

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

PUBLIC HEARING

GREEN ACRES PROGRAM, NOTICE OF PUBLIC HEARINGS ON
PROPOSED CONVEYANCE OF PROPERTY IN THE
CITY OF MILLVILLE, CUMBERLAND COUNTY

WEDNESDAY, MAY 7, 2014

REPORTED BY DEBRA L. PANGBURN, CCR, RPR,
Notary Public for the State of New Jersey, at the
City of Millville City Hall, Commission Chambers,
4th Floor, 12 S. High Street, Millville, NJ, on
Wednesday, May 7, 2014, commencing at 6:30 p.m.

WYBLE REPORTING, INC.
500 Fernwood Road, Millville, NJ 08332
(856) 825-1430 * FAX (856) 825-3379

A P P E A R A N C E S:

JUDETH PICCININI YEANY, Chief
Bureau of Legal Services and Stewardship
New Jersey Department of Environmental Protection
Green Acres Program

RAY CANTOR, Chief Advisor
NJDEP Commissioner

JOHN H. KNOOP, III, City Engineer
City of Millville, City Hall

THEODORE E. BAKER, County Solicitor
County of Cumberland

SENATOR JEFF VAN DREW

ASSEMBLYMAN BOB ANDRZEJCZAK

VICE-MAYOR JAMES QUINN

S P E A K E R S:

MARY HEISLER

EDWARD MARKOWSKI

MARY MESSECK

FRANK VIRGILIO

CHERYL REARDON

JANE GALETTO

ERIC NYMAN

FRANCIS RAPA

NELLY FAY KOHL

SHOSHANA OSOFSKY

MARGO PELLEGRINO

MEGAN TINSLEY

DONNA MILES

KIM AYRES

JIM WATSON

RENEE BRECHT

CHARLES FLICKINGER

JOE DERELLA

FRED AKERS

ROBERT ADAMS

P R O C E E D I N G S

* * *

1
2
3 MS. YEANY: Okay. I guess we're going
4 to get started.

5 My name is Judeth Piccinini Yeany,
6 Y-E-A-N-Y. I'm with the Green Acres Program at the
7 New Jersey Department of Environmental Protection.
8 A lot of you are familiar with our program because
9 we're responsible for administering Green Acres bond
10 money. We use it to buy property on behalf of the
11 state and we also distribute it to towns, counties
12 and nonprofits to either buy parks or develop parks
13 for recreational purposes, but we also serve as sort
14 of the real estate office for the Department of
15 Environmental Protection so when issues come up with
16 state properties, DEP properties such as someone
17 wanting to swap land with us or acquiring -- leasing
18 across one of our properties or, in this case, sell
19 a property, we handle that transaction for the
20 Department.

21 So we're here today to conduct a public
22 hearing on a proposed sale of property and part of
23 the reason we're conducting the hearing is we have a
24 statute that governs the conveyance of over an acre
25 of DEP property. So any time we want to sell

1 something in an amount more than an acre, we have a
2 process we have to follow that's dictated by what we
3 call our DEP Conveyance Statute. Some of you may
4 also know that as the Ogden-Rooney legislation.
5 It's a statute that's been in place for about
6 20 years and it's known after the original sponsors
7 of the bill.

8 So our statute requires that when we
9 want to do a sale of property, we have to follow a
10 pretty lengthy and detailed process before we go
11 through with the sale. And the first step in that
12 process is to prepare a report analyzing the
13 transaction and we've brought copies of the report
14 here today. They're on the table. We're actually
15 running low, but we're going to run off a few more
16 copies, and the report is also available on Green
17 Acres website.

18 So we prepare a report analyzing the
19 transaction and we describe what it is that we want
20 to do and we have to analyze the economics and the
21 environmental aspects of the transaction. We're
22 then required to distribute that report to certain
23 local officials, both at the municipal and county
24 level and to select members of the legislator, and
25 to advertise at least 30 days in advance that we're

1 going to conduct a public hearing on the proposed
2 sale.

3 So in back of the report, you see the
4 public hearing notice that brought you all here
5 today. That notice gets distributed in the New
6 Jersey Register, the DEP Bulletin, several
7 newspapers and we also post it on our website. I
8 think we asked the City to post it on their website
9 as well.

10 So we give notice that we're having a
11 public hearing, and if the transaction involves over
12 five acres, we're actually required to have two
13 public hearings. So in that case we have one
14 hearing in the municipality in which the property is
15 located, which here is Millville, and a second
16 hearing two weeks later in the City of Trenton where
17 our agency is located.

18 So we will be having a second public
19 hearing on this transaction on May 21st at the main
20 DEP building in Trenton and the details of that
21 hearing are also in the report. Once we conduct
22 that second public hearing and allow time for
23 additional public comment, we are required to wait
24 90 days before we can finalize any proposed sale of
25 property.

1 So the earliest that we can take any
2 action on the proposal that we're going to discuss
3 today is roughly the middle of August, so it would
4 be 90 days from that May 21st hearing. At the end
5 of our process, we are required to gain approval of
6 the DEP Commissioner and a legislative body called
7 the State House Commission.

8 So we would take it, first, to our
9 commissioner if we decide to go through with this
10 transaction. Make our recommendations. He would
11 sign off on it and after that, we take it to the
12 State House Commission. We have no definite date on
13 which we could bring it before them. They generally
14 meet quarterly and a meeting date hasn't been set
15 that far in advance.

16 If the transaction's approved by the
17 commissioner and the State House Commissions, then
18 we would go through with the sale as proposed
19 tonight and we execute the deeds and documents with
20 the City. So I'm going to explain a little about
21 what it is that we propose to do and then we're
22 going to have a representative of the City explain
23 why they asked us to undertake this action, and then
24 we're going to open it up for you to give us your
25 comments on our proposal.

1 So John's going to assist me in pointing
2 to the map. Back in July of last year, we purchased
3 a property with Green Acres funding that I think we
4 refer to as the former Durand Glass property. It's
5 approximately 80 acres. It's located close to Route
6 55, but doesn't have access on 55. The street
7 address is Gorton Road and I believe it's bordered on
8 one side by railroad tracks and on two other sides
9 by other preserved land, nonprofit land and DEP land
10 that's administered as part of one of our Wildlife
11 Management areas.

12 So we purchased that property. We added
13 it to the nearby Wildlife Management area and right
14 now it's administered by our Division Fish and
15 Wildlife as part of that Wildlife Management area.
16 We are now proposing to sell that property directly
17 to either the City, Cumberland County or whatever
18 nonprofit or public entity they might designate for
19 redevelopment purposes.

20 The proposed purchase price or sale
21 price for us is \$395,000, which represents, in our
22 estimation, the full fair market value of the
23 property with several adjustments for the technical
24 cost that we incurred in purchasing the property and
25 the cost associated with selling it to the City.

1 Our statute requires us, if we sell
2 property, to take the proceeds and to use that money
3 for land acquisition. In some cases we do direct
4 swaps of land. Sometimes we deposit the check back
5 into the bond fund and we use it for a future
6 purchase that hasn't been identified at the time.
7 In this case we're proposing to take a portion of
8 the proceeds, 367,000, and use it to buy the
9 underlying fee interest in the -- what we refer to
10 in the report as the Holly Farm property.

11 So I think a lot of people are familiar
12 with the property that was owned by Atlantic
13 Electric that I believe technically is now owned by
14 Holly Ridge Development Corporation and it's been
15 the subject of many development discussions over the
16 years.

17 The various approvals associated with
18 that property, at least at the present time, would
19 envision that portion of the property be set aside
20 for conservation purposes but would not required to
21 go to the state. What we're proposing to do is take
22 the proceeds of this sale, use it to purchase those
23 100 acres for addition to our Wildlife Management
24 area and to allow a three-year period for that to
25 happen because we recognize that the development

1 might not occur in a time frame that would occur any
2 time soon.

3 So we're putting a three-year time frame
4 on that to try to make that happen. If we're not
5 able to accomplish that within the next three years,
6 we would identify another property in the future to
7 apply to those proceeds. We also indicate in the
8 report that we recognize that there could be a
9 perception that transferring the money to the Holly
10 Farm property might be perceived as facilitating
11 that development and we've indicated in the report
12 that it's our intention to ask the developer to
13 identify a third property to be purchased and
14 transferred to the DEP, essentially the player to be
15 named later, as part of this transaction.

16 We hope to have those details negotiated
17 by the time we would ask the Commissioner and the
18 City House Commission to approve this transaction,
19 but it was not something that we had fully figured
20 out at the time that we released this report in
21 March. And since the City was anxious to move
22 forward with this transaction, we're still working
23 out some of those details. I think that about sums
24 up the proposal.

25 As I said, I'm going to have someone

1 representing the City -- going to turn it over to
2 Ted Baker who works for Cumberland County to explain
3 why the City asked us to sell the property.

4 When we do open it up for public
5 comment, I wanted to ask if people could identify
6 themselves for the court reporter. We are producing
7 a transcript of this hearing and we will post it
8 online as soon as it's available. If you could
9 spell your last name, give your affiliation if you
10 choose to do so and speak slowly enough for her to
11 capture what you're saying. And please, if we could
12 have one person talking at a time so that she can
13 capture everything that everybody says.

14 Once we open it up, everyone's welcome
15 to come up to the podium and give us your thoughts
16 about this proposal, but we'll hear from the County
17 first.

18 MR. BAKER: Good evening, Ms. Yeany. I
19 want to thank you for the opportunity to allow me on
20 behalf of the County of Cumberland and the City of
21 Millville to present the rationales why both the
22 County and the City believe that the appropriateness
23 of the reconveyance of this property should take
24 place and why we believe we can substantiate it.

25 My name is Theodore E. Baker. I am

1 County Counsel for Cumberland County and I will
2 explain the reasons why we believe that it is
3 important that this property be reconveyed and
4 restored to its originally intended zoning use in
5 two areas. First, I will explain both
6 environmentally the reasons why this property does
7 not reflect the characteristics that mandate that
8 the property be conserved or preserved for
9 conservation or recreational use and, secondly, I'd
10 like to address the economic reasons why this parcel
11 is of such value to both the County and to the City.

12 What I would like to do first is to give
13 a brief history with respect to the property.
14 First, I applaud the Department's willingness to
15 conduct a public hearing with regard to the
16 reconveyance of the property inasmuch as the public
17 interest is heard. You have an opportunity to
18 listen to all points of view and we regret that that
19 opportunity was not available to either the City or
20 the County when this property was purchased.

21 We, therefore, think it's highly
22 appropriate that everyone have an opportunity to
23 participate at this time in exactly the process that
24 we feel is required. This property has been zoned
25 as industrial or R-20 in the City of Millville since

1 at least 1989.

2 You will see on the map that the
3 property had a configuration where it was, what we
4 call, split zoning. It was R-20 in one area of the
5 property and it was industrial in the balance of the
6 property. The property had been zoned for
7 industrial use in large part, but in the year 2000
8 the then owner of the property, Galetto Realty
9 Company, sought to rezone the property and to
10 redivide the property in order to have the property
11 in question, which is Block 579, Lot 18, an 80-acre
12 parcel, rezoned completely for industrial use.

13 That property was approved by the
14 Planning Board of the City of Millville for the
15 redivision of the property and the now configured
16 Block 7579, Lot 18, 80 acres is all industrial. It
17 has been that way since approximately 2000, so for
18 the last 14 years the property has been designated
19 as industrial.

20 In addition to that, this property has
21 infrastructure that has been paid for with public
22 funds. That infrastructure consists of water and
23 sewer which runs generally mid-section of the
24 property, and the water and sewer was installed
25 specifically to enable this property to be used for

1 industrial purposes.

2 Now although the maps don't generally
3 indicate clearly, it is nonetheless apparent to
4 anyone who is in the area that the general
5 surrounding of the property to the west side of
6 Route 55 is industrial and there is clear evidence
7 of industrial properties that are clearly
8 functioning in these areas.

9 To the east of the property, the
10 property is more open. This property's nonetheless
11 in an industrial park of the City of Millville, the
12 Lascarides Industrial Park. The property was sold
13 by Galetto Realty in January of 2000 for
14 approximately \$400,000 and the balance of the
15 property that had been rezoned was then conveyed by
16 Galetto Realty for approximately \$775,000. That
17 property appears on the upper section of the map.
18 The property that was in the R-20 zone -- point it
19 out.

20 MR. KNOOP: I'm the designated pointer.
21 This is the 80 acres -- this is the 80-acre parcel
22 outlined here in blue, the split zoning that Ted had
23 referred to. This was the R-20 line initially and
24 this in 2000 got converted to an I-zone --

25 MR. BAKER: And as you can see from the

1 map, the parcel that is below the yellow line was
2 the industrial zone and the property that has what
3 appears to be subdivision designations was the R-20
4 zone; is that correct?

5 MR. KNOOP: Correct. And at that time
6 at the request of the applicant, the buffer for the
7 I-1 zone also reached into the adjacent R-20 zone
8 200 feet to take full advantage of industrial
9 development of the lot.

10 MR. BAKER: And it's my understanding
11 that the 900-foot buffer zone remains in place with
12 respect to Block 579, Lot 18, which means that any
13 development that might take place on this property
14 would also have a 900-foot buffer between that
15 property and the surrounding property to the east.

16 This property was designated by the City
17 to be included in this industrial park and also to
18 be included in the sewer service area so that sewer
19 service could be afforded to any user or developer
20 of the property, hence, the water and sewer
21 infrastructure that already exists.

22 Now the property, in order to be
23 designated for that use, must also seek -- we must
24 also seek and obtain from the Department of
25 Environmental Protection approval to include it in

1 the sewer service area. There was an exchange of
2 information and a debate, if you will, between the
3 Department of Environmental Protection and the City
4 in order to make the determination as to whether or
5 not this property was suitable for those uses. One
6 of the things that was raised was whether or not
7 there were endangered species or that there was
8 critical habitat located on this property that could
9 conceivably preclude its use for industrial use as a
10 result of a determination that those types of
11 features existed.

12 And in order to have this property
13 included in the sewer service area, it was necessary
14 to satisfy the Department that there were no such
15 issues. In order to do that, the then owner of the
16 property, Durand, commissioned an environmental firm
17 known as Trident Environmental Consultants in
18 September of 2011 to address those very issues.

19 They did so and the consultant provided
20 the report to the DEP, as a result of which the DEP
21 agreed with the environmental consultant that this
22 property contained no features which warranted
23 preventing the property from being included in the
24 sewer service area.

25 In fact, correspondence from Marilyn

1 Lennon, an assistant commissioner, was received on
2 February 8th, 2012, by the City which confirmed that
3 the property would be included for sewer service and
4 that the property could proceed for development.
5 That was on February 8th, 2012.

6 The report that was submitted to the
7 Department in its conclusions states, among other
8 things, quote: The subject property does not
9 contain suitable habitat to harbor and support
10 Barred Owl, Cope's Gray Treefrog or Red-headed
11 Woodpecker. Generally, the site does not contain
12 suitable mature forest for Barred Owl; does not
13 contain freshwater wetlands or breeding habitat for
14 Cope's Gray Treefrog; and does not contain
15 grove-like mast-producing habitat with snags for
16 Red-headed Woodpecker.

17 Due to the absence of nesting habitat
18 for Barred Owl and Red-headed Woodpecker and the
19 absence of breeding habitat for Cope's Gray
20 Treefrog, it is the finding of TEC, the
21 environmental consultant, that suitable habitat is
22 not present. With an absence of all of the
23 components required to sustain these three species,
24 the site cannot be considered suitable habitat in
25 making the Habitat Suitability Determination

1 pursuant to the regulatory provision that's cited.

2 The report goes on to talk about Corn
3 Snake and Northern Pine Snake and indicates that
4 while favorable sandy soils, notes Lakewood and
5 Evesboro soils, are mapped on-site and the
6 vegetation community structure and composition are
7 indicative of that typically favored by these snake
8 species, it goes on to note that all of the habitat
9 components required to sustain these species do not
10 appear to be present.

11 Specifically nesting habitat and
12 possibly overwintering habitat, hibernacula, do not
13 appear to be present for Northern Pine Snake and
14 there's a lack of a water source for Corn Snake. As
15 a result, the Department agreed with the developers
16 and owners at the time, Durand's assessment, that
17 this property should be included in the sewer
18 service area.

19 Based upon that, the City through its
20 developmental initiatives and its personnel has
21 attempted to have this property be developed
22 whenever possible and has made the property -- has
23 offered the property is a better way to put it.
24 This property became of interest in 2012 to a
25 potential developer and throughout the early part of

1 2013. As it turns out, a developer was interested
2 in bringing industry near Millville. That
3 industrial development had the potential to bring
4 upwards of 500 jobs to the City and to the County.

5 We learned when the developer had
6 presented its proposal that this property had been
7 sold to Green Acres on July 29th, 2013. We also
8 learned that that sale had taken place without prior
9 notice to the City of Millville, without prior
10 notice to the County of Cumberland, without
11 publication in any official newspaper advising
12 anyone, including the public, that this sale was
13 being contemplated.

14 The County and the City took exception
15 to that. We, therefore, applaud the Department for
16 considering our request that this property be
17 reconveyed. We understand that there is a process
18 and we would like to expedite that process and
19 that's why we are here. I want to make it clear to
20 everyone that we have a brief but fleeting
21 opportunity to attract a developer to this property
22 that already has roots in manufacturing in the City
23 of Millville.

24 It is an opportunity that may very well
25 pass as a result of time that has gone before us.

1 In the event that that developer does not come
2 forward to purchase this property, then
3 unfortunately the City of Millville may lose a
4 manufacturing enterprise along with approximately 50
5 existing jobs. The County and the City are taking
6 whatever steps we can in order to avoid that
7 possibility.

8 We all live here in this county. We all
9 know what the problems are and it goes without
10 saying that Cumberland County has experienced
11 anywhere from an 11 to a 14 percent unemployment
12 rate during the great recession of 2008. Our
13 employment took a nose-dive to 14 percent levels.
14 We have not recovered. We need to bring jobs. We
15 need to bring rateables. Without them, your taxes
16 and your schools and opportunities for you and your
17 children will begin to decline even further. That's
18 why we place such a high priority on this property.

19 This property has not only sewer and
20 water service, it has frontage on Gorton Road. It
21 has frontage along the only limited access to
22 four-lane highway in the county, Route 55. There's
23 no interchange at this location presently, although,
24 there had been discussion about one in this area.
25 The property is also in what we call a PA-2 planning

1 area.

2 There's what is known as a
3 cross-acceptance plan in the State of New Jersey
4 where the state planning commission and local
5 planning agencies work together to make designations
6 of properties cross-accepted so that both the state
7 and the City of Millville concurred that a PA
8 designation, which is a suburban type of planning
9 designation, was appropriate on the state map and
10 the City has also intended always to preserve the
11 right of the City to have this property developed
12 for industrial uses which is not inconsistent with
13 that. As a result, the City believe and has always
14 moved forward with an intention to have this
15 property developed.

16 Other economic reasons which clearly
17 militate in favor of this property being used for
18 economic purposes are set forth in the Millville
19 Urban Redevelopment Corporation's assessment by
20 Triad Associates. It notes: Millville is the 33rd
21 highest most distressed municipality in the State of
22 New Jersey.

23 Of the 566 municipalities, Millville
24 ranks 33rd in the state. This is one of the only
25 properties in the entire county which has rail

1 access, water and sewer access, proximity to a
2 four-lane highway as well as road frontage. It also
3 has improvement for inclusion for sewer and water
4 service. It is located in the Industrial Park.

5 Millville's median household income is
6 only 69 percent that of New Jersey's and lower than
7 most of Cumberland County. What is also interesting
8 is that Millville has a largely contributory
9 manufacturing base to its economy. Nearly
10 21 percent of your workforce works in Millville in
11 manufacturing.

12 This property was slated for
13 manufacturing and not only would your 50 jobs remain
14 here, but ladies and gentlemen, you would also end
15 up with approximately four to 500 new jobs with a
16 manufacturing facility that would do fabrication of
17 patio equipment and outdoor furniture as we
18 understand it. That opportunity is being -- is
19 closing fast.

20 We may not be able to bring that here.
21 This process may ultimately not work to our
22 advantage. Despite that, the City and the County
23 firmly believe that this property must be reacquired
24 because it must be placed back into the inventory of
25 properties that in the County and the City can be

1 made available for development.

2 Failing that you will lose the
3 opportunity to create a significant rateable, you
4 will lose the opportunity to create jobs, you will
5 lose the opportunity to maintain opportunity for the
6 people who live here not to mention the children who
7 go to the schools that need to be supported by these
8 rateables. 38 percent of your county is restricted
9 or preserved.

10 It is not as though Cumberland County
11 has shirked its obligation or its interest in
12 preserving properties environmentally. What we have
13 tried to do is to maintain a balance between
14 economic development and environmental preservation.
15 We recognize -- I think all of us here recognize the
16 beautiful county that we have and that we want to
17 preserve. We cannot do that with the absence of
18 rateables for development because without people and
19 prosperity, there is no opportunity for the rest of
20 us. The City and the County want to work to
21 preserve this property and to have it remain in the
22 inventory of industrial -- for industrial use.

23 We need to go through this process and
24 we remain steadfast that we will take whatever
25 measures we can to preserve the opportunities that

1 we believe both the City and the County must attempt
2 to maintain. It is of public interest that we
3 believe militates in favor of what we are doing. We
4 did not undertake this process lightly. We have
5 been very vocal about it and we are here to express
6 why we think that this is so important.

7 We, therefore, are asking the DEP and
8 we're asking the members of the public to support
9 this retransfer. There is nothing that we seek to
10 change that has not existed on this property for
11 over 25 years. We simply want to return the status
12 quo to what it should have been and what it was, and
13 return opportunity so that we can take advantage of
14 it. Thank you very much.

15 MS. YEANY: Before we open the floor to
16 public, I want to mention two things: I've been
17 joined by Ray Cantor who is the policy advisor to
18 Commissioner Bob Martin at the DEP and before we
19 open up the floor to the public, I'm going to ask
20 Senator Van Drew to make some remarks on the record.
21 And I'm sorry, Assemblyman, I don't want to
22 mispronounce your name.

23 MR. ANDRZEJCZAK: Easy to do.

24 MR. VAN DREW: I always tell the joke,
25 anybody that can spell Assemblyman Andrzejczak's

1 last name, I will buy them dinner anywhere in the
2 State of New Jersey. And I know one day somebody's
3 going to memorize it and it will be a second meeting
4 that I'm at and they'll be able to do it.

5 On a serious note, thank you for the
6 opportunity to speak here today. I think, as you
7 know, I've been a supporter of open space, of
8 farmland preservation for many years as a mayor, as
9 a freeholder, as an assemblyman and now as a
10 senator. And as we've gone through the many
11 processes at the state level, whether it was
12 dedicating money constitutionally through corporate
13 taxes or whether we were dedicating money -- and
14 these proposals have been there, as you know,
15 through the sales tax, whether it's been the bond
16 issues in the past that I have voted for, I've been
17 supportive of it. It's important and necessary
18 public policy. At the same time, I want to be clear
19 that we need to have and was so eloquently just
20 stated before that balance. And we need to make
21 some sense of this.

22 So the purpose of open space and
23 farmland preservation, in this case, open space, is
24 so that we preserve those greenways, those areas,
25 those important parts of our environment that if

1 they are lost are going to have an extremely
2 detrimental effect to our environment where we may
3 lose certain special species and something that may
4 not be something that we can actually have
5 recuperate through the process. And I understand
6 that as well. This is different.

7 This is an area that is truly an
8 industrial commercial area. This is where I believe
9 the process went awry. The City was not really
10 involved with the process, didn't know about it and
11 I know it was a willing buyer; but to really
12 understand what Cumberland County's going through
13 and, actually, deep South Jersey is going through --
14 and I try to make my colleagues really very much
15 aware of this when we have conversations in the
16 Senate Budget Committee and in other committees as
17 well. And again, it was stated previously but
18 people should understand that Cumberland County, not
19 only in the State of New Jersey but nationally is
20 one of the poorest counties and has one of the
21 highest unemployment rates.

22 It's on the top ten of unemployment in
23 the United States of America. The first legislative
24 district has these huge challenges. So we have to
25 be mindful of that and have good public policy that

1 balances the need for keeping our greenways and our
2 open spaces and yet, at the same time, allow our
3 residents and allows human beings to make a living.

4 The thought -- I don't have the words to
5 articulate how distressing this process was to me
6 when we are so desperately looking for jobs for our
7 people, and the potential to maintain jobs not only
8 is there, but to expand the number of jobs
9 significantly is there and we lost that through a
10 governmental process.

11 I mean, we spend millions and, probably
12 over a longer period of time, billions of dollars in
13 the State of New Jersey trying to attract business,
14 trying to bring business here, trying to create
15 business here. We work through the EOA, Economic
16 Opportunity Act, Economic Opportunity Act No. 2, No.
17 3. We're working on all these issues, but here was
18 an opportunity that was right in front of us and it
19 went awry.

20 What should happen here is this
21 property, which is so suited for commercial and
22 industrial use, should go back to its previous use.
23 We should go back to where it was. It has access to
24 Route 55. It has access to rail. It has water. It
25 has sewer. Those are not the type of areas and that

1 is not the type of planning that we speak about in
2 my mind when we speak of regular planning.

3 If people can't make a living, if we
4 literally take the most productive, commercial
5 properties that we have away, we're not going to be
6 able to have open space either. We're going through
7 this great debate; we don't know how we're going to
8 pay for future open space and part of the problem is
9 the economy in the State of New Jersey.

10 If we were doing better, we'd have more
11 money and we could even do better for the
12 environment. But as our people grow poorer,
13 particularly down here, and have greater challenges,
14 if they don't have money in their pocket, if they
15 can't support their families, if they can't pay
16 their taxes, there will be no money for open space.

17 So the real public policy here in my
18 mind is to understand -- and I know that we all do,
19 but just reiterate what planning is about.
20 Planning's about ensuring that the areas that are
21 preserved for open space are special, pristine, pure
22 greenways that are needed and nonreplaceable and not
23 appropriate for commercial and industrial
24 development. And at the same time making sure
25 through our planning and through incentives that the

1 areas that are productive for commercial industrial
2 are also areas that we incentivize literally.

3 I mean, this is a project, truthfully,
4 that I could actually see the State of New Jersey
5 trying to help someone who would come in to that
6 area and build a business and incentivize that
7 business. And that's really what we should be
8 doing. So in my mind to make that exchange, to
9 redesignate this property, to ensure that it can be
10 used for its intended purpose is actually good for
11 the environment and it's good for the economy.

12 There are people who like to say that
13 you can't do both. They're wrong. You can do both,
14 and if we put our thinking caps on we can do both.
15 And just to reiterate one more time, I think this is
16 where the process went awry in this case. I know
17 it's extraordinarily unusual for DEP to do this. I
18 thank you for being here. I know it's
19 extraordinarily unusual to have a diversion. I
20 understand the process. I've been involved with it
21 before. This case mandates and dictates that we do
22 it for the sake of the people and the families that
23 work and live here, for the sake, in my mind, for
24 the future of the environment so that we do have
25 that proper balance. I believe it's what's right to

1 do.

2 So I just wanted, on the record, to be
3 as supportive as I possibly can for that process so
4 that we can get moving here in Millville and in
5 Cumberland County and in South Jersey. Thank you.
6 Assemblyman Andrzejczak.

7 MR. ANDRZEJCZAK: I'm going to keep it
8 very short tonight. My allergies are definitely
9 kicking my butt right now, but -- oh, it also helps
10 that everybody has basically already said what I was
11 going to say, so I am the Chairman for Agriculture
12 Natural Resources in the Assembly. I'm a big
13 supporter of open space and preserving farmland and
14 all of that, but for this instance, I don't feel
15 that it is appropriate for the City of Millville --
16 like it was stated before, without this land we're
17 going to lose jobs and with the land we're going to
18 gain 300 to 500 jobs.

19 It's going to make a huge impact on the
20 City of Millville and also on the county. So with
21 the economy the way it is right now, we need all the
22 jobs that we can, especially down this way, and it's
23 sitting right in front of us. We just -- it's just
24 -- just out of reach, so big supporter of using the
25 land for its original intended purpose and hopefully

1 we can get it back to where it was. So thank you.

2 MS. YEANY: Thank you. Okay. Let me
3 just remind people as you get up to testify, please
4 identify yourselves, spell your last name for the
5 record. I believe there's some city officials who
6 want to speak next.

7 MR. QUINN: Thank you. Thank you for
8 coming down and providing the hearing for us. I'm
9 the only commissioner, I'm the Vice-Mayor Jim Quinn,
10 Q-U-I-N-N, and a lot shorter than Andrzejczak,
11 that's for sure. I was here -- this is my 17th year
12 as elected official, 12 as mayor, now as a
13 vice-mayor, and I know a lot of my friends that are
14 in the neighborhood Edgewood Acres are here this
15 evening and I was the person who came forward when
16 there was an asphalt plant that wanted to go in this
17 property and I had four colleagues on the commission
18 at the time who all supported putting an asphalt
19 plant there. I did not and I was able to convince
20 those people that that was not a good thing for that
21 property and for the residents who live close by.

22 Now I want to tell you the flip side
23 tonight, ladies and gentlemen. The property that
24 wants to go there, the Railing Dynamics, does not
25 spew out fumes as maybe the asphalt plant would

1 have. The property is currently located just about
2 a block and-a-half from a residential section on
3 10th Street, Millville. They're where the General
4 Machine used to be. They've been there for years.

5 I didn't know they were there, to be
6 honest with you. They have about 70 employees right
7 now and we're very fortunate because in the City of
8 Millville they decided we liked this city, we liked
9 the opportunity to be here and we want to make
10 Millville, New Jersey our North American
11 headquarters for Railing Dynamics, Barrett and
12 Barrette I guess it's called.

13 So they were going to close their other
14 plants in Canada, Tennessee, all over and come to
15 Millville; build a 400,000 square-foot facility that
16 would add a wonderful rateable and, by the way, we
17 just lost ten million in rateables last year because
18 people appealed their taxes which they're doing all
19 over the state.

20 So it would have been a real shot in the
21 arm for us for a rateable base of 400,000
22 square-foot building and as you've heard between
23 three to 500 jobs. That's what we stand to lose,
24 and this was very disturbing to us that all of a
25 sudden this land that had always been the industrial

1 park -- friend of mine is sitting here tonight said,
2 Jim, my whole life that's been the industrial park.
3 I said, Yes, it has been the industrial park.

4 The land has rail, it has water and
5 sewer and it's one of the few pieces of land -- in
6 fact, the only one they saw in the County that was
7 80 acres, the amount of land they needed to build a
8 400,000 square-foot facility. So folks, I stood up
9 for you and I fought the asphalt plant, but I'm
10 telling you now this is not an asphalt plant; this
11 is something that will generate a lot of jobs, a
12 great rateable for the City and is not
13 environmentally sensitive whatsoever and I thank you
14 very much.

15 MS. YEANY: Do any other elected
16 officials want to go on the record before we open
17 this up to the public? Okay. I would ask people to
18 just approach the microphone, identify yourself as
19 I've said and let's just try to speak one at a time
20 so the court reporter can capture everything.

21 MS. HEISLER: My name is Mary Heisler,
22 H-E-I-S-L-E-R. I'm a resident of Edgewood Acres.
23 My husband and I have lived there for about
24 20 years. He's been there a couple years longer
25 than I. I have a letter I'd like to read to you,

1 but I'd like to just address something that Mr. --
2 Senator Van Drew had mentioned about knowing how --
3 for us to realize how depressed this economy really
4 is.

5 He might remember; he might not, but in
6 the fall when he was running for reelection we had a
7 conversation in front of the Shop-Rite and I told
8 him about how I personally had been affected in a
9 negative way with some of the policies and with some
10 of the recession that occurred.

11 And I realize we do need jobs here, but
12 we need the jobs to be in the right places and the
13 right kind of jobs, so I'm not anti-industry. I've
14 been hurt by this recession. I'm sure many other
15 people have, but I still believe that it's our --
16 our commitment, our -- wrong word. It's our -- we
17 need to be willing to look ahead to the future and
18 make the right decisions for our -- for our future
19 generations environmentally as well as financially.

20 Now I will read the letter. Dear Ms.
21 Piccinini Yeany, my husband and I are very concerned
22 that the land in dispute, Menantico Ponds Wildlife
23 Management Area, Block 578, Lot 19 is being
24 considered to be taken out of preservation and used
25 for industrial purposes. We object on many levels,

1 which we will list, but not write lengthy paragraphs
2 about all of them. Others can explain it better
3 than us, but we do understand the various issues.
4 As residents of part of Millville that border the
5 Menantico Wildlife Management area and is less than
6 a mile from where the plant would be located, we
7 worry about quality of life issues -- noise, air and
8 water pollution from traffic, fumes and industrial
9 waste, pollutants seeping into the ground water.
10 There are plenty of vacant properties in Millville's
11 industrial parks that would seem to be suitable for
12 proposed use. Might need some adaptations, but I
13 think they could be used. It would make sense to
14 cleanup, adapt and reuse brownfields rather than
15 develop untouched land.

16 We applaud the DEP for the original
17 decision to preserve that property. Your own
18 investigation determined that it is a significant
19 and high priority area, one in which preservation
20 would be very beneficial to Green Acres philosophy
21 and purpose. It saddens us to think that "preserved
22 in perpetuity" in this case lasts about one year,
23 maybe less. We find it hard to believe that it
24 could lose its environmental value that quickly.

25 Once a piece of property is developed,

1 there's no going back and recovering the original
2 ecosystem. As part of one of the largest tracts of
3 preserved land in the most densely populated state,
4 it behooves you, the New Jersey Department of
5 Environmental Protection, to add us, the citizens,
6 local and county officials, to fight to maintain its
7 integrity.

8 Please don't give in to shortsighted
9 economic and/or political pressure to deprive our
10 citizens, presently and in the future, of this
11 precious resource. The land slash diversion seems
12 to be a very poor bargain for the citizens of New
13 Jersey. The land was purchased with taxpayers'
14 funds. Millville and Cumberland County are suing to
15 reverse the sale, we assume using taxpayer funds.
16 If private funding is being used to sue, the
17 citizens should be made aware of what special
18 interest groups and/or what individuals stand to
19 benefit.

20 The residents and taxpayers will not
21 benefit from this. Millville would buy the land
22 using taxpayers' money again. The NJ DEP then would
23 maybe buy the land at Holly Ridge, but that's
24 already unsuitable to be built on in that area
25 because of the wetlands. This seems like a very

1 convoluted and wasteful way of doing business.

2 The precedent this diversion would set
3 is very frightening. That means that no preserved
4 land is ever really preserved in perpetuity. This
5 is not something that New Jersey should be inclined
6 to set precedent for. We'll leave other people to
7 discuss in more detail and with more facts other
8 concerns -- the size of the property considered, the
9 environmental and recreational values.

10 Vinyl fencing is very toxic not only
11 when manufactured, but also when cut or sanded as in
12 construction of fences. In some studies, components
13 of polyvinyl chloride are suspected to be
14 carcinogenic. Tiny particles from being cut, being
15 shaped, being moved will become airborne -- in my
16 development we live downwind -- and will seep into
17 the ground water.

18 Now if the -- this area of the Durand
19 property, former Durand property, is considered --
20 was considered an important water recharge area, do
21 we really want polyvinyl chlorides seeping into the
22 ground water and coming into our drinking water and
23 our fishing areas? I have a printout of some of the
24 hazards if anybody wishes to see them.

25 Last of all, we don't feel that this

1 debate should be even happening. The DEP bought the
2 property for valid reasons following a law.
3 Millville should accept that and try to make other
4 accommodations for the company. We know that
5 Millville and Cumberland County need businesses and
6 employment.

7 Why not promote the unique environmental
8 qualities of our area and build ecotourism industry
9 on our open spaces, build industries near other
10 industries, reuse brownfields, renovate buildings or
11 rebuild them? When we travel around the City, we
12 see so many vacant properties. The industrial ones
13 could and should be reused.

14 Please, I ask you, don't bow to
15 political and economic pressure to reverse a sound
16 decision that your Department made. Doing so will
17 not benefit the majority of our people in the long
18 run. Thank you.

19 MS. YEANY: Did you want to submit that
20 copy of the written comments for the record?

21 MS. HEISLER: Yes, I can.

22 MS. YEANY: Can you bring it up?

23 MS. HEISLER: Sure.

24 MS. YEANY: I should have mentioned at
25 the beginning and indicate for the report, we're

1 allowing two weeks for written public comment after
2 tonight's hearing. After which we'll close the
3 record for this hearing, but since we're having
4 another hearing two weeks from now and allowing an
5 additional two weeks after that, you really have a
6 month to submit written comment to me as the contact
7 person -- my e-mail address is in the report -- if
8 you think of anything you want to say after the
9 hearing is over.

10 Go ahead.

11 MR. MARKOWSKI: Yes. My name is Edward
12 Markowski, M-A-R-K-O-W-S-K-I. And I'm here tonight
13 representing the New Jersey Outdoor Lion's
14 Conservation Foundation. I'm going to be a lot
15 shorter and will tell you that the Conservation
16 Foundation opposes the transfer of Durand to a
17 private individual.

18 We believe that Green Acres purchases,
19 A, should stay in Green Acres and should stay
20 protected forever. We also believe that its close
21 proximity to the Menantico Wildlife Management area
22 makes it a very important key to allowing the
23 management area to expand. We also feel that the
24 environmental study that was done was extremely
25 limited in nature; in fact, it didn't take into

1 consideration the continuous nature of the habitat,
2 particularly when it comes to the pine snake.

3 And finally, we believe that transfer of
4 this size would set a precedent and that is a
5 dangerous precedent because, believe me, this is not
6 the only municipality that covets properties that
7 are owned by the State of New Jersey administered.

8 There are other entities in South Jersey
9 right now that, once this were to be transferred,
10 I'm sure would step forward and attempt to gain the
11 same advantage of getting back properties that have
12 been preserved for the public for many years. Thank
13 you very much.

14 MS. MESSECK: Mary Messeck,
15 M-E-S-S-E-C-K. I've heard a lot, I've read a lot.
16 I understand the idea behind preservation of land
17 and everything else. Since this property was
18 originally designated as industrial, which means
19 it's workable, it's meant to cause a living, as
20 someone had mentioned earlier.

21 We have empty homes. The empty homes
22 are due to the fact that there's lack of jobs.
23 Without a job you can't sit there and pay your
24 taxes. You can't keep your home up. Something that
25 is going to benefit people where we're going to

1 bring in jobs which means we'll now stop having more
2 homes that are empty and boarded up on a single
3 block than we have residents living on that block.

4 I've lived in this city for a little
5 over 20 years and I have seen within the last five
6 years, our city dwindling down to the point where
7 it's going to be a ghost town. That's unacceptable.
8 We keep saying we want people to come to Millville.
9 We want to emphasize the good things we have. Well,
10 how we going to have those good things if, A, we
11 have no jobs, we have no people living in this town
12 because nobody can afford to live. You have to have
13 finances in order to provide.

14 Anybody, just look through the City you
15 will see that. We've had some businesses come to
16 this town. They've been here a while and then they
17 pack up and left. This doesn't give the City any
18 rateables, money coming in. It's money that's going
19 out because somebody has to cover somebody not
20 paying their fair share. Please think again. Think
21 of the people since this was originally an
22 industrial piece of property. I thank you.

23 MS. YEANY: Thank you.

24 MR. VIRGILIO: My name is Frank
25 Virgilio. I'm president of New Jersey State

1 Federation Sportsmen's Club. My name is spelled V
2 as in Victor, I-R-G-I-L-I-O. I'd like to thank the
3 DEP, the Commissioner, the Governor, Senator,
4 Assemblyman for all you have done making this
5 regulatory hearing possible.

6 I use the word "regulatory;" I'll come
7 back to that a little bit later in what I have to
8 say. I also thank the Senate and DEP for the Green
9 Acre bond issues that they float allowing us to have
10 this preserve special spaces. Let me tell you
11 little bit about my organization.

12 New Jersey State Federation of Sportsmen
13 clubs was organized in 1935. We have 150,000
14 members statewide in 20 counties. We have three
15 regional county organizations and we have in
16 Millville alone, this ZIP Code, 2000 members off the
17 database that I pulled two days ago, just in
18 Millville alone, 2000 members. Green space,
19 Wildlife Management areas is extremely important to
20 New Jersey Federation Sportsmen clubs.

21 Back in 1932, the first tract of
22 property was purchased in North Jersey. It was
23 purchased with hunter and angler money, not taxpayer
24 money. Money from the hunting licenses and fishing
25 licenses and that started the New Jersey Wildlife

1 Management area system in New Jersey.

2 Since that year we continue to buy and
3 add ground to our Wildlife Management area system
4 until 1961 when Green Acres bond issues came about
5 and then taxpayers started buying it. Also it's our
6 hunter dollars that actually pay for the maintenance
7 and upkeep of the Wildlife Management area system,
8 not taxpayer dollars. That comes from the Division
9 of Fish and Wildlife, the hunter and angler
10 revolving account and that money only comes from
11 license fees levied on hunters and fishermen, so
12 we're the ones that are paying for this.

13 We want our property. You talk about a
14 repressed area. Millville is a repressed area.
15 Prior to retiring I was a conservation officer in
16 the State of New Jersey; in other words, game
17 warden. I patrolled down here in these areas. I
18 will tell you that there are many, many substance
19 hunters and fishermen in the Millville area and in
20 the Cumberland County area.

21 I'm also a member of Fortescue Anglers
22 down in Fortescue and I'm the representative of
23 Cumberland County Federation. Our sportsmen want
24 open spaces, we want green spaces and we want
25 contiguous green spaces. What we fear the most --

1 and this was in many conference calls over the past
2 two weeks since we heard about this -- we fear the
3 legal precedent that would be set by this and every
4 municipality would look at that.

5 I speak about that legal precedent and
6 get back to that regulatory process. Right now
7 we're eligible to speak our voice. This is the
8 voice of the people, the voice of the constituents
9 of our elected officials and the DEP because --
10 that's because regulation allows that.

11 Once DEP transfers this property, then
12 it becomes a legal process where like the town my
13 town, the town of Glassboro, we have about
14 2,000 acres in Wildlife Management area system. The
15 adjacent town Clayton has the industrial complex
16 there. Safety clean. They can't expand that
17 industrial complex because it's Wildlife Management
18 area, but what they could do is say, wait a second.
19 Millville did it. Why can't we sue to do it?

20 Once you start to sue to do it, it's no
21 longer a regulatory process; it becomes a court
22 process and the voice of the people is no longer
23 heard. It's just judges and attorneys, and most of
24 us in this room understand what happens when judges
25 and attorneys get their hands on this stuff. It's

1 left to a decision from someone on the bench.

2 Our 150,000 members statewide have
3 appreciated what DEP and this Governor has done for
4 sportsmen. You have been strong supporters of most
5 of our issues. Senator Van Drew has been strong
6 supporters of a lot of our issues and I'm sure that
7 the new Assemblyman and the new chair will also view
8 these issues favorably.

9 I wish this was just about jobs and I
10 wish Millville understood the value of these jobs in
11 their community and started bidding for this
12 property before DEP sold it. It wasn't like this
13 property wasn't there. Millville had lots of
14 opportunities. They didn't utilize those
15 opportunities. Now all of a sudden they decide,
16 wait a minute, foul.

17 One last point I want to make. We
18 called a one-to-one buyout or one-to-one transfer.
19 Excuse me. The sportsmen view this property now as
20 value added because we own it and because it's our
21 property to hunt on, to fish on, to hike on, to
22 bird-watch on, we don't think it's a one-to-one
23 transfer. Okay? We're looking at five to one, ten
24 to one, 15 to one. You can't place a value on our
25 open space. Thank you.

1 MS. REARDON: Hi. I'm Cheryl Reardon
2 with the Association of New Jersey Environmental
3 Commissions known as ANJEC, South Jersey project
4 director. ANJEC is nonprofit organization that
5 works to support the efforts of environmental
6 commissions in 388 towns in New Jersey. We also
7 coordinate the work of the South Jersey Bayshore
8 Coalition which is united effort of over 20 active
9 nonprofits working to protect the natural resources
10 of the South Jersey Bayshore region.

11 ANJEC strongly opposes the sale of the
12 80-acre parcel of land formerly known as Durand
13 property. Just ten months ago, the NJDEP Green
14 Acres preserved this land using public funds because
15 of its extraordinary environmental and habitat value
16 as well as its connectivity to adjacent preserved
17 lands. The land is integral to one of the largest
18 and most pristine, critical tracts of forest in all
19 of southern New Jersey.

20 In addition, this land is upland
21 property with significant recharge capacity
22 essential to recharge of the Kirkwood-Cohansey
23 aquifer which millions of people throughout South
24 Jersey rely on for their water supply. This deal
25 sets a terrible precedent for the state. If this

1 transfer is allowed, no preserved lands will be safe
2 from being flipped for private use.

3 A sale of such a large property by the
4 NJDEP is unprecedented and undermines over 50 years
5 of public trust in open space acquisitions and sheds
6 a dark cloud over the future of land preservation
7 throughout New Jersey. New Jersey law requires that
8 municipal governments adhere to strict standards for
9 land diversions of preserved land. The state should
10 absolutely be required to abide by the same rules
11 and standards that is required of municipalities.

12 Green Acres preserved this land for all
13 the right reasons. Nothing has changed since NJDEP
14 purchased this land just ten months ago. The same
15 environmental values exist today as they did last
16 year. This exceptional piece of property must
17 remain preserved as it provides the connecting link
18 in the forested Wildlife Management area that
19 surrounds it. NJDEP's diversion should not even be
20 a consideration. Thank you.

21 MS. GALETTO: My name is Jane Morton
22 Galetto. I represent Citizens United to Protect the
23 Maurice River and Its Tributaries and I'd like to
24 welcome the DEP here to Millville tonight. We thank
25 you for listening to what we have to say.

1 I represent a membership that exceeds a
2 thousand people. I'm going to be a little bit
3 choppy tonight because I know there's a lot of
4 people that want to speak and I can submit our most
5 organized statement in writing later.

6 The DEP, as you know, is proposed to
7 sell an 80-acre portion of the 474 acre New Jersey
8 Division of Wildlife Menantico Ponds Management area
9 for private use. They purchased the Durand property
10 for preservation just ten months ago. These
11 80 acres are contiguous to a 95-acre parcel owned by
12 The Nature Conservancy and also connected via the
13 Menantico Ponds Wildlife Management area to
14 approximately 3,000 acre Manumuskin Preserve also
15 connected and owned by The Nature Conservancy.

16 These Nature Conservancy properties are
17 currently in the process of being transferred to the
18 DEP and added to the Menantico Ponds Wildlife
19 Management area; thus the Durand tract is integral
20 to one of the largest, most pristine tracts of
21 forest in all of southern New Jersey.

22 Just recently in these very halls our
23 organization spoke in favor of this transfer right
24 here. Now we fear that the next 75, 25, 100, 500, a
25 thousand jobs will jeopardize these adjacent lands

1 as well. This is a validation of public trust. We
2 have to be able to trust you to protect our lands.
3 Your mission is the DEP, the Department of
4 Environmental Protection. If we can't trust you to
5 keep protected lands protected, who can we trust?

6 What's going to happen to the park in
7 downtown Millville that's bought with Green Acres?
8 Gees, maybe the next CVS wants to go there? Maybe
9 Corporation XYZ that gave to Senator XYZ's campaign
10 wants to go there? When does it stop? We trust you
11 to protect these spaces. In fact, it was me that
12 called Curt Gellerman telling him that the
13 opportunity to purchase this property was a
14 possibility. It's surrounded by protected space.
15 Sixty percent of its borders surrounded by protected
16 space. It's the area with the railroad track, the
17 700-some feet that's adjacent to the industrial
18 area. The rest is part of the forest. It's really
19 distressing.

20 I can't imagine over my almost 30 years
21 of dedication in time to the environment how many
22 times I've gotten up and spoken for the DEP, for the
23 endangered species of New Jersey, for the sportsmen,
24 for free and now I feel betrayed. I don't want to
25 feel betrayed.

1 The Durand property is the largest tract
2 ever proposed for diversion from preserved status to
3 other ownership either for private or public uses.
4 A diversion of Green Acres property is first and
5 foremost often for public purpose. Second, in rare
6 circumstances, diversions have been approved for
7 private purposes but they're usually limited to an
8 acre or two.

9 The state has never approved or even
10 proposed a diversion as huge as 80 acres for
11 commercial industrial development. To do so, as my
12 friends have suggested, would set a regrettable
13 precedent. It opens the floodgates for any
14 municipality to claim the need for economic
15 development to seek to divert public lands from
16 Green Acres properties into private and commercial
17 use. This would severely undermine 50 years of the
18 public's supporting Green Acres. As you know, the
19 Durand tract has enormous environmental values. You
20 already heard testimony as to the types of species
21 that are on this tract, so I'll not elaborate.

22 The purported replacement property, the
23 Holly Farm, does not compensate for the
24 environmental loss because the replacement property
25 has been committed to preservation for over

1 12 years. Yes, there's been a reconfiguration of
2 the development on the property closer to the road,
3 but it still has 900-some homes and the amount of
4 land it would seek to protect with the swap is still
5 the same. And in these very halls, the Millville
6 Planning Board already required that that be a
7 set-aside, so there's no gain here.

8 The approval of the general development
9 plan for the Holly Farm tract was in 2004 and the
10 DEP proposes to purchase the same 930 acres that the
11 developer and the Millville Planning Board have
12 already committed to preserve, thus the DEP's claim
13 on replacement is an empty gesture with no
14 environmental or economic value.

15 I think maybe the most disturbing thing
16 of all is that the DEP for the Holly Farm made four
17 attempts to purchase. Myself and my colleagues have
18 worked for over 25 years to see that this property
19 is protected. Last year the Board of Public
20 Utilities' decision to allow this property to be
21 transferred into private hands of a developer was
22 overturned because they said the BPU did not look at
23 the facts closely enough. That opened the door for
24 the DEP to finally exercise the option. They chose
25 not to do so.

1 One of the greatest betrayals of my
2 environmental career. Then we raised promises of
3 \$1.7 million and we went to the Commissioner's
4 Office and we said, Okay. We've raised \$1.7 million
5 toward the purchase of the Holly Farm. Again, they
6 chose not to purchase the whole thing.

7 Then The Nature Conservancy in the final
8 hours said we want to preserve the entire piece.
9 Again, the DEP did not. They turned their back on
10 their mission. The Holly Farm tract must be
11 preserved in its entirety to protect the
12 environmental and habitat benefits of the site.

13 And there's a third pea in the shell
14 game as you attested to earlier. A piece of
15 property we're not even sure what it is. We hear
16 rumored what it is, so we don't even know the
17 outcome. There's language if this doesn't happen in
18 three years, well, then -- well, then we'll put it
19 into a bank in which we can purchase some other land
20 in Cumberland County. Not necessarily that it has
21 to be in the same watershed as the wild and scenic
22 rivers that border these sites, not that it has to
23 be in the Maurice River watershed, not that it has
24 to be adjacent forest; just, you know, we'll
25 purchase something for 390-some thousand dollars or

1 whatever the fee is.

2 So I'd like to address some of the other
3 testimony that was in favor of this. We believe
4 there's more suitable properties in Millville and
5 Cumberland County to develop than the property in
6 this block which makes up one of the most
7 ecologically sensitive forest complexes in the
8 state. We're providing a May 2014 list of known
9 industrial sites for Salem/Cumberland County. This
10 does not necessarily include abandoned sites or all
11 available sites.

12 We assert that it's incumbent upon the
13 DEP to put their efforts into helping Millville to
14 explore the properties or to redevelop sites
15 including brownfields before targeting Green Acres
16 priority purchases. This was a priority purchase.
17 Arguments that this represents a loss of jobs in
18 Millville is questionable. The land has been
19 available for purchase for decades. The City and
20 County argue they are losing jobs.

21 First, we once again refer you to the
22 list of available Cumberland County properties in
23 the report. Second, we would like to state that all
24 of our citizens -- that many of our citizens also
25 commute to other towns for work, so this isn't the

1 only place that Millvillians work.

2 One of the companies that the City of
3 Millville has touted as a candidate for this
4 property is the Railing Dynamics Company. In
5 numerous press accounts, the South Jersey Chamber
6 reports the company has shown -- and the Atlantic
7 City Press and others that the company is shown as
8 relocating to a building in Egg Harbor Township. In
9 today's depressed economy the cost of an existing
10 building is many magnitudes less than building a
11 building, so it's conceivable that they picked this
12 site because of economic reasons in Egg Harbor
13 Township.

14 It underscores the need for Millville to
15 get assistance from the DEP to redevelop some of our
16 existing abandoned buildings as opposed to building
17 on virgin properties. In this case the state is not
18 losing jobs and you represent the state. The
19 location is for a short commute for Millvillians as
20 well. Many of our members are Millvillians and we'd
21 like to see the jobs available here, but again,
22 Millville has industrial space and I've provided you
23 a list of that and other county space. Further,
24 it's our understanding that the footprint necessary
25 for the vinyl railing company is smaller than

1 80 acres, so why would we sell all 80 acres.

2 Further, I was on a committee for the
3 site -- the school board as a site selection
4 committee and we dismissed this property because of
5 safety issues because of evacuation; that to get
6 over the tracks is the only way out, and if there's
7 rail lines and they're blocked or people can't get
8 in and out because of rail schedules, then it's not
9 safe.

10 So I'm not so sure that if it was not
11 safe for a school that it's so safe for people to
12 work. The City characterizes the land as being an
13 industrial property within the City's Industrial
14 Park. Presently the land is owned by you, the DEP,
15 and you bought it just ten brief months ago.

16 As was stated by one of my former
17 associates, nothing's changed. The one thing that I
18 hope will come out of this is that I will once again
19 stand side by side with all my friends at the DEP
20 and do the right thing for protecting the
21 environment of New Jersey and that I'll never, ever
22 once again have to give a testimony like the one I
23 gave this evening. Thank you.

24 MR. NYMAN: My name is Eric Nyman,
25 N-Y-M-A-N. I'm a Millville resident, homeowner and

1 local business owner, and my restaurant's been in
2 business for little over three years. I want to say
3 that it's very disturbing that the DEP is
4 considering selling this land that was supposed to
5 be preserved in perpetuity and a lot of people with
6 more knowledge about natural habitats than I have,
7 have already said things I don't need to rehash, but
8 anyone with even a very rudimentary understanding of
9 an ecosystem knows that it's not the primary -- the
10 specific location of the endangered species that
11 matters, but the contiguous area that they can roam
12 freely through. You know, if you have an endangered
13 owl, you don't just say, All right. Cut down the
14 whole forest and leave the tree with the owl in it;
15 they'll thrive like that.

16 This is part of the Menantico area.
17 Over 50 percent of it borders preserved space and it
18 should remain so. In regards to what the town's
19 doing here -- hey, Mike, Jim -- I can't imagine how
20 hard it is to try to do the right thing for the
21 town. Jim, I want to commend you for helping stop
22 the asphalt plant in recent times. I appreciate the
23 help in keeping me in business and for having me on
24 your show a few times. I know you're trying to do
25 the right thing and this is not the right thing. To

1 bring in a new business to, you know, take over
2 preserved land -- and whether the land was in the
3 past designated for industry, it's not anymore.
4 It's passed on.

5 Right now that land is preserved and
6 that status should have remained. What -- the
7 direction of this town can't be to keep starting new
8 projects that may fail. Look at the Motorsports
9 Park, look at the Arts District. Right now I have a
10 business in the Arts District and there's five
11 blocks of Arts District and there's maybe one block
12 of arts stuff, you know.

13 The whole district could be condensed
14 there. And there's condemned buildings, buildings
15 for sale and buildings for rent and abandoned
16 buildings, and the town needs to take care of what's
17 already been developed before it goes ruining new
18 spaces.

19 Also, I mean, this must be so tempting
20 to sell this property for so much money to bring in
21 a new company that's going to bring new jobs. I
22 mean that's, you know -- that would be wonderful,
23 but it's risky. I mean, it was an industrial job
24 that brought me to Millville five years ago. I took
25 a job in the industrial park in the old Bessler (ph)

1 Building building pipe organs. Well, that company
2 folded after me working there for a year. That's
3 why I have a restaurant now, but, you know, that
4 didn't last. Bessler didn't last.

5 Bessler was a company that relocated to
6 Tennessee and they went out of business, I want to
7 say, about four years ago, you know. Their
8 relocation didn't work for them. This new company
9 -- I forget the name of it, but the fencing outdoor
10 patio company, they're proposing closing down plants
11 in other locations and moving here? That sounds
12 like a desperate measure; that doesn't sound like a
13 really successful company that's on the up and up.
14 You know better than me?

15 Maybe they are, but it's still a huge
16 risk. And if they do that now, they're going to
17 abandon their workers in these other places, they're
18 going to abandon what they vested in those towns.
19 What makes you think they won't do it to us as soon
20 as they find a better opportunity somewhere else
21 perhaps overseas, you know, Arkansas, whatever?

22 We can't put this trust in this company.
23 Let's put the trust in the open land which we know
24 brings people here. A lot of my customers come
25 here, they're always asking me where are the good

1 trails, you know, where can I go take a nice hike.
2 I sent them to Menantico. I personally go to
3 Menantico quite frequently myself. It's a beautiful
4 place and needs to be kept that way. That's pretty
5 much it. Thank you.

6 MR. RAPA: Hi. My name is Francis Rapa.
7 I'm the -- oh, last name's spelled R-A-P-A. I'm the
8 Delaware Bay Regional Manager with the New Jersey
9 Conservation Foundation and we're a statewide
10 nonprofit land trust that was formed in 1960 and
11 we've helped preserve over 125,000 acres of parks
12 and open space around the entire State of New
13 Jersey.

14 Before I start reading my prepared
15 remarks, I want to comment on something we heard a
16 few times tonight and that's the -- about the
17 importance of returning this property to its
18 original zoning or intended use. And to that I just
19 want to say that so many of our really important
20 preserved public lands were saved from really crazy
21 development schemes, whether it be industrial
22 proposals or resource extraction -- and that's from
23 some of our greatest national treasures down to
24 local parks and in our communities. Even in our own
25 backyard, the Pinelands National Reserve was saved

1 from a proposal to build a regional jet port and a
2 futuristic city of tomorrow, so -- so to that I say
3 that argument really doesn't hold a lot of water.

4 Moving on to my prepared remarks. This
5 proposed conveyance promises to set a harmful
6 precedent that will negatively affect residents,
7 entire communities and the environment across New
8 Jersey. It threatens the integrity of the entire
9 public Open Space Preservation Program in New Jersey
10 past, present and future. It exposes all public
11 preserved land to potential development threats from
12 political expediency and shortsighted planning.

13 It threatens to weaken one of the
14 nation's most successful Open Space Programs
15 including over 50 years of Green Acres Open Space
16 acquisitions, 13 voter-approved bond issues and a
17 million acres of state parks, forests, natural lands
18 and State Wildlife Management areas like the Durand
19 property. It threatens to undermine public trust in
20 New Jersey's Open Space Program, one of the most
21 popular programs among the state's citizens and one
22 of its greatest success stories. It further
23 threatens to undermine public support for future
24 open space ballot questions. It threatens to
25 discredit the work of expert DEP staff who

1 objectively and scientifically evaluate land for the
2 important qualities and worthiness of preservation.
3 It threatens to undermine the sportsmen and
4 sportswomen, naturalists and other outdoor
5 enthusiasts who depend on state lands for recreation
6 and leisure. And particularly, it shortchanges the
7 City of Millville, its residents and taxpayers.

8 Millville, no doubt, is in need of jobs
9 and sustainable economic growth, but diverting
10 protected lands to factory development is not the
11 answer. If you listen to some local officials you
12 will hear that there's too much preserved land and
13 not enough space for growth, but, in fact, over
14 3,000 acres, nearly five square miles of Millville
15 are devoted to industrial and commercial
16 enterprises.

17 At what point do City leaders decide
18 that they want to protect wildlife habitat, water
19 quality and environmentally sensitive areas and grow
20 industry and commerce in more appropriate locations.
21 Yet, rather than aggressively pursue infill
22 development, redevelopment, brownfield development
23 and adaptive reuse, some will direct taxpayer
24 resources to facilitate development in Millville's
25 best and most vulnerable natural places and now on

1 publically owned parkland.

2 Millville residents deserve better.

3 Just because Millville has a city form of government
4 doesn't mean that the entire municipality should be
5 intensively developed or that its rich, natural
6 heritage is expendable. Along with its people,
7 Millville's natural assets are in large part what
8 make this city worth investing in, working in and
9 living in.

10 Don't squander your most valuable assets
11 in exchange for short-term gain. Sale of this
12 public trust land to the City of Millville or any
13 entity for the purpose of development is an
14 all-around bad idea.

15 The New Jersey Conservation Foundation
16 not only opposes this proposed conveyance, but we
17 respectfully urge the City and the Department to
18 withdraw this proposal before it goes any further.
19 There's far too much at risk to stay on this path.
20 Thank you.

21 MS. KOHL: My name is Nelly Fay Kohl,
22 K-O-H-L. I'm just a little concerned. I look
23 around Millville and the only time I'll go downtown
24 Millville is the third Friday because the City is
25 very ugly. You know, I think that it's ghetto-ish.

1 You know, you have a lot of -- nothing but poor all
2 over downtown Millville because nobody else wants to
3 live there.

4 It's dangerous and one of the biggest
5 reasons is because you've got all these abandoned
6 buildings. You've had all kinds of people that have
7 come in and set up, like, the Wheaton's buildings.
8 You've got blocks and blocks of buildings that are
9 dilapidated. You know, if you want industry to come
10 in and be beneficial for the people and you want the
11 people to have good quality lives that has to be
12 cleaned up because if you allow businesses to come
13 in and destroy good land that hasn't been touched,
14 then, you know, it's -- you're kind of defeating
15 your purpose.

16 You're not cleaning up the area so that
17 people want to live there and want to make it a
18 better place and that's -- you know, I don't even
19 want to bring my grandkids in that town. It's ugly.
20 It needs to be cleaned up. Don't destroy more land.
21 Take care of what you have.

22 MS. OSOFSKY: My name is Shoshana
23 Osofsky. It's O-S as in snail, O-F as in frog,
24 S-K-Y as in Yak. I live in Bridgeton. I wanted --
25 I haven't heard anybody say anything about the

1 climate change report that was released yesterday,
2 and so the report predicts loss of forests around
3 the country starting in the west but then the East
4 Coast is going to suffer from loss of forests and
5 increased wildfires, which we are already seeing
6 here on the East Coast. Loss of diversity.

7 The fragmenting and intact ecosystem is
8 going to exacerbate the losses that we're already
9 going to be seeing that are -- that are too late to
10 stop, and so -- and we're going to be seeing more
11 extreme weather events. I don't have to tell you
12 about Sandy and the consequences of that and the
13 derecho. We're going to be seeing more of that.

14 The other thing that I wanted to mention
15 is that 500 minimum wage jobs will not improve the
16 quality of life here because people cannot live on
17 minimum wage jobs, and so there's still going to be
18 foreclosed and abandoned homes. Thank you.

19 MS. PELLEGRINO: Hi. Thanks for having
20 this hearing. I'm Margo Pellegrino. I'm from
21 Medford Lakes. I'm from Burlington County. A
22 couple months ago, maybe about a year or so ago, we
23 had this crazy thing occur where the Board of
24 Freeholders decided to diminish the tax for open
25 space.

1 The room was standing room only, packed
2 outside in the other room, the backup room for a
3 popular tax they did not want to see cut. The
4 freeholders had a lot of surplus to buildup. We
5 don't know why, but we can only guess. Why would
6 you not buy land to preserve when the market is down
7 and you can buy more and preserve more?

8 I am really worried that this swap will
9 impact our open space in Burlington County. That's
10 why I'm here. Back in 1907, holy cow, that guy was
11 really sharp because Teddy Roosevelt said then, The
12 conservation of natural resources is the fundamental
13 problem. Unless we solve that problem, it will
14 avail us little to solve all others, and that was in
15 his address to the Deep Waterway Convention in
16 Memphis, Tennessee in October 4th, 1907.

17 We're still fighting these battles and I
18 really hope that you decide against this swap
19 because I brought my children here on a school
20 night. They weren't really thrilled. They were
21 happy with the Bagliani sandwiches, though, because
22 they do love Bagliani hoagies but I did see that it
23 was really necessary and important for my kids and
24 for all of the kids. And what is going on here are
25 the promise of jobs to basically scrap environmental

1 protections is going on all across this state, not
2 just here. Thank you.

3 MS. TINSLEY: Hello. My name is Megan
4 Tinsley. Last name's spelled T-I-N-S-L-E-Y,
5 representing New Jersey Audubon Society, a statewide
6 not-for-profit organization consisting of over
7 23,000 members dedicated to connecting people with
8 nature and preserving New Jersey's wildlife
9 including threatened/endangered species.

10 So we've heard a lot of great comments
11 tonight particularly from the Millville area and
12 they're all very valid and I just want to broaden
13 this a little bit and put it into a statewide
14 perspective to talk about open space preservation in
15 New Jersey as a whole.

16 So we have a great record as a state, a
17 great record in reputation for preserving our open
18 space. In New Jersey, as you know, it's the most
19 densely populated state and the first state in our
20 nation predicted to reach full build-out meaning
21 that all lands are either developed or allocated to
22 some other purpose.

23 So clearly open space preservation is a
24 continuing priority. And New Jersey essentially is
25 out of money to continue these preservation efforts.

1 So such a proposed diversion that we're discussing
2 tonight, therefore, not only undermines the purpose
3 for which this property was acquired but also
4 undermines the future of public support for all
5 continued open space efforts in New Jersey.

6 Why wouldn't you ask yourself if
7 property's acquired for the purpose of open space in
8 meeting all of the requirements of the Green Acres
9 Program can be sold for an industrial use, why
10 should the public continue to support open space
11 preservation efforts? And the public support is
12 critical to future open space efforts, whether we do
13 this in the future in the state through buying
14 measures or other means, we need public and voter
15 support.

16 So open spaces are critical not only for
17 providing our residents with opportunities for fresh
18 air and recreation, but also for aquifer recharge
19 and flood water buffering to name just a few reasons
20 open spaces are important. In a recent draft report
21 prepared by the Department of Environmental
22 Protection, the State identifies the need for the
23 preservation of at least 650,000 additional acres in
24 New Jersey for water quality preservation efforts
25 alone. So clearly there are needs remaining and

1 thus the reason that public support is still so
2 important.

3 So this parcel, as had been mentioned,
4 is particularly valuable because it is adjacent to
5 two other conservation parcels and I don't think I
6 can put it any better than the gentleman did about
7 the owl. Those -- those properties that are
8 adjacent in adding to an existing Wildlife
9 Management or other conservation area add to the
10 quality of that area and provide buffers between
11 other parcels and uses for lands that species need
12 to spread out.

13 So certainly we in the conservation
14 community are not blind to the economic realities or
15 the need for jobs. That's a critical issue and we
16 recognize it, but there are economic figures related
17 to outdoor recreation in the State of New Jersey.

18 So in the State of New Jersey -- and
19 this is from a report entitled, "The Outdoor
20 Recreation Economy," it contributes 17.8 billion in
21 consumer spending, 6.1 billion in wages and salaries
22 and 158,000 direct New Jersey jobs. That's from
23 outdoor recreation in our state.

24 So clearly this is not just about an
25 80-acre parcel of land, but that parcel of land is

1 part of something bigger and that is a Wildlife
2 Management area that provides recreation
3 opportunity, provides places for people to go and
4 the public spend money to do that. So clearly --
5 let's see.

6 There are many other points to mention,
7 many others have been mentioned, but to summarize
8 I'll just say that this decision is much bigger than
9 the 80 acres in question. Clearly those acres
10 themselves are important ecologically. That's why
11 they were acquired by the Green Acres Program in the
12 first place, but this decision is also critically
13 important for the future of open space efforts.

14 A diversion would undermine the public
15 trust in preservation efforts and many identify
16 needs remain. It also sets a dangerous precedent,
17 and it is a net loss for open space because the
18 property proposed for acquisition, if this diversion
19 were to occur, is already committed to conservation
20 so, therefore, we oppose this proposal. Thank you.

21 MS. MILES: My name is Donna Miles,
22 M-I-L-E-S. I'm a citizen of Millville. I've been
23 hearing the comments tonight. Couple of things I
24 just want to point out. Whoever it was that paid
25 the environmental company to come look at habitat

1 and endangered species, you guys got swindled.

2 Let me just tell you: I live there --
3 we have a Red-headed Woodpecker and I don't own a
4 firearm. I'm pretty sure if I did, I'd be in jail
5 for killing an endangered species. They live, like,
6 literally on our property. Like, we get these
7 stinking tree -- the treefrogs on our pools. I mean
8 I'm not kidding you. They're here. They're
9 adaptable. I'm sure that you could probably line
10 them up down High Street and they might figure out a
11 way to survive, but that's really no reason to say
12 just because, you know, it doesn't -- the
13 environment doesn't meet this criteria or that
14 criteria that somehow it's not worthwhile to an
15 endangered species. Somebody swindled you.

16 Anyway -- and with regards to Cumberland
17 County being 40 percent open space, I really think
18 that the point needs to be made that those numbers
19 are for Cumberland County. If you're talking about
20 the City of Millville in open space in the City of
21 Millville, you're really talking about Menantico or
22 Union Lake and we're never, ever, ever having this
23 conversation about wanting to put a factory in Union
24 Lake. It's not lost on the people on the east side,
25 just for the record.

1 Anyway, tonight environmental activists
2 have spoken on how this plan threatens the local
3 aquifers which sustain the Delaware Bay, the 11
4 endangered species that live on the land in question
5 and the spread of possible toxicity to both wildlife
6 and water supplies. Edgewood Acres have spoken on
7 the inevitable noise pollution. Side note:
8 Racetrack and inevitable traffic issues.

9 Let us remember our 15-year struggle for
10 a light at Court Boulevard. No. They will say they
11 refuse to pay for their children and grandchildren
12 to possibly be exposed to potential chemicals from
13 manufacturing waste and runoff. Residents of
14 Millville will speak against buying the same
15 property twice with tax dollars that should go
16 towards schools or anti-crime programs.

17 They will reference all of the empty
18 sites in the industrial park as well as the
19 inexcusable number of abandoned buildings in town
20 representing the numerous companies who have come to
21 rape our city and its workforce, only to leave once
22 the tax breaks have expired.

23 New Jerseyans will say the math doesn't
24 add up, and everyone knows that the 900-acres of the
25 Holly Farm are already unbuildable anyway.

1 Christie's budget deficit is \$1.1 billion as per the
2 Daily Journal two days ago, but yet we're talking
3 about spending almost \$400,000 to officially
4 preserve land that no builder in his right mind
5 would even think about laying foundations on.

6 You may hear from people who believe
7 this plan will create the thousand plus jobs
8 mentioned in the Daily Journal this week. Side
9 note: That's now gone down to 500 and now 300, and
10 as an aside, when you're talking about manufacturing
11 that could potentially put off chemicals, you got to
12 think about Gorton's and their 250 jobs. So really
13 we're looking at potentially 50 to 250 jobs by the
14 time you net out all the people that would lose
15 their jobs when Gorton's shutdown because you have
16 toxic stuff built right next to it. We already went
17 through that with the asphalt plant.

18 I wouldn't want to infringe on their
19 pipe dreams by mentioning the racetrack and all the
20 jobs that was supposed to bring or any of the other
21 times we were told bringing in some company at our
22 own peril was going to save our city. After
23 accounting for the temporary jobs included in the
24 building phase, this number would still seem to
25 imply that the company would be increasing its

1 Millville workforce tenfold. This is either a
2 miracle or a lie, and Millville is not known for
3 miracles. Truly -- truly, this is the economic
4 opportunity we're discussing for Millville.

5 I can't speak for everyone here tonight;
6 I can only speak for myself and for myself I will
7 say this: No. 1, Google vinyl. It's scary stuff.
8 If you think it's safe, please feel free to consider
9 building this factory in your backyards. No. 2,
10 every time this issue is raised with reference to
11 anything bordering on the wildlife/Menantico
12 wildlife preserve and taking preserved lands, I will
13 be here and every time I will bring back more
14 people.

15 We do not accept this transference. We
16 do not accept these shady-at-best business dealings.
17 We do not accept our taxes being used to sue the
18 state over the site nor do we accept our tax money
19 being used to buy land that we've already paid for
20 via the state to compensate some rogue contractor
21 who made a bad purchase. No. 3, we will not
22 sacrifice our neighborhood, our environment or our
23 family's health in the name of economic progress and
24 certainly not for the pseudo-progress we have
25 discussed here tonight.

1 City of Millville: Thank you for
2 reminding me that a pivotal natural resource
3 literally lives in my backyard and at the sound of
4 the Barred Owl hooting at dusk are the cries of an
5 endangered species. Thank you for reminding me that
6 neighbors can and will unit to protect homesteads,
7 environment and health; but thank you most of all
8 for reminding me that as soon as we turn our
9 taxpaying backs to you, you'll come up with some new
10 toxic industrial endeavor to build in our backyards
11 before you even get home to yours on the other side
12 of town.

13 Everyone has a choice to make tonight.
14 The state has to decide if it wants to be the Garden
15 State or the factory state, Millville has to decide
16 if it's going to be embracing nature at all or if
17 we're just going to keep trying to bring in 50 jobs
18 at a time on 80 acres at a time and my family must
19 decide if we will take our public responsibility,
20 education, tax dollars and elected officials should
21 represent the people not corporations' attitude out
22 of Millville and out of New Jersey all together.

23 MS. AYRES: Hi. My name is Kim Ayres,
24 A-Y-R-E-S. I'm a citizen of Millville, but for
25 23 years I utilized my professional planning license

1 as the planner for the city. Probably 20 of those
2 years arguing with DEP over various policies and
3 procedures.

4 I'm not here to speak for or against the
5 development. I happen to believe that the property
6 is located in industrial park. It's unique with
7 rail siding. I probably participated in most of the
8 development plans that had been presented to the
9 City over the past 20 years.

10 I am not an advocate for the fencing
11 company, for the asphalt company; I'm simply
12 advocate that I think this land could be suitably
13 developed and would be a great opportunity for the
14 people who are here from the neighborhood to remain
15 involved and to let the City and planning officials
16 know what you would accept and what kind of borders
17 you want, what kind of buffers could be put there
18 and what you're looking for for that property.

19 What I do want to use the opportunity
20 tonight is to tell you that your process tonight and
21 your process over time and your dealings with the
22 City have been horrible. I think any time that you
23 come to a public hearing like this and you see
24 everybody on each side of the issue expressing their
25 displeasure with the policy, expressing their

1 displeasure with the procedures, then you need to
2 take back with you that something is really wrong
3 here. Not just in this process, but in the way
4 you're going about your business, the way you're
5 going about implementing your regulations and
6 ignoring them, frankly, a lot of the time.

7 You've already set precedent here.
8 You've given common ground to people that ordinarily
9 don't have a lot of common ground. In my time at
10 the City we worked hard, Jane and I were off and on
11 different sides of the issue, but we're squarely on
12 the same side of this issue. The only difference is
13 the City of Millville is used to that type of
14 treatment from DEP.

15 When the organizations that are your
16 advocates go across the state trying to lobby for
17 your policies and plans, speak before local planning
18 boards, speak before municipalities, advocating for
19 protection, which is what you're all about; when
20 they stand before you and tell you they're
21 distressed, they're upset, there's something to
22 that.

23 I've witnessed here at the City DEP
24 coming in and arbitrarily changing planning
25 designations without notifying the City. I've

1 witnessed them implementing regulations that are not
2 in force yet. I've witnessed abuse of the landscape
3 plan. I've gone to meetings and meeting after
4 meeting at DEP where we could not even get to the
5 subject matter because the Holly Farm came up.

6 So I think, in my mind, I understand
7 your regulation and that two different properties
8 are involved, but I think each property should
9 really stand on its own merits. Either this
10 property is a property that's suitable for
11 industrial development and either the Holly Farm is
12 suitable or not suitable for preservation and
13 partial development or they're not.

14 I don't think they should be linked and
15 I think the process of quid pro quo with the City
16 and debating with the City and dangling that
17 property in front of the City every single time
18 there is an issue with DEP, it needs to stop and
19 that's the only way the City can go forward and try
20 to find some kind of balance between what should be
21 developed and what should be preserved.

22 MR. WATSON: Well said, Kim. She's a
23 tough act to follow. Good evening. My name is Jim
24 Watson. I'm Director of Economic Development for
25 Cumberland County over at the Improvement Authority

1 across the street, so you probably know where I
2 already stand on this issue.

3 We have worked with the State Economic
4 Development Authority, we work with the State
5 Business and Action Center. We've worked with the
6 state, the traction arm which is Choose New Jersey
7 and we work with them to strive to bring companies
8 in and this is one of those companies actively
9 working as one arm of the state working to bring in
10 and the other arm kind of working against that.

11 I would echo what Kim has said is that
12 the two really need to be working together and I've
13 seen -- I think we've seen through this process the
14 two are not really communicating together. You hear
15 from the passion and I love the passion of the
16 environmental community in this community. They
17 know what they're talking about, they know what they
18 love and they come out in places like this, they
19 have their voice heard and they drive this
20 environmental purpose, which is excellent.

21 And we've heard from the young lady from
22 the Audubon Society that it is ecotourism, it is an
23 economic driver and there is no doubt that this is
24 an absolutely, beautiful, preserved, sustained area
25 for years and years to come because of your efforts

1 and I applaud you of that because you've done a
2 phenomenal job and this area's known because of its
3 beautiful environmental area from the Bayshore up to
4 the more northern sections.

5 So ecotourism is key and it's a big part
6 and it sounds like many of you coming up have a lot
7 of good ideas for economic development, believe me.
8 I'll give you my card; you can call. We'll work as
9 a team to bring in development. We're certainly
10 working. It's not an either or. It's not working
11 the downtown or bringing in this company. We're
12 working on all aspects to try infill, brownfields at
13 Wheaton's. Wherever it might be, we're striving to
14 bring in jobs, clean jobs, good jobs.

15 You don't always have a choice --
16 sometimes you do -- of all the jobs that you bring
17 in. We would like certain clean tech jobs and all
18 of the great things that come with those, but we
19 strive to do what we can do in order to bring people
20 jobs and to bring rateables and so people can
21 sustain their livelihoods and their families. We've
22 heard tonight about the voice of the people being
23 heard and, again, I applaud this process with the
24 DEP, the process with everyone here coming and
25 talking and communicating and their voice being

1 heard.

2 Quite frankly, the voice was not heard
3 when this property was purchased by DEP. There was
4 no public process. So although you want fairness
5 and we all want fairness for all of our voices to be
6 heard, it was not heard with this process.

7 Fortunately, you have the opportunity to share your
8 voice and your thoughts and your comments now.

9 The other side in terms of business
10 community didn't have that opportunity to be able to
11 share their voice and their concerns when DEP came
12 in to purchase this. We heard about trust; that we
13 must be able to trust that the DEP is going to
14 follow their own rules when it comes to open and
15 public process for acquiring land and we've heard a
16 lot about precedent setting.

17 The municipality has gone through the
18 fair public process of cross-acceptance, the county
19 has gone through the fair and open process of the
20 public and cross-acceptance, the state has gone
21 through the open and fair cross-acceptance process
22 for this land to be deemed where it was as
23 industrial space. The purpose of that
24 cross-acceptance and fairness and openness of all of
25 that is so that someone cannot come in in the dark

1 of night and not tell anyone and purchase that
2 property and use it for whatever they want. And
3 that protects you, it protects us, it protects
4 everyone. However, that's not what happened in this
5 case.

6 They came in and purchased property
7 without telling the public. We don't want that and
8 you don't want that. We want to have that
9 commonality of fairness. This is precedent setting,
10 you're right, where we can plan in an open and
11 public way for property to be set aside and planned
12 with DEP, with the state and say that this is an
13 industrial property in an open and public fair
14 manner and then be able to -- someone come in and
15 purchase that property opposite of that
16 cross-acceptance process, against that
17 cross-acceptance open and fair process that is
18 precedent setting, and that's something that we want
19 to work against and something I think we could all
20 come against and say that shouldn't happen. Thank
21 you.

22 MS. BRECHT: Good evening. Renee
23 Brecht. That's Bravo, Romeo, Echo, Charlie, Hotel,
24 Tango, and yes, I worked at the rescue squad at one
25 time. I am -- I am the program director for the

1 American Littoral Society. We are not a book club;
2 we are coastal advocacy organization founded in
3 1961.

4 We have several offices and several
5 chapters -- Jamaica Bay, New York; Sarasota,
6 Florida. We have -- and our headquarters is in St.
7 Hook and we also have policy office in Trenton as
8 well as an office in Boston, and we have the office
9 here in the Delaware Bayshore that works with the
10 Cumberland, Salem and Cape May County and I'm the
11 director for that office.

12 I want to say thank you for making this
13 evening available for us this evening to come and
14 discuss this extremely critical matter both from the
15 side of the City and the County as well as from the
16 perspective of those who live in the area and the --
17 those who are concerned with the environment area.

18 So I'm going to try and lop off anything
19 anyone's already talked about and shorten it a
20 little bit. I know it's getting a bit late here.
21 First thing I want to say -- oh, this is cool. I
22 can't see you guys. You're blurry. I can just see
23 my notes.

24 So one thing I do want to say, we want
25 to stop and think about what's being proposed here

1 and that is that the state wants to sell off
2 conservation lands to an industrial developer, and
3 so my question begins this way: How can that be
4 anything but wrong?

5 The DEP, as recorded, acknowledges that
6 the tract was acquired through the Garden State
7 Preservation Trust Act of 1999 and it was acquired
8 because it is adjacent to existing Wildlife
9 Management areas and it extends the conservation
10 value of those protected lands as well as having its
11 own values.

12 It's acquisition was part of an overall
13 regional strategy to -- that was established to
14 protect areas in the Menantico Ponds complex and the
15 adjacent federally designated wild and scenic rivers
16 and it builds on the investments -- the previous
17 investments in conservation by The Nature
18 Conservancy and the state itself.

19 It was and is one of the remaining
20 missing pieces in completing the conservation areas.
21 This was a vulnerable site and if left unprotected
22 and open for development you would compromise the
23 earlier investments in conservation.

24 This is not so dissimilar in some ways
25 to the General Collard (ph) acquisition by Green

1 Acres several years back which was also in the
2 Millville Industrial Park. I should probably add
3 here that I grew up in Millville and I'm currently a
4 Millville resident as well.

5 The City raised no objections when
6 General Collard's was purchased from the industrial
7 park and the DEP has acknowledged that the site does
8 have conservation values. It has landscape features
9 that are protecting threatened and endangered
10 species. You know, we find it doubtful that the
11 wildlife read the survey signs and stop once they
12 get to this tract.

13 There is significant ground water
14 protection and aquifer recharge. Some of the
15 highest recharge rates in the area. It's surface
16 water protection rated. The natural resource values
17 were rated. The continuation of the greenway was
18 extremely important and the recreational
19 opportunities were also spoken to.

20 The site was listed by the New Jersey
21 Division of Fish and Wildlife in the Green Acres
22 purchase as being high priority. If the DEP sells
23 off this land for industrial development, the
24 development will cause harm to conservation values
25 including direct loss of the site, but also loss to

1 the adjacent protected areas, fragmentation,
2 intrusion into sensitive habitats, secondary impacts
3 from industrial development adjacent to the
4 protected area, loss of habitat values along the
5 adjacent borders of the development site and these
6 impacts, while commonly acknowledged by the DEP,
7 were not evaluated in the report which we find to be
8 a major defect in the environmental analyses.

9 So the DEP report, in our opinion,
10 poorly evaluates these issues in its rush to act as
11 a real estate agent for the industrial development
12 and in the sense we find the report weak and
13 lacking. The DEP should not be acting as a real
14 agent for industrial developers or for the City.
15 The DEP does not have a legal charge to act as an
16 agent for the developers and particularly to sell
17 conservation lands off to provide land for them.

18 Not only do you have no legal charge to
19 act as a real estate agent for the industrial
20 developers or the City, it is inappropriate and it's
21 a failure on the DEP to act in such a manner. To do
22 so represents an arbitrary and capricious failure on
23 the part of the DEP to represent the public's
24 interest in doing this deal with the developers.

25 The DEP's charge is to protect the land.

1 That's what you did, that's what you were supposed
2 to do and that's what you're supposed to be
3 upholding. This is especially wrong in the time
4 when the state has run out of conservation funding
5 and the Governor has refused to provide a method of
6 supporting future conservation efforts.

7 This property was on the open market for
8 years with no successful sales. This was a willing
9 seller, a willing buyer. The compensation that has
10 been proposed is vague and indeterminant. There are
11 a lot of "if this, then that, if not this, then
12 that." For a fair compensation to be accurately
13 determined, they need to not be so vague and so
14 indeterminant.

15 So I think we really need to look at the
16 compensation rules and see if the public is really,
17 in fact, being shortchanged. And again, we believe
18 that the analysis done to facilitate the selling off
19 of public lands was a weak evaluation. It is not
20 the role of the DEP to be a real estate agent for a
21 developer. This state is under no obligation to
22 notify a municipality when it intends to purchase
23 property and it does not do that for the rationale
24 that it would jack up the price above the fair
25 market value and would make it not able to be

1 purchased. Also there are other reasons as well.

2 The owner should not be required to have
3 government permission to sell your own property, nor
4 should he have the sale of his property impeded by
5 the government if he wishes to legally sell his own
6 property.

7 The City and County have made many
8 claims about not having been notified or coordinated
9 with on this project, and even though this is
10 irrelevant because the state does not need to
11 consult regarding the acquisition of property to
12 protect the environment in New Jersey, the reality
13 is that both the County Health Department and the
14 City did receive standard environmental hazardous
15 assessments that are required prior to any Green
16 Acres property purchase, and in all three forms were
17 completed by the County and City employees and
18 returned in December 2012 and January 2013 and
19 returned to the state.

20 The City's argument they were not
21 notified simply holds no weight realistically or
22 legally. The City and County claim that the
23 purchase was not properly coordinated within the
24 state but yet, in fact, the 1991 Local Management
25 Plan for the Maurice River places the former Durand

1 tract within Critical Area 1.

2 The DEP's 2008 Wildlife Action Plan
3 calls for protection and acquisition of pinelands
4 type forests in the Menantico Tributaries. It was
5 in compliance with the State Comprehensive Outdoor
6 Recreation Plan as it is required to be. There are
7 no other state plans that exist legally that it is
8 required to be in compliance with. I will note that
9 on the Triad paperwork, No. 8 -- No. 19, when it
10 talks about Ms. Marilyn Lennon's letter and the --
11 talks about the Cumberland County Wastewater
12 Management Plan, that has not yet been approved.

13 The City's argument the purchase was not
14 properly coordinated is incorrect. The City and
15 County claim that this is a site that is part of an
16 economic plan and has been included in their
17 planning prior to the state acquisition. That makes
18 us question the wisdom of local planning that
19 includes a site that has been identified on state
20 mapping, the landscape map, as threatened and
21 endangered species habitat and is adjacent to state
22 protected conservation lands and has a long history
23 of inaccessibility.

24 Identifying such a site for inclusion in
25 industrial development plan guarantees that there

1 will be conflicts; regulatory conflicts, that
2 they're going to occur whenever any prospective
3 developer attempts to develop this property. This
4 is poor planning at its best. We have to question
5 the wisdom of including such a site in industrial
6 development plans when the City of Millville is full
7 of abandoned and empty and underutilized sites.

8 Is this the best that our City and
9 County are capable of? Instead of developing
10 creative, effective plans to revitalize abandoned,
11 historical industrial properties, the City plans to
12 push its economic development priorities into
13 environmentally sensitive lands that are subject to
14 controls. It is outrageous that the Christie
15 administration is supporting and rewarding such poor
16 planning by being willing to sell off the public's
17 conservation lands. Bad planning.

18 Why develop green spaces when other --
19 when there are other opportunities? Are you telling
20 me that our City and County are not creative or
21 innovative enough for potential buyers? There is no
22 reason why this poor planning should be given
23 legitimacy over the state's interest in conservation
24 unless the DEP and the Christie administration are
25 simply acting as real estate agents for industrial

1 developers and willing to give away the state's
2 conservation lands.

3 So again I ask, let's stop and think
4 about what's being proposed here: The state wants
5 to sell off conservation lands to an industrial
6 developer. How can that be anything but wrong?

7 MR. FLICKINGER: My name's Charles
8 Flickinger, F-L-I-C-K-I-N-G-E-R. I live on Broad
9 Street here in Millville and I may be on the
10 environmentalist's side if this was not an
11 industrial park. That is the purpose of industrial
12 park is development and I also want to say that
13 until this has happened, this so-called vinyl place
14 that wants to build here, I only live a half a mile
15 away and I never knew they were there until this hit
16 the newspaper. So this talk of if building there is
17 going to affect residents, I don't see that
18 happening because I live a half a mile from where
19 they are now and there is nothing.

20 And the other thing I wanted to say is
21 Millville is already one-third protected and there
22 was mention of when is it going to stop. I just
23 want to know the other way when is it going to stop.
24 When Millville is completely preserved? Thank you.

25 MR. DERELLA: My name's Joe Derella,

1 D-E-R-E-L-L-A, Freeholder Director. I'm also
2 lifelong resident of the City of Millville. I
3 cannot tell you whether this company's going to
4 relocate here or not. We would hope because it does
5 create jobs and I know there's a lot of criticism by
6 people here in regards to the condition of the City,
7 the condition of the County. I can tell you from
8 years of experience and now being heavily involved
9 with trying to solve some of these problems we've
10 been faced with, two root issues that we have and it
11 keeps coming back to is education and the
12 opportunity for people to earn a living.

13 I'll divert back to this particular
14 issue. The County's major concern, one of probably
15 the most in the lawsuit is to have a fair and open
16 process. We feel that this land for 25 years was
17 zoned industrial. The previous owners fought to
18 make sure it was industrial so that they could get
19 the best price for their land when they sold it and
20 that's fair.

21 The DEP could have easily worked a deal
22 and had a letter of intent on a particular cost and
23 had this hearing prior to the sale. That's a major
24 concern as it should be for everyone here. Because
25 at this point they could go into anywhere in the

1 City of Millville, anywhere in the State of New
2 Jersey and make a deal and we're stuck with this
3 process. So that's one of the main focuses of the
4 lawsuit is to make sure the process is fair and it
5 can be fair.

6 City of Millville has over 12 square
7 miles that are conserved. They are clearly off the
8 records and they're preserved. Someone made the
9 comment about the east side -- excuse me -- west
10 side by the lake. Four thousand acres, if I'm not
11 mistaken, are already preserved over there around
12 that lake and rightfully so. All we want,
13 basically, is a fair -- I've given everybody an
14 opportunity to speak without interrupting or
15 talking, so -- all what the County's pushing for and
16 supporting the City of Millville is to make sure in
17 the future this process can be open from the very
18 beginning.

19 You had two state agencies working
20 against each other, conservation through the DEP and
21 the Office of Economic Development to the Lieutenant
22 Governor's office setting up this company to take --
23 to come and relocate to the City of Millville.
24 They're a very viable company. They did take a look
25 and there was a big announcement in the paper in

1 regards to their opportunity in Galloway. They are
2 walking away currently from that because of the
3 environmental issue and the cost to clean that up.

4 Yes, we have a lot of industrial spots
5 in the City of Millville that need to be revived.
6 They're brownfields. City has to own them and it's
7 going to take many, many years to remediate and find
8 the money to do so. That's a problem. Again, I
9 can't tell you if this company's going to locate
10 here; I can't tell you if another company wants to
11 be there, but this process needs to be open from the
12 very beginning and I think the City of Millville,
13 the residents and the County should have had an
14 opportunity to have this hearing prior to the
15 official sale.

16 If you say that this piece of property
17 has been for sale for many years, then why was the
18 current owner of Durand when they had it fought so
19 hard in 2011, 2012 to keep it an industrial site.
20 They had plans to expand at one point. The economy
21 changed that, but they are still one of our largest
22 employers in the City of Millville. It's
23 manufacturing. That's what this City was built on.

24 Now -- again, I repeat myself for the
25 third time: I couldn't tell you if this company's

1 really going to come back and take a look. I know
2 that they received an entire list of properties all
3 over the state and out of all that list they really
4 preferred this site. Again, that's their business
5 decision, but, again, from the County's perspective,
6 we really would like to have this process happen the
7 time prior to sale and we could have maybe worked
8 our way through the process. Thank you.

9 MS. YEANY: Thank you. Mr. Baker,
10 before you testify again, I'd just like to make sure
11 nobody else wants to testify --

12 MR. BAKER: That's fine. I didn't think
13 there was that's why I came back up.

14 MS. YEANY: I think we have a couple.

15 MR. AKERS: Good evening. My name is
16 Fred Akers, A-K-E-R-S, Fred Akers. I'm the River
17 Manager for the Great Egg Harbor Wild and Scenic
18 River and I just want to reinforce the comments
19 about property rights, because I think that's an
20 important issue that should not be lost here.

21 I've been an environmental advocate and
22 an environmental professional for about 15 years and
23 over and over and over again I'll hear that
24 environmental regulations are not fair to property
25 rights. So people own property and they want to use

1 their property, they want to do what they want to do
2 with their property and rules and regulations can
3 interfere with the use of their property. And one
4 of the fairest ways to protect land is to buy the
5 property rights from a willing seller fair and
6 square, and that should really be nobody's business
7 except for the seller and the buyer in the
8 negotiations.

9 And you can have environmental
10 regulations of lot sizes or can't be close to
11 endangered species, but the zoning is also a
12 regulation that restricts property rights, and in
13 this particular case, the owner of the property had
14 the right to decide to sell it for the price they
15 wanted to sell it to whoever wanted to buy it.
16 That's kind of like a freedom of America. Thank
17 you.

18 MR. ADAMS: My name is Robert Adams,
19 2410 Mistletoe Lane. I've lived there 45 years.
20 I've lived in Millville all my life. Why take and
21 put an industrial plant -- which if it's zoned
22 industrial, they can put anything they want there.
23 The next thing is, we live and we built up one of
24 the nicest neighbors in Millville.

25 We don't have any problems. Nobody gets

1 shot, no houses are boarded up and if you see a
2 police officer -- maybe once a week. Why we're
3 going to get stuck with some -- which nobody knows
4 what's going to go there. Derella's already said
5 that.

6 The next thing is that all the people
7 seem to be for it don't live there. That's an
8 issue. Everybody's for something when it doesn't
9 hurt them. I've paid a lot of property taxes in
10 45 years. And when I moved there it was very few
11 homes and it's all been built up, and I think it's
12 one of the nicest neighborhoods in Millville. We
13 don't have any \$500,000 homes, but we have a lot of
14 nice well-kept homes. I just don't understand it.
15 It seems as though why do we want -- why do they
16 pick on us? It just doesn't make sense to me.

17 One reason I think we have such a nice
18 neighborhood is there's no homes for sale. When
19 people move away, they move to the cemetery. All my
20 neighbors have been there for years. Nothing
21 changes. I just don't understand it. I don't know
22 how far that is to Quince Lane where I live --
23 thousand feet? It's crazy. It's just -- I'm sorry.
24 It doesn't make sense. Thank you.

25 MR. BAKER: I'll be brief. There are

1 two points that I'd like to make in response to some
2 of the remarks that have been advanced here tonight.
3 The first is as to the environmental sensitivity and
4 the flora and the fauna that exist on this property.

5 There are two studies that have been
6 done on this property in the last 30 years, one in
7 1989 and one in 2011. They both reached the same
8 conclusion that the environmental boundary of the
9 property was limited and that the flora and fauna as
10 critical habitat and species simply was not present.
11 I understand the argument about contiguous
12 properties. That argument can apply no matter where
13 property is and it can be advanced ad nauseam.

14 The second point that is important to
15 note is that the argument that has been made here
16 that the Department was not required to seek out
17 local opinion in connection with the purchase of
18 this property is not only inaccurate, it's legally
19 incorrect. Their own guidelines required it, but
20 they didn't follow them. And the very
21 environmentalists who stood up here and spoke to you
22 to tell you how important this property was was the
23 people who were participating behind closed doors to
24 effectuate this purchase.

25 They're the same people who are using a

1 public process to oppose it. We don't object to
2 that. What we object to is the private process by
3 which the property was purchased to the exclusion of
4 other public interests and, in particular, your
5 governing body and the County governing body who
6 have spent -- expended a lot of resources trying to
7 balance these interests. That was ignored. That's
8 why this parcel has been challenged and that's why
9 we have done that, not to undermine environmental
10 protection.

11 If there was a public process and the
12 conclusions through research and study, none of
13 which have been submitted except what we have
14 presented to the Department in connection with this
15 hearing, if that were true, we might take a
16 different position but it was the exclusion of the
17 County and the City from this process that generated
18 our opposition.

19 We didn't do it because we wanted to
20 simply harm the environment; what we want to do is
21 to ensure that there is a process that we as the
22 officials who are trying to manage the governments
23 in this County can participate in. That's what we
24 want to do and that is why there's been a challenge
25 here. That's why we're having this public hearing,

1 but we want fairness to be reciprocal. We wanted it
2 to occur.

3 The same people who told you that we
4 were given notice, we were not given notice. The
5 County was given no notice. The City received an
6 inquiry as to the environmental contamination in the
7 property, but the governing body, the clerk, the
8 planning departments were excluded.

9 And the same people who will tell you
10 that this property should remain preserved are the
11 same people that participated behind the scenes and
12 that's what we feel is in error.

13 MR. VIRGILIO: I take offense to the
14 label the gentleman just provided for all groups as
15 a blanket "we all participated behind the scenes."
16 Again, I represent 150,000 people in the State of
17 New Jersey, many in Millville, many in Cumberland
18 County. I never heard of the Durand property until
19 I heard it was going to be sold. That's when I was
20 involved.

21 I know nothing about behind the scenes,
22 and I-- if you want to name who did it, name the
23 organizations, but don't put all of our
24 organizations on that same label. Thank you.

25 MS. GALETTO: My name is Jane Morton

1 Galetto. I represent Citizens United to Protect the
2 Maurice River and because of what the attorney just
3 said, I feel compelled to come back up.

4 When the BPU hearing was won in favor of
5 the litigants, the only way to protect the property
6 was to talk to the DEP who had the ability to
7 purchase it. We're talking about the Holly Farm.
8 We never suggested any trades with any other
9 properties. We wouldn't discuss any trades with any
10 other properties. They're two separate issues.
11 Rarely, do Kim and I agree so strongly.

12 Property should stand on their own
13 separate merits. That's what we stressed. We're
14 very appreciative to the DEP for listening to us
15 when we went to Trenton, but we in no way engaged in
16 any slippery tricky deals or anything. And we met
17 with the neighborhood that's adjacent to this
18 property and we characterized the names that we had
19 honestly and accurately to them so there was nothing
20 secret about that.

21 The only thing that we didn't discuss
22 were things that were held in settlement
23 conversations. When the DEP became involved, those
24 conversations became a matter of public record and
25 we know that because our fellow groups that

1 solicited the information got the information from
2 the DEP.

3 So I don't think the DEP's dealings were
4 sneaky and in closed doors that I am aware of.
5 Maybe they were because I haven't solicited other
6 people's records of conversations, but all the
7 conversations that I'm aware of were part of the
8 record. I know that because Renee Brecht from the
9 Littoral Society filed an OPRA and got those
10 records, so I don't want to unfairly characterize
11 Ray or Green Acres as partaking in something
12 slippery and sneaky; I just want to say I want them
13 to do their mission and help us protect these
14 properties. That's all.

15 MS. BRECHT: Renee Brecht again with the
16 Littoral Society. I just wanted to say as part of
17 that OPRA request, I was privy to the three
18 documents that were signed by the two city personnel
19 and the one county board person that acknowledged
20 the environmental hazardous assessment that I
21 referenced earlier.

22 MS. YEANY: Would anyone else like to
23 testify for the record? Okay.

24 We're going to close the record then and
25 as I mentioned earlier, we're keeping the

1 opportunity for written public comment open until
2 the date of the next hearing May 21st at which point
3 we'll just close the record for this hearing.

4 We will post any written comments that
5 we receive online and we will post the transcript of
6 this hearing online as soon as we receive it, and
7 we'll do the same for the second hearing. I realize
8 probably most of you will not trek up to Trenton for
9 the second hearing. It is during the day and -- but
10 we will make that transcript available and any
11 written comments we get, we will post online before
12 making our final recommendation on this proposal.

13 Thanks very much for coming and have a
14 good evening.

15 * * *

16 (Whereupon, the hearing is hereby
17 concluded at 8:50 p.m.)

18
19
20
21
22
23
24
25

C E R T I F I C A T I O N

* * *

I, DEBRA L. PANGBURN, a Certified Court Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the proceeding taken by me in the above-captioned matter.

DEBRA L. PANGBURN, RPR
CCR Certificate No. XI01947

Dated: MAY 22, 2014

\$	18:24, 87:18, 93:19 2013 [3] - 19:1, 19:7, 87:18 2014 [2] - 53:8, 103:18 21 [1] - 22:10 21st [3] - 6:19, 7:4, 102:2 22 [1] - 103:18 23 [1] - 74:25 23,000 [1] - 66:7 2410 [1] - 95:19 25 [4] - 24:11, 48:24, 51:18, 91:16 250 [2] - 72:12, 72:13 29th [1] - 19:7	69 [1] - 22:6	acceptance [7] - 21:3, 80:18, 80:20, 80:21, 80:24, 81:16, 81:17 accepted [1] - 21:6 access [6] - 8:6, 20:21, 22:1, 27:23, 27:24 accommodations [1] - 38:4 accomplish [1] - 10:5 account [1] - 43:10 accounting [1] - 72:23 accounts [1] - 54:5 accurate [1] - 103:5 accurately [2] - 86:12, 100:19 acknowledged [3] - 84:7, 85:6, 101:19 acknowledges [1] - 83:5 acquired [5] - 67:3, 67:7, 69:11, 83:6, 83:7 acquiring [2] - 4:17, 80:15 acquisition [7] - 9:3, 69:18, 83:12, 83:25, 87:11, 88:3, 88:17 acquisitions [2] - 47:5, 60:16 acre [5] - 4:24, 5:1, 48:7, 48:14, 50:8 Acre [1] - 42:9 acres [20] - 6:12, 8:5, 9:23, 13:16, 14:21, 33:7, 44:14, 48:11, 50:10, 51:10, 55:1, 59:11, 60:17, 61:14, 67:23, 69:9, 74:18, 92:10 Acres [26] - 4:6, 4:9, 5:17, 8:3, 19:7, 31:14, 33:22, 35:20, 39:18, 39:19, 43:4, 46:14, 47:12, 49:7, 50:4, 50:16, 50:18, 53:15, 60:15, 67:8, 69:11, 71:6, 84:1, 84:21, 87:16, 101:11 act [5] - 77:23, 85:10, 85:15, 85:19, 85:21 Act [3] - 27:16, 83:7 acting [2] - 85:13, 89:25 action [2] - 7:2, 7:23 Action [2] - 78:5, 88:2 active [1] - 46:8 actively [1] - 78:8 activists [1] - 71:1 ad [1] - 97:13	ADAMS [1] - 95:18 Adams [1] - 95:18 adapt [1] - 35:14 adaptable [1] - 70:9 adaptations [1] - 35:12 adaptive [1] - 61:23 add [6] - 32:16, 36:5, 43:3, 68:9, 71:24, 84:2 added [3] - 8:12, 45:20, 48:18 adding [1] - 68:8 addition [3] - 9:23, 13:20, 46:20 additional [3] - 6:23, 39:5, 67:23 address [7] - 8:7, 12:10, 16:18, 34:1, 39:7, 53:2, 65:15 adhere [1] - 47:8 adjacent [15] - 15:7, 44:15, 46:16, 48:25, 49:17, 52:24, 68:4, 68:8, 83:8, 83:15, 85:1, 85:3, 85:5, 88:21, 100:17 adjustments [1] - 8:23 administered [3] - 8:10, 8:14, 40:7 administering [1] - 4:9 administration [2] - 89:15, 89:24 advance [2] - 5:25, 7:15 advanced [2] - 97:2, 97:13 advantage [4] - 15:8, 22:22, 24:13, 40:11 advertise [1] - 5:25 advising [1] - 19:11 advisor [1] - 24:17 advocacy [1] - 82:2 advocate [3] - 75:10, 75:12, 94:21 advocates [1] - 76:16 advocating [1] - 76:18 affect [2] - 60:6, 90:17 affected [1] - 34:8 affiliation [1] - 11:9 afford [1] - 41:12 afforded [1] - 15:19 agencies [2] - 21:5, 92:19 agency [1] - 6:17 agent [5] - 85:11, 85:14, 85:16, 85:19, 86:20 agents [1] - 89:25
1	1 [2] - 73:7, 88:1 1.1 [1] - 72:1 1.7 [2] - 52:3, 52:4 100 [2] - 9:23, 48:24 10th [1] - 32:3 11 [2] - 20:11, 71:3 12 [3] - 31:12, 51:1, 92:6 125,000 [1] - 59:11 13 [1] - 60:16 14 [3] - 13:18, 20:11, 20:13 15 [2] - 45:24, 94:22 15-year [1] - 71:9 150,000 [3] - 42:13, 45:2, 99:16 158,000 [1] - 68:22 17.8 [1] - 68:20 17th [1] - 31:11 18 [3] - 13:11, 13:16, 15:12 19 [2] - 34:23, 88:9 1907 [2] - 65:10, 65:16 1932 [1] - 42:21 1935 [1] - 42:13 1960 [1] - 59:10 1961 [2] - 43:4, 82:3 1989 [2] - 13:1, 97:7 1991 [1] - 87:24 1999 [1] - 83:7	70 [1] - 32:6 700-some [1] - 49:17 75 [1] - 48:24 7579 [1] - 13:16	7	
2	2 [2] - 27:16, 73:9 2,000 [1] - 44:14 20 [7] - 5:6, 33:24, 41:5, 42:14, 46:8, 75:1, 75:9 200 [1] - 15:8 2000 [6] - 13:7, 13:17, 14:13, 14:24, 42:16, 42:18 2004 [1] - 51:9 2008 [2] - 20:12, 88:2 2011 [3] - 16:18, 93:19, 97:7 2012 [5] - 17:2, 17:5,	8 8 [1] - 88:9 80 [10] - 8:5, 13:16, 14:21, 33:7, 48:11, 50:10, 55:1, 69:9, 74:18 80-acre [5] - 13:11, 14:21, 46:12, 48:7, 68:25 8:50 [1] - 102:17 8th [2] - 17:2, 17:5	8	
3	3 [2] - 27:17, 73:21 3,000 [2] - 48:14, 61:14 30 [3] - 5:25, 49:20, 97:6 300 [2] - 30:18, 72:9 33rd [2] - 21:20, 21:24 367,000 [1] - 9:8 38 [1] - 23:8 388 [1] - 46:6 390-some [1] - 52:25	90 [2] - 6:24, 7:4 900-acres [1] - 71:24 900-foot [2] - 15:11, 15:14 900-some [1] - 51:3 930 [1] - 51:10 95-acre [1] - 48:11	9	
4	40 [1] - 70:17 400,000 [3] - 32:15, 32:21, 33:8 45 [2] - 95:19, 96:10 474 [1] - 48:7 4th [1] - 65:16	A		
5	50 [8] - 20:4, 22:13, 47:4, 50:17, 56:17, 60:15, 72:13, 74:17 500 [7] - 19:4, 22:15, 30:18, 32:23, 48:24, 64:15, 72:9 55 [5] - 8:6, 14:6, 20:22, 27:24 566 [1] - 21:23 578 [1] - 34:23 579 [2] - 13:11, 15:12	A-Y-R-E-S [1] - 74:24 abandon [2] - 58:17, 58:18 abandoned [8] - 53:10, 54:16, 57:15, 63:5, 64:18, 71:19, 89:7, 89:10 abide [1] - 47:10 ability [1] - 100:6 able [10] - 10:5, 22:20, 25:4, 28:6, 31:19, 49:2, 80:10, 80:13, 81:14, 86:25 above-captioned [1] - 103:7 absence [4] - 17:17, 17:19, 17:22, 23:17 absolutely [2] - 47:10, 78:24 abuse [1] - 77:2 accept [6] - 38:3, 73:15, 73:16, 73:17, 73:18, 75:16	A-Y-R-E-S [1] - 74:24 abandon [2] - 58:17, 58:18 abandoned [8] - 53:10, 54:16, 57:15, 63:5, 64:18, 71:19, 89:7, 89:10 abide [1] - 47:10 ability [1] - 100:6 able [10] - 10:5, 22:20, 25:4, 28:6, 31:19, 49:2, 80:10, 80:13, 81:14, 86:25 above-captioned [1] - 103:7 absence [4] - 17:17, 17:19, 17:22, 23:17 absolutely [2] - 47:10, 78:24 abuse [1] - 77:2 accept [6] - 38:3, 73:15, 73:16, 73:17, 73:18, 75:16	
6	6.1 [1] - 68:21 650,000 [1] - 67:23			

<p>aggressively [1] - 61:21</p> <p>ago [10] - 42:17, 46:13, 47:14, 48:10, 55:15, 57:24, 58:7, 64:22, 72:2</p> <p>agree [1] - 100:11</p> <p>agreed [2] - 16:21, 18:15</p> <p>Agriculture [1] - 30:11</p> <p>ahead [2] - 34:17, 39:10</p> <p>air [2] - 35:7, 67:18</p> <p>airborne [1] - 37:15</p> <p>AKERS [2] - 94:15, 94:16</p> <p>Akers [2] - 94:16</p> <p>all-around [1] - 62:14</p> <p>allergies [1] - 30:8</p> <p>allocated [1] - 66:21</p> <p>allow [6] - 6:22, 9:24, 11:19, 27:2, 51:20, 63:12</p> <p>allowed [1] - 47:1</p> <p>allowing [4] - 39:1, 39:4, 39:22, 42:9</p> <p>allows [2] - 27:3, 44:10</p> <p>almost [2] - 49:20, 72:3</p> <p>alone [3] - 42:16, 42:18, 67:25</p> <p>America [2] - 26:23, 95:16</p> <p>American [2] - 32:10, 82:1</p> <p>amount [3] - 5:1, 33:7, 51:3</p> <p>analyses [1] - 85:8</p> <p>analysis [1] - 86:18</p> <p>analyze [1] - 5:20</p> <p>analyzing [2] - 5:12, 5:18</p> <p>and-a-half [1] - 32:2</p> <p>ANDRZEJCZAK [2] - 24:23, 30:7</p> <p>Andrzejczak [2] - 30:6, 31:10</p> <p>Andrzejczak's [1] - 24:25</p> <p>angler [2] - 42:23, 43:9</p> <p>Anglers [1] - 43:21</p> <p>ANJEC [3] - 46:3, 46:4, 46:11</p> <p>announcement [1] - 92:25</p> <p>answer [1] - 61:11</p> <p>anti [2] - 34:13, 71:16</p> <p>anti-crime [1] - 71:16</p>	<p>anti-industry [1] - 34:13</p> <p>anxious [1] - 10:21</p> <p>anyway [3] - 70:16, 71:1, 71:25</p> <p>apparent [1] - 14:3</p> <p>appealed [1] - 32:18</p> <p>appear [2] - 18:10, 18:13</p> <p>applaud [5] - 12:14, 19:15, 35:16, 79:1, 79:23</p> <p>applicant [1] - 15:6</p> <p>apply [2] - 10:7, 97:12</p> <p>appreciate [1] - 56:22</p> <p>appreciated [1] - 45:3</p> <p>appreciative [1] - 100:14</p> <p>approach [1] - 33:18</p> <p>appropriate [5] - 12:22, 21:9, 28:23, 30:15, 61:20</p> <p>appropriateness [1] - 11:22</p> <p>approval [3] - 7:5, 15:25, 51:8</p> <p>approvals [1] - 9:17</p> <p>approve [1] - 10:18</p> <p>approved [6] - 7:16, 13:13, 50:6, 50:9, 60:16, 88:12</p> <p>aquifer [3] - 46:23, 67:18, 84:14</p> <p>aquifers [1] - 71:3</p> <p>arbitrarily [1] - 76:24</p> <p>arbitrary [1] - 85:22</p> <p>area [51] - 8:13, 8:15, 9:24, 13:4, 14:4, 15:18, 16:1, 16:13, 16:24, 18:18, 20:24, 21:1, 26:7, 26:8, 29:6, 35:5, 35:19, 36:24, 37:18, 37:20, 38:8, 39:21, 39:23, 43:1, 43:3, 43:7, 43:14, 43:19, 43:20, 44:14, 44:18, 47:18, 48:8, 48:13, 48:19, 49:16, 49:18, 56:11, 56:16, 63:16, 66:11, 68:9, 68:10, 69:2, 78:24, 79:3, 82:16, 82:17, 84:15, 85:4</p> <p>Area [2] - 34:23, 88:1</p> <p>area's [1] - 79:2</p> <p>areas [17] - 8:11, 12:5, 14:8, 25:24, 27:25, 28:20, 29:1, 29:2, 37:23, 42:19, 43:17, 60:18, 61:19, 83:9,</p>	<p>83:14, 83:20, 85:1</p> <p>argue [1] - 53:20</p> <p>arguing [1] - 75:2</p> <p>argument [6] - 60:3, 87:20, 88:13, 97:11, 97:12, 97:15</p> <p>arguments [1] - 53:17</p> <p>Arkansas [1] - 58:21</p> <p>arm [4] - 32:21, 78:6, 78:9, 78:10</p> <p>articulate [1] - 27:5</p> <p>Arts [3] - 57:9, 57:10, 57:11</p> <p>arts [1] - 57:12</p> <p>aside [4] - 9:19, 51:7, 72:10, 81:11</p> <p>aspects [2] - 5:21, 79:12</p> <p>asphalt [8] - 31:16, 31:18, 31:25, 33:9, 33:10, 56:22, 72:17, 75:11</p> <p>Assembly [1] - 30:12</p> <p>assemblyman [2] - 25:9, 30:6</p> <p>Assemblyman [4] - 24:21, 24:25, 42:4, 45:7</p> <p>assert [1] - 53:12</p> <p>assessment [3] - 18:16, 21:19, 101:20</p> <p>assessments [1] - 87:15</p> <p>assets [2] - 62:7, 62:10</p> <p>assist [1] - 8:1</p> <p>assistance [1] - 54:15</p> <p>assistant [1] - 17:1</p> <p>associated [2] - 8:25, 9:17</p> <p>Associates [1] - 21:20</p> <p>associates [1] - 55:17</p> <p>Association [1] - 46:2</p> <p>assume [1] - 36:15</p> <p>Atlantic [2] - 9:12, 54:6</p> <p>attempt [2] - 24:1, 40:10</p> <p>attempted [1] - 18:21</p> <p>attempts [2] - 51:17, 89:3</p> <p>attested [1] - 52:14</p> <p>attitude [1] - 74:21</p> <p>attorney [1] - 100:2</p> <p>attorneys [2] - 44:23, 44:25</p> <p>attract [2] - 19:21, 27:13</p> <p>Audubon [2] - 66:5, 78:22</p>	<p>August [1] - 7:3</p> <p>Authority [2] - 77:25, 78:4</p> <p>avail [1] - 65:14</p> <p>available [10] - 5:16, 11:8, 12:19, 23:1, 53:11, 53:19, 53:22, 54:21, 82:13, 102:10</p> <p>avoid [1] - 20:6</p> <p>aware [4] - 26:15, 36:17, 101:4, 101:7</p> <p>awry [3] - 26:9, 27:19, 29:16</p> <p>AYRES [1] - 74:23</p> <p>Ayres [1] - 74:23</p>	<p>beginning [3] - 38:25, 92:18, 93:12</p> <p>begins [1] - 83:3</p> <p>behalf [2] - 4:10, 11:20</p> <p>behind [5] - 40:16, 97:23, 99:11, 99:15, 99:21</p> <p>behooves [1] - 36:4</p> <p>beings [1] - 27:3</p> <p>below [1] - 15:1</p> <p>bench [1] - 45:1</p> <p>beneficial [2] - 35:20, 63:10</p> <p>benefit [4] - 36:19, 36:21, 38:17, 40:25</p> <p>benefits [1] - 52:12</p> <p>Bessler [3] - 57:25, 58:4, 58:5</p> <p>best [5] - 61:25, 73:16, 89:4, 89:8, 91:19</p> <p>betrayals [1] - 52:1</p> <p>betrayed [2] - 49:24, 49:25</p> <p>better [9] - 18:23, 28:10, 28:11, 35:2, 58:14, 58:20, 62:2, 63:18, 68:6</p> <p>between [6] - 15:14, 16:2, 23:13, 32:22, 68:10, 77:20</p> <p>bidding [1] - 45:11</p> <p>big [4] - 30:12, 30:24, 79:5, 92:25</p> <p>bigger [2] - 69:1, 69:8</p> <p>biggest [1] - 63:4</p> <p>bill [1] - 5:7</p> <p>billion [3] - 68:20, 68:21, 72:1</p> <p>billions [1] - 27:12</p> <p>bird [1] - 45:22</p> <p>bird-watch [1] - 45:22</p> <p>bit [6] - 42:7, 42:11, 48:2, 66:13, 82:20</p> <p>blanket [1] - 99:15</p> <p>blind [1] - 68:14</p> <p>Block [4] - 13:11, 13:16, 15:12, 34:23</p> <p>block [5] - 32:2, 41:3, 53:6, 57:11</p> <p>blocked [1] - 55:7</p> <p>blocks [3] - 57:11, 63:8</p> <p>blue [1] - 14:22</p> <p>blurry [1] - 82:22</p> <p>board [2] - 55:3, 101:19</p> <p>Board [5] - 13:14, 51:6, 51:11, 51:19, 64:23</p>
B				
		<p>backs [1] - 74:9</p> <p>backup [1] - 65:2</p> <p>backyard [2] - 59:25, 74:3</p> <p>backyards [2] - 73:9, 74:10</p> <p>bad [3] - 62:14, 73:21, 89:17</p> <p>Bagliani [2] - 65:21, 65:22</p> <p>Baker [1] - 11:2</p> <p>BAKER [5] - 11:18, 14:25, 15:10, 94:12, 96:25</p> <p>baker [2] - 11:25, 94:9</p> <p>balance [7] - 13:5, 14:14, 23:13, 25:20, 29:25, 77:20, 98:7</p> <p>balances [1] - 27:1</p> <p>ballot [1] - 60:24</p> <p>bank [1] - 52:19</p> <p>bargain [1] - 36:12</p> <p>Barred [4] - 17:10, 17:12, 17:18, 74:4</p> <p>Barrett [1] - 32:11</p> <p>Barrette [1] - 32:12</p> <p>base [2] - 22:9, 32:21</p> <p>based [1] - 18:19</p> <p>battles [1] - 65:17</p> <p>Bay [3] - 59:8, 71:3, 82:5</p> <p>Bayshore [4] - 46:7, 46:10, 79:3, 82:9</p> <p>beautiful [4] - 23:16, 59:3, 78:24, 79:3</p> <p>became [3] - 18:24, 100:23, 100:24</p> <p>become [1] - 37:15</p> <p>becomes [2] - 44:12, 44:21</p> <p>begin [1] - 20:17</p>		

<p>boarded [3] - 8:7, 41:2, 96:1 boards [1] - 76:18 Bob [1] - 24:18 body [4] - 7:6, 98:5, 99:7 bond [6] - 4:9, 9:5, 25:15, 42:9, 43:4, 60:16 book [1] - 82:1 border [2] - 35:4, 52:22 bordering [1] - 73:11 borders [4] - 49:15, 56:17, 75:16, 85:5 Boston [1] - 82:8 bought [3] - 38:1, 49:7, 55:15 Boulevard [1] - 71:10 boundary [1] - 97:8 bow [1] - 38:14 BPU [2] - 51:22, 100:4 Bravo [1] - 81:23 breaks [1] - 71:22 BRECHT [2] - 81:22, 101:15 Brecht [3] - 81:23, 101:8, 101:15 breeding [2] - 17:13, 17:19 Bridgeton [1] - 63:24 brief [4] - 12:13, 19:20, 55:15, 96:25 bring [22] - 7:13, 19:3, 20:14, 20:15, 22:20, 27:14, 38:22, 41:1, 57:1, 57:20, 57:21, 63:19, 72:20, 73:13, 74:17, 78:7, 78:9, 79:9, 79:14, 79:16, 79:19, 79:20 bringing [3] - 19:2, 72:21, 79:11 brings [1] - 58:24 Broad [1] - 90:8 broaden [1] - 66:12 brought [4] - 5:13, 6:4, 57:24, 65:19 brownfield [1] - 61:22 brownfields [5] - 35:14, 38:10, 53:15, 79:12, 93:6 Budget [1] - 26:16 budget [1] - 72:1 buffer [3] - 15:6, 15:11, 15:14 buffering [1] - 67:19 buffers [2] - 68:10, 75:17 build [9] - 29:6, 32:15,</p>	<p>33:7, 38:8, 38:9, 60:1, 66:20, 74:10, 90:14 build-out [1] - 66:20 builder [1] - 72:4 building [11] - 6:20, 32:22, 54:8, 54:10, 54:11, 54:16, 58:1, 72:24, 73:9, 90:16 Building [1] - 58:1 buildings [10] - 38:10, 54:16, 57:14, 57:15, 57:16, 63:6, 63:7, 63:8, 71:19 builds [1] - 83:16 buildup [1] - 65:4 built [5] - 36:24, 72:16, 93:23, 95:23, 96:11 Bulletin [1] - 6:6 Burlington [2] - 64:21, 65:9 Business [1] - 78:5 business [17] - 27:13, 27:14, 27:15, 29:6, 29:7, 37:1, 56:1, 56:2, 56:23, 57:1, 57:10, 58:6, 73:16, 76:4, 80:9, 94:4, 95:6 businesses [3] - 38:5, 41:15, 63:12 butt [1] - 30:9 buy [12] - 4:10, 4:12, 9:8, 25:1, 36:21, 36:23, 43:2, 65:6, 65:7, 73:19, 95:4, 95:15 buyer [3] - 26:11, 86:9, 95:7 buyers [1] - 89:21 buying [3] - 43:5, 67:13, 71:14 buyout [1] - 45:18</p>	<p>captioned [1] - 103:7 capture [3] - 11:11, 11:13, 33:20 carcinogenic [1] - 37:14 card [1] - 79:8 care [2] - 57:16, 63:21 career [1] - 52:2 case [10] - 4:18, 6:13, 9:7, 25:23, 29:16, 29:21, 35:22, 54:17, 81:5, 95:13 cases [1] - 9:3 CCR [1] - 103:14 cemetery [1] - 96:19 Center [1] - 78:5 certain [3] - 5:22, 26:3, 79:17 certainly [3] - 68:13, 73:24, 79:9 Certificate [1] - 103:14 Certified [1] - 103:3 certify [1] - 103:5 chair [1] - 45:7 Chairman [1] - 30:11 challenge [1] - 98:24 challenged [1] - 98:8 challenges [2] - 26:24, 28:13 Chamber [1] - 54:5 change [2] - 24:10, 64:1 changed [3] - 47:13, 55:17, 93:21 changes [1] - 96:21 changing [1] - 76:24 chapters [1] - 82:5 characteristics [1] - 12:7 characterize [1] - 101:10 characterized [1] - 100:18 characterizes [1] - 55:12 charge [3] - 85:15, 85:18, 85:25 Charles [1] - 90:7 Charlie [1] - 81:23 check [1] - 9:4 chemicals [2] - 71:12, 72:11 Cheryl [1] - 46:1 children [4] - 20:17, 23:6, 65:19, 71:11 chloride [1] - 37:13 chlorides [1] - 37:21 choices [2] - 74:13, 79:15</p>	<p>Choose [1] - 78:6 choose [1] - 11:10 choppy [1] - 48:3 chose [2] - 51:24, 52:6 Christie [2] - 89:14, 89:24 Christie's [1] - 72:1 circumstances [1] - 50:6 cited [1] - 18:1 citizen [2] - 69:22, 74:24 citizens [7] - 36:5, 36:10, 36:12, 36:17, 53:24, 60:21 Citizens [2] - 47:22, 100:1 city [12] - 31:5, 32:8, 41:4, 41:6, 60:2, 62:3, 62:8, 71:21, 72:22, 75:1, 93:6, 101:18 City [9] - 6:8, 6:16, 7:20, 7:22, 8:17, 8:25, 10:18, 10:21, 11:1, 11:3, 11:20, 11:22, 12:11, 12:19, 12:25, 13:14, 14:11, 15:16, 16:3, 17:2, 18:19, 19:4, 19:9, 19:14, 19:22, 20:3, 20:5, 21:7, 21:10, 21:11, 21:13, 22:22, 22:25, 23:20, 24:1, 26:9, 30:15, 30:20, 32:7, 33:12, 38:11, 41:14, 41:17, 53:19, 54:2, 54:7, 55:12, 61:7, 61:17, 62:12, 62:17, 62:24, 70:20, 74:1, 75:9, 75:15, 75:22, 76:10, 76:13, 76:23, 76:25, 77:15, 77:16, 77:17, 77:19, 82:15, 84:5, 85:14, 85:20, 87:7, 87:14, 87:17, 87:22, 88:14, 89:6, 89:8, 89:11, 89:20, 91:2, 91:6, 92:1, 92:6, 92:16, 92:23, 93:5, 93:12, 93:22, 93:23, 98:17, 99:5 City's [3] - 55:13, 87:20, 88:13 claim [4] - 50:14, 51:12, 87:22, 88:15 claims [1] - 87:8 Clayton [1] - 44:15 clean [4] - 44:16,</p>	<p>79:14, 79:17, 93:3 cleaned [2] - 63:12, 63:20 cleaning [1] - 63:16 cleanup [1] - 35:14 clear [3] - 14:6, 19:19, 25:18 clearly [9] - 14:3, 14:7, 21:16, 66:23, 67:25, 68:24, 69:4, 69:9, 92:7 clerk [1] - 99:7 climate [1] - 64:1 close [8] - 8:5, 31:21, 32:13, 39:2, 39:20, 95:10, 101:24, 102:3 closed [2] - 97:23, 101:4 closely [1] - 51:23 closer [1] - 51:2 closing [2] - 22:19, 58:10 cloud [1] - 47:6 Club [1] - 42:1 club [1] - 82:1 clubs [2] - 42:13, 42:20 Coalition [1] - 46:8 Coast [2] - 64:4, 64:6 coastal [1] - 82:2 Code [1] - 42:16 Cohansy [1] - 46:22 Collard [1] - 83:25 Collard's [1] - 84:6 colleagues [3] - 26:14, 31:17, 51:17 coming [8] - 31:8, 37:22, 41:18, 76:24, 79:6, 79:24, 91:11, 102:13 commend [1] - 56:21 comment [7] - 6:23, 11:5, 39:1, 39:6, 59:15, 92:9, 102:1 comments [8] - 7:25, 38:20, 66:10, 69:23, 80:8, 94:18, 102:4, 102:11 commerce [1] - 61:20 commercial [8] - 26:8, 27:21, 28:4, 28:23, 29:1, 50:11, 50:16, 61:15 Commission [3] - 7:7, 7:12, 10:18 commission [2] - 21:4, 31:17 commissioned [1] - 16:16 Commissioner [4] -</p>
C		<p>campaign [1] - 49:9 Canada [1] - 32:14 candidate [1] - 54:3 cannot [5] - 17:24, 23:17, 64:16, 80:25, 91:3 Cantor [1] - 24:17 capable [1] - 89:9 capacity [1] - 46:21 Cape [1] - 82:10 capricious [1] - 85:22 caps [1] - 29:14</p>		

<p>7:6, 10:17, 24:18, 42:3</p> <p>commissioner [4] - 7:9, 7:17, 17:1, 31:9</p> <p>Commissioner's [1] - 52:3</p> <p>commissions [1] - 46:6</p> <p>Commissions [2] - 7:17, 46:3</p> <p>commitment [1] - 34:16</p> <p>committed [3] - 50:25, 51:12, 69:19</p> <p>committee [2] - 55:2, 55:4</p> <p>Committee [1] - 26:16</p> <p>committees [1] - 26:16</p> <p>common [2] - 76:8, 76:9</p> <p>commonality [1] - 81:9</p> <p>commonly [1] - 85:6</p> <p>communicating [2] - 78:14, 79:25</p> <p>communities [2] - 59:24, 60:7</p> <p>community [6] - 18:6, 45:11, 68:14, 78:16, 80:10</p> <p>commute [2] - 53:25, 54:19</p> <p>companies [4] - 54:2, 71:20, 78:7, 78:8</p> <p>Company [2] - 13:9, 54:4</p> <p>company [20] - 38:4, 54:6, 54:7, 54:25, 57:21, 58:1, 58:5, 58:8, 58:10, 58:13, 58:22, 69:25, 72:21, 72:25, 75:11, 79:11, 92:22, 92:24, 93:10</p> <p>company's [3] - 91:3, 93:9, 93:25</p> <p>compelled [1] - 100:3</p> <p>compensate [2] - 50:23, 73:20</p> <p>compensation [3] - 86:9, 86:12, 86:16</p> <p>completed [1] - 87:17</p> <p>completely [2] - 13:12, 90:24</p> <p>completing [1] - 83:20</p> <p>complex [3] - 44:15, 44:17, 83:14</p> <p>complexes [1] - 53:7</p> <p>compliance [2] - 88:5, 88:8</p>	<p>components [3] - 17:23, 18:9, 37:12</p> <p>composition [1] - 18:6</p> <p>Comprehensive [1] - 88:5</p> <p>compromise [1] - 83:22</p> <p>conceivable [1] - 54:11</p> <p>conceivably [1] - 16:9</p> <p>concern [2] - 91:14, 91:24</p> <p>concerned [3] - 34:21, 62:22, 82:17</p> <p>concerns [2] - 37:8, 80:11</p> <p>concluded [1] - 102:17</p> <p>conclusion [1] - 97:8</p> <p>conclusions [2] - 17:7, 98:12</p> <p>concurred [1] - 21:7</p> <p>condemned [1] - 57:14</p> <p>condensed [1] - 57:13</p> <p>condition [2] - 91:6, 91:7</p> <p>conduct [4] - 4:21, 6:1, 6:21, 12:15</p> <p>conducting [1] - 4:23</p> <p>conference [1] - 44:1</p> <p>configuration [1] - 13:3</p> <p>configured [1] - 13:15</p> <p>confirmed [1] - 17:2</p> <p>conflicts [2] - 89:1</p> <p>connected [2] - 48:12, 48:15</p> <p>connecting [2] - 47:17, 66:7</p> <p>connection [2] - 97:17, 98:14</p> <p>connectivity [1] - 46:16</p> <p>consequences [1] - 64:12</p> <p>Conservancy [5] - 48:12, 48:15, 48:16, 52:7, 83:18</p> <p>conservation [24] - 9:20, 12:9, 43:15, 65:12, 68:5, 68:9, 68:13, 69:19, 83:2, 83:9, 83:17, 83:20, 83:23, 84:8, 84:24, 85:17, 86:4, 86:6, 88:22, 89:17, 89:23, 90:2, 90:5, 92:20</p> <p>Conservation [4] - 39:14, 39:15, 59:9,</p>	<p>62:15</p> <p>conserved [2] - 12:8, 92:7</p> <p>consider [1] - 73:8</p> <p>consideration [2] - 40:1, 47:20</p> <p>considered [5] - 17:24, 34:24, 37:8, 37:19, 37:20</p> <p>considering [2] - 19:16, 56:4</p> <p>consisting [1] - 66:6</p> <p>consists [1] - 13:22</p> <p>constituents [1] - 44:8</p> <p>constitutionally [1] - 25:12</p> <p>construction [1] - 37:12</p> <p>consult [1] - 87:11</p> <p>consultant [3] - 16:19, 16:21, 17:21</p> <p>Consultants [1] - 16:17</p> <p>consumer [1] - 68:21</p> <p>contact [1] - 39:6</p> <p>contain [4] - 17:9, 17:11, 17:13, 17:14</p> <p>contained [1] - 16:22</p> <p>contamination [1] - 99:6</p> <p>contemplated [1] - 19:13</p> <p>contiguous [4] - 43:25, 48:11, 56:11, 97:11</p> <p>continuation [1] - 84:17</p> <p>continue [3] - 43:2, 66:25, 67:10</p> <p>continued [1] - 67:5</p> <p>continuing [1] - 66:24</p> <p>continuous [1] - 40:1</p> <p>contractor [1] - 73:20</p> <p>contributes [1] - 68:20</p> <p>contributory [1] - 22:8</p> <p>controls [1] - 89:14</p> <p>Convention [1] - 65:15</p> <p>conversation [2] - 34:7, 70:23</p> <p>conversations [5] - 26:15, 100:23, 100:24, 101:6, 101:7</p> <p>converted [1] - 14:24</p> <p>conveyance [3] - 4:24, 60:5, 62:16</p> <p>Conveyance [1] - 5:3</p> <p>conveyed [1] - 14:15</p> <p>convince [1] - 31:19</p>	<p>convoluted [1] - 37:1</p> <p>cool [1] - 82:21</p> <p>coordinate [1] - 46:7</p> <p>coordinated [3] - 87:8, 87:23, 88:14</p> <p>Cope's [3] - 17:10, 17:14, 17:19</p> <p>copies [2] - 5:13, 5:16</p> <p>copy [1] - 38:20</p> <p>Corn [2] - 18:2, 18:14</p> <p>corporate [1] - 25:12</p> <p>Corporation [2] - 9:14, 49:9</p> <p>Corporation's [1] - 21:19</p> <p>corporations' [1] - 74:21</p> <p>correct [2] - 15:4, 15:5</p> <p>correspondence [1] - 16:25</p> <p>cost [5] - 8:24, 8:25, 54:9, 91:22, 93:3</p> <p>Counsel [1] - 12:1</p> <p>counties [3] - 4:11, 26:20, 42:14</p> <p>country [1] - 64:3</p> <p>County [54] - 8:17, 11:2, 11:16, 11:20, 11:22, 12:1, 12:11, 12:20, 19:4, 19:10, 19:14, 20:5, 20:10, 22:7, 22:22, 22:25, 23:10, 23:20, 24:1, 26:18, 30:5, 33:6, 36:14, 38:5, 43:20, 43:23, 43:23, 52:20, 53:5, 53:9, 53:20, 53:22, 64:21, 65:9, 70:17, 70:19, 77:25, 82:10, 82:15, 87:7, 87:13, 87:17, 87:22, 88:11, 88:15, 89:9, 89:20, 91:7, 93:13, 98:5, 98:17, 98:23, 99:5, 99:18</p> <p>county [12] - 5:23, 20:8, 20:22, 21:25, 23:8, 23:16, 30:20, 36:6, 42:15, 54:23, 80:18, 101:19</p> <p>County's [4] - 26:12, 91:14, 92:15, 94:5</p> <p>couple [4] - 33:24, 64:22, 69:23, 94:14</p> <p>Court [2] - 71:10, 103:3</p> <p>court [3] - 11:6, 33:20, 44:21</p> <p>cover [1] - 41:19</p> <p>covets [1] - 40:6</p>	<p>cow [1] - 65:10</p> <p>crazy [3] - 59:20, 64:23, 96:23</p> <p>create [5] - 23:3, 23:4, 27:14, 72:7, 91:5</p> <p>creative [2] - 89:10, 89:20</p> <p>cries [1] - 74:4</p> <p>crime [1] - 71:16</p> <p>criteria [2] - 70:13, 70:14</p> <p>critical [7] - 16:8, 46:18, 67:12, 67:16, 68:15, 82:14, 97:10</p> <p>Critical [1] - 88:1</p> <p>critically [1] - 69:12</p> <p>criticism [1] - 91:5</p> <p>cross [8] - 21:3, 21:6, 80:18, 80:20, 80:21, 80:24, 81:16, 81:17</p> <p>cross-acceptance [7] - 21:3, 80:18, 80:20, 80:21, 80:24, 81:16, 81:17</p> <p>cross-accepted [1] - 21:6</p> <p>Cumberland [24] - 8:17, 11:2, 11:20, 12:1, 19:10, 20:10, 22:7, 23:10, 26:12, 26:18, 30:5, 36:14, 38:5, 43:20, 43:23, 52:20, 53:5, 53:22, 70:16, 70:19, 77:25, 82:10, 88:11, 99:17</p> <p>current [1] - 93:18</p> <p>Curt [1] - 49:12</p> <p>customers [1] - 58:24</p> <p>cut [4] - 37:11, 37:14, 56:13, 65:3</p> <p>CVS [1] - 49:8</p>
D				
<p>Daily [2] - 72:2, 72:8</p> <p>dangerous [3] - 40:5, 63:4, 69:16</p> <p>dangling [1] - 77:16</p> <p>dark [2] - 47:6, 80:25</p> <p>database [1] - 42:17</p> <p>date [3] - 7:12, 7:14, 102:2</p> <p>Dated [1] - 103:18</p> <p>days [5] - 5:25, 6:24, 7:4, 42:17, 72:2</p> <p>deal [4] - 46:24, 85:24, 91:21, 92:2</p> <p>dealings [3] - 73:16, 75:21, 101:3</p>				

<p>deals [1] - 100:16 Dear [1] - 34:20 debate [3] - 16:2, 28:7, 38:1 debating [1] - 77:16 DEBRA [2] - 103:3, 103:13 decades [1] - 53:19 December [1] - 87:18 decide [8] - 7:9, 45:15, 61:17, 65:18, 74:14, 74:15, 74:19, 95:14 decided [2] - 32:8, 64:24 decision [7] - 35:17, 38:16, 45:1, 51:20, 69:8, 69:12, 94:5 decisions [1] - 34:18 decline [1] - 20:17 dedicated [1] - 66:7 dedicating [2] - 25:12, 25:13 dedication [1] - 49:21 deeds [1] - 7:19 deemed [1] - 80:22 Deep [1] - 65:15 deep [1] - 26:13 defeating [1] - 63:14 defect [1] - 85:8 deficit [1] - 72:1 definite [1] - 7:12 definitely [1] - 30:8 Delaware [3] - 59:8, 71:3, 82:9 densely [2] - 36:3, 66:19 DEP [64] - 4:16, 4:25, 5:3, 6:6, 6:20, 7:6, 8:9, 10:14, 16:20, 24:7, 24:18, 29:17, 35:16, 36:22, 38:1, 42:3, 42:8, 44:9, 44:11, 45:3, 45:12, 47:24, 48:6, 48:18, 49:3, 49:22, 51:10, 51:16, 51:24, 52:9, 53:13, 54:15, 55:14, 55:19, 56:3, 60:25, 75:2, 76:14, 76:23, 77:4, 77:18, 79:24, 80:3, 80:11, 80:13, 81:12, 83:5, 84:7, 84:22, 85:6, 85:9, 85:13, 85:15, 85:21, 85:23, 86:20, 89:24, 91:21, 92:20, 100:6, 100:14, 100:23, 101:2 DEP's [4] - 51:12, 85:25, 88:2, 101:3</p>	<p>Department [17] - 4:7, 4:14, 4:20, 15:24, 16:3, 16:14, 17:7, 18:15, 19:15, 36:4, 38:16, 49:3, 62:17, 67:21, 87:13, 97:16, 98:14 Department's [1] - 12:14 departments [1] - 99:8 deposit [1] - 9:4 depressed [2] - 34:3, 54:9 deprive [1] - 36:9 derecho [1] - 64:13 DERELLA [2] - 90:25, 91:1 Derella [1] - 90:25 Derella's [1] - 96:4 describe [1] - 5:19 deserve [1] - 62:2 designate [1] - 8:18 designated [7] - 13:18, 14:20, 15:16, 15:23, 40:18, 57:3, 83:15 designation [2] - 21:8, 21:9 designations [3] - 15:3, 21:5, 76:25 desperate [1] - 58:12 desperately [1] - 27:6 despite [1] - 22:22 destroy [2] - 63:13, 63:20 detail [1] - 37:7 detailed [1] - 5:10 details [3] - 6:20, 10:16, 10:23 Determination [1] - 17:25 determination [2] - 16:4, 16:10 determined [2] - 35:18, 86:13 detrimental [1] - 26:2 develop [5] - 4:12, 35:15, 53:5, 89:3, 89:18 developed [9] - 18:21, 21:11, 21:15, 35:25, 57:17, 62:5, 66:21, 75:13, 77:21 developer [13] - 10:12, 15:19, 18:25, 19:1, 19:5, 19:21, 20:1, 51:11, 51:21, 83:2, 86:21, 89:3, 90:6 developers [6] - 18:15, 85:14, 85:16,</p>	<p>85:20, 85:24, 90:1 developing [1] - 89:9 Development [4] - 9:14, 77:24, 78:4, 92:21 development [39] - 9:15, 9:25, 10:11, 15:9, 15:13, 17:4, 19:3, 23:1, 23:14, 23:18, 28:24, 37:16, 50:11, 50:15, 51:2, 51:8, 59:21, 60:11, 61:10, 61:22, 61:24, 62:13, 75:5, 75:8, 77:11, 77:13, 79:7, 79:9, 83:22, 84:23, 84:24, 85:3, 85:5, 85:11, 88:25, 89:6, 89:12, 90:12 developmental [1] - 18:20 devoted [1] - 61:15 dictated [1] - 5:2 dictates [1] - 29:21 difference [1] - 76:12 different [4] - 26:6, 76:11, 77:7, 98:16 dilapidated [1] - 63:9 diminish [1] - 64:24 dinner [1] - 25:1 direct [4] - 9:3, 61:23, 68:22, 84:25 direction [1] - 57:7 directly [1] - 8:16 Director [2] - 77:24, 91:1 director [3] - 46:4, 81:25, 82:11 discredit [1] - 60:25 discuss [5] - 7:2, 37:7, 82:14, 100:9, 100:21 discussed [1] - 73:25 discussing [2] - 67:1, 73:4 discussion [1] - 20:24 discussions [1] - 9:15 dismissed [1] - 55:4 displeasure [2] - 75:25, 76:1 dispute [1] - 34:22 dissimilar [1] - 83:24 distressed [2] - 21:21, 76:21 distressing [2] - 27:5, 49:19 distribute [2] - 4:11, 5:22 distributed [1] - 6:5 district [2] - 26:24, 57:13</p>	<p>District [3] - 57:9, 57:10, 57:11 disturbing [3] - 32:24, 51:15, 56:3 dive [1] - 20:13 diversion [10] - 29:19, 36:11, 37:2, 47:19, 50:2, 50:4, 50:10, 67:1, 69:14, 69:18 diversions [2] - 47:9, 50:6 diversity [1] - 64:6 divert [2] - 50:15, 91:13 diverting [1] - 61:9 Division [4] - 8:14, 43:8, 48:8, 84:21 documents [2] - 7:19, 101:18 dollars [6] - 27:12, 43:6, 43:8, 52:25, 71:15, 74:20 done [7] - 39:24, 42:4, 45:3, 79:1, 86:18, 97:6, 98:9 Donna [1] - 69:21 door [1] - 51:23 doors [2] - 97:23, 101:4 doubt [2] - 61:8, 78:23 doubtful [1] - 84:10 down [12] - 28:13, 30:22, 31:8, 41:6, 43:17, 43:22, 56:13, 58:10, 59:23, 65:6, 70:10, 72:9 downtown [4] - 49:7, 62:23, 63:2, 79:11 downwind [1] - 37:16 draft [1] - 67:20 dreams [1] - 72:19 Drew [3] - 24:20, 34:2, 45:5 DREW [1] - 24:24 drinking [1] - 37:22 drive [1] - 78:19 driver [1] - 78:23 due [2] - 17:17, 40:22 Durand [14] - 8:4, 16:16, 37:18, 37:19, 39:16, 46:12, 48:9, 48:19, 50:1, 50:19, 60:18, 87:25, 93:18, 99:18 Durand's [1] - 18:16 during [2] - 20:12, 102:9 dusk [1] - 74:4 dwindling [1] - 41:6 Dynamics [3] - 31:24,</p>	<p>32:11, 54:4 <h2 style="text-align: center;">E</h2> e-mail [1] - 39:7 earliest [1] - 7:1 early [1] - 18:25 earn [1] - 91:12 easily [1] - 91:21 east [4] - 14:9, 15:15, 70:24, 92:9 East [2] - 64:3, 64:6 easy [1] - 24:23 echo [1] - 78:11 Echo [1] - 81:23 ecologically [2] - 53:7, 69:10 Economic [5] - 27:15, 27:16, 77:24, 78:3, 92:21 economic [18] - 12:10, 21:16, 21:18, 23:14, 36:9, 38:15, 50:14, 51:14, 54:12, 61:9, 68:14, 68:16, 73:3, 73:23, 78:23, 79:7, 88:16, 89:12 economics [1] - 5:20 economy [7] - 22:9, 28:9, 29:11, 30:21, 34:3, 54:9, 93:20 Economy [1] - 68:20 ecosystem [3] - 36:2, 56:9, 64:7 ecotourism [3] - 38:8, 78:22, 79:5 Edgewood [3] - 31:14, 33:22, 71:6 education [2] - 74:20, 91:11 Edward [1] - 39:11 effect [1] - 26:2 effective [1] - 89:10 effectuate [1] - 97:24 effort [1] - 46:8 efforts [11] - 46:5, 53:13, 66:25, 67:5, 67:11, 67:12, 67:24, 69:13, 69:15, 78:25, 86:6 Egg [3] - 54:8, 54:12, 94:17 either [10] - 4:12, 8:17, 12:19, 28:6, 50:3, 66:21, 73:1, 77:9, 77:11, 79:10 elaborate [1] - 50:21 elected [4] - 31:12, 33:15, 44:9, 74:20</p>
---	---	---	---	---

<p>Electric [1] - 9:13 eligible [1] - 44:7 eloquently [1] - 25:19 embracing [1] - 74:16 emphasize [1] - 41:9 employees [2] - 32:6, 87:17 employers [1] - 93:22 employment [2] - 20:13, 38:6 empty [6] - 40:21, 41:2, 51:13, 71:17, 89:7 enable [1] - 13:25 end [2] - 7:4, 22:14 endangered [12] - 16:7, 49:23, 56:10, 56:12, 70:1, 70:5, 70:15, 71:4, 74:5, 84:9, 88:21, 95:11 endeavor [1] - 74:10 engaged [1] - 100:15 enormous [1] - 50:19 ensure [2] - 29:9, 98:21 ensuring [1] - 28:20 enterprise [1] - 20:4 enterprises [1] - 61:16 enthusiasts [1] - 61:5 entire [7] - 21:25, 52:8, 59:12, 60:7, 60:8, 62:4, 94:2 entirety [1] - 52:11 entities [1] - 40:8 entitled [1] - 68:19 entity [2] - 8:18, 62:13 environment [14] - 25:25, 26:2, 28:12, 29:11, 29:24, 49:21, 55:21, 60:7, 70:13, 73:22, 74:7, 82:17, 87:12, 98:20 Environmental [9] - 4:7, 4:15, 15:25, 16:3, 16:17, 36:5, 46:2, 49:4, 67:21 environmental [35] - 5:21, 16:16, 16:21, 17:21, 23:14, 35:24, 37:9, 38:7, 39:24, 46:5, 46:15, 47:15, 50:19, 50:24, 51:14, 52:2, 52:12, 65:25, 69:25, 71:1, 78:16, 78:20, 79:3, 85:8, 87:14, 93:3, 94:21, 94:22, 94:24, 95:9, 97:3, 97:8, 98:9, 99:6, 101:20 environmentalist's [1]</p>	<p>- 90:10 environmentalists [1] - 97:21 environmentally [6] - 12:6, 23:12, 33:13, 34:19, 61:19, 89:13 envision [1] - 9:19 EOA [1] - 27:15 equipment [1] - 22:17 Eric [1] - 55:24 error [1] - 99:12 especially [2] - 30:22, 86:3 essential [1] - 46:22 essentially [2] - 10:14, 66:24 established [1] - 83:13 estate [5] - 4:14, 85:11, 85:19, 86:20, 89:25 estimation [1] - 8:22 evacuation [1] - 55:5 evaluate [1] - 61:1 evaluated [1] - 85:7 evaluates [1] - 85:10 evaluation [1] - 86:19 evening [9] - 11:18, 31:15, 55:23, 77:23, 81:22, 82:13, 94:15, 102:14 event [1] - 20:1 events [1] - 64:11 Evesboro [1] - 18:5 evidence [1] - 14:6 exacerbate [1] - 64:8 exactly [1] - 12:23 exceeds [1] - 48:1 excellent [1] - 78:20 except [2] - 95:7, 98:13 exception [1] - 19:14 exceptional [1] - 47:16 exchange [3] - 16:1, 29:8, 62:11 excluded [1] - 99:8 exclusion [2] - 98:3, 98:16 excuse [2] - 45:19, 92:9 execute [1] - 7:19 exercise [1] - 51:24 exist [3] - 47:15, 88:7, 97:4 existed [2] - 16:11, 24:10 existing [5] - 20:5, 54:9, 54:16, 68:8, 83:8</p>	<p>exists [1] - 15:21 expand [4] - 27:8, 39:23, 44:16, 93:20 expediency [1] - 60:12 expedite [1] - 19:18 expendable [1] - 62:6 expended [1] - 98:6 experience [1] - 91:8 experienced [1] - 20:10 expert [1] - 60:25 expired [1] - 71:22 explain [6] - 7:20, 7:22, 11:2, 12:2, 12:5, 35:2 explore [1] - 53:14 exposed [1] - 71:12 exposes [1] - 60:10 express [1] - 24:5 expressing [2] - 75:24, 75:25 extends [1] - 83:9 extraction [1] - 59:22 extraordinarily [2] - 29:17, 29:19 extraordinary [1] - 46:15 extreme [1] - 64:11 extremely [5] - 26:1, 39:24, 42:19, 82:14, 84:18</p> <p style="text-align: center;">F</p> <p>F-I-L-I-C-K-I-N-G-E-R [1] - 90:8 fabrication [1] - 22:16 faced [1] - 91:10 facilitate [2] - 61:24, 86:18 facilitating [1] - 10:10 facility [3] - 22:16, 32:15, 33:8 fact [8] - 16:25, 33:6, 39:25, 40:22, 49:11, 61:13, 86:17, 87:24 factory [4] - 61:10, 70:23, 73:9, 74:15 facts [2] - 37:7, 51:23 fail [1] - 57:8 failing [1] - 23:2 failure [2] - 85:21, 85:22 fair [16] - 8:22, 41:20, 80:18, 80:19, 80:21, 81:13, 81:17, 86:12, 86:24, 91:15, 91:20, 92:4, 92:5, 92:13, 94:24, 95:5</p>	<p>fairest [1] - 95:4 fairness [5] - 80:4, 80:5, 80:24, 81:9, 99:1 fall [1] - 34:6 familiar [2] - 4:8, 9:11 families [3] - 28:15, 29:22, 79:21 family [1] - 74:18 family's [1] - 73:23 far [3] - 7:15, 62:19, 96:22 Farm [11] - 9:10, 10:10, 50:23, 51:9, 51:16, 52:5, 52:10, 71:25, 77:5, 77:11, 100:7 farmland [3] - 25:8, 25:23, 30:13 fast [1] - 22:19 fauna [2] - 97:4, 97:9 favor [5] - 21:17, 24:3, 48:23, 53:3, 100:4 favorable [1] - 18:4 favorably [1] - 45:8 favored [1] - 18:7 Fay [1] - 62:21 fear [3] - 43:25, 44:2, 48:24 features [3] - 16:11, 16:22, 84:8 February [2] - 17:2, 17:5 federally [1] - 83:15 Federation [4] - 42:1, 42:12, 42:20, 43:23 fee [2] - 9:9, 53:1 fees [1] - 43:11 feet [3] - 15:8, 49:17, 96:23 fellow [1] - 100:25 fences [1] - 37:12 fencing [3] - 37:10, 58:9, 75:10 few [6] - 5:15, 33:5, 56:24, 59:16, 67:19, 96:10 fight [1] - 36:6 fighting [1] - 65:17 figure [1] - 70:10 figured [1] - 10:19 figures [1] - 68:16 filed [1] - 101:9 final [2] - 52:7, 102:12 finalize [1] - 6:24 finally [2] - 40:3, 51:24 finances [1] - 41:13 financially [1] - 34:19 fine [1] - 94:12</p>	<p>firearm [1] - 70:4 firm [1] - 16:16 firmly [1] - 22:23 first [14] - 5:11, 7:8, 11:17, 12:5, 12:12, 12:14, 26:23, 42:21, 50:4, 53:21, 66:19, 69:12, 82:21, 97:3 fish [1] - 45:21 Fish [3] - 8:14, 43:9, 84:21 fishermen [2] - 43:11, 43:19 fishing [2] - 37:23, 42:24 five [6] - 6:12, 41:5, 45:23, 57:10, 57:24, 61:14 fleeting [1] - 19:20 FLICKINGER [1] - 90:7 Flickinger [1] - 90:8 flip [1] - 31:22 flipped [1] - 47:2 float [1] - 42:9 flood [1] - 67:19 floodgates [1] - 50:13 floor [2] - 24:15, 24:19 flora [2] - 97:4, 97:9 Florida [1] - 82:6 focuses [1] - 92:3 folded [1] - 58:2 folks [1] - 33:8 follow [5] - 5:2, 5:9, 77:23, 80:14, 97:20 following [1] - 38:2 foot [3] - 32:15, 32:22, 33:8 footprint [1] - 54:24 force [1] - 77:2 foreclosed [1] - 64:18 foregoing [1] - 103:5 foremost [1] - 50:5 forest [7] - 17:12, 46:18, 48:21, 49:18, 52:24, 53:7, 56:14 forested [1] - 47:18 forests [4] - 60:17, 64:2, 64:4, 88:4 forever [1] - 39:20 forget [1] - 58:9 form [1] - 62:3 formed [1] - 59:10 former [4] - 8:4, 37:19, 55:16, 87:25 formerly [1] - 46:12 former's [1] - 87:16 Fortescue [2] - 43:21, 43:22</p>
---	---	--	--	---

<p>forth [1] - 21:18 fortunate [1] - 32:7 fortunately [1] - 80:7 forward [6] - 10:22, 20:2, 21:14, 31:15, 40:10, 77:19 fought [3] - 33:9, 91:17, 93:18 foul [1] - 45:16 Foundation [4] - 39:14, 39:16, 59:9, 62:15 foundations [1] - 72:5 founded [1] - 82:2 four [7] - 20:22, 22:2, 22:15, 31:17, 51:16, 58:7, 92:10 four-lane [2] - 20:22, 22:2 fragmentation [1] - 85:1 fragmenting [1] - 64:7 frame [2] - 10:1, 10:3 Francis [1] - 59:6 Frank [1] - 41:24 frankly [2] - 76:6, 80:2 Fred [2] - 94:16 free [2] - 49:24, 73:8 freedom [1] - 95:16 Freeholder [1] - 91:1 freeholder [1] - 25:9 Freeholders [1] - 64:24 freeholders [1] - 65:4 freely [1] - 56:12 frequently [1] - 59:3 fresh [1] - 67:17 freshwater [1] - 17:13 Friday [1] - 62:24 friend [1] - 33:1 friends [3] - 31:13, 50:12, 55:19 frightening [1] - 37:3 frog [1] - 63:23 front [4] - 27:18, 30:23, 34:7, 77:17 frontage [3] - 20:20, 20:21, 22:2 full [4] - 8:22, 15:8, 66:20, 89:6 fully [1] - 10:19 fumes [2] - 31:25, 35:8 functioning [1] - 14:8 fund [1] - 9:5 fundamental [1] - 65:12 funding [3] - 8:3, 36:16, 86:4</p>	<p>funds [4] - 13:22, 36:14, 36:15, 46:14 furniture [1] - 22:17 future [16] - 9:5, 10:6, 28:8, 29:24, 34:17, 34:18, 36:10, 47:6, 60:10, 60:23, 67:4, 67:12, 67:13, 69:13, 86:6, 92:17 futuristic [1] - 60:2</p> <p style="text-align: center;">G</p> <p>gain [5] - 7:5, 30:18, 40:10, 51:7, 62:11 Galetto [5] - 13:8, 14:13, 14:16, 47:22, 100:1 GALETTO [2] - 47:21, 99:25 Galloway [1] - 93:1 game [2] - 43:16, 52:14 Garden [2] - 74:14, 83:6 Gees [1] - 49:8 Gellerman [1] - 49:12 General [3] - 32:3, 83:25, 84:6 general [2] - 14:4, 51:8 generally [3] - 7:13, 13:23, 14:2 Generally [1] - 17:11 generate [1] - 33:11 generated [1] - 98:17 generations [1] - 34:19 gentleman [2] - 68:6, 99:14 gentlemen [2] - 22:14, 31:23 gesture [1] - 51:13 ghetto [1] - 62:25 ghetto-ish [1] - 62:25 ghost [1] - 41:7 given [6] - 76:8, 89:22, 92:13, 99:4, 99:5 Glass [1] - 8:4 Glassboro [1] - 44:13 Google [1] - 73:7 Gorton [2] - 8:7, 20:20 Gorton's [2] - 72:12, 72:15 governing [3] - 98:5, 99:7 government [3] - 62:3, 87:3, 87:5 governmental [1] -</p>	<p>27:10 governments [2] - 47:8, 98:22 Governor [3] - 42:3, 45:3, 86:5 Governor's [1] - 92:22 governs [1] - 4:24 grandchildren [1] - 71:11 grandkids [1] - 63:19 Gray [3] - 17:10, 17:14, 17:19 Great [1] - 94:17 great [8] - 20:12, 28:7, 33:12, 66:10, 66:16, 66:17, 75:13, 79:18 greater [1] - 28:13 greatest [3] - 52:1, 59:23, 60:22 green [4] - 42:18, 43:24, 43:25, 89:18 Green [24] - 4:6, 4:9, 5:16, 8:3, 19:7, 35:20, 39:18, 39:19, 42:8, 43:4, 46:13, 47:12, 49:7, 50:4, 50:16, 50:18, 53:15, 60:15, 67:8, 69:11, 83:25, 84:21, 87:15, 101:11 greenway [1] - 84:17 greenways [3] - 25:24, 27:1, 28:22 grew [1] - 84:3 ground [7] - 35:9, 37:17, 37:22, 43:3, 76:8, 76:9, 84:13 groups [3] - 36:18, 99:14, 100:25 grove [1] - 17:15 grove-like [1] - 17:15 grow [2] - 28:12, 61:19 growth [2] - 61:9, 61:13 guarantees [1] - 88:25 guess [3] - 4:3, 32:12, 65:5 guidelines [1] - 97:19 guy [1] - 65:10 guys [2] - 70:1, 82:22</p>	<p>17:24, 18:8, 18:11, 18:12, 40:1, 46:15, 52:12, 61:18, 69:25, 85:4, 88:21, 97:10 Habitat [1] - 17:25 habitats [2] - 56:6, 85:2 half [3] - 32:2, 90:14, 90:18 halls [2] - 48:22, 51:5 handle [1] - 4:19 hands [2] - 44:25, 51:21 happy [1] - 65:21 Harbor [3] - 54:8, 54:12, 94:17 harbor [1] - 17:9 hard [4] - 35:23, 56:20, 76:10, 93:19 harm [2] - 84:24, 98:20 harmful [1] - 60:5 hazardous [2] - 87:14, 101:20 hazards [1] - 37:24 headed [4] - 17:10, 17:16, 17:18, 70:3 headquarters [2] - 32:11, 82:6 health [2] - 73:23, 74:7 Health [1] - 87:13 hear [6] - 11:16, 52:15, 61:12, 72:6, 78:14, 94:23 heard [21] - 12:17, 32:22, 40:15, 44:2, 44:23, 50:20, 59:15, 63:25, 66:10, 78:19, 78:21, 79:22, 79:23, 80:1, 80:2, 80:6, 80:12, 80:15, 99:18, 99:19 hearing [33] - 4:22, 4:23, 6:1, 6:4, 6:11, 6:14, 6:16, 6:19, 6:21, 6:22, 7:4, 11:7, 12:15, 31:8, 39:2, 39:3, 39:4, 39:9, 42:5, 64:20, 69:23, 75:23, 91:23, 93:14, 98:15, 98:25, 100:4, 102:2, 102:3, 102:6, 102:7, 102:9, 102:16 hearings [1] - 6:13 heavily [1] - 91:8 HEISLER [3] - 33:21, 38:21, 38:23 Heisler [1] - 33:21 held [1] - 100:22</p>	<p>hello [1] - 66:3 help [3] - 29:5, 56:23, 101:13 helped [1] - 59:11 helping [2] - 53:13, 56:21 helps [1] - 30:9 hence [1] - 15:20 hereby [2] - 102:16, 103:4 heritage [1] - 62:6 Hi [2] - 46:1, 59:6 hi [2] - 64:19, 74:23 hibernacula [1] - 18:12 High [1] - 70:10 high [3] - 20:18, 35:19, 84:22 highest [3] - 21:21, 26:21, 84:15 highly [1] - 12:21 highway [2] - 20:22, 22:2 hike [2] - 45:21, 59:1 historical [1] - 89:11 history [2] - 12:13, 88:22 hit [1] - 90:15 hoagies [1] - 65:22 hold [1] - 60:3 holds [1] - 87:21 Holly [13] - 9:10, 9:14, 10:9, 36:23, 50:23, 51:9, 51:16, 52:5, 52:10, 71:25, 77:5, 77:11, 100:7 holy [1] - 65:10 home [2] - 40:24, 74:11 homeowner [1] - 55:25 homes [9] - 40:21, 41:2, 51:3, 64:18, 96:11, 96:13, 96:14, 96:18 homesteads [1] - 74:6 honest [1] - 32:6 honestly [1] - 100:19 hook [1] - 82:7 hooting [1] - 74:4 hope [4] - 10:16, 55:18, 65:18, 91:4 hopefully [1] - 30:25 horrible [1] - 75:22 Hotel [1] - 81:23 hours [1] - 52:8 House [4] - 7:7, 7:12, 7:17, 10:18 household [1] - 22:5</p>
		H		
		<p>H-E-I-S-L-E-R [1] - 33:22 habitat [19] - 16:8, 17:9, 17:13, 17:15, 17:17, 17:19, 17:21,</p>		

<p>houses [1] - 96:1</p> <p>huge [4] - 26:24, 30:19, 50:10, 58:15</p> <p>human [1] - 27:3</p> <p>hunt [1] - 45:21</p> <p>hunter [3] - 42:23, 43:6, 43:9</p> <p>hunters [2] - 43:11, 43:19</p> <p>hunting [1] - 42:24</p> <p>hurt [2] - 34:14, 96:9</p> <p>husband [2] - 33:23, 34:21</p>	<p>incentives [1] - 28:25</p> <p>incentivize [2] - 29:2, 29:6</p> <p>inclined [1] - 37:5</p> <p>include [2] - 15:25, 53:10</p> <p>included [8] - 15:17, 15:18, 16:13, 16:23, 17:3, 18:17, 72:23, 88:16</p> <p>includes [1] - 88:19</p> <p>including [6] - 19:12, 53:15, 60:15, 66:9, 84:25, 89:5</p> <p>inclusion [2] - 22:3, 88:24</p> <p>income [1] - 22:5</p> <p>inconsistent [1] - 21:12</p> <p>incorrect [2] - 88:14, 97:19</p> <p>increased [1] - 64:5</p> <p>increasing [1] - 72:25</p> <p>incumbent [1] - 53:12</p> <p>incurred [1] - 8:24</p> <p>indeterminant [2] - 86:10, 86:14</p> <p>indicate [3] - 10:7, 14:3, 38:25</p> <p>indicated [1] - 10:11</p> <p>indicates [1] - 18:3</p> <p>indicative [1] - 18:7</p> <p>individual [1] - 39:17</p> <p>individuals [1] - 36:18</p> <p>Industrial [4] - 14:12, 22:4, 55:13, 84:2</p> <p>industrial [69] - 12:25, 13:5, 13:7, 13:12, 13:16, 13:19, 14:1, 14:6, 14:7, 14:11, 15:2, 15:8, 15:17, 16:9, 19:3, 21:12, 23:22, 26:8, 27:22, 28:23, 29:1, 32:25, 33:2, 33:3, 34:25, 35:8, 35:11, 38:12, 40:18, 41:22, 44:15, 44:17, 49:17, 50:11, 53:9, 54:22, 55:13, 57:23, 57:25, 59:21, 61:15, 67:9, 71:18, 74:10, 75:6, 77:11, 80:23, 81:13, 83:2, 84:6, 84:23, 85:3, 85:11, 85:14, 85:19, 88:25, 89:5, 89:11, 89:25, 90:5, 90:11, 91:17, 91:18, 93:4, 93:19, 95:21, 95:22</p> <p>industries [2] - 38:9,</p>	<p>38:10</p> <p>industry [6] - 19:2, 34:13, 38:8, 57:3, 61:20, 63:9</p> <p>inevitable [2] - 71:7, 71:8</p> <p>inexcusable [1] - 71:19</p> <p>infill [2] - 61:21, 79:12</p> <p>information [3] - 16:2, 101:1</p> <p>infrastructure [3] - 13:21, 13:22, 15:21</p> <p>infringe [1] - 72:18</p> <p>initiatives [1] - 18:20</p> <p>innovative [1] - 89:21</p> <p>inquiry [1] - 99:6</p> <p>installed [1] - 13:24</p> <p>instance [1] - 30:14</p> <p>instead [1] - 89:9</p> <p>intact [1] - 64:7</p> <p>integral [2] - 46:17, 48:19</p> <p>integrity [2] - 36:7, 60:8</p> <p>intended [5] - 12:4, 21:10, 29:10, 30:25, 59:18</p> <p>intends [1] - 86:22</p> <p>intensively [1] - 62:5</p> <p>intent [1] - 91:22</p> <p>intention [2] - 10:12, 21:14</p> <p>interchange [1] - 20:23</p> <p>interest [8] - 9:9, 12:17, 18:24, 23:11, 24:2, 36:18, 85:24, 89:23</p> <p>interested [1] - 19:1</p> <p>interesting [1] - 22:7</p> <p>interests [2] - 98:4, 98:7</p> <p>interfere [1] - 95:3</p> <p>interrupting [1] - 92:14</p> <p>intrusion [1] - 85:2</p> <p>inventory [2] - 22:24, 23:22</p> <p>investigation [1] - 35:18</p> <p>investing [1] - 62:8</p> <p>investments [3] - 83:16, 83:17, 83:23</p> <p>involved [7] - 26:10, 29:20, 75:15, 77:8, 91:8, 99:20, 100:23</p> <p>involves [1] - 6:11</p> <p>irrelevant [1] - 87:10</p> <p>ish [1] - 62:25</p>	<p>issue [11] - 68:15, 73:10, 75:24, 76:11, 76:12, 77:18, 78:2, 91:14, 93:3, 94:20, 96:8</p> <p>issues [18] - 4:15, 16:15, 16:18, 25:16, 27:17, 35:3, 35:7, 42:9, 43:4, 45:5, 45:6, 45:8, 55:5, 60:16, 71:8, 85:10, 91:10, 100:10</p> <p>itself [1] - 83:18</p>	<p>53:17, 53:20, 54:18, 54:21, 57:21, 61:8, 64:15, 64:17, 65:25, 68:15, 68:22, 72:7, 72:12, 72:13, 72:15, 72:20, 72:23, 74:17, 79:14, 79:16, 79:17, 79:20, 91:5</p> <p>Joe [1] - 90:25</p> <p>John's [1] - 8:1</p> <p>joined [1] - 24:17</p> <p>joke [1] - 24:24</p> <p>Journal [2] - 72:2, 72:8</p> <p>Judeth [1] - 4:5</p> <p>judges [2] - 44:23, 44:24</p> <p>July [2] - 8:2, 19:7</p>	
I			J		
<p>I-1 [1] - 15:7</p> <p>I-R-G-I-L-I-O [1] - 42:2</p> <p>I-zone [1] - 14:24</p> <p>idea [2] - 40:16, 62:14</p> <p>ideas [1] - 79:7</p> <p>identified [2] - 9:6, 88:19</p> <p>identifies [1] - 67:22</p> <p>identify [6] - 10:6, 10:13, 11:5, 31:4, 33:18, 69:15</p> <p>identifying [1] - 88:24</p> <p>ignored [1] - 98:7</p> <p>ignoring [1] - 76:6</p> <p>imagine [2] - 49:20, 56:19</p> <p>impact [2] - 30:19, 65:9</p> <p>impacts [2] - 85:2, 85:6</p> <p>impeded [1] - 87:4</p> <p>implementing [2] - 76:5, 77:1</p> <p>imply [1] - 72:25</p> <p>importance [1] - 59:17</p> <p>important [18] - 12:3, 24:6, 25:17, 25:25, 37:20, 39:22, 42:19, 59:19, 61:2, 65:23, 67:20, 68:2, 69:10, 69:13, 84:18, 94:20, 97:14, 97:22</p> <p>improve [1] - 64:15</p> <p>Improvement [1] - 77:25</p> <p>improvement [1] - 22:3</p> <p>inaccessibility [1] - 88:23</p> <p>inaccurate [1] - 97:18</p> <p>inappropriate [1] - 85:20</p> <p>inasmuch [1] - 12:16</p>			<p>jack [1] - 86:24</p> <p>jail [1] - 70:4</p> <p>Jamaica [1] - 82:5</p> <p>Jane [3] - 47:21, 76:10, 99:25</p> <p>January [2] - 14:13, 87:18</p> <p>jeopardize [1] - 48:25</p> <p>Jersey [60] - 4:7, 6:6, 21:3, 21:22, 25:2, 26:13, 26:19, 27:13, 28:9, 29:4, 30:5, 32:10, 36:4, 36:13, 37:5, 39:13, 40:7, 40:8, 41:25, 42:12, 42:20, 42:22, 42:25, 43:1, 43:16, 46:2, 46:3, 46:6, 46:7, 46:10, 46:19, 46:24, 47:7, 48:7, 48:21, 49:23, 54:5, 55:21, 59:8, 59:13, 60:8, 60:9, 62:15, 66:5, 66:15, 66:18, 66:24, 67:5, 67:24, 68:17, 68:18, 68:22, 74:22, 78:6, 84:20, 87:12, 92:2, 99:17, 103:4</p> <p>Jersey's [3] - 22:6, 60:20, 66:8</p> <p>Jerseyans [1] - 71:23</p> <p>jet [1] - 60:1</p> <p>Jim [5] - 31:9, 33:2, 56:19, 56:21, 77:23</p> <p>job [4] - 40:23, 57:23, 57:25, 79:2</p> <p>jobs [48] - 19:4, 20:5, 20:14, 22:13, 22:15, 23:4, 27:6, 27:7, 27:8, 30:17, 30:18, 30:22, 32:23, 33:11, 34:11, 34:12, 34:13, 40:22, 41:1, 41:11, 45:9, 45:10, 48:25,</p>	K	<p>K-O-H-L [1] - 62:22</p> <p>keep [7] - 30:7, 40:24, 41:8, 49:5, 57:7, 74:17, 93:19</p> <p>keeping [3] - 27:1, 56:23, 101:25</p> <p>keeps [1] - 91:11</p> <p>kept [2] - 59:4, 96:14</p> <p>key [2] - 39:22, 79:5</p> <p>kicking [1] - 30:9</p> <p>kidding [1] - 70:8</p> <p>kids [2] - 65:23, 65:24</p> <p>killing [1] - 70:5</p> <p>Kim [4] - 74:23, 77:22, 78:11, 100:11</p> <p>kind [7] - 34:13, 63:14, 75:16, 75:17, 77:20, 78:10, 95:16</p> <p>kinds [1] - 63:6</p> <p>Kirkwood [1] - 46:22</p> <p>Kirkwood-Cohansey [1] - 46:22</p> <p>KNOOP [2] - 14:20, 15:5</p> <p>knowing [1] - 34:2</p> <p>knowledge [1] - 56:6</p> <p>known [8] - 5:6, 16:17, 21:2, 46:3, 46:12, 53:8, 73:2, 79:2</p> <p>knows [3] - 56:9, 71:24, 96:3</p> <p>KOHL [1] - 62:21</p> <p>Kohl [1] - 62:21</p>
				L	
				<p>label [2] - 99:14, 99:24</p>	

<p>lack [2] - 18:14, 40:22 lacking [1] - 85:13 ladies [2] - 22:14, 31:23 lady [1] - 78:21 Lake [2] - 70:22, 70:24 lake [2] - 92:10, 92:12 Lakes [1] - 64:21 Lakewood [1] - 18:4 land [63] - 4:17, 8:9, 9:3, 9:4, 30:16, 30:17, 30:25, 32:25, 33:4, 33:5, 33:7, 34:22, 35:15, 36:3, 36:11, 36:13, 36:21, 36:23, 37:4, 40:16, 46:12, 46:14, 46:17, 46:20, 47:6, 47:9, 47:12, 47:14, 51:4, 52:19, 53:18, 55:12, 55:14, 56:4, 57:2, 57:5, 58:23, 59:10, 60:11, 61:1, 61:12, 62:12, 63:13, 63:20, 65:6, 68:25, 71:4, 72:4, 73:19, 75:12, 80:15, 80:22, 84:23, 85:17, 85:25, 91:16, 91:19, 95:4 lands [22] - 46:17, 47:1, 48:25, 49:2, 49:5, 50:15, 59:20, 60:17, 61:5, 61:10, 66:21, 68:11, 73:12, 83:2, 83:10, 85:17, 86:19, 88:22, 89:13, 89:17, 90:2, 90:5 landscape [3] - 77:2, 84:8, 88:20 lane [2] - 20:22, 22:2 Lane [2] - 95:19, 96:22 language [1] - 52:17 large [3] - 13:7, 47:3, 62:7 largely [1] - 22:8 largest [5] - 36:2, 46:17, 48:20, 50:1, 93:21 Lascarides [1] - 14:12 last [15] - 8:2, 11:9, 13:18, 25:1, 31:4, 32:17, 37:25, 41:5, 45:17, 47:15, 51:19, 58:4, 59:7, 97:6 Last [1] - 66:4 lasts [1] - 35:22 late [2] - 64:9, 82:20 law [2] - 38:2, 47:7 lawsuit [2] - 91:15, 92:4</p>	<p>laying [1] - 72:5 leaders [1] - 61:17 learned [2] - 19:5, 19:8 leasing [1] - 4:17 least [4] - 5:25, 9:18, 13:1, 67:23 leave [3] - 37:6, 56:14, 71:21 left [3] - 41:17, 45:1, 83:21 legal [5] - 44:3, 44:5, 44:12, 85:15, 85:18 legally [4] - 87:5, 87:22, 88:7, 97:18 legislation [1] - 5:4 legislative [2] - 7:6, 26:23 legislator [1] - 5:24 legitimacy [1] - 89:23 leisure [1] - 61:6 lengthy [2] - 5:10, 35:1 Lennon [1] - 17:1 Lennon's [1] - 88:10 less [3] - 35:5, 35:23, 54:10 letter [4] - 33:25, 34:20, 88:10, 91:22 level [2] - 5:24, 25:11 levels [2] - 20:13, 34:25 levied [1] - 43:11 license [2] - 43:11, 74:25 licenses [2] - 42:24, 42:25 lie [1] - 73:2 Lieutenant [1] - 92:21 life [4] - 33:2, 35:7, 64:16, 95:20 lifelong [1] - 91:2 light [1] - 71:10 lightly [1] - 24:4 limited [4] - 20:21, 39:25, 50:7, 97:9 line [3] - 14:23, 15:1, 70:9 lines [1] - 55:7 link [1] - 47:17 linked [1] - 77:14 Lion's [1] - 39:13 list [6] - 35:1, 53:8, 53:22, 54:23, 94:2, 94:3 listed [1] - 84:20 listen [2] - 12:18, 61:11 listening [2] - 47:25, 100:14</p>	<p>literally [4] - 28:4, 29:2, 70:6, 74:3 litigants [1] - 100:5 Littoral [3] - 82:1, 101:9, 101:16 live [20] - 20:8, 23:6, 29:23, 31:21, 37:16, 41:12, 63:3, 63:17, 63:24, 64:16, 70:2, 70:5, 71:4, 82:16, 90:8, 90:14, 90:18, 95:23, 96:7, 96:22 lived [4] - 33:23, 41:4, 95:19, 95:20 livelihoods [1] - 79:21 lives [2] - 63:11, 74:3 living [7] - 27:3, 28:3, 40:19, 41:3, 41:11, 62:9, 91:12 lobby [1] - 76:16 Local [1] - 87:24 local [10] - 5:23, 21:4, 36:6, 56:1, 59:24, 61:11, 71:2, 76:17, 88:18, 97:17 located [1] - 93:9 located [8] - 6:15, 6:17, 8:5, 16:8, 22:4, 32:1, 35:6, 75:6 location [3] - 20:23, 54:19, 56:10 locations [2] - 58:11, 61:20 look [11] - 34:17, 41:14, 44:4, 51:22, 57:8, 57:9, 62:22, 69:25, 86:15, 92:24, 94:1 looking [4] - 27:6, 45:23, 72:13, 75:18 lop [1] - 82:18 lose [9] - 20:3, 23:2, 23:4, 23:5, 26:3, 30:17, 32:23, 35:24, 72:14 losing [2] - 53:20, 54:18 loss [9] - 50:24, 53:17, 64:2, 64:4, 64:6, 69:17, 84:25, 85:4 losses [1] - 64:8 lost [5] - 26:1, 27:9, 32:17, 70:24, 94:20 love [3] - 65:22, 78:15, 78:18 low [1] - 5:15 lower [1] - 22:6</p>	<p style="text-align: center;">M</p> <p>M-A-R-K-O-W-S-K-I [1] - 39:12 M-E-S-S-E-C-K [1] - 40:15 M-I-L-E-S [1] - 69:22 Machine [1] - 32:4 magnitudes [1] - 54:10 mail [1] - 39:7 main [2] - 6:19, 92:3 maintain [5] - 23:5, 23:13, 24:2, 27:7, 36:6 maintenance [1] - 43:6 major [3] - 85:8, 91:14, 91:23 majority [1] - 38:17 manage [1] - 98:22 Management [23] - 8:11, 8:13, 8:15, 9:23, 34:23, 35:5, 39:21, 42:19, 43:1, 43:3, 43:7, 44:14, 44:17, 47:18, 48:8, 48:13, 48:19, 60:18, 68:9, 69:2, 83:9, 87:24, 88:12 management [1] - 39:23 Manager [2] - 59:8, 94:17 mandate [1] - 12:7 mandates [1] - 29:21 manner [2] - 81:14, 85:21 manufactured [1] - 37:11 manufacturing [9] - 19:22, 20:4, 22:9, 22:11, 22:13, 22:16, 71:13, 72:10, 93:23 Manumuskin [1] - 48:14 map [6] - 8:2, 13:2, 14:17, 15:1, 21:9, 88:20 mapped [1] - 18:5 mapping [1] - 88:20 maps [1] - 14:2 March [1] - 10:21 Margo [1] - 64:20 Marilyn [2] - 16:25, 88:10 market [4] - 8:22, 65:6, 86:7, 86:25 MARKOWSKI [1] -</p>	<p>39:11 Markowski [1] - 39:12 Martin [1] - 24:18 Mary [2] - 33:21, 40:14 mast [1] - 17:15 mast-producing [1] - 17:15 math [1] - 71:23 matter [5] - 77:5, 82:14, 97:12, 100:24, 103:7 matters [1] - 56:11 mature [1] - 17:12 Maurice [4] - 47:23, 52:23, 87:25, 100:2 MAY [1] - 103:8 mayor [3] - 25:8, 31:12, 31:13 Mayor [1] - 31:9 mean [7] - 27:11, 29:3, 57:19, 57:22, 57:23, 62:4, 70:7 meaning [1] - 66:20 means [5] - 15:12, 37:3, 40:18, 41:1, 67:14 meant [1] - 40:19 measure [1] - 58:12 measures [2] - 23:25, 67:14 Medford [1] - 64:21 median [1] - 22:5 meet [2] - 7:14, 70:13 meeting [5] - 7:14, 25:3, 67:8, 77:3, 77:4 meetings [1] - 77:3 Megan [1] - 66:3 member [1] - 43:21 members [8] - 5:24, 24:8, 42:14, 42:16, 42:18, 45:2, 54:20, 66:7 membership [1] - 48:1 memorize [1] - 25:3 Memphis [1] - 65:16 Menantico [12] - 34:22, 35:5, 39:21, 48:8, 48:13, 48:18, 56:16, 59:2, 59:3, 70:21, 83:14, 88:4 mention [5] - 23:6, 24:16, 64:14, 69:6, 90:22 mentioned [7] - 34:2, 38:24, 40:20, 68:3, 69:7, 72:8, 101:25 mentioning [1] - 72:19 merits [2] - 77:9, 100:13</p>
--	--	---	---	---

<p>MESSECK [1] - 40:14 Messeck [1] - 40:14 met [1] - 100:16 method [1] - 86:5 microphone [1] - 33:18 mid [1] - 13:23 mid-section [1] - 13:23 middle [1] - 7:3 might [10] - 8:18, 10:1, 10:10, 15:13, 34:5, 35:12, 70:10, 79:13, 98:15 Mike [1] - 56:19 mile [3] - 35:6, 90:14, 90:18 miles [2] - 61:14, 92:7 MILES [1] - 69:21 Miles [1] - 69:21 militate [1] - 21:17 militates [1] - 24:3 million [4] - 32:17, 52:3, 52:4, 60:17 millions [2] - 27:11, 46:23 Millville [88] - 6:15, 11:21, 12:25, 13:14, 14:11, 19:2, 19:9, 19:23, 20:3, 21:7, 21:18, 21:20, 21:23, 22:8, 22:10, 30:4, 30:15, 30:20, 32:3, 32:8, 32:10, 32:15, 35:4, 36:14, 36:21, 38:3, 38:5, 41:8, 42:16, 42:18, 43:14, 43:19, 44:19, 45:10, 45:13, 47:24, 49:7, 51:5, 51:11, 53:4, 53:13, 53:18, 54:3, 54:14, 54:22, 55:25, 57:24, 61:7, 61:8, 61:14, 62:2, 62:3, 62:12, 62:23, 62:24, 63:2, 66:11, 69:22, 70:20, 70:21, 71:14, 73:1, 73:2, 73:4, 74:1, 74:15, 74:22, 74:24, 76:13, 84:2, 84:3, 84:4, 89:6, 90:9, 90:21, 90:24, 91:2, 92:1, 92:6, 92:16, 92:23, 93:5, 93:12, 93:22, 95:20, 95:24, 96:12, 99:17 Millville's [4] - 22:5, 35:10, 61:24, 62:7 Millvillians [3] - 54:1, 54:19, 54:20</p>	<p>mind [6] - 28:2, 28:18, 29:8, 29:23, 72:4, 77:6 mindful [1] - 26:25 mine [1] - 33:1 minimum [2] - 64:15, 64:17 minute [1] - 45:16 miracle [1] - 73:2 miracles [1] - 73:3 mispronounce [1] - 24:22 missing [1] - 83:20 mission [3] - 49:3, 52:10, 101:13 mistaken [1] - 92:11 Mistletoe [1] - 95:19 money [20] - 4:10, 9:2, 10:9, 25:12, 25:13, 28:11, 28:14, 28:16, 36:22, 41:18, 42:23, 42:24, 43:10, 57:20, 66:25, 69:4, 73:18, 93:8 month [1] - 39:6 months [5] - 46:13, 47:14, 48:10, 55:15, 64:22 Morton [2] - 47:21, 99:25 most [21] - 21:21, 22:7, 28:4, 36:3, 43:25, 44:23, 45:4, 46:18, 48:4, 48:20, 51:15, 53:6, 60:14, 60:20, 61:25, 62:10, 66:18, 74:7, 75:7, 91:15, 102:8 Motorsports [1] - 57:8 move [3] - 10:21, 96:19 moved [3] - 21:14, 37:15, 96:10 moving [3] - 30:4, 58:11, 60:4 municipal [2] - 5:23, 47:8 municipalities [3] - 21:23, 47:11, 76:18 municipality [8] - 6:14, 21:21, 40:6, 44:4, 50:14, 62:4, 80:17, 86:22 must [10] - 15:23, 22:23, 22:24, 24:1, 47:16, 52:10, 57:19, 74:18, 80:13</p>	<p style="text-align: center;">N</p> <p>N-Y-M-A-N [1] - 55:25 name [27] - 4:5, 11:9, 11:25, 24:22, 25:1, 31:4, 33:21, 39:11, 41:24, 42:1, 47:21, 55:24, 58:9, 59:6, 62:21, 63:22, 66:3, 67:19, 69:21, 73:23, 74:23, 77:23, 94:15, 95:18, 99:22, 99:25 name's [4] - 59:7, 66:4, 90:7, 90:25 named [1] - 10:15 names [1] - 100:18 nation [1] - 66:20 nation's [1] - 60:14 national [1] - 59:23 National [1] - 59:25 nationally [1] - 26:19 natural [9] - 46:9, 56:6, 60:17, 61:25, 62:5, 62:7, 65:12, 74:2, 84:16 Natural [1] - 30:12 naturalists [1] - 61:4 nature [4] - 39:25, 40:1, 66:8, 74:16 Nature [5] - 48:12, 48:15, 48:16, 52:7, 83:17 nauseum [1] - 97:13 near [2] - 19:2, 38:9 nearby [1] - 8:13 nearly [2] - 22:9, 61:14 necessarily [2] - 52:20, 53:10 necessary [4] - 16:13, 25:17, 54:24, 65:23 need [27] - 20:14, 20:15, 23:7, 23:23, 25:19, 25:20, 27:1, 30:21, 34:11, 34:12, 34:17, 35:12, 38:5, 50:14, 54:14, 56:7, 61:8, 67:14, 67:22, 68:11, 68:15, 76:1, 78:12, 86:13, 86:15, 87:10, 93:5 needed [2] - 28:22, 33:7 needs [8] - 57:16, 59:4, 63:20, 67:25, 69:16, 70:18, 77:18, 93:11 negative [1] - 34:9 negatively [1] - 60:6 negotiated [1] - 10:16</p>	<p>negotiations [1] - 95:8 neighborhood [5] - 31:14, 73:22, 75:14, 96:18, 100:17 neighborhoods [1] - 96:12 neighbors [3] - 74:6, 95:24, 96:20 Nelly [1] - 62:21 nesting [2] - 17:17, 18:11 net [2] - 69:17, 72:14 never [6] - 50:9, 55:21, 70:22, 90:15, 99:18, 100:8 New [56] - 4:7, 6:5, 21:3, 21:22, 22:6, 25:2, 26:19, 27:13, 28:9, 29:4, 32:10, 36:4, 36:12, 37:5, 39:13, 40:7, 41:25, 42:12, 42:20, 42:25, 43:1, 43:16, 46:2, 46:6, 46:19, 47:7, 48:7, 48:21, 49:23, 55:21, 59:8, 59:12, 60:7, 60:9, 60:20, 62:15, 66:5, 66:8, 66:15, 66:18, 66:24, 67:5, 67:24, 68:17, 68:18, 68:22, 71:23, 74:22, 78:6, 82:5, 84:20, 87:12, 92:1, 99:17, 103:4 new [10] - 22:15, 45:7, 57:1, 57:7, 57:17, 57:21, 58:8, 74:9 newspaper [2] - 19:11, 90:16 newspapers [1] - 6:7 next [8] - 10:5, 31:6, 48:24, 49:8, 72:16, 95:23, 96:6, 102:2 nice [3] - 59:1, 96:14, 96:17 nicest [2] - 95:24, 96:12 night [2] - 65:20, 81:1 NJ [1] - 36:22 NJDEP [3] - 46:13, 47:4, 47:13 NJDEP's [1] - 47:19 nobody [5] - 41:12, 63:2, 94:11, 95:25, 96:3 nobody's [1] - 95:6 noise [2] - 35:7, 71:7 none [1] - 98:12 nonetheless [2] - 14:3, 14:10</p>	<p>nonprofit [4] - 8:9, 8:18, 46:4, 59:10 nonprofits [2] - 4:12, 46:9 nonreplaceable [1] - 28:22 North [2] - 32:10, 42:22 northern [1] - 79:4 Northern [2] - 18:3, 18:13 nose [1] - 20:13 nose-dive [1] - 20:13 not-for-profit [1] - 66:6 note [6] - 18:8, 25:5, 71:7, 72:9, 88:8, 97:15 notes [3] - 18:4, 21:20, 82:23 nothing [7] - 24:9, 47:13, 63:1, 90:19, 96:20, 99:21, 100:19 nothing's [1] - 55:17 notice [8] - 6:4, 6:5, 6:10, 19:9, 19:10, 99:4, 99:5 notified [2] - 87:8, 87:21 notify [1] - 86:22 notifying [1] - 76:25 number [3] - 27:8, 71:19, 72:24 numbers [1] - 70:18 numerous [2] - 54:5, 71:20 NYMAN [1] - 55:24 Nyman [1] - 55:24</p> <p style="text-align: center;">O</p> <p>object [3] - 34:25, 98:1, 98:2 objections [1] - 84:5 objectively [1] - 61:1 obligation [2] - 23:11, 86:21 obtain [1] - 15:24 occur [6] - 10:1, 64:23, 69:19, 89:2, 99:2 occurred [1] - 34:10 October [1] - 65:16 OF [1] - 63:23 offense [1] - 99:13 offered [1] - 18:23 Office [2] - 52:4, 92:21 office [6] - 4:14, 82:7, 82:8, 82:11, 92:22</p>
--	---	--	---	--

<p>officer [2] - 43:15, 96:2</p> <p>offices [1] - 82:4</p> <p>official [3] - 19:11, 31:12, 93:15</p> <p>officially [1] - 72:3</p> <p>officials [9] - 5:23, 31:5, 33:16, 36:6, 44:9, 61:11, 74:20, 75:15, 98:22</p> <p>often [1] - 50:5</p> <p>Ogden [1] - 5:4</p> <p>Ogden-Rooney [1] - 5:4</p> <p>old [1] - 57:25</p> <p>on-site [1] - 18:5</p> <p>once [12] - 6:21, 11:14, 35:25, 40:9, 44:11, 44:20, 53:21, 55:18, 55:22, 71:21, 84:11, 96:2</p> <p>one [59] - 4:18, 6:13, 8:8, 8:10, 11:12, 13:4, 16:5, 20:24, 21:24, 25:2, 26:20, 29:15, 33:5, 33:6, 33:19, 35:19, 35:22, 36:2, 45:17, 45:18, 45:22, 45:23, 45:24, 46:17, 48:20, 52:1, 53:6, 54:2, 55:16, 55:17, 55:22, 57:11, 60:13, 60:20, 60:21, 63:4, 78:8, 78:9, 81:24, 82:24, 83:19, 90:21, 91:14, 92:3, 93:20, 93:21, 95:3, 95:23, 96:12, 96:17, 97:6, 97:7, 101:19</p> <p>one-third [1] - 90:21</p> <p>one-to-one [3] - 45:18, 45:22</p> <p>ones [2] - 38:12, 43:12</p> <p>online [4] - 11:8, 102:5, 102:6, 102:11</p> <p>Open [4] - 60:9, 60:14, 60:15, 60:20</p> <p>open [50] - 7:24, 11:4, 11:14, 14:10, 24:15, 24:19, 25:7, 25:22, 25:23, 27:2, 28:6, 28:8, 28:16, 28:21, 30:13, 33:16, 38:9, 43:24, 45:25, 47:5, 58:23, 59:12, 60:24, 64:24, 65:9, 66:14, 66:17, 66:23, 67:5, 67:7, 67:10, 67:12, 67:16, 67:20, 69:13, 69:17, 70:17, 70:20,</p>	<p>80:14, 80:19, 80:21, 81:10, 81:13, 81:17, 83:22, 86:7, 91:15, 92:17, 93:11, 102:1</p> <p>opened [1] - 51:23</p> <p>openness [1] - 80:24</p> <p>opens [1] - 50:13</p> <p>opinion [2] - 85:9, 97:17</p> <p>opportunities [7] - 20:16, 23:25, 45:14, 45:15, 67:17, 84:19, 89:19</p> <p>opportunity [29] - 11:19, 12:17, 12:19, 12:22, 19:21, 19:24, 22:18, 23:3, 23:4, 23:5, 23:19, 24:13, 25:6, 27:18, 32:9, 49:13, 58:20, 69:3, 73:4, 75:13, 75:19, 80:7, 80:10, 91:12, 92:14, 93:1, 93:14, 102:1</p> <p>Opportunity [2] - 27:16</p> <p>oppose [2] - 69:20, 98:1</p> <p>opposed [1] - 54:16</p> <p>opposes [3] - 39:16, 46:11, 62:16</p> <p>opposite [1] - 81:15</p> <p>opposition [1] - 98:18</p> <p>OPRA [2] - 101:9, 101:17</p> <p>option [1] - 51:24</p> <p>order [8] - 13:10, 15:22, 16:4, 16:12, 16:15, 20:6, 41:13, 79:19</p> <p>ordinarily [1] - 76:8</p> <p>organization [5] - 42:11, 46:4, 48:23, 66:6, 82:2</p> <p>organizations [4] - 42:15, 76:15, 99:23, 99:24</p> <p>organized [2] - 42:13, 48:5</p> <p>organs [1] - 58:1</p> <p>original [5] - 5:6, 30:25, 35:16, 36:1, 59:18</p> <p>originally [3] - 12:4, 40:18, 41:21</p> <p>OS [1] - 63:23</p> <p>OSOFSKY [1] - 63:22</p> <p>Osofsky [1] - 63:23</p> <p>outcome [1] - 52:17</p> <p>outdoor [5] - 22:17,</p>	<p>58:9, 61:4, 68:17, 68:23</p> <p>Outdoor [3] - 39:13, 68:19, 88:5</p> <p>outlined [1] - 14:22</p> <p>outrageous [1] - 89:14</p> <p>outside [1] - 65:2</p> <p>overall [1] - 83:12</p> <p>overseas [1] - 58:21</p> <p>overturned [1] - 51:22</p> <p>overwintering [1] - 18:12</p> <p>Owl [4] - 17:10, 17:12, 17:18, 74:4</p> <p>owl [3] - 56:13, 56:14, 68:7</p> <p>own [14] - 35:17, 45:20, 59:24, 70:3, 72:22, 77:9, 80:14, 83:11, 87:3, 87:5, 93:6, 94:25, 97:19, 100:12</p> <p>owned [7] - 9:12, 9:13, 40:7, 48:11, 48:15, 55:14, 62:1</p> <p>owner [6] - 13:8, 16:15, 56:1, 87:2, 93:18, 95:13</p> <p>owners [2] - 18:16, 91:17</p> <p>ownership [1] - 50:3</p>	<p>55:14, 57:9, 84:2</p> <p>parkland [1] - 62:1</p> <p>parks [6] - 4:12, 35:11, 59:11, 59:24, 60:17</p> <p>part [19] - 4:22, 8:10, 8:15, 10:15, 13:7, 18:25, 28:8, 35:4, 36:2, 49:18, 56:16, 62:7, 69:1, 79:5, 83:12, 85:23, 88:15, 101:7, 101:16</p> <p>partaking [1] - 101:11</p> <p>partial [1] - 77:13</p> <p>participate [2] - 12:23, 98:23</p> <p>participated [3] - 75:7, 99:11, 99:15</p> <p>participating [1] - 97:23</p> <p>particles [1] - 37:14</p> <p>particular [4] - 91:13, 91:22, 95:13, 98:4</p> <p>particularly [6] - 28:13, 40:2, 61:6, 66:11, 68:4, 85:16</p> <p>parts [1] - 25:25</p> <p>pass [1] - 19:25</p> <p>passed [1] - 57:4</p> <p>passion [2] - 78:15</p> <p>past [5] - 25:16, 44:1, 57:3, 60:10, 75:9</p> <p>path [1] - 62:19</p> <p>patio [2] - 22:17, 58:10</p> <p>patrolled [1] - 43:17</p> <p>pay [5] - 28:8, 28:15, 40:23, 43:6, 71:11</p> <p>paying [2] - 41:20, 43:12</p> <p>pea [1] - 52:13</p> <p>PELLEGRINO [1] - 64:19</p> <p>Pellegrino [1] - 64:20</p> <p>people [59] - 9:11, 11:5, 23:6, 23:18, 26:18, 27:7, 28:3, 28:12, 29:12, 29:22, 31:3, 31:20, 32:18, 33:17, 34:15, 37:6, 38:17, 40:25, 41:8, 41:11, 41:21, 44:8, 44:22, 46:23, 48:2, 48:4, 55:7, 55:11, 56:5, 58:24, 62:6, 63:6, 63:10, 63:11, 63:17, 64:16, 66:7, 69:3, 70:24, 72:6, 72:14, 73:14, 74:21, 75:14, 76:8, 79:19,</p>	<p>79:20, 79:22, 91:6, 91:12, 94:25, 96:6, 96:19, 97:23, 97:25, 99:3, 99:9, 99:11, 99:16</p> <p>people's [1] - 101:6</p> <p>per [1] - 72:1</p> <p>perceived [1] - 10:10</p> <p>percent [8] - 20:11, 20:13, 22:6, 22:10, 23:8, 49:15, 56:17, 70:17</p> <p>perception [1] - 10:9</p> <p>perhaps [1] - 58:21</p> <p>peril [1] - 72:22</p> <p>period [2] - 9:24, 27:12</p> <p>permission [1] - 87:3</p> <p>perpetuity [3] - 35:22, 37:4, 56:5</p> <p>person [4] - 11:12, 31:15, 39:7, 101:19</p> <p>personally [2] - 34:8, 59:2</p> <p>personnel [2] - 18:20, 101:18</p> <p>perspective [3] - 66:14, 82:16, 94:5</p> <p>ph [2] - 57:25, 83:25</p> <p>phase [1] - 72:24</p> <p>phenomenal [1] - 79:2</p> <p>philosophy [1] - 35:20</p> <p>Piccinini [2] - 4:5, 34:21</p> <p>pick [1] - 96:16</p> <p>picked [1] - 54:11</p> <p>piece [6] - 35:25, 41:22, 47:16, 52:8, 52:14, 93:16</p> <p>pieces [2] - 33:5, 83:20</p> <p>Pine [2] - 18:3, 18:13</p> <p>pine [1] - 40:2</p> <p>pinelands [1] - 88:3</p> <p>Pinelands [1] - 59:25</p> <p>pipe [2] - 58:1, 72:19</p> <p>pivotal [1] - 74:2</p> <p>place [12] - 5:5, 11:24, 15:11, 15:13, 19:8, 20:18, 45:24, 54:1, 59:4, 63:18, 69:12, 90:13</p> <p>placed [1] - 22:24</p> <p>places [6] - 34:12, 58:17, 61:25, 69:3, 78:18, 87:25</p> <p>Plan [4] - 87:25, 88:2, 88:6, 88:12</p> <p>plan [8] - 21:3, 51:9, 71:2, 72:7, 77:3,</p>
P				
<p>p.m [1] - 102:17</p> <p>PA [1] - 21:7</p> <p>PA-2 [1] - 20:25</p> <p>pack [1] - 41:17</p> <p>packed [1] - 65:1</p> <p>paid [4] - 13:21, 69:24, 73:19, 96:9</p> <p>PANGBURN [2] - 103:3, 103:13</p> <p>paper [1] - 92:25</p> <p>paperwork [1] - 88:9</p> <p>paragraphs [1] - 35:1</p> <p>parcel [10] - 12:10, 13:12, 14:21, 15:1, 46:12, 48:11, 68:3, 68:25, 98:8</p> <p>parcels [2] - 68:5, 68:11</p> <p>park [12] - 14:11, 15:17, 33:1, 33:2, 33:3, 49:6, 57:25, 71:18, 75:6, 84:7, 90:11, 90:12</p> <p>Park [5] - 14:12, 22:4,</p>	<p>80:14, 80:19, 80:21, 81:10, 81:13, 81:17, 83:22, 86:7, 91:15, 92:17, 93:11, 102:1</p> <p>opened [1] - 51:23</p> <p>openness [1] - 80:24</p> <p>opens [1] - 50:13</p> <p>opinion [2] - 85:9, 97:17</p> <p>opportunities [7] - 20:16, 23:25, 45:14, 45:15, 67:17, 84:19, 89:19</p> <p>opportunity [29] - 11:19, 12:17, 12:19, 12:22, 19:21, 19:24, 22:18, 23:3, 23:4, 23:5, 23:19, 24:13, 25:6, 27:18, 32:9, 49:13, 58:20, 69:3, 73:4, 75:13, 75:19, 80:7, 80:10, 91:12, 92:14, 93:1, 93:14, 102:1</p> <p>Opportunity [2] - 27:16</p> <p>oppose [2] - 69:20, 98:1</p> <p>opposed [1] - 54:16</p> <p>opposes [3] - 39:16, 46:11, 62:16</p> <p>opposite [1] - 81:15</p> <p>opposition [1] - 98:18</p> <p>OPRA [2] - 101:9, 101:17</p> <p>option [1] - 51:24</p> <p>order [8] - 13:10, 15:22, 16:4, 16:12, 16:15, 20:6, 41:13, 79:19</p> <p>ordinarily [1] - 76:8</p> <p>organization [5] - 42:11, 46:4, 48:23, 66:6, 82:2</p> <p>organizations [4] - 42:15, 76:15, 99:23, 99:24</p> <p>organized [2] - 42:13, 48:5</p> <p>organs [1] - 58:1</p> <p>original [5] - 5:6, 30:25, 35:16, 36:1, 59:18</p> <p>originally [3] - 12:4, 40:18, 41:21</p> <p>OS [1] - 63:23</p> <p>OSOFSKY [1] - 63:22</p> <p>Osofsky [1] - 63:23</p> <p>outcome [1] - 52:17</p> <p>outdoor [5] - 22:17,</p>	<p>58:9, 61:4, 68:17, 68:23</p> <p>Outdoor [3] - 39:13, 68:19, 88:5</p> <p>outlined [1] - 14:22</p> <p>outrageous [1] - 89:14</p> <p>outside [1] - 65:2</p> <p>overall [1] - 83:12</p> <p>overseas [1] - 58:21</p> <p>overturned [1] - 51:22</p> <p>overwintering [1] - 18:12</p> <p>Owl [4] - 17:10, 17:12, 17:18, 74:4</p> <p>owl [3] - 56:13, 56:14, 68:7</p> <p>own [14] - 35:17, 45:20, 59:24, 70:3, 72:22, 77:9, 80:14, 83:11, 87:3, 87:5, 93:6, 94:25, 97:19, 100:12</p> <p>owned [7] - 9:12, 9:13, 40:7, 48:11, 48:15, 55:14, 62:1</p> <p>owner [6] - 13:8, 16:15, 56:1, 87:2, 93:18, 95:13</p> <p>owners [2] - 18:16, 91:17</p> <p>ownership [1] - 50:3</p>	<p>55:14, 57:9, 84:2</p> <p>parkland [1] - 62:1</p> <p>parks [6] - 4:12, 35:11, 59:11, 59:24, 60:17</p> <p>part [19] - 4:22, 8:10, 8:15, 10:15, 13:7, 18:25, 28:8, 35:4, 36:2, 49:18, 56:16, 62:7, 69:1, 79:5, 83:12, 85:23, 88:15, 101:7, 101:16</p> <p>partaking [1] - 101:11</p> <p>partial [1] - 77:13</p> <p>participate [2] - 12:23, 98:23</p> <p>participated [3] - 75:7, 99:11, 99:15</p> <p>participating [1] - 97:23</p> <p>particles [1] - 37:14</p> <p>particular [4] - 91:13, 91:22, 95:13, 98:4</p> <p>particularly [6] - 28:13, 40:2, 61:6, 66:11, 68:4, 85:16</p> <p>parts [1] - 25:25</p> <p>pass [1] - 19:25</p> <p>passed [1] - 57:4</p> <p>passion [2] - 78:15</p> <p>past [5] - 25:16, 44:1, 57:3, 60:10, 75:9</p> <p>path [1] - 62:19</p> <p>patio [2] - 22:17, 58:10</p> <p>patrolled [1] - 43:17</p> <p>pay [5] - 28:8, 28:15, 40:23, 43:6, 71:11</p> <p>paying [2] - 41:20, 43:12</p> <p>pea [1] - 52:13</p> <p>PELLEGRINO [1] - 64:19</p> <p>Pellegrino [1] - 64:20</p> <p>people [59] - 9:11, 11:5, 23:6, 23:18, 26:18, 27:7, 28:3, 28:12, 29:12, 29:22, 31:3, 31:20, 32:18, 33:17, 34:15, 37:6, 38:17, 40:25, 41:8, 41:11, 41:21, 44:8, 44:22, 46:23, 48:2, 48:4, 55:7, 55:11, 56:5, 58:24, 62:6, 63:6, 63:10, 63:11, 63:17, 64:16, 66:7, 69:3, 70:24, 72:6, 72:14, 73:14, 74:21, 75:14, 76:8, 79:19,</p>	<p>79:20, 79:22, 91:6, 91:12, 94:25, 96:6, 96:19, 97:23, 97:25, 99:3, 99:9, 99:11, 99:16</p> <p>people's [1] - 101:6</p> <p>per [1] - 72:1</p> <p>perceived [1] - 10:10</p> <p>percent [8] - 20:11, 20:13, 22:6, 22:10, 23:8, 49:15, 56:17, 70:17</p> <p>perception [1] - 10:9</p> <p>perhaps [1] - 58:21</p> <p>peril [1] - 72:22</p> <p>period [2] - 9:24, 27:12</p> <p>permission [1] - 87:3</p> <p>perpetuity [3] - 35:22, 37:4, 56:5</p> <p>person [4] - 11:12, 31:15, 39:7, 101:19</p> <p>personally [2] - 34:8, 59:2</p> <p>personnel [2] - 18:20, 101:18</p> <p>perspective [3] - 66:14, 82:16, 94:5</p> <p>ph [2] - 57:25, 83:25</p> <p>phase [1] - 72:24</p> <p>phenomenal [1] - 79:2</p> <p>philosophy [1] - 35:20</p> <p>Piccinini [2] - 4:5, 34:21</p> <p>pick [1] - 96:16</p> <p>picked [1] - 54:11</p> <p>piece [6] - 35:25, 41:22, 47:16, 52:8, 52:14, 93:16</p> <p>pieces [2] - 33:5, 83:20</p> <p>Pine [2] - 18:3, 18:13</p> <p>pine [1] - 40:2</p> <p>pinelands [1] - 88:3</p> <p>Pinelands [1] - 59:25</p> <p>pipe [2] - 58:1, 72:19</p> <p>pivotal [1] - 74:2</p> <p>place [12] - 5:5, 11:24, 15:11, 15:13, 19:8, 20:18, 45:24, 54:1, 59:4, 63:18, 69:12, 90:13</p> <p>placed [1] - 22:24</p> <p>places [6] - 34:12, 58:17, 61:25, 69:3, 78:18, 87:25</p> <p>Plan [4] - 87:25, 88:2, 88:6, 88:12</p> <p>plan [8] - 21:3, 51:9, 71:2, 72:7, 77:3,</p>

<p>81:10, 88:16, 88:25 planned [1] - 81:11 planner [1] - 75:1 Planning [3] - 13:14, 51:6, 51:11 planning [20] - 20:25, 21:4, 21:5, 21:8, 28:1, 28:2, 28:19, 28:25, 60:12, 74:25, 75:15, 76:17, 76:24, 88:17, 88:18, 89:4, 89:16, 89:17, 89:22, 99:8 planning's [1] - 28:20 plans [7] - 75:8, 76:17, 88:7, 89:6, 89:10, 89:11, 93:20 plant [9] - 31:16, 31:19, 31:25, 33:9, 33:10, 35:6, 56:22, 72:17, 95:21 plants [2] - 32:14, 58:10 player [1] - 10:14 play [1] - 35:10 plus [1] - 72:7 pocket [1] - 28:14 podium [1] - 11:15 point [10] - 14:18, 41:6, 45:17, 61:17, 69:24, 70:18, 91:25, 93:20, 97:14, 102:2 pointer [1] - 14:20 pointing [1] - 8:1 points [3] - 12:18, 69:6, 97:1 police [1] - 96:2 policies [3] - 34:9, 75:2, 76:17 policy [6] - 24:17, 25:18, 26:25, 28:17, 75:25, 82:7 political [3] - 36:9, 38:15, 60:12 pollutants [1] - 35:9 pollution [2] - 35:8, 71:7 polyvinyl [2] - 37:13, 37:21 Ponds [5] - 34:22, 48:8, 48:13, 48:18, 83:14 pools [1] - 70:7 poor [5] - 36:12, 63:1, 89:4, 89:15, 89:22 poorer [1] - 28:12 poorest [1] - 26:20 poorly [1] - 85:10 popular [2] - 60:21, 65:3</p>	<p>populated [2] - 36:3, 66:19 port [1] - 60:1 portion [3] - 9:7, 9:19, 48:7 position [1] - 98:16 possibility [2] - 20:7, 49:14 possible [3] - 18:22, 42:5, 71:5 possibly [3] - 18:12, 30:3, 71:12 post [6] - 6:7, 6:8, 11:7, 102:4, 102:5, 102:11 potential [6] - 18:25, 19:3, 27:7, 60:11, 71:12, 89:21 potentially [2] - 72:11, 72:13 precedent [14] - 37:2, 37:6, 40:4, 40:5, 44:3, 44:5, 46:25, 50:13, 60:6, 69:16, 76:7, 80:16, 81:9, 81:18 precious [1] - 36:11 preclude [1] - 16:9 predicted [1] - 66:20 predicts [1] - 64:2 preferred [1] - 94:4 prepare [2] - 5:12, 5:18 prepared [3] - 59:14, 60:4, 67:21 present [7] - 9:18, 11:21, 17:22, 18:10, 18:13, 60:10, 97:10 presented [3] - 19:6, 75:8, 98:14 presently [3] - 20:23, 36:10, 55:14 Preservation [2] - 60:9, 83:7 preservation [18] - 23:14, 25:8, 25:23, 34:24, 35:19, 40:16, 47:6, 48:10, 50:25, 61:2, 66:14, 66:23, 66:25, 67:11, 67:23, 67:24, 69:15, 77:12 Preserve [1] - 48:14 preserve [14] - 21:10, 23:17, 23:21, 23:25, 25:24, 35:17, 42:10, 51:12, 52:8, 59:11, 65:6, 65:7, 72:4, 73:12 preserved [31] - 8:9, 12:8, 23:9, 28:21,</p>	<p>35:21, 36:3, 37:3, 37:4, 40:12, 46:14, 46:16, 47:1, 47:9, 47:12, 47:17, 50:2, 52:11, 56:5, 56:17, 57:2, 57:5, 59:20, 60:11, 61:12, 73:12, 77:21, 78:24, 90:24, 92:8, 92:11, 99:10 preserving [4] - 23:12, 30:13, 66:8, 66:17 president [1] - 41:25 press [1] - 54:5 Press [1] - 54:7 pressure [2] - 36:9, 38:15 pretty [3] - 5:10, 59:4, 70:4 preventing [1] - 16:23 previous [3] - 27:22, 83:16, 91:17 previously [1] - 26:17 price [5] - 8:20, 8:21, 86:24, 91:19, 95:14 primary [1] - 56:9 printout [1] - 37:23 priorities [1] - 89:12 priority [6] - 20:18, 35:19, 53:16, 66:24, 84:22 pristine [3] - 28:21, 46:18, 48:20 private [9] - 36:16, 39:17, 47:2, 48:9, 50:3, 50:7, 50:16, 51:21, 98:2 privy [1] - 101:17 pro [1] - 77:15 problem [4] - 28:8, 65:13, 93:8 problems [3] - 20:9, 91:9, 95:25 procedures [2] - 75:3, 76:1 proceed [1] - 17:4 proceeding [1] - 103:6 proceeds [4] - 9:2, 9:8, 9:22, 10:7 process [50] - 5:2, 5:10, 5:12, 7:5, 12:23, 19:17, 19:18, 22:21, 23:23, 24:4, 26:5, 26:9, 26:10, 27:5, 27:10, 29:16, 29:20, 30:3, 44:6, 44:12, 44:21, 44:22, 48:17, 75:20, 75:21, 76:3, 77:15, 78:13, 79:23, 79:24, 80:4, 80:6, 80:15, 80:18,</p>	<p>80:19, 80:21, 81:16, 81:17, 91:16, 92:3, 92:4, 92:17, 93:11, 94:6, 94:8, 98:1, 98:2, 98:11, 98:17, 98:21 processes [1] - 25:11 producing [2] - 11:6, 17:15 productive [2] - 28:4, 29:1 professional [2] - 74:25, 94:22 profit [1] - 66:6 Program [5] - 4:6, 60:9, 60:20, 67:9, 69:11 program [2] - 4:8, 81:25 Programs [1] - 60:14 programs [2] - 60:21, 71:16 progress [2] - 73:23, 73:24 project [3] - 29:3, 46:3, 87:9 projects [1] - 57:8 promise [1] - 65:25 promises [2] - 52:2, 60:5 promote [1] - 38:7 proper [1] - 29:25 properly [2] - 87:23, 88:14 properties [27] - 4:16, 4:18, 14:7, 21:6, 21:25, 22:25, 23:12, 28:5, 35:10, 38:12, 40:6, 40:11, 48:16, 50:16, 53:4, 53:14, 53:22, 54:17, 68:7, 77:7, 89:11, 94:2, 97:12, 100:9, 100:10, 101:14 property [176] - 4:10, 4:19, 4:22, 4:25, 5:9, 6:14, 6:25, 8:3, 8:4, 8:12, 8:16, 8:23, 8:24, 9:2, 9:10, 9:12, 9:18, 9:19, 10:6, 10:10, 10:13, 11:3, 11:23, 12:3, 12:6, 12:8, 12:13, 12:16, 12:20, 12:24, 13:3, 13:5, 13:6, 13:8, 13:9, 13:10, 13:13, 13:15, 13:18, 13:20, 13:24, 13:25, 14:5, 14:9, 14:10, 14:12, 14:15, 14:17, 14:18,</p>	<p>15:2, 15:13, 15:15, 15:16, 15:20, 15:22, 16:5, 16:8, 16:12, 16:16, 16:22, 16:23, 17:3, 17:4, 17:8, 18:17, 18:21, 18:22, 18:23, 18:24, 19:6, 19:16, 19:21, 20:2, 20:18, 20:19, 20:25, 21:11, 21:15, 21:17, 22:12, 22:23, 23:21, 24:10, 27:21, 29:9, 31:17, 31:21, 31:23, 32:1, 35:17, 35:25, 37:8, 37:19, 38:2, 40:17, 41:22, 42:22, 43:13, 44:11, 45:12, 45:13, 45:19, 45:21, 46:13, 46:21, 47:3, 47:16, 48:9, 49:13, 50:1, 50:4, 50:22, 50:24, 51:2, 51:18, 51:20, 52:15, 53:5, 54:4, 55:4, 55:13, 57:20, 59:17, 60:19, 67:3, 69:18, 70:6, 71:15, 75:5, 75:18, 77:8, 77:10, 77:17, 80:3, 81:2, 81:6, 81:11, 81:13, 81:15, 86:7, 86:23, 87:3, 87:4, 87:6, 87:11, 87:16, 89:3, 93:16, 94:19, 94:24, 94:25, 95:1, 95:2, 95:3, 95:5, 95:12, 95:13, 96:9, 97:4, 97:6, 97:9, 97:13, 97:18, 97:22, 98:3, 99:7, 99:10, 99:18, 100:5, 100:12, 100:18 property's [2] - 14:10, 67:7 proposal [9] - 7:2, 7:25, 10:24, 11:16, 19:6, 60:1, 62:18, 69:20, 102:12 proposals [2] - 25:14, 59:22 propose [1] - 7:21 proposed [16] - 4:22, 6:1, 6:24, 7:18, 8:20, 35:12, 48:6, 50:2, 50:10, 60:5, 62:16, 67:1, 69:18, 82:25, 86:10, 90:4 proposes [1] - 51:10 proposing [4] - 8:16, 9:7, 9:21, 58:10 prospective [1] - 89:2</p>
--	---	---	---	--

<p>prosperity [1] - 23:19</p> <p>Protect [2] - 47:22, 100:1</p> <p>protect [13] - 46:9, 49:2, 49:11, 51:4, 52:11, 61:18, 74:6, 83:14, 85:25, 87:12, 95:4, 100:5, 101:13</p> <p>protected [12] - 39:20, 49:5, 49:14, 49:15, 51:19, 61:10, 83:10, 85:1, 85:4, 88:22, 90:21</p> <p>protecting [2] - 55:20, 84:9</p> <p>protection [5] - 76:19, 84:14, 84:16, 88:3, 98:10</p> <p>Protection [7] - 4:7, 4:15, 15:25, 16:3, 36:5, 49:4, 67:22</p> <p>protections [1] - 66:1</p> <p>protects [3] - 81:3</p> <p>provide [4] - 41:13, 68:10, 85:17, 86:5</p> <p>provided [3] - 16:19, 54:22, 99:14</p> <p>provides [3] - 47:17, 69:2, 69:3</p> <p>providing [3] - 31:8, 53:8, 67:17</p> <p>provision [1] - 18:1</p> <p>proximity [2] - 22:1, 39:21</p> <p>pseudo [1] - 73:24</p> <p>pseudo-progress [1] - 73:24</p> <p>Public [1] - 51:19</p> <p>public [60] - 4:21, 6:1, 6:4, 6:11, 6:13, 6:18, 6:22, 6:23, 8:18, 11:4, 12:15, 12:16, 13:21, 19:12, 24:2, 24:8, 24:16, 24:19, 25:18, 26:25, 28:17, 33:17, 39:1, 40:12, 46:14, 47:5, 49:1, 50:3, 50:5, 50:15, 59:20, 60:9, 60:10, 60:19, 60:23, 62:12, 67:4, 67:10, 67:11, 67:14, 68:1, 69:4, 69:14, 74:19, 75:23, 80:4, 80:15, 80:18, 80:20, 81:7, 81:11, 81:13, 86:16, 86:19, 98:1, 98:4, 98:11, 98:25, 100:24, 102:1</p> <p>public's [3] - 50:18, 85:23, 89:16</p>	<p>publically [1] - 62:1</p> <p>publication [1] - 19:11</p> <p>pulled [1] - 42:17</p> <p>purchase [25] - 8:20, 9:6, 9:22, 20:2, 49:13, 51:10, 51:17, 52:5, 52:6, 52:19, 52:25, 53:16, 53:19, 73:21, 80:12, 81:1, 81:15, 84:22, 86:22, 87:16, 87:23, 88:13, 97:17, 97:24, 100:7</p> <p>purchased [14] - 8:2, 8:12, 10:13, 12:20, 36:13, 42:22, 42:23, 47:14, 48:9, 80:3, 81:6, 84:6, 87:1, 98:3</p> <p>purchases [2] - 39:18, 53:16</p> <p>purchasing [1] - 8:24</p> <p>pure [1] - 28:21</p> <p>purported [1] - 50:22</p> <p>purpose [13] - 25:22, 29:10, 30:25, 35:21, 50:5, 62:13, 63:15, 66:22, 67:2, 67:7, 78:20, 80:23, 90:11</p> <p>purposes [7] - 4:13, 8:19, 9:20, 14:1, 21:18, 34:25, 50:7</p> <p>pursuant [1] - 18:1</p> <p>pursue [1] - 61:21</p> <p>push [1] - 89:12</p> <p>pushing [1] - 92:15</p> <p>put [14] - 18:23, 29:14, 52:18, 53:13, 58:22, 58:23, 66:13, 68:6, 70:23, 72:11, 75:17, 95:21, 95:22, 99:23</p> <p>putting [2] - 10:3, 31:18</p>	<p>Quinn [1] - 31:9</p> <p>quite [2] - 59:3, 80:2</p> <p>quo [2] - 24:12, 77:15</p> <p>quote [1] - 17:8</p>	<p style="text-align: center;">R</p> <p>R-20 [6] - 12:25, 13:4, 14:18, 14:23, 15:3, 15:7</p> <p>R-A-P-A [1] - 59:7</p> <p>racetrack [2] - 71:8, 72:19</p> <p>rail [6] - 21:25, 27:24, 33:4, 55:7, 55:8, 75:7</p> <p>railing [1] - 54:25</p> <p>Railing [3] - 31:24, 32:11, 54:4</p> <p>railroad [2] - 8:8, 49:16</p> <p>raised [5] - 16:6, 52:2, 52:4, 73:10, 84:5</p> <p>ranks [1] - 21:24</p> <p>RAPA [1] - 59:6</p> <p>Rapa [1] - 59:6</p> <p>rape [1] - 71:21</p> <p>rare [1] - 50:5</p> <p>rarely [1] - 100:11</p> <p>rate [1] - 20:12</p> <p>rateable [4] - 23:3, 32:16, 32:21, 33:12</p> <p>rateables [6] - 20:15, 23:8, 23:18, 32:17, 41:18, 79:20</p> <p>rated [2] - 84:16, 84:17</p> <p>rates [2] - 26:21, 84:15</p> <p>rather [2] - 35:14, 61:21</p> <p>rational [1] - 86:23</p> <p>rationales [1] - 11:21</p> <p>Ray [2] - 24:17, 101:11</p> <p>reach [2] - 30:24, 66:20</p> <p>reached [2] - 15:7, 97:7</p> <p>reacquired [1] - 22:23</p> <p>read [4] - 33:25, 34:20, 40:15, 84:11</p> <p>reading [1] - 59:14</p> <p>real [8] - 4:14, 28:17, 32:20, 85:11, 85:13, 85:19, 86:20, 89:25</p> <p>realistically [1] - 87:21</p> <p>realities [1] - 68:14</p> <p>reality [1] - 87:12</p> <p>realize [3] - 34:3, 34:11, 102:7</p>	<p>really [32] - 26:9, 26:11, 26:14, 29:7, 34:3, 37:4, 37:21, 39:5, 49:18, 58:13, 59:19, 59:20, 60:3, 65:8, 65:11, 65:18, 65:20, 65:23, 70:11, 70:17, 70:21, 72:12, 76:2, 77:9, 78:12, 78:14, 86:15, 86:16, 94:1, 94:3, 94:6, 95:6</p> <p>Realty [3] - 13:8, 14:13, 14:16</p> <p>REARDON [1] - 46:1</p> <p>Reardon [1] - 46:1</p> <p>reason [5] - 4:23, 68:1, 70:11, 89:22, 96:17</p> <p>reasons [10] - 12:2, 12:6, 12:10, 21:16, 38:2, 47:13, 54:12, 63:5, 67:19, 87:1</p> <p>rebuild [1] - 38:11</p> <p>receive [3] - 87:14, 102:5, 102:6</p> <p>received [3] - 17:1, 94:2, 99:5</p> <p>recent [2] - 56:22, 67:20</p> <p>recently [1] - 48:22</p> <p>recession [3] - 20:12, 34:10, 34:14</p> <p>recharge [6] - 37:20, 46:21, 46:22, 67:18, 84:14, 84:15</p> <p>reciprocal [1] - 99:1</p> <p>recognize [5] - 9:25, 10:8, 23:15, 68:16</p> <p>recommendation [1] - 102:12</p> <p>recommendations [1] - 7:10</p> <p>reconfiguration [1] - 51:1</p> <p>reconveyance [2] - 11:23, 12:16</p> <p>reconveyed [2] - 12:3, 19:17</p> <p>record [14] - 24:20, 30:2, 31:5, 33:16, 38:20, 39:3, 66:16, 66:17, 70:25, 100:24, 101:8, 101:23, 101:24, 102:3</p> <p>recorded [1] - 83:5</p> <p>records [3] - 92:8, 101:6, 101:10</p> <p>recovered [1] - 20:14</p>	<p>recovering [1] - 36:1</p> <p>recreation [5] - 61:5, 67:18, 68:17, 68:23, 69:2</p> <p>Recreation [2] - 68:20, 88:6</p> <p>recreational [4] - 4:13, 12:9, 37:9, 84:18</p> <p>recuperate [1] - 26:5</p> <p>Red [4] - 17:10, 17:16, 17:18, 70:3</p> <p>Red-headed [4] - 17:10, 17:16, 17:18, 70:3</p> <p>redesignate [1] - 29:9</p> <p>redevelop [2] - 53:14, 54:15</p> <p>Redevelopment [1] - 21:19</p> <p>redevelopment [2] - 8:19, 61:22</p> <p>redivide [1] - 13:10</p> <p>redivision [1] - 13:15</p> <p>reelection [1] - 34:6</p> <p>refer [3] - 8:4, 9:9, 53:21</p> <p>reference [2] - 71:17, 73:10</p> <p>referenced [1] - 101:21</p> <p>referred [1] - 14:23</p> <p>reflect [1] - 12:7</p> <p>refuse [1] - 71:11</p> <p>refused [1] - 86:5</p> <p>regard [1] - 12:15</p> <p>regarding [1] - 87:11</p> <p>regards [4] - 56:18, 70:16, 91:6, 93:1</p> <p>region [1] - 46:10</p> <p>regional [3] - 42:15, 60:1, 83:13</p> <p>Regional [1] - 59:8</p> <p>Register [1] - 6:6</p> <p>regret [1] - 12:18</p> <p>regrettable [1] - 50:12</p> <p>regular [1] - 28:2</p> <p>regulation [3] - 44:10, 77:7, 95:12</p> <p>regulations [5] - 76:5, 77:1, 94:24, 95:2, 95:10</p> <p>regulatory [6] - 18:1, 42:5, 42:6, 44:6, 44:21, 89:1</p> <p>rehash [1] - 56:7</p> <p>reinforce [1] - 94:18</p> <p>reiterate [2] - 28:19, 29:15</p> <p>related [1] - 68:16</p> <p>released [2] - 10:20,</p>
	<p style="text-align: center;">Q</p> <p>qualities [2] - 38:8, 61:2</p> <p>quality [6] - 35:7, 61:19, 63:11, 64:16, 67:24, 68:10</p> <p>quarterly [1] - 7:14</p> <p>questionable [1] - 53:18</p> <p>questions [1] - 60:24</p> <p>quickly [1] - 35:24</p> <p>quid [1] - 77:15</p> <p>Quince [1] - 96:22</p> <p>QUINN [2] - 31:7, 31:10</p>				

<p>64:1 relocate [2] - 91:4, 92:23 relocated [1] - 58:5 relocating [1] - 54:8 relocation [1] - 58:8 rely [1] - 46:24 remain [8] - 22:13, 23:21, 23:24, 47:17, 56:18, 69:16, 75:14, 99:10 remained [1] - 57:6 remaining [2] - 67:25, 83:19 remains [1] - 15:11 remarks [4] - 24:20, 59:15, 60:4, 97:2 remediate [1] - 93:7 remember [2] - 34:5, 71:9 remind [1] - 31:3 reminding [3] - 74:2, 74:5, 74:8 Renee [3] - 81:22, 101:8, 101:15 renovate [1] - 38:10 rent [1] - 57:15 repeat [1] - 93:24 replacement [3] - 50:22, 50:24, 51:13 report [24] - 5:12, 5:13, 5:16, 5:18, 5:22, 6:3, 6:21, 9:10, 10:8, 10:11, 10:20, 16:20, 17:6, 18:2, 38:25, 39:7, 53:23, 64:1, 64:2, 67:20, 68:19, 85:7, 85:9, 85:12 Reporter [1] - 103:4 reporter [2] - 11:6, 33:20 reports [1] - 54:6 represent [7] - 47:22, 48:1, 54:18, 74:21, 85:23, 99:16, 100:1 representative [2] - 7:22, 43:22 representing [4] - 11:1, 39:13, 66:5, 71:20 represents [3] - 8:21, 53:17, 85:22 repressed [2] - 43:14 reputation [1] - 66:17 request [3] - 15:6, 19:16, 101:17 required [17] - 5:22, 6:12, 6:23, 7:5, 9:20, 12:24, 17:23, 18:9,</p>	<p>47:10, 47:11, 51:6, 87:2, 87:15, 88:6, 88:8, 97:16, 97:19 requirements [1] - 67:8 requires [3] - 5:8, 9:1, 47:7 rescue [1] - 81:24 research [1] - 98:12 Reserve [1] - 59:25 resident [4] - 33:22, 55:25, 84:4, 91:2 residential [1] - 32:2 residents [12] - 27:3, 31:21, 35:4, 36:20, 41:3, 60:6, 61:7, 62:2, 67:17, 71:13, 90:17, 93:13 resource [4] - 36:11, 59:22, 74:2, 84:16 resources [4] - 46:9, 61:24, 65:12, 98:6 Resources [1] - 30:12 respect [2] - 12:13, 15:12 respectfully [1] - 62:17 response [1] - 97:1 responsibility [1] - 74:19 responsible [1] - 4:9 rest [2] - 23:19, 49:18 restaurant [1] - 58:3 restaurant's [1] - 56:1 restored [1] - 12:4 restricted [1] - 23:8 restricts [1] - 95:12 result [5] - 16:10, 16:20, 18:15, 19:25, 21:13 retiring [1] - 43:15 retransfer [1] - 24:9 return [2] - 24:11, 24:13 returned [2] - 87:18, 87:19 returning [1] - 59:17 reuse [3] - 35:14, 38:10, 61:23 reused [1] - 38:13 reverse [2] - 36:15, 38:15 revitalize [1] - 89:10 revived [1] - 93:5 revolving [1] - 43:10 rewarding [1] - 89:15 rezone [1] - 13:9 rezoned [2] - 13:12, 14:15 rich [1] - 62:5</p>	<p>Ridge [2] - 9:14, 36:23 rightfully [1] - 92:12 rights [4] - 94:19, 94:25, 95:5, 95:12 risk [2] - 58:16, 62:19 risky [1] - 57:23 Rite [1] - 34:7 River [6] - 47:23, 52:23, 87:25, 94:16, 94:18, 100:2 rivers [2] - 52:22, 83:15 road [2] - 22:2, 51:2 Road [2] - 8:7, 20:20 roam [1] - 56:11 Robert [1] - 95:18 rogue [1] - 73:20 role [1] - 86:20 Romeo [1] - 81:23 room [5] - 44:24, 65:1, 65:2 Rooney [1] - 5:4 Roosevelt [1] - 65:11 root [1] - 91:10 roots [1] - 19:22 roughly [1] - 7:3 Route [4] - 8:5, 14:6, 20:22, 27:24 RPR [1] - 103:13 rudimentary [1] - 56:8 ruining [1] - 57:17 rules [4] - 47:10, 80:14, 86:16, 95:2 rumored [1] - 52:16 run [3] - 5:15, 38:18, 86:4 running [2] - 5:15, 34:6 runoff [1] - 71:13 runs [1] - 13:23 rush [1] - 85:10</p>	<p>Salem/Cumberland [1] - 53:9 sales [2] - 25:15, 86:8 sanded [1] - 37:11 sandwiches [1] - 65:21 sandy [1] - 18:4 Sandy [1] - 64:12 Sarasota [1] - 82:5 satisfy [1] - 16:14 save [1] - 72:22 saved [2] - 59:20, 59:25 saw [1] - 33:6 scary [1] - 73:7 scenes [3] - 99:11, 99:15, 99:21 scenic [2] - 52:21, 83:15 Scenic [1] - 94:17 schedules [1] - 55:8 schemes [1] - 59:21 school [3] - 55:3, 55:11, 65:19 schools [3] - 20:16, 23:7, 71:16 scientifically [1] - 61:1 scrap [1] - 65:25 second [10] - 6:15, 6:18, 6:22, 25:3, 44:18, 50:5, 53:23, 97:14, 102:7, 102:9 secondary [1] - 85:2 secondly [1] - 12:9 secret [1] - 100:20 section [3] - 13:23, 14:17, 32:2 sections [1] - 79:4 see [18] - 6:3, 13:2, 14:25, 29:4, 37:24, 38:12, 41:15, 51:18, 54:21, 65:3, 65:22, 69:5, 75:23, 82:22, 86:16, 90:17, 96:1 seeing [4] - 64:5, 64:9, 64:10, 64:13 seek [6] - 15:23, 15:24, 24:9, 50:15, 51:4, 97:16 seem [3] - 35:11, 72:24, 96:7 seep [1] - 37:16 seeping [2] - 35:9, 37:21 select [1] - 5:24 selection [1] - 55:3 sell [16] - 4:18, 4:25, 8:16, 9:1, 11:3, 48:7, 55:1, 57:20, 83:1, 85:16, 87:3, 87:5,</p>	<p>89:16, 90:5, 95:14, 95:15 seller [3] - 86:9, 95:5, 95:7 selling [3] - 8:25, 56:4, 86:18 sells [1] - 84:22 Senate [2] - 26:16, 42:8 Senator [5] - 24:20, 34:2, 42:3, 45:5, 49:9 senator [1] - 25:10 sense [5] - 25:21, 35:13, 85:12, 96:16, 96:24 sensitive [5] - 33:13, 53:7, 61:19, 85:2, 89:13 sensitivity [1] - 97:3 sent [1] - 59:2 separate [2] - 100:10, 100:13 September [1] - 16:18 serious [1] - 25:5 serve [1] - 4:13 service [9] - 15:18, 15:19, 16:1, 16:13, 16:24, 17:3, 18:18, 20:20, 22:4 set [13] - 7:14, 9:19, 21:18, 37:2, 37:6, 40:4, 44:3, 50:12, 51:7, 60:5, 63:7, 76:7, 81:11 set-aside [1] - 51:7 sets [2] - 46:25, 69:16 setting [4] - 80:16, 81:9, 81:18, 92:22 settlement [1] - 100:22 several [5] - 6:6, 8:23, 82:4, 84:1 severely [1] - 50:17 sewer [15] - 13:23, 13:24, 15:18, 15:20, 16:1, 16:13, 16:24, 17:3, 18:17, 20:19, 22:1, 22:3, 27:25, 33:5 shady [1] - 73:16 shady-at-best [1] - 73:16 shaped [1] - 37:15 share [3] - 41:20, 80:7, 80:11 sharp [1] - 65:11 sheds [1] - 47:5 shell [1] - 52:13 shirked [1] - 23:11</p>
S		<p>sacrifice [1] - 73:22 saddens [1] - 35:21 safe [5] - 47:1, 55:9, 55:11, 73:8 safety [2] - 44:16, 55:5 sake [2] - 29:22, 29:23 salaries [1] - 68:21 sale [21] - 4:22, 5:9, 5:11, 6:2, 6:24, 7:18, 8:20, 9:22, 19:8, 19:12, 36:15, 46:11, 47:3, 57:15, 62:11, 87:4, 91:23, 93:15, 93:17, 94:7, 96:18 Salem [1] - 82:10</p>		

<p>Shop [1] - 34:7 Shop-Rite [1] - 34:7 short [3] - 30:8, 54:19, 62:11 short-term [1] - 62:11 shortchanged [1] - 86:17 shortchanges [1] - 61:6 shorten [1] - 82:19 shorter [2] - 31:10, 39:15 shortsighted [2] - 36:8, 60:12 Shoshana [1] - 63:22 shot [2] - 32:20, 96:1 show [1] - 56:24 shown [2] - 54:6, 54:7 shutdown [1] - 72:15 side [16] - 8:8, 14:5, 31:22, 55:19, 70:24, 71:7, 72:8, 74:11, 75:24, 76:12, 80:9, 82:15, 90:10, 92:9, 92:10 sides [2] - 8:8, 76:11 siding [1] - 75:7 sign [1] - 7:11 signed [1] - 101:18 significant [4] - 23:3, 35:18, 46:21, 84:13 significantly [1] - 27:9 signs [1] - 84:11 simply [6] - 24:11, 75:11, 87:21, 89:25, 97:10, 98:20 single [2] - 41:2, 77:17 sit [1] - 40:23 site [19] - 17:11, 17:24, 18:5, 52:12, 54:12, 55:3, 73:18, 83:21, 84:7, 84:20, 84:25, 85:5, 88:15, 88:19, 88:24, 89:5, 93:19, 94:4 sites [7] - 52:22, 53:9, 53:10, 53:11, 53:14, 71:18, 89:7 sitting [2] - 30:23, 33:1 sixty [1] - 49:15 size [2] - 37:8, 40:4 sizes [1] - 95:10 SKY [1] - 63:24 slash [1] - 36:11 slated [1] - 22:12 slippery [2] - 100:16, 101:12 slowly [1] - 11:10 smaller [1] - 54:25</p>	<p>snags [1] - 17:15 snail [1] - 63:23 Snake [4] - 18:3, 18:13, 18:14 snake [2] - 18:7, 40:2 sneaky [2] - 101:4, 101:12 so-called [1] - 90:13 Society [5] - 66:5, 78:22, 82:1, 101:9, 101:16 soils [2] - 18:4, 18:5 sold [6] - 14:12, 19:7, 45:12, 67:9, 91:19, 99:19 solicited [2] - 101:1, 101:5 solve [3] - 65:13, 65:14, 91:9 someone [8] - 4:16, 10:25, 29:5, 40:20, 45:1, 80:25, 81:14, 92:8 sometimes [2] - 9:4, 79:16 somewhere [1] - 58:20 soon [5] - 10:2, 11:8, 58:19, 74:8, 102:6 sorry [2] - 24:21, 96:23 sort [1] - 4:13 sought [1] - 13:9 sound [3] - 38:15, 58:12, 74:3 sounds [2] - 58:11, 79:6 source [1] - 18:14 South [8] - 26:13, 30:5, 40:8, 46:3, 46:7, 46:10, 46:23, 54:5 southern [2] - 46:19, 48:21 Space [4] - 60:9, 60:14, 60:15, 60:20 space [33] - 25:7, 25:22, 25:23, 28:6, 28:8, 28:16, 28:21, 30:13, 42:18, 45:25, 47:5, 49:14, 49:16, 54:22, 54:23, 56:17, 59:12, 60:24, 61:13, 64:25, 65:9, 66:14, 66:18, 66:23, 67:5, 67:7, 67:10, 67:12, 69:13, 69:17, 70:17, 70:20, 80:23 spaces [11] - 27:2, 38:9, 42:10, 43:24,</p>	<p>43:25, 49:11, 57:18, 67:16, 67:20, 89:18 special [4] - 26:3, 28:21, 36:17, 42:10 species [19] - 16:7, 17:23, 18:8, 18:9, 26:3, 49:23, 50:20, 56:10, 66:9, 68:11, 70:1, 70:5, 70:15, 71:4, 74:5, 84:10, 88:21, 95:11, 97:10 specific [1] - 56:10 specifically [2] - 13:25, 18:11 spell [3] - 11:9, 24:25, 31:4 spelled [3] - 42:1, 59:7, 66:4 spend [2] - 27:11, 69:4 spending [2] - 68:21, 72:3 spent [1] - 98:6 spew [1] - 31:25 split [2] - 13:4, 14:22 spoken [4] - 49:22, 71:2, 71:6, 84:19 sponsors [1] - 5:6 Sportsmen [2] - 42:12, 42:20 sportsmen [5] - 43:23, 45:4, 45:19, 49:23, 61:3 Sportsmen's [1] - 42:1 sportswomen [1] - 61:4 spots [1] - 93:4 spread [2] - 68:12, 71:5 squad [1] - 81:24 squander [1] - 62:10 square [6] - 32:15, 32:22, 33:8, 61:14, 92:6, 95:6 square-foot [3] - 32:15, 32:22, 33:8 squarely [1] - 76:11 St [1] - 82:6 staff [1] - 60:25 stand [7] - 32:23, 36:18, 55:19, 76:20, 77:9, 78:2, 100:12 standard [1] - 87:14 standards [2] - 47:8, 47:11 standing [1] - 65:1 start [2] - 44:20, 59:14 started [4] - 4:4, 42:25, 43:5, 45:11</p>	<p>starting [2] - 57:7, 64:3 State [27] - 7:7, 7:12, 7:17, 21:3, 21:21, 25:2, 26:19, 27:13, 28:9, 29:4, 40:7, 41:25, 42:12, 43:16, 59:12, 60:18, 67:22, 68:17, 68:18, 74:15, 78:3, 78:4, 83:6, 88:5, 92:1, 99:16, 103:4 state [48] - 4:11, 4:16, 9:21, 21:4, 21:6, 21:9, 21:24, 25:11, 32:19, 36:3, 46:25, 47:9, 50:9, 53:8, 53:23, 54:17, 54:18, 60:17, 61:5, 66:1, 66:16, 66:19, 67:13, 68:23, 73:18, 73:20, 74:14, 74:15, 76:16, 78:6, 78:9, 80:20, 81:12, 83:1, 83:18, 86:4, 86:21, 87:10, 87:19, 87:24, 88:7, 88:17, 88:19, 88:21, 90:4, 92:19, 94:3 state's [3] - 60:21, 89:23, 90:1 statement [1] - 48:5 States [1] - 26:23 states [1] - 17:7 statewide [5] - 42:14, 45:2, 59:9, 66:5, 66:13 status [3] - 24:11, 50:2, 57:6 Statute [1] - 5:3 statute [4] - 4:24, 5:5, 5:8, 9:1 stay [3] - 39:19, 62:19 steadfast [1] - 23:24 step [2] - 5:11, 40:10 steps [1] - 20:6 still [10] - 10:22, 34:15, 51:3, 51:4, 58:15, 64:17, 65:17, 68:1, 72:24, 93:21 stinking [1] - 70:7 stood [2] - 33:8, 97:21 stop [10] - 41:1, 49:10, 56:21, 64:10, 77:18, 82:25, 84:11, 90:3, 90:22, 90:23 stories [1] - 60:22 strategy [1] - 83:13 Street [3] - 32:3, 70:10, 90:9 street [2] - 8:6, 78:1</p>	<p>stressed [1] - 100:13 strict [1] - 47:8 strive [2] - 78:7, 79:19 striving [1] - 79:13 strong [2] - 45:4, 45:5 strongly [2] - 46:11, 100:11 structure [1] - 18:6 struggle [1] - 71:9 stuck [2] - 92:2, 96:3 studies [2] - 37:12, 97:5 study [2] - 39:24, 98:12 stuff [4] - 44:25, 57:12, 72:16, 73:7 subdivision [1] - 15:3 subject [4] - 9:15, 17:8, 77:5, 89:13 submit [3] - 38:19, 39:6, 48:4 submitted [2] - 17:6, 98:13 substance [1] - 43:18 substantiate [1] - 11:24 suburban [1] - 21:8 success [1] - 60:22 successful [3] - 58:13, 60:14, 86:8 sudden [2] - 32:25, 45:15 sue [4] - 36:16, 44:19, 44:20, 73:17 suffer [1] - 64:4 suggested [2] - 50:12, 100:8 suing [1] - 36:14 Suitability [1] - 17:25 suitable [10] - 16:5, 17:9, 17:12, 17:21, 17:24, 35:11, 53:4, 77:10, 77:12 suitably [1] - 75:12 suited [1] - 27:21 summarize [1] - 69:7 sums [1] - 10:23 supplies [1] - 71:6 supply [1] - 46:24 support [10] - 17:9, 24:8, 28:15, 46:5, 60:23, 67:4, 67:10, 67:11, 67:15, 68:1 supported [2] - 23:7, 31:18 supporter [3] - 25:7, 30:13, 30:24 supporters [2] - 45:4, 45:6 supporting [4] -</p>
---	--	---	--	---

<p>50:18, 86:6, 89:15, 92:16</p> <p>supportive [2] - 25:17, 30:3</p> <p>supposed [4] - 56:4, 72:20, 86:1, 86:2</p> <p>surface [1] - 84:15</p> <p>surplus [1] - 65:4</p> <p>surrounded [2] - 49:14, 49:15</p> <p>surrounding [2] - 14:5, 15:15</p> <p>surrounds [1] - 47:19</p> <p>survey [1] - 84:11</p> <p>survive [1] - 70:11</p> <p>suspected [1] - 37:13</p> <p>sustain [4] - 17:23, 18:9, 71:3, 79:21</p> <p>sustainable [1] - 61:9</p> <p>sustained [1] - 78:24</p> <p>swap [4] - 4:17, 51:4, 65:8, 65:18</p> <p>swaps [1] - 9:4</p> <p>swindled [2] - 70:1, 70:15</p> <p>system [4] - 43:1, 43:3, 43:7, 44:14</p>	<p>tenfold [1] - 73:1</p> <p>Tennessee [3] - 32:14, 58:6, 65:16</p> <p>term [1] - 62:11</p> <p>terms [1] - 80:9</p> <p>terrible [1] - 46:25</p> <p>testify [4] - 31:3, 94:10, 94:11, 101:23</p> <p>testimony [3] - 50:20, 53:3, 55:22</p> <p>themselves [2] - 11:6, 69:10</p> <p>Theodore [1] - 11:25</p> <p>therefore [5] - 12:21, 19:15, 24:7, 67:2, 69:20</p> <p>they've [2] - 32:4, 41:16</p> <p>thinking [1] - 29:14</p> <p>third [5] - 10:13, 52:13, 62:24, 90:21, 93:25</p> <p>thoughts [2] - 11:15, 80:8</p> <p>thousand [6] - 48:2, 48:25, 52:25, 72:7, 92:10, 96:23</p> <p>threatened [2] - 84:9, 88:20</p> <p>threatened/ endangered [1] - 66:9</p> <p>threatens [7] - 60:8, 60:13, 60:19, 60:23, 60:24, 61:3, 71:2</p> <p>threats [1] - 60:11</p> <p>three [10] - 9:24, 10:3, 10:5, 17:23, 32:23, 42:14, 52:18, 56:2, 87:16, 101:17</p> <p>three-year [2] - 9:24, 10:3</p> <p>thrilled [1] - 65:20</p> <p>thrive [1] - 56:15</p> <p>throughout [3] - 18:25, 46:23, 47:7</p> <p>TINSLEY [2] - 66:3, 66:4</p> <p>Tinsley [1] - 66:4</p> <p>tiny [1] - 37:14</p> <p>today [6] - 4:21, 5:14, 6:5, 7:3, 25:6, 47:15</p> <p>today's [1] - 54:9</p> <p>together [4] - 21:5, 74:22, 78:12, 78:14</p> <p>tomorrow [1] - 60:2</p> <p>tonight [19] - 7:19, 30:8, 31:23, 33:1, 39:12, 47:24, 48:3, 59:16, 66:11, 67:2,</p>	<p>69:23, 71:1, 73:5, 73:25, 74:13, 75:20, 79:22, 97:2</p> <p>tonight's [1] - 39:2</p> <p>took [3] - 19:14, 57:7, 57:24</p> <p>top [1] - 26:22</p> <p>touched [1] - 63:13</p> <p>tough [1] - 77:23</p> <p>touted [1] - 54:3</p> <p>toward [1] - 52:5</p> <p>towards [1] - 71:16</p> <p>town [13] - 41:7, 41:11, 41:16, 44:12, 44:13, 44:15, 56:21, 57:7, 57:16, 63:19, 71:19, 74:12</p> <p>town's [1] - 56:18</p> <p>towns [4] - 4:11, 46:6, 53:25, 58:18</p> <p>Township [2] - 54:8, 54:13</p> <p>toxic [3] - 37:10, 72:16, 74:10</p> <p>toxicity [1] - 71:5</p> <p>track [1] - 49:16</p> <p>tracks [2] - 8:8, 55:6</p> <p>tract [10] - 42:21, 48:19, 50:1, 50:19, 50:21, 51:9, 52:10, 83:6, 84:12, 88:1</p> <p>traction [1] - 78:6</p> <p>tracts [3] - 36:2, 46:18, 48:20</p> <p>trades [2] - 100:8, 100:9</p> <p>traffic [2] - 35:8, 71:8</p> <p>trails [1] - 59:1</p> <p>transaction [10] - 4:19, 5:13, 5:19, 5:21, 6:11, 6:19, 7:10, 10:15, 10:18, 10:22</p> <p>transaction's [1] - 7:16</p> <p>transcript [4] - 11:7, 102:5, 102:10, 103:6</p> <p>transfer [6] - 39:16, 40:3, 45:18, 45:23, 47:1, 48:23</p> <p>transference [1] - 73:15</p> <p>transferred [4] - 10:14, 40:9, 48:17, 51:21</p> <p>transferring [1] - 10:9</p> <p>transfers [1] - 44:11</p> <p>travel [1] - 38:11</p> <p>treasures [1] - 59:23</p> <p>treatment [1] - 76:14</p>	<p>tree [2] - 56:14, 70:7</p> <p>Treefrog [3] - 17:10, 17:14, 17:20</p> <p>treefrogs [1] - 70:7</p> <p>trek [1] - 102:8</p> <p>Trenton [5] - 6:16, 6:20, 82:7, 100:15, 102:8</p> <p>Triad [2] - 21:20, 88:9</p> <p>Tributaries [2] - 47:23, 88:4</p> <p>tricky [1] - 100:16</p> <p>Trident [1] - 16:17</p> <p>tried [1] - 23:13</p> <p>true [2] - 98:15, 103:5</p> <p>truly [3] - 26:7, 73:3</p> <p>Trust [1] - 83:7</p> <p>trust [14] - 47:5, 49:1, 49:2, 49:4, 49:5, 49:10, 58:22, 58:23, 59:10, 60:19, 62:12, 69:15, 80:12, 80:13</p> <p>truthfully [1] - 29:3</p> <p>try [8] - 10:4, 26:14, 33:19, 38:3, 56:20, 77:19, 79:12, 82:18</p> <p>trying [10] - 27:13, 27:14, 29:5, 56:24, 74:17, 76:16, 91:9, 98:6, 98:22</p> <p>turn [2] - 11:1, 74:8</p> <p>turned [1] - 52:9</p> <p>turns [1] - 19:1</p> <p>twice [1] - 71:15</p> <p>two [22] - 6:12, 6:16, 8:8, 12:5, 24:16, 39:1, 39:4, 39:5, 42:17, 44:2, 50:8, 68:5, 72:2, 77:7, 78:12, 78:14, 91:10, 92:19, 97:1, 97:5, 100:10, 101:18</p> <p>type [5] - 21:8, 27:25, 28:1, 76:13, 88:4</p> <p>types [2] - 16:10, 50:20</p> <p>typically [1] - 18:7</p>	<p>60:19, 60:23, 61:3, 69:14, 98:9</p> <p>undermines [3] - 47:4, 67:2, 67:4</p> <p>underscores [1] - 54:14</p> <p>understood [1] - 45:10</p> <p>undertake [2] - 7:23, 24:4</p> <p>underutilized [1] - 89:7</p> <p>unemployment [3] - 20:11, 26:21, 26:22</p> <p>unfairly [1] - 101:10</p> <p>unfortunately [1] - 20:3</p> <p>Union [2] - 70:22, 70:23</p> <p>unique [2] - 38:7, 75:6</p> <p>unit [1] - 74:6</p> <p>united [1] - 46:8</p> <p>United [3] - 26:23, 47:22, 100:1</p> <p>unless [2] - 65:13, 89:24</p> <p>unprecedented [1] - 47:4</p> <p>unprotected [1] - 83:21</p> <p>unsuitable [1] - 36:24</p> <p>untouched [1] - 35:15</p> <p>unusual [2] - 29:17, 29:19</p> <p>up [40] - 4:15, 7:24, 10:24, 11:4, 11:14, 11:15, 22:15, 24:19, 31:3, 33:8, 33:17, 38:22, 40:24, 41:2, 41:17, 49:22, 53:6, 58:13, 63:7, 63:12, 63:16, 63:20, 70:10, 71:24, 74:9, 77:5, 79:3, 79:6, 84:3, 86:24, 92:22, 93:3, 94:13, 95:23, 96:1, 96:11, 97:21, 100:3, 102:8</p> <p>upholding [1] - 86:3</p> <p>upkeep [1] - 43:7</p> <p>upland [1] - 46:20</p> <p>upper [1] - 14:17</p> <p>upset [1] - 76:21</p> <p>upwards [1] - 19:4</p> <p>Urban [1] - 21:19</p> <p>urge [1] - 62:17</p> <p>user [1] - 15:19</p> <p>uses [4] - 16:5, 21:12, 50:3, 68:11</p> <p>Utilities [1] - 51:20</p>
T				
<p>table [1] - 5:14</p> <p>talks [2] - 88:10, 88:11</p> <p>Tango [1] - 81:24</p> <p>targeting [1] - 53:15</p> <p>tax [7] - 25:15, 64:24, 65:3, 71:15, 71:22, 73:18, 74:20</p> <p>taxes [7] - 20:15, 25:13, 28:16, 32:18, 40:24, 73:17, 96:9</p> <p>taxpayer [4] - 36:15, 42:23, 43:8, 61:23</p> <p>taxpayers [3] - 36:20, 43:5, 61:7</p> <p>taxpayers' [2] - 36:13, 36:22</p> <p>taxpaying [1] - 74:9</p> <p>team [1] - 79:9</p> <p>TEC [1] - 17:20</p> <p>tech [1] - 79:17</p> <p>technical [1] - 8:23</p> <p>technically [1] - 9:13</p> <p>Ted [2] - 11:2, 14:22</p> <p>Teddy [1] - 65:11</p> <p>temporary [1] - 72:23</p> <p>tempting [1] - 57:19</p> <p>ten [7] - 26:22, 32:17, 45:23, 46:13, 47:14, 48:10, 55:15</p>				
U				
			<p>ugly [2] - 62:25, 63:19</p> <p>ultimately [1] - 22:21</p> <p>unacceptable [1] - 41:7</p> <p>unbuildable [1] - 71:25</p> <p>under [1] - 86:21</p> <p>underlying [1] - 9:9</p> <p>undermine [6] - 50:17,</p>	

<p>utilize [1] - 45:14 utilized [1] - 74:25</p>	W	Wildlife [25] - 8:10,	Y
V	<p>wage [2] - 64:15, 64:17 wages [1] - 68:21 wait [3] - 6:23, 44:18, 45:16 walking [1] - 93:2 wants [10] - 31:24, 49:8, 49:10, 63:2, 74:14, 83:1, 90:4, 90:14, 93:10, 94:11 warden [1] - 43:17 warranted [1] - 16:22 waste [2] - 35:9, 71:13 wasteful [1] - 37:1 Wastewater [1] - 88:11 watch [1] - 45:22 water [23] - 13:22, 13:24, 15:20, 18:14, 20:20, 22:1, 22:3, 27:24, 33:4, 35:8, 35:9, 37:17, 37:20, 37:22, 46:24, 60:3, 61:18, 67:19, 67:24, 71:6, 84:13, 84:16 watershed [2] - 52:21, 52:23 Waterway [1] - 65:15 WATSON [1] - 77:22 Watson [1] - 77:24 ways [2] - 83:24, 95:4 weak [2] - 85:12, 86:19 weaken [1] - 60:13 weather [1] - 64:11 website [3] - 5:17, 6:7, 6:8 week [2] - 72:8, 96:2 weeks [5] - 6:16, 39:1, 39:4, 39:5, 44:2 weight [1] - 87:21 welcome [2] - 11:14, 47:24 well-kept [1] - 96:14 west [3] - 14:5, 64:3, 92:9 wetlands [2] - 17:13, 36:25 whatsoever [1] - 33:13 Wheaton's [2] - 63:7, 79:13 whole [5] - 33:2, 52:6, 56:14, 57:13, 66:15 wild [2] - 52:21, 83:15 Wild [1] - 94:17 wildfires [1] - 64:5</p>	<p>8:13, 8:15, 9:23, 34:22, 35:5, 39:21, 42:19, 42:25, 43:3, 43:7, 43:9, 44:14, 44:17, 47:18, 48:8, 48:13, 48:18, 60:18, 68:8, 69:1, 83:8, 84:21, 88:2 wildlife [5] - 61:18, 66:8, 71:5, 73:12, 84:11 wildlife/Menantico [1] - 73:11 willing [7] - 26:11, 34:17, 86:8, 86:9, 89:16, 90:1, 95:5 willingness [1] - 12:14 wisdom [2] - 88:18, 89:5 wish [2] - 45:9, 45:10 wishes [2] - 37:24, 87:5 withdraw [1] - 62:18 witnessed [3] - 76:23, 77:1, 77:2 won [1] - 100:4 wonderful [2] - 32:16, 57:22 Woodpecker [4] - 17:11, 17:16, 17:18, 70:3 word [2] - 34:16, 42:6 words [2] - 27:4, 43:16 workable [1] - 40:19 workers [1] - 58:17 workforce [3] - 22:10, 71:21, 73:1 works [4] - 11:2, 22:10, 46:5, 82:9 worried [1] - 65:8 worry [1] - 35:7 worth [1] - 62:8 worthiness [1] - 61:2 worthwhile [1] - 70:14 write [1] - 35:1 writing [1] - 48:5 written [6] - 38:20, 39:1, 39:6, 102:1, 102:4, 102:11</p>	<p>Y-E-A-N-Y [1] - 4:6 Yak [1] - 63:24 YEANY [11] - 4:3, 24:15, 31:2, 33:15, 38:19, 38:22, 38:24, 41:23, 94:9, 94:14, 101:22 Yeany [3] - 4:5, 11:18, 34:21 year [12] - 8:2, 9:24, 10:3, 13:7, 31:11, 32:17, 35:22, 43:2, 47:16, 51:19, 58:2, 64:22 years [38] - 5:6, 9:16, 10:5, 13:18, 24:11, 25:8, 32:4, 33:24, 40:12, 41:5, 41:6, 47:4, 49:20, 50:17, 51:1, 51:18, 52:18, 56:2, 57:24, 58:7, 60:15, 74:25, 75:2, 75:9, 78:25, 84:1, 86:8, 91:8, 91:16, 93:7, 93:17, 94:22, 95:19, 96:10, 96:20, 97:6 yellow [1] - 15:1 yesterday [1] - 64:1 York [1] - 82:5 young [1] - 78:21 yourself [2] - 33:18, 67:6 yourselves [1] - 31:4</p>
<p>vacant [2] - 35:10, 38:12 vague [2] - 86:10, 86:13 valid [2] - 38:2, 66:12 validation [1] - 49:1 valuable [2] - 62:10, 68:4 value [10] - 8:22, 12:11, 35:24, 45:10, 45:20, 45:24, 46:15, 51:14, 83:10, 86:25 values [8] - 37:9, 47:15, 50:19, 83:11, 84:8, 84:16, 84:24, 85:4 Van [3] - 24:20, 34:2, 45:5 VAN [1] - 24:24 various [3] - 9:17, 35:3, 75:2 vegetation [1] - 18:6 vested [1] - 58:18 via [2] - 48:12, 73:20 viable [1] - 92:24 Vice [1] - 31:9 vice [1] - 31:13 Vice-Mayor [1] - 31:9 vice-mayor [1] - 31:13 Victor [1] - 42:2 view [3] - 12:18, 45:7, 45:19 vinyl [4] - 37:10, 54:25, 73:7, 90:13 VIRGILIO [2] - 41:24, 99:13 Virgilio [1] - 41:25 virgin [1] - 54:17 vocal [1] - 24:5 voice [10] - 44:7, 44:8, 44:22, 78:19, 79:22, 79:25, 80:2, 80:8, 80:11 voices [1] - 80:5 voted [1] - 25:16 voter [2] - 60:16, 67:14 voter-approved [1] - 60:16 vulnerable [2] - 61:25, 83:21</p>	Z	X	<p>ZIP [1] - 42:16 zone [7] - 14:18, 14:24, 15:2, 15:4, 15:7, 15:11 zoned [4] - 12:24, 13:6, 91:17, 95:21 zoning [5] - 12:4, 13:4, 14:22, 59:18, 95:11</p>
		<p>XI01947 [1] - 103:14 XYZ [1] - 49:9 XYZ's [1] - 49:9</p>	