

BEFORE THE RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
DELAWARE COUNTY, PENNSYLVANIA

- - -

IN RE: Conditional Use Hearing of the Trustees
of Dorrance Hamilton 3/15/1996 Revocable
Agreement of Trust to Develop Properties at 208
and 228 Strafford Avenue and 18 Forrest Lane

- - -

Public hearing in the above matter
held pursuant to notice on Thursday, December 7,
2023, at the Radnor Township Municipal Building,
301 Iven Avenue, Wayne, Pennsylvania, commencing
at 6:32 p.m., before Norma Gerrity, Professional
Court Reporter.

- - -

BEFORE: MOIRA MULRONEY, President
MAGGY MYERS, Vice President
JACK LARKIN, Member
JIM RILEY, Member

JOHN RICE, ESQUIRE, Solicitor

APPEARANCES: GEORGE W. BROSEMAN, ESQUIRE,
for the Applicant

NOAH MARLIER, ESQUIRE,
Special Counsel for Radnor Township

ALSO PRESENT: PEGGY HAGAN, Executive Assistant
to Township Manager

- - -

NORMA GERRITY
Professional Court Reporter
14 Fetters Boulevard
Downingtown, PA 19335
610-246-2362

I N D E X

<u>QUESTIONS AND COMMENTS:</u>	<u>PAGE</u>
Joseph Schuda	28
Kate Hermans	31
<u>PROPOSED PARTIES TO PROCEEDING:</u>	<u>PAGE</u>
Jennifer Pechet, 3 Madison Lane	6
Gregg Hess, 66 Crestline Road	7
Mary Ann Mahoney, 5 Grant Lane	8
Brian Curley, 136 Fairfield Lane	8
Robby Wierman, 101 Lantoga Road	10
Amber Atwood Levy, Radnor Conservancy	10
Louisa Hanshew, 219 Sugartown Road	11
Joe Schuda, 14 Forrest Lane	11
Gregory Szary, 6 Forrest Lane	12
Steven Rocci, 201 Bloomingdale Avenue	12
Peter Clark	12
Sharon and David Willis, 335 Strafford Avenue	13
Steven and Meghan Schery, 9 Grant Lane	15
Cindy Hansen, 6 Hedgerow Lane	15

1 THE PRESIDENT: Good evening. We're
2 going to get started, if we can get the
3 parties and counsel in the room.

4 Okay. Good evening. This evening
5 this is a special meeting of the board of
6 commissioners, Thursday, December 7th,
7 2023, a conditional use hearing.

8 This is the conditional use
9 application of the Trustees of Dorrance
10 Hamilton 3/15/1996 Revocable Agreement of
11 Trust seeking approval to develop the
12 properties at 208 and 228 Strafford Avenue
13 and 18 Forrest Lane, Wayne, under the
14 density modification development provisions
15 at Article XIX of the township zoning
16 ordinance.

17 The property consists of approximately
18 seven and a half acres, is in the R-4
19 Residence District, and consists of
20 Delaware County Folio Number
21 36-01-00538-00; 36-01-00539-00;
22 36-01-00540-00; and 36-01-00236-02.

23 The application proposes 38 townhomes,
24 common open space areas, new stormwater

1 management facilities, and related
2 improvements.

3 I'm going to now ask everyone to join
4 me with the Pledge of Allegiance.

5 - - -

6 (Pledge of Allegiance)

7 - - -

8 THE PRESIDENT: At this point, I'm
9 going to turn it over to the township
10 solicitor, John Rice, to get us started.

11 MR. RICE: Thank you. Just a little
12 bit of background of where we're at in this
13 proceeding.

14 We were last here on this application
15 August 10th of this year, and the matter
16 was continued generally at that time.

17 Some of the residents became parties.
18 I have your names and contact info from
19 that night. I'm going to go through that.

20 The applicant made a request to start
21 up the hearing, which we've now advertised
22 in the newspaper. Tonight's hearing was
23 advertised twice.

24 It was advertised in the November 22nd

1 and November 30th edition of the Delco
2 County Daily Times. It's also been posted
3 on the township's website.

4 So tonight is the second night
5 basically of this application. Some of you
6 may have been here for the first
7 application.

8 But the first thing I'd like to do is
9 just go through the party list, who's here,
10 who's not here.

11 I received three e-mails this week
12 from additional residents that are
13 requesting party status.

14 I think at least one or two of them
15 said that they would be here, but it wasn't
16 clear to me about the third person. So if
17 we can do that, and then I'll read your
18 address.

19 I don't think, Mr. Broseman -- Mr.
20 Broseman has the right, as the applicant's
21 counsel, to ask questions, where you live,
22 how far are you from the property, that
23 kind of thing.

24 Mr. Marlier is here representing the

1 township in this application, and he, of
2 course, also can ask questions of any of
3 the parties and any of the witnesses.

4 So, Mr. Broseman, I don't think we
5 went through the parties last time. You
6 didn't ask questions of any of the parties.

7 But let me just go through the list,
8 and I'll see if you have any objection to
9 any of them at that point.

10 If you want to ask questions, you'll
11 need to come up to the podium, and Mr.
12 Broseman or Mr. Marlier may have any
13 questions for you.

14 So let me go through the list. First
15 is Jennifer Pechet.

16 MS. PECHET: Pechet.

17 MR. RICE: Okay. And you live at 3
18 Madison Lane?

19 MS. PECHET: Yes.

20 MR. RICE: And how close is that to
21 the property, the Hamilton property?

22 MS. PECHET: A couple hundred yards.

23 MR. RICE: Okay. Mr. Broseman, do you
24 have any questions?

1 MR. BROSEMAN: I do not.

2 MR. RICE: Any objection?

3 MR. BROSEMAN: No.

4 MR. RICE: Mr. Marlier?

5 MR. MARLIER: Ms. Pechet, if you could
6 just spell your last name, please.

7 MS. PECHET: P-E-C-H-E-T.

8 MR. MARLIER: Thank you. No
9 objection.

10 MR. RICE: Gregg Hess. Is Gregg here?

11 - - -

12 (No response.)

13 - - -

14 MR. RICE: His address is 66 Crestline
15 Road. Mr. Broseman, you had this list for,
16 I think, earlier this week.

17 Do you have any objection to, assuming
18 Mr. Hess shows up at the next hearing, do
19 you have any objection to him at this
20 point?

21 MR. BROSEMAN: If you want to defer
22 until then, that's fine, but I looked on
23 the map where he is, and I would object
24 based on his location.

1 MR. LARKIN: What was the address
2 again, please?

3 THE PRESIDENT: What is the address?

4 MR. RICE: The address is 66 Crestline
5 Road. Okay. So we'll put Mr. Hess on hold
6 until the next hearing.

7 MR. BROSEMAN: He's not here; right?

8 MR. RICE: Mary Ann Mahoney, 5 Grant
9 Lane. Are you here? Ms. Mahoney?

10 - - -

11 (No response.)

12 - - -

13 MR. RICE: Mr. Broseman?

14 MR. BROSEMAN: No objection.

15 MR. RICE: No objection. Brian
16 Curley, C-U-R-L-E-Y, 136 Fairfield Lane.

17 Are you here, Mr. Curley?

18 - - -

19 (No response.)

20 - - -

21 MR. RICE: Mr. Broseman, any
22 objection?

23 MR. BROSEMAN: Is he here? I didn't
24 hear.

1 MR. RICE: Pardon me?

2 THE PRESIDENT: He's not here.

3 MR. BROSEMAN: He's not here? Okay.

4 If he's where I think he lives, 136
5 Fairfield Lane, I don't have an objection,
6 if he attends.

7 MR. RICE: No objection?

8 MR. BROSEMAN: No objection.

9 MR. RICE: Okay. No objection.

10 MR. BROSEMAN: Could I note, I think
11 the people do have to eventually show up
12 and participate.

13 MR. RICE: They do.

14 MR. BROSEMAN: So I also note that.
15 But if he does, I don't object.

16 MR. RICE: Okay.

17 THE PRESIDENT: Mr. Broseman, I'm
18 going to ask you to speak closer to the mic
19 so the people in the back can hear you.

20 MR. BROSEMAN: I'll bring it closer.

21 THE PRESIDENT: So if you would bring
22 the mic closer to you, that's helpful.
23 Thank you.

24 MR. RICE: Anyone that's not here

1 tonight will get a communication from my
2 office.

3 You have to show up. You can't sit at
4 home or, you know, not showing up is a
5 reason not to be permitted to be a party.
6 Okay.

7 Robby Wierman, W-I-E-R-M-A-N, 101
8 Lantoga Road, L-A-N-T-O-G-A, Lantoga Road.

9 Mr. Broseman, any objection? The
10 person is not here.

11 MR. BROSEMAN: I would object if this
12 person attends. I would object due to
13 location.

14 MR. RICE: Okay. Amber Atwood Levy,
15 L-E-V-Y, Radnor Conservancy. Ms. Levy, are
16 you here?

17 - - -

18 (No response.)

19 - - -

20 MR. RICE: Mr. Broseman? I believe
21 this person is representing the Radnor
22 Conservancy.

23 Any objection?

24 MR. BROSEMAN: I would object, but I

1 guess for the people that aren't here, we
2 should see if they show up and then --

3 MR. RICE: I agree.

4 MR. BROSEMAN: -- address it if
5 they're here.

6 MR. RICE: Let's see if they show up.

7 Louisa Hanshew, H-A-N-S-H-E-W, 219
8 Sugartown Road. Are you here?

9 - - -

10 (No response.)

11 - - -

12 MR. RICE: Okay. I'm not seeing Ms.
13 Hanshew.

14 Mr. Broseman?

15 MR. BROSEMAN: That person is not
16 here, and I would object if she does
17 attend.

18 MR. RICE: Okay. Joe Schuda? Mr.
19 Schuda is here.

20 MR. BROSEMAN: No objection.

21 MR. RICE: Mr. Schuda, no objection.

22 MR. BROSEMAN: No objection to Mr.
23 Schuda.

24 MR. RICE: That's S-C-H-U-D-A, 14

1 Forrest Lane.

2 Gregory Szary, S-Z-A-R-Y, 6 Forrest

3 Lane.

4 Mr. Broseman?

5 MR. BROSEMAN: Is he here?

6 MR. SZARY: Yes.

7 MR. BROSEMAN: Oh, I'm sorry. I

8 couldn't hear. No objection.

9 MR. RICE: Steve Rocci, R-O-C-C-I, 201

10 Bloomington Avenue.

11 Are you here, sir?

12 - - -

13 (No response.)

14 - - -

15 MR. RICE: Mr. Broseman?

16 MR. BROSEMAN: Is he here?

17 MR. RICE: No.

18 MR. BROSEMAN: I would object.

19 MR. RICE: Peter Clark.

20 - - -

21 (No response.)

22 - - -

23 MR. RICE: Mr. Clark is not here.

24 Mr. Broseman, are you objecting?

1 MR. BROSEMAN: On your list it said,
2 it didn't give any information even about
3 an address.

4 MR. RICE: I have no address either.

5 MR. BROSEMAN: So I would object.

6 MR. RICE: Okay. Three people who
7 contacted me by e-mail, Sharon and David
8 Willis, 335 Strafford.

9 Are you here? They're both here.

10 Mr. Broseman, do you have any
11 questions for Mr. and Mrs. Willis?

12 MR. BROSEMAN: Just where that address
13 is in relation to the property.

14 MR. RICE: Okay. 335 Strafford.
15 Please come up to the podium, please.

16 Mr. Broseman has some questions about
17 where you live in relation to the property.

18 MS. WILLIS: It's about a block and a
19 half down the road towards Old Eagle School
20 Road.

21 MR. BROSEMAN: Are you past --

22 MS. WILLIS: We're past the township
23 line. We're in Tredyffrin.

24 MR. BROSEMAN: You're in Tredyffrin.

1 MS. WILLIS: And we were party last
2 time.

3 MR. BROSEMAN: Are you past Grant
4 Lane?

5 MS. WILLIS: Yes.

6 MR. BROSEMAN: Could I reserve on
7 this?

8 I would like to get a map and look
9 until next time to see how far the distance
10 is.

11 MR. RICE: Okay. Mr. Marlier, do you
12 have any questions for the Willises?

13 MR. MARLIER: No. Based on the
14 address, Mr. Solicitor, the potential party
15 certainly would be impacted by any
16 stormwater runoff, so I have no objection
17 to their having party status.

18 MR. RICE: Mr. Broseman, you're going
19 to reserve any objection one way or the
20 other until you map it out?

21 MR. BROSEMAN: I would like to, yes.

22 MR. RICE: Okay.

23 MR. BROSEMAN: That will probably go
24 for the other two that weren't on the list.

1 I didn't check out the address.

2 MR. RICE: Steven and Meghan Schery,
3 S-C-H-E-R-Y, 9 Grant Lane.

4 MR. BROSEMAN: No objection.

5 MR. RICE: Cindy Hansen, H-A-N-S-E-N.
6 I did not get an address today, but I
7 believe I've just gotten an e-mail with an
8 address.

9 THE PRESIDENT: She's here.

10 MS. HANSEN: I'm here.

11 MR. RICE: Oh, you're here. Okay.
12 Could you come up to the podium and just
13 state your address?

14 MS. HANSEN: 6 Hedgerow Lane,
15 H-E-D-G-E-R-O-W. I live next to the
16 other development.

17 MR. RICE: Mr. Broseman?

18 MR. BROSEMAN: What do you mean, the
19 other development?

20 MS. HANSEN: Where Mr. Halloway is
21 developing. I live at the end of Hedgerow
22 Lane.

23 MR. RICE: You have to speak into the
24 microphone.

1 MS. HANSEN: I'm sorry. I live at the
2 end of Hedgerow Lane.

3 MR. BROSEMAN: Could I reserve on this
4 until I can see it on a map?

5 MR. RICE: Okay.

6 MR. BROSEMAN: Thank you.

7 MS. HANSEN: You're welcome. Thank
8 you.

9 MR. RICE: Okay. So that's all I have
10 in terms of additional parties since
11 August.

12 Mr. Broseman, do you want to address
13 how you want to proceed tonight?

14 MR. BROSEMAN: Yes. I had contacted
15 Mr. Rice about this. When we got this
16 date, it was my understanding there were no
17 other dates available.

18 We knew that one of our key witnesses
19 and one of our earlier-on witnesses
20 wouldn't be able to make it.

21 But then since that time, I learned
22 after the election that two of the seven
23 board of commissioner members will not be
24 in office as this case proceeds in January.

1 So I feel that we would prefer not to
2 start presenting our evidence until the
3 full board, the newly-constituted board is
4 seated in January. So I would like to
5 proceed in that fashion.

6 MR. RICE: Okay.

7 MR. BROSEMAN: And I also wanted to
8 note an objection for the record at the
9 appropriate time.

10 MR. RICE: An objection for the
11 record?

12 MR. BROSEMAN: Yes.

13 MR. RICE: What objection?

14 MR. BROSEMAN: The objection would be,
15 and I didn't want to interrupt the flow
16 earlier, and no disrespect to Mr. Marlier.

17 I learned that he had been appointed
18 special counsel in this matter by the board
19 of commissioners by seeing it on an agenda.

20 We weren't notified about that, and
21 then I contacted you, Mr. Rice, and you
22 gave me his name. Thank you for that.

23 I'm noting an objection for the record
24 that -- and I don't know what Mr. Marlier

1 is going to be doing in the case, if he's
2 going to be cross-examining witnesses, if
3 he's going to be presenting evidence
4 against this conditional use application.
5 So that remains to be seen.

6 But the objection is that it's the
7 board of commissioners that are sitting as
8 the judge essentially in this quasi
9 judicial hearing, and they have appointed
10 Mr. Marlier.

11 And if they, through that appointment,
12 are having the township oppose the
13 application, I feel that causes a due
14 process issue for the applicant, among
15 other issues. So I wanted to note that for
16 the record.

17 MR. RICE: Okay. Mr. Marlier, do you
18 want to address that?

19 MR. MARLIER: Yes, Mr. Rice. Thank
20 you so much, and thank you, commissioners.

21 Again, my name is Noah Marlier, and
22 you have hired me or approved my hire for
23 the township as special counsel for this
24 hearing.

1 It's not my understanding necessarily
2 that I'm objecting to this application.
3 I've been hired to represent the township's
4 interest in this matter.

5 But I think more to the point, the
6 case law, I did not know this motion was
7 going to, that Mr. Broseman was going to
8 bring up this motion tonight, so I don't
9 have the case law, but I'm pretty darn sure
10 that the case law is very clear you have
11 every right to hire special counsel in a
12 situation like this.

13 I do have my own objections when the
14 time is appropriate. Thank you, Mr. Rice.

15 MR. RICE: Mr. Broseman, do you have
16 any case law that says the board of
17 commissioners can't appoint special counsel
18 in a conditional use proceeding?

19 MR. BROSEMAN: I don't have any with
20 me, and my objection is a little broader
21 than that. I don't know that there's a
22 problem appointing special counsel.

23 We have to see what's going to happen
24 and if it's going to create a due process

1 issue. I am aware that --

2 MR. RICE: So special counsel is okay,
3 as long as he doesn't ask difficult
4 questions or oppose this application? I
5 mean, is that what you're saying?

6 MR. BROSEMAN: I'm not saying that.
7 I said I'm aware of a case that involved
8 that, but I was saying my objection is
9 broader than that.

10 I don't want to -- at some point in
11 the proceeding or at the end, I can brief
12 that issue.

13 MR. RICE: Okay. We'll probably have
14 to do that at the end. So your objection
15 is on the record. You've preserved
16 whatever you need to preserve in terms of
17 that objection.

18 We're going to be here more than
19 probably a couple nights. So at the end of
20 that, you can both, you know, the township
21 and this counsel can address that. I don't
22 see any issue with that.

23 - - -

24 (Discussion off the record.)

1 - - -

2 MR. RICE: Just for the residents and
3 for anybody else that's watching, what's
4 been raised by Mr. Broseman is a due
5 process issue.

6 The board of commissioners appoints
7 special counsel to participate in the
8 hearing.

9 He believes that could be a due
10 process problem if he opposes the
11 application on behalf of the township.

12 So there's been some cases that I'm
13 aware out there that even though the
14 Municipalities Planning Code permits this
15 procedure, I don't know whether the
16 Pennsylvania Supreme Court dealt with it
17 directly head on at this point.

18 But we intend to have a full and fair
19 hearing. Mr. Marlier is here to represent
20 the township's interest, which is that this
21 conditional use application complies with
22 the zoning ordinance, what's the standard
23 for that.

24 And that's what I think anybody that's

1 involved in this should be shooting for,
2 but that will be briefed at the end of
3 this. We could address that. There will
4 be some legal argument on that.

5 But Mr. Broseman wants to put that on
6 the record so it's preserved in the event
7 that he doesn't like what the ultimate or
8 his client doesn't like what the ultimate
9 decision is that's at issue, which is
10 pretty typical in a hearing like this.

11 So with that then, so you have no
12 witnesses ready? I know your chief
13 witness, your engineer, is unavailable, but
14 there's no other witnesses in terms of
15 tonight; is that correct, Mr. Broseman?

16 MR. BROSEMAN: Yes, that's correct.
17 In addition to the witness not being
18 available, the issue about having the new
19 commissioners.

20 MR. RICE: So do we need to go off the
21 record here and talk about the next date,
22 the next night?

23 MR. MARLIER: Mr. Rice, if I could,
24 just on the record, I would note my own

1 objection, if I may?

2 MR. RICE: Yes.

3 MR. MARLIER: For the record, and to
4 preserve this at a future date, somewhat
5 akin to Mr. Broseman's objection, I'm
6 raising an objection to the application on
7 the grounds of res judicata and collateral
8 estoppel.

9 Reading over the application for this
10 hearing tonight, it's extremely similar,
11 almost identical to an application from
12 just a few years ago that was ruled upon by
13 this board.

14 The issues are the same: Stormwater
15 issues, density issues, conditional use.
16 The request is the same, a conditional use
17 approval.

18 This has been ruled upon already by
19 this board in rejecting or denying that
20 conditional use.

21 The application just a couple years
22 ago was 41 townhomes. Now it's 38. The
23 open space was 15 percent a few years ago.
24 Now it's a little bit more than that.

1 So it's very, very similar, very
2 similar issues. It's been ruled upon.
3 It's already gone up to Common Pleas here
4 in Delaware County, and it's been ruled
5 upon there.

6 They had fair hearings, multiple
7 hearings to put up their application and
8 put up witnesses, multiple witnesses at
9 that.

10 So I would raise at this time the
11 issue of res judicata and collateral
12 estoppel in opposition to this application
13 being presented. Thank you.

14 MR. RICE: That's an issue that will
15 be developed, I guess, during testimony,
16 Mr. Marlier, Mr. Broseman, and that's not
17 something that will be ruled on tonight by
18 the board.

19 MR. BROSEMAN: And I'll note for the
20 record, as you might imagine, I don't agree
21 with those points.

22 MR. RICE: Right. Okay. Any other
23 objections from anybody?

24 - - -

1 (No response.)

2 - - -

3 MR. RICE: Okay. So I guess we need
4 to talk about some dates in January?

5 MR. BROSEMAN: Yes.

6 MR. RICE: And, Mr. Broseman, there's
7 no issue with timing under the MPC and
8 scheduling hearings. I know there's a
9 45-day clock between hearings.

10 I think you've waived that in the
11 past, so there's no issue going forward.

12 MR. BROSEMAN: I've waived that in the
13 past, but I would like to see if we could
14 get our hearing in 45 days.

15 MR. RICE: Yes. I'm just saying as of
16 now.

17 MR. BROSEMAN: As of now, the timing
18 is good. I wrote letters when I asked for
19 the first continuance, I wrote a letter and
20 confirmed that extension that I gave
21 verbally at the hearing, and then I wrote a
22 second letter to Mr. White requesting that
23 the hearing start up, and that was done
24 within the 60 days that we had agreed to

1 this hearing.

2 So I have no timing issues with what
3 has happened thus far in this hearing.
4 That's your question; correct?

5 MR. RICE: Yes. Well, just so
6 everybody understands, there's an
7 obligation to have the next hearing within
8 45 days from tonight.

9 MR. BROSEMAN: Yes.

10 MR. RICE: So that's what I'm talking
11 about.

12 So let's just go off the record for
13 now, and the board, knowing that there will
14 be three more commissioners who are not
15 sitting here, we as a board are sitting
16 here, we should discuss some dates in
17 January.

18 - - -

19 (Discussion off the record.)

20 - - -

21 MR. RICE: We're ready to go back on
22 the record. There's been discussion about
23 hearing dates.

24 I think we have an agreement that

1 tonight will be continued to January 29th
2 and January 31st.

3 So there will be two nights. Both
4 will be scheduled for this application
5 starting at 6:30 in this room.

6 Mr. Broseman, you're in agreement with
7 that?

8 MR. BROSEMAN: I'm in agreement with
9 that, and I would confirm for the record
10 that the applicant agrees that those will
11 be the dates, even though they are more
12 than 45 days from this evening, and we
13 appreciate the board working with us to
14 find these dates.

15 MR. RICE: And you're waiving the
16 45-day requirement under the MPC?

17 MR. BROSEMAN: Yes.

18 MR. RICE: Okay. Mr. Marlier?

19 MR. MARLIER: I have no objection to
20 the dates. They both work for me. Thank
21 you.

22 MR. RICE: Is there anything else from
23 the applicant?

24 Mr. Marlier, anything else?

1 MR. BROSEMAN: Nothing from me.

2 MR. MARLIER: Nothing, Mr. Solicitor.

3 MR. RICE: Okay. Any residents have
4 any questions or comments? Is everybody
5 clear?

6 Mr. Schuda, come up.

7 MR. BROSEMAN: While he's approaching,
8 did we state that it is 6:30 p.m. here in
9 this room?

10 MR. RICE: Yes.

11 MR. BROSEMAN: Just for the record.

12 MR. RICE: 6:30 p.m. in this room.

13 MR. SCHUDA: Joseph Schuda,
14 S-C-H-U-D-A, 14 Forrest Lane. Just a
15 clarification.

16 You had a number of names you
17 mentioned on the party list. Correct me if
18 I'm wrong.

19 On the notice that went out announcing
20 this meeting tonight, there were two
21 addresses, I believe, on that meeting
22 notice, I thought, the 208 and a 60, some
23 other address possibly.

24 MS. MYERS: There were two different

1 hearings.

2 MR. SCHUDA: I know. That's what I'm
3 wondering, if, in fact, because none of
4 those names are familiar to me that you
5 mentioned. If you don't mind, if you could
6 just e-mail me those names.

7 MR. RICE: The list?

8 MR. SCHUDA: Yes, of those folks.
9 We'll send them, because some of the
10 addresses are fairly remote, in my opinion.

11 I don't want to say they're not there,
12 but I don't know exactly where they're at
13 either.

14 - - -

15 (Discussion off the record.)

16 - - -

17 MR. SCHUDA: I just wanted to clarify,
18 just in case they were responding to party
19 status, which I'll have to look through
20 our, you know --

21 MR. RICE: Are you talking about the
22 other application?

23 MR. SCHUDA: I'm sorry?

24 MR. RICE: Are you talking about the

1 other application?

2 MR. SCHUDA: The other application
3 that you read tonight for the party status.

4 MR. RICE: Okay. Well, I had -- the
5 names I read tonight, 11 of them were from
6 August.

7 MR. SCHUDA: Oh, really?

8 MR. RICE: Yes, because we were here
9 in August for the first night.

10 MR. SCHUDA: Right. Okay. All right.

11 MR. RICE: And then I got, I received
12 three e-mails this week.

13 MR. SCHUDA: Okay.

14 MR. RICE: Ms. Hansen is here.

15 MR. SCHUDA: Okay.

16 MR. RICE: But I can send this to you.

17 MR. SCHUDA: If you don't mind. This
18 way we can clarify whether they want to
19 participate or not, and we'll --

20 MR. RICE: Well, I'm going to send a
21 communication also. If they want to be a
22 party to this hearing, they need to show
23 up.

24 MR. SCHUDA: Exactly.

1 MR. RICE: You can do what you want to
2 do with it, Mr. Schuda, but I'm going to
3 tell them this is like, the first rule is
4 to show up.

5 MR. SCHUDA: Hit them over the head.
6 All right. Thank you.

7 MR. RICE: Okay. Yes? Come on up,
8 please.

9 MS. HERMANS: My name is Kate Hermans,
10 H-E-R-M-A-N-S. I actually live fairly far
11 from the property at 505 Montgomery Lane.

12 I had a chance to communicate with
13 Maggy offline on e-mail, and my name was
14 not listed as someone who was opposed to
15 this, so I just wanted to speak up more,
16 ask a question for clarification.

17 There were two announcements, this
18 one, but also one associated around
19 Bellevue and West Ave as well.

20 And my objection to this is that
21 collectively the amount of properties that
22 are being added and the impact to the
23 township starts to have a much broader
24 impact than just a select location as this

1 one.

2 And understanding sort of how that
3 fits within the greater scheme of zoning
4 and planning for the township I think is
5 important to understand.

6 I heard objections for anyone who's
7 not living within spitting distance of the
8 location, but I think in aggregate it
9 actually starts to impact the township much
10 more broadly.

11 So I'm just curious as to how that
12 process works. That's sort of a question
13 for the council. Thank you for your time.

14 MR. RICE: Well, I'm not sure how to
15 answer that. First of all I'd say that
16 anybody that's involved in the application,
17 any parties -- you're not a party at this
18 point -- but the parties can't be
19 contacting the commissioners directly.

20 They're the judges. So I'm going to
21 reiterate that. I think I said that the
22 first night. That's prohibited under state
23 law.

24 That other application, 60 West

1 conditional use, is a totally separate
2 application. It just happens to have been
3 filed around the same time.

4 Both of these uses are identified in
5 the township zoning ordinance as permitted
6 uses.

7 So I would suggest you might want to
8 get a copy of the zoning ordinance, take a
9 look at it, it's online, it's available,
10 and it's a -- there's two different types
11 of uses.

12 One is, 60 West is in the Wayne
13 Business Overlay District. It's treated
14 differently because of its location.

15 This is a density modification use,
16 which is a type of use that's permitted
17 throughout the township with different
18 densities, different design criteria.

19 But other than that, everything that
20 happens like this in the township impacts
21 the township across the board.

22 Any other questions from anyone?

23 MS. MYERS: Correct me if I'm wrong,
24 but at the end of the conditional use

1 hearing in both cases, any Radnor resident
2 is going to get a public participation time
3 slot.

4 So that would be, in my opinion, your
5 best way to get your issues put forward.

6 MR. RICE: And that will be, once all
7 of the testimony and evidence and
8 cross-examination is done, there will be a
9 public comment period for these
10 applications.

11 So you can stand up and you get five
12 minutes and say whatever you want to say,
13 what your opinion is, what you like, what
14 you don't like.

15 Okay? Anything else? Okay. So with
16 that --

17 THE PRESIDENT: Can I get a motion to
18 adjourn?

19 MS. MYERS: So moved.

20 THE PRESIDENT: Is there a second?

21 MR. RILEY: Second.

22 THE PRESIDENT: All in favor?

23 - - -

24 (The Board unanimously responds aye.)

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

- - -

THE PRESIDENT: We're adjourned.

- - -

(Proceedings concluded at 7:16 p.m.)

- - -

1
2
3 CERTIFICATE OF REPORTER
4
5

6 I, Norma Gerrity, a Professional Court
7 Reporter, do hereby certify that the foregoing
8 record is a true and accurate transcript of my
9 stenographic notes in the above-captioned matter.

10
11
12
13 Norma Gerrity
14 Professional Court Reporter
15
16
17
18
19
20
21
22
23
24

1	7	6:1, 18:4, 18:13, 19:2, 20:4, 21:11, 21:21, 23:6, 23:9, 23:11, 23:21, 24:7, 24:12, 27:4, 29:22, 30:1, 30:2, 32:16, 32:24, 33:2	19:16, 21:6, 23:13, 23:19, 24:18, 26:13, 26:15, 27:13, 33:21	12:23 clear [3] - 5:16, 19:10, 28:5 client [1] - 22:8 clock [1] - 25:9 close [1] - 6:20 closer [3] - 9:18, 9:20, 9:22 Code [1] - 21:14 collateral [2] - 23:7, 24:11 collectively [1] - 31:21 comment [1] - 34:9 comments [1] - 28:4 commissioner [1] - 16:23 commissioners [9] - 3:6, 17:19, 18:7, 18:20, 19:17, 21:6, 22:19, 26:14, 32:19 Common [1] - 24:3 common [1] - 3:24 communicate [1] - 31:12 communication [2] - 10:1, 30:21 complies [1] - 21:21 concluded [1] - 35:4 conditional [10] - 3:7, 3:8, 18:4, 19:18, 21:21, 23:15, 23:16, 23:20, 33:1, 33:24 confirm [1] - 27:9 confirmed [1] - 25:20 Conservancy [2] - 10:15, 10:22 consists [2] - 3:17, 3:19 constituted [1] - 17:3 contact [1] - 4:18 contacted [3] - 13:7, 16:14, 17:21 contacting [1] - 32:19 continuance [1] - 25:19 continued [2] - 4:16, 27:1 copy [1] - 33:8 correct [3] - 22:15, 22:16, 26:4 Correct [2] - 28:17, 33:23 council [1] - 32:13 counsel [10] - 3:3, 5:21, 17:18, 18:23, 19:11, 19:17, 19:22, 20:2, 20:21, 21:7 County [3] - 3:20, 5:2, 24:4 couple [3] - 6:22, 20:19, 23:21 course [1] - 6:2			
101 [1] - 10:7 10th [1] - 4:15 11 [1] - 30:5 136 [2] - 8:16, 9:4 14 [2] - 11:24, 28:14 15 [1] - 23:23 18 [1] - 3:13	7:16 [1] - 35:4 7th [1] - 3:6	applications [1] - 34:10 appoint [1] - 19:17 appointed [2] - 17:17, 18:9 appointing [1] - 19:22 appointment [1] - 18:11 appoints [1] - 21:6 appreciate [1] - 27:13 approaching [1] - 28:7 appropriate [2] - 17:9, 19:14 approval [2] - 3:11, 23:17 approved [1] - 18:22 areas [1] - 3:24 argument [1] - 22:4 Article [1] - 3:15 associated [1] - 31:18 assuming [1] - 7:17 attend [1] - 11:17 attends [2] - 9:6, 10:12 Atwood [1] - 10:14 August [4] - 4:15, 16:11, 30:6, 30:9 available [3] - 16:17, 22:18, 33:9 Ave [1] - 31:19 Avenue [2] - 3:12, 12:10 aware [3] - 20:1, 20:7, 21:13 aye [1] - 34:24	Brian [1] - 8:15 brief [1] - 20:11 briefed [1] - 22:2 bring [3] - 9:20, 9:21, 19:8 broader [3] - 19:20, 20:9, 31:23 broadly [1] - 32:10 Broseman [28] - 5:19, 5:20, 6:4, 6:12, 6:23, 7:15, 8:13, 8:21, 9:17, 10:9, 10:20, 11:14, 12:4, 12:15, 12:24, 13:10, 13:16, 14:18, 15:17, 16:12, 19:7, 19:15, 21:4, 22:5, 22:15, 24:16, 25:6, 27:6 BROSEMAN [51] - 7:1, 7:3, 7:21, 8:7, 8:14, 8:23, 9:3, 9:8, 9:10, 9:14, 9:20, 10:11, 10:24, 11:4, 11:15, 11:20, 11:22, 12:5, 12:7, 12:16, 12:18, 13:1, 13:5, 13:12, 13:21, 13:24, 14:3, 14:6, 14:21, 14:23, 15:4, 15:18, 16:3, 16:6, 16:14, 17:7, 17:12, 17:14, 19:19, 20:6, 22:16, 24:19, 25:5, 25:12, 25:17, 26:9, 27:8, 27:17, 28:1, 28:7, 28:11 Broseman's [1] - 23:5 Business [1] - 33:13				
2	9	background [1] - 4:12 Based [1] - 14:13 based [1] - 7:24 became [1] - 4:17 behalf [1] - 21:11 believes [1] - 21:9 Bellevue [1] - 31:19 best [1] - 34:5 between [1] - 25:9 bit [2] - 4:12, 23:24 block [1] - 13:18 Bloomington [1] - 12:10 Board [1] - 34:24 board [15] - 3:5, 16:23, 17:3, 17:18, 18:7,	201 [1] - 12:9 2023 [1] - 3:7 208 [2] - 3:12, 28:22 219 [1] - 11:7 228 [1] - 3:12 22nd [1] - 4:24 29th [1] - 27:1	9 [1] - 15:3	able [1] - 16:20 above-captioned [1] - 36:9 accurate [1] - 36:8 acres [1] - 3:18 added [1] - 31:22 addition [1] - 22:17 additional [2] - 5:12, 16:10 address [19] - 5:18, 7:14, 8:1, 8:3, 8:4, 11:4, 13:3, 13:4, 13:12, 14:14, 15:1, 15:6, 15:8, 15:13, 16:12, 18:18, 20:21, 22:3, 28:23 addresses [2] - 28:21, 29:10 adjourn [1] - 34:18 adjourned [1] - 35:2 advertised [3] - 4:21, 4:23, 4:24 agenda [1] - 17:19 aggregate [1] - 32:8 ago [3] - 23:12, 23:22, 23:23 agree [2] - 11:3, 24:20 agreed [1] - 25:24 Agreement [1] - 3:10 agreement [3] - 26:24, 27:6, 27:8 agrees [1] - 27:10 akin [1] - 23:5 Allegiance [2] - 4:4, 4:6 almost [1] - 23:11 Amber [1] - 10:14 amount [1] - 31:21 Ann [1] - 8:8 announcements [1] - 31:17 announcing [1] - 28:19 answer [1] - 32:15 applicant [4] - 4:20, 18:14, 27:10, 27:23 applicant's [1] - 5:20 application [25] - 3:9, 3:23, 4:14, 5:5, 5:7,	A	able [1] - 16:20 above-captioned [1] - 36:9 accurate [1] - 36:8 acres [1] - 3:18 added [1] - 31:22 addition [1] - 22:17 additional [2] - 5:12, 16:10 address [19] - 5:18, 7:14, 8:1, 8:3, 8:4, 11:4, 13:3, 13:4, 13:12, 14:14, 15:1, 15:6, 15:8, 15:13, 16:12, 18:18, 20:21, 22:3, 28:23 addresses [2] - 28:21, 29:10 adjourn [1] - 34:18 adjourned [1] - 35:2 advertised [3] - 4:21, 4:23, 4:24 agenda [1] - 17:19 aggregate [1] - 32:8 ago [3] - 23:12, 23:22, 23:23 agree [2] - 11:3, 24:20 agreed [1] - 25:24 Agreement [1] - 3:10 agreement [3] - 26:24, 27:6, 27:8 agrees [1] - 27:10 akin [1] - 23:5 Allegiance [2] - 4:4, 4:6 almost [1] - 23:11 Amber [1] - 10:14 amount [1] - 31:21 Ann [1] - 8:8 announcements [1] - 31:17 announcing [1] - 28:19 answer [1] - 32:15 applicant [4] - 4:20, 18:14, 27:10, 27:23 applicant's [1] - 5:20 application [25] - 3:9, 3:23, 4:14, 5:5, 5:7,
3	A	B	C				
3 [1] - 6:17 3/15/1996 [1] - 3:10 30th [1] - 5:1 31st [1] - 27:2 335 [2] - 13:8, 13:14 36-01-00236-02 [1] - 3:22 36-01-00538-00 [1] - 3:21 36-01-00539-00 [1] - 3:21 36-01-00540-00 [1] - 3:22 38 [2] - 3:23, 23:22	able [1] - 16:20 above-captioned [1] - 36:9 accurate [1] - 36:8 acres [1] - 3:18 added [1] - 31:22 addition [1] - 22:17 additional [2] - 5:12, 16:10 address [19] - 5:18, 7:14, 8:1, 8:3, 8:4, 11:4, 13:3, 13:4, 13:12, 14:14, 15:1, 15:6, 15:8, 15:13, 16:12, 18:18, 20:21, 22:3, 28:23 addresses [2] - 28:21, 29:10 adjourn [1] - 34:18 adjourned [1] - 35:2 advertised [3] - 4:21, 4:23, 4:24 agenda [1] - 17:19 aggregate [1] - 32:8 ago [3] - 23:12, 23:22, 23:23 agree [2] - 11:3, 24:20 agreed [1] - 25:24 Agreement [1] - 3:10 agreement [3] - 26:24, 27:6, 27:8 agrees [1] - 27:10 akin [1] - 23:5 Allegiance [2] - 4:4, 4:6 almost [1] - 23:11 Amber [1] - 10:14 amount [1] - 31:21 Ann [1] - 8:8 announcements [1] - 31:17 announcing [1] - 28:19 answer [1] - 32:15 applicant [4] - 4:20, 18:14, 27:10, 27:23 applicant's [1] - 5:20 application [25] - 3:9, 3:23, 4:14, 5:5, 5:7,	6:1, 18:4, 18:13, 19:2, 20:4, 21:11, 21:21, 23:6, 23:9, 23:11, 23:21, 24:7, 24:12, 27:4, 29:22, 30:1, 30:2, 32:16, 32:24, 33:2 applications [1] - 34:10 appoint [1] - 19:17 appointed [2] - 17:17, 18:9 appointing [1] - 19:22 appointment [1] - 18:11 appoints [1] - 21:6 appreciate [1] - 27:13 approaching [1] - 28:7 appropriate [2] - 17:9, 19:14 approval [2] - 3:11, 23:17 approved [1] - 18:22 areas [1] - 3:24 argument [1] - 22:4 Article [1] - 3:15 associated [1] - 31:18 assuming [1] - 7:17 attend [1] - 11:17 attends [2] - 9:6, 10:12 Atwood [1] - 10:14 August [4] - 4:15, 16:11, 30:6, 30:9 available [3] - 16:17, 22:18, 33:9 Ave [1] - 31:19 Avenue [2] - 3:12, 12:10 aware [3] - 20:1, 20:7, 21:13 aye [1] - 34:24	19:16, 21:6, 23:13, 23:19, 24:18, 26:13, 26:15, 27:13, 33:21 Brian [1] - 8:15 brief [1] - 20:11 briefed [1] - 22:2 bring [3] - 9:20, 9:21, 19:8 broader [3] - 19:20, 20:9, 31:23 broadly [1] - 32:10 Broseman [28] - 5:19, 5:20, 6:4, 6:12, 6:23, 7:15, 8:13, 8:21, 9:17, 10:9, 10:20, 11:14, 12:4, 12:15, 12:24, 13:10, 13:16, 14:18, 15:17, 16:12, 19:7, 19:15, 21:4, 22:5, 22:15, 24:16, 25:6, 27:6 BROSEMAN [51] - 7:1, 7:3, 7:21, 8:7, 8:14, 8:23, 9:3, 9:8, 9:10, 9:14, 9:20, 10:11, 10:24, 11:4, 11:15, 11:20, 11:22, 12:5, 12:7, 12:16, 12:18, 13:1, 13:5, 13:12, 13:21, 13:24, 14:3, 14:6, 14:21, 14:23, 15:4, 15:18, 16:3, 16:6, 16:14, 17:7, 17:12, 17:14, 19:19, 20:6, 22:16, 24:19, 25:5, 25:12, 25:17, 26:9, 27:8, 27:17, 28:1, 28:7, 28:11 Broseman's [1] - 23:5 Business [1] - 33:13	12:23 clear [3] - 5:16, 19:10, 28:5 client [1] - 22:8 clock [1] - 25:9 close [1] - 6:20 closer [3] - 9:18, 9:20, 9:22 Code [1] - 21:14 collateral [2] - 23:7, 24:11 collectively [1] - 31:21 comment [1] - 34:9 comments [1] - 28:4 commissioner [1] - 16:23 commissioners [9] - 3:6, 17:19, 18:7, 18:20, 19:17, 21:6, 22:19, 26:14, 32:19 Common [1] - 24:3 common [1] - 3:24 communicate [1] - 31:12 communication [2] - 10:1, 30:21 complies [1] - 21:21 concluded [1] - 35:4 conditional [10] - 3:7, 3:8, 18:4, 19:18, 21:21, 23:15, 23:16, 23:20, 33:1, 33:24 confirm [1] - 27:9 confirmed [1] - 25:20 Conservancy [2] - 10:15, 10:22 consists [2] - 3:17, 3:19 constituted [1] - 17:3 contact [1] - 4:18 contacted [3] - 13:7, 16:14, 17:21 contacting [1] - 32:19 continuance [1] - 25:19 continued [2] - 4:16, 27:1 copy [1] - 33:8 correct [3] - 22:15, 22:16, 26:4 Correct [2] - 28:17, 33:23 council [1] - 32:13 counsel [10] - 3:3, 5:21, 17:18, 18:23, 19:11, 19:17, 19:22, 20:2, 20:21, 21:7 County [3] - 3:20, 5:2, 24:4 couple [3] - 6:22, 20:19, 23:21 course [1] - 6:2			
4	41 [1] - 23:22 45 [3] - 25:14, 26:8, 27:12 45-day [2] - 25:9, 27:16	background [1] - 4:12 Based [1] - 14:13 based [1] - 7:24 became [1] - 4:17 behalf [1] - 21:11 believes [1] - 21:9 Bellevue [1] - 31:19 best [1] - 34:5 between [1] - 25:9 bit [2] - 4:12, 23:24 block [1] - 13:18 Bloomington [1] - 12:10 Board [1] - 34:24 board [15] - 3:5, 16:23, 17:3, 17:18, 18:7,	captioned [1] - 36:9 case [8] - 16:24, 18:1, 19:6, 19:9, 19:10, 19:16, 20:7, 29:18 cases [2] - 21:12, 34:1 causes [1] - 18:13 certainly [1] - 14:15 CERTIFICATE [1] - 36:3 certify [1] - 36:7 chance [1] - 31:12 check [1] - 15:1 chief [1] - 22:12 Cindy [1] - 15:5 clarification [2] - 28:15, 31:16 clarify [2] - 29:17, 30:18 Clark [2] - 12:19,				
5	5 [1] - 8:8 505 [1] - 31:11	background [1] - 4:12 Based [1] - 14:13 based [1] - 7:24 became [1] - 4:17 behalf [1] - 21:11 believes [1] - 21:9 Bellevue [1] - 31:19 best [1] - 34:5 between [1] - 25:9 bit [2] - 4:12, 23:24 block [1] - 13:18 Bloomington [1] - 12:10 Board [1] - 34:24 board [15] - 3:5, 16:23, 17:3, 17:18, 18:7,	captioned [1] - 36:9 case [8] - 16:24, 18:1, 19:6, 19:9, 19:10, 19:16, 20:7, 29:18 cases [2] - 21:12, 34:1 causes [1] - 18:13 certainly [1] - 14:15 CERTIFICATE [1] - 36:3 certify [1] - 36:7 chance [1] - 31:12 check [1] - 15:1 chief [1] - 22:12 Cindy [1] - 15:5 clarification [2] - 28:15, 31:16 clarify [2] - 29:17, 30:18 Clark [2] - 12:19,				
6	6 [2] - 12:2, 15:14 60 [4] - 25:24, 28:22, 32:24, 33:12 66 [2] - 7:14, 8:4 6:30 [3] - 27:5, 28:8, 28:12	background [1] - 4:12 Based [1] - 14:13 based [1] - 7:24 became [1] - 4:17 behalf [1] - 21:11 believes [1] - 21:9 Bellevue [1] - 31:19 best [1] - 34:5 between [1] - 25:9 bit [2] - 4:12, 23:24 block [1] - 13:18 Bloomington [1] - 12:10 Board [1] - 34:24 board [15] - 3:5, 16:23, 17:3, 17:18, 18:7,	captioned [1] - 36:9 case [8] - 16:24, 18:1, 19:6, 19:9, 19:10, 19:16, 20:7, 29:18 cases [2] - 21:12, 34:1 causes [1] - 18:13 certainly [1] - 14:15 CERTIFICATE [1] - 36:3 certify [1] - 36:7 chance [1] - 31:12 check [1] - 15:1 chief [1] - 22:12 Cindy [1] - 15:5 clarification [2] - 28:15, 31:16 clarify [2] - 29:17, 30:18 Clark [2] - 12:19,				

<p>Court [3] - 21:16, 36:6, 36:13 create [1] - 19:24 Crestline [2] - 7:14, 8:4 criteria [1] - 33:18 cross [2] - 18:2, 34:8 cross-examination [1] - 34:8 cross-examining [1] - 18:2 curious [1] - 32:11 CURLLEY [1] - 8:16 Curley [2] - 8:16, 8:17</p>	<p>due [5] - 10:12, 18:13, 19:24, 21:4, 21:9 during [1] - 24:15</p>	<p>12:1, 12:2, 28:14 forward [2] - 25:11, 34:5 full [2] - 17:3, 21:18 future [1] - 23:4</p>	<p>hire [2] - 18:22, 19:11 hired [2] - 18:22, 19:3 Hit [1] - 31:5 hold [1] - 8:5 home [1] - 10:4 hundred [1] - 6:22</p>	L
D	E	G	I	<p>Lane [14] - 3:13, 6:18, 8:9, 8:16, 9:5, 12:1, 12:3, 14:4, 15:3, 15:14, 15:22, 16:2, 28:14, 31:11 Lantoga [2] - 10:8 LANTOGA [1] - 10:8 LARKIN [1] - 8:1 last [4] - 4:14, 6:5, 7:6, 14:1 law [5] - 19:6, 19:9, 19:10, 19:16, 32:23 learned [2] - 16:21, 17:17 least [1] - 5:14 legal [1] - 22:4 letter [2] - 25:19, 25:22 letters [1] - 25:18 Levy [2] - 10:14, 10:15 LEVY [1] - 10:15 line [1] - 13:23 list [8] - 5:9, 6:7, 6:14, 7:15, 13:1, 14:24, 28:17, 29:7 listed [1] - 31:14 live [7] - 5:21, 6:17, 13:17, 15:15, 15:21, 16:1, 31:10 lives [1] - 9:4 living [1] - 32:7 location [5] - 7:24, 10:13, 31:24, 32:8, 33:14 look [3] - 14:8, 29:19, 33:9 looked [1] - 7:22 Louisa [1] - 11:7</p>
<p>Daily [1] - 5:2 darn [1] - 19:9 date [3] - 16:16, 22:21, 23:4 dates [7] - 16:17, 25:4, 26:16, 26:23, 27:11, 27:14, 27:20 David [1] - 13:7 days [4] - 25:14, 25:24, 26:8, 27:12 dealt [1] - 21:16 December [1] - 3:6 decision [1] - 22:9 defer [1] - 7:21 Delaware [2] - 3:20, 24:4 Delco [1] - 5:1 densities [1] - 33:18 density [3] - 3:14, 23:15, 33:15 denying [1] - 23:19 design [1] - 33:18 develop [1] - 3:11 developed [1] - 24:15 developing [1] - 15:21 development [3] - 3:14, 15:16, 15:19 different [4] - 28:24, 33:10, 33:17, 33:18 differently [1] - 33:14 difficult [1] - 20:3 directly [2] - 21:17, 32:19 discuss [1] - 26:16 Discussion [3] - 20:24, 26:19, 29:15 discussion [1] - 26:22 disrespect [1] - 17:16 distance [2] - 14:9, 32:7 District [2] - 3:19, 33:13 done [2] - 25:23, 34:8 Dorrance [1] - 3:9 down [1] - 13:19</p>	<p>e-mail [4] - 13:7, 15:7, 29:6, 31:13 e-mails [2] - 5:11, 30:12 Eagle [1] - 13:19 earlier-on [1] - 16:19 edition [1] - 5:1 either [2] - 13:4, 29:13 election [1] - 16:22 end [7] - 15:21, 16:2, 20:11, 20:14, 20:19, 22:2, 33:24 engineer [1] - 22:13 essentially [1] - 18:8 estoppel [2] - 23:8, 24:12 evening [4] - 3:1, 3:4, 27:12 event [1] - 22:6 eventually [1] - 9:11 evidence [3] - 17:2, 18:3, 34:7 exactly [1] - 29:12 Exactly [1] - 30:24 examination [1] - 34:8 examining [1] - 18:2 extension [1] - 25:20 extremely [1] - 23:10</p>	<p>generally [1] - 4:16 Gerrity [2] - 36:6, 36:13 Grant [3] - 8:8, 14:3, 15:3 greater [1] - 32:3 Gregg [2] - 7:10 Gregory [1] - 12:2 grounds [1] - 23:7 guess [3] - 11:1, 24:15, 25:3</p>	<p>identical [1] - 23:11 identified [1] - 33:4 imagine [1] - 24:20 impact [3] - 31:22, 31:24, 32:9 impacted [1] - 14:15 impacts [1] - 33:20 important [1] - 32:5 improvements [1] - 4:2 info [1] - 4:18 information [1] - 13:2 intend [1] - 21:18 interest [2] - 19:4, 21:20 interrupt [1] - 17:15 involved [3] - 20:7, 22:1, 32:16 issue [11] - 18:14, 20:1, 20:12, 20:22, 21:5, 22:9, 22:18, 24:11, 24:14, 25:7, 25:11 issues [7] - 18:15, 23:14, 23:15, 24:2, 26:2, 34:5</p>	M
	F	H	J	<p>Madison [1] - 6:18 Maggy [1] - 31:13 Mahoney [2] - 8:8, 8:9 mail [4] - 13:7, 15:7, 29:6, 31:13 mails [2] - 5:11, 30:12 management [1] - 4:1 map [4] - 7:23, 14:8, 14:20, 16:4 Marlier [13] - 5:24, 6:12, 7:4, 14:11, 17:16, 17:24, 18:10, 18:17, 18:21, 21:19, 24:16, 27:18, 27:24 MARLIER [8] - 7:5, 7:8, 14:13, 18:19, 22:23, 23:3, 27:19, 28:2</p>
		<p>H-A-N-S-E-N [1] - 15:5 H-E-D-G-E-R-O-W [1] - 15:15 H-E-R-M-A-N-S [1] - 31:10 half [2] - 3:18, 13:19 Halloway [1] - 15:20 Hamilton [2] - 3:10, 6:21 Hansen [2] - 15:5, 30:14 HANSEN [5] - 15:10, 15:14, 15:20, 16:1, 16:7 Hanshaw [2] - 11:7, 11:13 HANSHEW [1] - 11:7 head [2] - 21:17, 31:5 hear [3] - 8:24, 9:19, 12:8 heard [1] - 32:6 hearing [20] - 3:7, 4:21, 4:22, 7:18, 8:6, 18:9, 18:24, 21:8, 21:19, 22:10, 23:10, 25:14, 25:21, 25:23, 26:1, 26:3, 26:7, 26:23, 30:22, 34:1 hearings [5] - 24:6, 24:7, 25:8, 25:9, 29:1 Hedgerow [3] - 15:14, 15:21, 16:2 helpful [1] - 9:22 hereby [1] - 36:7 HERMANS [1] - 31:9 Hermans [1] - 31:9 Hess [3] - 7:10, 7:18, 8:5</p>	K	
			<p>January [6] - 16:24, 17:4, 25:4, 26:17, 27:1, 27:2 Jennifer [1] - 6:15 Joe [1] - 11:18 John [1] - 4:10 join [1] - 4:3 Joseph [1] - 28:13 judge [1] - 18:8 judges [1] - 32:20 judicata [2] - 23:7, 24:11 judicial [1] - 18:9</p>	
			<p>Kate [1] - 31:9 key [1] - 16:18 kind [1] - 5:23 knowing [1] - 26:13</p>	

<p>Rocci ^[1] - 12:9 ROCCI ^[1] - 12:9 room ^[4] - 3:3, 27:5, 28:9, 28:12 rule ^[1] - 31:3 ruled ^[5] - 23:12, 23:18, 24:2, 24:4, 24:17 runoff ^[1] - 14:16</p>	<p>special ^[8] - 3:5, 17:18, 18:23, 19:11, 19:17, 19:22, 20:2, 21:7 spell ^[1] - 7:6 spitting ^[1] - 32:7 stand ^[1] - 34:11 standard ^[1] - 21:22 start ^[3] - 4:20, 17:2, 25:23 started ^[2] - 3:2, 4:10 starting ^[1] - 27:5 starts ^[2] - 31:23, 32:9 status ^[4] - 5:13, 14:17, 29:19, 30:3 stenographic ^[1] - 36:9 Steve ^[1] - 12:9 Steven ^[1] - 15:2 stormwater ^[2] - 3:24, 14:16 Stormwater ^[1] - 23:14 Strafford ^[3] - 3:12, 13:8, 13:14 Sugartown ^[1] - 11:8 suggest ^[1] - 33:7 Supreme ^[1] - 21:16 Szary ^[1] - 12:2 SZARY ^[2] - 12:2, 12:6</p>	<p>township's ^[3] - 5:3, 19:3, 21:20 transcript ^[1] - 36:8 treated ^[1] - 33:13 Tredyffrin ^[2] - 13:23, 13:24 true ^[1] - 36:8 Trust ^[1] - 3:11 Trustees ^[1] - 3:9 turn ^[1] - 4:9 twice ^[1] - 4:23 two ^[8] - 5:14, 14:24, 16:22, 27:3, 28:20, 28:24, 31:17, 33:10 type ^[1] - 33:16 types ^[1] - 33:10 typical ^[1] - 22:10</p>	<p>WIERMAN ^[1] - 10:7 Willis ^[2] - 13:8, 13:11 WILLIS ^[4] - 13:18, 13:22, 14:1, 14:5 Willises ^[1] - 14:12 witness ^[2] - 22:13, 22:17 witnesses ^[8] - 6:3, 16:18, 16:19, 18:2, 22:12, 22:14, 24:8 wondering ^[1] - 29:3 works ^[1] - 32:12 wrote ^[3] - 25:18, 25:19, 25:21</p>
S		U	X
<p>scheduled ^[1] - 27:4 scheduling ^[1] - 25:8 scheme ^[1] - 32:3 Schery ^[1] - 15:2 SCHERY ^[1] - 15:3 School ^[1] - 13:19 Schuda ^[7] - 11:18, 11:19, 11:21, 11:23, 28:6, 28:13, 31:2 SCHUDA ^[15] - 11:24, 28:13, 28:14, 29:2, 29:8, 29:17, 29:23, 30:2, 30:7, 30:10, 30:13, 30:15, 30:17, 30:24, 31:5 seated ^[1] - 17:4 second ^[3] - 5:4, 25:22, 34:20 Second ^[1] - 34:21 seeing ^[2] - 11:12, 17:19 seeking ^[1] - 3:11 select ^[1] - 31:24 send ^[3] - 29:9, 30:16, 30:20 separate ^[1] - 33:1 seven ^[2] - 3:18, 16:22 Sharon ^[1] - 13:7 shooting ^[1] - 22:1 show ^[6] - 9:11, 10:3, 11:2, 11:6, 30:22, 31:4 showing ^[1] - 10:4 shows ^[1] - 7:18 similar ^[3] - 23:10, 24:1, 24:2 sit ^[1] - 10:3 sitting ^[3] - 18:7, 26:15 situation ^[1] - 19:12 slot ^[1] - 34:3 solicitor ^[1] - 4:10 Solicitor ^[2] - 14:14, 28:2 someone ^[1] - 31:14 somewhat ^[1] - 23:4 sorry ^[3] - 12:7, 16:1, 29:23 sort ^[2] - 32:2, 32:12 space ^[2] - 3:24, 23:23</p>	T		XIX ^[1] - 3:15
		V	Y
	<p>terms ^[3] - 16:10, 20:16, 22:14 testimony ^[2] - 24:15, 34:7 third ^[1] - 5:16 three ^[3] - 5:11, 26:14, 30:12 Three ^[1] - 13:6 throughout ^[1] - 33:17 Thursday ^[1] - 3:6 timing ^[3] - 25:7, 25:17, 26:2 today ^[1] - 15:6 tonight ^[12] - 5:4, 10:1, 16:13, 19:8, 22:15, 23:10, 24:17, 26:8, 27:1, 28:20, 30:3, 30:5 Tonight's ^[1] - 4:22 totally ^[1] - 33:1 towards ^[1] - 13:19 townhomes ^[2] - 3:23, 23:22 township ^[15] - 3:15, 4:9, 6:1, 13:22, 18:12, 18:23, 20:20, 21:11, 31:23, 32:4, 32:9, 33:5, 33:17, 33:20, 33:21</p>	<p>ultimate ^[2] - 22:7, 22:8 unanimously ^[1] - 34:24 unavailable ^[1] - 22:13 under ^[4] - 3:13, 25:7, 27:16, 32:22 up ^[21] - 4:21, 6:11, 7:18, 9:11, 10:3, 10:4, 11:2, 11:6, 13:15, 15:12, 19:8, 24:3, 24:7, 24:8, 25:23, 28:6, 30:23, 31:4, 31:7, 31:15, 34:11 uses ^[3] - 33:4, 33:6, 33:11</p>	Z
		W	<p>yards ^[1] - 6:22 year ^[1] - 4:15 years ^[3] - 23:12, 23:21, 23:23</p>
		<p>waived ^[2] - 25:10, 25:12 waiving ^[1] - 27:15 wants ^[1] - 22:5 watching ^[1] - 21:3 Wayne ^[2] - 3:13, 33:12 website ^[1] - 5:3 week ^[3] - 5:11, 7:16, 30:12 welcome ^[1] - 16:7 West ^[3] - 31:19, 32:24, 33:12 White ^[1] - 25:22 Wierman ^[1] - 10:7</p>	<p>zoning ^[5] - 3:15, 21:22, 32:3, 33:5, 33:8</p>