

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, February 15,  
2024, at the Radnor Township Municipal Building,  
301 Iven Avenue, Wayne, Pennsylvania, commencing  
at 6:38 p.m., before Norma Gerrity, Professional  
Court Reporter.

- - -

BEFORE: MAGGY MYERS, President  
MOIRA MULRONEY, Vice President  
JAKE ABEL, Member  
CATHERINE AGNEW, 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  
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Downingtown, PA 19335  
610-246-2362

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1           THE PRESIDENT: Welcome to the 2-15-24  
2           Hamilton Trust conditional use hearing I'm  
3           calling it, and you are welcome to join me  
4           for the Pledge of Allegiance.

5                           - - -

6                           (Pledge of Allegiance)

7                           - - -

8           MR. RICE: Just a little bit of  
9           housekeeping from the last time in terms of  
10          the parties.

11          There were three people who had  
12          requested at some point party status, and  
13          we had agreed to map out their addresses.

14          All three of the individuals are  
15          outside the thousand feet or more away from  
16          the property.

17          So let me just read these into the  
18          record so it's clear if you're here. What  
19          that means is you're denied party status  
20          because of your location.

21          So Robby Wierman of 101 Lantoga,  
22          1,250 feet; Louisa Hanshew, 219 Sugartown,  
23          1,900 feet away from the site; and Steve  
24          Rocci, R-O-C-C-I, who I was told last month

1 had moved out of the township, and I don't  
2 think he's ever been here. Maybe he came  
3 the first night. So those three are out in  
4 terms of party status.

5 And tonight Mr. Lambert is back on the  
6 witness stand on direct examination, and  
7 once he's done, Mr. Marlier will cross-  
8 examine him, and then once Mr. Marlier is  
9 done, we're going to go through the parties  
10 that have questions.

11 Remember the rules, questions about  
12 the witness's testimony.

13 So if he's talking about civil  
14 engineering, stormwater management, site  
15 conditions, don't ask him about traffic,  
16 because there's a traffic engineer here who  
17 will testify for other things, other than  
18 the substance of his testimony.

19 That way it will be, there won't be  
20 any objections, and we'll keep moving  
21 things along. So any questions from any of  
22 the parties at this point?

23 - - -

24 (No response.)

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MR. RICE: Mr. Lambert, you are still under oath.

Mr. Broseman, proceed on.

MR. BROSEMAN: Thank you.

- - -

APPLICANT'S EVIDENCE

- - -

ROBERT M. LAMBERT, JR.,  
having been previously duly sworn, was examined and testified further as follows:

- - -

DIRECT EXAMINATION (Continued)

- - -

BY MR. BROSEMAN:

Q. At the end of the last hearing on January 31, 2024, Mr. Lambert, we had reviewed Code Section 280-100 of the provisions regarding density modification development application requirements.

Let's now turn to Code Sections 280-135 C and F in the general provisions regarding conditional use applications.

Can you summarize these provisions and

1 describe how the plans comply with those?

2 A. Yes. So 280-135 C states: A  
3 generalized site plan shall be submitted as part  
4 of any conditional use application.

5 It is not intended that such a plan be  
6 engineered or contain a fixed architectural  
7 layout, such as would be required under Chapter  
8 255, Subdivision of Land.

9 The plan shall, however, demonstrate  
10 compliance with all applicable standards for  
11 approval of the conditional use, including those  
12 cited in Subsection F below.

13 So we've far exceeded a generalized  
14 site plan. We've provided a full plan set with  
15 existing conditions, proposed layout, stormwater  
16 management controls, erosion and sediment  
17 controls, details, profiles, landscaping, and  
18 lighting plan.

19 So we have really a full plan set, so  
20 we far exceeded the generalized site plan  
21 requirement.

22 Under subparagraph F: In addition to  
23 demonstrating compliance with all standards  
24 applicable to the conditional use being

1 requested, the generalized site plan shall show  
2 the applicant's intentions with regard to the  
3 following.

4 Subparagraph one says: Site access,  
5 interior circulation, and parking.

6 So I would refer to Exhibit A-12, and  
7 sheet four shows the site access. We have two  
8 driveways accessing Strafford Avenue, which you  
9 can see on the plan.

10 Interior circulation, again we have  
11 the driveway, which is roughly a horseshoe shape  
12 on the property. It shows all the internal  
13 circulation and the parking.

14 We've shown the parking previously  
15 with the parking spaces within the garage of each  
16 unit, and then we have ten overflow parking  
17 spaces, five in the lower right of the horseshoe  
18 and five in the lower left of the horseshoe.

19 Q. In addition to these general zoning  
20 requirements regarding site access and interior  
21 circulation, is there a specific provision in the  
22 Radnor Subdivision and Land Development Ordinance  
23 for attached-dwelling development like that  
24 proposed here?

1           A.     Yes, there is.

2           Q.     And would you review those provisions  
3 as they address interior circulation and  
4 driveways and address how the plans comply.

5           A.     Yes. So under Section 255-40, the  
6 title of the section is Multifamily and  
7 Attached-Dwelling Residential Development. It's  
8 application details.

9                     Subparagraph C is: Access and  
10 circulation. C(1) is: Access to the dwellings  
11 and circulation between buildings and other  
12 important project facilities for vehicular and  
13 pedestrian traffic shall be comfortable and  
14 convenient for the occupants.

15                    Again, we've laid out the driveway  
16 onsite to provide convenient and comfortable  
17 access for all the vehicular access, the two  
18 points of ingress and egress on Strafford Avenue,  
19 and then we also provide a sidewalk along the  
20 internal driveway all the way around the  
21 perimeter of the property.

22                    Subparagraph two says: Access and  
23 circulation for fire-fighting and other emergency  
24 equipment, moving vans, fuel trucks, garbage



1 collection, deliveries, and snow removal shall be  
2 planned for efficient operation and convenience.

3 So in addition to the plan shown at  
4 Exhibit A-12, sheet four, in A-12, sheet 12, is  
5 the turning template plan, the turning template  
6 plan.

7 So we used the largest fire truck from  
8 Radnor Township to show that the fire truck can  
9 circulate throughout the proposed development.

10 We have also shown a truck being able  
11 to circulate through the development that would  
12 provide the access.

13 And then subparagraph three says:  
14 Walking distance from the main entrance of a  
15 building or single-family dwelling unit to a  
16 parking area shall be less than 100 feet.

17 As I testified to before, each one of  
18 the dwelling units has two parking spaces in the  
19 garage, and there will be parking within the  
20 units themselves.

21 Under 255-40 E is driveways.  
22 Subparagraph one states: Driveways shall be  
23 provided on the site where necessary for  
24 convenient access to dwelling units, garage

1 compounds, parking areas, service entrances of  
2 buildings, collection of refuse and all other  
3 necessary services. Driveways shall enter public  
4 streets at safe locations.

5 I'm going to go back to four, A-12,  
6 sheet four. So you can see on A-12, sheet four,  
7 the driveway provides convenient access to the  
8 dwelling units, because the configuration of the  
9 driveway provides all kind of direct access to  
10 each of the units.

11 It provides access for the parking,  
12 not only the parking within each unit, but the  
13 overflow parking on the site, as I said, in the  
14 kind of bottom right and left of the horseshoe  
15 driveway.

16 And we have collection of refuse, so  
17 the trash trucks will use internal driveway  
18 systems, private collection. They will be  
19 collecting trash on the internal driveway.

20 And driveways shall enter public  
21 streets at a safe location. And so on Exhibit  
22 A-12, sheet five, we show the clear sight  
23 triangle for the driveway where it enters  
24 Strafford Avenue.

1 Q. They are also on sheet four, are they  
2 not?

3 A. Yes, they are also on sheet four.

4 Q. Are you finished with that section?

5 A. I'm sorry. Subparagraph two says:  
6 Driveways shall be planned for convenient  
7 circulation, suitable for traffic needs and  
8 safety.

9 Again, I think some of the previous  
10 comments had similar requirements.

11 I think again we're showing the  
12 convenient access and circulation of the  
13 horseshoe-shaped access providing access to all  
14 of the units throughout the development.

15 And number three: All driveways shall  
16 be paved and constructed in accordance with  
17 township standards.

18 Q. And do you believe this driveway meets  
19 the applicable standards for driveways?

20 A. Yes.

21 Q. Let's go back to 280-132 F, the  
22 generalized site plan provisions. You've done  
23 F(1). Let's go to F(2).

24 Would you summarize 280-132 F(2) and

1 describe how the plans comply with those  
2 requirements?

3 A. I believe you're referring to 280-135  
4 F(2).

5 Q. Yes. Thank you.

6 A. F(2) is: Location, approximate  
7 dimension, and arrangement of all areas devoted  
8 to ground cover, trees, screening and buffering,  
9 other planting, open space, recreation and  
10 similar purposes, as applicable.

11 So I'll use again Exhibit A-12, sheet  
12 four. The open space is identified in the center  
13 in the dark green color and is labeled open  
14 space. It shows in lighter green area other  
15 landscaped areas.

16 Another witness will address all of  
17 the landscaping proposed on the site and  
18 screening and buffering.

19 Subparagraph three says: Adequate  
20 handling of stormwater, in the form of a  
21 preliminary written analysis and conclusions as  
22 to anticipated methods, prepared by a registered  
23 professional engineer.

24 The plan set includes full stormwater

1 design. There is also a separate stormwater  
2 report, which is Exhibit A-13 at the last  
3 hearing. It would be a full stormwater report.

4 The plans show full stormwater  
5 controls with the appropriate calculations.  
6 We've done permeability testing to demonstrate  
7 that we will be able to meet infiltration  
8 requirements.

9 In general, using Exhibit A-12, sheet  
10 four, on the right-hand side there is an  
11 underground stormwater basin in front of units  
12 one and two and kind of down to the bottom of  
13 unit 38.

14 There is an underground stormwater  
15 basin underneath and larger than the five  
16 overflow parking spaces in the bottom right of  
17 the horseshoe. There is another underground  
18 stormwater basin to the left of unit 25.

19 And then there is an underground  
20 stormwater basin kind of behind units 13 to 15,  
21 and there is an additional stormwater basin on  
22 the Forrest Lane parcel, there's an additional  
23 stormwater basin.

24 Q. And you mentioned that the plans

1 include details you mentioned regarding  
2 stormwater. You've identified locations on sheet  
3 four of A-12.

4 Do sheets five, six, seven, eight, and  
5 nine also contain information about the proposed  
6 stormwater systems?

7 A. Yes, they do.

8 Q. Before I have you go into the proposed  
9 stormwater management system in greater detail,  
10 let's focus for a moment on existing stormwater  
11 conditions.

12 Are you familiar with existing  
13 stormwater management conditions on the property?

14 A. I am.

15 Q. And can you describe what the  
16 situation is on the property as it currently  
17 exists regarding stormwater management?

18 A. So using Exhibit A-12, sheet two, is  
19 the existing conditions plan.

20 You can see the improvements on the  
21 plan, including structures, extensive driveway  
22 network, accessory buildings, swimming pools,  
23 walkways.

24 All the impervious amounts to almost

1 just under two acres of impervious, and there are  
2 no stormwater rate or volume controls on the  
3 site.

4 Q. And can you describe in general what  
5 is proposed for the stormwater management  
6 facilities for this project?

7 A. Yes. There will be, going back to  
8 A-12, sheet five, we have a series of underground  
9 stormwater basins that will control both the rate  
10 and volume of runoff in accordance with the  
11 township and NPDES regulations.

12 We have a collection system collecting  
13 with inlets and piping directing water to the  
14 underground system, and then the underground  
15 system will control the rate and volume of the  
16 stormwater runoff.

17 Q. And in your professional opinion, will  
18 these provisions meet the applicable township  
19 stormwater management ordinance provisions?

20 A. Yes. We've prepared stormwater  
21 calculations, Exhibit A-13, and on sheet two,  
22 labeled as two, we have provided -- I apologize,  
23 I have a new computer here -- a summary.

24 So what I focused on is Point of

1 Interest A. This is also Point of Interest B.

2 Point of Interest A, for the record,  
3 was kind of in the lower left corner of the plan,  
4 Forrest.

5 It's really where we had the most  
6 interest in from the community, the drainage area  
7 in that direction.

8 We have provided stormwater  
9 calculations in accordance with the township  
10 requirements, and those requirements require you  
11 to make assumptions that aren't existing  
12 conditions necessarily for our existing coverage.

13 So, for instance, in the  
14 pre-development condition, which you can see on  
15 the left-hand side on our model to show how much  
16 water is coming off for the one, two, five, ten,  
17 25, 50, and 100-year storm, the township requires  
18 the condition of the soil or condition of the  
19 site to be considered meadow.

20 So really what it's doing is it's  
21 creating a fictitious condition which reduces the  
22 amount of runoff leaving the site that they allow  
23 you to match when you do your modeling for the  
24 pre-development condition.



1           In addition, they require that the  
2 two-year post-development rate be reduced to the  
3 one-year pre-development rate.

4           So what this table shows is, on the  
5 left-hand side you have the pre-development for  
6 the allowable release rate, which is shown in the  
7 fourth column from the left, and then we have  
8 pre-development.

9           Again, there's many pages behind this  
10 report. I only included the summary table  
11 supporting this documentation.

12           The post-development rate after the  
13 water runs through the system and looking at the  
14 same point of interest, how much water is being  
15 discharged to that point, and then the next  
16 column is showing the compliance, and then it  
17 shows a reduction.

18           And so I'll focus on the percent  
19 reduction. So the reduction for a one-year  
20 storm, we would have a 68 percent reduction in  
21 the rate of runoff.

22           The second row for the two-year storm  
23 only shows an 11 percent reduction, and it looks  
24 a little bit odd with the other percentages

1 shown.

2 The reason that was a little bit odd  
3 is because the two-year storm must be controlled  
4 under the one-year storm, and so you have this  
5 over-control as part the ordinance, and this is  
6 showing that we're exceeding the ordinance with  
7 the rate control.

8 And then going all the way down to the  
9 hundred year storm, you can see we have a  
10 39 percent reduction in the amount of runoff  
11 based on that fictitious pre-development  
12 condition.

13 Q. And when you said that you have to  
14 treat the site as meadow, in layman's terms, does  
15 that mean when you looked at the existing  
16 conditions plan, you said there was almost two  
17 acres of existing impervious coverage?

18 A. That is correct.

19 Q. So the township ordinance, very  
20 conservatively speaking, is basically saying,  
21 ignore all of that, assume instead that it was a  
22 natural meadow, and compare your new project not  
23 with the existing large amount of impervious but  
24 as if it were a meadow.

1 Is that what it's doing?

2 A. That is correct. We don't count the  
3 existing impervious coverage.

4 The typical intent of the ordinance  
5 is that you want to get back to a more natural  
6 condition and cure some of the past ills, right?

7 So we wouldn't count that impervious  
8 that's there for the rate of control, and we'd be  
9 able to count it as a meadow.

10 Q. And with the stormwater management  
11 ordinance and storm water management plans, are  
12 those typically a subject of land development  
13 review and approval?

14 A. Both land development and then further  
15 along is permitting. We would need, obviously,  
16 the land development approvals, and then we would  
17 need township grading permits, and the NPDES  
18 permit also reviews the stormwater controls.

19 Q. And during the land development  
20 process, the township has its own engineering  
21 consultants that review the reports and review  
22 the plans and make sure the plans comply with the  
23 ordinances as well?

24 A. Yes. They do extensive reviews.

1 Q. And that happens during land  
2 development as well as the township permitting  
3 process?

4 A. Yes, it does.

5 Q. And you mentioned the NPDES permit.  
6 You may have said this in earlier testimony, but  
7 since we're on the topic, what is an NPDES  
8 permit, and what is the review process for that?

9 A. National Pollution Discharge  
10 Elimination System, and it is a permit that's  
11 issued through the county conservation district  
12 that reviews both your erosion and sediment  
13 controls for during construction and your  
14 post-development stormwater controls.

15 Q. And that's required whenever there's  
16 more than an acre of disturbance on a project?

17 A. That is correct, yes.

18 Q. And so in addition to all of the  
19 township reviews, the NPDES, is that reviewed by  
20 professionals, and who would that be?

21 A. The NPDES is reviewed by the county  
22 conservation district.

23 Q. And as part of the township process  
24 and the NPDES process, will a covenant be

1 required to be recorded to document the  
2 stormwater management requirements and that the  
3 systems that are required and installed would be  
4 properly maintained and functioning?

5 A. Yes. The plans are recorded showing  
6 the systems, and there's an operation and  
7 maintenance agreement that's recorded.

8 Q. And that has to be recorded as part of  
9 the NPDES requirements?

10 A. Yes, that is correct.

11 Q. Now, I know there is a lot of concern  
12 about stormwater management conditions, existing  
13 conditions beyond the property.

14 Can you describe your understanding of  
15 some of the nearby existing stormwater  
16 conditions?

17 A. Yes. Early on in our engagement with  
18 the community, there was a lot of concern about  
19 stormwater runoff.

20 The site generally drains the water  
21 runoff from about a third over from Eagle Road to  
22 the bottom left corner, I'll scroll down a little  
23 bit, to Forrest Lane, and so many community  
24 members on Forrest Lane are fearing substantive

1 runoff.

2 So our client, the applicant, asked us  
3 to take a look at a little bit larger view of the  
4 stormwater than we typically looked at.

5 So I put on the screen here Exhibit  
6 A-15. And this is a --

7 Q. We're going to hand those up. We  
8 hadn't submitted this previously.

9 - - -

10 (Applicant's Exhibit A-15 was marked  
11 for identification.)

12 - - -

13 THE WITNESS: So Exhibit A-15 consists  
14 of three sheets. The first two sheets are  
15 kind of a compilation plan that includes  
16 some of our survey information overlaid on  
17 an aerial photograph with topography,  
18 publicly-available topography information  
19 to determine the approximate drainage area.

20 And it has various colors on it, which  
21 I will describe, which show different  
22 drainage areas.

23 And the third sheet is a summary sheet  
24 using actual conditions, or actually the

1 township-required conditions to provide  
2 real numbers, because the question that we  
3 always receive is, well, what is the change  
4 going to be when you're done.

5 So we tried to address that separately  
6 from the township requirements so they're  
7 not confusing.

8 So the plan that's up on the screen  
9 right now is Exhibit A-15. We'll go to A.  
10 And this plan shows the existing  
11 conditions.

12 We have a purple area -- I'm sorry.  
13 The orientation of the plan is the same  
14 that we've been looking at for all of the  
15 other plans.

16 Eagle Road is on the right-hand side,  
17 going top to bottom. Strafford is going  
18 across the top of the page, left to right.  
19 Forrest Lane is down in the lower left of  
20 this plan.

21 So the area that's labeled A-6, which  
22 is the pink area, is kind of the area along  
23 Strafford.

24 Some of the area, it's a little bit

1           difficult to tell the exact pattern of the  
2           water, but it appears that the water from  
3           the sort of top along Strafford from the  
4           site runs along Strafford and then makes  
5           its way out the bottom left.

6           The blue area, which is area four, is  
7           the portion of the site, the development  
8           site, which drains towards Forrest Lane.

9           So that's where I'm saying we're kind  
10          of a third from Eagle Road, it drains down  
11          to the lower right.

12          Area A-5, that is the area of Grant  
13          Lane. So this is the front of Grant Lane,  
14          and Grant Lane drains to the inlet at the  
15          end of Grant Lane.

16          And then the area A-3 is the green  
17          area which drains kind of to the lower area  
18          of Forrest.

19          So we started doing an analysis to see  
20          how much area drains to Forrest, what  
21          impact the proposed development site has on  
22          that area, and what we can do to help  
23          mitigate some of the issues.

24          On the bottom of A-15 A is really the



1 overall summary showing what we calculated  
2 as impervious overall area.

3 This is about 555,000 square feet of  
4 lawn area and impervious area, so we used  
5 some of those in our calculations.

6 So Exhibit A-15 B, again this plan is  
7 in the same orientation as the exhibits,  
8 the same base plan surrounding the site.

9 But the site, the area of development  
10 actually shows what the proposed plan will  
11 look like on the site, and we've changed  
12 some of the drainage areas. The main  
13 drainage area that we changed was the pink  
14 area.

15 There was a concern, I believe, at the  
16 last hearing when we were here before, a  
17 neighbor at the corner of Grant Lane and  
18 Strafford testified they received a lot of  
19 water coming down Strafford.

20 15 A shows that there is a fair amount  
21 of drainage area that gets out to Strafford  
22 and runs down Strafford and I believe gets  
23 along that property.

24 What we've done is actually added, to

1 address some of their concerns, we've  
2 actually added an inlet out on Strafford  
3 along the site to be able to collect the  
4 water, control it, and release it in a  
5 controlled manner.

6 So the blue area is a little bit  
7 larger than what was shown on A-15 A, and  
8 so A-15 B shows a little bit larger area in  
9 the proposed conditions.

10 Yet I want to point out that the rate  
11 and volume that's actually discharging out  
12 in the lower left is based on the A-15 A  
13 drainage area, so we've actually  
14 over-controlling the water, picking up more  
15 water and over-controlling it.

16 So that's what we have shown on this  
17 exhibit. And then again you can see the  
18 green area down in the lower left.

19 The blue area is about 40 percent of  
20 the drainage area, getting to the lower  
21 green area.

22 And then A-15 C is a summary table,  
23 and I will reiterate for the record that  
24 this is not, this is not a table following

1 the township requirements.

2 That was Exhibit A-13, is the  
3 township's stormwater report. But what  
4 we've actually done is we've called this  
5 actual conditions.

6 So not assuming a pre-development  
7 meadow condition, looking at existing  
8 conditions draining to Point of Interest A,  
9 water, the rates of runoff getting there,  
10 it's pre-development versus  
11 post-development, and what are the changes  
12 that a resident may see.

13 And so if you look at, for a one-year  
14 storm, we now have a 95 percent reduction  
15 in the amount of runoff coming from the  
16 site down to the Point of Interest A.

17 For a two-year storm, remember the  
18 anomaly we talked about for A-13, where  
19 we're showing an 11 percent reduction. In  
20 actual runoff terms, it would actually be a  
21 92 percent reduction.

22 And then going down to the hundred  
23 year storm, I believe the hundred year in  
24 A-13, off the top of my head, was

1           39 percent, and you can see that we  
2           actually have a 55 percent reduction in the  
3           actual amount of runoff using existing  
4           conditions.

5       BY MR. BROSEMAN:

6           Q.     Does that cover the stormwater  
7           management topics that you wanted to cover?

8           A.     Yes.

9           Q.     Let's go to 280-135 F(4). We're still  
10          under those generalized site plan requirements,  
11          the general part of the conditional use.

12                   Please summarize those requirements  
13          and then address how the plans comply.

14          A.     So it states: Location, planned uses,  
15          approximate overall dimensions, gross floor area,  
16          coverage and height of each building or  
17          structure.

18                   So I will go back to A-12, sheet four.  
19          So using the notes in the upper right-hand corner  
20          that identifies that we're proposing a townhouse  
21          use, we have, the dimensions are shown on various  
22          units.

23                   We have one, for instance, has the  
24          width and depth. Various other units show

1 dimensions both of the units and dimensions in  
2 between units.

3 The gross floor area, we have the  
4 building area in the zoning table on the  
5 left-hand side showing the amount of building  
6 area, the coverage.

7 Again, we have the building coverage  
8 and the impervious coverage in the zoning table  
9 on the left-hand side of the plan, and they are  
10 in conformance with the ordinance.

11 And then the same goes for the height  
12 of each building or structure. The height will  
13 be in conformance with the ordinance under, I  
14 think, it's 35 feet.

15 Q. And as to gross floor area of a  
16 typical unit, there's a note about that on the  
17 plan?

18 A. Yes. So general note number three  
19 identifies the gross floor area of 3,000 square  
20 feet, not including a basement or garage.

21 Q. I want to follow up on a couple of  
22 items that came up at a prior hearing, I believe,  
23 on the January 29th, 2024, hearing.

24 The topic of single-family detached

1 development under the R-4 Residence District came  
2 up, in other words, development without seeking a  
3 conditional use for density modification.

4 Has your office prepared a concept  
5 showing a subdivision under the R-4 district  
6 without utilizing the density modification  
7 provisions of Article XIX of the zoning  
8 ordinance?

9 A. Yes, we did, Exhibit A-16.

10 Q. We're going to hand this out as well.

11 - - -

12 (Applicant's Exhibit A-16 was marked  
13 for identification.)

14 - - -

15 BY MR. BROSEMAN:

16 Q. Now, this is just a concept plan.  
17 This isn't a land development plan or anything  
18 like that; correct?

19 A. That is correct. It's just a concept.

20 Q. And would you describe this plan?

21 A. Yes. So this is Exhibit A-16. This  
22 plan is in the same orientation as the previous  
23 plans we discussed.

24 Eagle Road is on the right-hand side

1 going top to bottom. Strafford Avenue is at the  
2 top going left to right. Forrest Lane is on the  
3 bottom to the left.

4 What this plan shows is, it was a  
5 compilation of a single-family development under  
6 the base R-4 zoning, which requires a 7,000  
7 square foot minimum lot area.

8 We have shown a new road that would be  
9 a horseshoe shape on the site accessing Strafford  
10 Avenue, and we've shown 31 dwellings that would  
11 be constructed.

12 All of the lots exceed 7,000 square  
13 feet. Many of the lots are much more than the  
14 minimum requirement.

15 And the houses would range anywhere  
16 between a 1,300 square foot or 1,200 square foot  
17 footprint and a 3,000 square foot footprint,  
18 depending on the parcels or the lot.

19 Q. And, of course, under R-4, there's no  
20 requirement for common open space in the zoning  
21 ordinance; correct?

22 A. That is correct.

23 Q. And setbacks and things like that for  
24 accessory structures can be closer than under

1 density modification?

2 A. Yes. There's no buffer requirement,  
3 if that's what you're referring to, along the  
4 perimeter. Accessory structures can encroach  
5 within setbacks.

6 Q. Moving on to another question that I  
7 had in my notes from last time, I believe it was  
8 Commissioner Coates asked about what we call the  
9 neighbor plan, Exhibit A-4.

10 I believe he asked the size of the  
11 common open space on that plan, and I think we  
12 had said we would come back with that  
13 information.

14 Do you have a plan, a version of  
15 Exhibit A-4, we're calling it A-4 A, where you've  
16 added that information?

17 A. Yes. Exhibit A-4 A.

18 Q. We'll hand that out as well.

19 - - -

20 (Applicant's Exhibit A-4 A was marked  
21 for identification.)

22 - - -

23 THE WITNESS: I believe the question  
24 was what was the distance between, for



1 instance, units 29 and 22, like the  
2 grouping of buildings with 22 and the  
3 grouping of buildings with 29, and the  
4 distance between Strafford Avenue and units  
5 24 and 26.

6 And so we've added a dimension on the  
7 plan to show that it will be 177 feet from  
8 unit 22 to 29 and I believe 208 feet from  
9 the right-of-way line along Strafford  
10 Avenue to unit 25.

11 BY MR. BROSEMAN:

12 Q. And does this have the size of the  
13 open space as well?

14 A. Yes. In the bottom left corner of the  
15 plan we have shown the open space. The purpose  
16 of the exhibit in the bottom left corner is the  
17 same layout that you see in the main plan, but  
18 what it does is identifies what was considered as  
19 the official open space.

20 And so we've included two areas of  
21 open space, the open space in the middle, which  
22 is about 35,000 square feet, and the area on the  
23 perimeter was 64,000 square feet.

24 And then there's a table, it's right

1 below the image, and it shows that 29 percent of  
2 the area is open space, and stormwater management  
3 consists of about three percent of that area.

4 Q. And as with the other plan, A-12, in  
5 calculating the open space, the common open  
6 space, you didn't include required buffer areas?

7 A. That is correct. You can see again in  
8 that lower-left corner on the left-hand side of  
9 that image, you can see lines coming out kind of  
10 perpendicular to the site.

11 Those are the Grant Lane properties,  
12 and there's a white space between the property  
13 line and the green, and that would be the buffer  
14 area that's not included as part of our open  
15 space calculation.

16 Q. And you didn't count any of the empty  
17 lot on Forrest Lane as part of the open space; is  
18 that right?

19 A. That is correct.

20 Q. But as a practical matter, those areas  
21 will basically remain as green space; is that  
22 correct?

23 A. Yes.

24 MR. BROSEMAN: That's all I have for

1 Mr. Lambert at this time.

2 MR. RICE: Okay. Mr. Marlier?

3 MR. MARLIER: I'm going to ask at this  
4 time, frankly, there's a lot of information  
5 in the last hearing, but there's a lot of  
6 information packed into the last 45 minutes  
7 specifically regarding stormwater runoff,  
8 which I think is the most important thing  
9 to these folks.

10 I certainly was hoping that Mr.  
11 Lambert would speak a little more to their  
12 stormwater calculations, but I would like  
13 to take some time to figure out, to review  
14 the testimony from Mr. Lambert tonight  
15 regarding the stormwater, look over their  
16 exhibits, talk to the engineer that this  
17 board has hired to review that, and come  
18 back at the next hearing with my  
19 cross-examination, which certainly is going  
20 to take a good chunk of time.

21 What I would recommend, since it is  
22 7:15 and there's a good amount of time left  
23 tonight, I'm sure the neighbors have  
24 questions for Mr. Lambert, and maybe we

1 have them ask questions of him.

2 MS. MULRONEY: Can you use your mic?

3 MR. MARLIER: Absolutely.

4 MS. MULRONEY: You can take it off the  
5 stand.

6 MR. MARLIER: Sure. I thought I was  
7 projecting enough.

8 MS. MULRONEY: You are, but we're also  
9 recording.

10 MR. MARLIER: Absolutely.

11 MR. BROSEMAN: And I would like to  
12 note for an objection that I believe if  
13 there is time, Mr. Marlier should proceed  
14 as had been planned.

15 MR. MARLIER: And I would note, Mr.  
16 Rice, that a number of exhibits were  
17 provided just tonight, a number exhibits  
18 that clearly need to be reviewed by an  
19 expert and reviewed by the engineer that  
20 this board has hired regarding conditional  
21 use.

22 I would also note that I did not  
23 receive the last two exhibits. So I think  
24 a little bit of time, we are on for just

1 three weeks from now, March 7th, I believe,  
2 and I certainly will come back fully  
3 prepared for a cross-examination, not just  
4 of this evening, but the last hearing as  
5 well.

6 MR. BROSEMAN: And I would note, the  
7 only new exhibits were the drainage area  
8 maps and the concept sketch, and the A-4 A  
9 just had some requested information added  
10 to it.

11 As was stated last time, Mr. Lambert  
12 is not available at the next hearing due to  
13 prior commitments, so I think it would be  
14 fairer to the applicant that we proceed as  
15 planned.

16 MR. RICE: Mr. Broseman, do you have  
17 any other witnesses ready tonight?

18 MR. BROSEMAN: I had assumed that Mr.  
19 Marlier was going to take a long time. He  
20 had indicated before that he probably  
21 would.

22 MR. RICE: Is that a no? No? You  
23 don't have any other witnesses here?

24 MR. BROSEMAN: I'm not really prepared

1 to proceed with others at this time.

2 MR. RICE: Okay. So --

3 MR. ABEL: At the last hearing, didn't  
4 we ask for the applicants to be prepared so  
5 we didn't have to have dead time?

6 MR. RICE: Well, I mean, what happened  
7 last time was, when this was scheduled, Mr.  
8 Lambert was not available.

9 So Mr. Broseman represented that I  
10 think the planner or the traffic engineer  
11 would be here, and that changed since the  
12 last hearing, and I guess Mr. Lambert freed  
13 up his schedule, so he's here tonight.

14 Mr. Broseman should have notified  
15 counsel of that. So I really don't want to  
16 waste the time that we have.

17 I mean, I think the board is willing  
18 to go till 9:00 o'clock, so we have about  
19 an hour and a half.

20 Let's do this. Let's take about a  
21 five-minute break. Let me discuss this  
22 with the board and see how the board wants  
23 to proceed, and then we'll come back.

24 But you don't have anyone else ready

1 to go, Mr. Broseman, tonight; is that  
2 right?

3 MR. BROSEMAN: I could put on some  
4 brief testimony, but I really prefer not  
5 to. We were not -- we were going to do Mr.  
6 Lambert.

7 MR. RICE: Okay.

8 MR. BROSEMAN: The two exhibits, by  
9 the way, they're not -- they were  
10 additional information.

11 It's about existing drainage patterns  
12 off the property, and Exhibit A-16 is a  
13 concept for a development we haven't  
14 applied for.

15 All of the other exhibits have been  
16 provided last time and also provided  
17 electronically as requested.

18 MR. RICE: Okay. I mean, going  
19 forward, if, let's say, cross-examination,  
20 we started less than an hour ago.

21 So if cross-examination went, let's  
22 say, a half hour, we'd be done, and you  
23 don't have any other witness available.

24 So I think we have to try to do this

1 as efficiently as possible.

2 But just for now, let's take about a  
3 five-minute break, and then the board will  
4 come back and we'll discuss how we're going  
5 to proceed.

6 So, Mr. Marlier, you want to defer  
7 your cross-examination of this witness  
8 until either March or whenever the next  
9 hearing is after that?

10 MR. MARLIER: I would, Mr. Rice.

11 MR. RICE: Let's go off the record  
12 now, and I'll caucus with the board.

13 - - -

14 (Recess taken.)

15 - - -

16 MR. RICE: Okay. We're going to start  
17 back. Regarding the hearing, what we want  
18 to do is, since Mr. Lambert is here and  
19 apparently he's not available March 7th,  
20 which is the next scheduled night --  
21 February 27th was posted, but that was  
22 unavailable.

23 We talked about three dates. It  
24 turned out that one was a conflict. So



1           it's March 7th would be the next one. And  
2           then after tonight, we'll talk about  
3           further dates in March.

4           So just in order to be as efficient as  
5           possible, one of the problems with zoning  
6           hearings is information doesn't get  
7           disclosed ahead of time, so you show up and  
8           you have plans and you have evidence and  
9           exhibits and things like that.

10          So just for now, we're going to wait  
11          for Mr. Marlier per his request. We're  
12          going to defer his cross-examination.

13          The residents, if they have questions  
14          for Mr. Lambert, can ask those tonight, and  
15          they can ask questions again when he's  
16          done, if you want.

17          And then the board has some questions  
18          for Mr. Lambert, and I have some questions  
19          for Mr. Lambert regarding what's been  
20          testified to up to this point, and then Mr.  
21          Broseman might have some redirect.

22          But we're going to go till  
23          9:00 o'clock, so we'll make use of the  
24          time.

1           Mr. Broseman may have another witness,  
2           but let's see how far we get, and we'll  
3           start with the residents, any questions you  
4           have about stormwater management.

5           MR. ABEL: John, can you repeat that?  
6           You said the neighbors will have an  
7           opportunity tonight, and then you said when  
8           he's done. Who is "he"?

9           MR. RICE: When Mr. Lambert is done  
10          with his testimony, because right now we're  
11          in cross-examination. Everybody gets that  
12          opportunity.

13          The board gets the opportunity to ask  
14          questions. Mr. Broseman will probably have  
15          some redirect.

16          That's the next piece. And then after  
17          that, there's another opportunity for  
18          recross.

19          MR. ABEL: That will not be at the  
20          March 7th hearing?

21          MR. RICE: Right, because he won't be  
22          here on the March 7th hearing.

23          So, anyway, that's where we're at, and  
24          we're just trying to use the time that we

1 have. So let's start with --

2 MS. MULRONEY: I have one more  
3 clarifying question.

4 So if we are waiting to have Mr.  
5 Marlier cross Mr. Lambert, won't he be back  
6 on another night?

7 MR. RICE: Yes.

8 MS. MULRONEY: And at that time, would  
9 parties be able to continue to cross on  
10 that evening as well?

11 MR. RICE: Yes, yes.

12 MS. MULRONEY: So those of you who are  
13 parties and want to ask questions tonight  
14 would also have another opportunity after  
15 some more thinking about it and preparation  
16 when the other cross-examination is  
17 happening; is that right?

18 MR. RICE: Yes.

19 MS. MULRONEY: All right. Thanks.

20 MR. RICE: Okay.

21 MR. BROSEMAN: Mr. Rice, could I just  
22 make a comment? We'll see what happens  
23 then, but I just wanted to make a comment  
24 about the objection I made.

1           As I indicated, Mr. Lambert is not  
2 available on March 7th. We really thought  
3 that his cross-examination would go forward  
4 tonight.

5           As I indicated, these were only a  
6 couple of new exhibits, sort of tangential  
7 things, and as had been indicated, we  
8 expected that to take a long time.

9           But I did want to acknowledge -- and  
10 we really didn't want to go out of order.

11          But had it happened that there was  
12 only a short period of cross-examination,  
13 we would be prepared to go forward with  
14 another witness as had been requested.

15          So I didn't want to leave the board  
16 with the impression that we ignored what  
17 was said.

18          MR. RICE: We might have time for that  
19 other witness, let's see how far we get,  
20 because that other witness is probably  
21 going to come back on March 7th if they're  
22 available.

23          MR. BROSEMAN: Yes. We may not be  
24 able to finish that, but I didn't want to

1 leave the board with the impression that  
2 we, in the unlikely event that the  
3 cross-examination had ended quickly, we  
4 were going to just say we weren't prepared.

5 MR. RICE: Okay. Okay. Understood.  
6 Look, these are -- this is not a courtroom,  
7 but we try to have some order and give  
8 everybody an opportunity.

9 And there is no discovery, so you  
10 don't know ahead of time what somebody is  
11 going to testify to.

12 It's new for a lot of you, and a lot  
13 of us up here, this is new. So we'll see  
14 how far we get tonight.

15 We have another date, and when we're  
16 done tonight, we'll talk about further  
17 dates in March. Okay.

18 So with that, I'm going to call the  
19 resident parties' names, and if you have  
20 any questions tonight, feel free.

21 You'll have to come up to the  
22 microphone and ask Mr. Lambert questions.

23 So Steve Scheri? Scheri? Megan  
24 Scheri?

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- - -

(No response.)

- - -

MR. RICE: Ted Hymel?

- - -

(No response.)

- - -

MR. RICE: Mark Gaeto?

- - -

(No response.)

- - -

MR. RICE: Sharon Willis?

MS. WILLIS: No questions.

MR. RICE: David Willis?

MR. WILLIS: No questions.

MR. RICE: Chawla?

- - -

(No response.)

- - -

MR. RICE: Brian Curley? Mr. Curley.

- - -

CROSS EXAMINATION

- - -

MR. CURLEY: Hi, I'm Brian Curley, a

1 Radnor resident, 136 Fairfield Lane.

2 The question I have for you, Mr.  
3 Lambert, on your Exhibit A-15 describing  
4 the current runoff conditions in the  
5 neighborhood?

6 THE WITNESS: A, B, or C?

7 MR. CURLEY: I believe A, where you  
8 were showing the direction of the runoff.  
9 Maybe make it a little bit smaller.

10 Can you explain to me why you stopped  
11 the runoff on Fairfield Lane at the end of  
12 the Hamilton property?

13 Just to point out, the green exit at  
14 Hamilton property on Fairfield Lane,  
15 there's another building and then a second  
16 house on the right side. That's my house.  
17 Okay?

18 I'm going to tell you that runoff  
19 comes straight down Fairfield Lane, and I  
20 don't understand why it's not included  
21 here, because Fairfield Lane is Radnor  
22 Township.

23 It seems like you addressed T/E  
24 Township's runoff, but you haven't

1 addressed Radnor. Can you explain why?

2 THE WITNESS: Sir, we looked at, as I  
3 said, the topography, and it appears to be  
4 in break line. And again, as I said, we  
5 were focused really on the Forrest Lane  
6 area.

7 If anything, this would overestimate  
8 the amount of water getting to Forrest Lane  
9 slightly in that area.

10 It is relatively flat in some of those  
11 areas, so it's a little bit hard to tell  
12 exactly where the water would go, and  
13 that's why we showed it that way.

14 It's really just based on the lines of  
15 our contours.

16 MR. CURLEY: Well, the reality is,  
17 it's not level, as you try and explain it.  
18 There is an incline from 18 Forrest Lane  
19 down Fairfield Lane.

20 Additionally, what my concern is is  
21 not only the runoff from there. It's that  
22 there's another Hamilton property that you  
23 did not include here, and obviously you  
24 didn't include it because Eagle Village



1 does not have a stormwater plan. Okay?

2 However, just so the board  
3 understands, that the runoff that's --

4 MR. BROSEMAN: I'm going to object.  
5 There's no questions here.

6 MR. RICE: Mr. Curley, questions for  
7 the witness, not a speech.

8 MR. CURLEY: Okay.

9 MR. RICE: Ask him, what you just  
10 said, ask him if he agrees with you.

11 MR. CURLEY: Do you agree that the  
12 runoff from the Hamilton properties,  
13 including Eagle Village, should also be  
14 included in your diagram?

15 THE WITNESS: We have not studied  
16 Eagle Village. We studied the subject  
17 parcel.

18 MR. CURLEY: Just so the board knows,  
19 Eagle Village is the Hamilton property.  
20 Thank you.

21 MR. RICE: Mr. Lambert, do you know,  
22 is that the Hamilton property that is owned  
23 by the Hamilton estate?

24 THE WITNESS: I do not know who owns

1           it right now. I know at one time it was  
2           owned by them. I don't know who owns it  
3           currently.

4           MR. RICE: Okay. John Clemente?

5           MR. CLEMENTE: No questions.

6           MR. RICE: Kaitlin Silver?

7                           - - -

8                           (No response.)

9                           - - -

10          MR. RICE: Margaret Ruschmann?

11                           - - -

12                           (No response.)

13                           - - -

14          MR. RICE: Mr. Sareen?

15          MR. SAREEN: Anujeet Sareen, 205  
16          Strafford.

17                 Mr. Lambert, I just want to confirm, I  
18                 think I can infer this from your comments,  
19                 but I want to hear it from you as well.

20                 Given the state of the current  
21                 stormwater system, in quotation marks, at  
22                 the "current property," regardless of  
23                 whether it would be a single-family  
24                 development or the townhome conditional use

1 application, would you say that the  
2 stormwater would be improved in either  
3 case?

4 THE WITNESS: Yes. There would --  
5 currently there are no controls. No matter  
6 how the property is developed, assuming it  
7 would go over the minimum threshold, which  
8 any real development of substance would go  
9 over the threshold, would require  
10 stormwater management controls.

11 MR. SAREEN: The other question, and  
12 if this is not the appropriate forum, I'll  
13 retract it, but I think it may have bearing  
14 in regards to the plans being proposed  
15 here.

16 The neighborhood, the area along  
17 Strafford in particular, is a residential,  
18 is a single-family residential neighborhood  
19 and it has moved more in that direction  
20 over time.

21 The bed and breakfast is gone, and the  
22 St. Honore development is building more  
23 single-family homes.

24 So wouldn't this be a development that

1 would be more contrary to the nature of the  
2 current neighborhood?

3 THE WITNESS: No, I would disagree. I  
4 believe that this site is an appropriate  
5 site as a transitional use.

6 I pulled up Exhibit A-6, which is an  
7 aerial photo, showing the surrounding area,  
8 including the St. Honore development that  
9 you mentioned. It shows the site inset  
10 onto an aerial.

11 And if you look just to the east of  
12 this site, just directly across the street  
13 from this site on Eagle Road, there's a  
14 large office complex, Strafford office  
15 complex. To the bottom of the page,  
16 there's a large shopping center.

17 And so this use is a good transitional  
18 use from those more intense commercial uses  
19 and the single-family residences that you  
20 referenced.

21 And from a, kind of an aesthetic  
22 standpoint, this use allows actually the  
23 aesthetic along Strafford Avenue that you  
24 really have a cadence of two homes that you

1 see facing Strafford Avenue.

2 You're going to have a large open  
3 space, similar to the green space that's  
4 there, and then a cadence of two  
5 single-family residences at the end facing  
6 Strafford.

7 So you have kind of two, big open  
8 space, and two. So it does act as a very  
9 good transitional use between those more  
10 intense commercial uses and the  
11 single-family residence uses.

12 MR. SAREEN: But to be clear, these  
13 are -- this whole neighborhood is  
14 single-family homes, including the existing  
15 property the application is to develop.

16 So I'm confused when you say, help me  
17 understand this, that moving away from  
18 single-family homes is somehow more  
19 consistent with what exists in that area  
20 today.

21 THE WITNESS: It's a transitional use.

22 MR. SAREEN: It's a change. It's a  
23 change different than what's there.

24 THE WITNESS: If you let me answer the

1 question.

2 It's a transition between the  
3 higher-intensity commercial uses and the  
4 single-family residences, very similar to  
5 Villa Strafford.

6 It's labeled here as Madison Lane,  
7 which was again a density modification  
8 development that was, has single-family  
9 residences on the kind of upper right side,  
10 what is identified as Madison Lane, and  
11 then the commercial uses on the other three  
12 sides.

13 And this again is transitioning  
14 between those higher commercial uses and  
15 the residential uses.

16 MR. SAREEN: So let me ask, Villa  
17 Strafford came up before, and I'm just very  
18 surprised how that's even remotely  
19 parallel.

20 Just looking at the map that's been  
21 presented here, that's a de minimis  
22 percentage of that property abuts  
23 single-family homes, but it's largely  
24 surrounded by commercial use. That's not

1 true of the area that we're talking about.

2 MR. RICE: Do you agree with Mr.  
3 Sareen?

4 THE WITNESS: I was going to point out  
5 that that was a density modification  
6 development.

7 That is why it actually got a variance  
8 to proceed as a density modification,  
9 because it didn't include the minimum lot  
10 area.

11 This site includes the minimum lot  
12 area for the density modification, and I  
13 believe it prepares an appropriate use, a  
14 transitional use between a higher-density  
15 commercial and the residential.

16 MR. SAREEN: Thank you.

17 MR. RICE: Thank you.

18 Mr. Satterfield? Any questions?

19 - - -

20 (No response.)

21 - - -

22 MR. RICE: Ms. Lafarge, any questions?

23 - - -

24 (No response.)

1 - - -

2 MR. RICE: Mr. Holloway, any  
3 questions?

4 MR. HOLLOWAY: No questions.

5 MR. RICE: Okay. That was the party  
6 list.

7 MS. MAHONEY: No. No. Mary Ann  
8 Mahoney, 5 Grant Lane.

9 MR. RICE: Ms. Mahoney, come on up.

10 MS. MAHONEY: Mr. Lambert, I have a  
11 couple of questions for you.

12 THE WITNESS: Sure.

13 MS. MAHONEY: I have been living at  
14 this property for 30 years. I live at 5  
15 Grant Lane intersecting Strafford and Grant  
16 right on the corner.

17 And within the past month, my property  
18 has -- my basement has flooded twice. I  
19 have a severe problem with water.

20 And what you're explaining is like I  
21 can't really understand where these storm  
22 drains are going to go, but I want to know,  
23 how is this going to affect me?

24 From what I can see on your property



1           thing there, it looks like three quarters  
2           of my property will be protected.

3                       But over the years, Strafford Avenue,  
4           Mrs. Hamilton had an erosion problem, and  
5           she would fill it in with topsoil all the  
6           time.

7                       I've gone to Radnor I can't tell you  
8           how many times asking them --

9                       MR. RICE: Ms. Mahoney, let me caution  
10          you, your question for Mr. Lambert is, how  
11          is this going to protect Ms. Mahoney's  
12          property.

13                      MS. MAHONEY: And also, will fixing my  
14          property help the people downstream of  
15          Strafford Avenue?

16                      MR. RICE: Mr. Lambert, do you know  
17          where Ms. Mahoney's property is?

18                      THE WITNESS: I just wanted to clarify  
19          that. I want to make sure I'm looking at  
20          the right one.

21                      So using Exhibit A-12, sheet four,  
22          you're right at the corner of Strafford  
23          Avenue and Grant Lane?

24                      MS. MAHONEY: That is correct. I'm

1 the one with the little dirty pond all the  
2 time that fills up with water. Nothing  
3 grows on my lawn, no grass.

4 THE WITNESS: So I'm going to use  
5 Exhibit A-15.

6 MS. MAHONEY: All right.

7 THE WITNESS: So your house, if we use  
8 A-15, let's see if we can -- Grant Lane is  
9 the blue area.

10 MR. BROSEMAN: Are you on A-15 A, Rob?

11 THE WITNESS: A-15 A, that is correct,  
12 is the blue area, and then we have the pink  
13 area. The pink area goes along Strafford  
14 Avenue. So on the right-hand side is Eagle  
15 Road.

16 And bear with me, I'm using a lot of  
17 words, but it's for the record, so when  
18 somebody reads it later, they can follow  
19 along.

20 And so we have Eagle Road on the right  
21 side, we have Strafford going across the  
22 top, and we have the blue area of Grant  
23 Lane.

24 So what you're describing is really

1           what is shown as the pink area, starting  
2           from roughly Eagle Road, going across the  
3           frontage of the property, along Strafford,  
4           and then it reaches your property.

5                        So all of that pink area currently  
6           drains out towards Strafford and runs down  
7           Strafford, and some of it may go in your  
8           yard. Some of it may go beyond your  
9           property.

10                      What we have shown, and I'm going to  
11           use A-15 B, this is the plan showing the  
12           proposed plan. I'm going to switch back to  
13           A-12 in one second.

14                      So you can see that the pink area that  
15           is to the right of your property on this  
16           plan is vastly reduced, right?

17                      And so if we go back to A-15 A for a  
18           quick comparison, you're going to see the  
19           size, I don't have the exact square  
20           footage, but you can see just graphically  
21           the size of the area that drains there now  
22           and the size of the area that will drain to  
23           there in the future is much reduced.

24                      So we're capturing that runoff. So if

1 I go back to Exhibit A-12, I'm going to go  
2 to sheet five. So how we're accomplishing  
3 that is we're actually installing inlets.

4 And so we're capturing the water that  
5 would get out to Strafford to the east or  
6 right of the driveway that's furthest to  
7 the west, so it's labeled Driveway A on  
8 this plan, or Drive A.

9 We're going to install inlets, which  
10 will capture the runoff running down  
11 Strafford from this site and be able to put  
12 it into a controlled stormwater management  
13 system.

14 So we are removing that volume of  
15 water from the water, the flow of pressure.

16 MS. MAHONEY: Could you go back to the  
17 control one, the one that's before this?  
18 Yeah, that one.

19 It looks like my property is totally  
20 engrossed in that, so that means my  
21 property won't have any water, too?

22 THE WITNESS: What this is showing,  
23 A-15 B, is showing that the pink area is  
24 really just a -- it's showing all of the

1 drainage area continuing to go down  
2 Strafford, right?

3 And so we can't control that. That's  
4 downhill of where our site is.

5 We have added the inlet out in front  
6 of our driveway on Strafford, which really  
7 cuts off that runoff that currently comes  
8 from the property that gets out there.

9 So there will be a small area of  
10 Strafford that still gets to your property.

11 Your property, obviously, any rainfall  
12 on your property is still within that pink  
13 area that is shown.

14 MS. MAHONEY: But if you just do it  
15 to the end where the double line is, that's  
16 where I have the problem.

17 That's where the water jumps the  
18 blacktop and lands on my lawn.

19 THE WITNESS: So we're reducing --

20 MS. MAHONEY: You're reducing, but  
21 you're not fixing.

22 THE WITNESS: We are reducing the  
23 water that leaves this site and currently  
24 gets there, so we're capturing it and

1 controlling it.

2 We're not doing anything on your  
3 property, no. We're capturing all the  
4 water so the amount of water getting there  
5 is going to be vastly reduced from what  
6 gets there today.

7 MS. MAHONEY: So you're just telling  
8 me you'll help, but you're not going to fix  
9 my problem.

10 THE WITNESS: We are not proposing any  
11 improvements on your property.

12 MR. RICE: Thank you. Mr. Schuda?

13 MR. SCHUDA: Good evening, Mr.  
14 Lambert. Joe Schuda, 14 Forrest Lane. A  
15 couple questions.

16 Regarding your testimony, you  
17 mentioned probably at least two or three  
18 times the direction of the pre-construction  
19 runoff.

20 And if I recall, that was, if I use  
21 your reference, the lower left-hand corner  
22 of the property; is that correct?

23 THE WITNESS: So I used various  
24 examples. So A-15 A was the blue area, the

1 A-4 area, which is predominantly the  
2 property, includes the rear of some of the  
3 Grant Lane properties.

4 And what this was just showing was  
5 where that runoff goes. So we're looking  
6 at, I believe it's actually your house  
7 which we're showing at the bottom.

8 And what generated this plan was, I  
9 believe, your comments a long time ago  
10 about water and where the water was  
11 running, so we started an analysis to see  
12 where that water was coming from.

13 MR. SCHUDA: So that particular  
14 direction with the construction, regardless  
15 if it's townhomes or single homes, that  
16 direction, if I understood your testimony  
17 correctly, will be -- will change or will  
18 it be eliminated?

19 Will there be runoff in that direction  
20 still?

21 THE WITNESS: I'm not sure I  
22 understand your question. However, I'll  
23 provide an answer.

24 So water is going to continue to drain

1 with the contours at the site, so it will  
2 continue to drain to the lower left corner  
3 out toward Forrest Lane.

4 What we're doing, when we look at  
5 Exhibit A-12, is we're adding all of the  
6 stormwater controls, we're adding all of  
7 the stormwater controls onsite to control  
8 the rates and volume.

9 So we're reducing, looking at delivery  
10 of stormwater, if we look at the points of  
11 interest, and so that lower left corner was  
12 called Point of Interest A in our study.

13 And what that does was looking at how  
14 much water gets there currently, and we  
15 would reduce the rate and volume of runoff  
16 getting to that same point after  
17 development.

18 MR. SCHUDA: So if I understand what  
19 you just said, that lower corner in this  
20 particular plan would capture the runoff  
21 into the retention basin; is that correct?

22 THE WITNESS: So, yes. So Exhibit  
23 A-12, sheet four, shows the proposed  
24 development, and it has a series of



1 stormwater basins that will control the  
2 rate and volume of runoff.

3 MR. SCHUDA: And those basins have  
4 been designed to accept a hundred year  
5 rain. And what type of volume and what  
6 type of rate of rain does that reflect?

7 THE WITNESS: So that was looking  
8 at --

9 MR. SCHUDA: It was hard to see back  
10 there.

11 THE WITNESS: Yes, no problem at all.  
12 Let me just make sure I'm looking at the  
13 correct one.

14 So Exhibit A-13 was a summary table,  
15 and this would be Radnor Township, so this  
16 was where we were talking about fictitious  
17 pre-development condition.

18 And in that condition, for like the  
19 hundred year storm, you have 16, a little  
20 over 16 cubic feet per second running off,  
21 right, the CFS, cubic feet per second.

22 In the post-development condition, you  
23 have just over ten, right? So we're  
24 reducing from what currently runs off.

1 MR. SCHUDA: All right. So it's about  
2 a 30 percent reduction roughly?

3 THE WITNESS: A 39 percent, but again,  
4 I point out, that's the reason we provided  
5 the other, the exhibits which you've seen  
6 before, where we talked about actual  
7 conditions versus what the code-required  
8 conditions are.

9 MR. SCHUDA: Right.

10 THE WITNESS: So this is reflecting  
11 the code-required conditions, that we're  
12 exceeding the code by about 39 percent.

13 MR. SCHUDA: And again, I'm sorry to  
14 be redundant here. Is that, that amount of  
15 rain which equates to what?

16 THE WITNESS: I believe it's  
17 7.43 inches over a 24-hour period.

18 MR. SCHUDA: A 24-hour period. All  
19 right. So at this juncture, the solution  
20 for runoff coming in that predominant  
21 direction that you pointed out, which is  
22 the lower left-hand area, would be captured  
23 in the basin, is that correct, and then  
24 would go into the Forrest Lane stormwater

1 line?

2 THE WITNESS: That is correct.

3 MR. SCHUDA: And that line, based on  
4 all your calculations, you feel is adequate  
5 to take that volume of water?

6 THE WITNESS: So we're reducing by  
7 40 percent the amount of water that gets  
8 down to that location.

9 MR. SCHUDA: And taken a step further,  
10 have you or any of your colleagues looked  
11 further down the line where that Forrest  
12 Lane line discharges to determine if the  
13 line that it discharges in, the cadence, is  
14 adequately in a condition to handle any  
15 additional runoff?

16 THE WITNESS: We have not done a full  
17 analysis of the municipal stormwater  
18 system. As you know, it crosses  
19 municipalities. It reaches PennDOT.

20 We have not studied the full network  
21 of the stormwater system, but what we can  
22 say affirmatively is that we are making a  
23 great improvement in the reduction of  
24 runoff leaving the site.

1 MR. SCHUDA: Okay. So subsequently  
2 then, if there's any issues, in your  
3 opinion, if that line on Old Eagle School  
4 Road is not in good condition or it's not  
5 cadent, it has some form of blockage, the  
6 problem, even with a reduction, still could  
7 result in flooding in our area, do you  
8 think?

9 THE WITNESS: We are not in control of  
10 the Old Eagle School. I don't believe any  
11 municipality is. I believe that's a  
12 PennDOT line.

13 MR. SCHUDA: Again, I'm trying to  
14 figure out what's the best solution to get  
15 PennDOT on board here.

16 I don't know if the township has any  
17 leverage that could help us on that, but I  
18 think that ought to be examined, the  
19 PennDOT line.

20 MR. RICE: Ask questions, Mr. Schuda.

21 MR. SCHUDA: Okay. Well, again, is  
22 there any chance that the applicant can  
23 work with the townships involved to at  
24 least solicit PennDOT to make some

1 evaluation of the line, something as simple  
2 as running a camera through it to see if  
3 it's open, you know, not go to any great  
4 expenditure.

5 If we find out what the issue is,  
6 possibly that could contribute to the  
7 solution.

8 THE WITNESS: We would have no issue  
9 requesting the municipality to work with  
10 PennDOT. I have no problems doing that.

11 But that would not be in the,  
12 necessarily purview of this application.

13 MR. SCHUDA: All right. Well, I  
14 appreciate your time. Thank you.

15 THE WITNESS: Thank you.

16 MR. RICE: Jennifer Pechet?

17 MS. PECHET: No questions.

18 MR. RICE: Greg Szary?

19 MR. SZARY: Gregory Szary, S-Z-A-R-Y,  
20 6 Forrest Lane.

21 Mr. Lambert, I'd like to understand a  
22 couple of things about the stormwater  
23 management system, if you could help me.

24 I don't understand how the basins, the

1           underground basins work.

2                   Do they -- are they a detention or are  
3 they a retention, and if you could explain  
4 the difference between those two.

5           THE WITNESS:   So we have a series of  
6 basins.  Some of the basins will, are  
7 designed for infiltration, where we've got  
8 a good infiltration rate.

9                   Some of the basins are simply designed  
10 for rate control, and they're all  
11 interconnected with pipes, right?

12                   So we have, the basin's really a large  
13 void space, so a volume underground that's  
14 meant to hold the water and release it at a  
15 metered rate, and that can be released  
16 through infiltration, and it can be  
17 released through the pipe network.

18           MR. SZARY:   Okay.  So the intent of  
19 the stormwater management system is to  
20 collect rainwater before it runs off the  
21 site and place it into these underground  
22 detention basins?

23           THE WITNESS:   That is correct.

24           MR. SZARY:   And that's why the numbers

1 look so good that you're proposing in that  
2 it's reducing the amount of runoff off of  
3 the site?

4 THE WITNESS: The numbers look at the  
5 runoff leaving the site after it goes  
6 through this stormwater basin.

7 So the basins are still releasing  
8 water. It's just releasing it at a metered  
9 rate.

10 MR. SZARY: But it's not releasing it  
11 at grade. It's not surface water?

12 THE WITNESS: It's not surface water,  
13 correct, but that table is not just looking  
14 at straight surface water.

15 It's just looking at total volume of  
16 water, total rate of water.

17 MR. SZARY: So you're calculating how  
18 much water is being percolated into the  
19 ground as well, being absorbed by the  
20 ground?

21 THE WITNESS: There is a volume that  
22 will be percolated back into the ground,  
23 yes.

24 MR. SZARY: And that's part of your

1           calculations?

2                   THE WITNESS:   Yes.

3                   MR. SZARY:   Okay.   So were there soil  
4           tests and an evaluation of the soil  
5           properties on the site?

6                   THE WITNESS:   Yes, there were.

7                   MR. SZARY:   And based on those tests,  
8           were there any areas that indicate  
9           conditions where the soil was not  
10          percolating, was not absorbing water?

11                   THE WITNESS:   Yes.   One of the areas,  
12          it wasn't a limiting zone, but it had very  
13          little permeability.

14                   The other areas had good permeability  
15          rates with a friable soil, and we had again  
16          focused our infiltration in the area that  
17          had good rates, which is typical in a  
18          project like this.

19                   MR. SZARY:   Is it reasonable to expect  
20          that the construction activities on the  
21          site will further compact the soil and  
22          reduce its ability to percolate?

23                   THE WITNESS:   The basins, the bottom  
24          of the basins are protected.   They're also



1 relatively deep, which would avoid the  
2 excessive compaction in those areas and  
3 would still allow for the permeability in  
4 the stormwater basins where we relying on.

5 MR. SZARY: So currently when water  
6 falls on the site, it lays in the field, it  
7 runs across the site, and it rejoins the  
8 water cycle; correct?

9 The water cycle being, like it's  
10 conducted to a lake, stream, river, it's  
11 evaporated, it's -- what are some of the  
12 terms -- evaporation, transpiration, where  
13 it's absorbed by plants and trees and then  
14 also it's conducted to a municipal  
15 stormwater system.

16 Is that a good description of what  
17 happens with that rainwater when it falls?

18 THE WITNESS: Yes. I believe there's  
19 just under two acres of impervious on that  
20 site, too. So there's -- water hits the  
21 impervious surface as runoff.

22 There's landscaped areas. There's  
23 impervious areas. And, yes, the runoff  
24 goes into the water cycle.

1 MR. SZARY: So if we look at the  
2 stormwater management system, if you can  
3 confirm that it is collecting roof runoff  
4 from all of the units via gutters and  
5 downspouts?

6 THE WITNESS: Correct.

7 MR. SZARY: And it's collecting that  
8 water and conducting it directly to piping  
9 underground towards the basins?

10 THE WITNESS: Yes.

11 MR. SZARY: And water falling on the  
12 impervious areas is being collected by the  
13 stormwater inlets and conducted directly to  
14 those basins?

15 THE WITNESS: Yes.

16 MR. SZARY: And the water falling on  
17 Strafford Avenue which did not enter the  
18 site, it went down Strafford, and some of  
19 it into Grant, that water is now being  
20 collected and put into stormwater  
21 management systems as well; correct?

22 THE WITNESS: Yes. It's being put  
23 into the system to control it.

24 MR. SZARY: So is it true then that

1           this system is sort of bypassing the  
2           natural water cycle?

3                     It's not giving the water a chance to  
4           evaporate or to be absorbed by the plant  
5           material?

6                     THE WITNESS: No. It would have the  
7           same opportunity it does today when you  
8           look at it from a site basis, right? Today  
9           it has that opportunity before it leaves  
10          the site and get direct runoff.

11                    Here we have that opportunity where  
12          it's running across the surface in various  
13          areas, but then we collect it, and the  
14          infiltration component is meant to mimic  
15          natural conditions to promote that  
16          infiltration back into the ground.

17                    MR. SZARY: Okay. So is it reasonable  
18          to believe that there's going to be an  
19          increase in the amount of water that's  
20          being introduced into the ground?

21                    THE WITNESS: An increase from what?

22                    MR. SZARY: By the use of these  
23          basins, that they're going to percolate.

24                    THE WITNESS: What is your metric when

1           you say increase?  What's the datum that  
2           you're referring to?

3           MR. SZARY:  That's a very good  
4           question.  I don't know the answer to that.  
5           I'm not an engineer.

6           But the way I see it is, right now the  
7           water isn't being absorbed very well by the  
8           soil because of the amount of impervious  
9           and because of the poor condition of the  
10          soil.

11          But now with the improvements being  
12          made, the water is being placed in these  
13          detention basins, which will allow it to  
14          enter the soil over longer periods of time  
15          than it would if it just ran off the site  
16          during a storm.

17          So I'm anticipating that we're going  
18          to be seeing more groundwater coming off of  
19          this, leaving this site and heading  
20          downhill towards the residents on Grant  
21          Lane, excuse me, and Forrest Lane and  
22          Fairfield.

23          THE WITNESS:  Groundwater doesn't  
24          necessarily follow the topography that you

1 have.

2 I would have to point out that this  
3 is a very, relative to groundwater, a  
4 relatively small site.

5 And the regulation that's required of  
6 us is that we provide infiltration of an  
7 increase in runoff from a two-year storm.

8 MR. SZARY: Well, the Radnor Township  
9 stormwater management guidelines indicate  
10 that runoff, as well as groundwater, is to  
11 be addressed.

12 And you say this system seems to be,  
13 and by your testimony, you've only  
14 addressed surface runoff. You haven't  
15 addressed groundwater to my satisfaction.

16 MR. RICE: Mr. Lambert, do you know  
17 how deep the groundwater is on this site?

18 THE WITNESS: Our testing -- I don't  
19 know how deep it is. Our testing went down  
20 to ten feet and had no signs of  
21 groundwater.

22 MR. RICE: Okay. So --

23 THE WITNESS: Our soil tests, we dug  
24 to a depth of ten feet and did not hit any

1 groundwater.

2 MR. RICE: So you dug with a backhoe  
3 ten feet and no groundwater?

4 THE WITNESS: Correct.

5 MR. RICE: Okay. Sorry, Mr. Szary. I  
6 still have a question, but go ahead.

7 MR. SZARY: That's quite all right.  
8 So again, I'm trying to understand where  
9 this water goes when it does enter the  
10 ground, because there is, I don't know if  
11 the term is an aquifer, but there is water  
12 that travels across the properties below  
13 the grade, and everyone in the neighborhood  
14 that I've spoken with and have gotten  
15 testimony from them, that they are getting  
16 increasing amounts of groundwater due to  
17 the rainfall intensities that we've seen.

18 But our concern is that if there is  
19 more groundwater, well, rainwater being  
20 injected into the ground by this system,  
21 which again we appreciate the fact that  
22 it's addressing the runoff, but I'm just  
23 concerned that it's jumping from a frying  
24 pan into the fire and that it's going to be

1 adding even more water into the ground, and  
2 that water is going to travel, I guess,  
3 from wet to dry if it doesn't go downhill,  
4 and it's going to leave that site, so I  
5 imagine a good bit of it is going to be  
6 going towards the adjacent properties and  
7 contributing to --

8 MR. RICE: Do you agree, Mr. Lambert,  
9 with that statement?

10 THE WITNESS: I do not.

11 MR. SZARY: Can you explain where that  
12 water's going to go when it gets put into  
13 the ground?

14 THE WITNESS: First off, I'm not sure  
15 the, I'm sorry, what you referred to as the  
16 testimony of neighbors about the  
17 groundwater, I'm not aware of individual  
18 issues in individual houses.

19 We, as a company, end up looking at a  
20 lot of properties after storm events, and  
21 extreme storm events, as you mentioned, and  
22 identify issues with individual properties  
23 that they have, whether it's gutters,  
24 grading, structural issues of -- when I say

1 structural, I mean grades and the way  
2 topography directs water related to  
3 individual properties, and we help them,  
4 but I have not looked at any Forrest Lane  
5 properties for those conditions, just for  
6 the record.

7 From a groundwater perspective, if you  
8 look at groundwater and where groundwater  
9 is, and if you just wanted to look at  
10 simple, make simple assumptions, right, we  
11 have not kind of --

12 MR. RICE: Mr. Lambert, you'd agree  
13 that there are areas in the state where  
14 groundwater is very close to the surface?

15 THE WITNESS: Absolutely. But we dug  
16 down ten feet and didn't find any.

17 MR. RICE: Correct. That's why I  
18 asked the question.

19 Do you know if there's any private  
20 wells in that part of the township?

21 THE WITNESS: I'm not aware of any  
22 private wells. There are areas serviced by  
23 public water and public sewer.

24 MR. RICE: Like sometimes private



1 wells people use for landscaping, you know,  
2 irrigation.

3 THE WITNESS: I'm not aware of any.

4 MR. RICE: All right. Go ahead.  
5 Finish.

6 THE WITNESS: And if we made an  
7 assumption that you have a groundwater  
8 that's uniformly distributed over the,  
9 let's call it the two blue areas and the  
10 green area --

11 MR. BROSEMAN: You're back to A-15 A?

12 THE WITNESS: Yes, I'm sorry, A-15 A.  
13 And on the bottom of that table is an area,  
14 right, so we have the areas identified  
15 there, and there is about 550,000 square  
16 feet is the area that is identified.

17 If you took the volume of water that  
18 will infiltrate, meaning again, making  
19 massive assumptions without looking at  
20 anything, but I'm trying to answer the  
21 question, and you distributed that water  
22 into that uniformly-graded groundwater, I  
23 don't know what elevation that was.

24 We dug down ten feet and did not have

1 any on our site.

2 But let's assume it was a flat lake,  
3 and it was all surface water, and we put  
4 all our water we had in there, I think it's  
5 an eighth of an inch, I did the  
6 calculation, I believe it's about an eighth  
7 of an inch of water would be evenly  
8 distributed.

9 It's not going to be evenly  
10 distributed. All of the water that we're  
11 infiltrating isn't going to get to that  
12 area.

13 And so I would equate it to more like  
14 putting your finger in a bathtub, is that  
15 when you put your finger in the bathtub,  
16 the bathtub theoretically raises in  
17 elevation, but it's really imperceptible.

18 I would say that, just from a very  
19 simple area, look at it, volume, is that  
20 the amount of water that we're infiltrating  
21 here, although it meets all of the township  
22 requirements, and we are required to  
23 infiltrate it, I just want to be clear, we  
24 are required to provide infiltration, our

1           calculations show we're meeting and  
2           exceeding that by a percentage, and we have  
3           infiltration rates that show that the soils  
4           will accept that water, will have  
5           drain-down times that are in conformance  
6           with the ordinance, and we did not hit any  
7           limiting features when we did those tests,  
8           so all of our infiltration will meet the  
9           code.

10           But even if we did immediately get  
11           that groundwater, which isn't going to  
12           happen, it's really going to be  
13           imperceptible to the depth of it.

14           MR. SZARY: You had mentioned just now  
15           that the soil would, I forget the exact  
16           wording, would retain the groundwater.

17           MR. RICE: Infiltrate.

18           MR. SZARY: Infiltrate. Well, I think  
19           he used another word.

20           But do you know how much soil is being  
21           removed from this site, will be removed  
22           from this site when the excavation takes  
23           place for the basements on these units?

24           THE WITNESS: I have not done that

1 calculation.

2 MR. SZARY: I've done that  
3 calculation. Am I allowed to provide new  
4 information?

5 MR. RICE: Why don't you wait till  
6 it's your turn to present that?

7 MR. SZARY: Okay.

8 MR. RICE: This is just cross-  
9 examination. If you have a study or a  
10 report or a calculation, you'll have a  
11 chance to do that.

12 MR. SZARY: All right. Very good.  
13 Thank you.

14 MR. RICE: Thank you.

15 MR. SZARY: If you don't mind, I'd  
16 like to piggyback some questions on to the  
17 questions Mr. Sareen had asked earlier in  
18 the evening.

19 MR. RICE: For the witness?

20 MR. SZARY: Yes.

21 MR. RICE: Go ahead.

22 MR. SZARY: Okay. Good. He was  
23 talking about the development and the  
24 nature of the development and single-family

1 units versus multifamily units, if you can  
2 bring up that map again.

3 So the properties that are immediately  
4 adjacent to the site you described as  
5 commercial, the Eagle Village, business  
6 where the offices are, but then the rest of  
7 the properties are residential.

8 So of the residential properties that  
9 abut this site, are any of them apartment  
10 buildings?

11 THE WITNESS: No.

12 MR. SZARY: Are any of them  
13 townhouses?

14 THE WITNESS: Of the residential  
15 properties that we discussed, there are,  
16 they're single-family homes.

17 MR. SZARY: Okay. So they're all  
18 single-family homes.

19 And you mentioned that the St. Honore  
20 site development is single-family homes,  
21 because the site was too small to do  
22 multifamily, if that was the developer's  
23 option or choice.

24 But needless to say, it's being

1 developed as single-family houses; correct?

2 THE WITNESS: Yes, it's being  
3 developed, but I don't know the history of  
4 the current developer.

5 MR. SZARY: And I appreciate the fact  
6 that you're calling this a transition site,  
7 I believe, between the higher density of  
8 commercial developments on two sides of it.

9 But if the property's intent as part  
10 of the conditional use approval is to  
11 maintain the nature of the site, of the  
12 properties, the neighborhood, single-family  
13 housing, to me, on this site would be more  
14 in order, in line with maintaining the  
15 nature of the site.

16 Does that sound accurate?

17 THE WITNESS: I don't agree.

18 MR. SZARY: All right. Well, we'll  
19 allow the township to make that decision  
20 then. All right. That's all I have for  
21 now. Thank you.

22 MR. RICE: Thank you. Amber Levy?

23 MS. LEVY: Yes. One question. Amber  
24 Levy, Radnor Conservancy.

1           My question for you is you used the  
2           standard of a meadow as a definition or as  
3           your metric for calculating stormwater.

4           What is the definition of meadow that  
5           you are using?

6           THE WITNESS: It refers to a runoff  
7           coefficient, and so there are runoff  
8           coefficients that are based on different  
9           soil conditions.

10          And then you have, you know,  
11          impervious coverage issue, you know, kind  
12          of the highest runoff, and then it goes  
13          down, and you have gravel, you have meadow.

14          So the metric that we use as the  
15          preexisting condition is meadow.

16          MS. LEVY: Got it.

17          THE WITNESS: It's really not runoff,  
18          right? And so you have, it looks at, I  
19          mean, there's a study that showed how much  
20          runoff comes from different  
21          characteristics, or different runoff  
22          characteristics from each type of cover  
23          condition, and it gets put into the model  
24          to determine how much runoff you get from

1           it.

2           MS. LEVY: Got it. And if I wanted to  
3 look at that, when is that used? Like  
4 where is that model at? Is that --

5           THE WITNESS: In the table, it's --

6           MS. LEVY: Yeah. Is that like a basic  
7 element --

8           THE WITNESS: I believe it was under  
9 TR55, I believe, is where the model is, but  
10 in the township ordinance, I believe they  
11 have --

12          MS. LEVY: In the township ordinance.

13          THE WITNESS: I believe the township  
14 ordinance actually has the table within the  
15 stormwater ordinance. I'd have to double  
16 check, but it's common practice.

17          MS. LEVY: Got it. Okay. Thank you.

18          MR. RICE: Cheryl Lutz? No?

19                                 - - -

20                                 (No response.)

21                                 - - -

22          MR. RICE: Okay. I think -- who do I  
23 have back there that I missed?

24          MS. HANSEN: I'm sorry. Cindy Hansen.



1 MR. RICE: Come on up, please. Are  
2 you a party?

3 MS. HANSEN: Yes.

4 MR. RICE: What is your name?

5 MS. HANSEN: Cindy Hansen,  
6 H-A-N-S-E-N, 6 Hedgerow Lane.

7 MR. RICE: Say it again?

8 MS. HANSEN: Cindy Hansen,  
9 H-A-N-S-E-N.

10 MR. RICE: Okay. All right.

11 MS. HANSEN: I just have a couple of  
12 questions.

13 Last meeting you mentioned stormwater  
14 management controls during development.

15 Can you explain what they are?

16 THE WITNESS: Yes. They'll have  
17 erosion and sediment control measures that  
18 will be reviewed both by the township and  
19 by the county.

20 So Exhibit A-12, sheet six, shows our  
21 proposal for erosion and sediment control  
22 measures.

23 It has like a stone construction  
24 entrance for vehicles entering and leaving

1 the site.

2 It will have silt socks, silt fencing,  
3 inlet protection to be able to control the  
4 runoff from the site.

5 MS. HANSEN: And what happens if the  
6 runoff cannot be controlled, if it flows  
7 into everybody's property?

8 THE WITNESS: So, as I said before,  
9 both the township and the county will issue  
10 a permit for this.

11 If there are breaches to those erosion  
12 and sediment controls, typically there are  
13 remediation measures that are made to the  
14 breaches.

15 If they, say, for instance, say the  
16 silt fence or silt sock gets overwhelmed,  
17 there will be modifications made and  
18 additional measures installed to limit any  
19 such breaches.

20 MS. HANSEN: Thank you. There is an  
21 existing exit onto Eagle Road.

22 Did you consider using it and trying  
23 to fit it into your plan?

24 THE WITNESS: There's an ordinance

1 requirement in the township that says that,  
2 and I don't have it.

3 I could look up the code section, but  
4 I won't take the time, unless you want me  
5 to read the code section.

6 MS. HANSEN: No, thank you. I've  
7 heard enough of the code.

8 THE WITNESS: That code, there's two  
9 sections. One is that if you are on a  
10 corner parcel with a major collector and a  
11 local street, so Eagle Road is a major  
12 collector, and then Strafford Avenue is a  
13 local street, that you should take your  
14 access off of the local street and not put  
15 the access on the major collector.

16 And so following the ordinance, we  
17 have the driveway shown on Strafford  
18 Avenue.

19 MS. HANSEN: Okay. And you keep  
20 referring to it as a driveway. Is a  
21 driveway different than a road?

22 THE WITNESS: Yes. This is a  
23 driveway. So the ordinance provides for  
24 driveways for this type of development.

1 MS. HANSEN: The 38 townhomes with  
2 driveways?

3 THE WITNESS: Yes. To be specific,  
4 Section 255-40 is multifamily and  
5 attached-dwelling residential development.

6 And I read it earlier tonight,  
7 subsection C, which was access and  
8 circulation, and subsection E, which was  
9 driveways.

10 And so this is a driveway providing  
11 convenient access to the units.

12 MS. HANSEN: So that means it's not as  
13 wide, I guess?

14 THE WITNESS: We've actually, one of  
15 the township engineer comments was to  
16 provide a driveway that was 28 feet in  
17 width, and so we've actually provided a  
18 28-foot-wide driveway.

19 MS. HANSEN: You were mentioning  
20 there's two parking spaces for townhomes.

21 Is it a two-car garage or a one-car  
22 garage with a parking space?

23 THE WITNESS: It will be a two-car  
24 garage.

1 MS. HANSEN: Okay.

2 THE WITNESS: And so the two-car  
3 garage is designed so you have two parking  
4 spaces within the garage.

5 In addition to that, spaces that we  
6 have not counted is the driveway apron for  
7 each individual unit is also actually sized  
8 to be able to fit two cars, but we did not  
9 count that in our calculation.

10 MS. HANSEN: Okay. Thank you.

11 MR. RICE: Is that all of the parties,  
12 all of the resident parties? Okay.

13 So we had discussed, I know I have  
14 questions. The board has some questions.

15 It may be easier for me to go first,  
16 since I'm one person, and there's five  
17 other people here that are going to have  
18 questions.

19 - - -

20 CROSS EXAMINATION

21 - - -

22 MR. RICE: So let me, I'm going to go  
23 backwards from that testimony, just to  
24 clarify some things on the plan.

1           Mr. Lambert, the question that was  
2           just asked about the driveway, what's the  
3           address? How are you going to put an  
4           address on a driveway?

5           THE WITNESS: I believe it's really up  
6           to the -- addresses are assigned I think  
7           it's partly by the township, partly by the  
8           post office, and there can be lots of  
9           different ways to associate it. It doesn't  
10          necessarily have to be a street.

11          There are campus buildings on campuses  
12          that all have addresses, and really it's a  
13          function of 911 also response to this, and  
14          so it isn't related to a driveway or a road  
15          necessarily.

16          It would be a, you know, it could be a  
17          unit on Strafford Avenue. You could say it  
18          was 230 Staffford Avenue, unit one.

19          They may assign a name to the internal  
20          driveway and be able to have different  
21          numbers on the internal driveway.

22          MR. RICE: But you realize that these  
23          are individual townhomes that are going to  
24          have to have addresses, right, of some

1 sort.

2 THE WITNESS: That's what I just said.  
3 They could be --

4 MR. RICE: Let me, let me finish. And  
5 that Amazon is going to come to 201,  
6 driveway B, 202 driveway, whatever,  
7 whatever the designation is.

8 So that seems to me to be a practical  
9 issue if we're calling this a driveway.

10 The other question I have about that  
11 is, is there going to be mail -- mail will  
12 be delivered house to house.

13 Is there a plan for like a group  
14 mailbox?

15 THE WITNESS: Oftentimes in a  
16 development like this there will be a group  
17 mailbox.

18 And again, it's really up to the  
19 postmaster. It's coordination of the  
20 postmaster.

21 MR. RICE: And maybe there's going to  
22 be a group of mailboxes for everybody,  
23 maybe more than one.

24 Then on the same issue, looking back,

1 I think we looked at A-4.

2 But the initial conditional use plan  
3 calls this Road A and Road B. Now it's  
4 called Drive A and Drive B. So why the  
5 change?

6 THE WITNESS: I think it was just  
7 really nomenclature. It caused confusion  
8 to call it Road A and Road B, and so we  
9 tried to clarify that and call it Drive A  
10 and Drive B.

11 MR. RICE: There's no other reason  
12 other than that?

13 THE WITNESS: Correct. It was really  
14 just nomenclature that caused confusion.

15 MR. RICE: Okay. On this plan, on  
16 this plan, the units on the right side, 33  
17 through 38, I think it is, behind that  
18 green area is not any part of a calculated  
19 open space; right?

20 THE WITNESS: Correct. The area  
21 between 33 and 38 and Eagle Road is not  
22 counted in any of our open space.

23 Our open space is only counted in the  
24 internal area, the darker green on Exhibit



1 A-12, sheet four.

2 MR. RICE: So behind those units,  
3 between those units and the road then, is  
4 that area going to drain down to the  
5 underground basin that's underneath the  
6 driveway for units one through four?

7 Is that going to drain in that  
8 direction?

9 THE WITNESS: I'll pull up the grading  
10 plan, just to verify. There may be -- so  
11 in the area that is, that you referred to,  
12 the roof drains from those units, 33 to 38.

13 MR. RICE: Right.

14 THE WITNESS: The roof drains will all  
15 be collected. The surface runoff is going  
16 to be uncontrolled on that side.

17 If during land development there is a  
18 desire to collect and control it, we would  
19 be able to collect and control that runoff,  
20 but right now it currently shows it's  
21 uncontrolled runoff on that side.

22 MR. RICE: So, and again, this is just  
23 a practical question, because I've seen  
24 this over the years.

1           So the roof drains and -- will there  
2           be sump pumps, do you know?

3           THE WITNESS: I do not know if there  
4           will be sump pumps.

5           MR. RICE: Okay. But the roof drains  
6           that are going to come off 33 through 38,  
7           are they going to go out onto the ground,  
8           or are they going to be tied in?

9           THE WITNESS: They will be tied in to  
10          a collection system.

11          MR. RICE: Underground piping?

12          THE WITNESS: Underground piping,  
13          correct.

14          MR. RICE: So there won't be a swale  
15          over there running down behind those  
16          buildings?

17          THE WITNESS: Correct.

18          MR. RICE: Okay. And is that true for  
19          the whole development?

20          THE WITNESS: Yes.

21          MR. RICE: Okay. Going back to the  
22          green plan.

23          THE WITNESS: I believe it's A-12,  
24          sheet four.

1 MR. RICE: Yes. If you can go back --

2 THE WITNESS: The color helps.

3 MR. RICE: So in the middle, there's  
4 84,807 square feet of open space, and then  
5 on either side, there's four units,  
6 four units, and then five units down at the  
7 bottom.

8 The buildings themselves, so if I buy  
9 a townhome, let's say number 32, which is  
10 coming off of Drive B, it's got a little  
11 white area around there.

12 Is that all potential impervious  
13 surface? Because you have a building  
14 footprint, which is, I think you said -- I  
15 don't know what, what is the building  
16 footprint for these units?

17 THE WITNESS: It's 36 by 56. Unit one  
18 in the bottom right of A-12, sheet four,  
19 gives both dimensions.

20 MR. RICE: Okay. But you have a  
21 building footprint, and then you have an  
22 area, a thin strip of white around that.  
23 What is that for?

24 THE WITNESS: That's to demonstrate

1           that we were not including that in the open  
2           space. It was area that was adjacent to  
3           the building that was just not included in  
4           the open space.

5                     Still, you're going to have a mix of  
6           landscaping, there's going to be a little  
7           bit of hardscape, but mainly it's going to  
8           be landscaping.

9                     You might have your stormwater pipe  
10          running in that white zone. So we were not  
11          running the storm pipe there underneath the  
12          open space. We're running it in that white  
13          zone.

14                    MR. RICE: But am I going to be able  
15          to build a patio, a deck, pave that area  
16          that's in white?

17                    THE WITNESS: It's not intended. All  
18          of the improvements related to the unit are  
19          going to be within that footprint as the,  
20          the code requires it.

21                    But, for me, it's a concept footprint.  
22          It doesn't say that we, you know, it's not  
23          a precise footprint at this juncture.

24                    There might be more undulations in the

1 depth of the unit to provide that outdoor  
2 space that you're referring to.

3 MR. RICE: But, I mean, you'd admit  
4 that on a townhome like this, someone's  
5 going to want to put a hardscape patio out  
6 the backdoor; right?

7 THE WITNESS: I didn't disagree, but  
8 what I was clarifying was, what we're  
9 showing is kind of a unit footprint. We  
10 don't think of a unit as just being all  
11 interior space.

12 There may be a portion of that, in  
13 that 36 feet wide by 56 feet long, there  
14 may be a section of the structure that ends  
15 up being 46 feet long, and you wind up with  
16 a section of patio that's a ten-foot-deep  
17 patio within that footprint, right?

18 So we've shown the maximum footprint  
19 of that. Like really when it gets built,  
20 it may actually have a smaller portion to  
21 provide that outdoor space.

22 MR. RICE: Okay. But again, the white  
23 areas are outside of the open space; right?

24 THE WITNESS: Correct.

1 MR. RICE: And theoretically, they  
2 could all be impervious surfaces; correct?

3 THE WITNESS: I'm sorry. When you say  
4 "they" --

5 MR. RICE: Could be, theoretically  
6 they could all be impervious surfaces?

7 THE WITNESS: I'm sorry. I'm not sure  
8 what you're referring to when you say  
9 "they" all should --

10 MR. RICE: The white area.

11 THE WITNESS: The white area, yes. We  
12 would have to make sure that it would  
13 continue to conform with the impervious  
14 coverage requirements, but, yes, that area  
15 could be occupied.

16 MR. RICE: Okay. Okay. Could be  
17 impervious, not only occupied. It could be  
18 impervious.

19 THE WITNESS: It could be impervious.

20 MR. RICE: Okay. So is that  
21 considered in your stormwater calculations?

22 THE WITNESS: No. We included our  
23 stormwater based on the footprints, knowing  
24 they're a maximum footprint right now.

1           If we exceeded the amount that is  
2           currently designed, then a stormwater  
3           system would be designed, but that's not  
4           what is currently proposed.

5           As we go through the land development  
6           process --

7           MR. RICE: But that would have to all  
8           be considered; right?

9           THE WITNESS: Absolutely.

10          MR. RICE: Because people want to put  
11          decks on, patios.

12          THE WITNESS: Absolutely. Any other  
13          changes are stringently-controlled during  
14          the land development and permitting process  
15          and then building permits.

16          They would need building permits for  
17          all of those and there are inspections of  
18          what gets built, and they all have to be in  
19          conformance with the proposed plans.

20          MR. RILEY: Can I interject? Sorry.  
21          You have it in other plans that shows like  
22          a deck.

23          THE WITNESS: Yes, that's a different  
24          plan. I just want to be clear.

1           So at A-4 A, we were showing, these  
2           are actually different footprints on some  
3           of them, and this was showing those outdoor  
4           spaces.

5           When we prepared A-12, we actually  
6           simplified it and just said, this is kind  
7           of the maximum area that we're dedicating  
8           to the unit, was the 36-by-56 area. We  
9           simplified it.

10          MR. RICE: In the basin that you  
11          identified on here, and I guess I'm  
12          counting one, two, three, four underground  
13          stormwater facilities. So you have the --

14          THE WITNESS: There's actually one,  
15          there's one more on the Forrest Lane lot  
16          that you're missing.

17          MR. RICE: The extra lot. So they're  
18          all underground stormwater basins with  
19          piping and stone and --

20          THE WITNESS: Correct. There are some  
21          that are pipe systems. There are some that  
22          were proprietary products that have a  
23          larger void capacity.

24          MR. RICE: And there will be



1 infiltration at the bottom of those basins?

2 THE WITNESS: Correct. And I would  
3 say there's a Hilbec Engineering and  
4 Geo-Sciences soil study that's included at  
5 the end of the stormwater report that shows  
6 where those permeability tests were taken  
7 to demonstrate conformance with  
8 infiltration.

9 MR. RICE: So the stormwater, there's  
10 no above-ground swales proposed on this  
11 development?

12 THE WITNESS: There may be. There are  
13 some swales for collection, and it would be  
14 a swale leading to an inlet.

15 It may be capturing surface runoff  
16 that we're trying to capture and control  
17 rather than have it run off.

18 So there will be a mix of swales,  
19 inlets, roof drains, all collecting the  
20 water.

21 MR. RICE: And the open space, the  
22 84,807 square feet, are there inlets in the  
23 open space anywhere?

24 THE WITNESS: I believe a portion of

1 the open space includes the two stormwater  
2 basins, but if you --

3 MR. RICE: I'm just wondering, the  
4 water that's coming off the open space,  
5 which direction is it going?

6 THE WITNESS: There will be  
7 collection, but I just wanted to point out,  
8 in the table on the sheet of A-12, sheet  
9 four, on the left-hand side, there's the  
10 common open space requirement of  
11 25 percent, and as we went over, there's a  
12 maximum of ten percent for stormwater  
13 management within that, and the table  
14 demonstrates that we have 26 percent open  
15 space proposed and 7.9 percent stormwater.

16 So it shows that we're in conformance  
17 with that.

18 MR. RICE: Is there any, you testified  
19 last time and tonight about the size of the  
20 buildings, the area, the height, et cetera.

21 Is there any plan to put anything on  
22 top of these townhomes, like rooftop living  
23 space?

24 THE WITNESS: No living space that I'm

1           aware of.

2           MR. RICE:   Okay.   So is there a  
3           builder selected for this?

4           THE WITNESS:   Not that I'm aware of.

5           MR. RICE:   The plan that Mr. Broseman  
6           asked you about tonight, the single-family  
7           one.

8           THE WITNESS:   Yes.

9           MR. RICE:   Can you put that up for a  
10          minute?

11          THE WITNESS:   A-16.

12          MR. RICE:   A-16.   So what was the  
13          purpose of presenting this?

14          THE WITNESS:   It was just to  
15          demonstrate a conceptual layout of  
16          single-family homes under the R-4 zoning  
17          and what that could look like.

18                 I know there was a question of Mr.  
19          Houder about building single families and  
20          what it would look like.

21                 This was just a concept sketch that  
22          our office prepared to show what  
23          7,000-square-foot lots would look like.

24          MR. RICE:   But, I mean, does it comply

1 with township ordinances?

2 THE WITNESS: Generally. It's not  
3 fully designed. As I said, it's a concept  
4 plan. The size of all of these are greater  
5 than what is required by code.

6 Although they show 7,000, it's 7,000  
7 measured to right-of-way lines and not to  
8 the center of the street as the township  
9 permits.

10 So some of the lots could get smaller,  
11 but this was an effort to show what it  
12 could look like as a single-family  
13 development.

14 MR. RICE: All right. So one, two,  
15 three, four, five driveways on Eagle Road,  
16 there's nothing in the code would prohibit  
17 that?

18 THE WITNESS: The code section talking  
19 about secondary access off of Strafford  
20 Avenue, I'd have to double check the code  
21 section to see if it would be feasible, or  
22 check on that language.

23 But we were showing it similar to the  
24 development directly across Strafford

1 Avenue of the single-family homes that have  
2 access directly to Eagle Road as being  
3 consistent with that development that was  
4 approved just a few years ago.

5 MR. RICE: Well, yeah, but that was  
6 fully engineered; right?

7 THE WITNESS: Understood. But they  
8 provided the access to Eagle Road, directly  
9 to Eagle Road for the properties at the  
10 corner of Strafford and Eagle.

11 So at the northwest corner of  
12 Strafford and Eagle, there are a few houses  
13 that have direct access to Eagle Road,  
14 similar to this development.

15 MR. RICE: So this has a horseshoe  
16 also, but this plan also has lots 25 and 26  
17 with driveways right onto Strafford Avenue,  
18 relatively close to that intersection.

19 Is that permissible?

20 THE WITNESS: Yes. I can pull up the  
21 code section if you like, but it's to have  
22 a driveway that wasn't a great distance  
23 from the intersection.

24 MR. RICE: And how about the road on

1           this plan?

2                   Does that meet the requirements for  
3 distance between a road and an  
4 intersection?

5                   THE WITNESS: Yes.

6                   MR. RICE: But you haven't fully  
7 engineered it? This is just a concept?

8                   THE WITNESS: Absolutely not. This  
9 was a conceptual plan taking the kind of  
10 bulk requirements of what the code requires  
11 and depicting what that could look like.

12                   MR. RICE: Okay. And then going back  
13 to A-12.

14                   THE WITNESS: A-12, sheet four, I  
15 believe.

16                   MR. RICE: Got it. So you testified  
17 that some part of the stormwater system is  
18 within the open space.

19                   So can you just identify that again,  
20 please?

21                   THE WITNESS: Yes. So using A-12,  
22 sheet four, to the left of unit 25 you see  
23 a dashed line, and then there's a text  
24 note.

1 MR. RICE: That dashed-line box?

2 THE WITNESS: Yes. That dashed-line  
3 box is a stormwater management system that  
4 says PCSMVNP infiltration bed number two.

5 MR. RICE: Right.

6 THE WITNESS: And on the other side of  
7 unit 28, you can see again that dashed line  
8 says PCSMVNP infiltration bed number one.

9 MR. RICE: Okay. So that's included  
10 in the open space calculation, and it's  
11 also part of the stormwater system?

12 THE WITNESS: Correct. And as I  
13 pointed out in the zoning table on the left  
14 side of sheet four identifies that the  
15 stormwater management encompasses  
16 6,654 square feet of the open space, which  
17 represents 7.9 percent, which is conforming  
18 with the ten percent maximum required by  
19 the code.

20 MR. RICE: And then just one other  
21 thing. I mean, this plan, what's being  
22 proposed here, this whole site will get  
23 bulldozed pretty much; right?

24 You're going to have to clear all the

1           impervious, including the paving, all the  
2           improvements, all of the houses that were  
3           there, all of that gets leveled and gets  
4           not quite back to meadow.

5                    THE WITNESS: All of those  
6           improvements, all of the existing  
7           improvements will be removed, yes.

8                    MR. RICE: Okay. So we'll be starting  
9           with a lot of earth moving and basically  
10          clearing the whole thing. Nothing's going  
11          to be maintained?

12                   THE WITNESS: There is certain areas  
13          that will be maintained. There's some  
14          groves of trees that we're maintaining.

15                    But there will be earth moving, which  
16          is normal with the development of a site.

17                    MR. RICE: Right. Okay. I don't  
18          really have anything else to ask right now.  
19          It's ten of 9:00.

20                    MS. MULRONEY: I have some questions.

21                    THE PRESIDENT: I think we all do,  
22          yes. We all have questions.

23                                   - - -

24                                   (Discussion off the record.)



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CROSS EXAMINATION

- - -

MR. RILEY: I have a quick question.  
When you did the ten feet, where on the  
property was that done exactly?

THE WITNESS: So we did, so you're  
referring to, I just want to make sure I'm  
clear, the infiltration testing when we did  
the digging?

MR. RILEY: Yes. Like everyone wants  
to know what the groundwater table is, and  
then --

THE WITNESS: We, we -- so, for the  
record, we did not run into any groundwater  
table.

MR. RILEY: For the ten feet, you  
didn't.

THE WITNESS: For the ten feet, we did  
not run into any groundwater table or signs  
of groundwater.

MR. RILEY: How much difference was --  
did you do that in the lower section or the  
highest?

1 THE WITNESS: We did several different  
2 locations. Some were kind of in the middle  
3 of the site.

4 Some were in the lower left and then  
5 in the, kind of bottom left of the site,  
6 not on the Forrest Lane property, but in  
7 the bottom left of the site, we also did  
8 tests down there.

9 MR. RILEY: At that spot, how deep is  
10 the basin?

11 THE WITNESS: How deep is the basin?

12 MR. RILEY: Yes.

13 THE WITNESS: Give me one second.

14 MR. RILEY: Typically, you want to be  
15 two feet above the groundwater table.

16 THE WITNESS: Right. And so when we  
17 did the test, we -- I don't have the, I can  
18 look it up, if you want me to.

19 But we did the, testing down, we did  
20 not find any -- the bottom of the basin is  
21 above two feet from the bottom of the hole,  
22 right, so we were two feet above any --

23 MR. RILEY: And then the little  
24 panhandle down on the left, it really seems

1 to drop there, the grading, when I drove up  
2 Forrest.

3 THE WITNESS: The Forrest Lane parcel?

4 MR. RILEY: Yes.

5 THE WITNESS: Yes. It drops down,  
6 correct.

7 So we were not proposing any  
8 infiltration in that location just because  
9 we're not doing testing there. We just  
10 provided rate control in that area.

11 MR. RILEY: Okay. And then you said  
12 you were going to save some trees, but when  
13 I look at the satellite view of this  
14 property now, if I'm looking actually in  
15 the summertime, it seems like it's covered  
16 40 to 50 percent with trees and leaves when  
17 you look down, in itself is retaining water  
18 on the property.

19 So the bio-retention on this property  
20 is fairly high. Did you use that in your  
21 calculations?

22 THE WITNESS: So one of the parties  
23 asked a question about the runoff  
24 coefficients, and those runoff coefficients

1 do take into account the soil coverage, the  
2 existing conditions.

3 With rainfall, once the initial  
4 tractions are full, you get that runoff,  
5 right, and that's really what those  
6 calculations show.

7 MR. RILEY: Okay. Thank you.

8 MS. AGNEW: Hi, Mr. Lambert.

9 THE WITNESS: Good evening.

10 MS. AGNEW: The testimony in the  
11 hearing prior, Mr. Broseman asked you about  
12 different sections of the code.

13 Do you recall?

14 THE WITNESS: Yes.

15 MS. AGNEW: And he asked you about  
16 Section 280-91 D, and the question was,  
17 continuing on, this is, I'm sorry, Exhibit  
18 A-12, sheet four.

19 Continuing on to 280-91 D, it says,  
20 there's still another requirement. Take my  
21 word for it, I'm reading from the  
22 transcript. Okay?

23 And you say: Yes, considering the,  
24 and you said, reading from the code,

1 consideration shall be given to the  
2 arrangement and location of common open  
3 space to take advantage of physical  
4 characteristics of the site.

5 You say: Common open space within  
6 easy access and view of dwelling units, at  
7 the same time preserving and enhancing  
8 natural features.

9 Going further down now on the next  
10 page, 75, and Mr. Broseman asks you:

11 And is it an easy view of the dwelling  
12 units, generally speaking? And you say,  
13 yes, generally speaking.

14 So if we go to A-12, specifically  
15 speaking, unit 34 is behind unit 31 and 32.  
16 Can unit 34 can see the open space?

17 THE WITNESS: Yes. You'd see it at an  
18 angle.

19 MS. AGNEW: Where? How is that  
20 happening?

21 THE WITNESS: So you could see the  
22 angle of the open space, so on the opposite  
23 side of the drive being closer to  
24 Strafford, you can see open space.

1 MS. AGNEW: You have to be outside to  
2 see it?

3 THE WITNESS: You might have a window  
4 on the front that you can look.

5 MS. AGNEW: Might? Might?

6 THE WITNESS: I would like, I am not  
7 the architect, but I would expect that unit  
8 34 with frontage, with two party walls,  
9 would have numerous windows on the front  
10 and the back.

11 MS. AGNEW: But we don't see that  
12 here, even though you said this was  
13 basically almost a final full set of plans,  
14 full plan set.

15 THE WITNESS: Typically we wouldn't  
16 submit the full architectural as part of  
17 that.

18 And I would go back to 280-135 C,  
19 which talks about the generalized site plan  
20 shall be submitted.

21 MS. AGNEW: Right. So really, we  
22 might probably disagree. We're talking, in  
23 my view, I can't see the open space.

24 How about from 31?

1 THE WITNESS: Again, you can see it at  
2 an angle, really on either angle.

3 MS. AGNEW: Isn't that a stretch,  
4 don't you think?

5 THE WITNESS: The code section doesn't  
6 say that every unit has to see every square  
7 foot, right? It says --

8 MS. AGNEW: No. It says, as you read:  
9 Common open space within easy access and  
10 view of the dwelling units. That  
11 doesn't --

12 MR. BROSEMAN: I'm going to object.  
13 It doesn't say "the" dwelling units. It  
14 says "of" dwelling units. You added a  
15 word.

16 MS. AGNEW: It says: Consideration  
17 shall be given to the arrangement and  
18 location of common open space to take  
19 advantage of physical characteristics of  
20 the site and to place common open space  
21 within easy access and view of the dwelling  
22 units.

23 MR. BROSEMAN: It doesn't say "the"  
24 dwelling units.

1 MS. AGNEW: I'm reading from the  
2 transcript that you read from the code.

3 MR. MARLIER: The fact is that Mr.  
4 Broseman can, on redirect, clarify --

5 MR. BROSEMAN: Excuse me. I'm looking  
6 at 280-91. I don't mean any disrespect,  
7 but the word "the" is not in front of  
8 "dwelling." That's all I'm pointing out.

9 MS. AGNEW: Okay.

10 MR. BROSEMAN: It says view of  
11 dwelling units. It doesn't say the  
12 dwelling units or all of the dwelling  
13 units.

14 MS. AGNEW: How about from unit 36?

15 THE WITNESS: Yes, I would, I would  
16 say the same. And I would go back again,  
17 just reading the code, "within easy  
18 access."

19 So all of the units have easy access  
20 to this. It's not like a hidden or  
21 precluded area, right? All of these units  
22 have easy access to the open space.

23 MS. AGNEW: That's not a qualified  
24 answer. Really, it's not a quality --



1 qualified in the sense of quality answer  
2 opposed to a quantity answer.

3 To you, it may be easy. To me, it's  
4 not. Is that right? Is that a fair  
5 statement?

6 THE WITNESS: I would say this is easy  
7 access. I don't know how else to say it  
8 because I --

9 MS. AGNEW: Do you say the same thing  
10 about unit eight with regard to behind 27,  
11 unit 27?

12 THE WITNESS: Yes. That has, you  
13 know, again, you just look at various  
14 angles to the open space.

15 MS. AGNEW: Right. So that's not  
16 considered open space, right, where you  
17 have the arrow right now?

18 THE WITNESS: The code section again  
19 says "view of dwelling units." It doesn't  
20 say every unit must have direct,  
21 unobstructed views of the open space.

22 MS. AGNEW: I'm saying, where you have  
23 the arrow right now, that's not considered  
24 open space?

1 THE WITNESS: That is considered open  
2 space, yes. Dark green is open space.

3 MS. AGNEW: What is that dotted line  
4 and all that?

5 THE WITNESS: Below the surface, you  
6 would not see it.

7 MS. AGNEW: What is that?

8 THE WITNESS: It's a stormwater  
9 facility.

10 MS. AGNEW: Okay. So again, unit 18.

11 THE WITNESS: I would answer the same  
12 question, is that you can have views. They  
13 are not direct, unobstructed views, but the  
14 code doesn't say direct and unobstructed  
15 views.

16 The code says that you shall have easy  
17 access, which I believe you will have easy  
18 access to the open space, and view of  
19 dwelling units, right?

20 So within view of dwelling units, so  
21 you can have a view of that open space.

22 MS. AGNEW: But you don't know if  
23 there's windows.

24 THE WITNESS: As I testified to, if

1           you have a unit that has two party walls on  
2           either side, every townhouse I've ever seen  
3           that has party walls on both sides has  
4           windows on the front and the back.

5           MS. AGNEW: That's all my questions.  
6           Thank you. Oh, oh, I have one more  
7           question. Sorry.

8           Do you know, are there sump pumps in  
9           the building presently on the --

10          THE WITNESS: I do not know.

11          MS. AGNEW: So if there were sump  
12          pumps presently on the Hamilton property,  
13          that would indicate there was maybe some  
14          groundwater higher up?

15          THE WITNESS: Not necessarily. It  
16          could be that water was infiltrating at a  
17          higher level due to gutters or roof drains,  
18          and they put that in as a preventive  
19          measure.

20          MS. AGNEW: Thank you.

21          MR. ABEL: Mr. Lambert, just to  
22          clarify, so where you have the arrow now,  
23          that is stormwater?

24          THE WITNESS: Yes. There is

1 stormwater under the ground there.

2 MR. ABEL: So you're saying it's open  
3 space. It's just not open space that's  
4 calculated into the formula; correct?

5 THE WITNESS: No. Open space, it is  
6 calculated into the formula. You are  
7 permitted stormwater up to ten percent of  
8 the open space.

9 MR. ABEL: I appreciate that  
10 clarification. Let's talk about the  
11 driveway.

12 You testified they're 28 feet in  
13 width?

14 THE WITNESS: That is correct.

15 MR. ABEL: Now, what would the  
16 difference -- compare that to the  
17 single-family plan.

18 What would the driveway be in that  
19 plan?

20 THE WITNESS: It would likely be the  
21 same width, 28 feet. We made it 28 feet in  
22 response to the township engineer's  
23 comment.

24 MR. ABEL: By code, what would be

1 required in the single-family plan?

2 THE WITNESS: I believe 28 feet in the  
3 single-family plan.

4 MR. ABEL: Okay. And A-12, page four,  
5 the driveway is private?

6 THE WITNESS: It would be owned by the  
7 HOA, is the intent, yes.

8 MR. ABEL: Where does, so during a  
9 snowfall, where is snow removal, where is  
10 it placed?

11 THE WITNESS: Snow can go, you know,  
12 I've lived in a condo for many years.  
13 There are areas along the driveway that  
14 snow could get placed.

15 There are areas between units or  
16 driveways that snow can get placed.

17 And, you know, like the condo that I  
18 used to live in, if you get an extreme  
19 amount of snow, they actually come and  
20 remove it.

21 MR. ABEL: Is there curbing on the  
22 driveway?

23 THE WITNESS: Yes.

24 MR. ABEL: But the snow area would not

1 be one of the parking spots, would it?

2 THE WITNESS: No, that's not the  
3 intent.

4 MR. ABEL: Okay. I'm sorry. I  
5 believe you testified to the square footage  
6 of the proposed townhomes.

7 Did you say 3,000 square feet?

8 THE WITNESS: Correct.

9 MR. ABEL: Not including the basement?

10 THE WITNESS: Not including the  
11 basement, no.

12 MR. ABEL: As these are built, will  
13 there be basements?

14 THE WITNESS: There will likely be  
15 basements, yes.

16 MR. ABEL: Unfinished?

17 THE WITNESS: I don't know. Again, I  
18 do not know the developer's proposal, but a  
19 lot of times in these type developments,  
20 that would be an option, to finish the  
21 basement.

22 MR. ABEL: Would they have egress?

23 THE WITNESS: They would have to meet  
24 the building codes. I'm not an architect.

1 MR. ABEL: But if they have an egress,  
2 that square footage would be included.

3 So it wouldn't be 3,000 square feet.  
4 It would be more than 3,000 square feet;  
5 correct?

6 THE WITNESS: Our 3,000 square feet  
7 did not include basements or garages, so if  
8 you were going to include a basement, the  
9 number may be more, yes.

10 MR. ABEL: So on units 21 to 24, 25 to  
11 28, and 29 to 32, if the beige and the  
12 white is included, is that the full  
13 property, or is there a yard including --

14 THE WITNESS: I'm not sure I  
15 understand your question.

16 MR. ABEL: So unit 21, where is the  
17 yard?

18 THE WITNESS: So you have a common  
19 area -- when you say yard, right, these  
20 would be a townhouse. You would have  
21 your --

22 MR. ABEL: But they won't have a  
23 personal space where they'd be able to  
24 fence in?

1 THE WITNESS: No, they would likely  
2 not have any personal space they could  
3 fence in, correct.

4 MR. ABEL: Property 21, unit 21, what  
5 we see there is all they would have in  
6 their property?

7 THE WITNESS: Correct.

8 MR. ABEL: Thank you.

9 THE PRESIDENT: A couple of questions.  
10 You talked about the inlet at the corner of  
11 Drive A and I guess the, Strafford, didn't  
12 have the open space. Is it stated on that  
13 side?

14 THE WITNESS: Yes.

15 THE PRESIDENT: Okay. Where does that  
16 drain to?

17 THE WITNESS: So using Exhibit A-12,  
18 sheet five, there's an inlet out at  
19 Strafford, out at Strafford Road on the  
20 proposed driveway.

21 There's an additional inlet just into  
22 the property along the curb line, and that  
23 inlet then will go down and will have,  
24 there's another inlet in front of unit 23.



1           There's an inlet that it connects to  
2           in front of unit 17. And then it goes, and  
3           it will end up connecting to stormwater  
4           basin three.

5           THE PRESIDENT: Is that the triangular  
6           one?

7           THE WITNESS: I just want to verify.  
8           There's a lot of different pipes. Give me  
9           one second.

10          THE PRESIDENT: I'm just going to talk  
11          over you while you're thinking.

12          THE WITNESS: Yes. Go ahead.

13          THE PRESIDENT: I was concerned about  
14          Ms. Mahoney's concerns about her property  
15          and wondered if there was any way to have  
16          an inlet at the edge of the property to the  
17          left as we look at the Drive A all the way  
18          down by her house.

19          THE WITNESS: So it's a grade issue.  
20          Down, all the way down by her house is  
21          elevation 429 or 430.

22          Our driveway is at 434, for reference.  
23          We're about four feet higher there.

24          We can -- and then all the way down at

1           what you're referring as the triangular  
2           basin, which we've been talking about it  
3           that way, it's basin three in the bottom  
4           left corner of A-12, sheet five, the basin  
5           that is down there at the top of the grade  
6           is 428.

7                        So we're a little bit lower, but not  
8           enough to really get enough fall from --

9                        THE PRESIDENT:   What did you say hers  
10          was?

11                       THE WITNESS:    430.   So we've got two  
12          feet, which really isn't enough fall from  
13          Point A to Point B to have --

14                       THE PRESIDENT:   One is at the surface  
15          and one is going into the tank below the  
16          surface?

17                       THE WITNESS:    Correct, but there's  
18          water in that basin that we have to account  
19          for for tail water.

20                       And so looking at it, we did make  
21          efforts to really minimize, and hearing the  
22          concerns of Ms. Mahoney early on, we really  
23          made every effort to be able to capture as  
24          much water as we could, allowing for

1 gravity.

2 And so we are not obligated to put  
3 that inlet in Strafford and collect  
4 Strafford water, but that was really an  
5 effort to address that concern. We looked  
6 at it.

7 THE PRESIDENT: Do you ever pump  
8 stormwater?

9 THE WITNESS: We have pumped  
10 stormwater. It gets very complicated.

11 THE PRESIDENT: Yes, I can imagine.  
12 All right. Well, it was just an idea.  
13 Okay.

14 Basements, I know you're not an  
15 architect, but how deep is a standard  
16 basement?

17 Like if you were digging a foundation,  
18 a foundation, I guess, is what I should  
19 say.

20 I'm just wondering, what's the  
21 difference between the floor of the  
22 basement and dry zone?

23 THE WITNESS: So I'm going to have,  
24 again I'm not the architect, so I will talk

1 about generalities. Typically, your  
2 finished floor will be a foot or two above  
3 grade. All right?

4 So when you walk into a house, you  
5 step up, because the way they frame it,  
6 they need the framing to make sure that it  
7 doesn't pop.

8 And so your kind of first floor, let's  
9 start off, and just take a foot, to be  
10 conservative, instead of two feet, say it's  
11 a foot above grade.

12 You probably have about a foot of  
13 structure, and say you have a, if you  
14 wanted a luxurious basement, you'd have a  
15 nine-foot basement; right?

16 So your excavation is probably nine,  
17 nine and a half feet down for that  
18 basement, depending on existing grades and  
19 how the proposed grade is, but in very  
20 general terms.

21 THE PRESIDENT: But it would be within  
22 that dry, ten-foot depth?

23 THE WITNESS: Yes. We have no signs  
24 to suggest otherwise.

1 THE PRESIDENT: Okay. I should have  
2 asked it that way. Sorry.

3 You showed us a neighbor plan or  
4 neighborhood, neighbor plan, A-4 A.

5 THE WITNESS: A-4 A, yep.

6 THE PRESIDENT: When you used that,  
7 and I don't know if you did something, but  
8 I can't read the plan. I need better  
9 glasses to read some of those tables.

10 What is the -- so I notice there are  
11 seven stormwater basins on this plan as  
12 opposed to the five that you have on sheet  
13 four of the A-12.

14 Any calculation on how much more that  
15 impinges on the open space, how much closer  
16 you get to that ten percent number you were  
17 talking about, or are you above it?

18 THE WITNESS: So in the -- let me see  
19 here. I want to figure out how to show you  
20 the best way.

21 THE PRESIDENT: I'm basically  
22 asking --

23 THE WITNESS: And so at the bottom --  
24 I hit the wrong button. Sorry.

1           The township got a new computer here,  
2           so it's a little bit more of a challenge.  
3           I'm trying to show both at the same time.

4           So if you look in the upper right, so  
5           this is kind of, and remember, this plan  
6           was trying to be responsive to neighbors'  
7           questions and concerns, and that's what  
8           really developed this.

9           THE PRESIDENT: I guess somehow I'm  
10          starting to get -- is there a larger plan?

11          THE WITNESS: It's close. I'm going  
12          to get to the punch line here in a second.

13          But the area next to unit 24 where  
14          it's showing the stormwater basin, and then  
15          I draw your attention to the bottom left.

16          So we're not even including that in  
17          the, what was counted as open space, right?

18          So that was a stormwater basin that  
19          was within the green space that we didn't  
20          count, right? We said, okay, that doesn't  
21          count.

22          We then took a look at the ones  
23          behind -- let me get the right unit numbers  
24          for the record -- between 19 and 23 there's

1 a stormwater basin.

2 And if you look at the bottom left,  
3 the green space looks a little bit funny,  
4 because it's held pretty far off of those  
5 units.

6 But the reason is is we didn't have  
7 that stormwater basin underneath that green  
8 space for purposes of that calculation.

9 The triangular portion, the bottom  
10 left-hand corner where we have the  
11 stormwater basin, again if you look at it,  
12 we didn't include that in the dark green  
13 calculation.

14 THE PRESIDENT: No. It looks like  
15 you didn't include any of it, the other  
16 ones.

17 THE WITNESS: And then we didn't  
18 include the one adjacent to 27. We didn't  
19 include that in the basin.

20 So the one stormwater basin that's  
21 included is the unit, is the one behind  
22 units 15 through 18. And so the basin  
23 behind units 15 through 18 is included in  
24 it.

1           But if you look at the table -- and  
2           I cheat, because I can blow it up over  
3           here -- we had, the minimum open space  
4           requirement was 25 percent.

5           This plan in the green area in the  
6           lower left of A-4 A, this shows that we  
7           have 29.6 percent is the shaded, and then  
8           the stormwater management within that is  
9           about 3,000 feet or three percent.

10          So it would actually be under your  
11          ten percent. It was a longwinded answer to  
12          your question, but I wanted to explain.

13          THE PRESIDENT: I didn't realize that  
14          now the dark green is peripheral. It's not  
15          just central.

16          THE WITNESS: It's not just central,  
17          right. And so we were showing it, and that  
18          was --

19          THE PRESIDENT: I got it.

20          THE WITNESS: One of the questions for  
21          the neighbors of why we don't propose this  
22          plan is the code says that it should all be  
23          central unless approved by the board.

24          THE PRESIDENT: Got it. I didn't



1 understand that.

2 MR. BROSEMAN: Contiguous.

3 THE WITNESS: Contiguous.

4 THE PRESIDENT: It is contiguous, but  
5 it's not central.

6 THE WITNESS: Well, there are two  
7 portions of it. If you would consider the  
8 driveway --

9 THE PRESIDENT: Oh, I see. If you  
10 count that as area.

11 THE WITNESS: Yes. So if you counted  
12 that as breaking up, as being contiguous,  
13 it wouldn't count.

14 If you would allow us to cross that,  
15 it would be considered contiguous, then we  
16 could look at that.

17 THE PRESIDENT: All right. Thank you.  
18 That was very helpful to me. All right.  
19 My last question.

20 Tell me the difference between a road  
21 and a driveway. I know we answered some of  
22 this at planning. I just don't remember.

23 THE WITNESS: It's really -- I wasn't  
24 at the planning meeting.

1 THE PRESIDENT: Someone answered it.

2 THE WITNESS: It's really based on  
3 your ordinance. So your ordinance has a  
4 specific requirement for -- let me get the  
5 right word of how they describe it.

6 It's 255-40. So you have an  
7 attached-dwelling residential development,  
8 and it has certain standards for that, and  
9 we're meeting those standards, providing  
10 driveway access to all these units.

11 It's really, it's consistent with how  
12 the township interpreted this for other  
13 attached-dwelling residential developments.

14 THE PRESIDENT: Do you know of any?

15 THE WITNESS: Villa Strafford, for  
16 instance, which is right down the street.  
17 So it's on Strafford, right?

18 And so everything internal there is a  
19 driveway accessing those units, and so it's  
20 kind of consistent with the way the  
21 township looks at it.

22 MR. BROSEMAN: You're looking at A-6?

23 THE WITNESS: I'm sorry, yes. A-6  
24 identifies -- again, it says Madison Lane,

1 but it's the former Villa Strafford.

2 THE PRESIDENT: All right. Are there  
3 any benefits to being a driveway over being  
4 a road or are there benefits to being a  
5 road over being a driveway, that you know  
6 of?

7 THE WITNESS: For practical purposes,  
8 this is a planned community. It's going to  
9 be maintained and operated.

10 There won't be any necessary, you  
11 know, an easement for the driveway, because  
12 it's part of the, like it would be like a  
13 common element within the planned  
14 community.

15 So from kind of a use and ownership  
16 perspective, it is used by the planned  
17 community.

18 And so if you were creating a public  
19 street where the owners were not a  
20 cooperative arrangement, that's really when  
21 you get into the street, right?

22 If you needed a right-of-way so one  
23 neighbor could access the road or the  
24 street over another neighbor, and then you

1 sometimes have the municipality that's  
2 maintaining that street.

3 This is really just a planned  
4 community having a driveway that accesses  
5 the units.

6 THE PRESIDENT: Understood. Thank  
7 you. Last question, actually.

8 You talked about nothing on the roof  
9 as far as living space, and I know you're  
10 not the architect, and I know this is a  
11 land use issue, but I just wanted to put it  
12 out there as far as green roofing, solar  
13 energy.

14 There's a lot of roof space up there  
15 that could be used for good things. And so  
16 I guess that wasn't a question. I'm sorry.  
17 That's it for me.

18 MR. RICE: Do you agree?

19 MS. MULRONEY: The benefit of going  
20 last is that my colleagues have asked all  
21 of my questions, so nothing from me  
22 tonight. Thank you.

23 MR. RICE: I guess we'll go off the  
24 record and see if we have a date beyond

1 March 7th. We don't have to pick it  
2 tonight. We can talk about it on March  
3 7th.

4 - - -

5 (Discussion off the record.)

6 - - -

7 MR. RICE: After discussion off the  
8 record, the next hearing, tonight's hearing  
9 will be continued to March 7th, and after  
10 that, we have a tentative date of March  
11 20th for the hearing after that.

12 And is there any issues from any of  
13 the parties regarding mandatory time  
14 period?

15 Mr. Broseman, you're okay with the  
16 time period?

17 MR. BROSEMAN: Yes, we're okay with  
18 the time period.

19 MR. RICE: All the hearings in a  
20 prompt fashion, because this is pretty  
21 prompt, is my feeling.

22 MR. BROSEMAN: I have no objection to  
23 the dates we've been doing.

24 MR. RICE: Okay.

1 MS. MULRONEY: I'm just wondering, how  
2 many more nights do you think we need two  
3 and a half hours a night? Is two going to  
4 be enough?

5 MR. RICE: No, no.

6 MR. ABEL: Who can we expect to hear  
7 from?

8 MS. MULRONEY: So it's March 7th and  
9 the 20th, I guess.

10 MR. RICE: Mr. Broseman, on the 7th,  
11 you will have your planner available?

12 MR. BROSEMAN: Yes. Mr. Lambert is  
13 not available, so our other options are the  
14 planner, landscape architect, and traffic.

15 I'm not sure which order we would go,  
16 but I know those are my other three  
17 possibilities, because Mr. Lambert can't  
18 make it then.

19 MR. RICE: Okay. All right. Well,  
20 let's see how far we get that night.

21 Everybody be prepared with your  
22 questions for traffic or the landscape  
23 architect.

24 Anything else from any of the parties

1 at this point? Yes?

2 MS. LEVY: You had mentioned earlier  
3 at the beginning of the night that there  
4 was notification that it was going to be --

5 MR. RICE: I'm sorry. You have to  
6 come up.

7 MS. LEVY: No problem. You mentioned  
8 earlier that there was notification that  
9 there was going to be a change and that we  
10 would be hearing from Mr. Lambert tonight.

11 Is that the type of information that  
12 the parties are able to receive, or is that  
13 just information that goes to the  
14 commissioners?

15 MR. RICE: Well, it's been going to  
16 the attorneys.

17 MS. LEVY: Right.

18 MR. RICE: You know, if there's a  
19 change in the witness? Is that what you're  
20 asking?

21 MS. LEVY: Yes, that is my question.

22 MR. RICE: I think I sent one e-mail  
23 out to Mr. Schuda about that, because I  
24 know he was in touch with most of the

1 residents.

2 But if we're going to have changes in  
3 witnesses, I mean, I guess the easiest way  
4 to make sure everybody knows about it is,  
5 between Peggy and I, we'll have to -- we  
6 have a master list of e-mail addresses that  
7 we can notify?

8 MS. HAGAN: Yes.

9 MR. RICE: Okay.

10 MS. LEVY: That would be, that would  
11 be great.

12 MR. RICE: We'll let you know. But  
13 right now, Mr. Lambert looks like he's okay  
14 for the 20th, and the planner and/or  
15 traffic engineer would be here on  
16 March 7th. Okay?

17 MS. LEVY: Thank you.

18 THE PRESIDENT: Can I have a motion to  
19 adjourn?

20 MS. MULRONEY: So moved.

21 THE PRESIDENT: Do I have a second?

22 MS. AGNEW: Second.

23 THE PRESIDENT: We're adjourned. All  
24 in favor?



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(The Board unanimously responds aye.)

- - -

(Proceedings concluded at 9:23 p.m.)

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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.

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13                   Norma Gerrity  
14                   Professional Court Reporter  
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