

MUNICIPALITY OF BETHEL PARK
ALLEGHENY COUNTY, PENNSYLVANIA

- - - -

IN RE: PUBLIC HEARING

PHOENIX KEYSTONE GROUP, LLC
REZONING APPLICATION 2023-0272

- - - -

COUNCIL MEMBERS

Timothy J. Moury (President)
Mark J. O'Brien (V. President)
Timothy Campbell
Todd S. Cenci
Joseph A. Consolmagno
David C. Espinar
Lindsay Flinn
Joseph Janosik
John Oakes

- - - -

Interim Municipal Manager: Timothy O'Connor
Police Chief: Timothy O'Connor
Mayor: Jack T. Allen
Solicitor: Robert L. McTiernan, Esquire

- - - -

DATE: Monday, July 10, 2023
TIME: 7:30 p.m.

PLACE: Municipality of Bethel Park
5100 West Library Avenue
Bethel Park, Pennsylvania 15102

- - - -

Reported by: Kim Simms Strnisa

- - - -

E X H I B I T SMARKED FOR IDENTIFICATION

BOROUGH EXHIBITS No. 1-5

PAGE 6

- - -

PUBLIC COMMENT

Terri Malone

Russell Crum

Rebecca Davis

Cory Golobish

John Cheezum

- - -

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

P-R-O-C-E-E-D-I-N-G-S

(Commencing at approximately 7:30 p.m.)

- - -

PRESIDENT MOURY: Okay. I'd like to call to order the Public Hearing of July 10, 2023 for the Phoenix Keystone Group, LLC Rezoning Application.

Chief O'Connor, would you please call the roll.

CHIEF O'CONNOR: Dr. Campbell?

DR. CAMPBELL: Here.

CHIEF O'CONNOR: Mr. Cenci?

MR. CENCI: (No response.)

CHIEF O'CONNOR: Mr. Consolmagno?

MR. CONSOLMAGNO: Here.

CHIEF O'CONNOR: Mr. Espinar?

MR. ESPINAR: Here.

CHIEF O'CONNOR: Ms. Flinn?

MS. FLINN: Here.

CHIEF O'CONNOR: Mr. Janosik?

MR. JANOSIK: Here.

CHIEF O'CONNOR: Mr. Moury?

PRESIDENT MOURY: Here.

CHIEF O'CONNOR: Mr. Oakes?

MR. OAKES: Here.

1 CHIEF O'CONNOR: Mr. O'Brien?

2 MR. O'BRIEN: Present.

3 PRESIDENT MOURY: Eight members
4 present.

5 Just a real quick overview of the way
6 the process will work for the Public Hearing.
7 Mr. Harbinson, our Municipal Planner, will
8 give an overview of what's in front of us
9 tonight.

10 We will open it up to the Applicant
11 to come up and make any comments, if they so
12 choose. And then we'll open it up to the
13 Public Comment section: The proponents,
14 people in favor; and then the opponents,
15 people that may be opposed to this. And we're
16 just seeking input on this potential rezoning.

17 So, at this time, I'd like to turn to
18 our Municipal Planner.

19 MR. HARBISON: Good evening. My
20 name's Gerald Harbison. I'm the Municipal
21 Planner for Bethel Park.

22 What was that?

23 PRESIDENT MOURY: Just go ahead.

24 MR. HARBISON: The proposed rezoning
25 would be approximately 5.78 acres at the

1 southeast quadrant of Limestone and McMurray
2 Road.

3 The proposed ordinance was advertised
4 in the Pittsburgh Post-Gazette on June 22nd
5 and June 29th. That would be submitted as
6 Exhibit 1.

7 The property was posted on June 30th
8 at -- at the intersection and in the rear,
9 along the Montour Trail, and along the
10 frontage of the property on Limestone and
11 McMurray Road. I have photographs for that.
12 And that will be noted as Exhibit 2.

13 Exhibit 3, as required by the
14 Pennsylvania Municipalities Planning Code, is
15 to provide notice to the property owners in
16 question. Those notices went out June 8,
17 2023. And it's noted as Exhibit 3.

18 Exhibit 4 is the recommendation from
19 the Bethel Park Planning Commission, the
20 Council. I'll read it into the record:

21 This letter will serve to confirm the
22 action taken by the Bethel Park Municipal
23 Planning and Zoning Commission on May 10th
24 regarding Phoenix Keystone Group, LLC to
25 request to rezone two parcels and a portion of

1 another totaling 5.769 acres at the southeast
2 corner of the McMurray Road and Limestone
3 Drive intersection from Commercial-1,
4 Neighborhood Commercial, to R-3, One-Family
5 Dwelling.

6 The Commission found the request to
7 have merit in that the R-3 zoning is
8 consistent with the surrounding R-3 zoning on
9 the west and south and the R-2 zoning to the
10 east; and, therefore, recommended approval to
11 Council.

12 Exhibit 5 would be the County of
13 Allegheny Department of Economic Development.
14 They reviewed the plan -- or the proposal.
15 They're an advisory board. And their letter
16 is dated May 18th to Council.

17 And that is it, all I have. I've got
18 the exhibits from the Municipality into the
19 record.

20 - - -

21 (Whereupon, Borough Exhibits No. 1
22 through No. 5 were marked for identification
23 and introduced into the record.)

24 MR. HARBISON: And I'll turn it over
25 to Mr. Zapalla, the Applicant.

1 MR. ZAPALLA: Thank you.

2 Good evening. My name's Frank
3 Zapalla. I'm a principle with Phoenix
4 Keystone Group. And it's our proposal -- our
5 application to rezone this property that's in
6 question this evening from C-1 Neighborhood
7 Commercial to R-3 Single-Family Residential.

8 The reason for the request -- and
9 it's difficult. I don't know if it's an
10 exhibit.

11 We have -- we do intend to develop
12 the larger 20-acre parcel that is along
13 McMurray Road at the southern end of the
14 Municipality into Single-Family Residential in
15 strict accordance with the zoning ordinance in
16 the Municipality at this time.

17 And further investigation of the
18 property, with some of the sensitive
19 environmental conditions we have at the
20 southern end of the property, we're looking to
21 maybe move things a little further north.

22 And as we further investigated it,
23 it seemed to make sense to provide access to
24 Limestone Drive, which would then provide
25 access to our residents to McMurray Road with

1 a traffic signal, which is much safer.

2 We also would have this access to
3 Limestone Drive for our sanitary sewer
4 connection.

5 So the research of the property, we
6 know the environmental conditions. We know
7 the traffic conditions. We know where we have
8 site distance. And tieing these together
9 seems to make sense for the -- certainly for
10 the safety of our residents.

11 And if you look at the aerial,
12 there's Single-Family Residential essentially
13 all around the property. And we think this is
14 a consistent use with -- for the property in
15 that particular area.

16 On the reverse is simply a further
17 identifi- -- excuse me -- a further
18 identification of the parcels in question.

19 This is the larger 20-acre parcel.
20 And these are the three in green that we are
21 requesting the rezoning, again, from C-1
22 Commercial to R-3 Single-Family Residential to
23 be consistent with the areas around it.
24 (Indicating.)

25 And we think it would be a much more

1 efficient and safer development overall for
2 our potential residents.

3 There's really not much more,
4 Mr. Chairman, to that. I', be happy to ask
5 any questions from the Board, or certainly
6 from -- certainly from the audience as we
7 proceed tonight.

8 PRESIDENT MOURY: Okay. Thank you
9 very much.

10 And just to talk about this. This is
11 the use of the property. This will give them
12 the ability to develop.

13 If this is approved, this will then
14 go to the Planning Commission to go over the
15 actual use in the development.

16 Right now, we're just talking about
17 the use of the property going from C-1, which
18 is Neighborhood Commercial, to R-3, which is
19 Single-Family.

20 So, at this time, I would like to
21 open it up to the Public Comment section.

22 The proponents; the people that would
23 be in favor of this development.

24 (No response.)

25 PRESIDENT MOURY: Let the record show

1 none.

2 The opponents; people that would be
3 opposed to this rezoning.

4 If you could come up and state your
5 name and address for the record.

6 MS. MALONE: Hello. My name is Terri
7 Malone, and I reside in Bethel Park at Marion
8 Drive for 29 years.

9 I'm against this project for health
10 and safety concerns for people, wildlife, and
11 the ecosystem in our community, which no one
12 thinks about until the homeless deer end up in
13 our back yard.

14 People complain about the deer in
15 their yard as if the deer are to blame. The
16 blame lies here with our government officials
17 and the overdevelopment of Bethel Park, which
18 greatly contributes to this issue.

19 Many studies show how important a
20 balanced ecosystem is for a healthy
21 environment in all forms of life on this
22 planet.

23 The last BP Council meeting I
24 attended a few months ago, you praised a group
25 for planting trees around Bethel Park, but yet

1 you seem to have no respect for the trees that
2 have been here for decades and the fact that
3 those trees are homes to many animals and an
4 important part of our ecosystem.

5 People need trees as a buffer and to
6 purify the air, not for more cars and traffic
7 in our 70-year-old neighborhood. Many studies
8 support the fact that green space is essential
9 to our environment.

10 When I was researching, I typed in
11 "do trees renew air," and I got over 14
12 million hits. One source was the National
13 Wildlife Federation website, which stated:
14 Trees are a truly beautiful part of the
15 natural environment, and they are also
16 amazingly efficient machines constantly
17 working to make Earth a healthier planet.
18 Trees create habitat for plants and animals.
19 Wherever trees are established, wildlife and
20 the other plants are sure to follow, ensuring
21 a healthier ecosystem. Trees provide shelter
22 and food for a variety of birds and small
23 animals. Trees are sometimes called the lungs
24 of the Earth because they absorb pollutants
25 through their leaves, trapping and filtering

1 contaminants in the air. Like all green
2 plants, trees also produce oxygen.

3 Lastly, trees also help our climate.
4 One tree can take in more than one ton of
5 carbon dioxide in its lifetime.

6 I see things differently. When a
7 project like this is proposed, I think all of
8 you should look at all perspectives, not just
9 at the dollar signs, because you can't put
10 money over health.

11 Each and every one of you should be
12 looking at the pros and cons for the
13 community's health and day-to-day living and
14 how important trees are to a neighborhood and
15 community before you start making deals with
16 builders to destroy every bit of green space
17 in Bethel Park.

18 After all, you are elected by the
19 people, and what you do to our environment is
20 a direct reflection on how much you care about
21 the community. We put our trust in you to do
22 what is morally right.

23 Thank you.

24 PRESIDENT MOURY: Thank you.

25 MS. MALONE: And I have a copy, if

1 you want it.

2 PRESIDENT MOURY: You can just leave
3 it with Mr. Steele.

4 Okay. If there's any other opponents
5 of this project, if you would like to come up
6 and state your name and address.

7 MR. CRUM: Good evening, all. My
8 name is Russell Crum. I reside at 691
9 McMurray Road.

10 I'm beside this, where they're
11 putting this in. I -- I really oppose it
12 because of the -- like what the lady had
13 mentioned, it's an environmental impact.

14 I remember ten years, maybe more,
15 John Quigley (phonetic) was trying to develop
16 that land. And because of all the watersheds
17 and, you know, protected areas of that, they
18 really couldn't do anything.

19 And, also, there was -- I'm stating
20 from what he told me. But there was a
21 heavy-duty problem with the sewage. There was
22 no room to send the sewage out through Upper
23 St. Clair. Peters didn't want it. Bethel
24 didn't want it. There was no proper way to
25 remove the sewage if he was to develop that

1 land.

2 Also, watching from the senior care
3 that went in -- the apartments went in, the
4 wildlife has quadrupled in our back yards.
5 Everything has moved over. That's the only
6 patch of woods left.

7 I see deer constantly roaming around.
8 I see coyotes. I see foxes. I see raccoons.
9 I see every bit of wildlife there is in
10 multitudes now that that is the only patch of
11 land there.

12 My family's been there for four
13 generations now, counting my kids. And it's
14 always been a nice place. You know, there's
15 been woods around.

16 And I just -- I think, mainly, I'm
17 concerned, like, what do they plan on doing
18 and how are they going to impact that area
19 with houses?

20 So, I appreciate your time.

21 PRESIDENT MOURY: Thank you very
22 much.

23 Are there any other opponents; people
24 that are opposed?

25 If you could come up and state your

1 name and address for the record please.

2 MS. DAVIS: Good afternoon. I'm
3 Rebecca Davis. I live at 695 McMurray Road.

4 I'm in opposition of this, not only
5 because of what Russ has to say, but I live
6 there, too. And I've been there for 23, 24
7 years.

8 And the animals that are there --
9 and I'm not just, you know, this great animal
10 advocate, although I am. I've never come
11 anywhere and spoke or anything about this.

12 But, like he said, there's owls,
13 there's -- there's the turkeys and all their
14 babies, and they fly up in those trees.
15 What's going to happen to all these animals?
16 What's going to happen to us?

17 I mean, we bought these properties,
18 all of us people did, because we had some
19 woods and we had all this stuff. And we're
20 paying 5- and \$6,000 a year for 20 years so
21 that this can be maintained.

22 And now, all of a sudden, somebody
23 comes and they want to take this little patch
24 of land that's back there. 20 acres, I mean,
25 that's not much. But when you start putting

1 all those houses in there, that's a lot.

2 And now the township here is going
3 to collect another 5- or 6- or \$7,000 from
4 these residents. And when they're saying
5 you're looking at money, you're looking at the
6 money.

7 You're not looking at your residents
8 that live here and bought this property
9 because we wanted to be in the suburbs. We
10 want to have a back yard where our kids could
11 play.

12 We want somewhere where these coyotes
13 and the deer and the fox and the coons and
14 everything can live. Where are these an- --

15 I mean, you don't care about animals,
16 right, at all?

17 Where are these little baby deer --
18 one mother deer just had three little babies,
19 and it's out running around in the woods.

20 What do you think's going to happen
21 to these animals? They've got nowhere to go.
22 They took the woods over there on Limestone
23 away from them, and now there's nothing.

24 Behind my house, there's a bamboo
25 area. It's a water area. There's box turtles

1 back there. There are endangered species back
2 there.

3 I mean, and that water land back
4 there, what are they going to do with that?
5 How are they going to get rid of the natural
6 water that's there? And the -- and the -- I
7 think it's a stream or something that runs
8 under there, what are they going to do with
9 that? Are they just going to say, "Let's bury
10 it. Nobody will know"?

11 We do know. And we care. All of us
12 care. I wouldn't get up here if we didn't
13 care. I just -- I feel so bad that people
14 could come in and say, "Oh, there's a parcel
15 of green. Let's build a house. Let's build
16 ten houses."

17 You know, it's just a corner at
18 first, and now, oh, we're going to do the 20
19 acres eventually. As soon as they get the
20 first one in, it's like, one, two, three, they
21 just keep on going.

22 And everybody here is like, oh, yeah,
23 we're going to get, you know, another 5,000
24 from this family, another from that. We're
25 going to get, you know, another \$70,000 a year

1 to, you know, give to Bethel Park.

2 But if you do this, how many people
3 in Bethel Park are going to say, "The heck
4 with this. I'm moving to West Virginia. I
5 don't want to live in this mess no more"?

6 That's all I have to say. I just --
7 I hope that -- I'm not mad at you guys. I'm
8 just -- but I'm just -- it just feels so
9 hurtful that it seems like nobody cares.

10 PRESIDENT MOURY: Thank you.

11 MS. DAVIS: You're welcome.

12 PRESIDENT MOURY: Are there anybody
13 else -- opponents to this project?

14 If you could state your name and
15 address for the record, please.

16 MR. GOLOBISH: My name is Cory
17 Golobish. I live on 693 McMurray Road.
18 Actually, directly between the two previous
19 speakers.

20 Unlike them, I have not lived there
21 for 30 years. I've lived there for two. I
22 purchased that house shortly after finding out
23 that my wife was pregnant with our first
24 child.

25 And what made us fall in love with

1 that lot was not the home on it. The home was
2 in serious need of updating. It was looking
3 at the back yard.

4 We went out there, we saw the big,
5 expansive back yard. We saw the huge natural
6 area behind it. And that's what made us fall
7 in love with the property.

8 So the idea that it could be built
9 up -- and, yes, right now, it's just --
10 there's a buffer between me. It would be Russ
11 between us. We'd still see it. It would
12 still be driving, like I said, all this
13 wildlife through our lot, condensing it all
14 down, affecting the runoff.

15 But it's the dangerous precedent that
16 I feel, at least from our point of view, what
17 that says. If that starts getting built up,
18 it's going to make its way right through the
19 green area.

20 And that greenway is the only thing
21 separating us between the Montour Trail that
22 runs through it. It's the only thing that
23 gives all the nature a place to reside in that
24 area.

25 If we take that away, we get rid of

1 the local wildlife refuge that is there. It
2 drives everything into our back yards. It
3 gets rid of the little bit of pocket of
4 natural beauty that resides right there around
5 the trailhead, around all the homes, the
6 neighborhood that's behind us. It gives
7 everybody that buffer.

8 And without that, it has this -- I'm
9 afraid, this dangerous cascading effect that
10 could work its way up McMurray Road and slowly
11 cause it just to be one big development. And
12 me looking to raise a child there, that is not
13 really what I want.

14 So I can -- I can see the draw of
15 it. It's a nice big parcel of land right
16 there in the corner. It's got a lot of stuff
17 around it. But it's also one of the few, like
18 I said, natural refuges we have in the area.

19 It adds a lot of natural beauty to
20 the area. And me personally, that's what I
21 fell in love with. That's what made me move
22 into Bethel, so I would hate to see that go.

23 PRESIDENT MOURY: Thank you very
24 much.

25 Are there any other people that would

1 like to speak; opponents?

2 Okay, come on up. If you could
3 state your state and address for the record,
4 please.

5 MR. CHEEZUM: John Cheezum, 381
6 Southridge, Upper St. Clair.

7 I'm pretty much opposed to this
8 because I don't see an answer for the traffic.
9 Is -- where would the road come in off the --
10 (indiscernible.) Where would the road come
11 out? Where would the road come out on
12 Limestone?

13 There's already been many serious
14 accidents at the intersection with the trail.
15 Now you're going to add 30 more residences
16 that are going to come up to Limestone, turn
17 left at the traffic light, that's nice. Turn
18 right, head down Limestone, hit Clifton to go
19 down to into Library. That's going to be
20 dangerous.

21 Are they going to put a light at
22 Limestone in their new road?

23 PRESIDENT MOURY: As I stated
24 earlier, sir, this is the zoning of the
25 property.

1 MR. CHEEZUM: Yes.

2 PRESIDENT MOURY: What you're talking
3 about will come through, if it's approved,
4 through the Planning Commission --

5 MR. CHEEZUM: Oh, Okay.

6 PRESIDENT MOURY: -- the development
7 stage of the property.

8 MR. CHEEZUM: Okay. That's why I
9 would be opposed to this.

10 The other thing is, the Mon Trail in
11 that section -- the Montour Trail in that
12 section is a cut. The material, which wasn't
13 used to fill in valleys, was rock and used to
14 build different structures along the railroad.

15 That piece of property is solid rock
16 under it. It's a cliff. They're going -- the
17 people that get a house along there are going
18 to be looking over a cliff at the trail.

19 There's already been an issue with
20 the remodeling at the JAB jewelry store, the
21 former machinery shop, with stormwater runoff
22 going down onto the trail. I hope that is
23 taken into consideration, how many are --
24 that's, again, that's later. The traffic.

25 Thank you very much.

1 PRESIDENT MOURY: Thank you very
2 much.

3 Is there anybody else that would be
4 in opposition to this that would like to
5 speak?

6 (No response.)

7 PRESIDENT MOURY: Hearing none; is
8 there any comments from Council?

9 MR. O'BRIEN: Yes, Mr. Chairman.

10 PRESIDENT MOURY: Mr. O'Brien.

11 MR. O'BRIEN: Jerry, I'd like to ask
12 you what can be put in that C-1 Neighborhood
13 Commercial development right now, without,
14 legally, all the different things that could
15 be put in for a C-1 Neighborhood Commercial on
16 the property currently without...

17 MR. HARBISON: This is the Zoning
18 District Schedule for the C-1 --

19 MR. O'BRIEN: Yes.

20 MR. HARBISON: -- permitted uses:
21 Retail uses, excluding restaurants, adult book
22 stores, and discount retail business not to
23 exceed 4,000 square feet per business, food
24 stores not to exceed 5,000 square feet,
25 financial institutions not to exceed 3,000

1 square feet, business or professional offices,
2 services, or health services offices not to
3 exceed 4,000 square feet, self-service
4 laundry/dry cleaning shops not to exceed 3,000
5 square feet, repair shop not to exceed 3,000
6 square feet, beauty and barber shops,
7 educational studios, a shopping center use are
8 permitted.

9 And there's limitations on that, but
10 shopping centers are permitted.

11 And you have churches, living
12 quarters, personal care boarding home, daycare
13 facility, fire station, recreation uses. And
14 that's pretty much it.

15 MR. O'BRIEN: So, hypothetically,
16 any one of those on that list can come in
17 tomorrow, and we wouldn't have any legal right
18 to deny it. This is in the current zoning
19 district.

20 MR. HARBISON: They're all permitted
21 uses, yes, sir.

22 MR. O'BRIEN: Thank you.

23 PRESIDENT MOURY: Thank you.

24 Are there any comments from Council?

25 (No response.)

1 PRESIDENT MOURY: Hearing none, could
2 I have a motion to adjourn.

3 DR. CAMPBELL: So moved.

4 PRESIDENT MOURY: By Dr. Campbell.
5 Second?

6 MR. OAKES: Second.

7 PRESIDENT MOURY: By Mr. Oakes.
8 All in favor, say aye.

9 DR. CAMPBELL: Aye.

10 MR. CONSOLMAGNO: Aye.

11 MR. ESPINAR: Aye.

12 MS. FLINN: Aye.

13 MR. JANOSIK: Aye.

14 PRESIDENT MOURY: Aye.

15 MR. OAKES: Aye.

16 MR. O'BRIEN: Aye.

17 PRESIDENT MOURY: The Public Hearing
18 is adjourned.

19 (Whereupon, the Public Hearing was
20 adjourned at 7:54 p.m.)

21 - - -

22

23

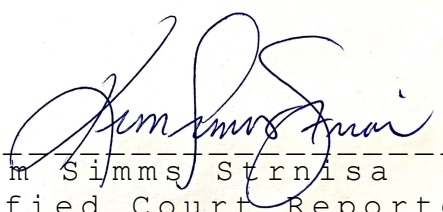
24

25

C E R T I F I C A T E

I hereby certify that the transcript of the proceedings and evidence contained herein are a true and accurate transcription of my stenographic notes taken by me at the Bethel Park Council Public Hearing of the within cause, taken on July 10, 2023, and that the transcription was reduced to printing under my direction, and that this is a true and correct transcript of the same.

August 10, 2023



Kim Simms Strnisa
Certified Court Reporter

\$	5	25:2 adjourned [2] - 25:18, 25:20 adult [1] - 23:21 advertised [1] - 5:3 advisory [1] - 6:15 advocate [1] - 15:10 aerial [1] - 8:11 affecting [1] - 19:14 afraid [1] - 20:9 afternoon [1] - 15:2 ago [1] - 10:24 ahead [1] - 4:23 air [3] - 11:6, 11:11, 12:1 Allegheny [1] - 6:13 ALLEGHENY [1] - 1:1 Allen [1] - 1:16 amazingly [1] - 11:16 animal [1] - 15:9 animals [7] - 11:3, 11:18, 11:23, 15:8, 15:15, 16:15, 16:21 answer [1] - 21:8 apartments [1] - 14:3 Applicant [2] - 4:10, 6:25 APPLICATION N [1] - 1:5 Application [1] - 3:7 application [1] - 7:5 appreciate [1] - 14:20 approval [1] - 6:10 approved [2] - 9:13, 22:3 area [9] - 8:15, 14:18, 16:25, 19:6, 19:19, 19:24, 20:18, 20:20	areas [2] - 8:23, 13:17 attended [1] - 10:24 audience [1] - 9:6 August [1] - 26:21 Avenue [1] - 1:22 aye [9] - 25:8, 25:9, 25:10, 25:11, 25:12, 25:13, 25:14, 25:15, 25:16	board [1] - 6:15 Board [1] - 9:5 boarding [1] - 24:12 book [1] - 23:21 BOROUGH [1] - 2:3 Borough [1] - 6:21 bought [2] - 15:17, 16:8 box [1] - 16:25 BP [1] - 10:23 buffer [3] - 11:5, 19:10, 20:7 build [3] - 17:15, 22:14 builders [1] - 12:16 built [2] - 19:8, 19:17 bury [1] - 17:9 business [3] - 23:22, 23:23, 24:1	24:10 certainly [3] - 8:9, 9:5, 9:6 Certified [1] - 26:22 certify [1] - 26:4 Chairman [2] - 9:4, 23:9 Cheezum [2] - 2:11, 21:5 CHEEZUM [3] - 21:5, 22:1, 22:5 CHEEZUM [1] - 22:8 Chief [2] - 1:16, 3:8 CHIEF [9] - 3:10, 3:12, 3:14, 3:16, 3:18, 3:20, 3:22, 3:24, 4:1 child [2] - 18:24, 20:12 choose [1] - 4:12 churches [1] - 24:11 Clair [2] - 13:23, 21:6 cleaning [1] - 24:4 cliff [2] - 22:16, 22:18 Clifton [1] - 21:18 climate [1] - 12:3 Code [1] - 5:14 collect [1] - 16:3 Commencing [1] - 3:2 Comment [2] - 4:13, 9:21 COMMENT [1] - 2:6 cares [1] - 18:9 cars [1] - 11:6 cascading [1] - 20:9 Cenci [1] - 1:10 cenci [1] - 3:12 CENCI [1] - 3:13 center [1] - 24:7 centers [1] -	5:23, 6:6, 9:14, 22:4 community [3] - 10:11, 12:15, 12:21 community's [1] - 12:13 complain [1] - 10:14 concerned [1] - 14:17 concerns [1] - 10:10 condensing [1] - 19:13 conditions [3] - 7:19, 8:6, 8:7 confirm [1] - 5:21 connection [1] - 8:4 cons [1] - 12:12 consideratio n [1] - 22:23 consistent [3] - 6:8, 8:14, 8:23 consolmagn o [1] - 3:14 Consolmagn o [1] - 1:11 CONSOLMA GNO [2] - 3:15, 25:10 constantly [2] - 11:16, 14:7 contained [1] - 26:5 contaminants [1] - 12:1 contributes [1] - 10:18 coons [1] - 16:13 copy [1] - 12:25 corner [3] - 6:2, 17:17, 20:16 correct [1] - 26:11 Cory [2] - 2:10, 18:16 COUNCIL [1] - 1:8 Council [7] - 5:20, 6:11, 6:16, 10:23,		
1	6	B	babies [2] - 15:14, 16:18 baby [1] - 16:17 bad [1] - 17:13 balanced [1] - 10:20 bamboo [1] - 16:24 barber [1] - 24:6 beautiful [1] - 11:14 beauty [3] - 20:4, 20:19, 24:6 behind [3] - 16:24, 19:6, 20:6 beside [1] - 13:10 BETHEL [1] - 1:1 Bethel [14] - 1:21, 1:22, 4:21, 5:19, 5:22, 10:7, 10:17, 10:25, 12:17, 13:23, 18:1, 18:3, 20:22, 26:7 between [4] - 18:18, 19:10, 19:11, 19:21 big [3] - 19:4, 20:11, 20:15 birds [1] - 11:22 bit [3] - 12:16, 14:9, 20:3 blame [2] - 10:15, 10:16	board [1] - 6:15 Board [1] - 9:5 boarding [1] - 24:12 book [1] - 23:21 BOROUGH [1] - 2:3 Borough [1] - 6:21 bought [2] - 15:17, 16:8 box [1] - 16:25 BP [1] - 10:23 buffer [3] - 11:5, 19:10, 20:7 build [3] - 17:15, 22:14 builders [1] - 12:16 built [2] - 19:8, 19:17 bury [1] - 17:9 business [3] - 23:22, 23:23, 24:1	C	C-1 [6] - 7:6, 8:21, 9:17, 23:12, 23:15, 23:18 Campbell [3] - 1:10, 3:10, 25:4 CAMPBELL [3] - 3:11, 25:3, 25:9 carbon [1] - 12:5 care [7] - 12:20, 14:2, 16:15, 17:11, 17:12, 17:13, 24:12 cares [1] - 18:9 cars [1] - 11:6 cascading [1] - 20:9 Cenci [1] - 1:10 cenci [1] - 3:12 CENCI [1] - 3:13 center [1] - 24:7 centers [1] -	24:10 certainly [3] - 8:9, 9:5, 9:6 Certified [1] - 26:22 certify [1] - 26:4 Chairman [2] - 9:4, 23:9 Cheezum [2] - 2:11, 21:5 CHEEZUM [3] - 21:5, 22:1, 22:5 CHEEZUM [1] - 22:8 Chief [2] - 1:16, 3:8 CHIEF [9] - 3:10, 3:12, 3:14, 3:16, 3:18, 3:20, 3:22, 3:24, 4:1 child [2] - 18:24, 20:12 choose [1] - 4:12 churches [1] - 24:11 Clair [2] - 13:23, 21:6 cleaning [1] - 24:4 cliff [2] - 22:16, 22:18 Clifton [1] - 21:18 climate [1] - 12:3 Code [1] - 5:14 collect [1] - 16:3 Commencing [1] - 3:2 Comment [2] - 4:13, 9:21 COMMENT [1] - 2:6 cares [1] - 18:9 cars [1] - 11:6 cascading [1] - 20:9 Cenci [1] - 1:10 cenci [1] - 3:12 CENCI [1] - 3:13 center [1] - 24:7 centers [1] -	5:23, 6:6, 9:14, 22:4 community [3] - 10:11, 12:15, 12:21 community's [1] - 12:13 complain [1] - 10:14 concerned [1] - 14:17 concerns [1] - 10:10 condensing [1] - 19:13 conditions [3] - 7:19, 8:6, 8:7 confirm [1] - 5:21 connection [1] - 8:4 cons [1] - 12:12 consideratio n [1] - 22:23 consistent [3] - 6:8, 8:14, 8:23 consolmagn o [1] - 3:14 Consolmagn o [1] - 1:11 CONSOLMA GNO [2] - 3:15, 25:10 constantly [2] - 11:16, 14:7 contained [1] - 26:5 contaminants [1] - 12:1 contributes [1] - 10:18 coons [1] - 16:13 copy [1] - 12:25 corner [3] - 6:2, 17:17, 20:16 correct [1] - 26:11 Cory [2] - 2:10, 18:16 COUNCIL [1] - 1:8 Council [7] - 5:20, 6:11, 6:16, 10:23,
2	7	B	babies [2] - 15:14, 16:18 baby [1] - 16:17 bad [1] - 17:13 balanced [1] - 10:20 bamboo [1] - 16:24 barber [1] - 24:6 beautiful [1] - 11:14 beauty [3] - 20:4, 20:19, 24:6 behind [3] - 16:24, 19:6, 20:6 beside [1] - 13:10 BETHEL [1] - 1:1 Bethel [14] - 1:21, 1:22, 4:21, 5:19, 5:22, 10:7, 10:17, 10:25, 12:17, 13:23, 18:1, 18:3, 20:22, 26:7 between [4] - 18:18, 19:10, 19:11, 19:21 big [3] - 19:4, 20:11, 20:15 birds [1] - 11:22 bit [3] - 12:16, 14:9, 20:3 blame [2] - 10:15, 10:16	board [1] - 6:15 Board [1] - 9:5 boarding [1] - 24:12 book [1] - 23:21 BOROUGH [1] - 2:3 Borough [1] - 6:21 bought [2] - 15:17, 16:8 box [1] - 16:25 BP [1] - 10:23 buffer [3] - 11:5, 19:10, 20:7 build [3] - 17:15, 22:14 builders [1] - 12:16 built [2] - 19:8, 19:17 bury [1] - 17:9 business [3] - 23:22, 23:23, 24:1	C	C-1 [6] - 7:6, 8:21, 9:17, 23:12, 23:15, 23:18 Campbell [3] - 1:10, 3:10, 25:4 CAMPBELL [3] - 3:11, 25:3, 25:9 carbon [1] - 12:5 care [7] - 12:20, 14:2, 16:15, 17:11, 17:12, 17:13, 24:12 cares [1] - 18:9 cars [1] - 11:6 cascading [1] - 20:9 Cenci [1] - 1:10 cenci [1] - 3:12 CENCI [1] - 3:13 center [1] - 24:7 centers [1] -	24:10 certainly [3] - 8:9, 9:5, 9:6 Certified [1] - 26:22 certify [1] - 26:4 Chairman [2] - 9:4, 23:9 Cheezum [2] - 2:11, 21:5 CHEEZUM [3] - 21:5, 22:1, 22:5 CHEEZUM [1] - 22:8 Chief [2] - 1:16, 3:8 CHIEF [9] - 3:10, 3:12, 3:14, 3:16, 3:18, 3:20, 3:22, 3:24, 4:1 child [2] - 18:24, 20:12 choose [1] - 4:12 churches [1] - 24:11 Clair [2] - 13:23, 21:6 cleaning [1] - 24:4 cliff [2] - 22:16, 22:18 Clifton [1] - 21:18 climate [1] - 12:3 Code [1] - 5:14 collect [1] - 16:3 Commencing [1] - 3:2 Comment [2] - 4:13, 9:21 COMMENT [1] - 2:6 cares [1] - 18:9 cars [1] - 11:6 cascading [1] - 20:9 Cenci [1] - 1:10 cenci [1] - 3:12 CENCI [1] - 3:13 center [1] - 24:7 centers [1] -	5:23, 6:6, 9:14, 22:4 community [3] - 10:11, 12:15, 12:21 community's [1] - 12:13 complain [1] - 10:14 concerned [1] - 14:17 concerns [1] - 10:10 condensing [1] - 19:13 conditions [3] - 7:19, 8:6, 8:7 confirm [1] - 5:21 connection [1] - 8:4 cons [1] - 12:12 consideratio n [1] - 22:23 consistent [3] - 6:8, 8:14, 8:23 consolmagn o [1] - 3:14 Consolmagn o [1] - 1:11 CONSOLMA GNO [2] - 3:15, 25:10 constantly [2] - 11:16, 14:7 contained [1] - 26:5 contaminants [1] - 12:1 contributes [1] - 10:18 coons [1] - 16:13 copy [1] - 12:25 corner [3] - 6:2, 17:17, 20:16 correct [1] - 26:11 Cory [2] - 2:10, 18:16 COUNCIL [1] - 1:8 Council [7] - 5:20, 6:11, 6:16, 10:23,
3	8	B	babies [2] - 15:14, 16:18 baby [1] - 16:17 bad [1] - 17:13 balanced [1] - 10:20 bamboo [1] - 16:24 barber [1] - 24:6 beautiful [1] - 11:14 beauty [3] - 20:4, 20:19, 24:6 behind [3] - 16:24, 19:6, 20:6 beside [1] - 13:10 BETHEL [1] - 1:1 Bethel [14] - 1:21, 1:22, 4:21, 5:19, 5:22, 10:7, 10:17, 10:25, 12:17, 13:23, 18:1, 18:3, 20:22, 26:7 between [4] - 18:18, 19:10, 19:11, 19:21 big [3] - 19:4, 20:11, 20:15 birds [1] - 11:22 bit [3] - 12:16, 14:9, 20:3 blame [2] - 10:15, 10:16	board [1] - 6:15 Board [1] - 9:5 boarding [1] - 24:12 book [1] - 23:21 BOROUGH [1] - 2:3 Borough [1] - 6:21 bought [2] - 15:17, 16:8 box [1] - 16:25 BP [1] - 10:23 buffer [3] - 11:5, 19:10, 20:7 build [3] - 17:15, 22:14 builders [1] - 12:16 built [2] - 19:8, 19:17 bury [1] - 17:9 business [3] - 23:22, 23:23, 24:1	C	C-1 [6] - 7:6, 8:21, 9:17, 23:12, 23:15, 23:18 Campbell [3] - 1:10, 3:10, 25:4 CAMPBELL [3] - 3:11, 25:3, 25:9 carbon [1] - 12:5 care [7] - 12:20, 14:2, 16:15, 17:11, 17:12, 17:13, 24:12 cares [1] - 18:9 cars [1] - 11:6 cascading [1] - 20:9 Cenci [1] - 1:10 cenci [1] - 3:12 CENCI [1] - 3:13 center [1] - 24:7 centers [1] -	24:10 certainly [3] - 8:9, 9:5, 9:6 Certified [1] - 26:22 certify [1] - 26:4 Chairman [2] - 9:4, 23:9 Cheezum [2] - 2:11, 21:5 CHEEZUM [3] - 21:5, 22:1, 22:5 CHEEZUM [1] - 22:8 Chief [2] - 1:16, 3:8 CHIEF [9] - 3:10, 3:12, 3:14, 3:16, 3:18, 3:20, 3:22, 3:24, 4:1 child [2] - 18:24, 20:12 choose [1] - 4:12 churches [1] - 24:11 Clair [2] - 13:23, 21:6 cleaning [1] - 24:4 cliff [2] - 22:16, 22:18 Clifton [1] - 21:18 climate [1] - 12:3 Code [1] - 5:14 collect [1] - 16:3 Commencing [1] - 3:2 Comment [2] - 4:13, 9:21 COMMENT [1] - 2:6 cares [1] - 18:9 cars [1] - 11:6 cascading [1] - 20:9 Cenci [1] - 1:10 cenci [1] - 3:12 CENCI [1] - 3:13 center [1] - 24:7 centers [1] -	5:23, 6:6, 9:14, 22:4 community [3] - 10:11, 12:15, 12:21 community's [1] - 12:13 complain [1] - 10:14 concerned [1] - 14:17 concerns [1] - 10:10 condensing [1] - 19:13 conditions [3] - 7:19, 8:6, 8:7 confirm [1] - 5:21 connection [1] - 8:4 cons [1] - 12:12 consideratio n [1] - 22:23 consistent [3] - 6:8, 8:14, 8:23 consolmagn o [1] - 3:14 Consolmagn o [1] - 1:11 CONSOLMA GNO [2] - 3:15, 25:10 constantly [2] - 11:16, 14:7 contained [1] - 26:5 contaminants [1] - 12:1 contributes [1] - 10:18 coons [1] - 16:13 copy [1] - 12:25 corner [3] - 6:2, 17:17, 20:16 correct [1] - 26:11 Cory [2] - 2:10, 18:16 COUNCIL [1] - 1:8 Council [7] - 5:20, 6:11, 6:16, 10:23,
4	A	B	babies [2] - 15:14, 16:18 baby [1] - 16:17 bad [1] - 17:13 balanced [1] - 10:20 bamboo [1] - 16:24 barber [1] - 24:6 beautiful [1] - 11:14 beauty [3] - 20:4, 20:19, 24:6 behind [3] - 16:24, 19:6, 20:6 beside [1] - 13:10 BETHEL [1] - 1:1 Bethel [14] - 1:21, 1:22, 4:21, 5:19, 5:22, 10:7, 10:17, 10:25, 12:17, 13:23, 18:1, 18:3, 20:22, 26:7 between [4] - 18:18, 19:10, 19:11, 19:21 big [3] - 19:4, 20:11, 20:15 birds [1] - 11:22 bit [3] - 12:16, 14:9, 20:3 blame [2] - 10:15, 10:16	board [1] - 6:15 Board [1] - 9:5 boarding [1] - 24:12 book [1] - 23:21 BOROUGH [1] - 2:3 Borough [1] - 6:21 bought [2] - 15:17, 16:8 box [1] - 16:25 BP [1] - 10:23 buffer [3] - 11:5, 19:10, 20:7 build [3] - 17:15, 22:14 builders [1] - 12:16 built [2] - 19:8, 19:17 bury [1] - 17:9 business [3] - 23:22, 23:23, 24:1	C	C-1 [6] - 7:6, 8:21, 9:17, 23:12, 23:15, 23:18 Campbell [3] - 1:10, 3:10, 25:4 CAMPBELL [3] - 3:11, 25:3, 25:9 carbon [1] - 12:5 care [7] - 12:20, 14:2, 16:15, 17:11, 17:12, 17:13, 24:12 cares [1] - 18:9 cars [1] - 11:6 cascading [1] - 20:9 Cenci [1] - 1:10 cenci [1] - 3:12 CENCI [1] - 3:13 center [1] - 24:7 centers [1] -	24:10 certainly [3] - 8:9, 9:5, 9:6 Certified [1] - 26:22 certify [1] - 26:4 Chairman [2] - 9:4, 23:9 Cheezum [2] - 2:11, 21:5 CHEEZUM [3] - 21:5, 22:1, 22:5 CHEEZUM [1] - 22:8 Chief [2] - 1:16, 3:8 CHIEF [9] - 3:10, 3:12, 3:14, 3:16, 3:18, 3:20, 3:22, 3:24, 4:1 child [2] - 18:24, 20:12 choose [1] - 4:12 churches [1] - 24:11 Clair [2] - 13:23, 21:6 cleaning [1] - 24:4 cliff [2] - 22:16, 22:18 Clifton [1] - 21:18 climate [1] - 12:3 Code [1] - 5:14 collect [1] - 16:3 Commencing [1] - 3:2 Comment [2] - 4:13, 9:21 COMMENT [1] - 2:6 cares [1] - 18:9 cars [1] - 11:6 cascading [1] - 20:9 	

23:8, 24:24, 26:8 counting [1] - 14:13 COUNTY [1] - 1:1 County [1] - 6:12 Court [1] - 26:22 coyotes [2] - 14:8, 16:12 create [1] - 11:18 CRUM [1] - 13:7 Crum [2] - 2:8, 13:8 current [1] - 24:18 cut [1] - 22:12	[1] - 6:13 development [6] - 9:1, 9:15, 9:23, 20:11, 22:6, 23:13 different [2] - 22:14, 23:14 differently [1] - 12:6 difficult [1] - 7:9 dioxide [1] - 12:5 direct [1] - 12:20 direction [1] - 26:11 directly [1] - 18:18 discount [1] - 23:22 distance [1] - 8:8 District [1] - 23:18 district [1] - 24:19 dollar [1] - 12:9 down [4] - 19:14, 21:18, 21:19, 22:22 Dr [2] - 3:10, 25:4 DR [3] - 3:11, 25:3, 25:9 draw [1] - 20:14 Drive [4] - 6:3, 7:24, 8:3, 10:8 drives [1] - 20:2 driving [1] - 19:12 duty [1] - 13:21 Dwelling [1] - 6:5	10:20, 11:4, 11:21 educational [1] - 24:7 effect [1] - 20:9 efficient [2] - 9:1, 11:16 eight [1] - 4:3 elected [1] - 12:18 end [3] - 7:13, 7:20, 10:12 endangered [1] - 17:1 ensuring [1] - 11:20 environment [4] - 10:21, 11:9, 11:15, 12:19 environment al [3] - 7:19, 8:6, 13:13 ESPINAR [2] - 3:17, 25:11 Espinar [2] - 1:11, 3:16 Esquire [1] - 1:17 essential [1] - 11:8 essentially [1] - 8:12 established [1] - 11:19 evening [4] - 4:19, 7:2, 7:6, 13:7 eventually [1] - 17:19 evidence [1] - 26:5 exceed [6] - 23:23, 23:24, 23:25, 24:3, 24:4, 24:5 excluding [1] - 23:21 excuse [1] - 8:17 Exhibit [6] - 5:6, 5:12, 5:13, 5:17, 5:18, 6:12 exhibit [1] - 7:10 exhibits [1] - 6:18 EXHIBITS [1] -	2:3 Exhibits [1] - 6:21 expansive [1] - 19:5	F facility [1] - 24:13 fact [2] - 11:2, 11:8 fall [2] - 18:25, 19:6 Family [6] - 6:4, 7:7, 7:14, 8:12, 8:22, 9:19 family [1] - 17:24 family's [1] - 14:12 favor [3] - 4:14, 9:23, 25:8 Federation [1] - 11:13 feet [6] - 23:23, 23:24, 24:1, 24:3, 24:5, 24:6 fell [1] - 20:21 few [2] - 10:24, 20:17 fill [1] - 22:13 filtering [1] - 11:25 financial [1] - 23:25 fire [1] - 24:13 first [3] - 17:18, 17:20, 18:23 Flinn [2] - 1:12, 3:18 FLINN [2] - 3:19, 25:12 fly [1] - 15:14 follow [1] - 11:20 food [2] - 11:22, 23:23 FOR [1] - 2:2 former [1] - 22:21 forms [1] - 10:21 four [1] - 14:12 fox [1] - 16:13 foxes [1] - 14:8	Frank [1] - 7:2 front [1] - 4:8 frontage [1] - 5:10	G Gazette [1] - 5:4 generations [1] - 14:13 Gerald [1] - 4:20 GOLOBISH [1] - 18:16 Golobish [2] - 2:10, 18:17 government [1] - 10:16 great [1] - 15:9 greatly [1] - 10:18 green [6] - 8:20, 11:8, 12:1, 12:16, 17:15, 19:19 greenway [1] - 19:20 Group [3] - 3:6, 5:24, 7:4 group [1] - 10:24 GROUP [1] - 1:5 guys [1] - 18:7	1:4 hearing [2] - 23:7, 25:1 Hearing [5] - 3:5, 4:6, 25:17, 25:19, 26:8 heavy [1] - 13:21 heavy-duty [1] - 13:21 heck [1] - 18:3 hello [1] - 10:6 help [1] - 12:3 hereby [1] - 26:4 herein [1] - 26:6 hit [1] - 21:18 hits [1] - 11:12 home [3] - 19:1, 24:12 homeless [1] - 10:12 homes [2] - 11:3, 20:5 hope [2] - 18:7, 22:22 house [4] - 16:24, 17:15, 18:22, 22:17 houses [3] - 14:19, 16:1, 17:16 huge [1] - 19:5 hurtful [1] - 18:9 hypotheticall y [1] - 24:15	[1] - 21:10 input [1] - 4:16 institutions [1] - 23:25 intend [1] - 7:11 interim [1] - 1:15 intersection [3] - 5:8, 6:3, 21:14 introduced [1] - 6:23 investigated [1] - 7:22 investigation [1] - 7:17 issue [2] - 10:18, 22:19
D dangerous [3] - 19:15, 20:9, 21:20 DATE [1] - 1:19 dated [1] - 6:16 David [1] - 1:11 Davis [2] - 2:9, 15:3 DAVIS [2] - 15:2, 18:11 day-to-day [1] - 12:13 daycare [1] - 24:12 deals [1] - 12:15 decades [1] - 11:2 deer [7] - 10:12, 10:14, 10:15, 14:7, 16:13, 16:17, 16:18 deny [1] - 24:18 Department [1] - 6:13 destroy [1] - 12:16 develop [4] - 7:11, 9:12, 13:15, 13:25 Development	E Earth [2] - 11:17, 11:24 east [1] - 6:10 Economic [1] - 6:13 ecosystem [4] - 10:11,			H habitat [1] - 11:18 happy [1] - 9:4 Harbinson [1] - 4:7 HARBISON [6] - 4:19, 4:24, 6:24, 23:17, 23:20, 24:20 Harbison [1] - 4:20 hate [1] - 20:22 head [1] - 21:18 health [4] - 10:9, 12:10, 12:13, 24:2 healthier [2] - 11:17, 11:21 healthy [1] - 10:20 HEARING [1] -	I I' [1] - 9:4 idea [1] - 19:8 identifi [1] - 8:17 IDENTIFICATI ON [1] - 2:2 identification [2] - 6:22, 8:18 impact [2] - 13:13, 14:18 important [3] - 10:19, 11:4, 12:14 IN [1] - 1:4 indicating [1] - 8:24 indiscernible	J JAB [1] - 22:20 Jack [1] - 1:16 JANOSIK [2] - 3:21, 25:13 Janosik [2] - 1:12, 3:20 Jerry [1] - 23:11 jewelry [1] - 22:20 John [4] - 1:13, 2:11, 13:15, 21:5 Joseph [2] - 1:11, 1:12 July [3] - 1:19, 3:5, 26:9 June [4] - 5:4, 5:5, 5:7, 5:16		
						K keep [1] - 17:21 Keystone [3] - 3:6, 5:24, 7:4 KEYSTONE [1] - 1:5 kids [2] - 14:13, 16:10 Kim [2] - 1:24, 26:21		
						L lady [1] - 13:12 land [6] - 13:16, 14:1,		

14:11, 15:24, 17:3, 20:15 larger [2] - 7:12, 8:19 last [1] - 10:23 lastly [1] - 12:3 laundry/dry [1] - 24:4 least [1] - 19:16 leave [1] - 13:2 leaves [1] - 11:25 left [2] - 14:6, 21:17 legal [1] - 24:17 legally [1] - 23:14 letter [2] - 5:21, 6:15 Library [2] - 1:22, 21:19 lies [1] - 10:16 life [1] - 10:21 lifetime [1] - 12:5 light [2] - 21:17, 21:21 Limestone [10] - 5:1, 5:10, 6:2, 7:24, 8:3, 16:22, 21:12, 21:16, 21:18, 21:22 limitations [1] - 24:9 Lindsay [1] - 1:12 list [1] - 24:16 live [6] - 15:3, 15:5, 16:8, 16:14, 18:5, 18:17 lived [2] - 18:20, 18:21 living [2] - 12:13, 24:11 LLC [3] - 1:5, 3:6, 5:24 local [1] - 20:1 look [2] - 8:11, 12:8 looking [8] - 7:20, 12:12, 16:5, 16:7, 19:2, 20:12, 22:18 love [3] - 18:25, 19:7,	20:21 lungs [1] - 11:23 M machinery [1] - 22:21 machines [1] - 11:16 mad [1] - 18:7 maintained [1] - 15:21 Malone [2] - 2:7, 10:7 MALONE [2] - 10:6, 12:25 Manager [1] - 1:15 Marion [1] - 10:7 Mark [1] - 1:9 marked [1] - 6:22 MARKED [1] - 2:2 material [1] - 22:12 Mayor [1] - 1:16 McMurray [9] - 5:1, 5:11, 6:2, 7:13, 7:25, 13:9, 15:3, 18:17, 20:10 McTiernan [1] - 1:17 mean [4] - 15:17, 15:24, 16:15, 17:3 meeting [1] - 10:23 MEMBERS [1] - 1:8 members [1] - 4:3 mentioned [1] - 13:13 merit [1] - 6:7 mess [1] - 18:5 million [1] - 11:12 Mon [1] - 22:10 Monday [1] - 1:19 money [3] - 12:10, 16:5, 16:6 months [1] -	10:24 Montour [3] - 5:9, 19:21, 22:11 morally [1] - 12:22 mother [1] - 16:18 motion [1] - 25:2 MOURY [24] - 3:4, 3:23, 4:3, 4:23, 9:8, 9:25, 12:24, 13:2, 14:21, 18:10, 18:12, 20:23, 21:23, 22:2, 22:6, 23:1, 23:7, 23:10, 24:23, 25:1, 25:4, 25:7, 25:14, 25:17 Moury [2] - 1:9, 3:22 move [2] - 7:21, 20:21 moved [2] - 14:5, 25:3 moving [1] - 18:4 MR [30] - 3:13, 3:15, 3:17, 3:21, 3:25, 4:2, 4:19, 4:24, 6:24, 7:1, 13:7, 18:16, 21:5, 22:1, 22:5, 22:8, 23:9, 23:11, 23:17, 23:19, 23:20, 24:15, 24:20, 24:22, 25:6, 25:10, 25:11, 25:13, 25:15, 25:16 MS [6] - 3:19, 10:6, 12:25, 15:2, 18:11, 25:12 multitudes [1] - 14:10 Municipal [5] - 1:15, 4:7, 4:18, 4:20, 5:22 Municipalitie s [1] - 5:14 Municipality	[3] - 6:18, 7:14, 7:16 MUNICIPALIT Y [1] - 1:1 municipality [1] - 1:21 N name [7] - 10:5, 10:6, 13:6, 13:8, 15:1, 18:14, 18:16 name's [2] - 4:20, 7:2 National [1] - 11:12 natural [6] - 11:15, 17:5, 19:5, 20:4, 20:18, 20:19 nature [1] - 19:23 need [2] - 11:5, 19:2 Neighborhood d [5] - 6:4, 7:6, 9:18, 23:12, 23:15 neighborhood d [3] - 11:7, 12:14, 20:6 never [1] - 15:10 new [1] - 21:22 nice [3] - 14:14, 20:15, 21:17 nobody [2] - 17:10, 18:9 none [3] - 10:1, 23:7, 25:1 north [1] - 7:21 noted [2] - 5:12, 5:17 notes [1] - 26:7 nothing [1] - 16:23 notice [1] - 5:15 notices [1] - 5:16 nowhere [1] - 16:21	O O'Brien [3] - 1:9, 4:1, 23:10 O'BRIEN [7] - 4:2, 23:9, 23:11, 23:19, 24:15, 24:22, 25:16 O'Connor [3] - 1:15, 1:16, 3:8 O'CONNOR [9] - 3:10, 3:12, 3:14, 3:16, 3:18, 3:20, 3:22, 3:24, 4:1 Oakes [3] - 1:13, 3:24, 25:7 OAKES [3] - 3:25, 25:6, 25:15 OF [1] - 1:1 offices [2] - 24:1, 24:2 officials [1] - 10:16 One [1] - 6:4 one [11] - 10:11, 11:12, 12:4, 12:11, 16:18, 17:20, 20:11, 20:17, 24:16 One-Family [1] - 6:4 open [3] - 4:10, 4:12, 9:21 opponents [6] - 4:14, 10:2, 13:4, 14:23, 18:13, 21:1 oppose [1] - 13:11 opposed [5] - 4:15, 10:3, 14:24, 21:7, 22:9 opposition [2] - 15:4, 23:4 order [1] - 3:5 ordinance [2] - 5:3, 7:15 overall [1] - 9:1 overdevelop	ment [1] - 10:17 overview [2] - 4:5, 4:8 owls [1] - 15:12 owners [1] - 5:15 oxygen [1] - 12:2 P p.m [3] - 1:20, 3:2, 25:20 PAGE [1] - 2:3 parcel [4] - 7:12, 8:19, 17:14, 20:15 parcels [2] - 5:25, 8:18 PARK [1] - 1:1 Park [12] - 1:21, 1:22, 4:21, 5:19, 5:22, 10:7, 10:17, 10:25, 12:17, 18:1, 18:3, 26:8 part [2] - 11:4, 11:14 particular [1] - 8:15 patch [3] - 14:6, 14:10, 15:23 paying [1] - 15:20 PENNSYLVANIA NIA [1] - 1:1 Pennsylvania [2] - 1:22, 5:14 people [14] - 4:14, 4:15, 9:22, 10:2, 10:10, 10:14, 11:5, 12:19, 14:23, 15:18, 17:13, 18:2, 20:25, 22:17 per [1] - 23:23 permitted [4] - 23:20, 24:8, 24:10, 24:20 personal [1] - 24:12 personally [1] - 20:20 perspectives	[1] - 12:8 Peters [1] - 13:23 Phoenix [3] - 3:6, 5:24, 7:3 PHOENIX [1] - 1:5 phonetic [1] - 13:15 photographs [1] - 5:11 piece [1] - 22:15 Pittsburgh [1] - 5:4 place [3] - 1:21, 14:14, 19:23 plan [2] - 6:14, 14:17 planet [2] - 10:22, 11:17 Planner [3] - 4:7, 4:18, 4:21 Planning [5] - 5:14, 5:19, 5:23, 9:14, 22:4 planting [1] - 10:25 plants [3] - 11:18, 11:20, 12:2 play [1] - 16:11 pocket [1] - 20:3 point [1] - 19:16 Police [1] - 1:16 pollutants [1] - 11:24 portion [1] - 5:25 Post [1] - 5:4 Post-Gazette [1] - 5:4 posted [1] - 5:7 potential [2] - 4:16, 9:2 praised [1] - 10:24 precedent [1] - 19:15 pregnant [1] - 18:23 present [2] - 4:2, 4:4
--	--	--	--	--	---	---

President [2] - 1:9, 1:9 PRESIDENT [24] - 3:4, 3:23, 4:3, 4:23, 9:8, 9:25, 12:24, 13:2, 14:21, 18:10, 18:12, 20:23, 21:23, 22:2, 22:6, 23:1, 23:7, 23:10, 24:23, 25:1, 25:4, 25:7, 25:14, 25:17 pretty [2] - 21:7, 24:14 previous [1] - 18:18 principle [1] - 7:3 printing [1] - 26:10 problem [1] - 13:21 proceed [1] - 9:7 PROCEEDING GS [1] - 3:1 proceedings [1] - 26:5 process [1] - 4:6 produce [1] - 12:2 professional [1] - 24:1 project [4] - 10:9, 12:7, 13:5, 18:13 proper [1] - 13:24 properties [1] - 15:17 property [17] - 5:7, 5:10, 5:15, 7:5, 7:18, 7:20, 8:5, 8:13, 8:14, 9:11, 9:17, 16:8, 19:7, 21:25, 22:7, 22:15, 23:16 proponents [2] - 4:13, 9:22 proposal [2] - 6:14, 7:4	proposed [3] - 4:24, 5:3, 12:7 pros [1] - 12:12 protected [1] - 13:17 provide [4] - 5:15, 7:23, 7:24, 11:21 PUBLIC [2] - 1:4, 2:6 Public [7] - 3:5, 4:6, 4:13, 9:21, 25:17, 25:19, 26:8 purchased [1] - 18:22 purify [1] - 11:6 put [5] - 12:9, 12:21, 21:21, 23:12, 23:15 putting [2] - 13:11, 15:25	reason [1] - 7:8 Rebecca [2] - 2:9, 15:3 recommendation [1] - 5:18 recommended [1] - 6:10 record [8] - 5:20, 6:19, 6:23, 9:25, 10:5, 15:1, 18:15, 21:3 recreation [1] - 24:13 reduced [1] - 26:10 reflection [1] - 12:20 refuge [1] - 20:1 refuges [1] - 20:18 regarding [1] - 5:24 remember [1] - 13:14 remodeling [1] - 22:20 remove [1] - 13:25 renew [1] - 11:11 repair [1] - 24:5 Reported [1] - 1:24 Reporter [1] - 26:22 request [3] - 5:25, 6:6, 7:8 requesting [1] - 8:21 required [1] - 5:13 research [1] - 8:5 researching [1] - 11:10 reside [3] - 10:7, 13:8, 19:23 residences [1] - 21:15 Residential [4] - 7:7, 7:14, 8:12, 8:22 residents [5] - 7:25, 8:10, 9:2, 16:4,	16:7 resides [1] - 20:4 respect [1] - 11:1 response [4] - 3:13, 9:24, 23:6, 24:25 restaurants [1] - 23:21 retail [2] - 23:21, 23:22 reverse [1] - 8:16 reviewed [1] - 6:14 rezone [2] - 5:25, 7:5 rezoning [4] - 4:16, 4:24, 8:21, 10:3 REZONING [1] - 1:5 Rezoning [1] - 3:7 rid [3] - 17:5, 19:25, 20:3 Road [9] - 5:2, 5:11, 6:2, 7:13, 7:25, 13:9, 15:3, 18:17, 20:10 road [4] - 21:9, 21:10, 21:11, 21:22 roaming [1] - 14:7 Robert [1] - 1:17 rock [2] - 22:13, 22:15 roll [1] - 3:9 room [1] - 13:22 running [1] - 16:19 runoff [2] - 19:14, 22:21 runs [2] - 17:7, 19:22 Russ [2] - 15:5, 19:10 Russell [2] - 2:8, 13:8	8:10, 10:10 sanitary [1] - 8:3 saw [2] - 19:4, 19:5 Schedule [1] - 23:18 second [2] - 25:5, 25:6 section [4] - 4:13, 9:21, 22:11, 22:12 see [10] - 12:6, 14:7, 14:8, 14:9, 19:11, 20:14, 20:22, 21:8 seeking [1] - 4:16 seem [1] - 11:1 self [1] - 24:3 self-service [1] - 24:3 send [1] - 13:22 senior [1] - 14:2 sense [2] - 7:23, 8:9 sensitive [1] - 7:18 separating [1] - 19:21 serious [2] - 19:2, 21:13 serve [1] - 5:21 service [1] - 24:3 services [2] - 24:2 sewage [3] - 13:21, 13:22, 13:25 sewer [1] - 8:3 shelter [1] - 11:21 shop [2] - 22:21, 24:5 shopping [2] - 24:7, 24:10 shops [2] - 24:4, 24:6 shortly [1] - 18:22 show [2] - 9:25, 10:19 signal [1] - 8:1 signs [1] - 12:9 Simms [2] - 1:24, 26:21	simply [1] - 8:16 Single [5] - 7:7, 7:14, 8:12, 8:22, 9:19 Single-Family [5] - 7:7, 7:14, 8:12, 8:22, 9:19 site [1] - 8:8 slowly [1] - 20:10 small [1] - 11:22 Solicitor [1] - 1:17 solid [1] - 22:15 sometimes [1] - 11:23 somewhere [1] - 16:12 soon [1] - 17:19 source [1] - 11:12 south [1] - 6:9 southeast [2] - 5:1, 6:1 southern [2] - 7:13, 7:20 Southridge [1] - 21:6 space [2] - 11:8, 12:16 speakers [1] - 18:19 species [1] - 17:1 square [6] - 23:23, 23:24, 24:1, 24:3, 24:5, 24:6 St [2] - 13:23, 21:6 stage [1] - 22:7 start [2] - 12:15, 15:25 starts [1] - 19:17 state [6] - 10:4, 13:6, 14:25, 18:14, 21:3 stating [1] - 13:19 station [1] - 24:13 Steele [1] - 13:3	stenographic [1] - 26:7 still [2] - 19:11, 19:12 store [1] - 22:20 stores [2] - 23:22, 23:24 stormwater [1] - 22:21 stream [1] - 17:7 strict [1] - 7:15 Strnisa [2] - 1:24, 26:21 structures [1] - 22:14 studies [2] - 10:19, 11:7 studios [1] - 24:7 stuff [2] - 15:19, 20:16 submitted [1] - 5:5 suburbs [1] - 16:9 sudden [1] - 15:22 support [1] - 11:8 surrounding [1] - 6:8
						T
						ten [2] - 13:14, 17:16 Terri [2] - 2:7, 10:6 therefore [1] - 6:10 they've [1] - 16:21 think's [1] - 16:20 thinks [1] - 10:12 three [3] - 8:20, 16:18, 17:20 tieing [1] - 8:8 TIME [1] - 1:20 Timothy [4] - 1:9, 1:10, 1:15, 1:16 Todd [1] - 1:10 together [1] - 8:8 tomorrow [1] -

24:17 ton ^[1] - 12:4 tonight ^[2] - 4:9, 9:7 took ^[1] - 16:22 totaling ^[1] - 6:1 township ^[1] - 16:2 traffic ^[6] - 8:1, 8:7, 11:6, 21:8, 21:17, 22:24 Trail ^[4] - 5:9, 19:21, 22:10, 22:11 trail ^[3] - 21:14, 22:18, 22:22 trailhead ^[1] - 20:5 transcript ^[2] - 26:4, 26:12 transcription ^[2] - 26:6, 26:10 trapping ^[1] - 11:25 tree ^[1] - 12:4 trees ^[13] - 10:25, 11:1, 11:3, 11:5, 11:11, 11:18, 11:19, 11:21, 11:23, 12:2, 12:3, 12:14, 15:14 Trees ^[1] - 11:14 true ^[2] - 26:6, 26:11 truly ^[1] - 11:14 trust ^[1] - 12:21 trying ^[1] - 13:15 turkeys ^[1] - 15:13 turn ^[4] - 4:17, 6:24, 21:16, 21:17 turtles ^[1] - 16:25 two ^[4] - 5:25, 17:20, 18:18, 18:21 typed ^[1] - 11:10	U under ^[3] - 17:8, 22:16, 26:10 unlike ^[1] - 18:20 up ^[15] - 4:10, 4:11, 4:12, 9:21, 10:4, 10:12, 13:5, 14:25, 15:14, 17:12, 19:9, 19:17, 20:10, 21:2, 21:16 updating ^[1] - 19:2 Upper ^[2] - 13:22, 21:6 uses ^[4] - 23:20, 23:21, 24:13, 24:21	14:6, 14:15, 15:19, 16:19, 16:22
		Y yard ^[5] - 10:13, 10:15, 16:10, 19:3, 19:5 yards ^[2] - 14:4, 20:2 year ^[2] - 15:20, 17:25 years ^[5] - 10:8, 13:14, 15:7, 15:20, 18:21
	V valleys ^[1] - 22:13 variety ^[1] - 11:22 view ^[1] - 19:16 Virginia ^[1] - 18:4	Z Zapalla ^[2] - 6:25, 7:3 ZAPALLA ^[1] - 7:1 Zoning ^[2] - 5:23, 23:17 zoning ^[6] - 6:7, 6:8, 6:9, 7:15, 21:24, 24:18
	W watching ^[1] - 14:2 water ^[3] - 16:25, 17:3, 17:6 watersheds ^[1] - 13:16 website ^[1] - 11:13 welcome ^[1] - 18:11 west ^[1] - 6:9 West ^[2] - 1:22, 18:4 wife ^[1] - 18:23 Wildlife ^[1] - 11:13 wildlife ^[6] - 10:10, 11:19, 14:4, 14:9, 19:13, 20:1 without.. ^[1] - 23:16 woods ^[5] -	