testimony of
17 a private investigator who secured various
18 documents through the Village Library and the
19 archivist.

20 CHAIRMAN BROWN: Great. Real quick before
21 you start. Mr. Inglima, do you want to state
22 you're here for the record and all that.

23 MR. INGLIMA: Is this on? Can you hear
24 me?

25 CHAIRMAN BROWN: Yes.

1 MR. INGLIMA: Thank you, Mr. Chairman.
2 Robert Inglima, Jr. I represent the Religious
3 Society of Friends, Ridgewood Friends Meeting, and
4 the Friends Nursery School, those are two
5 charitable institutions at 224 Highwood Avenue,
6 Block 3908, Lot 2.

7 CHAIRMAN BROWN: Thank you.

8 MR. SEMERARO: Okay. Also, could we just
9 verify that this is working now, Jane?

10 Okay. It's been awhile and it's a new
11 year, so I suppose you would like to have him
12 sworn in again, Mr. Whitaker?

13
14 M I C H A E L D A N I E L, 31 Osceola
15 Road, Wayne, New Jersey, having been previously
16 sworn, testified as follows:

17
18 MR. WHITAKER: Please proceed, Counsel.

19 MR. SEMERARO: Thank you.

20

21 DIRECT EXAMINATION BY MR. SEMERARO:

22 Q So, Mr. Daniel, you had provided testimony
23 on a couple of prior occasions and I just want to do a
24 little bit of cleanup.

25 Can you please advise the Board what your

1 relationship is to the applicant?

2 A I'm part owner.

3 Q Okay. And the applicant is actually the
4 property owner. Correct?

5 A Correct.

6 Q And on Lot 12 is Mountain View Auto Body.
7 Is that correct?

8 A Correct.

9 Q And could you advise us your relationship
10 with Mountain View Auto?

11 A Owner/CPA.

12 Q Okay. And how long have you been working
13 with Mountain View Auto Body?

14 A Family, since I was little. But probably 15 years
15 or so on the books and everything.

16 Q And you were involved in the decision to
17 purchase the properties that are the subject of this
18 application. Correct?

19 A Correct.

20 Q And what was the purpose of purchasing
21 these properties?

22 A Partially as an investment for my father and me to
23 grow our body shop as Mountain View Auto and then
24 partially as an investment for him on 264 South Broad
25 Street with tenants and such.

1 Q Okay. And at that point in time we are
2 aware that Ridgewood Vehicle was an operating auto body
3 shop on Lot 12 and Barry's was an operating auto body
4 shop on Lot 14. Correct?

5 A Correct.

6 Q And at the time of your acquisition, was
7 it your intent to continue the body shop operations of
8 Ridgewood Vehicle and have it assume your name of
9 Mountain View Auto Body?

10 A Correct.

11 Q Okay. When you purchased the properties,
12 Barry's was an operating body shop on Lot 14, you
13 previously testified to. Correct?

14 A Correct.

15 Q And it was your intent that they continue
16 their operations as well as your tenant. Correct?

17 A Correct.

18 MR. INGLIMA: If I can just interject for
19 one moment. I would object to a line of leading
20 questions. I mean, at some point the witness
21 should be testifying on his own two feet, so if we
22 could please have that part of the record.

23 MR. SEMERARO: This is recapping testimony
24 in summary fashion, so... Certainly, I think it
25 should be permissible.

1 MR. WHITAKER: Proceed.

2 MR. SEMERARO: Okay, thank you.

3 Q At the time that you acquired the
4 property, did you have any intention with respect to the
5 continuation of the Barry's Auto Body shop on Lot 14 if
6 that tenant were to leave?

7 A Yes. We planned on it running continuous as
8 status quo from the date of purchase and if anything
9 moved we would expand into those locations.

10 Q And when you say "we", you mean your auto
11 body operations itself?

12 A Correct.

13 Q Okay. Now, did you purchase these
14 properties in 2021?

15 A We did, June of 2021.

16 Q Okay. And prior to your purchase, did you
17 have anything to do with the operation of Ridgewood
18 Vehicle's business on Lot 12?

19 A We did. We started helping manage Ridgewood
20 Vehicle. As of April, we took on a lease while we were
21 doing due diligence in terms of the eventual hopeful
22 purchase of the property.

23 Q And through the due diligence period, what
24 were the things that you were doing?

25 A Transitioning insurance companies, DRP

1 relationships are contingent on named owners, things like
2 that. So we were transitioning that and I was
3 specifically waiting to get the body shop license under
4 our name.

5 Q And during that time period, were you also
6 verifying the volume of business that was represented to
7 you?

8 A Correct.

9 Q Okay. Now, you had indicated that you had
10 also taken steps to secure the licensing for Mountain
11 View Auto Body. Correct?

12 A Yes.

13 Q And at some point in time did you
14 effectuate that?

15 A We did.

16 Q Okay. And at some point in time did you
17 change over to Mountain View Auto Body at that location?

18 A We did.

19 Q And from the time period that you acquired
20 the property up until the present date, has auto body
21 operations continued uninterrupted on both lots, Lots 12
22 and 14?

23 A Yes, it has.

24 Q I want to bring your attention to one of
25 the exhibits. Okay. This is Exhibit A-86. A little out

1 of sequence. Could you please advise if that document
2 appears familiar to you?

3 A It does.

4 Q Okay. And was that document, it was
5 generated by who?

6 A That's given by the State DMV for licensures for
7 body shops.

8 Q Okay. And at the bottom part it indicates
9 Municipal Zoning Official Certification. Correct?

10 A Correct.

11 Q Okay. And is that the zoning official for
12 the Village of Ridgewood?

13 A At the time it was, yes.

14 Q Okay. And if we end up going down a
15 couple more lines to the handwritten paragraph above her
16 signature it reads, "because is a legal nonconforming
17 use"...

18 A I can read it. It says, "Please specify any
19 stipulations of this zoning approval. Business is a
20 legal nonconforming use as verified by the zoning
21 official. This is a continuation of an existing use."

22 Q Okay. And that's signed by Heather?

23 A Heather, the Zoning Board Clerk.

24 Q Okay, Mailander?

25 A Yes.

1 Q Okay. And that's under the heading,
2 again, Municipal Zoning Official Certification.

3 Is that document dated?

4 A It is dated, signed as April 20th, 2021.

5 Q Okay. And you did secure that document
6 yourself from the government?

7 A We did.

8 MR. SEMERARO: Okay. I have no other
9 questions.

10 CHAIRMAN BROWN: Thank you.

11 Mr. Inglima.

12

13 CROSS-EXAMINATION BY MR. INGLIMA:

14 Q Mr. Daniel, let's start with A-86. You're
15 saying that it's your understanding that Heather
16 Mailander is the Zoning Board Clerk?

17 A Yes.

18 Q Okay. Would it surprise you to find out
19 that you're wrong?

20 A As of 2021, I don't know if things changed. But
21 at the time she was the one that was presented to us as
22 the signer for this document.

23 Q Okay. Do you have any idea what the law
24 is that affects the issuance of a certificate by any
25 municipal official with respect to a nonconforming use?

1 A I would not know that. I'd defer to Mark.

2 Q So all of your statements that you just
3 placed in testimony were based on assumptions, were they
4 not?

5 A I would say that they're not assumptions in this
6 is what a state would rely on in order to give me a body
7 shop license, so --

8 Q How would you know what the state would
9 rely upon? You don't work for the State of New Jersey,
10 do you?

11 A I do have a body shop license which was given to
12 me on the basis that this document is accurate.

13 Q Okay. So when you presented this form to
14 the Village of Ridgewood, did you present it to the
15 Secretary of the Zoning Board, Miss Wondergem? The young
16 lady who is sitting to your far left.

17 A I know who Miss Wondergem is and I believe she was
18 a part of this because it was during COVID time and she
19 had to direct me to which window to meet her at as to not
20 contaminate the area from COVID-19.

21 Q I really am not interested in your
22 sanitary habits. I'm talking about whether or not you
23 brought this to the Zoning Board of Adjustment Office?

24 A In the fashion I was --

25 MR. SEMERARO: You're talking about the

1 form?

2 MR. INGLIMA: The form, which has been
3 marked as A-86.

4 A In the fashion that I was directed to get the form
5 from this individual --

6 Q Just answer the question.

7 A That's how -- I am answering the question. I'm
8 telling you what I did.

9 I've obtained the signature. The state relied on
10 said document. I got the body shop license.

11 So unless the state is relying on a --

12 Q Please don't testify if I don't ask you a
13 question. You're only extending this process.

14 You did not bring this document to anyone at the
15 Zoning Board of Adjustment. That's correct, right?

16 MR. SEMERARO: "Anyone" meaning the Board
17 members? Counsel?

18 Q Any official representative or member of
19 the Board of Adjustment of the Village of Ridgewood, you
20 did not bring this form, present it to them for a
21 signature, did you?

22 MR. SEMERARO: I'm going to object to the
23 question because it infers that there's some
24 obligation for him to refer to this. This isn't a
25 Section 68 certification. This is a certification

1 for obtaining a business license. It's wholly
2 different. There's --

3 MR. INGLIMA: Well, what's the point of
4 the document? Why are you presenting this?

5 MR. SEMERARO: The point of the document,
6 Counsel, and I'm glad that you asked me, the point
7 of the document is to indicate that a
8 representative of the Village of Ridgewood was of
9 the opinion that this was a preexisting
10 nonconforming use, which acknowledges the fact
11 that those operations were continuing. It's not
12 definitive that it was a preexisting nonconforming
13 use, but it's an acknowledgment that at least
14 there was a knowledge it was a continuing business
15 operation. That's the only reason why it was
16 submitted and I can stipulate to that, if it's
17 going to shorten.

18 Q If I may re-read the first line of the
19 form that Mr. Daniel referred to. It says, "Business is
20 a legal nonconforming use as verified by the zoning
21 official."

22 What proof, other than this signature of the
23 Village Clerk, do you have of that opinion being
24 rendered?

25 MR. SEMERARO: I'm going to object to that

1 question. You heard -- first off, the idea of a
2 rendering opinion of it being legal, there need
3 not be a rendering of a legal opinion for a
4 continuing nonconforming use. 68 doesn't require
5 there to be a zoning certificate and Section 68
6 doesn't require a Certificate of Nonconformity.
7 Those are options a property owner has available
8 to them. I explained what the purpose of this is.
9 Right, wrong, or indifferent, the purpose of this
10 document was to acknowledge the fact that people
11 in Ridgewood knew that this was a continuing
12 operation. The decision as to whether or not it
13 was a preexisting nonconforming within the context
14 of Section 68 is for this Board to ultimately
15 determine, which it can do at the end of this
16 application. This is just one shred of evidence
17 that we feel goes into the scales to show that
18 there was an acknowledgment that the business was
19 continuing.

20 MR. INGLIMA: I'm going to have to object
21 to the exhibit being introduced into evidence. I
22 think that Counsel's arguments are specious and
23 they're based on assumptions that are not correct
24 in fact and they're not correct in law. This
25 certificate, if it is a certificate of any kind,

1 it says: Municipal Zoning Official Certification.
2 If this stands for anything, it stands for the
3 fact that it was done way too late. Section 68,
4 if you read it, says that you cannot --

5 MR. SEMERARO: I explained it's not a
6 Section 68 certification.

7 MR. INGLIMA: Well, then why introduce it
8 into evidence before this Board?

9 MR. SEMERARO: I explained at the top of
10 it, if you look at it, if you read it, Counsel, it
11 says: Municipal Approval Certificate For Business
12 License.

13 Now, you could argue against the weight of
14 it, but you certainly can't block it from coming
15 in. It's no different than any of the other
16 evidence that was submitted over the last three
17 hearings to substantiate the fact that it was
18 known by various individuals at various points in
19 time that these operations were continuing and
20 that's the reason why it's submitted and that's
21 the reason why I am willing to certainly stipulate
22 that it be considered by the Board, not for a
23 determination of a lawful preexisting use, but for
24 the determination of the fact that the Village of
25 Ridgewood had its clerk certify that it was, and

1 you can't change that. As much as you want to
2 undo that fact, you can't. The Village of
3 Ridgewood certified to the State of New Jersey
4 right, wrong, or indifferent that it was and there
5 is a certain degree of evidentiary value to it.
6 Is it determinative, no, but it has value.

7 MR. WHITAKER: So if we look --

8 MR. INGLIMA: Same objection.

9 MR. WHITAKER: If we look at this, I think
10 the proffer's being made for two reasons, as I
11 understand it. One, that the business is
12 continuing; and second, that the business has some
13 type of character to be nonconforming. It's two
14 separate issues.

15 I think the Board can look at this not
16 definitively, but can look at this for the
17 purposes to say, okay, someone in the Village
18 acknowledged that the business is continuing, but
19 as far as making a statement about nonconformity,
20 I think we can all agree under Section 68, the
21 only entity that can create the nonconformity, the
22 Certificate of the Nonconformity by the fact that
23 it's a legal nonconforming use is a zoning
24 official if it's done within the year of passing
25 the ordinance or otherwise this Board.

1 So I will state to the Board that the only
2 relevance that this document would have is that
3 there's a business that the Village is
4 acknowledging is continuing and you can give that
5 some weight. But for the purposes of and
6 character of the issue of nonconformity, this
7 doesn't have any weight because that's not a
8 document that can be considered to be definitive
9 because only this Board can make that decision.
10 And that's what I would come out with.

11 So the business is continuing. You can
12 acknowledge that. You can take that into
13 consideration when you do your deliberations, but
14 it should be ignored and not used as basis of
15 foundation in connection with the issue of
16 nonconformity.

17 MR. INGLIMA: Thank you, Mr. Whitaker.

18 Q Mr. Daniel, you testified that you
19 intended to continue the business of Barry's Ridgewood
20 Auto Body on Lot 14. Correct?

21 A Correct.

22 Q When I'm referring to "you" or "your", I'm
23 referring to the applicant, whatever entity, whatever
24 form that might be, whether it's Mountain View Auto Body,
25 whether it's LES Dann, LLC, that's what I'm referring to

1 with those pronouns.

2 However, in prior testimony you indicated that you
3 had relet the space that was formally occupied by Barry's
4 to a company by the name of Shuart Contracting. Is that
5 also correct?

6 A Correct.

7 Q So how is the reletting of the space
8 occupied by Barry's consistent with your testimony
9 tonight?

10 A Because I had no intention of Barry's seemingly
11 moving out overnight. Mr. Shuart was not going to -- I
12 had no intention of abandoning that use and Mr. Shuart
13 for a short period of time was taking over that space as
14 I geared up the business to move into it.

15 Q Are you familiar with a company by the
16 name of Cobra Auto Body?

17 A I'm not.

18 Q How about Cobra Auto Repair?

19 A Not that I'm aware of, no.

20 Q Are you familiar with listings on the
21 internet that indicate the presence of that business
22 currently at Lot 14?

23 A Honestly, I have no idea who you're talking about.

24 Q Is Cobra Auto Repair a trade name or a
25 fictitious name used by any one of your businesses?

1 A No. I seriously have no idea what you're talking
2 about.

3 Q Are there any tenants currently of Lot 14?

4 A There is not.

5 MR. SEMERARO: I'm going to object to this
6 line of questioning as it extends beyond the scope
7 of his testimony.

8 He was subject to cross-examination on
9 these issues at the last hearing. His testimony
10 at this point in time simply dealt with his
11 intent. If he requests, if Mr. Inglima wants to
12 ask him questions as he did regarding Shuart on
13 intent, that's fine. But this type of questioning
14 is going beyond the scope.

15 MR. INGLIMA: Well, it has been a number
16 of months since the last appearance of this
17 witness before the Board and I realize that he did
18 testify on several occasions in 2023. However,
19 things change with the passage of time and I think
20 I'm entitled and it would be something I think the
21 Board would be interested in to find out whether
22 or not there had been any change in tenants or
23 occupants of Lot 14 during the period of time
24 since the last time we met on this application.
25 So that's why I asked the question. He did state

1 that it was his intent to continue the status quo.
2 I think that it's a fair question to ask him
3 regarding tenants or occupants of Lot 14 to test
4 what he means by the words "status quo". So I
5 don't understand the objection. I'll take his
6 answer as he's given it and I'll move on.

7 Q Do you currently, when I say "you", I'm
8 referring to any of the business entities with which
9 you're associated, do you currently conduct auto body
10 repair work on Lot 14?

11 A Yes.

12 Q And did you obtain any permits or
13 approvals from the Village of Ridgewood or from any of
14 its land use agencies or officials with respect to the
15 auto body repair work that you're currently conducting on
16 Lot 14?

17 A We should have all licenses and documents needed
18 permitted to occupy these buildings.

19 Q No, don't tell me what you should have.
20 Tell me whether or not you obtained --

21 A I'm not a lawyer. My lawyer should have obtained
22 all of that.

23 Q I'm asking a --

24 A Yes.

25 Q -- question. Please let me finish.

1 I'm asking a question using plain language. Did
2 you obtain any permits or approvals with respect to the
3 current use of Lot 14 by an auto body repair shop?

4 MR. SEMERARO: I'm going to object to this
5 question. Again, it's outside the scope of his
6 testimony. His testimony was regarding his
7 intent. His intent is his intent. What the
8 property is currently being used for, unless it's
9 something that's completely different than the
10 auto body use is irrelevant to what his intent
11 was.

12 I don't want to get ahead of ourselves,
13 but we have planner's testimony that's forthcoming
14 and they're going to go into the law for a
15 preexisting nonconforming use and they're going to
16 illuminate the elements, one of which is the
17 intent. And even if the property wasn't currently
18 being used, as long as it was intended to be used,
19 then the use would be a continuing preexisting.

20 So to that extent, I have to just object
21 to this cross-examination because it's going far
22 afield from what the limited direct was.

23 MR. WHITAKER: Well, you opened up the
24 door to the word "continuing" by using this
25 document and also by his prior question that he

1 answered saying that he's currently using it as an
2 auto body shop.

3 MR. SEMERARO: Well, that was his prior
4 testimony. His testimony today was that he
5 intended to continue it, correct?

6 MR. WHITAKER: What intent, he said he's
7 doing it now.

8 MR. SEMERARO: He did now with this
9 question. I don't recall that being on direct and
10 the certificate that I brought in, Mr. Whitaker,
11 was for what is 246 South Broad Street, that's Lot
12 12 and he's being asked questions on Lot 14.

13 MR. WHITAKER: So let's clear it up. The
14 question was asked your intent is to use Lot 14?

15 MR. LYDON: Correct.

16 MR. WHITAKER: The second question the
17 Board needs to have an answer to this in their
18 deliberations, lets get an answer on the record
19 now. Is Lot 14 currently being used or is it just
20 your intent?

21 MR. DANIEL: Currently being used.

22 MR. WHITAKER: So then it's a legitimate
23 question if it's currently being used. He's
24 testified to that. Does he have permission to use
25 that from the Village of Ridgewood by any type of

1 Certificate of Occupancy or other documentation
2 required in order to establish a business or
3 continue a business at that location. Do you have
4 that?

5 MR. DANIEL: I believe so.

6 MR. WHITAKER: Okay, Mr. Inglima.

7

8 BY MR. INGLIMA:

9 Q Please describe for the Board the auto
10 body repair activities that you currently conduct on Lot
11 14?

12 MR. SEMERARO: I'm going to object.

13 That's definitely far afield. This was prior
14 testimony, Mr. Whitaker, and he did not testify to
15 that. I intentionally did not go back into that
16 because testimony was previously given.

17 At the beginning of the testimony this
18 evening, I indicated that he was being proffered
19 for a very limited purpose and the reason for that
20 essentially was to delineate his relationship with
21 the entities because, unfortunately, I didn't
22 think that the record was clear. However, the
23 record was clear and subject to extensive
24 cross-examination on exactly the issue that Mr.
25 Inglima's touching here again today, information

1 that I intentionally didn't go into to avoid this
2 so that we can move this application forward.

3 MR. WHITAKER: Mr. Inglima, your position?

4 MR. INGLIMA: I really, you know, I don't
5 know what to say. Every time I ask a simple
6 question, I get a 20-minute speech.

7 All I'm trying to find out is what the
8 basis is for Mr. Daniel's comment that they're
9 continuing the status quo. For example, let me
10 just play it out for everybody. If Barry's was
11 removing fenders from automobiles, putting them up
12 on a lift, painting parts on Lot 14, are you doing
13 any of those things on Lot 14?

14 MR. SEMERARO: Don't answer. You gave an
15 example. My objection is pending.

16 Again, it's a backdoor way of trying to
17 get the same question in. All the direct and
18 cross-examination on this issue was previously
19 testified to.

20 MR. WHITAKER: I think it's wise to just
21 give the answer so we then know and can have that
22 information for this Board to deliberate.

23 MR. SEMERARO: Okay.

24 MR. WHITAKER: We're spending a lot of
25 time arguing about it, the question, rather than

1 just putting the answer on the table.

2 MR. DANIEL: I think we have all the
3 permits and everything that the Board, I think we
4 even testified to that we removed Barry's paint
5 booth, so we're no longer spraying on Lot 14. But
6 everything else related to what presumably we
7 would all define as "auto body" is being conducted
8 on Lot 14.

9 MR. WHITAKER: And that's the same as your
10 testimony in the prior meetings back in October
11 and before that?

12 MR. DANIEL: Yeah, nothing has changed is
13 I think our point.

14

15 BY MR. INGLIMA:

16 Q Well, when you testified in October Shuart
17 occupied the building. So now Shuart is not in the
18 building and you're saying you're in the building?

19 A Yes, I did just say that he was temporarily taking
20 that as I moved to expand the building. We're going
21 around in circles a little bit.

22 Q No, we're not. In fact, you're now
23 admitting there was a change since last year. Now you're
24 occupying the building that Shuart was in. Right?

25 A Correct, which I said he was actually moving out

1 in the October meeting. I said he was in the process of
2 moving out when I was moving in.

3 Q The transcript will indicate what your
4 testimony was at that time.

5 Have you filed any kind of paperwork with the
6 State of New Jersey? You indicate A-86 is something you
7 filed with respect to Lot 12. Have you filed any
8 paperwork with the State of New Jersey for licensing of
9 auto body repair activities for a business license of any
10 kind with respect to Lot 14?

11 A Just Mountain View Auto Body's business license.
12 So not specifically of Lot 14, no.

13 Q So it's your position that the license,
14 whatever it may be, whatever form it may take with
15 respect to Lot 12 is somehow transferable to any business
16 activities that you're conducting on Lot 14?

17 A We're just operating as Mountain View Auto, so I
18 wouldn't say here, Mr. Inglima, go start the business,
19 but it's for Mountain View Auto. Like I said, it's not
20 specific to Lot 14, I did not get one.

21 Q The address of the business entity is
22 indicated on the form marked as A-86.

23 A Correct.

24 Q And you indicated before that this is a
25 determination that was made by someone to sign this form

1 with respect to 246 South Broad Street, Ridgewood, NJ
2 07450.

3 A Correct.

4 Q And you have not done the same thing with
5 respect to the address of 264 South Broad Street,
6 Ridgewood, New Jersey?

7 A Correct.

8 MR. INGLIMA: No further questions.

9 MR. SEMERARO: I just want to clean
10 something up.

11

12 REDIRECT EXAMINATION BY MR. SEMERARO:

13 Q I just want to revisit an issue regarding
14 Lot 14. At the time of the last hearing you were asked
15 questions regarding that lot and you had indicated that
16 you were already engaged in operations on that lot
17 between the bays that were used for the mechanical shop
18 as well as Barry's. Correct?

19 A Correct.

20 Q Okay. So Mr. Shuart wasn't taking the
21 whole building. He was just storing some stuff on that
22 lot temporarily. Correct?

23 A Correct.

24 Q Okay. And in allowing him to do that, did
25 you have any intent to abandon the auto body use

1 permanently or were you actually already using the
2 property simultaneously for auto body use?

3 A Correct. We were already using the back building.
4 And like I testified back in October, Mr. Shuart was a
5 temporary, you know, gap while I transitioned the
6 business.

7 Q Okay. And those operations have continued
8 from that point to present. Correct?

9 A Correct.

10 MR. SEMERARO: Okay. I have no other
11 questions.

12 MR. INGLIMA: I just have a quick
13 followup.

14

15 RECROSS-EXAMINATION BY MR. INGLIMA:

16 Q A moment ago you were asked a question in
17 which it was suggested that you use the back building for
18 the LES Dann or Mountain View Auto Body on Lot 14?

19 A Yes.

20 Q What is the back building?

21 A I believe in testimony we specifically labeled
22 that E & G Mechanical.

23 Q So you're saying in your testimony tonight
24 that you converted the use of a building in the rear or
25 westerly portion of Lot 14 from its former use as a

1 mechanical shop?

2 MR. SEMERARO: Objection. That's a
3 mischaracterization.

4 MR. INGLIMA: I haven't finished my
5 question yet.

6 MR. SEMERARO: You're using the word
7 "converted", he didn't and it's not a conversion.
8 Auto repair is auto repair.

9 MR. INGLIMA: Mr. Chairman, Mr.
10 Whitaker...

11 MR. WHITAKER: Let him ask the question.
12 He can respond.

13 Go ahead. Ask it again, Mr. Inglima.

14 MR. INGLIMA: Thank you, Mr. Whitaker.

15 Q Is it your testimony here tonight that
16 since the date of the last hearing, you have reoccupied
17 as Mountain View Auto Body a building that was formerly
18 occupied by E & J Mechanical?

19 MR. SEMERARO: You could answer.

20 A Yes, we took over that building.

21 Q Okay. And did he E & J Mechanical engage
22 in the business of auto body repair?

23 A Automotive repair, not auto body. We do the same
24 as E & G, just related to an accident.

25 Q Please just answer the question.

1 MR. WHITAKER: Answer the question that he
2 asked.

3 A To me it's a leading question in a sense that
4 we're delineating --

5 MR. WHITAKER: You're not going to
6 evaluate whether a question's leading or not.

7 MR. SEMERARO: You don't have to worry
8 about it. Just answer the question.

9 MR. DANIEL: Okay.

10 MR. WHITAKER: The question was a very
11 clear question. Mr. Inglima is going to ask it
12 again so we can all hear it again.

13 Go ahead.

14 Q Did E & J Mechanical in the back building
15 as you referred to it, I described it as the western most
16 building on Lot 14, the one that abuts the railroad
17 tracks, you're familiar with that building, right?

18 A Yes, you can reask the question. I know what
19 building you're talking about.

20 Q Did E & J Mechanical engage in auto body
21 repair?

22 A Yes, mechanical repair.

23 Q Were they a licensed auto body repair shop
24 in the State of New Jersey?

25 A I can't speak to their licensing. They were a

1 tenant at the time, but to be a mechanical shop in New
2 Jersey you would have had to have gotten some kind of
3 license.

4 Again, I testified to October when I asked for the
5 licenses and everything and wanted to bring everything to
6 the up and up, that's when everybody moved out. So I
7 can't speak to specifically do they have a license, but I
8 know in the State of New Jersey --

9 MR. WHITAKER: You have no knowledge as to
10 whether they had a license?

11 MR. DANIEL: Correct.

12 In the State of New Jersey --

13 MR. WHITAKER: Thank you. That's the
14 answer. We have the answer now.

15 MR. INGLIMA: Thank you. No further
16 questions.

17 CHAIRMAN BROWN: Open up to the Board
18 members to ask any questions.

19 Okay, seeing none.

20 Our professionals? Mr. Barree? Mr.
21 Rutishauser? Anything?

22 MR. BARREE: Nothing for me, thanks.

23 MR. RUTISHAUSER: No questions for me,
24 thank you.

25 CHAIRMAN BROWN: Thank you.

1 I'm going to go ahead and open it up for
2 members of the public. At this time it's for
3 members of the public to ask any questions that
4 they might have of the applicant's witness.
5 Again, it's just a time for questions.

6 Okay, seeing none.

7 MR. DANIEL: Thank you.

8 MR. SEMERARO: That's it for that witness.

9 Mr. Chairman, can I just take a five
10 minute break real quick?

11 CHAIRMAN BROWN: Sure. We'll take five
12 minutes.

13

14 (Recess)

15

16 CHAIRMAN BROWN: Good evening. Go ahead
17 and go back on the record because we were away for
18 a moment.

19 Jane, can you just take roll call, please?

20

21 (Roll call was taken, all Board Members
22 present respond in the affirmative)

23

24 CHAIRMAN BROWN: Okay, Mr. Semeraro.

25 MR. SEMERARO: So the next witness I'd

1 like to call is Steve Lydon.

2

3 S T E V E N L Y D O N, 25 Westwood
4 Avenue, Westwood, New Jersey, having been duly
5 sworn, testified as follows:

6

7 MR. WHITAKER: Counsel.

8 MR. SEMERARO: Thank you.

9

10 DIRECT EXAMINATION BY MR. SEMERARO:

11 Q Mr. Lydon, could you please give the Board
12 the benefit of your education, training, and licensure?

13 A Sure.

14 I'm a Rutgers University graduate from way back in
15 the very early '80s.

16 I have been doing this for awhile. The last 20 or
17 so years I've been with Burgis Associates. Prior to that
18 I was a planning director and zoning official for a
19 Morris County community, which in some ways was similar
20 of Ridgewood. It had a hospital. It also had a train
21 station, actually, had two, as does Ridgewood, and it was
22 basically a suburban community.

23 I am a licensed planner here in the State of New
24 Jersey and I also hold membership in the American
25 Institute of Certified Planners, which is sort of the

1 national licensing certification.

2 I have appeared before Boards like this. I do a
3 lot of the private work with Burgis Associates. I also
4 sit with Boards on the public side and I've testified in
5 front of Municipal Court as well as Superior Court.

6 MR. SEMERARO: Okay. Mr. Chairman, I
7 submit Mr. Lydon as an expert in the field of
8 professional planning.

9 MR. WHITAKER: Mr. Inglima, any questions
10 as it pertains to Mr. Lydon's qualifications as a
11 professional planner?

12 MR. INGLIMA: No, thank you, Mr. Whitaker,
13 no objections.

14 MR. WHITAKER: Any questions by Board
15 members or other members of the public?

16 There being none, Mr. Lydon is so
17 qualified as a licensed planner in the State of
18 New Jersey and can offer expert testimony in that
19 field.

20 Please proceed.

21 MR. SEMERARO: Thank you.

22

23 BY MR. SEMERARO:

24 Q Mr. Lydon, you were retained to provide
25 planning advice and testimony and some investigation as

1 well regarding this property. Correct?

2 A Correct.

3 Q Okay. Could you please explain to the
4 Board what a preexisting nonconforming use is and how it
5 comes to be?

6 A Sure. And as the Board's witnesses have become a
7 long process, nonconforming use is something that's
8 established in the State of New Jersey. It's got a very
9 simple meaning. It means it's a use that was lawful,
10 that was permitted to exist and then the municipality
11 changes the zoning and it's no longer permitted.

12 So, for instance, you might have a zone that
13 allows for two-family dwellings. Someone has a
14 two-family dwelling, it's a permitted use, it's allowed
15 to continue and then the Village, the municipality, the
16 township changes it so that two families aren't
17 permitted, only one families. Formally permitted two
18 family is now a non-permitted use, but because it existed
19 and will assume continuously, it is grandfathered, so to
20 speak, the colloquial term and it's allowed to continue.

21 The difference is establishing a new use on a
22 property that doesn't have a use is quite difficult.
23 Because it was allowed at one time and because it's being
24 used that way, it's assumed that a nonconforming use has
25 sort of been absorbed into the neighborhood and the

1 standards for seeking an expansion or intensification of
2 a nonconforming use, at first blush seems so much
3 similar, but through court cases that we'll get into at
4 another hearing, those standards are applied somewhat
5 less stringently.

6 But a nonconforming use is basically a use that
7 was lawful at one time, it is now no longer lawful
8 because of the actions of the governing body and,
9 therefore, the owner of that use is grandfathered, the
10 use a grandfathered in.

11 The other thing I would say real quick is change
12 of ownership doesn't affect a nonconforming status. So
13 my earlier example, if Mr. Semeraro owned that two-family
14 house and it became in a one-family zone and he wanted to
15 sell it to Mr. Inqlima, Mr. Inqlima could still use that
16 as a two-family house even though the zoning had changed.

17 Q Okay. When you use the word "lawful", I
18 know that I got a little confused and I want to clarify
19 something for the Board. Statutorily, an individual that
20 has a preexisting nonconforming use could continue to
21 lawfully engage in that use on that property. Correct?

22 A Correct, forever.

23 Q And that's the term that you used as
24 "grandfathered"?

25 A Correct.

1 Q Okay.

2 A And he doesn't need to do anything to enjoy that.
3 He can just go about his merry life, hopefully merry, and
4 there's nothing that he needs to do. He doesn't need to
5 register it. He doesn't need to do anything with it.

6 Q And as long as the town continues to
7 recognize it, the use just continues without any sort of
8 obstacle. Correct?

9 A That's correct. And that I think is one of the
10 rubs, the town, the Village, the borough, doesn't need to
11 do anything either other than change to the zone and
12 change the conforming use to a nonconforming use.
13 There's no, let's say register of nonconforming uses
14 that's required to be maintained.

15 So what could happen, and I'm not suggesting it
16 happened here, but what could happen is, everyone thinks
17 everyone knows what's going on and maybe one of the other
18 parties don't know what's going on. But like, for
19 instance, the owner in the past was not notified of zone
20 changes, so he may not know that he became a
21 nonconforming use because there's no need prior to I
22 think a change in the Municipal Land Use Law in the 1980s
23 or '90s that there was a change in zoning. So the
24 nonconforming use, the user of that use, which is now
25 becoming nonconforming, might never be notified and may

1 never know that it's a nonconforming use.

2 Q But even if he was notified, he has no
3 obligation to take any sort of legal action to come
4 before a Board of this nature or to even ask for a zoning
5 permit within the one-year period of time after the zone
6 change. Correct?

7 A That's absolutely correct, yes.

8 Q Okay. He doesn't have to, but he has the
9 ability to. Correct?

10 A Within a year's time, an owner of a use that now
11 became nonconforming, let's say it happened on June 1st,
12 he has a year from June 1st to seek from the zoning
13 officer a certification that his use is a permitted
14 nonconforming use. After that year, June 10th, the
15 zoning officer is no longer authorized to write such a
16 certification and the only body that can do it is the
17 Zoning Board of Adjustment.

18 So that's why we are here. We've amended our
19 application to seek a Certificate of Nonconformance for
20 Lot 12 and Lot 14, the two outside lots.

21 Q Okay. Now, over time can a preexisting
22 nonconforming use be deemed abandoned?

23 A Yes, but it takes more than your abandonment or
24 non-use of that preexisting use to have the use
25 abandoned. For instance, going back to the two family in

1 a one-family zone, there may be a time for one reason or
2 another that one of the dwelling units becomes unoccupied
3 and it may not be re-rented right away for many reasons,
4 but as long as the dwelling is maintained, the owner's
5 allowed to claim the nonconforming use.

6 There have been some court cases, I don't like to
7 talk to court cases, but there's a case from Saddle River
8 where a gentleman had a horse farm on his property and
9 apparently he had horses and then he stopped having
10 horses. It was more than a day or two he didn't have
11 horses. For 27 years he didn't have horses on the
12 property, might have been 28, I forget, I haven't read
13 the case in awhile. But he maintained the barn and at
14 some point Saddle River decided they wanted the barn
15 removed and the ability to put horses on the property
16 extinguished. The gentleman challenged it and the Court
17 case and the Court decision came down that since that
18 owner maintained the barn all those years, he maintained
19 an intent to keep the ability to have horses on that
20 property and the mere passage of 27, 28 years didn't
21 change that underlying expression of intent by the owner
22 by maintaining that building.

23 Q Okay. So there needs to be some type of
24 overt action and an intention to walk away from and
25 discontinue that use ad infinitum. Correct?

1 A Yes.

2 Q Okay. So that's why we spent so much time
3 with Mr. Montick and Mr. Daniel and even an investigator
4 to show historically what evidence there was as to the
5 duration of the existence of body shops on both lots.
6 Correct?

7 A Yes, and the fact that it was a continuous
8 operation as they testified to.

9 Q Okay. And the next step after resolving
10 that type of factual investigation is to determine what
11 the zoning was at the time that those uses were in
12 operation. Is that right?

13 A That's right, because a basic premise for
14 nonconforming use is it had to be a permitted use when it
15 was established.

16 Q Okay. And you were here when Mr. Montick
17 testified. Correct?

18 A Correct.

19 Q And he testified as to his experience on
20 these lots from his age as a teenager working for his dad
21 cleaning up the shop floor. Correct?

22 A Yeah, it might have been a little earlier than
23 that. The mid '60s from what I recall from the
24 transcript, yes. And he ultimately changed roles,
25 sounded like he went to college, came back and became the

1 manager and ultimately owned the properties.

2 Q Okay. And he testified firsthand
3 knowledge as to his observations as to how these
4 properties were used. Correct?

5 A Correct, because it was a long family history of
6 ownership of certainly Lot 12 and Lot 14 and there was
7 also friendships and business arrangements between the
8 owners.

9 Q And he testified to those uses on both
10 lots continued all the way up until the time he sold the
11 properties to Mr. Daniel. Right?

12 A Yes, and from my read of the transcript it seemed
13 like he expected and anticipated that that use would be
14 continuing under LES Dann or Mountain View Auto Body,
15 whatever the name of the business might be.

16 Q Okay. And then we heard Mr. Daniel's
17 testimony, not only today, but in the past, where these
18 uses also continued during the time period that he owned
19 those properties. Correct?

20 A Yes.

21 Q And you also saw Mr. Saavedra's testimony?

22 A Yes.

23 Q And Mr. Saavedra had secured various
24 records from the Village Library?

25 A Correct, the research librarian apparently had

1 some database that he doesn't have full access to and
2 apparently she was able to bring up or download newspaper
3 articles, Want Ads, grand opening announcements, mostly I
4 guess through The Ridgewood News.

5 Q Okay. And the articles that she had
6 showed a stream of advertisements and notices relative to
7 both lots, Lot 14 more so than Lot 12. Correct?

8 A Correct.

9 Q Okay. And Lot 14, actually those ads --
10 MR. INGLIMA: I'm going to have to object.
11 This is expert testimony. This should not be
12 leading questions.

13 MR. WHITAKER: The right way to do this, I
14 would suggest, is that if Mr. Lydon has analyzed
15 this and has a basis of foundation for his plan
16 opinion as he can testify directly as to what his
17 basis and foundation is.

18 MR. SEMERARO: I agree, Mr. Whitaker. I'm
19 not pursuing more at this point and he'll testify
20 to that.

21 Q So through the course of your
22 representation in this matter, did you also begin to take
23 certain steps for investigations as to your own proofs on
24 zoning as well as uses on the properties?

25 A Yes. And to get an idea of what the current uses

1 are, I've been to the site two or three times. Took a
2 zillion, not zillion, I'm testifying, took a lot of
3 photos, a lot of the digital images and I also filed a
4 lot of OPRA requests, Open Public Records Acts, requests
5 with the Village Clerk at her office to understand how
6 the Village has treated these properties over the years.

7 Q Okay. And what was the result of the OPRA
8 demands that you had served upon the Village?

9 A They were a little disappointing, to tell you the
10 truth. I guess it just happened recently, I guess
11 December this building was flooded. Through the years
12 the building has flooded a number of times and as a
13 result of that some records have become unavailable, but
14 they were able to provide still a significant amount of
15 information and records and maps.

16 Q Okay. And as a consequence, did you serve
17 OPRAs upon any other governmental entities to compile
18 documents?

19 A Well, I didn't serve -- I don't think so. I know
20 I did get documents off the Bergen County website and the
21 reason I went to the County website is the Municipal Land
22 Use Law has been modified and ordinances don't become
23 effective until they're filed with the County and Master
24 Plan and Master Plan documents and re-examination reports
25 have to be filed with the County. And Bergen County has

1 chosen to post those on their website, so I was able to
2 get some documents from the website of the County.

3 Q Okay. And we have some of those documents
4 with us here this evening. Correct?

5 A Correct.

6 Q Okay. And is one of those documents, a
7 1965 zoning map and ordinance?

8 A Yes, and I have it mounted on a board, which I
9 would like to share with the Board.

10 MR. LYDON: Is this a good location, Mr.
11 Chairman?

12 CHAIRMAN BROWN: There's a wireless mic.
13 Grab it from Miss Wondergem.

14 A So this we pre-marked as 71A. 71B is also on the
15 board, is covered by 71A right now. And this has on the
16 left side what is labeled as the Zoning Map, Village of
17 Ridgewood and on the right side it has a lot of texts,
18 Village of Ridgewood, Ordinance Number 1516.

19 I thought this was important enough to ask Mr.
20 Semeraro's office to put it on the boards as well as
21 mounted because this clearly demonstrates that the
22 portion of the west side, actually, both sides, now the
23 west side of South Broad Street from the Glen Rock
24 boundary up almost to the very center of town is in a
25 Business 2 Zone, the Business 2, B-2 Zone.

1 And because this is a zoning ordinance, it has
2 definitions. And one of the definitions I found to be
3 significant for this application was or is Section 226,
4 Public Garage or Gasoline Service Station. It's a
5 relatively short definition. I'd like to read it into
6 the record. It says the -- excuse me -- Section 325,
7 Private Garage. "The private garage is a detached" --
8 no, excuse me -- I do want read 226, Public Garage and
9 Gasoline Service Station. "The public garage or gasoline
10 service station is any building, structure, lot or land
11 in or upon which a business, service, or industry
12 involving the storage, maintenance, washing or servicing
13 and storage in connection therewith of motor vehicles is
14 maintained, conducted, operated, or rendered."

15 So that's the definition of public garage and a
16 gasoline service station.

17 Now, if we flip to 72A.

18 Q 72B, correct?

19 A 72B. I'm sorry, 72B.

20 CHAIRMAN BROWN: Just so we know which
21 one, you're referring to A-72 or A-71B?

22 MR. SEMERARO: 71.

23 CHAIRMAN BROWN: 71B?

24 MR. SEMERARO: 71B, correct.

25 CHAIRMAN BROWN: Great, thank you.

1 A I didn't want to mark this myself, so I have to
2 find it now.

3 Article 13 is Detailed Business District, B-2.
4 And it has Primary Intended Use and then it has, A, and
5 it talks about apartments, hotels, boarding houses,
6 billiards room. And this is in the B-2 Retail Business
7 District. Those uses are under little A, small case A.
8 Under small case B, it says, public garages and gasoline
9 stations as regulated in Article 5 of this ordinance, but
10 not including car washing as a principal use.

11 Since the use is described for Lot 12 and Lot 14,
12 when this ordinance, and this ordinance became effective
13 on September 14th, 1965, since those were a description
14 of the uses occurring on the property, my conclusion was
15 that Ridgewood defined them as public garage types uses
16 and they fit within the definition of providing service
17 and repair and maintenance to motor vehicles.

18 So I conclude -- the ordinance tells me that
19 public garages along with some of these other uses I
20 mentioned, like apartment houses, are permitted uses in
21 the B-2 Zone in 1965.

22 Q Okay. Did you find any other zoning maps?

23 A Yes.

24 Q Okay. What was the next one that you
25 found?

1 A The next one we have pre-marked as 74 and it is
2 entitled: Zoning Map Village of Ridgewood and this map
3 is signed by the Mayor and Commissioners, the Village
4 Clerk. It is dated September 16th, 1965 and it was
5 revised January 27th, 1970. That map was revised, but
6 the area of South Broad Street between it and the
7 railroad remained in the B-2 Zone.

8 Q And is that the area where the properties
9 in question are located?

10 A Yes, it is.

11 Q So according to that map we remain in the
12 B-2 Zone five years later?

13 A Correct.

14 Q Incidentally, did you serve an OPRA demand
15 to the Village asking for any changes to the B-2 zoning
16 for these properties?

17 A Yes. I made multiple requests to the Village for
18 the zoning ordinance, and, specifically, for when it
19 became Chapter 190, because I think there was an earlier
20 chapter that the zoning ordinances were predicated on and
21 I did not get anything for -- this is what I've gotten.
22 There was no information for the zoning ordinance in the
23 1970s.

24 Q So between the years of 1965 and 1970, you
25 did ask for any ordinances that would have changed the

1 zoning in the B-2 District and did you get any ordinances
2 to that affect?

3 A No.

4 Q Okay. And did the clerk explain why she
5 didn't have any ordinances to that affect?

6 A It was to do with the flooding issues that
7 bedeviled Village Hall here in Ridgewood.

8 Q Okay. And your search of the County site
9 didn't yield any ordinances that affected that district
10 either for that period of time?

11 A That's correct.

12 Q Okay. So what does this show?

13 A Well, this is an exhibit we premarked 75 and it's
14 also entitled: Zoning Map The Village of Ridgewood and
15 like the 75 map, it was signed by the Mayor and
16 Commissioners. This one was revised October 28, 1975.
17 And the importance of this application it continues to
18 show the South Broad Street corridor on the west side of
19 the road to the railroad as being in the B-2 Zone.

20 Q And for clarity of the record, that's
21 Exhibit 75. Correct?

22 A Correct.

23 Q A-75.

24 And similarly, you served the Village of Ridgewood
25 with an OPRA for any ordinance changes or zoning map

1 changes within this five-year period of '70 to '75?

2 A Yes.

3 Q And did you get anything?

4 A No, I got the map.

5 Q Okay. And we didn't see anything from the
6 County side either?

7 A Correct.

8 Q Okay. So now we have from '65 through '75
9 the property remaining in the B-2 Zone with the same
10 definition of permitted uses. Correct?

11 A Correct.

12 Q Okay. What's the next?

13 A Well, the next one is an ordinance which did
14 change the zone for this particular section of the
15 borough. That was Ordinance 1949 and it is two pages, at
16 least the way I have it. We don't have it on a map
17 because of the format it was provided to our office.

18 MR. INGLIMA: May I just interrupt for one
19 second?

20 Was this provided in the documents that
21 were sent to me?

22 MR. SEMERARO: Yes.

23 MR. INGLIMA: I don't recognize it.

24 MR. LYDON: You might not recognize it,
25 Mr. Inglima, because my version of the copy looks

1 like this, so someone reoriented it.

2 MR. INGLIMA: No, I did not receive that.
3 Do you have a copy of that for me, Mr. Semeraro?

4 MR. LYDON: I gave him one.

5 MR. SEMERARO: You did, okay.

6 It was on the letter to Jane and copied to
7 you.

8 A So this Village of Ridgewood Ordinance 1949 was
9 adopted --

10 MR. SEMERARO: I'm sorry to interrupt.

11 Mr. Inglima --

12 CHAIRMAN BROWN: Sorry.

13 MR. SEMERARO: Go ahead.

14 CHAIRMAN BROWN: Jane, I don't think we
15 have that.

16 MR. SEMERARO: You don't have that from
17 the most recent submission, that's what I was
18 going to say. This was the submission from the
19 last hearing, we just didn't get to it. Okay.
20 Then I put them all in a flash drive for Jane as
21 well. But that was from the last hearing in
22 October. So I do apologize for indicating that it
23 was in a letter to Jane, I think it was in an
24 email to Jane, but back in October.

25 MR. INGLIMA: May I ask what the number of

1 this exhibit is, please?

2 MR. SEMERARO: 76. And it was previously
3 marked 76 at the last -- it was submitted at the
4 time of the last hearing, but not marked, not
5 testified to.

6 Q So what does this ordinance, Exhibit A-76,
7 state?

8 A Okay. This is a Village of Ridgewood ordinance
9 and Ordinance 1949. It was adopted October 9th, 1984,
10 and it's got two pages. It's got some text in the front
11 page and on my version of it at least, on the second
12 page, it shows an excerpt of the zoning map and it
13 changes the B-2 Zone to R-3 Zone. And the text on the
14 first page under the second paragraph under Section 1
15 says, "The purpose of this amendment is to rezone Lots 8,
16 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,
17 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 39,
18 and 40 of Block 3905 from the present designation of B-2
19 to a new designation of R-3."

20 So this, besides changing the zone from B-2 to
21 R-3, this Ordinance 1949, it also, if you will, fills in
22 the gap time wise from Exhibit 75, which takes us through
23 1975. This ordinance tells us that there were no
24 subsequent changes on these properties as far as their
25 zoning goes up until 1984 when they were rezoned from the

1 B-2 Zone of the '75 map to an R-3 Zone.

2 And based on my experience of being a zoning
3 officer and a professional planner, that's the date I
4 believe that these three properties were converted or
5 transformed from being permitted uses to being
6 preexisting nonconforming uses.

7 Q And that ordinance was adopted in 1984?

8 A Correct. And you haven't asked me yet, Mr.
9 Semeraro, but it was in response to a Master Plan
10 document that the Planning Board adopted in 1983, more
11 specifically, November 15th, 1983.

12 In 1983, the Planning Board reviewed and
13 ultimately adopted re-examination and comprehensive
14 revision of the Master Plan for the Village of Ridgewood.

15 This comprehensive revision of the Master Plan is
16 relatively lengthy and to make sure we get out at a
17 reasonable hour tonight, I won't read it all into the
18 record, but it does address the B-2 Retail Business
19 District on page 64. It's one paragraph that I want to
20 read and then the first sentence of the next paragraph.
21 It says, "The B-2 Zone permits the same uses as are
22 permitted in the B-1 Zone as well as additional uses that
23 are prohibited in the B-1 Zone. For example, gas
24 stations are permitted in the B-2 Zone, but are not
25 permitted in the B-1 Zone. No change is being proposed

1 in the requirements regulating the zone, however, if
2 somewhat significant change is recommended in the
3 boundaries of the zone."

4 And then the next paragraph talks about,
5 primarily, that South Broad Street corridor.

6 So what I like about this is this is also
7 confirmation - because we don't have a full and complete
8 record, I'll acknowledge that, because of the floods that
9 have bedeviled the building - but the '83 Master Plan
10 talks about gas stations, which the earlier ordinance
11 talked about as public garages.

12 So I am pretty confident that the Master Plan
13 talked about the uses we were talking about and is the
14 document that caused or incentivized the municipal body,
15 governing body to adopt Ordinance 1949 and convert this
16 area of Broad Street into a residential zone even though
17 it had been a business zone as demonstrated on the
18 earlier exhibits.

19 Q Okay. So from the evidence that you've
20 gone through so far, we know that this was a permitted
21 use for the properties in question, which were located in
22 the B-2 Zone from 1965 up through 1984. Is that correct?

23 A Correct.

24 Q Okay. And through the OPRA demands that
25 you had made to the Village of Ridgewood, did you request

1 copies of resolutions for various land use applications
2 on either of the lots through the years?

3 A Yes, we did.

4 Q And did the clerk indicate that some
5 records were not available because of flood again or not?

6 A I believe she did, and they provided us with the
7 ones that they had.

8 Q Okay. And out of the ones that they had,
9 we have them here this evening?

10 A Yes, we do. I believe they're on the screens.

11 Q Okay. So I'm going to bring your
12 attention to Exhibit 84.

13 Can you explain to us what A-84 is?

14 A Yes, it's a resolution which affects Lot 12
15 otherwise known as 246 South Broad Street and it's
16 relatively simple. It's for a fence and gate. It's from
17 October 1979. So it's prior to Ordinance 1949, which was
18 adopted in '84 and on pages 6 and 8 it makes reference to
19 an auto repair shop and it references that the property's
20 in the B-2 Zone and it's a permitted use. So that,
21 again, is confirmation that there were no documents that
22 we missed or that were destroyed in floods which made our
23 assumptions -- it reinforced the fact that our
24 assumptions that we had to make because of the missing
25 documents were valid. It also found that the auto repair

1 shop was a permitted use in the B-2 Zone.

2 Q Okay. In the Resolved portion of that
3 resolution, does it discuss anything about storage?

4 A Yes, and it also makes... I'll get the mic in a
5 second. It makes reference to the Andy Marshall drawing.
6 And you're probably all too young to know who Andy
7 Marshall was. Okay, Mr. Whitaker, I've included you in
8 that. Mr. Marshall did most of the site work and
9 subdivision work in Ridgewood and Paramus in the late
10 '70s. Mr. Inglima may have known him as well although
11 Bob still looks young, so I put him in that group.

12 We have pre-marked 84B, which is entitled:
13 Ridgewood Vehicle, 246 South Broad Street, Ridgewood,
14 Bergen County, New Jersey. It is a site plan signed by
15 Andrew Marshall. This version is also sealed and it is
16 dated July 30th, 1979.

17 I think this exhibit is important for a number of
18 reasons. First of all, it identifies the property
19 correctly as being in the B-2 Zone. It identifies the
20 building that's on the site that we heard testimony to
21 last fall was built in, I think started in '63 and
22 finished in '64 on Lot 12 and that's what I call the
23 L-shaped building. That's shown on the plan as an
24 existing building. And the other thing that is
25 significant for is that although this was not -- this is

1 a copy of a paper drawing, was not signed by the chairman
2 and secretary who authored the resolution, but it was
3 approved by the Planning Board and Planning Boards are
4 boards on permitted uses and that is consistent with the
5 resolution that the Planning Board approved.

6 The other thing this exhibit is good for is it
7 shows the fencing that goes around the property and it
8 closes the outdoor storage.

9 Now, we haven't talked about outdoor storage.

10 Q Could I just ask you a question regarding
11 the plan, 84B. Now, that plan shows the L-shaped
12 building which is the same building that Mr. Montick had
13 testified to?

14 A Correct.

15 Q And Mr. Daniel had testified to?

16 A Yes.

17 Q Okay. And in the title block it says:
18 Ridgewood Vehicle on that plan?

19 A Yes, Ridgewood Vehicle, 246 South Broad Street.

20 Q Okay. And as Mr. Montick testified to,
21 that was the body shop. Correct?

22 A Correct.

23 Q Okay. And did this resolution go --

24 A And further to that answer, there are notes on the
25 right side underneath the key map, number 3, it says:

1 Property located in the B-2 Business Zone, which is
2 confirmed by the drawing and then number 5 says: Use,
3 Existing Building: Auto Body Repair.

4 Q Thank you.

5 A And this was submitted to the Planning Board for
6 their approval.

7 Q So --

8 A And secured approval.

9 Q So knowing that it was an auto body repair
10 shop, the resolution spoke to automobile repair, didn't
11 expressly state "auto body" at that time, did it?

12 A No, it did not.

13 Q Does that tell you anything?

14 A Yes, and this is consistent with my understanding
15 of the testimony that I sat through in the fall with Mr.
16 Montick and the transcript that I read. We tend to think
17 of uses as being static and well defined and typically
18 they are. They're not always. Sometimes people have a
19 shared office space, for instance, and there may be an
20 office space and there may be four or five users in there
21 and that's about the closest example I can come to.

22 The way it was described in testimony, it sounds
23 like, especially with Lot 14, but to a degree Lot 12 as
24 well, we heard testimony that there was M & K Landscaping
25 on the property and the contractor who was building the

1 northwest Bergen Mental Health facility, it may not be
2 called "mental health facility", but the assisted
3 living -- it's not assisted living, the three-story
4 residential building just to the north of Lot 12
5 constructed on Lot 11, they used Lot 12 for construction
6 staging and stored some equipment on there on Lot 12, 246
7 South Broad Street, during construction. But even
8 before, especially, with Lot 14, we've heard testimony
9 that, yes, Ridgewood Vehicle was in there since -- not
10 Ridgewood Vehicle, Ridgewood Auto Body was in that
11 property back to the '30s, but they weren't the only
12 tenant operating out of the property. There was M & K
13 Landscaping. There was Barry's Ridgewood Auto Body. As
14 Mr. Inglima mentioned, there was E & G Auto Repair.
15 There was Rick's Pool Service. There was Ridgewood Taxi.
16 And some of the advertisements that the private
17 investigator testified to talked about the sale of used
18 cars.

19 The way the property was used in the testimony to
20 me it sounds like there were a number of people who
21 needed access to bays and there were no leases.
22 Everything was a handshake, a gentleman's agreement and
23 that's apparently the way Mr. Montick's family worked in
24 the business, that's what he testified. And the
25 operations weren't so specific that Barry's Ridgewood

1 would use bay 4, 5 and 6, and Ridgewood Taxi repairing
2 his vehicles would use bays 9, 12 and 17. What I got out
3 of the testimony was, these people used, these tenants
4 without leases used the space cooperatively and the one
5 caveat to that is there was a paint booth, a spray booth
6 that was used to spray vehicles, to paint vehicles
7 damaged in auto accidents. But the way it was described
8 to me through the testimony you all heard, it sounds like
9 both inside and outside it was, somebody needs a bay,
10 where's a bay available, they used it.

11 I didn't hear any testimony that Ridgewood Taxi
12 was only in one building or only in one area of the site.

13 The other thing I think was important to notice is
14 that land uses change over the years. In fact, that's
15 reflected in your code. The earliest code I received was
16 from 1946 and Ridgewood had five zone districts. There
17 were three residential and two business. Now, in the
18 intervening 80 or so years, Ridgewood hasn't gotten any
19 larger, but your current zoning ordinance has 27 zones.
20 It went from five, and actually, I think I got an earlier
21 version, maybe it went down to three to 27 for the same
22 municipality, for the same Village.

23 We have sliced and diced land uses and definitions
24 to a finer and finer degree and that's especially true
25 with something like auto body, which is repairing of

1 autos. And certainly, we all heard testimony that
2 Ridgewood Taxi didn't dispatch cars and taxis from the
3 property, that was done, the testimony said, from the
4 train station, but he repaired them there. So the use of
5 the buildings was somewhat fluid and the outdoor storage
6 was also very fluid.

7 Every auto body shop I know has outdoor storage.
8 Cars are banged up. They've got to wait for a part, they
9 take something off, the paint -- well, the paint happens
10 as a vehicle. But there's always outdoor storage on
11 vehicles. And what typically happens is a neighbor of
12 the owner needs to store an RV or the owner needs to
13 store a boat and a boat is there or tree work needs to be
14 done, so a landscaper leaves a truck or trailer, some
15 equipment on the property and other uses similar to that,
16 because after all, I'm doing outdoor storage of vehicles,
17 does it really matter if they're banged up vehicles or if
18 they're my tree surgeon's chipper.

19 From the perspective of the '40s, '50s and maybe
20 even into the '80s, outdoor storage is outdoor storage
21 and it's still true with landscaping. If you have a
22 landscaper, you probably have outdoor storage.

23 And this idea that the way we treat land uses
24 change is also true with the Municipal Land Use Law.
25 1975 is when that was adopted. It didn't become

1 effective until 1976. So what I'm suggesting is it's
2 difficult sitting here in 2023, 2024 now, to say, well,
3 outdoor storage meant the cars he's working on. That's
4 not the way it worked.

5 And I was the zoning officer in a Morristown
6 community, Morris County community in the '90s and this
7 is very consistent with my experience with outdoor
8 storage of all types. A truck is a truck is a truck. In
9 fact, a vehicle is a vehicle is a vehicle and the line
10 between a truck and equipment, like a backhoe is very
11 blurry and very indiscrete and in the real world sense,
12 oftentimes doesn't exist.

13 So I think that was a long answer to your
14 question.

15 Q Okay. Yeah, it was.

16 But with regard to the B-2 Zone and the definition
17 that you had brought up from 1965, we know from the
18 testimony of Mr. Montick that both body shops were
19 operational in 1965. Correct?

20 A Correct.

21 Q And at that point in time the B-2 Zone was
22 created and had an all encompassing definition. Is that
23 a fair statement?

24 A Well, I'm not sure exactly when the B-2 Zone was
25 created, and I'm not even sure exactly when Lot 14 first

1 became developed with an auto body shop because I believe
2 with the evidence or introduction, we have a Sanborn map
3 which shows that property, I believe, in the late '30s
4 and is identified specifically as auto body.

5 Sanborn maps was an insurance company and they
6 produced an incredible amount of maps going back in their
7 uses to the early part of this last century and they're
8 used frequently to check on land uses. I believe our
9 office actually has a subscription to Sanborn. They're
10 one of a couple of different services we use.

11 Q I'm showing Exhibit 50.

12 A I believe there's a blowup of that as well in
13 which the Lot 14 is identified specifically as an auto
14 body shop.

15 Oh, there you go.

16 Q And I believe the record will indicate
17 that it was 1930. Does that sound right?

18 A I believe that was right, 1930.

19 So according to that map, that lot was being used
20 for auto body repair and painting back at that time.

21 We also heard testimony that Lot 12 was developed
22 with an auto body shop in let's say 1964. So, again,
23 long before the change in zoning to a residential zone.
24 So we know these uses go back a long time and we don't
25 know exactly when the B-2 zoning was established, but the

1 earliest map I saw, which goes back to 1956, shows it in
2 a Business District. So they may not have been in a B-2.

3 Q At that time?

4 A At that time. Clearly, there was in 1965.

5 Q Okay. So some time between 1954 and 1965
6 that zone was born?

7 A I believe.

8 Q Okay. Do we have any other resolutions
9 that you found that were noteworthy?

10 A There was a --

11 Q 1987?

12 A This one is from 1979, the one we were just
13 talking about --

14 Q Correct.

15 A -- the Andy Marshall drawing.

16 And, yes, there was a resolution for Lot 12 and I
17 think we marked that as Exhibit 85 and I believe this was
18 secured by us through an OPRA request.

19 Q Okay.

20 A And this indicates that the -- and this is in '87.
21 So this resolution is adopted after the zoning has
22 changed.

23 Q And that's the address, street address is
24 246 South Broad Street?

25 A Yes.

1 Q And that's Lot 12?

2 A That's Lot 12.

3 And let me just go back real quickly. It used to
4 be that we in New Jersey lived in a time of decision law.
5 So you could be having an application like this that's
6 gone on for a year, the property's in one zone, the
7 Village Council decides to change the zone in two months
8 before you come back again and we'd have to live with the
9 new zoning. No matter what it did to our application,
10 good, bad, or indifferent, we had to live with it.

11 Some time during Governor Christie's term, I'm
12 forgetting the year, he thought that was very unfair to
13 applicants across the board, and so the Municipal Land
14 Use Law was changed to a time of application decision.
15 So once my client made the application, that's the
16 application the Village needs to live with. That's a
17 gross simplification.

18 So in 1987, this property was now in a residential
19 zone. It was still identified as being an existing auto
20 body repair shop and they were seeking to install a spray
21 booth.

22 There was an expansion of a nonconforming use and
23 it was acknowledgement that there was an auto body shop
24 on the property and I think that's the important portion
25 of that resolution for Lot 12. It recognized it was

1 nonconforming and it recognized that it was an existing
2 auto body shop.

3 Q So let me ask you a couple of questions
4 about that. So I think it's paragraph 6 that indicates
5 it's an existing auto body repair shop?

6 A Yes.

7 Q 6A in the Resolved portion indicates that
8 it's an expansion of a nonconforming use to create the
9 addition of the spray booth?

10 A Right, and at the bottom of page 3, the subject
11 proceeds -- I'm sorry.

12 Q 6B, under the Resolved portion it
13 indicates the applicant already runs an automobile auto
14 body repair shop on the site?

15 A Yes.

16 Q Okay. Now, from testimony of Mr. Montick,
17 we knew that this body shop was established decades after
18 the one on Lot 14. Correct?

19 A Yes. Decades, generations.

20 Q Okay. And we also know that those two
21 lots had been zoned identical for the time period from
22 1965 up through 1987. Correct?

23 A '84, and then once the zone changed, they were
24 still zoned the same way, correct.

25 Q Okay. So if both body shops were

1 operational during the same period of time that the B-2
2 Zone permitted it.

3 A Correct.

4 Q And one of them was found to be a
5 preexisting nonconforming use in 1987, by logical
6 inference would the other one also have to have the same
7 designation?

8 MR. INGLIMA: I'm going to object to the
9 question. There is no room in this proceeding for
10 "logical inferences". I think it has to be based
11 on the facts and the law. If the witness is going
12 to give an opinion as to whether or not the use
13 was in existence or was permitted under a zoning
14 ordinance, he should cite authority and not make a
15 "logical inference" based on another piece of
16 property.

17 MR. SEMERARO: My question should stand.
18 The reality is these two properties mirror each
19 other and if there was a finding on one, I think
20 there's a fair inference that that finding, not
21 that it applies to the other, but that the logic
22 that the Board adopted in one, this Board could
23 opt to apply to the other.

24 MR. INGLIMA: I continue the objection.

25 The documents and the records --

1 MR. WHITAKER: I don't think the Board can
2 look at this evidentially and say that because a
3 decision was rendered on one nonconforming
4 property, that it automatically applies to the
5 other that's in that zone.

6 MR. SEMERARO: No, that's not the reason
7 why I'm --

8 MR. WHITAKER: Then I don't understand the
9 question.

10 MR. SEMERARO: Let me try to rephrase it.

11 Q Was the gist of that resolution the fact
12 that a property in that B-2 Zone in 1987 that was engaged
13 in body shop operations since 1965 a preexisting
14 nonconforming use?

15 MR. INGLIMA: Same objection.

16 MR. WHITAKER: Well, the resolution speaks
17 for itself that the Board made a finding of fact.

18 MR. SEMERARO: It does, it does.

19 MR. WHITAKER: The Board recognizes that.

20 MR. SEMERARO: I'll let it stand.

21 MR. WHITAKER: Withdraw the question.

22 MR. SEMERARO: Withdraw the question.

23 Q Through other OPRA demands, did you seek
24 any other records regarding emergency calls or fire
25 department calls or anything along those lines?

1 A Yes. The lieutenant from the fire department
2 called, he had brought into the OPRA response process,
3 but we had not ORPA'd the Ridgewood Fire Department
4 directly and he suggested that we should do that because
5 they might have records that were not destroyed. So we
6 did. We took his advice and we did OPRA the, again, the
7 Open Public Records Act request to the Ridgewood Fire
8 Department.

9 Q Okay. I'm going to bring your attention
10 to A-83 that was pre-marked. Can you explain to the
11 Board what that is?

12 A Oh, yes. This was a situation where the fire
13 department was asked to respond because there was a
14 telephone that was ringing for like a day and a half
15 incessantly, non-stop. And the Ridgewood Fire Department
16 did respond and they generated the response sheet and in
17 it they first identified the subject site, which is 246
18 South Broad Street. They tell us it's 9:52 in the
19 evening and that it was at Ridgewood Vehicle and
20 Ridgewood Vehicle operates an auto body shop.

21 Q And all those words were on that page.
22 Correct?

23 A That's correct. And the fire department addressed
24 it by having someone call Bell Tel.

25 But I think what the important part is they

1 identified it as an auto body shop at Ridgewood Vehicle
2 at 246 South Broad.

3 Q Which we know was Lot 12?

4 A Correct.

5 Q And that was in 1963?

6 A Yes. It was one of about three that we received
7 incident reports that had some information about what the
8 uses were.

9 Q Okay. Now I'm going to bring your
10 attention to Exhibit A-77. Could you explain to the
11 Board what that is?

12 A Yes, this one is, again, Ridgewood Fire Department
13 Incident Report from 1974. This one was 246 South Broad.
14 And, again, it's Ridgewood Vehicle. They had a brush
15 outside in the rear that was burning, actually burning
16 across all three lots, I understand, and they did put the
17 fire out. They did not call the phone company.

18 But, again, it talks about it being a body shop
19 and that was from 1974.

20 Q Is it Ridgewood Vehicle?

21 A Ridgewood Vehicle. So that would be Lot 12 again.

22 Q Okay. So in 1974, 11 years after the
23 first one, we have another report indicating Ridgewood
24 Vehicle body shop operating at 246 Broad Street, Lot 12.
25 Is that right?

1 A Yes. And there was one more where a truck kind of
2 collapsed a retaining wall.

3 Q Okay. That's A-78 is next?

4 A Yes. And they also produced an incident report.
5 It was from -- well, it was 246 South Broad. Again, it
6 was an auto body shop and it was an overturned truck that
7 was carrying stone, I believe, and it was at the
8 Ridgewood Vehicle site, 246 South Broad. And I'm just
9 trying to see the date. It happened on Tuesday, on
10 August... I'll get that date for you in a second.

11 Q No, it's April 7, 1987.

12 A 1987.

13 Q Okay. And did we have any fire reports
14 relative to Lot 14 as a result of that same OPRA demand?

15 A Yes. So that would be 264 South Broad and that
16 goes back to 1948 and that was Exhibit A-80. And, again,
17 it's identified as Ridgewood Auto Body. There was a fire
18 apparently when they were repairing and repainting a car.
19 So it's clearly an auto body shop, 1948, which is
20 consistent with the testimony and the Sanborn map and
21 again, it's at 264 South Broad. That would be Lot 14.

22 Q And what does that say about "Purpose For
23 Which Used", referring to the property?

24 A They were repairing and repainting a car and a
25 fire broke out.

1 Q "Purpose For Which Used - Workshop for
2 repairing and repainting automobiles". Is that right?

3 A Yes, that's under "Purpose For Which the
4 Property's Used".

5 Q Okay.

6 A The information about the fire was with the
7 repairing and repainting the car.

8 Q I think that we have one more report,
9 A-81. Is that correct?

10 A Exhibit A-81, yes. And that was for March of 1953
11 where there was a report and burning rubbish behind the
12 property at 246 and it also spread throughout along the
13 railroad tracks and that was for Ridgewood Auto Body
14 Shop. So that would be Lot 14. The fire actually
15 encompassed all three properties.

16 Q Okay. Now, in addition to these documents
17 which were all official governmental documents you
18 OPRA'd, you also did something with respect to trying to
19 secure historical aerial photographs. Is that right?

20 A Yes. Just like the Sanborn maps, which we had an
21 example of earlier, I forget the exhibit number, sorry,
22 and those are well received and used in the industry,
23 there are also firms which provide aerial photography and
24 we have a subscription with Certified Electronics. They
25 do more than just aerial photography, but that's what we

1 used them for. And I believe we submitted a number, I
2 believe it was Exhibit 82.

3 Q 82B.

4 MR. SEMERARO: And just for the Board's
5 clarification, at the last hearing we had some
6 aerial photographs, but we didn't actually --
7 there was an objection to it, so we discontinued
8 questions because they weren't certified.

9 These are certified and Mr. Lydon is now
10 testifying. So these are the exhibits that should
11 be relied upon and the other one, while marked and
12 testified to is, we would stipulate, is not
13 evidentiary.

14 MR. INGLIMA: Can the witness for Mr.
15 Semeraro indicate what is the source of the
16 certification?

17 MR. LYDON: It's a company certified
18 photograph.

19 And I will point out, Mr. Inqlima, some of
20 the later ones are not certified. By later I mean
21 later in date. For instance, the ones that we got
22 from New Jersey State web, GeoWeb, are not
23 certified because New Jersey doesn't certify them,
24 but I will testify that we often go to that
25 website to get information and then sort of as a

1 check, if you will, I'm assuming everyone in the
2 room has used Google Maps or Google Pro to get
3 directions to someplace. So because we assume
4 most Board members are familiar with it, we took
5 and downloaded a Google aerial from 2022 and that
6 is not certified either, but it shows pretty much
7 a similar arrangement of land uses and vehicles as
8 the 2020, a non-certified State GeoWeb site, and,
9 hopefully, if people aren't familiar with the New
10 Jersey website, GeoWeb, they are with the Google
11 aerials.

12 Q Okay. Could you continue?

13 A I'm sure there's a series of them from different
14 decades and the '53 one shows the building -- in the
15 middle lower region of the photo, and I didn't want to
16 mark these up and put lot lines on them because then I'm
17 modifying what we got, so I didn't feel that that was
18 appropriate or even intelligent, but in the lower third
19 of the 1953 aerial --

20 Q Do you want to use the cursor so you can
21 actually --

22 A Oh God.

23 Q Or do you want me to?

24 A You can.

25 I guess before I get to that lot, this 1953 aerial

1 on the right side of the exhibit there is South Broad
2 Street. To the far left of the exhibit you can see the
3 New Jersey Transit tracks. Down towards the bottom third
4 there is a building with four vehicles, what look to be
5 like four vehicles in front of it. I believe that that
6 is Lot 14 with the buildings that were on it. It is not
7 the clearest of photos.

8 The next photo, 1966 aerial. Again, you can see
9 the railroad to the left and you can see South Broad to
10 the right and about smack in the middle of this photo you
11 can see Lot 12 and the building that was constructed for
12 Ridgewood Vehicle, an L-shaped building, you can see four
13 vehicles up along South Broad. You can see outdoor
14 storage in the rear. You can see the dwelling on
15 adjacent Lot 13 just to the south of it. And then
16 further south of that, you can see the multiple buildings
17 on Lot 14 and you can see this time one car in front of
18 the middle building and it looks like four cars or four
19 cars and a trailer in front of the back portion of the
20 building and you could also see vehicles along the south
21 property line.

22 The 1979 aerial, once again, Broad Street's to the
23 right, the railroad tracks are to the left and I think
24 this one is, the photography's certainly clearer. You
25 can see the L-shaped building on Lot 12. This time you

1 see a lot more, many more vehicles between South Broad
2 Street and the L-shaped portion of the building, the base
3 of the building. And then again you can see quite a bit
4 more vehicles towards the rear between the back of the
5 building and the railroad. And that's normal with
6 outdoor storage on an auto body. It changes on a daily
7 basis just like traffic does. Some days you go to work
8 when you didn't have work from home and it would take you
9 22 minutes to get to work and the next day it takes you a
10 half an hour and the boss is on your case for being late.
11 Similar to this, the outdoor storage is not a finite,
12 discrete entity. It's part of the use, but it's sort of
13 like the tide, it comes and it goes depending on business
14 needs and seasonal opportunities.

15 This one shows a lot of vehicles on Lot 14.
16 Again, it shows vehicles in front of the back building,
17 the western most building and it shows a number of
18 vehicles between South Broad and the first building and,
19 again, it shows the number of vehicles along the south
20 property line.

21 Q And just for clarity sake. At this point
22 in time in 1979, according to the zoning history that you
23 put together, this was still located in the B-2 Zone?

24 A That's correct, and these were permitted uses.

25 The '87 aerial for some reason is not particularly

1 clear, but you can see a lot of vehicles on Lot 12 and
2 Lot 14. In fact, 14 has them lined up along the south
3 property line as well as the north property line between
4 South Broad and the first building.

5 Q So '87 is going back to a black and white
6 photograph as well?

7 A Yes. And this is when they became non-permitted
8 uses.

9 Q Okay.

10 A And then the 2002 and 2008 aerial show much the
11 same thing. We added -- well, we haven't added lot
12 lines, GeoWeb Viewer from the State website does it on
13 the 2002 aerial.

14 The 2008 aerial, we did not want to disturb the
15 photo and it was a pretty consistent situation on each of
16 the lots in each of the photos.

17 Q And there's another one on 2012?

18 A Yes.

19 Q 2019?

20 A The big difference with 2012, the mental health
21 center has built their three-story building just to the
22 north of that. You can see the parking lot. You can see
23 the building. But the properties that we're here for,
24 Lot 14 and Lot 12, the uses are remarkably similar to the
25 other ones in the exhibit, especially, the ones prior to

1 the change in zoning.

2 Q 2019, that photograph came from the aerial
3 photo company?

4 A 2019, yes, that is correct.

5 Q And 2020 came from where?

6 A 2020's aerial came from the New Jersey website,
7 GeoWeb Viewer.

8 Q Okay. That's the governmental site?

9 A That's a governmental site.

10 Q Okay.

11 A And I should mention that the lot lines you see
12 there are approximations. We don't put them in, the
13 state does and that's why those three residential
14 buildings to the north of the northwest Bergen building,
15 you see a lot line go through the building. We didn't
16 put that lot line through that. That's just the way the
17 information's portrayed to us. So they're approximate
18 locations of those lot lines, which is another reason why
19 we didn't try putting them in when they were in by the
20 company.

21 Q And what about the 2022 aerial?

22 A That's the Google aerial. That's the one we put
23 in. It was packaged specifically because we thought
24 Board members probably had use and experience using
25 Google Earth and I think it corroborates the 2020 aerial

1 that we got from the State website. And neither one of
2 those, I should mention, is certified, but the ones from
3 the private company are.

4 Q Okay. You were here when Mr. Saavedra
5 provided some testimony?

6 A Yes.

7 Q And could you provide testimony to the
8 Board as to what relevance you felt that that had,
9 discuss any particular exhibits that he may have?

10 A He, working with the Ridgewood librarian, was able
11 to pull up advertisements and notices from The Ridgewood
12 News and some of them I thought had more than passing
13 interest and I will try to get to them quickly.

14 They all deal with his business, of course, but
15 A-55A, Ridgewood Auto Body, 264 South Broad, it talks
16 about repairing American and foreign cars, expertly
17 repaired insurance work. To the left it says, mufflers
18 installed. That could be something done in an auto
19 accident where somebody got rear ended and maybe the
20 exhaust system got damaged, but mufflers installed is
21 usually when your muffler falls off your car and you have
22 to get a new muffler installed. It's not really auto
23 body, it's really auto repair and I really would urge the
24 Board not to make too much of a distinction between those
25 two terms because I think this is a very good example of

1 how they did what they did and they did what they could
2 do to provide service to their customers.

3 The other thing that I found interesting in this,
4 and there's a series of them. A-57 is an advertisement
5 for a used car and it says, "Call Barry" and there's a
6 phone number. And if I recall the testimony in the
7 transcript correct, Mr. Inglima said, well, how do we
8 know that's Barry from Barry's Auto, Auto Repair, Auto --

9 Q Barry's Auto Body of Ridgewood.

10 A Auto Body of Ridgewood, thank you.

11 And he says there are mechanisms that he uses to
12 confirm that and I'm not going to testify what he said,
13 but it's a used auto for sale.

14 There were several others.

15 Q While you're going through them to
16 highlight any --

17 A A-62 was an ad Barry's Ridgewood Auto Body and it
18 talks about 25 years experience -- I thought I saw
19 something in there. I'm sorry. Go ahead.

20 Q Through the course of his testimony, he
21 had showed various advertisements or Want Ads advertising
22 body shop services or looking for employees to work in
23 the body shop. Is that correct?

24 A Yes. Yes, he did.

25 Q And those years were as early as 1942 and

1 spanning to 1990 for Barry's and Ridgewood Auto Body,
2 both of which were on Lot 14. Is that correct?

3 A Correct.

4 Q He didn't have very many advertisements or
5 notices for Lot 12 in that bundle though. Correct?

6 A That is also correct.

7 Q But I think Exhibits 33 and 34 were public
8 notices that were related to the same resolutions that
9 you provided testimony to. Is that right?

10 A Yes, I believe there were.

11 Q And let's just look at those real quick.
12 59. You have that?

13 A It's the notice, because the Board of Adjustment,
14 the legal notices need to be put in the newspaper and
15 this is talking about the actions of the Zoning Board
16 talking at their September 11th, 1974 meeting and there
17 was an appeal of Karl Montick for construction of an auto
18 body on Lot 14, Block 3905, 264 South Broad Street and it
19 says, "taken under advisement".

20 Another newspaper article that the private
21 investigator with the assistance of the Ridgewood
22 librarian was able to find was a resolution of the
23 Village Council of the Village of Ridgewood.

24 And real brief background, your Board now has the
25 authority to deny and approve use variances. Before the

1 Municipal Land Use Law came about, you had the ability to
2 make recommendations and then the Mayor and Council
3 approved them or not. And after that even, the Mayor and
4 Council approvals could be taken to the Mayor and Council
5 of a grant of an approval.

6 And someone did take a grant of an approval, an
7 appeal to the Village and Council. This was printed
8 September 8th, 1985. Paragraph 9 is important showing
9 that the Mayor and Council were clearly aware of the auto
10 body shop because one of the points that the applicant
11 made in his request for a six-unit apartment building was
12 that it would be more compatible in terms of its
13 relationship to a body shop than a two-family house - in
14 quotes - it's less obnoxious and then a larger building
15 would protect the adjoining residence from looking
16 through the backyard of the premises in question at the
17 body shop.

18 So, clearly, as late or as early as 1985, the
19 Mayor and Council knew that the property was there and it
20 was being used as an auto body shop.

21 Q We should mark that as an exhibit because
22 I can't locate that in the exhibits. I'm not sure...

23 MR. SEMERARO: Mark that as A-87.

24
25 (Newspaper article of Resolution of the

1 Village Council was received and marked Exhibit
2 A-87 for identification.)

3
4 MR. INGLIMA: Do you have copies of that
5 exhibit?

6 MR. SEMERARO: I don't.

7 MR. INGLIMA: All right. If you could
8 supply it for the next meeting?

9 MR. SEMERARO: Yes, I certainly will. We
10 believe that that's a document that was produced
11 by Mr. Saavedra. It's in the same format and it's
12 referencing the same newspaper service that was
13 through the library.

14 Q Correct, Steve?

15 A Yes.

16 MR. SEMERARO: Okay. I'm sure I had it an
17 earlier exhibit marking and we'll clarify that at
18 a later date.

19 Q So given the take away of Mr. Saavedra's
20 information, what do you believe its relevance is?

21 A I think he was able to find legal notices. I
22 think he was able to find advertisements. I think he was
23 able to find announcements and used car ads would show
24 that the property, specifically, Lot 14, had a multitude
25 of supplemental uses beyond the auto body shop. And

1 that, in fact, Barry was doing work beyond what people
2 might try to box in as auto body work, he was advertising
3 for muffler installations. So it shows the fluid nature
4 of that type of use.

5 Q In your opinion, does it show a continuing
6 auto body use on that property?

7 A Yes, I think the testimony of the fact witnesses
8 that were testifying before myself demonstrated that
9 rather conclusively.

10 Q As well as the stuff for Mr. Saavedra,
11 which advertised body shop services and Want Ads?

12 A And the aerial photos and the whole panoply of
13 evidence, yes.

14 Q Okay. And you reviewed Mr. Montick's
15 testimony. Correct?

16 A Yes, and I was here for it as well.

17 Q Okay. And could you highlight the
18 relevant portions of his testimony?

19 A Well, I don't certainly want to --

20 Q No, just what your take away was. Not
21 what he testified to, per se.

22 A That he had extensive knowledge from a young boy
23 on of what went on on the properties that his family
24 owned from Lot 12 especially, as well as Lot 14. That
25 there was beneficial interaction among the businesses on

1 those lots and that the use was continuous.

2 In fact, even when he left for awhile, it sounded
3 like he gone off to college for awhile after high school
4 and came back to work on the floor and then into
5 management and then ultimately own it, the whole goal was
6 to maintain the use as an auto body, auto repair place,
7 facility, with various amounts of outdoor storage.

8 And the tenants that came and went, especially, on
9 Lot 14 were of the same ilk. And that there was no break
10 in service and that the operations, like the Ridgewood
11 Taxi came and repaired cars, Barry's repaired cars, but
12 it was primarily an auto body shop on both lots, but
13 there was also landscapers there as well. There was also
14 Rick's Pool Service. So the idea that there were other
15 users of the property, not users, there were other
16 occupants of the property using it in a very, very
17 similar manner.

18 Q Okay. And then you heard Mr. Daniel
19 provide testimony as well, in past hearings as well the
20 hearing today. Correct?

21 A Yes.

22 Q And was Mr. Daniel's use of those
23 properties since acquisition consistent with the past
24 usage of the properties?

25 A I believe it was. It was auto body, auto repair,

1 and outdoor storage. Not "and" outdoor storage, "with"
2 outdoor storage.

3 Q Okay. Now, you heard questions previously
4 from Mr. Inglima focusing in on the CO and the usage that
5 Mr. Daniel had put both properties to. Can you provide
6 your opinion as to what the relevancy of the CO could
7 possibly be with respect to the usage of Lot 14 for the
8 purposes of evaluating whether or not there's a
9 preexisting nonconforming use for auto body repair and
10 related storage?

11 MR. INGLIMA: I'm going to object to the
12 question, certainly as to the form because I
13 believe it is for this Board to determine the
14 relevance of anything that's presented to it in
15 the course of these hearings. If you want to
16 rephrase it in terms of what it means to him
17 personally, that would probably be acceptable.

18 MR. WHITAKER: The way you asked that
19 question was improper because it takes away
20 basically the decision making power of the Board.

21 MR. SEMERARO: Sure.

22 Q In your opinion, does the fact that Mr.
23 Daniel not having his documentation relative to
24 certificate of occupancy for auto body related services
25 on Lot 14 have any bearing on whether or not the property

1 has a preexisting nonconforming use for a body shop
2 repair?

3 A I don't think it has any significance, because if
4 you look at Section 68, which we tried to stay away from,
5 it will bore you to tears, it talks about the use of the
6 property. It doesn't talk about documentation of how
7 that property's used. It says you're allowed to continue
8 it as long as you continue to use it. And you can get a
9 certificate under that section within a year from the
10 zoning officer, a year later it's going to be from the
11 Board of Adjustment. It doesn't talk at all about
12 certificate of occupancies.

13 Plus, a certificate of occupancy is generally a
14 permit issued by the construction official and it
15 certifies that the building conforms to the building
16 code. It has very little, if anything, to do with the
17 zoning code. The way you exhibit compliance with the
18 zoning code is you can secure a zoning permit. But,
19 again, just like in Section 68, there's generally no
20 obligation to get a zoning permit. Sometimes require
21 them before you get a certificate of occupancy from a
22 construction official, but not all do.

23 In this case, from what I heard, it was mostly
24 repairs and painting that was going on originally and
25 cleanup. I heard there was like eight Dumpsters taken

1 out of the site. There was cleaning up the site. You
2 don't generally need a certificate of occupancy for that.
3 You don't generally need a zoning permit for that. You
4 just need a strong back and a bunch of guys to help you.

5 So the fact that there may not be a certificate of
6 occupancy I think is of no importance to what this Board
7 is trying to wrap their heads around.

8 Q A certificate of occupancy wouldn't have
9 any bearing on what the property was previously used for.
10 Correct?

11 A No.

12 Q And it doesn't necessarily have anything
13 to do with what a person's intent is on using the
14 property in the future. Correct?

15 A That's correct. It's a snapshot that the property
16 meets the various building codes; plumbing, electric,
17 fire at the time that the inspection was completed.

18 Q So based upon the evidence that you have
19 seen through this hearing, what is your opinion as to
20 whether or not there's a preexisting nonconforming use
21 for auto body and related storage inside, outside,
22 anywhere on Lots 12 and 14?

23 A I think the evidence is overwhelming. I think,
24 and I say that because A, we've confirmed what the zoning
25 was before, certainly, before the building on Lot 12 was

1 constructed in 1963, '64. We know what the zoning is
2 B-2. We know it didn't change until 1984 when the Master
3 Plan went through a recommendation. So we know at the
4 time it was initiated it was a permitted use. And we
5 know that also because the later Andrew Marshall site
6 plan in 1979 when the owner secured fence and gate
7 approvals identified it as its use, its identification by
8 location and its identification as by zone. And the
9 building still exists. That's probably the biggest
10 thing, the building and the outdoor storage still exists
11 to this day. And from 1979 in the Marshall drawing and
12 the drawings submitted in support of this application
13 prepared by Burtin Engineering, which I suppose will
14 marked in evidence somewhere along the line, the
15 buildings are amazingly similar. It looks like there may
16 have been an addition built out the back later, but it's
17 the same building by and large.

18 And then the multiple buildings on Lot 14, which
19 were used sort of cooperatively and in conjunction with
20 other uses have been on that site for a very long time as
21 well. And in fact, the Sanborn map from 1930, I believe,
22 identifies it as an auto body shop and you've heard
23 testimony that those uses continued through the years and
24 you've heard testimony that that was always the intent
25 and then eventually they came into the ownership of LES

1 Dann or the Daniels, and their testimony has been that
2 they continued to want to use it as an auto body. In
3 fact, he said he was going to let Barry stay on Lot 14,
4 but Barry didn't want to provide the environmental
5 insurance against spills and other insults to the
6 environment. So Barry left. So rather than waste a
7 valuable use in building in facilities, the idea was,
8 well, if Barry's leaves, I'm taking it.

9 So there's always been, at least in this hearing,
10 there's been an expressed interest in continuing the use.

11 Q Okay. And so you believe that this is a
12 preexisting nonconforming use on both lots or no?

13 A Yes, and I would urge the Board of Adjustment to
14 issue the requested certificate indicating same.

15 Q And do you maintain that opinion within a
16 reasonable degree of planning certainty?

17 A Yes, I do.

18 MR. SEMERARO: Okay. I know that Mr.
19 Inglima has a witness here and that will conclude
20 his testimony in chief. However, I would reserve
21 the right to call back either Mr. Daniel or Mr.
22 Lydon for rebuttal testimony.

23 MR. WHITAKER: Okay.

24 CHAIRMAN BROWN: Okay. Of course. Thank
25 you.

1 MR. SEMERARO: Thank you.

2 So, Mr. Inglima, it's currently 10:20 and
3 our stenographer there has been going for about an
4 hour and 40 minutes, so I would assume she would
5 probably like a break, so how would you like to
6 proceed?

7 MR. INGLIMA: I leave this question in the
8 hands of the Board and the chairman. I can ask
9 questions tonight. I know it's late. It's up to
10 you. I'm going to exceed 11:00, there's no
11 question in my mind about that. So, you know, I
12 would do it either way. Whatever you would like
13 me to do.

14 CHAIRMAN BROWN: If you're okay with
15 holding onto your questions for a subsequent
16 meeting and we could start then with you.

17 MR. INGLIMA: That will be fine.

18 CHAIRMAN BROWN: That's probably what the
19 Board would prefer.

20 MR. INGLIMA: I would like to check and
21 make sure Mr. Steck (Phonetic) is available for
22 that meeting too.

23 CHAIRMAN BROWN: Jane, when would we
24 have --

25 MS. WONDERGEM: February. We're holding

1 February 13th for this.

2 MR. LYDON: I'm not going to be available.

3 CHAIRMAN BROWN: Mr. Lydon isn't available
4 February 13th. So that's not going to work.

5 Jane, after February 13th? It would be
6 tough to ask questions of him when he's not here.

7 MR. LYDON: The answers will be short.

8 CHAIRMAN BROWN: Just give us a second.

9 MS. WONDERGEM: The next one will be
10 March 26th.

11 CHAIRMAN BROWN: The next one will be March
12 26th.

13 MR. SEMERARO: Mr. Chairman, is it
14 possible for us to get a Special Meeting? I mean,
15 we're talking, and I know what an inconvenience
16 that is for everybody and I certainly apologize,
17 but we know that we're looking at a few more
18 hearings. Once this is done, we end up having the
19 hearings for the balance of the application and if
20 we don't get some Special Meetings - and this is
21 through no fault of anybody here so please don't
22 take that in the slightest - we're talking about
23 something that's going to take a year to get
24 through.

25 CHAIRMAN BROWN: Sure, I understand. I

1 certainly --

2 MR. INGLIMA: I wanted to answer.

3 March 26th works for me and my witness.

4 CHAIRMAN BROWN: I can certainly go talk
5 to the Village manager about a Special Meeting. I
6 would need to do that first before I could respond
7 to you to see if we can add a meeting.

8 So, Mr. Whitaker, obviously, I need to go
9 do that with the Village Manager, so I can't
10 answer his question tonight. So would we carry it
11 to...

12 MR. WHITAKER: Carry it to the Regular
13 Meeting.

14 CHAIRMAN BROWN: To the 13th or 26th of
15 March? I know we can't do the 13th, but we just
16 have to...

17 MR. WHITAKER: Why don't we just carry it
18 to the 13th and make an announcement again at the
19 next meeting. Maybe by then we'll know if we have
20 a Special Meeting and advertise for it.

21 MR. SEMERARO: Can I make one suggestion?
22 Maybe we could do the later date and then seek a
23 Special Meeting at the 13th for maybe even an
24 intervening meeting?

25 MR. WHITAKER: We talked at the break.

1 There's a possibility of February 26th.

2 First of all, Mondays, Boards don't meet
3 on Monday.

4 MR. INGLIMA: February 26th works for me
5 and my witness.

6 MR. LYDON: I'm in Fair Lawn the 26th.

7 MR. WHITAKER: Our planner's not
8 available, he can read the transcript.

9 CHAIRMAN BROWN: Mr. Lydon isn't available
10 the 26th.

11 MR. SEMERARO: So, Mr. Chairman, what was
12 the one date that we were able to get?

13 CHAIRMAN BROWN: It would be March 26th.

14 MR. SEMERARO: So that's 3/26?

15 CHAIRMAN BROWN: 3/26, yes.

16 MR. SEMERARO: Could we keep that hearing
17 date and then seek a Special Meeting on the 13th?

18 MR. WHITAKER: Special Meeting thereafter?

19 MR. SEMERARO: Well, maybe even
20 intervening possibly or are you saying, Bruce,
21 that the 26th is the only possibility for a
22 special before then?

23 MR. WHITAKER: I don't think so.

24 MR. SEMERARO: I'm sorry, I didn't hear
25 you.

1 MR. WHITAKER: I don't think so. I don't
2 have a date open in March other than the Regular
3 Meetings.

4 MR. SEMERARO: So could we meet on the
5 13th for seeking to schedule a Special Meeting
6 shortly after the 26th, but keep the 26th on?

7 CHAIRMAN BROWN: Sure, sure. So we're
8 saying that you would like to carry this until
9 March the 26th?

10 MR. SEMERARO: Correct.

11 CHAIRMAN BROWN: And if we're going to
12 then do a Special Meeting for this application, it
13 will be some time off after March 26th where we
14 try to find another date that we don't currently
15 have a regularly scheduled meeting on.

16 MR. SEMERARO: Correct, and I can
17 communicate with the Board's attorney and see what
18 dates.

19 CHAIRMAN BROWN: Yes.

20 MR. RUTISHAUSER: The Planning Board
21 doesn't have much to do, I vote the 20th of
22 February?

23 MR. WHITAKER: Well, that's a Tuesday.

24 MR. RUTISHAUSER: Yes.

25 MR. WHITAKER: I have hearings every

1 Tuesday, all year. The only time I don't have a
2 meeting on a Tuesday is the fifth Tuesday of the
3 month. I already have those booked with other
4 towns.

5 MR. RUTISHAUSER: Well, we tried.

6 CHAIRMAN BROWN: Okay. So we're going to
7 carry this until March 26th at 7:30 p.m. No
8 further notice required. We're going to then
9 figure out in between that time, where you can
10 communicate with Mr. Whitaker, Mr. Inglima, and
11 Jane to look at another. In the meantime, I'll
12 also talk to the Village Manager.

13 MR. SEMERARO: Fair enough.

14 CHAIRMAN BROWN: Does that work?

15 MR. SEMERARO: Yes.

16 CHAIRMAN BROWN: Wonderful, thank you.

17 MR. INGLIMA: Thanks very much.

18

19 (Whereupon, the proceedings concluded at
20 10:25 p.m.)

21

22

23

24

25

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

C E R T I F I C A T E

I, LYNANN DRAGONE, License No. XI01388, a Certified Court Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the hearing at the time and the date hereinbefore set forth.

I further certify that I am neither attorney nor Counsel for, nor employed by any of the parties to the action in which this hearing was taken.

I further certify that I am not an employee of anyone employed in this case, nor am I financially interested in this action.

Lynann Dragone
LYNANN DRAGONE, CCR
Certified Court Reporter

	23:3, 24:12, 24:14, 24:19, 25:11, 26:12, 26:13, 27:5, 27:8, 28:10, 28:12, 28:16, 28:20, 29:14, 30:18, 30:25, 32:16, 40:20, 43:6, 44:7, 44:9, 48:11, 53:16, 59:23, 60:8, 63:25, 64:13, 67:18, 72:14, 72:21, 73:14, 76:6, 76:17, 77:15, 78:2, 78:24, 82:2, 82:18, 84:24, 85:24, 86:9, 87:7, 87:25, 89:22, 90:18, 91:3	54:7, 55:22, 90:2 1985 [2] - 83:8, 83:18 1987 [7] - 65:11, 66:18, 67:22, 68:5, 69:12, 72:11, 72:12 1990 [1] - 82:1 1st [2] - 40:11, 40:12	3	80 [1] - 61:18 82 [1] - 74:2 82B [1] - 74:3 83 [1] - 3:16 84 [1] - 56:12 84B [2] - 57:12, 58:11 85 [1] - 65:17 8th [1] - 83:8
'30s [2] - 60:11, 64:3 '40s [1] - 62:19 '50s [1] - 62:19 '53 [1] - 75:14 '60s [1] - 42:23 '63 [1] - 57:21 '64 [2] - 57:22, 90:1 '65 [1] - 51:8 '70 [1] - 51:1 '70s [1] - 57:10 '75 [3] - 51:1, 51:8, 54:1 '80s [2] - 35:15, 62:20 '83 [1] - 55:9 '84 [2] - 56:18, 67:23 '87 [3] - 65:20, 77:25, 78:5 '90s [2] - 39:23, 63:6	14th [1] - 48:13 15 [2] - 7:14, 53:16 1516 [1] - 46:18 15th [1] - 54:11 16 [1] - 53:16 16th [1] - 49:4 17 [2] - 53:16, 61:2 18 [1] - 53:16 19 [1] - 53:16 190 [1] - 49:19 1930 [3] - 64:17, 64:18, 90:21 1942 [1] - 81:25 1946 [1] - 61:16 1948 [2] - 72:16, 72:19 1949 [6] - 51:15, 52:8, 53:9, 53:21, 55:15, 56:17 1953 [3] - 73:10, 75:19, 75:25 1954 [1] - 65:5 1956 [1] - 65:1 1963 [2] - 71:5, 90:1 1964 [1] - 64:22 1965 [12] - 46:7, 48:13, 48:21, 49:4, 49:24, 55:22, 63:17, 63:19, 65:4, 65:5, 67:22, 69:13 1966 [1] - 76:8 1970 [2] - 49:5, 49:24 1970s [1] - 49:23 1974 [4] - 71:13, 71:19, 71:22, 82:16 1975 [3] - 50:16, 53:23, 62:25 1976 [1] - 63:1 1979 [7] - 56:17, 57:16, 65:12, 76:22, 77:22, 90:6, 90:11 1980s [1] - 39:22 1983 [3] - 54:10, 54:11, 54:12 1984 [5] - 53:9, 53:25,	2 2 [3] - 6:6, 46:25 20 [2] - 35:16, 53:16 20-minute [1] - 26:6 2002 [2] - 78:10, 78:13 2008 [2] - 78:10, 78:14 2012 [2] - 78:17, 78:20 2019 [3] - 78:19, 79:2, 79:4 2020 [3] - 75:8, 79:5, 79:25 2020's [1] - 79:6 2021 [4] - 9:14, 9:15, 12:4, 12:20 2022 [2] - 75:5, 79:21 2023 [3] - 4:9, 21:18, 63:2 2024 [2] - 1:8, 63:2 20th [2] - 12:4, 96:21 21 [1] - 53:16 22 [2] - 53:16, 77:9 224 [1] - 6:5 226 [2] - 47:3, 47:8 23 [2] - 1:8, 53:17 24 [2] - 4:9, 53:17 246 [15] - 4:6, 24:11, 29:1, 56:15, 57:13, 58:19, 60:6, 65:24, 70:17, 71:2, 71:13, 71:24, 72:5, 72:8, 73:12 25 [3] - 35:3, 53:17, 81:18 26 [1] - 53:17 264 [7] - 4:6, 7:24, 29:5, 72:15, 72:21, 80:15, 82:18 26th [15] - 93:10, 93:12, 94:3, 94:14, 95:1, 95:4, 95:6, 95:10, 95:13, 95:21, 96:6, 96:9, 96:13, 97:7 27 [5] - 41:11, 41:20, 53:17, 61:19, 61:21 27th [1] - 49:5 28 [4] - 41:12, 41:20, 50:16, 53:17 29 [1] - 53:17	4 4 [1] - 61:1 40 [2] - 53:18, 92:4	9 9 [3] - 53:16, 61:2, 83:8 973 [1] - 1:23 9:52 [1] - 70:18 9th [1] - 53:9
0			5	A
07450 [1] - 29:2 07512 [1] - 1:22			5 5 [3] - 48:9, 59:2, 61:1 50 [1] - 64:11 519-9562 [1] - 1:23 54 [1] - 1:22 59 [1] - 82:12	A-55A [1] - 80:15 A-57 [1] - 81:4 A-62 [1] - 81:17 A-71B [1] - 47:21 A-72 [1] - 47:21 A-75 [1] - 50:23 A-76 [1] - 53:6 A-77 [1] - 71:10 A-78 [1] - 72:3 A-80 [1] - 72:16 A-81 [2] - 73:9, 73:10 A-83 [1] - 70:10 A-84 [1] - 56:13 A-86 [5] - 10:25, 12:14, 14:3, 28:6, 28:22 A-87 [3] - 3:16, 83:23, 84:2 abandon [1] - 29:25 abandoned [2] - 40:22, 40:25 abandoning [1] - 20:12 abandonment [1] - 40:23 ability [4] - 40:9, 41:15, 41:19, 83:1 able [9] - 44:2, 45:14, 46:1, 80:10, 82:22, 84:21, 84:22, 84:23, 95:12 absolutely [1] - 40:7 absorbed [1] - 37:25 abuts [1] - 32:16 acceptable [1] - 87:17 access [2] - 44:1, 60:21 accident [2] - 31:24, 80:19 accidents [1] - 61:7 according [3] - 49:11,
1			6 6 [4] - 3:5, 56:18, 61:1, 67:4 64 [1] - 54:19 68 [9] - 14:25, 16:4, 16:5, 16:14, 17:3, 17:6, 18:20, 88:4, 88:19 6A [1] - 67:7 6B [1] - 67:12	
1 [1] - 53:14 10 [1] - 53:16 10:20 [1] - 92:2 10:25 [1] - 97:20 10th [1] - 40:14 11 [3] - 53:16, 60:5, 71:22 11:00 [1] - 92:10 11th [1] - 82:16 12 [37] - 3:6, 4:7, 7:6, 8:3, 9:18, 10:21, 24:12, 28:7, 28:15, 40:20, 43:6, 44:7, 48:11, 53:16, 56:14, 57:22, 59:23, 60:4, 60:5, 60:6, 61:2, 64:21, 65:16, 66:1, 66:2, 66:25, 71:3, 71:21, 71:24, 76:11, 76:25, 78:1, 78:24, 82:5, 85:24, 89:22, 89:25 13 [4] - 4:7, 48:3, 53:16, 76:15 13th [9] - 93:1, 93:4, 93:5, 94:14, 94:15, 94:18, 94:23, 95:17, 96:5 14 [59] - 4:8, 8:4, 8:12, 9:5, 10:22, 19:20, 20:22, 21:3, 21:23, 22:3, 22:10, 22:16,			7 7 [1] - 72:11 71 [1] - 47:22 71A [2] - 46:14, 46:15 71B [3] - 46:14, 47:23, 47:24 72A [1] - 47:17 72B [3] - 47:18, 47:19 74 [1] - 49:1 75 [4] - 50:13, 50:15, 50:21, 53:22 76 [2] - 53:2, 53:3 7:30 [1] - 97:7 7:57 [1] - 1:9	
			8	
			8 8 [2] - 53:15, 56:18	

<p>64:19, 77:22 accurate [2] - 13:12, 98:8 acknowledge [3] - 16:10, 19:12, 55:8 acknowledged [1] - 18:18 acknowledgement [1] - 66:23 acknowledges [1] - 15:10 acknowledging [1] - 19:4 acknowledgment [2] - 15:13, 16:18 acquired [2] - 9:3, 10:19 acquisition [2] - 8:6, 86:23 Act [1] - 70:7 action [4] - 40:3, 41:24, 98:12, 98:15 actions [2] - 38:8, 82:15 activities [3] - 25:10, 28:9, 28:16 Acts [1] - 45:4 ad [2] - 41:25, 81:17 add [1] - 94:7 added [2] - 78:11 addition [3] - 67:9, 73:16, 90:16 additional [1] - 54:22 address [5] - 28:21, 29:5, 54:18, 65:23 addressed [1] - 70:23 adjacent [1] - 76:15 adjoining [1] - 83:15 Adjustment [8] - 2:5, 13:23, 14:15, 14:19, 40:17, 82:13, 88:11, 91:13 admitting [1] - 27:23 adopt [1] - 55:15 adopted [9] - 52:9, 53:9, 54:7, 54:10, 54:13, 56:18, 62:25, 65:21, 68:22 Ads [3] - 44:3, 81:21, 85:11 ads [2] - 44:9, 84:23 advertise [1] - 94:20 advertised [1] - 85:11 advertisement [1] - 81:4 advertisements [6] - 44:6, 60:16, 80:11, 81:21, 82:4, 84:22 advertising [2] - 81:21, 85:2</p>	<p>advice [2] - 36:25, 70:6 advise [3] - 6:25, 7:9, 11:1 advisement" [1] - 82:19 aerial [19] - 73:19, 73:23, 73:25, 74:6, 75:5, 75:19, 75:25, 76:8, 76:22, 77:25, 78:10, 78:13, 78:14, 79:2, 79:6, 79:21, 79:22, 79:25, 85:12 aerials [1] - 75:11 affect [3] - 38:12, 50:2, 50:5 affected [1] - 50:9 affects [2] - 12:24, 56:14 afield [2] - 23:22, 25:13 age [1] - 42:20 agencies [1] - 22:14 ago [1] - 30:16 agree [2] - 18:20, 44:18 agreement [1] - 60:22 ahead [7] - 23:12, 31:13, 32:13, 34:1, 34:16, 52:13, 81:19 allowed [5] - 37:14, 37:20, 37:23, 41:5, 88:7 allowing [1] - 29:24 allows [1] - 37:13 almost [1] - 46:24 ALSO [1] - 2:2 amazingly [1] - 90:15 amended [1] - 40:18 amendment [1] - 53:15 American [2] - 35:24, 80:16 amount [2] - 45:14, 64:6 amounts [1] - 86:7 analyzed [1] - 44:14 Andrew [2] - 57:15, 90:5 Andy [3] - 57:5, 57:6, 65:15 announcement [1] - 94:18 announcements [2] - 44:3, 84:23 answer [17] - 14:6, 22:6, 24:17, 24:18, 26:14, 26:21, 27:1, 31:19, 31:25, 32:1, 32:8, 33:14, 58:24,</p>	<p>63:13, 94:2, 94:10 answered [1] - 24:1 answering [1] - 14:7 answers [1] - 93:7 anticipated [1] - 43:13 apartment [2] - 48:20, 83:11 apartments [1] - 48:5 apologize [2] - 52:22, 93:16 appeal [2] - 82:17, 83:7 appearance [1] - 21:16 APPEARANCES [1] - 2:11 appeared [1] - 36:2 applicant [6] - 4:16, 7:1, 7:3, 19:23, 67:13, 83:10 Applicant [1] - 2:13 applicant's [1] - 34:4 applicants [1] - 66:13 APPLICATION [1] - 1:5 application [17] - 4:2, 5:4, 7:18, 16:16, 21:24, 26:2, 40:19, 47:3, 50:17, 66:5, 66:9, 66:14, 66:15, 66:16, 90:12, 93:19, 96:12 applications [1] - 56:1 applied [1] - 38:4 applies [2] - 68:21, 69:4 apply [1] - 68:23 appropriate [1] - 75:18 approval [9] - 4:3, 4:4, 4:22, 11:19, 59:6, 59:8, 83:5, 83:6 Approval [1] - 17:11 approvals [4] - 22:13, 23:2, 83:4, 90:7 approve [1] - 82:25 approved [3] - 58:3, 58:5, 83:3 approximate [1] - 79:17 approximations [1] - 79:12 April [3] - 9:20, 12:4, 72:11 archivist [1] - 5:19 area [5] - 13:20, 49:6, 49:8, 55:16, 61:12 argue [1] - 17:13 arguing [1] - 26:25 arguments [1] - 16:22</p>	<p>arrangement [1] - 75:7 arrangements [1] - 43:7 Article [2] - 48:3, 48:9 article [3] - 3:16, 82:20, 83:25 articles [2] - 44:3, 44:5 assistance [1] - 82:21 assisted [2] - 60:2, 60:3 associated [1] - 22:9 Associates [2] - 35:17, 36:3 ASSOCIATES [1] - 2:7 assume [4] - 8:8, 37:19, 75:3, 92:4 assumed [1] - 37:24 assuming [1] - 75:1 assumptions [5] - 13:3, 13:5, 16:23, 56:23, 56:24 attention [4] - 10:24, 56:12, 70:9, 71:10 attorney [2] - 96:17, 98:10 Attorney [3] - 2:4, 2:13, 2:15 August.. [1] - 72:10 authored [1] - 58:2 authority [2] - 68:14, 82:25 authorized [1] - 40:15 auto [65] - 4:5, 5:7, 8:2, 8:3, 9:10, 10:20, 22:9, 22:15, 23:3, 23:10, 24:2, 25:9, 27:7, 28:9, 29:25, 30:2, 31:8, 31:22, 31:23, 32:20, 32:23, 56:19, 56:25, 59:9, 59:11, 61:7, 61:25, 62:7, 64:1, 64:4, 64:13, 64:20, 64:22, 66:19, 66:23, 67:2, 67:5, 67:13, 70:20, 71:1, 72:6, 72:19, 77:6, 80:18, 80:22, 80:23, 81:10, 81:13, 82:17, 83:9, 83:20, 84:25, 85:2, 85:6, 86:6, 86:12, 86:25, 87:9, 87:24, 89:21, 90:22, 91:2 Auto [32] - 7:6, 7:10, 7:13, 7:23, 8:9, 9:5, 10:11, 10:17, 19:20, 19:24, 20:16, 20:18, 20:24, 28:11, 28:17,</p>	<p>28:19, 30:18, 31:17, 43:14, 59:3, 60:10, 60:13, 60:14, 72:17, 73:13, 80:15, 81:8, 81:9, 81:17, 82:1 automatically [1] - 69:4 automobile [2] - 59:10, 67:13 automobiles [1] - 26:11 automobiles" [1] - 73:2 automotive [1] - 31:23 autos [1] - 62:1 available [8] - 16:7, 56:5, 61:10, 92:21, 93:2, 93:3, 95:8, 95:9 Avenue [2] - 6:5, 35:4 avoid [1] - 26:1 aware [4] - 4:21, 8:2, 20:19, 83:9 awhile [5] - 6:10, 35:16, 41:13, 86:2, 86:3</p>
B				
<p>B-1 [3] - 54:22, 54:23, 54:25 B-2 [31] - 46:25, 48:3, 48:6, 48:21, 49:7, 49:12, 49:15, 50:1, 50:19, 51:9, 53:13, 53:18, 53:20, 54:1, 54:18, 54:21, 54:24, 55:22, 56:20, 57:1, 57:19, 59:1, 63:16, 63:21, 63:24, 64:25, 65:2, 68:1, 69:12, 77:23, 90:2 backdoor [1] - 26:16 background [1] - 82:24 backhoe [1] - 63:10 backyard [1] - 83:16 bad [1] - 66:10 balance [2] - 5:4, 93:19 BANDELT [1] - 1:12 banged [2] - 62:8, 62:17 barn [3] - 41:13, 41:14, 41:18 Barree [1] - 33:20 BARREE [2] - 2:8, 33:22 Barry [6] - 81:5, 81:8, 85:1, 91:3, 91:4,</p>				

<p>91:6 Barry's [18] - 8:3, 8:12, 9:5, 19:19, 20:3, 20:8, 20:10, 26:10, 27:4, 29:18, 60:13, 60:25, 81:8, 81:9, 81:17, 82:1, 86:11, 91:8 base [1] - 77:2 based [6] - 13:3, 16:23, 54:2, 68:10, 68:15, 89:18 basic [1] - 42:13 basis [6] - 13:12, 19:14, 26:8, 44:15, 44:17, 77:7 bay [3] - 61:1, 61:9, 61:10 bays [3] - 29:17, 60:21, 61:2 bearing [2] - 87:25, 89:9 became [8] - 38:14, 39:20, 40:11, 42:25, 48:12, 49:19, 64:1, 78:7 become [4] - 37:6, 45:13, 45:22, 62:25 becomes [1] - 41:2 becoming [1] - 39:25 bedeviled [2] - 50:7, 55:9 begin [1] - 44:22 beginning [1] - 25:17 behalf [1] - 4:16 behind [1] - 73:11 Bell [1] - 70:24 beneficial [1] - 85:25 benefit [1] - 35:12 Bergen [5] - 45:20, 45:25, 57:14, 60:1, 79:14 BERGEN [1] - 1:1 between [12] - 29:17, 43:7, 49:6, 49:24, 63:10, 65:5, 77:1, 77:4, 77:18, 78:3, 80:24, 97:9 beyond [4] - 21:6, 21:14, 84:25, 85:1 big [1] - 78:20 biggest [1] - 90:9 billiards [1] - 48:6 bit [4] - 4:18, 6:24, 27:21, 77:3 black [1] - 78:5 block [2] - 17:14, 58:17 Block [4] - 4:7, 6:6, 53:18, 82:18</p>	<p>blowup [1] - 64:12 blurry [1] - 63:11 blush [1] - 38:2 Board [61] - 2:4, 2:10, 4:21, 5:2, 6:25, 11:23, 12:16, 13:15, 13:23, 14:15, 14:16, 14:19, 16:14, 17:8, 17:22, 18:15, 18:25, 19:1, 19:9, 21:17, 21:21, 24:17, 25:9, 26:22, 27:3, 33:17, 34:21, 35:11, 36:14, 37:4, 38:19, 40:4, 40:17, 46:9, 54:10, 54:12, 58:3, 58:5, 59:5, 68:22, 69:1, 69:17, 69:19, 70:11, 71:11, 75:4, 79:24, 80:8, 80:24, 82:13, 82:15, 82:24, 87:13, 87:20, 88:11, 89:6, 91:13, 92:8, 92:19, 96:20 BOARD [1] - 1:11 board [3] - 46:8, 46:15, 66:13 Board's [4] - 5:14, 37:6, 74:4, 96:17 boarding [1] - 48:5 Boards [4] - 36:2, 36:4, 58:3, 95:2 boards [2] - 46:20, 58:4 boat [2] - 62:13 Bob [1] - 57:11 body [80] - 4:5, 5:7, 7:23, 8:2, 8:3, 8:7, 8:12, 9:11, 10:3, 10:20, 11:7, 13:6, 13:11, 14:10, 22:9, 22:15, 23:3, 23:10, 24:2, 25:10, 27:7, 28:9, 29:25, 30:2, 31:22, 31:23, 32:20, 32:23, 38:8, 40:16, 42:5, 55:14, 55:15, 58:21, 59:9, 59:11, 61:25, 62:7, 63:18, 64:1, 64:4, 64:14, 64:20, 64:22, 66:20, 66:23, 67:2, 67:5, 67:14, 67:17, 67:25, 69:13, 70:20, 71:1, 71:18, 71:24, 72:6, 72:19, 77:6, 80:23, 81:22, 81:23, 82:18, 83:10, 83:13, 83:17, 83:20, 84:25, 85:2, 85:6, 85:11, 86:6,</p>	<p>86:12, 86:25, 87:9, 87:24, 88:1, 89:21, 90:22, 91:2 Body [22] - 7:6, 7:13, 8:9, 9:5, 10:11, 10:17, 19:20, 19:24, 20:16, 30:18, 31:17, 43:14, 59:3, 60:10, 60:13, 72:17, 73:13, 80:15, 81:9, 81:10, 81:17, 82:1 Body's [1] - 28:11 booked [1] - 97:3 books [1] - 7:15 booth [5] - 27:5, 61:5, 66:21, 67:9 bore [1] - 88:5 born [1] - 65:6 borough [2] - 39:10, 51:15 boss [1] - 77:10 bottom [3] - 11:8, 67:10, 76:3 boundaries [1] - 55:3 boundary [1] - 46:24 box [1] - 85:2 boy [1] - 85:22 break [4] - 34:10, 86:9, 92:5, 94:25 brief [1] - 82:24 bring [8] - 10:24, 14:14, 14:20, 33:5, 44:2, 56:11, 70:9, 71:9 Broad [32] - 4:7, 7:24, 24:11, 29:1, 29:5, 46:23, 49:6, 50:18, 55:5, 55:16, 56:15, 57:13, 58:19, 60:7, 65:24, 70:18, 71:2, 71:13, 71:24, 72:5, 72:8, 72:15, 72:21, 76:1, 76:9, 76:13, 76:22, 77:1, 77:18, 78:4, 80:15, 82:18 broke [1] - 72:25 brought [4] - 13:23, 24:10, 63:17, 70:2 BROWN [37] - 1:12, 4:1, 4:13, 5:20, 5:25, 6:7, 12:10, 33:17, 33:25, 34:11, 34:16, 34:24, 46:12, 47:20, 47:23, 47:25, 52:12, 52:14, 91:24, 92:14, 92:18, 92:23, 93:3, 93:8, 93:11, 93:25, 94:4, 94:14, 95:9, 95:13, 95:15, 96:7, 96:11, 96:19, 97:6,</p>	<p>97:14, 97:16 Bruce [1] - 95:20 BRUCE [1] - 2:4 brush [1] - 71:14 building [57] - 27:17, 27:18, 27:20, 27:24, 29:21, 30:3, 30:17, 30:20, 30:24, 31:17, 31:20, 32:14, 32:16, 32:17, 32:19, 41:22, 45:11, 45:12, 47:10, 55:9, 57:20, 57:23, 57:24, 58:12, 59:25, 60:4, 61:12, 75:14, 76:4, 76:11, 76:12, 76:18, 76:20, 76:25, 77:2, 77:3, 77:5, 77:16, 77:17, 77:18, 78:4, 78:21, 78:23, 79:14, 79:15, 83:11, 83:14, 88:15, 89:16, 89:25, 90:9, 90:10, 90:17, 91:7 Building [1] - 59:3 buildings [7] - 22:18, 62:5, 76:6, 76:16, 79:14, 90:15, 90:18 built [3] - 57:21, 78:21, 90:16 bulk [1] - 4:23 bunch [1] - 89:4 bundle [1] - 82:5 Burgis [2] - 35:17, 36:3 burning [3] - 71:15, 73:11 Burtin [1] - 90:13 business [32] - 9:18, 10:6, 11:19, 15:1, 15:14, 16:18, 18:11, 18:12, 18:18, 19:3, 19:11, 19:19, 20:14, 20:21, 22:8, 25:2, 25:3, 28:9, 28:11, 28:15, 28:18, 28:21, 30:6, 31:22, 43:7, 43:15, 47:11, 55:17, 60:24, 61:17, 77:13, 80:14 Business [9] - 15:19, 17:11, 46:25, 48:3, 48:6, 54:18, 59:1, 65:2 businesses [2] - 20:25, 85:25 BY [14] - 2:4, 2:8, 2:13, 3:5, 3:6, 3:8, 6:21, 12:13, 25:8, 27:15, 29:12, 30:15, 35:10, 36:23</p>	<p style="text-align: center;">C</p> <p>cannot [1] - 17:4 car [8] - 48:10, 72:18, 72:24, 73:7, 76:17, 80:21, 81:5, 84:23 carry [5] - 94:10, 94:12, 94:17, 96:8, 97:7 carrying [1] - 72:7 cars [9] - 60:18, 62:2, 62:8, 63:3, 76:18, 76:19, 80:16, 86:11 case [8] - 41:7, 41:13, 41:17, 48:7, 48:8, 77:10, 88:23, 98:14 cases [3] - 38:3, 41:6, 41:7 caused [1] - 55:14 caveat [1] - 61:5 CCR [1] - 98:18 center [2] - 46:24, 78:21 century [1] - 64:7 certain [2] - 18:5, 44:23 Certainly [1] - 8:24 certainly [12] - 17:14, 17:21, 43:6, 62:1, 76:24, 84:9, 85:19, 87:12, 89:25, 93:16, 94:1, 94:4 certainty [1] - 91:16 certificait [14] - 12:24, 16:5, 16:25, 24:10, 87:24, 88:9, 88:12, 88:13, 88:21, 89:2, 89:5, 89:8, 91:14 Certificate [6] - 5:1, 16:6, 17:11, 18:22, 25:1, 40:19 certification [7] - 14:25, 17:6, 36:1, 40:13, 40:16, 74:16 Certification [3] - 11:9, 12:2, 17:1 Certified [4] - 35:25, 73:24, 98:6, 98:18 CERTIFIED [1] - 1:21 certified [9] - 18:3, 74:8, 74:9, 74:17, 74:20, 74:23, 75:6, 75:8, 80:2 certifies [1] - 88:15 certify [5] - 17:25, 74:23, 98:7, 98:10, 98:13 CHAIRMAN [36] - 4:1, 4:13, 5:20, 5:25, 6:7, 12:10, 33:17, 33:25,</p>
---	--	---	---	---

<p>34:11, 34:16, 34:24, 46:12, 47:20, 47:23, 47:25, 52:12, 52:14, 91:24, 92:14, 92:18, 92:23, 93:3, 93:8, 93:11, 93:25, 94:4, 94:14, 95:9, 95:13, 95:15, 96:7, 96:11, 96:19, 97:6, 97:14, 97:16</p> <p>chairman [6] - 4:11, 34:9, 36:6, 58:1, 92:8, 95:11</p> <p>Chairman [7] - 1:12, 1:12, 1:13, 6:1, 31:9, 46:11, 93:13</p> <p>challenged [1] - 41:16</p> <p>change [21] - 10:17, 18:1, 21:19, 21:22, 27:23, 38:11, 39:11, 39:12, 39:22, 39:23, 40:6, 41:21, 51:14, 54:25, 55:2, 61:14, 62:24, 64:23, 66:7, 79:1, 90:2</p> <p>changed [8] - 12:20, 27:12, 38:16, 42:24, 49:25, 65:22, 66:14, 67:23</p> <p>changes [9] - 37:11, 37:16, 39:20, 49:15, 50:25, 51:1, 53:13, 53:24, 77:6</p> <p>changing [1] - 53:20</p> <p>Chapter [1] - 49:19</p> <p>chapter [1] - 49:20</p> <p>character [2] - 18:13, 19:6</p> <p>charitable [1] - 6:5</p> <p>check [3] - 64:8, 75:1, 92:20</p> <p>chief [1] - 91:20</p> <p>chipper [1] - 62:18</p> <p>chosen [1] - 46:1</p> <p>CHRIS [1] - 2:6</p> <p>Christie's [1] - 66:11</p> <p>circles [1] - 27:21</p> <p>cite [1] - 68:14</p> <p>claim [1] - 41:5</p> <p>clarification [1] - 74:5</p> <p>clarify [2] - 38:18, 84:17</p> <p>clarity [2] - 50:20, 77:21</p> <p>clean [1] - 29:9</p> <p>cleaning [2] - 42:21, 89:1</p> <p>cleanup [2] - 6:24, 88:25</p> <p>clear [5] - 24:13,</p>	<p>25:22, 25:23, 32:11, 78:1</p> <p>clearer [1] - 76:24</p> <p>clearest [1] - 76:7</p> <p>clearly [5] - 46:21, 65:4, 72:19, 83:9, 83:18</p> <p>Clerk [5] - 11:23, 12:16, 15:23, 45:5, 49:4</p> <p>clerk [3] - 17:25, 50:4, 56:4</p> <p>client [1] - 66:15</p> <p>closes [1] - 58:8</p> <p>closest [1] - 59:21</p> <p>CO [2] - 87:4, 87:6</p> <p>Cobra [3] - 20:16, 20:18, 20:24</p> <p>code [5] - 61:15, 88:16, 88:17, 88:18</p> <p>codes [1] - 89:16</p> <p>collapsed [1] - 72:2</p> <p>college [2] - 42:25, 86:3</p> <p>colloquial [1] - 37:20</p> <p>coming [2] - 5:13, 17:14</p> <p>comment [1] - 26:8</p> <p>Commissioners [2] - 49:3, 50:16</p> <p>communicate [2] - 96:17, 97:10</p> <p>community [4] - 35:19, 35:22, 63:6</p> <p>companies [1] - 9:25</p> <p>company [8] - 20:4, 20:15, 64:5, 71:17, 74:17, 79:3, 79:20, 80:3</p> <p>compatible [1] - 83:12</p> <p>compile [1] - 45:17</p> <p>complete [1] - 55:7</p> <p>completed [1] - 89:17</p> <p>completely [1] - 23:9</p> <p>compliance [1] - 88:17</p> <p>comprehensive [2] - 54:13, 54:15</p> <p>conclude [2] - 48:18, 91:19</p> <p>concluded [1] - 97:19</p> <p>conclusion [1] - 48:14</p> <p>conclusively [1] - 85:9</p> <p>conduct [2] - 22:9, 25:10</p> <p>conducted [2] - 27:7, 47:14</p> <p>conducting [2] - 22:15, 28:16</p> <p>confident [1] - 55:12</p>	<p>confirm [1] - 81:12</p> <p>confirmation [2] - 55:7, 56:21</p> <p>confirmed [2] - 59:2, 89:24</p> <p>conforming [1] - 39:12</p> <p>conforms [1] - 88:15</p> <p>confused [1] - 38:18</p> <p>conjunction [1] - 90:19</p> <p>connection [2] - 19:15, 47:13</p> <p>consequence [1] - 45:16</p> <p>consideration [1] - 19:13</p> <p>considered [2] - 17:22, 19:8</p> <p>consistent [7] - 20:8, 58:4, 59:14, 63:7, 72:20, 78:15, 86:23</p> <p>constructed [3] - 60:5, 76:11, 90:1</p> <p>construction [6] - 4:5, 60:5, 60:7, 82:17, 88:14, 88:22</p> <p>contaminate [1] - 13:20</p> <p>context [1] - 16:13</p> <p>contingent [1] - 10:1</p> <p>continuation [2] - 9:5, 11:21</p> <p>continue [13] - 8:7, 8:15, 19:19, 22:1, 24:5, 25:3, 37:15, 37:20, 38:20, 68:24, 75:12, 88:7, 88:8</p> <p>continued [7] - 4:9, 10:21, 30:7, 43:10, 43:18, 90:23, 91:2</p> <p>continues [3] - 39:6, 39:7, 50:17</p> <p>continuing [16] - 15:11, 15:14, 16:4, 16:11, 16:19, 17:19, 18:12, 18:18, 19:4, 19:11, 23:19, 23:24, 26:9, 43:14, 85:5, 91:10</p> <p>continuous [3] - 9:7, 42:7, 86:1</p> <p>continuously [1] - 37:19</p> <p>Contracting [1] - 20:4</p> <p>contractor [1] - 59:25</p> <p>conversion [1] - 31:7</p> <p>convert [1] - 55:15</p> <p>converted [3] - 30:24, 31:7, 54:4</p>	<p>cooperatively [2] - 61:4, 90:19</p> <p>copied [1] - 52:6</p> <p>copies [2] - 56:1, 84:4</p> <p>copy [3] - 51:25, 52:3, 58:1</p> <p>correct [104] - 7:4, 7:5, 7:7, 7:8, 7:18, 7:19, 8:4, 8:5, 8:10, 8:13, 8:14, 8:16, 8:17, 9:12, 10:8, 10:11, 11:9, 11:10, 14:15, 16:23, 16:24, 19:20, 19:21, 20:5, 20:6, 24:5, 24:15, 27:25, 28:23, 29:3, 29:7, 29:18, 29:19, 29:22, 29:23, 30:3, 30:8, 30:9, 33:11, 37:1, 37:2, 38:21, 38:22, 38:25, 39:8, 39:9, 40:6, 40:7, 40:9, 41:25, 42:6, 42:17, 42:18, 42:21, 43:4, 43:5, 43:19, 43:25, 44:7, 44:8, 46:4, 46:5, 47:18, 47:24, 49:13, 50:11, 50:21, 50:22, 51:7, 51:10, 51:11, 54:8, 55:22, 55:23, 58:14, 58:21, 58:22, 63:19, 63:20, 65:14, 67:18, 67:22, 67:24, 68:3, 70:22, 70:23, 71:4, 73:9, 77:24, 79:4, 81:7, 81:23, 82:2, 82:3, 82:5, 82:6, 84:14, 85:15, 86:20, 89:10, 89:14, 89:15, 96:10, 96:16</p> <p>correctly [1] - 57:19</p> <p>corridor [2] - 50:18, 55:5</p> <p>corroborates [1] - 79:25</p> <p>Council [10] - 3:17, 66:7, 82:23, 83:2, 83:4, 83:7, 83:9, 83:19, 84:1</p> <p>counsel [1] - 35:7</p> <p>Counsel [5] - 6:18, 14:17, 15:6, 17:10, 98:11</p> <p>Counsel's [1] - 16:22</p> <p>COUNTY [1] - 1:1</p> <p>County [11] - 35:19, 45:20, 45:21, 45:23, 45:25, 46:2, 50:8, 51:6, 57:14, 63:6</p>	<p>couple [5] - 5:5, 6:23, 11:15, 64:10, 67:3</p> <p>course [5] - 44:21, 80:14, 81:20, 87:15, 91:24</p> <p>court [3] - 38:3, 41:6, 41:7</p> <p>Court [6] - 36:5, 41:16, 41:17, 98:6, 98:18</p> <p>COURT [1] - 1:21</p> <p>covered [1] - 46:15</p> <p>COVID [1] - 13:18</p> <p>COVID-19 [1] - 13:20</p> <p>create [2] - 18:21, 67:8</p> <p>created [2] - 63:22, 63:25</p> <p>CROSS [2] - 3:3, 12:13</p> <p>cross [4] - 21:8, 23:21, 25:24, 26:18</p> <p>CROSS-EXAMINATION [1] - 12:13</p> <p>cross-examination [4] - 21:8, 23:21, 25:24, 26:18</p> <p>current [3] - 23:3, 44:25, 61:19</p> <p>CURRERI [1] - 1:13</p> <p>cursor [1] - 75:20</p> <p>customers [1] - 81:2</p>
D				
			<p>dad [1] - 42:20</p> <p>daily [1] - 77:6</p> <p>damaged [2] - 61:7, 80:20</p> <p>DANIEL [8] - 3:4, 24:21, 25:5, 27:2, 27:12, 32:9, 33:11, 34:7</p> <p>Daniel [12] - 5:11, 6:22, 12:14, 15:19, 19:18, 42:3, 43:11, 58:15, 86:18, 87:5, 87:23, 91:21</p> <p>Daniel's [3] - 26:8, 43:16, 86:22</p> <p>Daniels [1] - 91:1</p> <p>DANN [1] - 1:5</p> <p>Dann [6] - 2:13, 4:1, 19:25, 30:18, 43:14, 91:1</p> <p>database [1] - 44:1</p> <p>date [14] - 9:8, 10:20, 31:16, 54:3, 72:9, 72:10, 74:21, 84:18, 94:22, 95:12, 95:17,</p>	

<p>96:2, 96:14, 98:9 dated [4] - 12:3, 12:4, 49:4, 57:16 dates [1] - 96:18 days [2] - 5:5, 77:7 deal [1] - 80:14 dealt [1] - 21:10 decades [3] - 67:17, 67:19, 75:14 December [1] - 45:11 decided [1] - 41:14 decides [1] - 66:7 decision [8] - 7:16, 16:12, 19:9, 41:17, 66:4, 66:14, 69:3, 87:20 deemed [1] - 40:22 defer [1] - 13:1 define [1] - 27:7 defined [2] - 48:15, 59:17 definitely [1] - 25:13 definition [6] - 47:5, 47:15, 48:16, 51:10, 63:16, 63:22 definitions [3] - 47:2, 61:23 definitive [2] - 15:12, 19:8 definitively [1] - 18:16 degree [4] - 18:5, 59:23, 61:24, 91:16 deliberate [1] - 26:22 deliberations [2] - 19:13, 24:18 delineate [1] - 25:20 delineating [1] - 32:4 demand [2] - 49:14, 72:14 demands [3] - 45:8, 55:24, 69:23 demonstrated [2] - 55:17, 85:8 demonstrates [1] - 46:21 deny [1] - 82:25 department [4] - 69:25, 70:1, 70:13, 70:23 Department [4] - 70:3, 70:8, 70:15, 71:12 describe [1] - 25:9 described [4] - 32:15, 48:11, 59:22, 61:7 DESCRIPTION [1] - 3:14 description [1] - 48:13 designation [3] - 53:18, 53:19, 68:7 destroyed [2] - 56:22,</p>	<p>70:5 detached [1] - 47:7 Detailed [1] - 48:3 determination [3] - 17:23, 17:24, 28:25 determinative [1] - 18:6 determine [4] - 5:2, 16:15, 42:10, 87:13 developed [2] - 64:1, 64:21 DIANA [1] - 1:14 diced [1] - 61:23 difference [2] - 37:21, 78:20 different [5] - 15:2, 17:15, 23:9, 64:10, 75:13 difficult [2] - 37:22, 63:2 digital [1] - 45:3 diligence [2] - 9:21, 9:23 direct [4] - 13:19, 23:22, 24:9, 26:17 DIRECT [3] - 3:3, 6:21, 35:10 directed [1] - 14:4 directions [1] - 75:3 directly [2] - 44:16, 70:4 director [1] - 35:18 disappointing [1] - 45:9 discontinue [1] - 41:25 discontinued [1] - 74:7 discrete [1] - 77:12 discuss [2] - 57:3, 80:9 dispatch [1] - 62:2 distinction [1] - 80:24 District [5] - 48:3, 48:7, 50:1, 54:19, 65:2 district [1] - 50:9 districts [1] - 61:16 disturb [1] - 78:14 DMV [1] - 11:6 document [18] - 11:1, 11:4, 12:3, 12:5, 12:22, 13:12, 14:10, 14:14, 15:4, 15:5, 15:7, 16:10, 19:2, 19:8, 23:25, 54:10, 55:14, 84:10 documentation [3] - 25:1, 87:23, 88:6 documents [14] -</p>	<p>5:18, 22:17, 45:18, 45:20, 45:24, 46:2, 46:3, 46:6, 51:20, 56:21, 56:25, 68:25, 73:16, 73:17 done [7] - 17:3, 18:24, 29:4, 62:3, 62:14, 80:18, 93:18 door [1] - 23:24 down [4] - 11:14, 41:17, 61:21, 76:3 download [1] - 44:2 downloaded [1] - 75:5 DRAGONE [3] - 1:21, 98:5, 98:18 drawing [5] - 57:5, 58:1, 59:2, 65:15, 90:11 drawings [1] - 90:12 drive [1] - 52:20 DRP [1] - 9:25 due [2] - 9:21, 9:23 duly [1] - 35:4 Dumpsters [1] - 88:25 duration [1] - 42:5 during [7] - 10:5, 13:18, 21:23, 43:18, 60:7, 66:11, 68:1 dwelling [4] - 37:14, 41:2, 41:4, 76:14 dwellings [1] - 37:13</p>	<p>end [3] - 11:14, 16:15, 93:18 ended [1] - 80:19 engage [3] - 31:21, 32:20, 38:21 engaged [2] - 29:16, 69:12 Engineer [1] - 2:6 Engineering [1] - 90:13 enjoy [1] - 39:2 entities [3] - 22:8, 25:21, 45:17 entitled [4] - 21:20, 49:2, 50:14, 57:12 entity [4] - 18:21, 19:23, 28:21, 77:12 environment [1] - 91:6 environmental [1] - 91:4 equipment [3] - 60:6, 62:15, 63:10 especially [6] - 59:23, 60:8, 61:24, 78:25, 85:24, 86:8 ESQ [3] - 2:4, 2:13, 2:14 essentially [1] - 25:20 establish [1] - 25:2 established [4] - 37:8, 42:15, 64:25, 67:17 establishing [1] - 37:21 evaluate [1] - 32:6 evaluating [1] - 87:8 evening [7] - 4:10, 4:11, 25:18, 34:16, 46:4, 56:9, 70:19 eventual [1] - 9:21 eventually [1] - 90:25 evidence [11] - 16:16, 16:21, 17:8, 17:16, 42:4, 55:19, 64:2, 85:13, 89:18, 89:23, 90:14 evidentially [1] - 69:2 evidentiary [2] - 18:5, 74:13 exactly [4] - 25:24, 63:24, 63:25, 64:25 EXAMINATION [5] - 6:21, 12:13, 29:12, 30:15, 35:10 examination [6] - 21:8, 23:21, 25:24, 26:18, 45:24, 54:13 example [7] - 26:9, 26:15, 38:13, 54:23, 59:21, 73:21, 80:25 exceed [1] - 92:10</p>	<p>excerpt [1] - 53:12 excuse [2] - 47:6, 47:8 exhaust [1] - 80:20 Exhibit [12] - 10:25, 50:21, 53:6, 53:22, 56:12, 64:11, 65:17, 71:10, 72:16, 73:10, 74:2, 84:1 exhibit [13] - 16:21, 50:13, 53:1, 57:17, 58:6, 73:21, 76:1, 76:2, 78:25, 83:21, 84:5, 84:17, 88:17 EXHIBITS [1] - 3:12 Exhibits [5] - 10:25, 55:18, 74:10, 80:9, 83:22 exist [2] - 37:10, 63:12 existed [1] - 37:18 existence [2] - 42:5, 68:13 existing [5] - 11:21, 57:24, 66:19, 67:1, 67:5 Existing [1] - 59:3 exists [2] - 90:9, 90:10 expand [3] - 4:23, 9:9, 27:20 expansion [4] - 4:3, 38:1, 66:22, 67:8 expected [1] - 43:13 experience [5] - 42:19, 54:2, 63:7, 79:24, 81:18 expert [3] - 36:7, 36:18, 44:11 expertly [1] - 80:16 explain [5] - 37:3, 50:4, 56:13, 70:10, 71:10 explained [3] - 16:8, 17:5, 17:9 expressed [1] - 91:10 expression [1] - 41:21 expressly [1] - 59:11 extending [1] - 14:13 extends [1] - 21:6 extensive [2] - 25:23, 85:22 extent [1] - 23:20 extinguished [1] - 41:16</p>
E			F	
<p>earliest [2] - 61:15, 65:1 early [4] - 35:15, 64:7, 81:25, 83:18 Earth [1] - 79:25 education [1] - 35:12 effective [3] - 45:23, 48:12, 63:1 effectuate [1] - 10:14 eight [1] - 88:25 either [7] - 39:11, 50:10, 51:6, 56:2, 75:6, 91:21, 92:12 electric [1] - 89:16 Electronics [1] - 73:24 elements [1] - 23:16 email [1] - 52:24 emergency [1] - 69:24 employed [2] - 98:11, 98:14 employee [1] - 98:13 employees [1] - 81:22 encompassed [1] - 73:15 encompassing [1] - 63:22</p>	<p>facilities [1] - 91:7 facility [3] - 60:1, 60:2, 86:7 fact [24] - 5:9, 15:10,</p>			

<p>16:10, 16:24, 17:3, 17:17, 17:24, 18:2, 18:22, 27:22, 42:7, 56:23, 61:14, 63:9, 69:11, 69:17, 78:2, 85:1, 85:7, 86:2, 87:22, 89:5, 90:21, 91:3</p> <p>facts [1] - 68:11</p> <p>factual [1] - 42:10</p> <p>Fahrney [1] - 4:15</p> <p>FAHRNEY [1] - 2:12</p> <p>fair [4] - 22:2, 63:23, 68:20, 97:13</p> <p>Fair [1] - 95:6</p> <p>fall [2] - 57:21, 59:15</p> <p>falls [1] - 80:21</p> <p>familiar [6] - 11:2, 20:15, 20:20, 32:17, 75:4, 75:9</p> <p>families [2] - 37:16, 37:17</p> <p>family [13] - 7:14, 37:13, 37:14, 37:18, 38:13, 38:14, 38:16, 40:25, 41:1, 43:5, 60:23, 83:13, 85:23</p> <p>far [8] - 13:16, 18:19, 23:21, 25:13, 50:20, 53:24, 55:20, 76:2</p> <p>farm [1] - 41:8</p> <p>fashion [3] - 8:24, 13:24, 14:4</p> <p>father [1] - 7:22</p> <p>fault [1] - 93:21</p> <p>february [1] - 92:25</p> <p>February [6] - 93:1, 93:4, 93:5, 95:1, 95:4, 96:22</p> <p>feet [1] - 8:21</p> <p>felt [1] - 80:8</p> <p>fence [2] - 56:16, 90:6</p> <p>fencing [1] - 58:7</p> <p>fenders [1] - 26:11</p> <p>few [2] - 4:25, 93:17</p> <p>fictitious [1] - 20:25</p> <p>field [2] - 36:7, 36:19</p> <p>fifth [1] - 97:2</p> <p>figure [1] - 97:9</p> <p>filed [6] - 28:5, 28:7, 45:3, 45:23, 45:25</p> <p>fills [1] - 53:21</p> <p>final [1] - 4:2</p> <p>financially [1] - 98:14</p> <p>fine [2] - 21:13, 92:17</p> <p>finer [2] - 61:24</p> <p>finish [1] - 22:25</p> <p>finished [2] - 31:4, 57:22</p> <p>finite [1] - 77:11</p>	<p>fire [11] - 69:24, 70:1, 70:12, 70:23, 71:17, 72:13, 72:17, 72:25, 73:6, 73:14, 89:17</p> <p>Fire [4] - 70:3, 70:7, 70:15, 71:12</p> <p>firm [1] - 4:15</p> <p>firms [1] - 73:23</p> <p>first [13] - 15:18, 16:1, 38:2, 53:14, 54:20, 57:18, 63:25, 70:17, 71:23, 77:18, 78:4, 94:6, 95:2</p> <p>firsthand [1] - 43:2</p> <p>fit [1] - 48:16</p> <p>five [7] - 34:9, 34:11, 49:12, 51:1, 59:20, 61:16, 61:20</p> <p>five-year [1] - 51:1</p> <p>flash [1] - 52:20</p> <p>flip [1] - 47:17</p> <p>flood [1] - 56:5</p> <p>flooded [2] - 45:11, 45:12</p> <p>flooding [1] - 50:6</p> <p>floods [2] - 55:8, 56:22</p> <p>floor [2] - 42:21, 86:4</p> <p>fluid [3] - 62:5, 62:6, 85:3</p> <p>focusing [1] - 87:4</p> <p>follows [2] - 6:16, 35:5</p> <p>followup [1] - 30:13</p> <p>foregoing [1] - 98:7</p> <p>foreign [1] - 80:16</p> <p>forever [1] - 38:22</p> <p>forget [2] - 41:12, 73:21</p> <p>forgetting [1] - 66:12</p> <p>form [11] - 13:13, 14:1, 14:2, 14:4, 14:20, 15:19, 19:24, 28:14, 28:22, 28:25, 87:12</p> <p>formally [2] - 20:3, 37:17</p> <p>format [2] - 51:17, 84:11</p> <p>former [2] - 5:15, 30:25</p> <p>formerly [1] - 31:17</p> <p>forth [1] - 98:9</p> <p>forthcoming [1] - 23:13</p> <p>forward [1] - 26:2</p> <p>foundation [3] - 19:15, 44:15, 44:17</p> <p>four [6] - 59:20, 76:4, 76:5, 76:12, 76:18</p> <p>FOX [1] - 1:15</p> <p>frequently [1] - 64:8</p>	<p>Friends [6] - 2:15, 2:15, 6:3, 6:4</p> <p>friendships [1] - 43:7</p> <p>front [6] - 36:5, 53:10, 76:5, 76:17, 76:19, 77:16</p> <p>full [2] - 44:1, 55:7</p> <p>future [1] - 89:14</p>	<p>37:19, 38:9, 38:10, 38:24</p> <p>grant [2] - 83:5, 83:6</p> <p>great [2] - 5:20, 47:25</p> <p>GREG [1] - 1:12</p> <p>gross [1] - 66:17</p> <p>group [1] - 57:11</p> <p>grow [1] - 7:23</p> <p>GRUEL [1] - 2:7</p> <p>guess [4] - 44:4, 45:10, 75:25</p> <p>guys [1] - 89:4</p>	<p>holding [2] - 92:15, 92:25</p> <p>home [1] - 77:8</p> <p>honestly [1] - 20:23</p> <p>hopeful [1] - 9:21</p> <p>hopefully [2] - 39:3, 75:9</p> <p>horse [1] - 41:8</p> <p>horses [6] - 41:9, 41:10, 41:11, 41:15, 41:19</p> <p>hospital [1] - 35:20</p> <p>hotels [1] - 48:5</p> <p>hour [3] - 54:17, 77:10, 92:4</p> <p>house [3] - 38:14, 38:16, 83:13</p> <p>houses [2] - 48:5, 48:20</p>
G				
<p>gap [2] - 30:5, 53:22</p> <p>Garage [3] - 47:4, 47:7, 47:8</p> <p>garage [4] - 47:7, 47:9, 47:15, 48:15</p> <p>garages [3] - 48:8, 48:19, 55:11</p> <p>GARY [1] - 1:13</p> <p>gas [2] - 54:23, 55:10</p> <p>Gasoline [2] - 47:4, 47:9</p> <p>gasoline [3] - 47:9, 47:16, 48:8</p> <p>gate [2] - 56:16, 90:6</p> <p>geared [1] - 20:14</p> <p>generally [4] - 88:13, 88:19, 89:2, 89:3</p> <p>generated [2] - 11:5, 70:16</p> <p>generations [1] - 67:19</p> <p>gentleman [2] - 41:8, 41:16</p> <p>gentleman's [1] - 60:22</p> <p>GeoWeb [5] - 74:22, 75:8, 75:10, 78:12, 79:7</p> <p>gist [1] - 69:11</p> <p>given [5] - 11:6, 13:11, 22:6, 25:16, 84:19</p> <p>glad [1] - 15:6</p> <p>Glen [1] - 46:23</p> <p>goal [1] - 86:5</p> <p>God [1] - 75:22</p> <p>Google [6] - 75:2, 75:5, 75:10, 79:22, 79:25</p> <p>governing [2] - 38:8, 55:15</p> <p>government [1] - 12:6</p> <p>governmental [4] - 45:17, 73:17, 79:8, 79:9</p> <p>Governor [1] - 66:11</p> <p>grab [1] - 46:13</p> <p>graduate [1] - 35:14</p> <p>grand [1] - 44:3</p> <p>grandfathered [4] -</p>	<p>H</p> <p>habits [1] - 13:22</p> <p>half [2] - 70:14, 77:10</p> <p>Hall [1] - 50:7</p> <p>hands [1] - 92:8</p> <p>handshake [1] - 60:22</p> <p>handwritten [1] - 11:15</p> <p>heading [1] - 12:1</p> <p>heads [1] - 89:7</p> <p>Health [1] - 60:1</p> <p>health [2] - 60:2, 78:20</p> <p>hear [4] - 5:23, 32:12, 61:11, 95:24</p> <p>heard [14] - 16:1, 43:16, 57:20, 59:24, 60:8, 61:8, 62:1, 64:21, 86:18, 87:3, 88:23, 88:25, 90:22, 90:24</p> <p>hearing [14] - 21:9, 29:14, 31:16, 38:4, 52:19, 52:21, 53:4, 74:5, 86:20, 89:19, 91:9, 95:16, 98:8, 98:12</p> <p>hearings [6] - 17:17, 86:19, 87:15, 93:18, 93:19, 96:25</p> <p>Heather [3] - 11:22, 11:23, 12:15</p> <p>help [1] - 89:4</p> <p>helping [1] - 9:19</p> <p>hereinbefore [1] - 98:9</p> <p>HEYER [1] - 2:7</p> <p>high [1] - 86:3</p> <p>highlight [2] - 81:16, 85:17</p> <p>Highwood [1] - 6:5</p> <p>historical [1] - 73:19</p> <p>historically [1] - 42:4</p> <p>history [2] - 43:5, 77:22</p> <p>hold [1] - 35:24</p>			
I				
<p>ID [1] - 3:14</p> <p>idea [8] - 12:23, 16:1, 20:23, 21:1, 44:25, 62:23, 86:14, 91:7</p> <p>identical [1] - 67:21</p> <p>identification [3] - 84:2, 90:7, 90:8</p> <p>identified [7] - 64:4, 64:13, 66:19, 70:17, 71:1, 72:17, 90:7</p> <p>identifies [3] - 57:18, 57:19, 90:22</p> <p>ignored [1] - 19:14</p> <p>ilk [1] - 86:9</p> <p>illuminate [1] - 23:16</p> <p>images [1] - 45:3</p> <p>importance [2] - 50:17, 89:6</p> <p>important [6] - 46:19, 57:17, 61:13, 66:24, 70:25, 83:8</p> <p>improper [1] - 87:19</p> <p>IN [1] - 1:4</p> <p>incentivized [1] - 55:14</p> <p>incessantly [1] - 70:15</p> <p>incident [2] - 71:7, 72:4</p> <p>Incident [1] - 71:13</p> <p>incidentally [1] - 49:14</p> <p>included [1] - 57:7</p> <p>including [1] - 48:10</p> <p>inconvenience [1] - 93:15</p> <p>incredible [1] - 64:6</p> <p>indicate [7] - 15:7, 20:21, 28:3, 28:6,</p>				

<p>56:4, 64:16, 74:15 indicated [6] - 10:9, 20:2, 25:18, 28:22, 28:24, 29:15 indicates [5] - 11:8, 65:20, 67:4, 67:7, 67:13 indicating [3] - 52:22, 71:23, 91:14 indifferent [3] - 16:9, 18:4, 66:10 indiscrete [1] - 63:11 individual [2] - 14:5, 38:19 individuals [1] - 17:18 industry [2] - 47:11, 73:22 inference [3] - 68:6, 68:15, 68:20 inferences [1] - 68:10 infers [1] - 14:23 infinitum [1] - 41:25 information [8] - 25:25, 26:22, 45:15, 49:22, 71:7, 73:6, 74:25, 84:20 information's [1] - 79:17 Inglima [22] - 5:21, 6:2, 12:11, 21:11, 25:6, 26:3, 28:18, 31:13, 32:11, 36:9, 38:15, 51:25, 52:11, 57:10, 60:14, 74:19, 81:7, 87:4, 91:19, 92:2, 97:10 INGLIMA [42] - 2:14, 3:6, 5:23, 6:1, 8:18, 12:13, 14:2, 15:3, 16:20, 17:7, 18:8, 19:17, 21:15, 25:8, 26:4, 27:15, 29:8, 30:12, 30:15, 31:4, 31:9, 31:14, 33:15, 36:12, 44:10, 51:18, 51:23, 52:2, 52:25, 68:8, 68:24, 69:15, 74:14, 84:4, 84:7, 87:11, 92:7, 92:17, 92:20, 94:2, 95:4, 97:17 Inglima's [1] - 25:25 initiated [1] - 90:4 inside [2] - 61:9, 89:21 inspection [1] - 89:17 install [1] - 66:20 installations [1] - 85:3 installed [3] - 80:18, 80:20, 80:22</p>	<p>instance [5] - 37:12, 39:19, 40:25, 59:19, 74:21 Institute [1] - 35:25 institutions [1] - 6:5 insults [1] - 91:5 insurance [4] - 9:25, 64:5, 80:17, 91:5 intelligent [1] - 75:18 Intended [1] - 48:4 intended [3] - 19:19, 23:18, 24:5 intensification [1] - 38:1 intent [18] - 8:7, 8:15, 21:11, 21:13, 22:1, 23:7, 23:10, 23:17, 24:6, 24:14, 24:20, 29:25, 41:19, 41:21, 89:13, 90:24 intention [4] - 9:4, 20:10, 20:12, 41:24 intentionally [2] - 25:15, 26:1 interaction [1] - 85:25 interest [2] - 80:13, 91:10 interested [3] - 13:21, 21:21, 98:15 interesting [1] - 81:3 interior [1] - 5:8 interject [1] - 8:18 internet [1] - 20:21 interrupt [2] - 51:18, 52:10 intervening [3] - 61:18, 94:24, 95:20 introduce [1] - 17:7 introduced [1] - 16:21 introduction [1] - 64:2 investigation [2] - 36:25, 42:10 investigations [1] - 44:23 investigator [4] - 5:17, 42:3, 60:17, 82:21 investment [2] - 7:22, 7:24 involved [1] - 7:16 involving [1] - 47:12 irrelevant [1] - 23:10 issuance [1] - 12:24 issue [6] - 19:6, 19:15, 25:24, 26:18, 29:13, 91:14 issued [1] - 88:14 issues [3] - 18:14, 21:9, 50:6 itself [2] - 9:11, 69:17</p>	<p style="text-align: center;">J</p> <p>JAMIE [1] - 1:15 Jane [10] - 6:9, 34:19, 52:6, 52:14, 52:20, 52:23, 52:24, 92:23, 93:5, 97:11 JANE [1] - 2:9 January [2] - 1:8, 49:5 JASON [1] - 1:13 Jersey [23] - 1:9, 6:15, 13:9, 18:3, 28:6, 28:8, 29:6, 32:24, 33:2, 33:8, 33:12, 35:4, 35:24, 36:18, 37:8, 57:14, 66:4, 74:22, 74:23, 75:10, 76:3, 79:6, 98:7 JERSEY [1] - 1:22 JOHN [1] - 2:8 JONATHAN [1] - 1:14 JR [1] - 2:14 Jr [1] - 6:2 Jul [1] - 57:16 June [4] - 9:15, 40:11, 40:12, 40:14</p> <p style="text-align: center;">K</p> <p>Karl [2] - 5:15, 82:17 keep [3] - 41:19, 95:16, 96:6 key [1] - 58:25 kind [6] - 4:17, 16:25, 28:5, 28:10, 33:2, 72:1 knowing [1] - 59:9 knowledge [4] - 15:14, 33:9, 43:3, 85:22 known [3] - 17:18, 56:15, 57:10 knows [1] - 39:17</p> <p style="text-align: center;">L</p> <p>L-shaped [5] - 57:23, 58:11, 76:12, 76:25, 77:2 labeled [2] - 30:21, 46:16 lady [1] - 13:16 land [8] - 22:14, 47:10, 56:1, 61:14, 61:23, 62:23, 64:8, 75:7 Land [5] - 39:22, 45:21, 62:24, 66:13, 83:1 landscaper [2] - 62:14, 62:22 landscapers [1] -</p>	<p>86:13 Landscaping [2] - 59:24, 60:13 landscaping [1] - 62:21 language [1] - 23:1 large [1] - 90:17 larger [2] - 61:19, 83:14 last [16] - 4:19, 17:16, 21:9, 21:16, 21:24, 27:23, 29:14, 31:16, 35:16, 52:19, 52:21, 53:3, 53:4, 57:21, 64:7, 74:5 late [6] - 17:3, 57:9, 64:3, 77:10, 83:18, 92:9 Law [5] - 39:22, 45:22, 62:24, 66:14, 83:1 law [6] - 4:15, 12:23, 16:24, 23:14, 66:4, 68:11 lawful [5] - 17:23, 37:9, 38:7, 38:17 lawfully [1] - 38:21 Lawn [1] - 95:6 lawyer [2] - 22:21 leading [4] - 8:19, 32:3, 32:6, 44:12 lease [1] - 9:20 leases [2] - 60:21, 61:4 least [4] - 15:13, 51:16, 53:11, 91:9 leave [2] - 9:6, 92:7 leaves [2] - 62:14, 91:8 left [8] - 13:16, 46:16, 76:2, 76:9, 76:23, 80:17, 86:2, 91:6 legal [9] - 11:16, 11:20, 15:20, 16:2, 16:3, 18:23, 40:3, 82:14, 84:21 legitimate [1] - 24:22 lengthy [1] - 54:16 LES [7] - 1:5, 2:13, 4:1, 19:25, 30:18, 43:14, 90:25 less [2] - 38:5, 83:14 letter [2] - 52:6, 52:23 librarian [3] - 43:25, 80:10, 82:22 library [1] - 84:13 Library [2] - 5:18, 43:24 license [11] - 10:3, 13:7, 13:11, 14:10, 15:1, 28:9, 28:11,</p>	<p>28:13, 33:3, 33:7, 33:10 License [2] - 17:12, 98:5 licensed [3] - 32:23, 35:23, 36:17 licenses [2] - 22:17, 33:5 licensing [4] - 10:10, 28:8, 32:25, 36:1 licensure [1] - 35:12 licensures [1] - 11:6 lieutenant [1] - 70:1 life [1] - 39:3 lift [1] - 26:12 limited [3] - 5:12, 23:22, 25:19 line [11] - 8:19, 15:18, 21:6, 63:9, 76:21, 77:20, 78:3, 79:15, 79:16, 90:14 lined [1] - 78:2 lines [6] - 11:15, 69:25, 75:16, 78:12, 79:11, 79:18 listings [1] - 20:20 live [3] - 66:8, 66:10, 66:16 lived [1] - 66:4 living [2] - 60:3 LLC [5] - 1:5, 2:3, 2:12, 2:13, 19:25 locate [1] - 83:22 located [4] - 49:9, 55:21, 59:1, 77:23 location [4] - 10:17, 25:3, 46:10, 90:8 locations [2] - 9:9, 79:18 logic [1] - 68:21 logical [3] - 68:5, 68:10, 68:15 look [10] - 17:10, 18:7, 18:9, 18:15, 18:16, 69:2, 76:4, 82:11, 88:4, 97:11 looking [3] - 81:22, 83:15, 93:17 looks [4] - 51:25, 57:11, 76:18, 90:15 lower [2] - 75:15, 75:18 Lydon [10] - 35:1, 35:11, 36:7, 36:16, 36:24, 44:14, 74:9, 91:22, 93:3, 95:9 LYDON [9] - 3:7, 24:15, 46:10, 51:24, 52:4, 74:17, 93:2, 93:7, 95:6</p>
---	--	--	--	--

<p>Lydon's [1] - 36:10 LYNANN [3] - 1:21, 98:5, 98:18 lynanna220@gmail.com [1] - 1:23</p>	<p>54:15, 55:9, 55:12, 90:2 matter [3] - 44:22, 62:17, 66:9 MATTER [1] - 1:4 MATTHEW [1] - 1:12 Mayor [7] - 49:3, 50:15, 83:2, 83:3, 83:4, 83:9, 83:19 McDONNELL [1] - 2:3 mean [4] - 8:20, 9:10, 74:20, 93:14 meaning [2] - 14:16, 37:9 means [3] - 22:4, 37:9, 87:16 meant [1] - 63:3 meantime [1] - 97:11 Mechanical [5] - 30:22, 31:18, 31:21, 32:14, 32:20 mechanical [4] - 29:17, 31:1, 32:22, 33:1 mechanisms [1] - 81:11 meet [3] - 13:19, 95:2, 96:4 meeting [10] - 28:1, 82:16, 84:8, 92:16, 92:22, 94:7, 94:19, 94:24, 96:15, 97:2 Meeting [11] - 2:15, 6:3, 93:14, 94:5, 94:13, 94:20, 94:23, 95:17, 95:18, 96:5, 96:12 meetings [2] - 4:25, 27:10 Meetings [2] - 93:20, 96:3 meets [1] - 89:16 member [1] - 14:18 MEMBERS [1] - 1:11 Members [1] - 34:21 members [8] - 14:17, 33:18, 34:2, 34:3, 36:15, 75:4, 79:24 membership [1] - 35:24 memory [1] - 5:14 Mental [1] - 60:1 mental [2] - 60:2, 78:20 mention [2] - 79:11, 80:2 mentioned [2] - 48:20, 60:14 mere [1] - 41:20 merry [2] - 39:3</p>	<p>met [1] - 21:24 mic [2] - 46:12, 57:4 Michael [1] - 5:11 MICHAEL [1] - 3:4 mid [1] - 42:23 middle [3] - 75:15, 76:10, 76:18 might [10] - 19:24, 34:4, 37:12, 39:25, 41:12, 42:22, 43:15, 51:24, 70:5, 85:2 Mike [1] - 5:13 mind [1] - 92:11 minute [1] - 34:10 minutes [3] - 34:12, 77:9, 92:4 mirror [1] - 68:18 mischaracterization [1] - 31:3 Miss [3] - 13:15, 13:17, 46:13 missed [1] - 56:22 missing [1] - 56:24 modified [2] - 4:25, 45:22 modifying [1] - 75:17 moment [3] - 8:19, 30:16, 34:18 Monday [1] - 95:3 Mondays [1] - 95:2 month [1] - 97:3 months [2] - 21:16, 66:7 Montick [9] - 5:15, 42:3, 42:16, 58:12, 58:20, 59:16, 63:18, 67:16, 82:17 Montick's [2] - 60:23, 85:14 Morris [2] - 35:19, 63:6 Morristown [1] - 63:5 most [5] - 32:15, 52:17, 57:8, 75:4, 77:17 mostly [2] - 44:3, 88:23 motor [2] - 47:13, 48:17 Mountain [14] - 7:6, 7:10, 7:13, 7:23, 8:9, 10:10, 10:17, 19:24, 28:11, 28:17, 28:19, 30:18, 31:17, 43:14 mounted [2] - 46:8, 46:21 move [3] - 20:14, 22:6, 26:2 moved [3] - 9:9, 27:20, 33:6</p>	<p>moving [4] - 20:11, 27:25, 28:2 MR [174] - 3:5, 3:6, 3:8, 4:11, 4:14, 5:23, 6:1, 6:8, 6:18, 6:19, 6:21, 8:18, 8:23, 9:1, 9:2, 12:8, 12:13, 13:25, 14:2, 14:16, 14:22, 15:3, 15:5, 15:25, 16:20, 17:5, 17:7, 17:9, 18:7, 18:8, 18:9, 19:17, 21:5, 21:15, 23:4, 23:23, 24:3, 24:6, 24:8, 24:13, 24:15, 24:16, 24:21, 24:22, 25:5, 25:6, 25:8, 25:12, 26:3, 26:4, 26:14, 26:20, 26:23, 26:24, 27:2, 27:9, 27:12, 27:15, 29:8, 29:9, 29:12, 30:10, 30:12, 30:15, 31:2, 31:4, 31:6, 31:9, 31:11, 31:14, 31:19, 32:1, 32:5, 32:7, 32:9, 32:10, 33:9, 33:11, 33:13, 33:15, 33:22, 33:23, 34:7, 34:8, 34:25, 35:7, 35:8, 35:10, 36:6, 36:9, 36:12, 36:14, 36:21, 36:23, 44:10, 44:13, 44:18, 46:10, 47:22, 47:24, 51:18, 51:22, 51:23, 51:24, 52:2, 52:4, 52:5, 52:10, 52:13, 52:16, 52:25, 53:2, 68:8, 68:17, 68:24, 69:1, 69:6, 69:8, 69:10, 69:15, 69:16, 69:18, 69:19, 69:20, 69:21, 69:22, 74:4, 74:14, 74:17, 83:23, 84:4, 84:6, 84:7, 84:9, 84:16, 87:11, 87:18, 87:21, 91:18, 91:23, 92:1, 92:7, 92:17, 92:20, 93:2, 93:7, 93:13, 94:2, 94:12, 94:17, 94:21, 94:25, 95:4, 95:6, 95:7, 95:11, 95:14, 95:16, 95:18, 95:19, 95:23, 95:24, 96:1, 96:4, 96:10, 96:16, 96:20, 96:23, 96:24, 96:25, 97:5, 97:13, 97:15, 97:17 MS [2] - 92:25, 93:9</p>	<p>muffler [3] - 80:21, 80:22, 85:3 mufflers [2] - 80:17, 80:20 multiple [3] - 49:17, 76:16, 90:18 multitude [1] - 84:24 municipal [2] - 12:25, 55:14 Municipal [10] - 11:9, 12:2, 17:1, 17:11, 36:5, 39:22, 45:21, 62:24, 66:13, 83:1 municipality [3] - 37:10, 37:15, 61:22</p>
<p>M</p>	<p>N</p>	<p>N</p>	<p>N</p>	<p>name [7] - 8:8, 10:4, 20:4, 20:16, 20:24, 20:25, 43:15 named [1] - 10:1 national [1] - 36:1 nature [2] - 40:4, 85:3 necessarily [1] - 89:12 need [12] - 16:2, 39:2, 39:4, 39:5, 39:10, 39:21, 82:14, 89:2, 89:3, 89:4, 94:6, 94:8 needed [2] - 22:17, 60:21 needs [9] - 24:17, 39:4, 41:23, 61:9, 62:12, 62:13, 66:16, 77:14 NEGRY CZ [1] - 1:13 neighbor [1] - 62:11 neighborhood [1] - 37:25 never [2] - 39:25, 40:1 new [5] - 6:10, 37:21, 53:19, 66:9, 80:22 New [23] - 1:9, 6:15, 13:9, 18:3, 28:6, 28:8, 29:6, 32:24, 33:1, 33:8, 33:12, 35:4, 35:23, 36:18, 37:8, 57:14, 66:4, 74:22, 74:23, 75:9, 76:3, 79:6, 98:7 NEW [1] - 1:22 News [2] - 44:4, 80:12 Newspaper [2] - 3:16, 83:25 newspaper [4] - 44:2, 82:14, 82:20, 84:12 next [15] - 34:25, 42:9, 48:24, 49:1, 51:12, 51:13, 54:20, 55:4,</p>

72:3, 76:8, 77:9, 84:8, 93:9, 93:11, 94:19 NJ [1] - 29:1 NO [1] - 3:14 non [5] - 37:18, 40:24, 70:15, 75:8, 78:7 non-certified [1] - 75:8 non-permitted [2] - 37:18, 78:7 non-stop [1] - 70:15 non-use [1] - 40:24 Nonconformance [1] - 40:19 nonconforming [42] - 4:3, 4:24, 11:16, 11:20, 12:25, 15:10, 15:12, 15:20, 16:4, 16:13, 18:13, 18:23, 23:15, 37:4, 37:7, 37:24, 38:2, 38:6, 38:12, 38:20, 39:12, 39:13, 39:21, 39:24, 39:25, 40:1, 40:11, 40:14, 40:22, 41:5, 42:14, 54:6, 66:22, 67:1, 67:8, 68:5, 69:3, 69:14, 87:9, 88:1, 89:20, 91:12 Nonconforming [1] - 5:1 nonconformity [4] - 18:19, 18:21, 19:6, 19:16 Nonconformity [2] - 16:6, 18:22 none [3] - 33:19, 34:6, 36:16 normal [1] - 77:5 north [4] - 60:4, 78:3, 78:22, 79:14 northwest [2] - 60:1, 79:14 Notary [1] - 98:6 notes [1] - 58:24 noteworthy [1] - 65:9 nothing [3] - 27:12, 33:22, 39:4 notice [4] - 4:25, 61:13, 82:13, 97:8 notices [6] - 44:6, 80:11, 82:5, 82:8, 82:14, 84:21 notified [3] - 39:19, 39:25, 40:2 November [1] - 54:11 Number [1] - 46:18 number [12] - 21:15, 45:12, 52:25, 57:17,	58:25, 59:2, 60:20, 73:21, 74:1, 77:17, 77:19, 81:6 Nursery [2] - 2:15, 6:4 O object [11] - 8:19, 14:22, 15:25, 16:20, 21:5, 23:4, 23:20, 25:12, 44:10, 68:8, 87:11 objection [7] - 18:8, 22:5, 26:15, 31:2, 68:24, 69:15, 74:7 objections [1] - 36:13 obligation [3] - 14:24, 40:3, 88:20 obnoxious [1] - 83:14 observations [1] - 43:3 obstacle [1] - 39:8 obtain [2] - 22:12, 23:2 obtained [3] - 14:9, 22:20, 22:21 obtaining [1] - 15:1 obviously [1] - 94:8 occasions [2] - 6:23, 21:18 occupancies [1] - 88:12 Occupancy [1] - 25:1 occupancy [6] - 87:24, 88:13, 88:21, 89:2, 89:6, 89:8 occupants [3] - 21:23, 22:3, 86:16 occupied [4] - 20:3, 20:8, 27:17, 31:18 occupy [1] - 22:18 occupying [1] - 27:24 occurring [1] - 48:14 October [11] - 4:9, 27:10, 27:16, 28:1, 30:4, 33:4, 50:16, 52:22, 52:24, 53:9, 56:17 OF [5] - 1:1, 1:1, 1:4, 1:5 offer [1] - 36:18 office [6] - 45:5, 46:20, 51:17, 59:19, 59:20, 64:9 Office [1] - 13:23 officer [5] - 40:13, 40:15, 54:3, 63:5, 88:10 Official [3] - 11:9, 12:2, 17:1	official [10] - 11:11, 11:21, 12:25, 14:18, 15:21, 18:24, 35:18, 73:17, 88:14, 88:22 officials [1] - 22:14 offens [1] - 74:24 oftentimes [1] - 63:12 once [4] - 66:15, 67:23, 76:22, 93:18 one [61] - 8:19, 10:24, 12:21, 16:16, 18:11, 20:25, 23:16, 28:20, 32:16, 37:17, 37:23, 38:7, 38:14, 39:9, 39:17, 40:5, 41:1, 41:2, 46:6, 47:2, 47:21, 48:24, 49:1, 50:16, 51:13, 51:18, 52:4, 54:19, 61:4, 61:12, 64:10, 65:12, 66:6, 67:18, 68:4, 68:6, 68:19, 68:22, 69:3, 71:6, 71:12, 71:13, 71:23, 72:1, 73:8, 74:11, 75:14, 76:17, 76:24, 77:15, 78:17, 79:22, 80:1, 83:10, 93:9, 93:11, 94:21, 95:12 one-family [2] - 38:14, 41:1 one-year [1] - 40:5 ones [7] - 56:7, 56:8, 74:20, 74:21, 78:25, 80:2 Open [2] - 45:4, 70:7 open [3] - 33:17, 34:1, 96:2 opened [1] - 23:23 opening [1] - 44:3 operated [1] - 47:14 operates [1] - 70:20 operating [6] - 8:2, 8:3, 8:12, 28:17, 60:12, 71:24 operation [5] - 9:17, 15:15, 16:12, 42:8, 42:12 operational [2] - 63:19, 68:1 operations [11] - 8:7, 8:16, 9:11, 10:21, 15:11, 17:19, 29:16, 30:7, 60:25, 69:13, 86:10 opinion [11] - 15:9, 15:23, 16:2, 16:3, 44:16, 68:12, 85:5, 87:6, 87:22, 89:19, 91:15	opportunities [1] - 77:14 OPRA [10] - 45:4, 45:7, 49:14, 50:25, 55:24, 65:18, 69:23, 70:2, 70:6, 72:14 OPRA'd [1] - 73:18 OPRAs [1] - 45:17 opt [1] - 68:23 options [1] - 16:7 order [2] - 13:6, 25:2 ordinance [18] - 18:25, 46:7, 47:1, 48:9, 48:12, 48:18, 49:18, 49:22, 50:25, 51:13, 53:6, 53:8, 53:23, 54:7, 55:10, 61:19, 68:14 Ordinance [7] - 46:18, 51:15, 52:8, 53:9, 53:21, 55:15, 56:17 ordinances [6] - 45:22, 49:20, 49:25, 50:1, 50:5, 50:9 originally [1] - 88:24 ORPA'd [1] - 70:3 Osceola [1] - 6:14 otherwise [2] - 18:25, 56:15 ourselves [1] - 23:12 outdoor [19] - 58:8, 58:9, 62:5, 62:7, 62:10, 62:16, 62:20, 62:22, 63:3, 63:7, 76:13, 77:6, 77:11, 86:7, 87:1, 87:2, 90:10 outside [6] - 5:8, 23:5, 40:20, 61:9, 71:15, 89:21 overnight [1] - 20:11 overt [1] - 41:24 overturned [1] - 72:6 overwhelming [1] - 89:23 own [3] - 8:21, 44:23, 86:5 owned [4] - 38:13, 43:1, 43:18, 85:24 owner [12] - 5:16, 7:2, 7:4, 16:7, 38:9, 39:19, 40:10, 41:18, 41:21, 62:12, 90:6 owner's [1] - 41:4 owner/CPA [1] - 7:11 owners [2] - 10:1, 43:8 ownership [3] - 38:12, 43:6, 90:25	P p.m [3] - 1:9, 97:7, 97:20 packaged [1] - 79:23 page [6] - 53:11, 53:12, 53:14, 54:19, 67:10, 70:21 pages [3] - 51:15, 53:10, 56:18 paint [5] - 27:4, 61:5, 61:6, 62:9 painting [3] - 26:12, 64:20, 88:24 panoply [1] - 85:12 paper [1] - 58:1 paperwork [2] - 28:5, 28:8 PAPIETRO [1] - 1:14 paragraph [7] - 11:15, 53:14, 54:19, 54:20, 55:4, 67:4, 83:8 Paramus [1] - 57:9 parking [1] - 78:22 part [8] - 7:2, 8:22, 11:8, 13:18, 62:8, 64:7, 70:25, 77:12 partially [2] - 7:22, 7:24 particular [2] - 51:14, 80:9 particularly [2] - 4:20, 77:25 parties [2] - 39:18, 98:11 parts [1] - 26:12 passage [2] - 21:19, 41:20 passing [2] - 18:24, 80:12 past [4] - 39:19, 43:17, 86:19, 86:23 pending [1] - 26:15 people [6] - 16:10, 59:18, 60:20, 61:3, 75:9, 85:1 per [1] - 85:21 period [11] - 9:23, 10:5, 10:19, 20:13, 21:23, 40:5, 43:18, 50:10, 51:1, 67:21, 68:1 permanently [1] - 30:1 permissible [1] - 8:25 permission [1] - 24:24 permit [5] - 40:5, 88:14, 88:18, 88:20, 89:3 permits [4] - 22:12, 23:2, 27:3, 54:21
---	--	---	---	--

<p>permitted [24] - 22:18, 37:10, 37:11, 37:14, 37:17, 37:18, 40:13, 42:14, 48:20, 51:10, 54:5, 54:22, 54:24, 54:25, 55:20, 56:20, 57:1, 58:4, 68:2, 68:13, 77:24, 78:7, 90:4</p> <p>person's [1] - 89:13</p> <p>personally [1] - 87:17</p> <p>perspective [1] - 62:19</p> <p>phones [1] - 36:10</p> <p>phone [2] - 71:17, 81:6</p> <p>Phonetic [1] - 92:21</p> <p>photo [5] - 75:15, 76:8, 76:10, 78:15, 79:3</p> <p>photograph [3] - 74:18, 78:6, 79:2</p> <p>photographs [2] - 73:19, 74:6</p> <p>photography [2] - 73:23, 73:25</p> <p>photography's [1] - 76:24</p> <p>photos [4] - 45:3, 76:7, 78:16, 85:12</p> <p>piece [1] - 68:15</p> <p>place [1] - 86:6</p> <p>placed [1] - 13:3</p> <p>plain [1] - 23:1</p> <p>plan [9] - 4:3, 4:22, 44:15, 57:14, 57:23, 58:11, 58:18, 90:6</p> <p>Plan [8] - 45:24, 54:9, 54:14, 54:15, 55:9, 55:12, 90:3</p> <p>planned [1] - 9:7</p> <p>planner [5] - 5:12, 35:23, 36:11, 36:17, 54:3</p> <p>Planner [1] - 2:8</p> <p>planner's [2] - 23:13, 95:7</p> <p>Planners [1] - 35:25</p> <p>Planning [7] - 54:10, 54:12, 58:3, 58:5, 59:5, 96:20</p> <p>planning [4] - 35:18, 36:8, 36:25, 91:16</p> <p>play [1] - 26:10</p> <p>plumbing [1] - 89:16</p> <p>plus [1] - 88:13</p> <p>point [17] - 4:20, 5:10, 8:1, 8:20, 10:13, 10:16, 15:3, 15:5, 15:6, 21:10, 27:13,</p>	<p>30:8, 41:14, 44:19, 63:21, 74:19, 77:21</p> <p>points [2] - 17:18, 83:10</p> <p>Pool [2] - 60:15, 86:14</p> <p>portion [8] - 30:25, 46:22, 57:2, 66:24, 67:7, 67:12, 76:19, 77:2</p> <p>portions [1] - 85:18</p> <p>portrayed [1] - 79:17</p> <p>position [2] - 26:3, 28:13</p> <p>possibility [2] - 95:1, 95:21</p> <p>possible [1] - 93:14</p> <p>possibly [2] - 87:7, 95:20</p> <p>post [1] - 46:1</p> <p>power [1] - 87:20</p> <p>pre [4] - 46:14, 49:1, 57:12, 70:10</p> <p>pre-marked [4] - 46:14, 49:1, 57:12, 70:10</p> <p>predicated [1] - 49:20</p> <p>preexisting [19] - 4:24, 5:6, 15:9, 15:12, 16:13, 17:23, 23:15, 23:19, 37:4, 38:20, 40:21, 40:24, 54:6, 68:5, 69:13, 87:9, 88:1, 89:20, 91:12</p> <p>prefer [1] - 92:19</p> <p>preliminary [1] - 4:2</p> <p>premarked [1] - 50:13</p> <p>premise [1] - 42:13</p> <p>premises [1] - 83:16</p> <p>prepared [1] - 90:13</p> <p>presence [1] - 20:21</p> <p>PRESENT [1] - 2:2</p> <p>present [6] - 10:20, 13:14, 14:20, 30:8, 34:22, 53:18</p> <p>presented [3] - 12:21, 13:13, 87:14</p> <p>presenting [1] - 15:4</p> <p>presumably [1] - 27:6</p> <p>pretty [3] - 55:12, 75:6, 78:15</p> <p>previously [7] - 6:15, 8:13, 25:16, 26:18, 53:2, 87:3, 89:9</p> <p>primarily [2] - 55:5, 86:12</p> <p>Primary [1] - 48:4</p> <p>principal [2] - 4:6, 48:10</p> <p>printed [1] - 83:7</p>	<p>Private [1] - 47:7</p> <p>private [6] - 5:17, 36:3, 47:7, 60:16, 80:3, 82:20</p> <p>Pro [2] - 1:13, 75:2</p> <p>proceed [4] - 6:18, 9:1, 36:20, 92:6</p> <p>proceeding [1] - 68:9</p> <p>PROCEEDINGS [1] - 1:5</p> <p>proceedings [1] - 97:19</p> <p>proceeds [1] - 67:11</p> <p>process [4] - 14:13, 28:1, 37:7, 70:2</p> <p>produced [3] - 64:6, 72:4, 84:10</p> <p>professional [3] - 36:8, 36:11, 54:3</p> <p>professionals [1] - 33:20</p> <p>proffer's [1] - 18:10</p> <p>proffered [1] - 25:18</p> <p>prohibited [1] - 54:23</p> <p>pronouns [1] - 20:1</p> <p>proof [1] - 15:22</p> <p>proofs [2] - 5:6, 44:23</p> <p>properties [22] - 7:17, 7:21, 8:11, 9:14, 43:1, 43:4, 43:11, 43:19, 44:24, 45:6, 49:8, 49:16, 53:24, 54:4, 55:21, 68:18, 73:15, 78:23, 85:23, 86:23, 86:24, 87:5</p> <p>Property [1] - 59:1</p> <p>property [48] - 5:16, 7:4, 9:4, 9:22, 10:20, 16:7, 23:8, 23:17, 30:2, 37:1, 37:22, 38:21, 41:8, 41:12, 41:15, 41:20, 48:14, 51:9, 57:18, 58:7, 59:25, 60:11, 60:12, 60:19, 62:3, 62:15, 64:3, 66:18, 66:24, 68:16, 69:4, 69:12, 72:23, 73:12, 76:21, 77:20, 78:3, 83:19, 84:24, 85:6, 86:15, 86:16, 87:25, 88:6, 89:9, 89:14, 89:15</p> <p>property's [3] - 56:19, 66:6, 88:7</p> <p>Property's [1] - 73:4</p> <p>proposed [1] - 54:25</p> <p>protect [1] - 83:15</p> <p>provide [8] - 36:24, 45:14, 73:23, 80:7, 81:2, 86:19, 87:5,</p>	<p>91:4</p> <p>provided [6] - 6:22, 51:17, 51:20, 56:6, 80:5, 82:9</p> <p>providing [1] - 48:16</p> <p>public [11] - 34:2, 34:3, 36:4, 36:15, 47:9, 47:15, 48:8, 48:15, 48:19, 55:11, 82:7</p> <p>Public [5] - 45:4, 47:4, 47:8, 70:7, 98:6</p> <p>pull [1] - 80:11</p> <p>purchase [5] - 7:17, 9:8, 9:13, 9:16, 9:22</p> <p>purchased [1] - 8:11</p> <p>purchasing [1] - 7:20</p> <p>Purpose [3] - 72:22, 73:1, 73:3</p> <p>purpose [5] - 7:20, 16:8, 16:9, 25:19, 53:15</p> <p>purposes [3] - 18:17, 19:5, 87:8</p> <p>pursuing [1] - 44:19</p> <p>put [12] - 41:15, 46:20, 52:20, 57:11, 71:16, 75:16, 77:23, 79:12, 79:16, 79:22, 82:14, 87:5</p> <p>putting [3] - 26:11, 27:1, 79:19</p>	<p style="text-align: center;">R</p> <p>R-3 [5] - 4:8, 53:13, 53:19, 53:21, 54:1</p> <p>railroad [7] - 32:16, 49:7, 50:19, 73:13, 76:9, 76:23, 77:5</p> <p>rather [3] - 26:25, 85:9, 91:6</p> <p>RAYSTER [1] - 1:15</p> <p>re [4] - 15:18, 41:3, 45:24, 54:13</p> <p>re-examination [2] - 45:24, 54:13</p> <p>re-read [1] - 15:18</p> <p>re-rented [1] - 41:3</p> <p>read [12] - 11:18, 15:18, 17:4, 17:10, 41:12, 43:12, 47:5, 47:8, 54:17, 54:20, 59:16, 95:8</p> <p>reads [1] - 11:16</p> <p>real [7] - 5:20, 34:10, 38:11, 63:11, 66:3, 82:11, 82:24</p> <p>reality [1] - 68:18</p> <p>realize [1] - 21:17</p> <p>really [6] - 13:21, 26:4, 62:17, 80:22, 80:23</p> <p>rear [5] - 30:24, 71:15, 76:14, 77:4, 80:19</p> <p>reask [1] - 32:18</p> <p>reason [9] - 15:15, 17:20, 17:21, 25:19, 41:1, 45:21, 69:6, 77:25, 79:18</p> <p>reasonable [2] - 54:17, 91:16</p> <p>reasons [3] - 18:10, 41:3, 57:18</p> <p>rebuttal [1] - 91:22</p> <p>recapping [1] - 8:23</p> <p>receive [1] - 52:2</p> <p>received [4] - 61:15, 71:6, 73:22, 84:1</p> <p>recent [1] - 52:17</p> <p>recently [1] - 45:10</p> <p>Recess [1] - 34:14</p> <p>recognize [3] - 39:7, 51:23, 51:24</p> <p>recognized [2] - 66:25, 67:1</p> <p>recognizes [1] - 69:19</p> <p>recommendation [1] - 90:3</p> <p>recommendations [1] - 83:2</p> <p>recommended [1] - 55:2</p> <p>record [11] - 5:22,</p>
Q				
<p>qualifications [1] - 36:10</p> <p>qualified [1] - 36:17</p> <p>question's [1] - 32:6</p> <p>questioning [2] - 21:6, 21:13</p> <p>questions [21] - 8:20, 12:9, 21:12, 24:12, 29:8, 29:15, 30:11, 33:16, 33:18, 33:23, 34:3, 34:5, 36:9, 36:14, 44:12, 67:3, 74:8, 87:3, 92:9, 92:15, 93:6</p> <p>quick [5] - 5:20, 30:12, 34:10, 38:11, 82:11</p> <p>quickly [2] - 66:3, 80:13</p> <p>quite [2] - 37:22, 77:3</p> <p>quo [3] - 9:8, 22:1, 26:9</p> <p>quo" [1] - 22:4</p> <p>quotes [1] - 83:14</p>				

<p>8:22, 24:18, 25:22, 25:23, 34:17, 47:6, 50:20, 54:18, 55:8, 64:16</p> <p>records [7] - 43:24, 45:13, 45:15, 56:5, 68:25, 69:24, 70:5</p> <p>Records [2] - 45:4, 70:7</p> <p>RECROSS [1] - 30:15</p> <p>RECROSS-EXAMINATION [1] - 30:15</p> <p>REDIRECT [1] - 29:12</p> <p>refer [1] - 14:24</p> <p>reference [2] - 56:18, 57:5</p> <p>references [1] - 56:19</p> <p>referencing [1] - 84:12</p> <p>referred [2] - 15:19, 32:15</p> <p>referring [6] - 19:22, 19:23, 19:25, 22:8, 47:21, 72:23</p> <p>reflected [1] - 61:15</p> <p>refresh [1] - 5:14</p> <p>regard [1] - 63:16</p> <p>regarding [8] - 21:12, 22:3, 23:6, 29:13, 29:15, 37:1, 58:10, 69:24</p> <p>region [1] - 75:15</p> <p>register [2] - 39:5, 39:13</p> <p>Regular [2] - 94:12, 96:2</p> <p>regularly [1] - 96:15</p> <p>regulated [1] - 48:9</p> <p>regulating [1] - 55:1</p> <p>reinforced [1] - 56:23</p> <p>reiterate [1] - 4:18</p> <p>relate [1] - 5:7</p> <p>related [7] - 5:7, 27:6, 31:24, 82:8, 87:10, 87:24, 89:21</p> <p>relationship [4] - 7:1, 7:9, 25:20, 83:13</p> <p>relationships [1] - 10:1</p> <p>relative [3] - 44:6, 72:14, 87:23</p> <p>relatively [3] - 47:5, 54:16, 56:16</p> <p>relet [1] - 20:3</p> <p>reletting [1] - 20:7</p> <p>relevance [4] - 19:2, 80:8, 84:20, 87:14</p> <p>relevancy [1] - 87:6</p> <p>relevant [1] - 85:18</p> <p>relied [2] - 14:9, 74:11</p>	<p>relief [3] - 4:22, 4:23, 5:3</p> <p>Religious [2] - 2:15, 6:2</p> <p>rely [2] - 13:6, 13:9</p> <p>relying [1] - 14:11</p> <p>remain [1] - 49:11</p> <p>remained [1] - 49:7</p> <p>remaining [1] - 51:9</p> <p>remarkably [1] - 78:24</p> <p>removed [2] - 27:4, 41:15</p> <p>removing [1] - 26:11</p> <p>rendered [3] - 15:24, 47:14, 69:3</p> <p>rendering [2] - 16:2, 16:3</p> <p>rented [1] - 41:3</p> <p>reoccupied [1] - 31:16</p> <p>reoriented [1] - 52:1</p> <p>repainting [4] - 72:18, 72:24, 73:2, 73:7</p> <p>Repair [5] - 20:18, 20:24, 59:3, 60:14, 81:8</p> <p>repair [26] - 22:10, 22:15, 23:3, 25:10, 28:9, 31:8, 31:22, 31:23, 32:21, 32:22, 32:23, 48:17, 56:19, 56:25, 59:9, 59:10, 64:20, 66:20, 67:5, 67:14, 80:23, 86:6, 86:25, 87:9, 88:2</p> <p>repaired [4] - 62:4, 80:17, 86:11</p> <p>repairing [7] - 61:1, 61:25, 72:18, 72:24, 73:2, 73:7, 80:16</p> <p>repairs [1] - 88:24</p> <p>rephrase [2] - 69:10, 87:16</p> <p>Report [1] - 71:13</p> <p>report [4] - 71:23, 72:4, 73:8, 73:11</p> <p>REPORTER [1] - 1:21</p> <p>Reporter [2] - 98:6, 98:18</p> <p>reports [3] - 45:24, 71:7, 72:13</p> <p>represent [1] - 6:2</p> <p>representation [1] - 44:22</p> <p>representative [2] - 14:18, 15:8</p> <p>represented [1] - 10:6</p> <p>request [4] - 55:25, 65:18, 70:7, 83:11</p> <p>requested [1] - 91:14</p> <p>requests [4] - 21:11,</p>	<p>45:4, 49:17</p> <p>require [3] - 16:4, 16:6, 88:20</p> <p>required [3] - 25:2, 39:14, 97:8</p> <p>requirements [1] - 55:1</p> <p>research [1] - 43:25</p> <p>reserve [1] - 91:20</p> <p>residence [1] - 83:15</p> <p>residential [6] - 55:16, 60:4, 61:17, 64:23, 66:18, 79:13</p> <p>Resolution [2] - 3:16, 83:25</p> <p>resolution [12] - 56:14, 57:3, 58:2, 58:5, 58:23, 59:10, 65:16, 65:21, 66:25, 69:11, 69:16, 82:22</p> <p>resolutions [3] - 56:1, 65:8, 82:8</p> <p>Resolved [3] - 57:2, 67:7, 67:12</p> <p>resolving [1] - 42:9</p> <p>respect [13] - 5:3, 5:6, 9:4, 12:25, 22:14, 23:2, 28:7, 28:10, 28:15, 29:1, 29:5, 73:18, 87:7</p> <p>respond [5] - 31:12, 34:22, 70:13, 70:16, 94:6</p> <p>response [3] - 54:9, 70:2, 70:16</p> <p>result [3] - 45:7, 45:13, 72:14</p> <p>Retail [2] - 48:6, 54:18</p> <p>retained [1] - 36:24</p> <p>retaining [1] - 72:2</p> <p>reviewed [2] - 54:12, 85:14</p> <p>revised [3] - 49:5, 50:16</p> <p>revision [2] - 54:14, 54:15</p> <p>revisit [1] - 29:13</p> <p>rezone [1] - 53:15</p> <p>rezoned [1] - 53:25</p> <p>Rick's [2] - 60:15, 86:14</p> <p>RIDGEWOOD [1] - 1:1</p> <p>Ridgewood [74] - 1:9, 2:15, 6:3, 8:2, 8:8, 9:17, 9:19, 11:12, 13:14, 14:19, 15:8, 16:11, 17:25, 18:3, 19:19, 22:13, 24:25, 29:1, 29:6, 35:20, 35:21, 44:4, 46:17,</p>	<p>46:18, 48:15, 49:2, 50:7, 50:14, 50:24, 52:8, 53:8, 54:14, 55:25, 57:9, 57:13, 58:18, 58:19, 60:9, 60:10, 60:13, 60:15, 60:25, 61:1, 61:11, 61:16, 61:18, 62:2, 70:3, 70:7, 70:15, 70:19, 70:20, 71:1, 71:12, 71:14, 71:20, 71:21, 71:23, 72:8, 72:17, 73:13, 76:12, 80:10, 80:11, 80:15, 81:9, 81:10, 81:17, 82:1, 82:21, 82:23, 86:10</p> <p>ringing [1] - 70:14</p> <p>River [2] - 41:7, 41:14</p> <p>road [1] - 50:19</p> <p>Road [1] - 6:15</p> <p>ROBERT [1] - 2:14</p> <p>Robert [1] - 6:2</p> <p>Rock [1] - 46:23</p> <p>roles [1] - 42:24</p> <p>roll [1] - 34:19</p> <p>Roll [1] - 34:21</p> <p>room [3] - 48:6, 68:9, 75:2</p> <p>rubbish [1] - 73:11</p> <p>rubs [1] - 39:10</p> <p>RUHL [1] - 1:14</p> <p>running [1] - 9:7</p> <p>runs [1] - 67:13</p> <p>Rutgers [1] - 35:14</p> <p>RUTISHAUSER [5] - 2:6, 33:23, 96:20, 96:24, 97:5</p> <p>Rutishauser [1] - 33:21</p> <p>RV [1] - 62:12</p>	<p>schedule [1] - 96:5</p> <p>scheduled [1] - 96:15</p> <p>school [1] - 86:3</p> <p>School [2] - 2:15, 6:4</p> <p>scope [3] - 21:6, 21:14, 23:5</p> <p>screens [1] - 56:10</p> <p>se [1] - 85:21</p> <p>sealed [1] - 57:15</p> <p>search [1] - 50:8</p> <p>seasonal [1] - 77:14</p> <p>second [8] - 18:12, 24:16, 51:19, 53:11, 53:14, 57:5, 72:10, 93:8</p> <p>Secretary [2] - 2:10, 13:15</p> <p>secretary [1] - 58:2</p> <p>Section [11] - 14:25, 16:5, 16:14, 17:3, 17:6, 18:20, 47:3, 47:6, 53:14, 88:4, 88:19</p> <p>section [2] - 51:14, 88:9</p> <p>secure [4] - 10:10, 12:5, 73:19, 88:18</p> <p>secured [5] - 5:17, 43:23, 59:8, 65:18, 90:6</p> <p>see [22] - 51:5, 72:9, 76:2, 76:8, 76:9, 76:11, 76:12, 76:13, 76:14, 76:16, 76:17, 76:20, 76:25, 77:1, 77:3, 78:1, 78:22, 79:11, 79:15, 94:7, 96:17</p> <p>seeing [2] - 33:19, 34:6</p> <p>seek [7] - 5:1, 5:3, 40:12, 40:19, 69:23, 94:22, 95:17</p> <p>seeking [5] - 4:20, 4:21, 38:1, 66:20, 96:5</p> <p>seemingly [1] - 20:10</p> <p>sell [1] - 38:15</p> <p>Semeraro [7] - 4:14, 4:15, 34:24, 38:13, 52:3, 54:9, 74:15</p> <p>SEMERARO [76] - 2:12, 2:13, 3:5, 3:8, 4:11, 4:14, 4:15, 6:8, 6:19, 6:21, 8:23, 9:2, 12:8, 13:25, 14:16, 14:22, 15:5, 15:25, 17:5, 17:9, 21:5, 23:4, 24:3, 24:8, 25:12, 26:14, 26:23,</p>
S				
		<p>Saavedra [4] - 43:23, 80:4, 84:11, 85:10</p> <p>Saavedra's [2] - 43:21, 84:19</p> <p>Saddle [2] - 41:7, 41:14</p> <p>sake [1] - 77:21</p> <p>sale [2] - 60:17, 81:13</p> <p>Sanborn [6] - 64:2, 64:5, 64:9, 72:20, 73:20, 90:21</p> <p>sanitary [1] - 13:22</p> <p>sat [1] - 59:15</p> <p>saw [3] - 43:21, 65:1, 81:18</p> <p>scales [1] - 16:17</p>		

<p>29:9, 29:12, 30:10, 31:2, 31:6, 31:19, 32:7, 34:8, 34:25, 35:8, 35:10, 36:6, 36:21, 36:23, 44:18, 47:22, 47:24, 51:22, 52:5, 52:10, 52:13, 52:16, 53:2, 68:17, 69:6, 69:10, 69:18, 69:20, 69:22, 74:4, 83:23, 84:6, 84:9, 84:16, 87:21, 91:18, 92:1, 93:13, 94:21, 95:11, 95:14, 95:16, 95:19, 95:24, 96:4, 96:10, 96:16, 97:13, 97:15</p> <p>Semeraro's [1] - 46:20</p> <p>sense [2] - 32:3, 63:11</p> <p>sent [1] - 51:21</p> <p>sentence [1] - 54:20</p> <p>separate [1] - 18:14</p> <p>September [4] - 48:13, 49:4, 82:16, 83:8</p> <p>sequence [1] - 11:1</p> <p>series [2] - 75:13, 81:4</p> <p>seriously [1] - 21:1</p> <p>serve [3] - 45:16, 45:19, 49:14</p> <p>served [2] - 45:8, 50:24</p> <p>service [8] - 4:6, 47:10, 47:11, 47:16, 48:16, 81:2, 84:12, 86:10</p> <p>Service [4] - 47:4, 47:9, 60:15, 86:14</p> <p>services [4] - 64:10, 81:22, 85:11, 87:24</p> <p>servicing [1] - 47:12</p> <p>set [1] - 98:9</p> <p>several [2] - 21:18, 81:14</p> <p>shaped [5] - 57:23, 58:11, 76:12, 76:25, 77:2</p> <p>share [1] - 46:9</p> <p>shared [1] - 59:19</p> <p>sheet [1] - 70:16</p> <p>shop [50] - 4:5, 7:23, 8:3, 8:4, 8:7, 8:12, 9:5, 10:3, 13:7, 13:11, 14:10, 23:3, 24:2, 29:17, 31:1, 32:23, 33:1, 42:21, 56:19, 57:1, 58:21, 59:10, 62:7, 64:1, 64:14, 64:22, 66:20, 66:23, 67:2, 67:5, 67:14, 67:17, 69:13,</p>	<p>70:20, 71:1, 71:18, 71:24, 72:6, 72:19, 81:22, 81:23, 83:10, 83:13, 83:17, 83:20, 84:25, 85:11, 86:12, 88:1, 90:22</p> <p>Shop [1] - 73:14</p> <p>shops [4] - 11:7, 42:5, 63:18, 67:25</p> <p>short [3] - 20:13, 47:5, 93:7</p> <p>shorten [1] - 15:17</p> <p>shortly [1] - 96:6</p> <p>show [7] - 16:17, 42:4, 50:12, 50:18, 78:10, 84:23, 85:5</p> <p>showed [2] - 44:6, 81:21</p> <p>showing [2] - 64:11, 83:8</p> <p>shown [1] - 57:23</p> <p>shows [12] - 53:12, 58:7, 58:11, 64:3, 65:1, 75:6, 75:14, 77:15, 77:16, 77:17, 77:19, 85:3</p> <p>shred [1] - 16:16</p> <p>Shuart [9] - 20:4, 20:11, 20:12, 21:12, 27:16, 27:17, 27:24, 29:20, 30:4</p> <p>side [9] - 36:4, 46:16, 46:17, 46:22, 46:23, 50:18, 51:6, 58:25, 76:1</p> <p>sides [1] - 46:22</p> <p>sign [1] - 28:25</p> <p>signature [4] - 11:16, 14:9, 14:21, 15:22</p> <p>signed [6] - 11:22, 12:4, 49:3, 50:15, 57:14, 58:1</p> <p>signer [1] - 12:22</p> <p>significance [1] - 88:3</p> <p>significant [4] - 45:14, 47:3, 55:2, 57:25</p> <p>similar [8] - 35:19, 38:3, 62:15, 75:7, 77:11, 78:24, 86:17, 90:15</p> <p>similarly [1] - 50:24</p> <p>simple [3] - 26:5, 37:9, 56:16</p> <p>simplification [1] - 66:17</p> <p>simply [1] - 21:10</p> <p>simultaneously [1] - 30:2</p> <p>sit [1] - 36:4</p> <p>site [19] - 4:2, 4:21,</p>	<p>5:7, 45:1, 50:8, 57:8, 57:14, 57:20, 61:12, 67:14, 70:17, 72:8, 75:8, 79:8, 79:9, 89:1, 90:5, 90:20</p> <p>sitting [2] - 13:16, 63:2</p> <p>situation [2] - 70:12, 78:15</p> <p>six [1] - 83:11</p> <p>six-unit [1] - 83:11</p> <p>sliced [1] - 61:23</p> <p>slightest [1] - 93:22</p> <p>smack [1] - 76:10</p> <p>small [2] - 48:7, 48:8</p> <p>snapshot [1] - 89:15</p> <p>so.. [1] - 8:24</p> <p>Society [2] - 2:15, 6:3</p> <p>sold [1] - 43:10</p> <p>someone [6] - 18:17, 28:25, 37:13, 52:1, 70:24, 83:6</p> <p>someplace [1] - 75:3</p> <p>sometimes [2] - 59:18, 88:20</p> <p>somewhat [3] - 38:4, 55:2, 62:5</p> <p>somewhere [1] - 90:14</p> <p>sorry [7] - 47:19, 52:10, 52:12, 67:11, 73:21, 81:19, 95:24</p> <p>sort [7] - 35:25, 37:25, 39:7, 40:3, 74:25, 77:12, 90:19</p> <p>sound [1] - 64:17</p> <p>sounded [2] - 42:25, 86:2</p> <p>sounds [3] - 59:22, 60:20, 61:8</p> <p>source [1] - 74:15</p> <p>south [5] - 76:15, 76:16, 76:20, 77:19, 78:2</p> <p>South [29] - 4:7, 7:24, 24:11, 29:1, 29:5, 46:23, 49:6, 50:18, 55:5, 56:15, 57:13, 58:19, 60:7, 65:24, 70:18, 71:2, 71:13, 72:5, 72:8, 72:15, 72:21, 76:1, 76:9, 76:13, 77:1, 77:18, 78:4, 80:15, 82:18</p> <p>space [6] - 20:3, 20:7, 20:13, 59:19, 59:20, 61:4</p> <p>spanning [1] - 82:1</p> <p>speaks [1] - 69:16</p> <p>Special [9] - 93:14,</p>	<p>93:20, 94:5, 94:20, 94:23, 95:17, 95:18, 96:5, 96:12</p> <p>special [1] - 95:22</p> <p>specific [2] - 28:20, 60:25</p> <p>specifically [10] - 10:3, 28:12, 30:21, 33:7, 49:18, 54:11, 64:4, 64:13, 79:23, 84:24</p> <p>specify [1] - 11:18</p> <p>specious [1] - 16:22</p> <p>speech [1] - 26:6</p> <p>spending [1] - 26:24</p> <p>spent [1] - 42:2</p> <p>spills [1] - 91:5</p> <p>spray [4] - 61:5, 61:6, 66:20, 67:9</p> <p>spraying [1] - 27:5</p> <p>spread [1] - 73:12</p> <p>staging [1] - 60:6</p> <p>stand [3] - 5:11, 68:17, 69:20</p> <p>standards [2] - 38:1, 38:4</p> <p>stands [2] - 17:2</p> <p>start [4] - 5:21, 12:14, 28:18, 92:16</p> <p>started [2] - 9:19, 57:21</p> <p>state [10] - 5:21, 13:6, 13:8, 14:9, 14:11, 19:1, 21:25, 53:7, 59:11, 79:13</p> <p>State [16] - 11:6, 13:9, 18:3, 28:6, 28:8, 32:24, 33:8, 33:12, 35:23, 36:17, 37:8, 74:22, 75:8, 78:12, 80:1, 98:6</p> <p>statement [2] - 18:19, 63:23</p> <p>statements [1] - 13:2</p> <p>static [1] - 59:17</p> <p>Station [2] - 47:4, 47:9</p> <p>station [4] - 35:21, 47:10, 47:16, 62:4</p> <p>stations [3] - 48:9, 54:24, 55:10</p> <p>status [5] - 9:8, 22:1, 22:4, 26:9, 38:12</p> <p>statutorily [1] - 38:19</p> <p>stay [2] - 88:4, 91:3</p> <p>steck [1] - 92:21</p> <p>stenographer [1] - 92:3</p> <p>step [1] - 42:9</p> <p>steps [2] - 10:10, 44:23</p>	<p>Steve [2] - 35:1, 84:14</p> <p>STEVEN [1] - 3:7</p> <p>still [9] - 38:15, 45:14, 57:11, 62:21, 66:19, 67:24, 77:23, 90:9, 90:10</p> <p>stipulate [3] - 15:16, 17:21, 74:12</p> <p>stipulations [1] - 11:19</p> <p>STIRLING [1] - 1:22</p> <p>stone [1] - 72:7</p> <p>stop [1] - 70:15</p> <p>stopped [1] - 41:9</p> <p>storage [26] - 5:8, 47:12, 47:13, 57:3, 58:8, 58:9, 62:5, 62:7, 62:10, 62:16, 62:20, 62:22, 63:3, 63:8, 76:14, 77:6, 77:11, 86:7, 87:1, 87:2, 87:10, 89:21, 90:10</p> <p>store [2] - 62:12, 62:13</p> <p>stored [1] - 60:6</p> <p>storing [1] - 29:21</p> <p>story [2] - 60:3, 78:21</p> <p>stream [1] - 44:6</p> <p>street [1] - 65:23</p> <p>Street [20] - 4:7, 7:25, 24:11, 29:1, 29:5, 46:23, 49:6, 50:18, 55:5, 55:16, 56:15, 57:13, 58:19, 60:7, 65:24, 70:18, 71:24, 76:2, 77:2, 82:18</p> <p>Street's [1] - 76:22</p> <p>stringently [1] - 38:5</p> <p>strong [1] - 89:4</p> <p>structure [1] - 47:10</p> <p>stuff [2] - 29:21, 85:10</p> <p>subdivision [1] - 57:9</p> <p>subject [5] - 7:17, 21:8, 25:23, 67:10, 70:17</p> <p>submission [2] - 52:17, 52:18</p> <p>submit [1] - 36:7</p> <p>submitted [7] - 15:16, 17:16, 17:20, 53:3, 59:5, 74:1, 90:12</p> <p>subscription [2] - 64:9, 73:24</p> <p>subsequent [2] - 53:24, 92:15</p> <p>substantiate [1] - 17:17</p> <p>suburban [1] - 35:22</p> <p>suggest [1] - 44:14</p>
--	--	--	--	--

<p>suggested [2] - 30:17, 70:4</p> <p>suggesting [2] - 39:15, 63:1</p> <p>suggestion [1] - 94:21</p> <p>summary [1] - 8:24</p> <p>Superior [1] - 36:5</p> <p>supplemental [1] - 84:25</p> <p>supply [1] - 84:8</p> <p>support [1] - 90:12</p> <p>suppose [2] - 6:11, 90:13</p> <p>sure.. [1] - 83:22</p> <p>surgeon's [1] - 62:18</p> <p>surprise [1] - 12:18</p> <p>sworn [3] - 6:12, 6:16, 35:5</p> <p>system [1] - 80:20</p>	<p>44:19, 74:24, 81:12</p> <p>testifying [4] - 8:21, 45:2, 74:10, 85:8</p> <p>testimony [58] - 5:5, 5:12, 5:15, 5:16, 6:22, 8:23, 13:3, 20:2, 20:8, 21:7, 21:9, 23:6, 23:13, 24:4, 25:14, 25:16, 25:17, 27:10, 28:4, 30:21, 30:23, 31:15, 36:18, 36:25, 43:17, 43:21, 44:11, 57:20, 59:15, 59:22, 59:24, 60:8, 60:19, 61:3, 61:8, 61:11, 62:1, 62:3, 63:18, 64:21, 67:16, 72:20, 80:5, 80:7, 81:6, 81:20, 82:9, 85:7, 85:15, 85:18, 86:19, 90:23, 90:24, 91:1, 91:20, 91:22</p> <p>text [2] - 53:10, 53:13</p> <p>texts [1] - 46:17</p> <p>THE [2] - 1:4</p> <p>thereafter [1] - 95:18</p> <p>therefore [1] - 38:9</p> <p>therewith [1] - 47:13</p> <p>they've [1] - 62:8</p> <p>thinks [1] - 39:16</p> <p>third [2] - 75:18, 76:3</p> <p>three [11] - 17:16, 45:1, 54:4, 60:3, 61:17, 61:21, 71:6, 71:16, 73:15, 78:21, 79:13</p> <p>three-story [2] - 60:3, 78:21</p> <p>throughout [1] - 73:12</p> <p>tide [1] - 77:13</p> <p>title [1] - 58:17</p> <p>to.. [2] - 94:11, 94:16</p> <p>today [4] - 24:4, 25:25, 43:17, 86:20</p> <p>together [1] - 77:23</p> <p>tonight [6] - 20:9, 30:23, 31:15, 54:17, 92:9, 94:10</p> <p>took [6] - 9:20, 31:20, 45:1, 45:2, 70:6, 75:4</p> <p>top [1] - 17:9</p> <p>TOTOWA [1] - 1:22</p> <p>touching [1] - 25:25</p> <p>tough [1] - 93:6</p> <p>towards [2] - 76:3, 77:4</p> <p>town [3] - 39:6, 39:10, 46:24</p>	<p>towns [1] - 97:4</p> <p>township [1] - 37:16</p> <p>tracks [4] - 32:17, 73:13, 76:3, 76:23</p> <p>trade [1] - 20:24</p> <p>traffic [1] - 77:7</p> <p>trailer [2] - 62:14, 76:19</p> <p>train [2] - 35:20, 62:4</p> <p>training [1] - 35:12</p> <p>transcript [7] - 28:3, 42:24, 43:12, 59:16, 81:7, 95:8, 98:8</p> <p>TRANSCRIPT [1] - 1:4</p> <p>transferable [1] - 28:15</p> <p>transformed [1] - 54:5</p> <p>Transit [1] - 76:3</p> <p>transitioned [1] - 30:5</p> <p>transitioning [2] - 9:25, 10:2</p> <p>treat [1] - 62:23</p> <p>treated [1] - 45:6</p> <p>tree [2] - 62:13, 62:18</p> <p>tried [2] - 88:4, 97:5</p> <p>truck [7] - 62:14, 63:8, 63:10, 72:1, 72:6</p> <p>true [4] - 61:24, 62:21, 62:24, 98:7</p> <p>truth [1] - 45:10</p> <p>try [5] - 69:10, 79:19, 80:13, 85:2, 96:14</p> <p>trying [5] - 26:7, 26:16, 72:9, 73:18, 89:7</p> <p>Tuesday [5] - 72:9, 96:23, 97:1, 97:2</p> <p>tuesday [1] - 1:8</p> <p>two [23] - 6:4, 8:21, 18:10, 18:13, 35:21, 37:13, 37:14, 37:16, 37:17, 38:13, 38:16, 40:20, 40:25, 41:10, 45:1, 51:15, 53:10, 61:17, 66:7, 67:20, 68:18, 80:25, 83:13</p> <p>two-family [5] - 37:13, 37:14, 38:13, 38:16, 83:13</p> <p>type [6] - 18:13, 21:13, 24:25, 41:23, 42:10, 85:4</p> <p>types [2] - 48:15, 63:8</p> <p>typically [2] - 59:17, 62:11</p>	<p>86:5</p> <p>unavailable [1] - 45:13</p> <p>under [13] - 10:3, 12:1, 18:20, 43:14, 48:7, 48:8, 53:14, 67:12, 68:13, 73:3, 82:19, 88:9</p> <p>underlying [1] - 41:21</p> <p>underneath [1] - 58:25</p> <p>undo [1] - 18:2</p> <p>unfair [1] - 66:12</p> <p>unfortunately [1] - 25:21</p> <p>uninterrupted [1] - 10:21</p> <p>unit [1] - 83:11</p> <p>units [1] - 41:2</p> <p>University [1] - 35:14</p> <p>unless [2] - 14:11, 23:8</p> <p>unoccupied [1] - 41:2</p> <p>up [29] - 5:13, 10:20, 11:14, 20:14, 23:23, 24:13, 26:11, 29:10, 33:6, 33:17, 34:1, 42:21, 43:10, 44:2, 46:24, 53:25, 55:22, 62:8, 62:17, 63:17, 67:22, 75:16, 76:13, 78:2, 80:11, 89:1, 92:9, 93:18</p> <p>urge [2] - 80:23, 91:13</p> <p>usage [3] - 86:24, 87:4, 87:7</p> <p>use".. [1] - 11:17</p> <p>Used" [1] - 73:4</p> <p>user [1] - 39:24</p> <p>users [3] - 59:20, 86:15</p> <p>uses [36] - 5:6, 39:13, 42:11, 43:9, 43:18, 44:24, 44:25, 48:7, 48:14, 48:15, 48:19, 48:20, 51:10, 54:5, 54:6, 54:21, 54:22, 55:13, 58:4, 59:17, 61:14, 61:23, 62:15, 62:23, 64:7, 64:8, 64:24, 71:8, 75:7, 77:24, 78:8, 78:24, 81:11, 84:25, 90:20, 90:23</p>	<p>variance [4] - 4:4, 4:22, 4:23</p> <p>variances [1] - 82:25</p> <p>various [8] - 5:17, 17:18, 43:23, 56:1, 81:21, 86:7, 89:16</p> <p>Vehicle [17] - 8:2, 8:8, 9:20, 57:13, 58:18, 58:19, 60:9, 60:10, 70:19, 70:20, 71:1, 71:14, 71:20, 71:21, 71:24, 72:8, 76:12</p> <p>vehicle [4] - 62:10, 63:9</p> <p>Vehicle's [1] - 9:18</p> <p>vehicles [20] - 47:13, 48:17, 61:2, 61:6, 62:11, 62:16, 62:17, 75:7, 76:4, 76:5, 76:13, 76:20, 77:1, 77:4, 77:15, 77:16, 77:18, 77:19, 78:1</p> <p>verified [2] - 11:20, 15:20</p> <p>verify [1] - 6:9</p> <p>verifying [1] - 10:6</p> <p>version [4] - 51:25, 53:11, 57:15, 61:21</p> <p>Vice [1] - 1:12</p> <p>View [14] - 7:6, 7:10, 7:13, 7:23, 8:9, 10:11, 10:17, 19:24, 28:11, 28:17, 28:19, 30:18, 31:17, 43:14</p> <p>Viewer [2] - 78:12, 79:7</p> <p>viewing [1] - 5:2</p> <p>VILLAGE [1] - 1:1</p> <p>Village [44] - 2:6, 2:8, 3:17, 5:18, 11:12, 13:14, 14:19, 15:8, 15:23, 17:24, 18:2, 18:17, 19:3, 22:13, 24:25, 37:15, 39:10, 43:24, 45:5, 45:6, 45:8, 46:16, 46:18, 49:2, 49:3, 49:15, 49:17, 50:7, 50:14, 50:24, 52:8, 53:8, 54:14, 55:25, 61:22, 66:7, 66:16, 82:23, 83:7, 84:1, 94:5, 94:9, 97:12</p> <p>volume [1] - 10:6</p> <p>vote [1] - 96:21</p>
T		V		
<p>table [1] - 27:1</p> <p>talks [7] - 48:5, 55:4, 55:10, 71:18, 80:15, 81:18, 88:5</p> <p>Taxi [5] - 60:15, 61:1, 61:11, 62:2, 86:11</p> <p>taxis [1] - 62:2</p> <p>tears [1] - 88:5</p> <p>teenager [1] - 42:20</p> <p>Tel [1] - 70:24</p> <p>telephone [1] - 70:14</p> <p>Tem [1] - 1:13</p> <p>temporarily [2] - 27:19, 29:22</p> <p>temporary [1] - 30:5</p> <p>tenant [4] - 8:16, 9:6, 33:1, 60:12</p> <p>tenants [6] - 7:25, 21:3, 21:22, 22:3, 61:3, 86:8</p> <p>tend [1] - 59:16</p> <p>term [3] - 37:20, 38:23, 66:11</p> <p>terms [4] - 9:21, 80:25, 83:12, 87:16</p> <p>TERRACE [1] - 1:22</p> <p>test [1] - 22:3</p> <p>testified [24] - 6:16, 8:13, 19:18, 24:24, 26:19, 27:4, 27:16, 30:4, 33:4, 35:5, 36:4, 42:8, 42:17, 42:19, 43:2, 43:9, 53:5, 58:13, 58:15, 58:20, 60:17, 60:24, 74:12, 85:21</p> <p>testify [7] - 14:12, 21:18, 25:14, 44:16,</p>	<p>ultimately [5] - 16:14, 42:24, 43:1, 54:13,</p>	<p>valid [1] - 56:25</p> <p>valuable [1] - 91:7</p> <p>value [2] - 18:5, 18:6</p>	<p style="text-align: center;">W</p> <p>wait [1] - 62:8</p> <p>waiting [1] - 10:3</p>	

<p>walk ^[1] - 41:24 wall ^[1] - 72:2 wants ^[1] - 21:11 washing ^[2] - 47:12, 48:10 waste ^[1] - 91:6 Wayne ^[1] - 6:15 ways ^[1] - 35:19 web ^[1] - 74:22 website ^[9] - 45:20, 45:21, 46:1, 46:2, 74:25, 75:10, 78:12, 79:6, 80:1 weight ^[3] - 17:13, 19:5, 19:7 west ^[3] - 46:22, 46:23, 50:18 westerly ^[1] - 30:25 western ^[2] - 32:15, 77:17 Westwood ^[2] - 35:3, 35:4 WHITAKER ^[42] - 2:3, 2:4, 6:18, 9:1, 18:7, 18:9, 23:23, 24:6, 24:13, 24:16, 24:22, 25:6, 26:3, 26:20, 26:24, 27:9, 31:11, 32:1, 32:5, 32:10, 33:9, 33:13, 35:7, 36:9, 36:14, 44:13, 69:1, 69:8, 69:16, 69:19, 69:21, 87:18, 91:23, 94:12, 94:17, 94:25, 95:7, 95:18, 95:23, 96:1, 96:23, 96:25 Whitaker ^[10] - 6:12, 19:17, 24:10, 25:14, 31:14, 36:12, 44:18, 57:7, 94:8, 97:10 Whitaker.. ^[1] - 31:10 white ^[1] - 78:5 whole ^[3] - 29:21, 85:12, 86:5 wholly ^[1] - 15:1 willing ^[1] - 17:21 window ^[1] - 13:19 wireless ^[1] - 46:12 wise ^[2] - 26:20, 53:22 withdraw ^[2] - 69:21, 69:22 WITNESS ^[1] - 3:3 witness ^[10] - 8:20, 21:17, 34:4, 34:8, 34:25, 68:11, 74:14, 91:19, 94:3, 95:5 witnesses ^[2] - 37:6, 85:7 wonderful ^[1] - 97:16</p>	<p>Wondergem ^[3] - 13:15, 13:17, 46:13 WONDERGEM ^[3] - 2:9, 92:25, 93:9 word ^[3] - 23:24, 31:6, 38:17 words ^[2] - 22:4, 70:21 works ^[2] - 94:3, 95:4 Workshop ^[1] - 73:1 world ^[1] - 63:11 worry ^[1] - 32:7 wrap ^[1] - 89:7 write ^[1] - 40:15</p> <p style="text-align: center;">X</p> <p>XIO1388 ^[1] - 98:5</p> <p style="text-align: center;">Y</p> <p>year ^[13] - 6:11, 18:24, 27:23, 40:5, 40:12, 40:14, 51:1, 66:6, 66:12, 88:9, 88:10, 93:23, 97:1 year's ^[1] - 40:10 years ^[16] - 7:14, 35:17, 41:11, 41:18, 41:20, 45:6, 45:11, 49:12, 49:24, 56:2, 61:14, 61:18, 71:22, 81:18, 81:25, 90:23 YELENA ^[1] - 1:15 yield ^[1] - 50:9 young ^[4] - 13:15, 57:6, 57:11, 85:22 yourself ^[1] - 12:6</p> <p style="text-align: center;">Z</p> <p>zillion ^[2] - 45:2 zone ^[21] - 37:12, 38:14, 39:11, 39:19, 40:5, 41:1, 51:14, 53:20, 55:1, 55:3, 55:16, 55:17, 61:16, 64:23, 65:6, 66:6, 66:7, 66:19, 67:23, 69:5, 90:8 Zone ^[28] - 4:8, 46:25, 48:21, 49:7, 49:12, 50:19, 51:9, 53:13, 54:1, 54:21, 54:22, 54:23, 54:24, 54:25, 55:22, 56:20, 57:1, 57:19, 59:1, 63:16, 63:21, 63:24, 68:2, 69:12, 77:23 zoned ^[2] - 67:21, 67:24</p>	<p>zones ^[1] - 61:19 Zoning ^[14] - 2:4, 11:9, 11:23, 12:2, 12:16, 13:15, 13:23, 14:15, 17:1, 40:17, 46:16, 49:2, 50:14, 82:15 zoning ^[44] - 11:11, 11:19, 11:20, 15:20, 16:5, 18:23, 35:18, 37:11, 38:16, 39:23, 40:4, 40:12, 40:15, 42:11, 44:24, 46:7, 47:1, 48:22, 49:15, 49:18, 49:20, 49:22, 50:1, 50:25, 53:12, 53:25, 54:2, 61:19, 63:5, 64:23, 64:25, 65:21, 66:9, 68:13, 77:22, 79:1, 88:10, 88:17, 88:18, 88:20, 89:3, 89:24, 90:1</p>
---	---	--