

DEPARTMENT OF ENVIRONMENTAL PROTECTION
 GREEN ACRES PROGRAM AND
 DIVISION OF FISH AND WILDLIFE
 AND THE NEW JERSEY STATE HOUSE COMMISSION
 Commencing 3:05 p.m.

IN RE:	:	
	:	TRANSCRIPT OF
PROPOSED EXCHANGE OF	:	PROCEEDINGS HELD VIA
PROPERTY WITH THE	:	VIDEOCONFERENCE
CENTRAL JERSEY RIFLE	:	
AND PISTOL CLUB, INC.	:	
IN JACKSON TOWNSHIP,	:	APRIL 15, 2021
OCEAN COUNTY, AND	:	
UPPER FREEHOLD	:	
TOWNSHIP, MONMOUTH	:	
COUNTY	:	
-----	:	

P R E S E N T:

MARY MONTESCHIO, ESQ., Regulatory Officer
 NJDEP Division of Fish and Wildlife

DAVID GOLDEN, Director
 NJDEP Division of Fish and Wildlife

JASON HEARON
 NJDEP Division of Fish and Wildlife

JUDETH YEANY, NJDEP Green Acres Program

MATTHEW McINERNEY, NJDEP Green Acres Program

ROBERT SHAUGHNESSY, Secretary,
 State House Commission

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

DAVISON, EASTMAN, MUNOZ & PAONE, P.A.
 Attorneys for Central Jersey Rifle and Pistol Club
 BY: DUANE O. DAVISON, ESQ.

BETSY CONDIOTTI & ASSOCIATES
 COURT REPORTING SERVICES
 (732) - 922 - 2110
 bcondiotti@gmail.com
 "PRESERVING YOUR RECORD"

1 MS. YEANY: Okay, I think we'll get
2 started. The first order of business is I wanted to
3 let people know that we are creating a recording of
4 the meeting. So I am going to hit the record button,
5 just so people are aware that this is being recorded.

6 Okay. Thanks everyone for joining us.
7 My name is Judeth Yeany. That's Y-E-A-N-Y. I'm with
8 the Green Acres Program of the New Jersey Department
9 of Environmental Protection.

10 Just as a matter of housekeeping, I
11 wanted to let you know that in addition to the video
12 recording, we do have a court reporter as one of our
13 attendees. She's going to be creating a written
14 transcript of the hearing that we will post on our
15 website as soon as it's available.

16 At the point where we do accept public
17 comment, if people could introduce themselves, spell
18 their name and let her know your affiliation, if you
19 choose to give it, we would appreciate that.

20 Until the part where we open it up for
21 public comments, we're going to keep everybody but
22 the presenters on mute just to minimize background
23 interference. So we ask that you keep comments and
24 questions to the end, at which point we will go
25 through the attendance list and give everybody an

1 opportunity to comment.

2 If you're using Teams through the Teams
3 app and you want to send us a question in the chat,
4 feel free to do so. I did put in the chat already
5 the link to the report that we released about this
6 transaction, the maps and the appendixes.

7 So if, again, you're attending on your
8 computer and you have the Teams app and you're able
9 to see the chat window, you can follow those links to
10 access the information that we released about this
11 proposal. Otherwise, if you're attending by phone or
12 you don't have the Teams app, that information is on
13 the Green Acres Program website in our Public Notices
14 section.

15 Hold on. Sorry. Okay. So, like I said,
16 I'm with the Green Acres Program, and a lot of you
17 are familiar with our program because we're
18 responsible for administering Green Acres bond and
19 tax money. We use it to buy property on behalf of
20 the State, and we also distribute it to towns,
21 counties and non-profits to either buy parks or
22 develop parks for recreation or conservation
23 purposes.

24 We also serve as a real estate office for
25 the Department of Environmental Protection, so when

1 issues come up with DEP properties, such as somebody
2 wanting to exchange land with us, we handle that
3 transaction for the Department.

4 Before I get into the substance of the
5 transaction, I want to introduce who else I have here
6 with me from DEP and also to let you know that we are
7 conducting this hearing jointly with the State House
8 Commission, which is a legislative commission that
9 also has oversight over these transactions.

10 So Bob Shaughnessy, who's the Secretary
11 of the State House Commission, has joined us here
12 today and this is considered to be a joint hearing
13 with the Commission. Bob, if you could just speak so
14 people can see you on their screens?

15 MR. SHAUGHNESSY: Good afternoon. Bob
16 Shaughnessy for the State House Commission. Happy to
17 be here.

18 MS. YEANY: Thank you. Also from DEP
19 today I have Dave Golden, who's the Director of Fish
20 and Wildlife; we have Jason Hearon, who's Fish and
21 Wildlife's -- I know it used to be the Real Estate
22 Bureau; I think it has a different name, but it has
23 general oversight over Division properties; and we
24 have Mary Monteschio, who's a regulatory officer in
25 Fish and Wildlife.

1 So we're here today to conduct a public
2 hearing on a proposed exchange of property with the
3 Central Jersey Rifle and Pistol Club. Part of the
4 reason we're conducting the hearing is that we have a
5 statute that governs the conveyance of over an acre
6 of DEP property.

7 So any time we want to convey a property
8 interest in an amount more than an acre, we have a
9 process that we have to follow that's dictated by
10 what we call our DEP conveyance statute, which some
11 of you may also know as the Ogden-Rooney legislation.
12 It's a statute that's been in place since about 1990
13 and it's often known after the original sponsors of
14 the bill.

15 So our statute requires that when we want
16 to convey more than one acre of property, we have to
17 follow a pretty lengthy and detailed process before
18 we go through with the conveyance.

19 The first step in that process is to
20 prepare a report analyzing the transaction, and
21 that's the report that I linked to in the chat. And,
22 as I said, that report's available on the Green Acres
23 website.

24 We prepare a report analyzing the
25 transaction and we describe what it is we want to do,

1 and we have to analyze both the economics and the
2 environmental aspects of the transaction. We're then
3 required to distribute that report to certain local
4 officials, both at the municipal and county level,
5 and to select members of the legislature, and to
6 advertise at least 30 days in advance that we're
7 going to conduct a public hearing on the proposed
8 conveyance.

9 The Public Hearing Notice gets
10 distributed in the New Jersey Register, the DEP
11 Bulletin, several newspapers and we also post it on
12 our website.

13 So we give notice that we're having a
14 public hearing, and if the transaction involves over
15 five acres, we're actually required to have two
16 public hearings.

17 The first hearing is normally held in the
18 municipality in which the property is located, which
19 here is Jackson Township. And the second hearing is
20 held two weeks later in the City of Trenton, where
21 our agency is located.

22 In this matter, due to the state of
23 public health emergency, both hearings are being
24 conducted remotely. And the first hearing, which
25 would normally have been the Jackson Township

1 hearing, was conducted on March 30th or 31st. Sorry,
2 I forget which of those days it was.

3 So today is the second of the required
4 public hearings and it's the one that's normally held
5 in the City of Trenton. And as I mentioned, this
6 hearing is a joint hearing with the State House
7 Commission, which has its own statutory obligation to
8 conduct a hearing on DEP conveyances that trigger the
9 Ogden-Rooney process.

10 And for those of you not familiar with
11 the State House Commission, it's a legislative
12 commission consisting of both elected legislative
13 members and members of State administration and it
14 has oversight over State property for a variety of
15 State agencies.

16 By statute, the earliest that we can take
17 any action on the proposal that we're going to
18 discuss today is roughly the middle of July. We are
19 required to wait 90 days from today's hearing before
20 taking any formal action on this proposal. At the
21 end of our process we're required to obtain the
22 approval of both the DEP Commissioner and the State
23 House Commission.

24 So if we decide to go through with this
25 proposal, we would take it first to our Commissioner,

1 make our recommendations, ask him to sign off on it,
2 and after that we take it to the State House
3 Commission.

4 We have no definite date on which we
5 would bring it before either the Commissioner or the
6 State House Commission. The Commission generally
7 meets quarterly and does not set its meeting dates in
8 advance. It usually convenes in September and not
9 the middle of the summer, but, as I said, there's no
10 set schedule and it could be later in the year. But
11 we are not allowed to take any formal action before
12 the middle of July.

13 If the transaction is approved by the
14 Commissioner and the State House Commission, then we
15 would go through with the land exchange as proposed
16 tonight and execute deeds and documents with the
17 Club.

18 So we're going to explain a little about
19 what it is that we propose to do, and then we're
20 going to have a representative of the Club explain
21 why they asked us to undertake this action, and then
22 we'll open it up for you to give us your comments on
23 the proposal.

24 Matt, if you could pull up the General
25 Location Map, please. And maybe zoom in a couple of

1 ticks. Okay. I think that's good.

2 Again, for those of you who have joined
3 us by the phone or are not able to see the map on the
4 screen, we do have these maps on our website.

5 But just to get our bearings, the
6 property that we're proposing to convey is part of
7 the Colliers Mills Wildlife Management Area, which
8 consists of more than 12,000 acres in Jackson and
9 Plumstead Townships in Ocean County.

10 The nearest street is Stump Tavern Road,
11 which is a little hard to see on this map, but we're
12 talking about the area located in blue, outlined in
13 blue.

14 So, our land is designated for tax
15 purposes as Block 17601, Lots 1, 3, 4 and 7; and the
16 area outlined in blue consists of about 43.05 acres.

17 Matt, can you switch to the map that
18 shows the Club's property?

19 So this is a close-up of the area
20 outlined in blue. As I said, those areas outlined in
21 blue come to about 43.05 acres; and the area in the
22 middle of this map, where you can see the facilities,
23 is one of the properties owned by the Club. And as
24 you can see towards the top of the map, we have had
25 over the years a physical encroachment by the Club's

1 operations on that property and a little bit of an
2 encroachment on the bottom, but we'll get into more
3 detail about that in a moment.

4 Matt, I'm sorry, if you could switch back
5 to the General Location Map. So in the upper
6 left-hand corner of this map outlined in orange, you
7 can see our Pleasant Run Wildlife Management Area,
8 and the area outlined in orange is property currently
9 owned by the Club that we propose to accept in
10 exchange for the area outlined in blue. So, the
11 designation of that property is Block 43, Lot 24 in
12 Upper Freehold. It's accessed off Route 539. And I
13 think we have a close-up view of that, Matt.

14 So on this map, the areas outlined in --
15 or shaded in the lighter green color are the areas
16 that are already part of the Wildlife Management
17 Area, and the area outlined in orange is the area we
18 propose to accept from the Club and add to the
19 Wildlife Management Area.

20 Just one more thing I want to mention
21 before we turn this over to the Club. Well, a couple
22 of things.

23 So the Club was established in 1960 or
24 '61. The Club President will correct me on that when
25 he speaks, because I think I had it wrong last time.

1 We purchased our lands in 1967. So the Club's
2 ownership in Jackson Township preceded ours.

3 We know from our own property records and
4 from our familiarity with Jackson Township area that
5 titles in that area and survey lines are sometimes
6 difficult to interpret. And one of the things you'll
7 hear from the Club was that, you know, some of what
8 we're seeing out there is a matter of unclear
9 boundary lines, which will be addressed by this
10 transaction.

11 Before I turn it over to the Club, I just
12 wanted to mention that we will be accepting written
13 comments on this proposal for an additional two
14 weeks. Those comments can be addressed to Mary
15 Monteschio, and we'll put her address in the chat as
16 well. It's also in the Public Hearing Notice on our
17 website.

18 And certainly because we will not be
19 taking formal action on this proposal until the
20 middle of July, any comments that come in after
21 April 29th will certainly be taken into
22 consideration, but we are required to kind of close
23 the record of this public hearing and gather together
24 those comments so that we can let people know what
25 happened at the hearing.

1 So if you would like to submit written
2 comments after today's hearing, you're still welcome
3 to do that.

4 Okay, so, Matt, maybe just pull up the
5 close-up map of the -- the second map, the one that
6 shows the Club property, and I'm going to ask the
7 Club to explain why they approached us about this
8 transaction.

9 Sorry, I muted myself. Okay, go ahead.

10 MR. LOYER: Hello, my name is Byron
11 Loyer.

12 MR. DAVISON: If I could just -- I just
13 want to -- my name is Duane Davison, D-A-V-I-S-O-N,
14 Davison, Eastman, Munoz and Paone. We represent the
15 Club.

16 Thank you so much to the representatives
17 of DEP for this process that we have been going
18 through now for right onto a decade. The
19 professionalism is greatly appreciated. We
20 appreciate the holding of these hearings and the
21 accessibility and the fact that it was approved to
22 have this by virtual hearing.

23 In terms of the history of the Club, the
24 history of what brought about the necessity for the
25 Club approaching DEP concerning this matter, I will

1 ask the Club President, Byron Loyer, whose toes I
2 stepped on as he began to speak, and ask him to
3 explain how he got to where we are.

4 MR. LOYER: Thank you. My name is Byron,
5 B-Y-R-O-N, Loyer. I am currently the Chairman of the
6 Board of Central Jersey Rifle and Pistol Club. We
7 are located, needless to say, in Jackson.

8 The map you're looking at shows our
9 50-acre parcel, but if you look on Stump Tavern Road,
10 all that property is also ours; there's a hundred
11 acres there.

12 Okay. The Club was established in 1959
13 with a group of fellows that started a shooting club.
14 Okay? Since then, needless to say, it's expanded.
15 About 15 years ago, we had some survey -- we hired an
16 environmental company to come in and look at our
17 situation, lead fall and stuff like that, what we had
18 to do to clean it up. And at that time, we realized
19 that we were polluting or putting lead onto State
20 property.

21 One of the problems that comes in is,
22 because the Club is so old, the surveys back then
23 weren't accurate. Even your State surveys right now
24 aren't accurate. Okay? With modern technology, with
25 GPS and stuff like that, needless to say we found out

1 we had a problem. Okay? We went to the State and
2 let them know about it.

3 We've had numerous meetings with the
4 State regarding this. We're trying to be good
5 stewards of the land, good neighbors, so we wanted to
6 address it. We tried to come up with a solution
7 about leasing the land to possibly clean it up. That
8 wasn't viable to the State. Okay?

9 The other option was a land exchange. We
10 went -- and the State was looking at a piece of
11 property in Upper Freehold, which is the Socey
12 property. It was a family-owned property that was
13 inherited by two brothers; one in Michigan, one in
14 Florida. Okay? They couldn't come to terms with the
15 State, due to the financial situation with the State.
16 There was a lot of things they weren't going to pay
17 for.

18 We paid for a survey on this property.
19 It was in excess of \$30,000, and we came to terms
20 with them, a little bit more than what the State
21 wanted to pay, and since then we've acquired the
22 property. Okay?

23 Now, we'd like to do the exchange. We
24 feel it's very positive for both people involved. We
25 get to clean up the land that we've, I guess,

1 polluted, and the State gets a piece of property that
2 they're very interested in. So needless to say, it's
3 a win-win situation for both.

4 This will be the fifth major project
5 cleaning up property, our property, okay, from lead.
6 We have cleaned up in excess of 200,000 pounds of
7 lead. We've spent in excess of \$4 million doing
8 these. Our intention with this property is to clean
9 it up and put what they call a shot curtain to
10 contain the lead so that it's easier for us to clean
11 it up.

12 Hopefully we can work this out. Like I
13 say, we try and be good stewards of the land. Our
14 club is one of the biggest on the East Coast. We
15 have almost 4,000 members. And fortunately we have
16 the resources to take care of this. So hopefully
17 this is a win-win for both and we can work this out.
18 Thank you very much.

19 MR. DAVISON: Judeth, there's just one
20 thing, if I could, I'd like to add. And that is Mr.
21 Loyer indicated that there had been four previous
22 cleanups, expended in excess of \$4 million. The same
23 company that did those cleanups has been contacted
24 and has provided an estimate for the Club of
25 \$1,006,000 to undertake this.

1 So that the Club is not new to the rodeo,
2 if you will, of cleaning up the lead depositions as
3 they occur on the property and have already
4 undertaken to get the estimate and to line things up
5 so this would be done expeditiously in the event that
6 the DEP Commissioner and the State House Commission
7 acts favorably on this proposal. Thank you.

8 MS. YEANY: Okay. Thank you very much
9 for that information.

10 What we're going to do now is I am going
11 to go down the list of attendees and give everybody
12 who wants to the opportunity to speak. Hang on one
13 second. People are continuing to join us.

14 Okay. And please don't feel obligated to
15 comment. We just want to make sure that everybody
16 has the opportunity. So I'm just going to go down
17 the list as I can see it on my computer.

18 Starting with the person who's on the
19 phone with phone number ending in 0211. And
20 actually, I don't seem to be able to unmute that
21 person, so I don't know if you're able to unmute on
22 your end. There we go. Would you like to comment?

23 UNIDENTIFIED SPEAKER: I have no comment
24 at this time.

25 MS. YEANY: Okay. Betsy, I don't know if

1 you could hear that, but the person said they have no
2 comments. Okay.

3 I have someone who's shown as Guest with
4 no name. Would you like to comment? And, again, I
5 don't seem to be able to unmute you, so you would
6 have to unmute yourself I think.

7 MR. COAKLEY: If you're talking about me,
8 my name is John Coakley, C-O-A-K-L-E-Y.

9 MS. YEANY: I don't think so, Mr.
10 Coakley. Hang on one second.

11 MR. COAKLEY: Oh, okay.

12 MS. YEANY: Because the person who's
13 marked as "Guest" is still muted, so I don't think
14 I'd be hearing them. Let me just make sure I can see
15 you further down the line. Oh, maybe -- oh, no, I do
16 see you. So, I'm sorry, I'll get to you later down
17 the list.

18 Okay. And, again, if for some reason
19 someone's trying to unmute and can't and is not able
20 to comment, please try to let us know through the
21 chat or you can send a written comment to us after
22 the hearing.

23 So the next person I have here is Andrew
24 Gold. Would you like to comment? I think, Andrew,
25 you muted yourself. I don't -- there you go.

1 MR. GOLD: Can you hear me?

2 MS. YEANY: Yes, we can hear you now. Go
3 ahead.

4 MR. GOLD: Okay. Yeah, so --

5 MS. YEANY: Please give your name, your
6 affiliation to the court reporter.

7 MR. GOLD: Oh, I'm sorry, yes. This is
8 Andrew Gold, G-O-L-D. And I'm with the Pinelands
9 Preservation Alliance.

10 MS. YEANY: Okay. Go ahead. Thank you.

11 MR. GOLD: Sure. Thanks. So we'll be
12 following up with the comments, written comments, as
13 well, but, as we expressed during the prior hearing,
14 we remain concerned that this transaction, this
15 proposed transaction, is flawed. And I just strongly
16 question whether this is in the best interest of the
17 public, for a couple reasons that we'll point out.

18 First, the contaminated parcels in
19 Colliers Mills, we think they should be remediated
20 before any land conveyance is even considered. From
21 what I gather from the last hearing, the State
22 appears to be analyzing the remediation issue under
23 the Resource Conservation and Recovery Act, which
24 generally places responsibility for environmental
25 cleanup with any parties contributing to the storage

1 or handling or disposal of the hazardous solid waste.

2 And in that instance, it would seem that
3 NJDEP would also bear some responsibility potentially
4 for cleaning up the contamination.

5 But even so, we think the New Jersey
6 Spill Act would also be applicable. Discharges under
7 that statute include releasing hazardous substances
8 onto the lands of the State, and lead and lead
9 compounds are included in the State's hazardous
10 substances list. And because the Spill Act covers
11 parties that are in any way responsible for the
12 hazardous substance, and it's without regard to
13 fault, we think DEP bears at least some
14 responsibility for making sure the site is
15 remediated.

16 And I understand the efforts the Club has
17 undertaken to clean up the area. But in the case of
18 this exchange, we strongly question whether it's in
19 the public interest for the State to allow its public
20 lands to be polluted and then sell them to a private
21 party before the remediation has been completed.

22 And additionally, we don't -- we strongly
23 question the Club's -- what I understood from the
24 last hearing, the Club believes it won't be able to
25 further develop the lots that it wants to acquire in

1 Colliers Mills, but we really don't think that is so
2 clear.

3 The Comprehensive Management Plan in the
4 Pinelands allows municipalities to expand on
5 conforming uses that preexist the adoption of the
6 Pinelands protection laws, subject to environmental
7 standards in the CMP and expansion area limitations
8 and other conditions. But expansion of an existing
9 use is permitted, and Jackson Township's code also
10 provides that intensive recreation may be expanded,
11 including with accessory structures.

12 So, again, the question we have is is it
13 likely that this exchange will result in an expansion
14 of the Club on the property which currently belongs
15 to the public. And, again, we just -- if that's
16 plausible or likely, which we think it is, we just
17 question whether this proposal would be in the public
18 interest.

19 So, like I said, we'll be following up
20 with more written comments, but I think that's all I
21 have for now. I appreciate it. Thanks.

22 MS. YEANY: Thank you, Mr. Gold.

23 Mr. Schneiderman, would you like to
24 comment?

25 MR. SCHNEIDERMAN: Yes, please. My name

1 is Dave Schneiderman, S-C-H-N-E-I-D-E-R-M-A-N. I am
2 a member of the Club, and I have reviewed the
3 information provided both by the Club and the State,
4 and that information leads me to conclude that the
5 conveyance of the property will benefit both the
6 State and the people of New Jersey and, therefore, I
7 do support this action by the State and the DEP to
8 accommodate the conveyance of property to the Club --
9 or between the Club and the State. Thank you.

10 MS. YEANY: Thank you, Mr. Schneiderman.
11 Mr. Goch, would you like to comment?

12 MR. GOCH: Nothing at this time. Thank
13 you.

14 MS. YEANY: I'm sorry, I muted myself
15 again. Betsy, that's G-O-C-H.

16 Mr. Howell, would you like to comment?

17 MR. HOWELL: I'm assuming there's only
18 one Mr. Howell, or is there two?

19 MS. YEANY: No, you're the only one;
20 thank you.

21 MR. HOWELL: Okay. Yes, I would; thank
22 you. Jason Howell, Pinelands Preservation Alliance.

23 You know, I have two issues, you know, I
24 definitely wanted to bring up quickly related to the
25 accuracy of the appraisals.

1 You know, I went over both appraisals,
2 and, you know, one thing that concerned me is that
3 the appraisals that were obtained by NJDEP for the
4 replacement tract relied on a hypothetical condition
5 of a deeded access point to the parcel, where no such
6 access actually exists. Am I accurate in that
7 statement?

8 MS. YEANY: You're talking about the
9 Upper Freehold property?

10 MR. HOWELL: Right, the replacement
11 tract.

12 MS. YEANY: We have looked into that
13 access, although I will say that in the end, from a
14 management perspective, because it's going to be
15 added to the Wildlife Management Area, that was not a
16 crucial determination for us.

17 I can tell you our appraisers, they're
18 usually pretty cautious and they won't accept a
19 hypothetical unless they think there's a basis for
20 it. So if you'd like to include that in your
21 comment, we can respond in more detail about that.

22 MR. HOWELL: Yes. So, I mean, the
23 concern is that the number, the appraised value
24 that's being publicized, is much higher than what the
25 actual value would be of the replacement tract if

1 that hypothetical condition wasn't included.

2 And so the advertisements that were
3 promoted by NJDEP were much -- the value is much
4 higher than what the actual appraised market value of
5 the land was. So I think it's just an inaccurate
6 valuation based on that condition.

7 The second concern is related to what
8 Andrew had discussed earlier, in that the appraisal
9 obtained by the Club for the NJDEP tract, part of
10 Colliers Mills WMA, relied on the finding of a
11 highest and best use of passive recreation.

12 However, if you read the zoning of
13 Jackson Township, that -- the preservation area in
14 Jackson Township is not relegated to passive
15 recreation. It includes the expansion of intensive
16 recreation and building of accessory structures.

17 So I think the appraisal that the Club
18 obtained was also inaccurate because those conditions
19 were not considered as part of the -- as part of the
20 appraisal.

21 MS. YEANY: So I can tell you on that
22 that we looked very closely at recreation of any kind
23 being the highest and best use because that's not
24 normally how we approach the appraisal process. Our
25 appraisal standard is highest and best use or

1 intended use, whichever gives the greater value.

2 It appeared in this location that the two
3 were the same, the highest and best use and the
4 intended use, but we'll certainly take a look at the
5 particular issue you're raising with respect to
6 Jackson Township's ordinance.

7 MR. HOWELL: Okay. That's it for now.
8 Thank you.

9 MS. YEANY: Thank you. Mr. Coakley,
10 would you like to comment?

11 MR. COAKLEY: I think I would. The
12 name's John Coakley, C-O-A-K-L-E-Y. I'm Treasurer
13 with Central Jersey Rifle and Pistol Club.

14 I think some of the concerns about
15 remediating the property before transference, I think
16 our record speaks for itself, on our previous litter
17 remediations that we've done on the property we
18 already own.

19 We're very committed to this. We know
20 it's an issue and we want to resolve it. And I don't
21 think there should be any question as to whether
22 it's, you know, going to be done or it will be done
23 right.

24 We bring in, you know, a good company
25 that does a great job, and we, you know, make it --

1 put in processes that, as Byron, the Chairman of the
2 Board, already spoke of, we try and come up with
3 issues -- not issues. We try and come up with ideas
4 that will help prevent future or minimize future lead
5 fall in that area. So that's all I have to say.

6 MS. YEANY: Thank you.

7 Mr. Hill, would you like to comment?

8 MR. HILL: Not at this time. Thank you.

9 MS. YEANY: Betsy, I don't know if you
10 caught that. I didn't hear what he said.

11 (Whereupon a discussion was held off the
12 record.)

13 MS. YEANY: Mr. Benyo, would you like to
14 comment? Okay.

15 (Whereupon a discussion was held off the
16 record.)

17 MS. YEANY: Oh, I believe Mr. Benyo is
18 having trouble with his mic. I can see -- he appears
19 to be unmuted to me, but I can't hear him.

20 I don't know if you want to type your
21 comment in the chat and I'll read it when I get to
22 the end of the list and we'll try to respond that
23 way. Or we can -- yeah, he'll do that. Okay.

24 Ms. Miksiewicz, would you like to
25 comment?

1 MS. MIKSIEWICZ: No, I don't have any
2 comment at this time. Thank you.

3 MS. YEANY: Okay, thank you.

4 Can you see that spelling, Betsy?

5 (Whereupon a discussion was held off the
6 record.)

7 MS. YEANY: Mr. Hausman, would you like
8 to comment?

9 Okay. The next person is listed as Ron,
10 no last name. Would you like to comment?

11 Mr. Benyo has rejoined us.

12 Mr. Hausman, or Ron, if you wanted to
13 comment, I'm not able to unmute you. You'll have to
14 jump in.

15 But, Mr. Benyo, do you want to see if
16 your mic's working now? Unfortunately not. I'm
17 sorry. I'm sorry, why don't you try typing your
18 comment and I -- we don't have that many more people;
19 I'll get to it in just a minute.

20 Mr. Vosseller, would you like to comment?

21 Okay, let me just check the list again.
22 Someone listed as Deborah, no last name, as a guest,
23 would you like to comment?

24 DEBORAH: Nope, just tuned in.

25 MS. YEANY: Thank you. And I'm sorry

1 about that; you missed all the exciting parts. But
2 we are accepting public comment, if there's anything
3 you'd like to put on the record.

4 Okay. So I just want to make sure -- go
5 ahead.

6 (Audio interference)

7 MS. YEANY: Dave, I'm going to mute you.

8 Mr. Vosseller, did you want to comment?

9 Okay.

10 So, I'm sorry, Mr. Benyo, we don't seem
11 to be able to fix your technical problem. But if you
12 do want to put a question in the chat, I can look at
13 it now because I think we've gotten through the rest
14 of the list, or you're welcome to send a comment to
15 Mary Monteschio.

16 MS. MONTESCHIO: Judeth, I see a comment.

17 MS. YEANY: Go ahead. Oh, here it is.

18 Mr. Benyo is a member of the Central Jersey gun club.

19 He wants to applaud the level of due diligence on
20 this transaction and say that this is in the best
21 interests of both the public and the Club.

22 Okay. And another comment we want to put
23 on the record is from Mr. Eugene Goch, G-O-C-H, who
24 wants it on the record that we keep hearing there is
25 no access to the Freehold property. My understanding

1 is that an easement exists. After the exchange there
2 would be access via the existing State property.

3 So there's two issues here. One is
4 whether an easement exists for the purposes of being
5 taken into account as part of the appraisal to
6 justify the fair market value as part of this
7 exchange.

8 The second point Mr. Goch raises is the
9 one that I raised, which is once we -- if the State
10 acquired the property, it would be added to the
11 Wildlife Management Area and access to the property
12 would be through contiguous State land.

13 Mary, I don't know if you have a specific
14 recollection on that access easement issue because I
15 know we did look at it. I'm just having trouble
16 remembering the details.

17 So Mr. Gold was -- I'm sorry, Mr. Howell
18 was describing it as a hypothetical condition. But
19 is your -- in your recollection, was it something
20 stronger than a hypothetical or --

21 MS. MONTESCHIO: Yes.

22 MS. YEANY: Okay. So --

23 MS. MONTESCHIO: But I don't remember if
24 it was access or if it was something like sewer
25 access or municipal water access. There was

1 something -- I forget exactly what it was. But I
2 will look into it.

3 MS. YEANY: So I think that's something
4 we'll have to respond to on the record. You know,
5 we'll communicate directly with Pinelands
6 Preservation Alliance once we figure out what our
7 further research showed on that. And certainly when
8 we do summarize the public comment for purpose of
9 going to our Commissioner and the State House
10 Commission, we'll address any comments specifically,
11 you know, if that's what we end up doing with this
12 transaction.

13 Okay. So let me just check the list
14 again because I think I have gone through the entire
15 list and I just want to make sure I didn't miss
16 anybody. Okay, I'm not seeing any additional names
17 that are not DEP folks.

18 And, Mr. Shaughnessy, I don't know if
19 there's anything you want to say on the record.

20 MR. SHAUGHNESSY: No, thank you, Judeth.
21 I appreciate the completeness of your public hearing
22 process and happy to participate with you in it.
23 Thank you.

24 MS. YEANY: Okay. You're welcome. So
25 one last chance, if anyone thought of anything else

1 they want to put on the record. And, like I said,
2 you're welcome to write to us for the two weeks
3 following this hearing that will be part of the
4 record of the hearing. We will accept comments after
5 that up until the time that we make a final decision
6 on this matter. But comments within the next two
7 weeks would be appreciated.

8 And, as I said, the earliest we would
9 take any kind of formal action on this is the middle
10 of July, but most likely not until the fall. So if
11 you have any particular concerns after the hearing,
12 please be sure to let us know.

13 And I think with that, we're going to
14 close the record of the hearing. I'm going to stop
15 recording. And thank you, everyone, for taking the
16 time to join us today. We appreciate your
17 participation.

18 MR. DAVISON: Thank you.

19 MR. SHAUGHNESSY: Thanks, everyone from
20 the State. Appreciate it.

21 (Whereupon the public hearing was
22 concluded at 3:47 p.m.)
23
24
25

C E R T I F I C A T E

I, BETSY CONDIOTTI, a Certified Court Reporter of the State of New Jersey, certify that the foregoing is a true and accurate verbatim transcript of the virtual hearing as taken by and before me on the date hereinbefore set forth.

I FURTHER CERTIFY that I am neither attorney, nor counsel for, nor related to or employed by, any of the parties to the action in which this hearing was taken, and further that I am not a relative or employee of any attorney or counsel employed in this action, nor am I financially interested in this case.

BETSY CONDIOTTI, CCR
CCR License No. XIO1642

\$	7	administering [1] - 3:18 administration [1] - 7:13 adoption [1] - 20:5 advance [2] - 6:6, 8:8 advertise [1] - 6:6 advertisements [1] - 23:2 affiliation [2] - 2:18, 18:6 afternoon [1] - 4:15 agencies [1] - 7:15 agency [1] - 6:21 ago [1] - 13:15 ahead [5] - 12:9, 18:3, 18:10, 27:5, 27:17 Alliance [3] - 18:9, 21:22, 29:6 allow [1] - 19:19 allowed [1] - 8:11 allows [1] - 20:4 almost [1] - 15:15 amount [1] - 5:8 analyze [1] - 6:1 analyzing [3] - 5:20, 5:24, 18:22 AND [5] - 1:1, 1:2, 1:2, 1:7, 1:8 Andrew [4] - 17:23, 17:24, 18:8, 23:8 app [3] - 3:3, 3:8, 3:12 appeared [1] - 24:2 appendixes [1] - 3:6 applaud [1] - 27:19 applicable [1] - 19:6 appraisal [6] - 23:8, 23:17, 23:20, 23:24, 23:25, 28:5 appraisals [3] - 21:25, 22:1, 22:3 appraised [2] - 22:23, 23:4 appraisers [1] - 22:17 appreciate [6] - 2:19, 12:20, 20:21, 29:21, 30:16, 30:20 appreciated [2] - 12:19, 30:7 approach [1] - 23:24 approached [1] - 12:7 approaching [1] - 12:25 approval [1] - 7:22 approved [2] - 8:13, 12:21 April [1] - 11:21 APRIL [1] - 1:7 Area [6] - 9:7, 10:7, 10:17, 10:19, 22:15, 28:11 area [14] - 9:12, 9:16,	9:19, 9:21, 10:8, 10:10, 10:17, 11:4, 11:5, 19:17, 20:7, 23:13, 25:5 areas [3] - 9:20, 10:14, 10:15 aspects [1] - 6:2 ASSOCIATES [1] - 1:23 assuming [1] - 21:17 attendance [1] - 2:25 attendees [2] - 2:13, 16:11 attending [2] - 3:7, 3:11 attorney [2] - 31:9, 31:12 Attorneys [1] - 1:21 Audio [1] - 27:6 available [2] - 2:15, 5:22 aware [1] - 2:5	brothers [1] - 14:13 brought [1] - 12:24 building [1] - 23:16 Bulletin [1] - 6:11 Bureau [1] - 4:22 business [1] - 2:2 button [1] - 2:4 buy [2] - 3:19, 3:21 BY [1] - 1:22 Byron [4] - 12:10, 13:1, 13:4, 25:1 BYRON [1] - 13:5
	9			
'61 [1] - 10:24	90 [1] - 7:19 922 [1] - 1:24			
0	A			
0211 [1] - 16:19	able [9] - 3:8, 9:3, 16:20, 16:21, 17:5, 17:19, 19:24, 26:13, 27:11 accept [5] - 2:16, 10:9, 10:18, 22:18, 30:4 accepting [2] - 11:12, 27:2 access [11] - 3:10, 22:5, 22:6, 22:13, 27:25, 28:2, 28:11, 28:14, 28:24, 28:25 accessed [1] - 10:12 accessibility [1] - 12:21 accessory [2] - 20:11, 23:16 accommodate [1] - 21:8 account [1] - 28:5 accuracy [1] - 21:25 accurate [4] - 13:23, 13:24, 22:6, 31:5 acquire [1] - 19:25 acquired [2] - 14:21, 28:10 acre [3] - 5:5, 5:8, 5:16 ACRES [1] - 1:1 acres [5] - 6:15, 9:8, 9:16, 9:21, 13:11 Acres [7] - 1:16, 1:17, 2:8, 3:13, 3:16, 3:18, 5:22 Act [3] - 18:23, 19:6, 19:10 action [9] - 7:17, 7:20, 8:11, 8:21, 11:19, 21:7, 30:9, 31:10, 31:13 acts [1] - 16:7 actual [2] - 22:25, 23:4 add [2] - 10:18, 15:20 added [2] - 22:15, 28:10 addition [1] - 2:11 additional [2] - 11:13, 29:16 additionally [1] - 19:22 address [3] - 11:15, 14:6, 29:10 addressed [2] - 11:9, 11:14			
1				
1 [1] - 9:15 12,000 [1] - 9:8 15 [2] - 1:7, 13:15 17601 [1] - 9:15 1959 [1] - 13:12 1960 [1] - 10:23 1967 [1] - 11:1 1990 [1] - 5:12				
2				
200,000 [1] - 15:6 2021 [1] - 1:7 2110 [1] - 1:24 24 [1] - 10:11 29th [1] - 11:21				
3				
3 [1] - 9:15 30 [1] - 6:6 30th [1] - 7:1 31st [1] - 7:1 3:05 [1] - 1:3 3:47 [1] - 30:22				
4				
4 [3] - 9:15, 15:7, 15:22 4,000 [1] - 15:15 43 [1] - 10:11 43.05 [2] - 9:16, 9:21				
5				
50-acre [1] - 13:9 539 [1] - 10:12				
		B		
		background [1] - 2:22 based [1] - 23:6 basis [1] - 22:19 bcondiotti@gmail.com [1] - 1:24 bear [1] - 19:3 bearings [1] - 9:5 bears [1] - 19:13 began [1] - 13:2 behalf [1] - 3:19 believes [1] - 19:24 belongs [1] - 20:14 benefit [1] - 21:5 Benyo [6] - 25:13, 25:17, 26:11, 26:15, 27:10, 27:18 best [6] - 18:16, 23:11, 23:23, 23:25, 24:3, 27:20 BETSY [3] - 1:23, 31:3, 31:16 Betsy [4] - 16:25, 21:15, 25:9, 26:4 between [1] - 21:9 biggest [1] - 15:14 bill [1] - 5:14 bit [2] - 10:1, 14:20 Block [2] - 9:15, 10:11 blue [6] - 9:12, 9:13, 9:16, 9:20, 9:21, 10:10 Board [2] - 13:6, 25:2 Bob [3] - 4:10, 4:13, 4:15 bond [1] - 3:18 bottom [1] - 10:2 boundary [1] - 11:9 bring [3] - 8:5, 21:24, 24:24		C
			C-O-A-K-L-E-Y [2] - 17:8, 24:12 care [1] - 15:16 case [2] - 19:17, 31:14 caught [1] - 25:10 cautious [1] - 22:18 CCR [2] - 31:16, 31:17 CENTRAL [1] - 1:6 Central [5] - 1:21, 5:3, 13:6, 24:13, 27:18 certain [1] - 6:3 certainly [4] - 11:18, 11:21, 24:4, 29:7 Certified [1] - 31:3 certify [1] - 31:4 CERTIFY [1] - 31:8 Chairman [2] - 13:5, 25:1 chance [1] - 29:25 chat [8] - 3:3, 3:4, 3:9, 5:21, 11:15, 17:21, 25:21, 27:12 check [2] - 26:21, 29:13 choose [1] - 2:19 City [2] - 6:20, 7:5 clean [6] - 13:18, 14:7, 14:25, 15:8, 15:10, 19:17 cleaned [1] - 15:6 cleaning [3] - 15:5, 16:2, 19:4 cleanup [1] - 18:25 cleanups [2] - 15:22, 15:23 clear [1] - 20:2 close [5] - 9:19, 10:13, 11:22, 12:5, 30:14 close-up [3] - 9:19, 10:13, 12:5 closely [1] - 23:22 Club [34] - 1:21, 5:3, 8:17, 8:20, 9:23, 10:9, 10:18, 10:21, 10:23, 10:24, 11:7, 11:11, 12:6, 12:7, 12:15, 12:23, 12:25,	

<p>13:1, 13:6, 13:12, 13:22, 15:24, 16:1, 19:16, 19:24, 20:14, 21:2, 21:3, 21:8, 21:9, 23:9, 23:17, 24:13, 27:21</p> <p>CLUB [1] - 1:7 club [3] - 13:13, 15:14, 27:18 Club's [4] - 9:18, 9:25, 11:1, 19:23 CMP [1] - 20:7 COAKLEY [3] - 17:7, 17:11, 24:11 Coakley [3] - 17:8, 24:9, 24:12 coakley [1] - 17:10 Coast [1] - 15:14 code [1] - 20:9 Colliers [4] - 9:7, 18:19, 20:1, 23:10 color [1] - 10:15 Commencing [1] - 1:3 comment [31] - 2:17, 3:1, 16:15, 16:22, 16:23, 17:4, 17:20, 17:21, 17:24, 20:24, 21:11, 21:16, 22:21, 24:10, 25:7, 25:14, 25:21, 25:25, 26:2, 26:8, 26:10, 26:13, 26:18, 26:20, 26:23, 27:2, 27:8, 27:14, 27:16, 27:22, 29:8 comments [15] - 2:21, 2:23, 8:22, 11:13, 11:14, 11:20, 11:24, 12:2, 17:2, 18:12, 20:20, 29:10, 30:4, 30:6 COMMISSION [1] - 1:2 commission [2] - 4:8, 7:12 Commission [14] - 1:19, 4:8, 4:11, 4:13, 4:16, 7:7, 7:11, 7:23, 8:3, 8:6, 8:14, 16:6, 29:10 Commissioner [6] - 7:22, 7:25, 8:5, 8:14, 16:6, 29:9 committed [1] - 24:19 communicate [1] - 29:5 company [3] - 13:16, 15:23, 24:24 completed [1] - 19:21 completeness [1] - 29:21 compounds [1] - 19:9 Comprehensive [1] - 20:3 computer [2] - 3:8, 16:17 concern [2] - 22:23, 23:7</p>	<p>concerned [2] - 18:14, 22:2 concerning [1] - 12:25 concerns [2] - 24:14, 30:11 conclude [1] - 21:4 concluded [1] - 30:22 CONDIOTTI [3] - 1:23, 31:3, 31:16 condition [4] - 22:4, 23:1, 23:6, 28:18 conditions [2] - 20:8, 23:18 conduct [3] - 5:1, 6:7, 7:8 conducted [2] - 6:24, 7:1 conducting [2] - 4:7, 5:4 conforming [1] - 20:5 Conservation [1] - 18:23 conservation [1] - 3:22 consideration [1] - 11:22 considered [3] - 4:12, 18:20, 23:19 consisting [1] - 7:12 consists [2] - 9:8, 9:16 contacted [1] - 15:23 contain [1] - 15:10 contaminated [1] - 18:18 contamination [1] - 19:4 contiguous [1] - 28:12 continuing [1] - 16:13 contributing [1] - 18:25 convenes [1] - 8:8 convey [3] - 5:7, 5:16, 9:6 conveyance [7] - 5:5, 5:10, 5:18, 6:8, 18:20, 21:5, 21:8 conveyances [1] - 7:8 corner [1] - 10:6 correct [1] - 10:24 counsel [2] - 31:9, 31:12 counties [1] - 3:21 County [1] - 9:9 county [1] - 6:4 COUNTY [2] - 1:8, 1:9 couple [3] - 8:25, 10:21, 18:17 Court [1] - 31:3 COURT [1] - 1:23 court [2] - 2:12, 18:6 covers [1] - 19:10</p>	<p>creating [2] - 2:3, 2:13 crucial [1] - 22:16 curtain [1] - 15:9</p> <p style="text-align: center;">D</p> <p>date [2] - 8:4, 31:7 dates [1] - 8:7 Dave [3] - 4:19, 21:1, 27:7 DAVID [1] - 1:13 Davison [2] - 12:13, 12:14 DAVISON [6] - 1:21, 1:22, 12:12, 12:13, 15:19, 30:18 days [3] - 6:6, 7:2, 7:19 Deborah [1] - 26:22 DEBORAH [1] - 26:24 decade [1] - 12:18 decide [1] - 7:24 decision [1] - 30:5 deeded [1] - 22:5 deeds [1] - 8:16 definite [1] - 8:4 definitely [1] - 21:24 DEP [14] - 4:1, 4:6, 4:18, 5:6, 5:10, 6:10, 7:8, 7:22, 12:17, 12:25, 16:6, 19:13, 21:7, 29:17 DEPARTMENT [1] - 1:1 Department [3] - 2:8, 3:25, 4:3 depositions [1] - 16:2 describe [1] - 5:25 describing [1] - 28:18 designated [1] - 9:14 designation [1] - 10:11 detail [2] - 10:3, 22:21 detailed [1] - 5:17 details [1] - 28:16 determination [1] - 22:16 develop [2] - 3:22, 19:25 dictated [1] - 5:9 different [1] - 4:22 difficult [1] - 11:6 diligence [1] - 27:19 directly [1] - 29:5 Director [2] - 1:13, 4:19 discharges [1] - 19:6 discuss [1] - 7:18 discussed [1] - 23:8 discussion [3] - 25:11, 25:15, 26:5 disposal [1] - 19:1 distribute [2] - 3:20, 6:3 distributed [1] - 6:10</p>	<p>DIVISION [1] - 1:2 Division [4] - 1:12, 1:14, 1:15, 4:23 documents [1] - 8:16 done [4] - 16:5, 24:17, 24:22 down [4] - 16:11, 16:16, 17:15, 17:16 DUANE [1] - 1:22 Duane [1] - 12:13 due [3] - 6:22, 14:15, 27:19 during [1] - 18:13</p> <p style="text-align: center;">E</p> <p>earliest [2] - 7:16, 30:8 easement [3] - 28:1, 28:4, 28:14 easier [1] - 15:10 East [1] - 15:14 Eastman [1] - 12:14 EASTMAN [1] - 1:21 economics [1] - 6:1 efforts [1] - 19:16 either [2] - 3:21, 8:5 elected [1] - 7:12 emergency [1] - 6:23 employed [2] - 31:9, 31:13 employee [1] - 31:12 encroachment [2] - 9:25, 10:2 end [6] - 2:24, 7:21, 16:22, 22:13, 25:22, 29:11 ending [1] - 16:19 entire [1] - 29:14 Environmental [2] - 2:9, 3:25 environmental [4] - 6:2, 13:16, 18:24, 20:6 ENVIRONMENTAL [1] - 1:1 ESQ [2] - 1:12, 1:22 established [2] - 10:23, 13:12 estate [1] - 3:24 Estate [1] - 4:21 estimate [2] - 15:24, 16:4 Eugene [1] - 27:23 event [1] - 16:5 exactly [1] - 29:1 excess [4] - 14:19, 15:6, 15:7, 15:22 EXCHANGE [1] - 1:5 exchange [10] - 4:2, 5:2, 8:15, 10:10, 14:9, 14:23, 19:18, 20:13, 28:1,</p>	<p>28:7 exciting [1] - 27:1 execute [1] - 8:16 existing [2] - 20:8, 28:2 exists [3] - 22:6, 28:1, 28:4 expand [1] - 20:4 expanded [2] - 13:14, 20:10 expansion [4] - 20:7, 20:8, 20:13, 23:15 expeditiously [1] - 16:5 expended [1] - 15:22 explain [4] - 8:18, 8:20, 12:7, 13:3 expressed [1] - 18:13</p> <p style="text-align: center;">F</p> <p>facilities [1] - 9:22 fact [1] - 12:21 fair [1] - 28:6 fall [3] - 13:17, 25:5, 30:10 familiar [2] - 3:17, 7:10 familiarity [1] - 11:4 family [1] - 14:12 family-owned [1] - 14:12 fault [1] - 19:13 favorably [1] - 16:7 fellows [1] - 13:13 fifth [1] - 15:4 figure [1] - 29:6 final [1] - 30:5 financial [1] - 14:15 financially [1] - 31:13 first [6] - 2:2, 5:19, 6:17, 6:24, 7:25, 18:18 FISH [1] - 1:2 Fish [6] - 1:12, 1:14, 1:15, 4:19, 4:20, 4:25 five [1] - 6:15 fix [1] - 27:11 flawed [1] - 18:15 Florida [1] - 14:14 folks [1] - 29:17 follow [3] - 3:9, 5:9, 5:17 following [3] - 18:12, 20:19, 30:3 foregoing [1] - 31:5 forget [2] - 7:2, 29:1 formal [4] - 7:20, 8:11, 11:19, 30:9 forth [1] - 31:7 fortunately [1] - 15:15 four [1] - 15:21 free [1] - 3:4</p>
---	--	--	---	---

<p>FREEHOLD [1] - 1:8 Freehold [4] - 10:12, 14:11, 22:9, 27:25 FURTHER [1] - 31:8 future [2] - 25:4</p>	<p>4:12, 5:2, 5:4, 6:7, 6:14, 6:17, 6:19, 6:24, 7:1, 7:6, 7:8, 7:19, 11:23, 11:25, 12:2, 12:22, 17:14, 17:22, 18:13, 18:21, 19:24, 27:24, 29:21, 30:3, 30:4, 30:11, 30:14, 30:21, 31:6, 31:11</p>	<p>information [5] - 3:10, 3:12, 16:9, 21:3, 21:4 inherited [1] - 14:13 instance [1] - 19:2 intended [2] - 24:1, 24:4 intensive [2] - 20:10, 23:15 intention [1] - 15:8 interest [4] - 5:8, 18:16, 19:19, 20:18 interested [2] - 15:2, 31:14 interests [1] - 27:21 interference [2] - 2:23, 27:6 interpret [1] - 11:6 introduce [2] - 2:17, 4:5 involved [1] - 14:24 involves [1] - 6:14 issue [4] - 18:22, 24:5, 24:20, 28:14 issues [5] - 4:1, 21:23, 25:3, 28:3 itself [1] - 24:16</p>	<p>kind [3] - 11:22, 23:22, 30:9 known [1] - 5:13</p>	<p>13:5, 15:21</p>
G	<p>hearings [4] - 6:16, 6:23, 7:4, 12:20 HEARON [1] - 1:15 Hearon [1] - 4:20 HELD [1] - 1:5 held [6] - 6:17, 6:20, 7:4, 25:11, 25:15, 26:5 hello [1] - 12:10 help [1] - 25:4 hereinbefore [1] - 31:7 higher [2] - 22:24, 23:4 highest [4] - 23:11, 23:23, 23:25, 24:3 Hill [1] - 25:7 HILL [1] - 25:8 hired [1] - 13:15 history [2] - 12:23, 12:24 hit [1] - 2:4 hold [1] - 3:15 holding [1] - 12:20 hopefully [2] - 15:12, 15:16 HOUSE [1] - 1:2 House [12] - 1:19, 4:7, 4:11, 4:16, 7:6, 7:11, 7:23, 8:2, 8:6, 8:14, 16:6, 29:9 housekeeping [1] - 2:10 Howell [4] - 21:16, 21:18, 21:22, 28:17 HOWELL [5] - 21:17, 21:21, 22:10, 22:22, 24:7 hundred [1] - 13:10 hypothetical [5] - 22:4, 22:19, 23:1, 28:18, 28:20</p>	J	L	M
<p>G-O-C-H [1] - 21:15 G-O-L-D [1] - 18:8 gather [2] - 11:23, 18:21 general [1] - 4:23 General [2] - 8:24, 10:5 generally [2] - 8:6, 18:24 Goch [3] - 21:11, 27:23, 28:8 GOCH [2] - 21:12, 27:23 Gold [2] - 17:24, 18:8 gold [2] - 20:22, 28:17 GOLD [4] - 18:1, 18:4, 18:7, 18:11 Golden [1] - 4:19 GOLDEN [1] - 1:13 governs [1] - 5:5 GPS [1] - 13:25 great [1] - 24:25 greater [1] - 24:1 greatly [1] - 12:19 green [1] - 10:15 GREEN [1] - 1:1 Green [7] - 1:16, 1:17, 2:8, 3:13, 3:16, 3:18, 5:22 group [1] - 13:13 guess [1] - 14:25 Guest [2] - 17:3, 17:13 guest [1] - 26:22 gun [1] - 27:18</p>	I	<p>JACKSON [1] - 1:7 Jackson [10] - 6:19, 6:25, 9:8, 11:2, 11:4, 13:7, 20:9, 23:13, 23:14, 24:6 Jason [2] - 4:20, 21:22 JASON [1] - 1:15 Jersey [10] - 1:21, 2:8, 5:3, 6:10, 13:6, 19:5, 21:6, 24:13, 27:18, 31:4 JERSEY [2] - 1:2, 1:6 job [1] - 24:25 John [2] - 17:8, 24:12 join [2] - 16:13, 30:16 joined [2] - 4:11, 9:2 joining [1] - 2:6 joint [2] - 4:12, 7:6 jointly [1] - 4:7 Judeth [4] - 2:7, 15:19, 27:16, 29:20 JUDETH [1] - 1:16 July [4] - 7:18, 8:12, 11:20, 30:10 jump [1] - 26:14 justify [1] - 28:6</p>	<p>land [11] - 4:2, 8:15, 9:14, 14:5, 14:7, 14:9, 14:25, 15:13, 18:20, 23:5, 28:12 lands [3] - 11:1, 19:8, 19:20 last [6] - 10:25, 18:21, 19:24, 26:10, 26:22, 29:25 laws [1] - 20:6 lead [9] - 13:17, 13:19, 15:5, 15:7, 15:10, 16:2, 19:8, 25:4 leads [1] - 21:4 leasing [1] - 14:7 least [2] - 6:6, 19:13 left [1] - 10:6 left-hand [1] - 10:6 legislation [1] - 5:11 legislative [3] - 4:8, 7:11, 7:12 legislature [1] - 6:5 lengthy [1] - 5:17 level [2] - 6:4, 27:19 License [1] - 31:17 lighter [1] - 10:15 likely [3] - 20:13, 20:16, 30:10 limitations [1] - 20:7 line [2] - 16:4, 17:15 lines [2] - 11:5, 11:9 link [1] - 3:5 linked [1] - 5:21 links [1] - 3:9 list [10] - 2:25, 16:11, 16:17, 17:17, 19:10, 25:22, 26:21, 27:14, 29:13, 29:15 listed [2] - 26:9, 26:22 litter [1] - 24:16 local [1] - 6:3 located [4] - 6:18, 6:21, 9:12, 13:7 Location [2] - 8:25, 10:5 location [1] - 24:2 look [6] - 13:9, 13:16, 24:4, 27:12, 28:15, 29:2 looked [2] - 22:12, 23:22 looking [2] - 13:8, 14:10 LOYER [2] - 12:10, 13:4 Loyer [4] - 12:11, 13:1,</p>	<p>major [1] - 15:4 Management [7] - 9:7, 10:7, 10:16, 10:19, 20:3, 22:15, 28:11 management [1] - 22:14 Map [2] - 8:25, 10:5 map [10] - 9:3, 9:11, 9:17, 9:22, 9:24, 10:6, 10:14, 12:5, 13:8 maps [2] - 3:6, 9:4 March [1] - 7:1 marked [1] - 17:13 market [2] - 23:4, 28:6 Mary [3] - 4:24, 11:14, 27:15 MARY [1] - 1:12 mary [1] - 28:13 matt [3] - 8:24, 9:17, 10:4 Matt [2] - 10:13, 12:4 matter [5] - 2:10, 6:22, 11:8, 12:25, 30:6 MATTHEW [1] - 1:17 McINERNEY [1] - 1:17 mean [1] - 22:22 meeting [2] - 2:4, 8:7 meetings [1] - 14:3 meets [1] - 8:7 member [2] - 21:2, 27:18 members [4] - 6:5, 7:13, 15:15 mention [2] - 10:20, 11:12 mentioned [1] - 7:5 mic [1] - 25:18 mic's [1] - 26:16 Michigan [1] - 14:13 middle [6] - 7:18, 8:9, 8:12, 9:22, 11:20, 30:9 Miksiewicz [1] - 25:24 MIKSIEWICZ [1] - 26:1 million [2] - 15:7, 15:22 Mills [4] - 9:7, 18:19, 20:1, 23:10 minimize [2] - 2:22, 25:4 minute [1] - 26:19 miss [1] - 29:15 missed [1] - 27:1 modern [1] - 13:24 moment [1] - 10:3 money [1] - 3:19 MONMOUTH [1] - 1:9</p>
H	<p>ideas [1] - 25:3 IN [2] - 1:4, 1:7 inaccurate [2] - 23:5, 23:18 INC [1] - 1:7 include [2] - 19:7, 22:20 included [2] - 19:9, 23:1 includes [1] - 23:15 including [1] - 20:11 indicated [1] - 15:21</p>	K	<p>keep [3] - 2:21, 2:23, 27:24</p>	

<p>Monteschio [3] - 4:24, 11:15, 27:15</p> <p>MONTESCHIO [4] - 1:12, 27:16, 28:21, 28:23</p> <p>most [1] - 30:10</p> <p>MR [22] - 4:15, 12:10, 12:12, 13:4, 15:19, 17:7, 17:11, 18:1, 18:4, 18:7, 18:11, 20:25, 21:12, 21:17, 21:21, 22:22, 24:7, 24:11, 25:8, 29:20, 30:18, 30:19</p> <p>MS [32] - 2:1, 4:18, 16:8, 16:25, 17:9, 17:12, 18:2, 18:5, 18:10, 20:22, 21:10, 21:14, 21:19, 22:8, 22:12, 23:21, 24:9, 25:6, 25:9, 25:17, 26:1, 26:3, 26:7, 26:25, 27:7, 27:16, 27:17, 28:21, 28:22, 28:23, 29:3, 29:24</p> <p>municipal [2] - 6:4, 28:25</p> <p>municipalities [1] - 20:4</p> <p>municipality [1] - 6:18</p> <p>Munoz [1] - 12:14</p> <p>MUNOZ [1] - 1:21</p> <p>mute [2] - 2:22, 27:7</p> <p>muted [4] - 12:9, 17:13, 17:25, 21:14</p>	<p>nothing [1] - 21:12</p> <p>Notice [2] - 6:9, 11:16</p> <p>notice [1] - 6:13</p> <p>Notices [1] - 3:13</p> <p>number [2] - 16:19, 22:23</p> <p>numerous [1] - 14:3</p>	<p>P</p>	<p>preexist [1] - 20:5</p> <p>prepare [2] - 5:20, 5:24</p> <p>presenters [1] - 2:22</p> <p>Preservation [3] - 18:9, 21:22, 29:6</p> <p>preservation [1] - 23:13</p> <p>PRESERVING [1] - 1:25</p> <p>President [2] - 10:24, 13:1</p> <p>pretty [2] - 5:17, 22:18</p> <p>prevent [1] - 25:4</p> <p>previous [2] - 15:21, 24:16</p> <p>private [1] - 19:20</p> <p>problem [2] - 14:1, 27:11</p> <p>problems [1] - 13:21</p> <p>PROCEEDINGS [1] - 1:5</p> <p>process [8] - 5:9, 5:17, 5:19, 7:9, 7:21, 12:17, 23:24, 29:22</p> <p>processes [1] - 25:1</p> <p>professionalism [1] - 12:19</p> <p>profits [1] - 3:21</p> <p>PROGRAM [1] - 1:1</p> <p>Program [5] - 1:16, 1:17, 2:8, 3:13, 3:16</p> <p>program [1] - 3:17</p> <p>project [1] - 15:4</p> <p>promoted [1] - 23:3</p> <p>properties [3] - 4:1, 4:23, 9:23</p> <p>PROPERTY [1] - 1:6</p> <p>property [36] - 3:19, 5:2, 5:6, 5:7, 5:16, 6:18, 7:14, 9:6, 9:18, 10:1, 10:8, 10:11, 11:3, 12:6, 13:10, 13:20, 14:11, 14:12, 14:18, 14:22, 15:1, 15:5, 15:8, 16:3, 20:14, 21:5, 21:8, 22:9, 24:15, 24:17, 27:25, 28:2, 28:10, 28:11</p> <p>proposal [9] - 3:11, 7:17, 7:20, 7:25, 8:23, 11:13, 11:19, 16:7, 20:17</p> <p>propose [3] - 8:19, 10:9, 10:18</p> <p>PROPOSED [1] - 1:5</p> <p>proposed [4] - 5:2, 6:7, 8:15, 18:15</p> <p>proposing [1] - 9:6</p> <p>PROTECTION [1] - 1:1</p> <p>protection [1] - 20:6</p> <p>Protection [2] - 2:9, 3:25</p> <p>provided [2] - 15:24, 21:3</p>	<p>provides [1] - 20:10</p> <p>public [19] - 2:16, 2:21, 5:1, 6:7, 6:14, 6:16, 6:23, 7:4, 11:23, 18:17, 19:19, 20:15, 20:17, 27:2, 27:21, 29:8, 29:21, 30:21</p> <p>Public [3] - 3:13, 6:9, 11:16</p> <p>publicized [1] - 22:24</p> <p>pull [2] - 8:24, 12:4</p> <p>purchased [1] - 11:1</p> <p>purpose [1] - 29:8</p> <p>purposes [3] - 3:23, 9:15, 28:4</p> <p>put [8] - 3:4, 11:15, 15:9, 25:1, 27:3, 27:12, 27:22, 30:1</p> <p>putting [1] - 13:19</p>
<p>N</p>	<p>O</p>	<p>P.A [1] - 1:21</p> <p>p.m [2] - 1:3, 30:22</p> <p>paid [1] - 14:18</p> <p>Paone [1] - 12:14</p> <p>PAONE [1] - 1:21</p> <p>parcel [2] - 13:9, 22:5</p> <p>parcels [1] - 18:18</p> <p>parks [2] - 3:21, 3:22</p> <p>part [10] - 2:20, 5:3, 9:6, 10:16, 23:9, 23:19, 28:5, 28:6, 30:3</p> <p>participate [1] - 29:22</p> <p>participation [1] - 30:17</p> <p>particular [2] - 24:5, 30:11</p> <p>parties [3] - 18:25, 19:11, 31:10</p> <p>parts [1] - 27:1</p> <p>party [1] - 19:21</p> <p>passive [2] - 23:11, 23:14</p> <p>pay [2] - 14:16, 14:21</p> <p>People [1] - 16:13</p> <p>people [8] - 2:3, 2:5, 2:17, 4:14, 11:24, 14:24, 21:6, 26:18</p> <p>permitted [1] - 20:9</p> <p>person [6] - 16:18, 16:21, 17:1, 17:12, 17:23, 26:9</p> <p>perspective [1] - 22:14</p> <p>phone [4] - 3:11, 9:3, 16:19</p> <p>physical [1] - 9:25</p> <p>piece [2] - 14:10, 15:1</p> <p>Pinelands [5] - 18:8, 20:4, 20:6, 21:22, 29:5</p> <p>Pistol [4] - 1:21, 5:3, 13:6, 24:13</p> <p>PISTOL [1] - 1:7</p> <p>place [1] - 5:12</p> <p>places [1] - 18:24</p> <p>Plan [1] - 20:3</p> <p>plausible [1] - 20:16</p> <p>Pleasant [1] - 10:7</p> <p>Plumstead [1] - 9:9</p> <p>point [5] - 2:16, 2:24, 18:17, 22:5, 28:8</p> <p>polluted [2] - 15:1, 19:20</p> <p>polluting [1] - 13:19</p> <p>positive [1] - 14:24</p> <p>possibly [1] - 14:7</p> <p>post [2] - 2:14, 6:11</p> <p>potentially [1] - 19:3</p> <p>pounds [1] - 15:6</p> <p>preceded [1] - 11:2</p>	<p>Q</p>	
<p>name [12] - 2:7, 2:18, 4:22, 12:10, 12:13, 13:4, 17:4, 17:8, 18:5, 20:25, 26:10, 26:22</p> <p>name's [1] - 24:12</p> <p>names [1] - 29:16</p> <p>nearest [1] - 9:10</p> <p>necessity [1] - 12:24</p> <p>needless [4] - 13:7, 13:14, 13:25, 15:2</p> <p>neighbors [1] - 14:5</p> <p>NEW [1] - 1:2</p> <p>New [5] - 2:8, 6:10, 19:5, 21:6, 31:4</p> <p>new [1] - 16:1</p> <p>newspapers [1] - 6:11</p> <p>next [3] - 17:23, 26:9, 30:6</p> <p>NJDEP [9] - 1:12, 1:14, 1:15, 1:16, 1:17, 19:3, 22:3, 23:3, 23:9</p> <p>non [1] - 3:21</p> <p>non-profits [1] - 3:21</p> <p>normally [4] - 6:17, 6:25, 7:4, 23:24</p>	<p>obligated [1] - 16:14</p> <p>obligation [1] - 7:7</p> <p>obtain [1] - 7:21</p> <p>obtained [3] - 22:3, 23:9, 23:18</p> <p>occur [1] - 16:3</p> <p>OCEAN [1] - 1:8</p> <p>Ocean [1] - 9:9</p> <p>OF [4] - 1:1, 1:2, 1:5, 1:5</p> <p>office [1] - 3:24</p> <p>Officer [1] - 1:12</p> <p>officer [1] - 4:24</p> <p>officials [1] - 6:4</p> <p>often [1] - 5:13</p> <p>Ogden [2] - 5:11, 7:9</p> <p>Ogden-Rooney [2] - 5:11, 7:9</p> <p>old [1] - 13:22</p> <p>once [2] - 28:9, 29:6</p> <p>one [19] - 2:12, 5:16, 7:4, 9:23, 10:20, 11:6, 12:5, 13:21, 14:13, 15:14, 15:19, 16:12, 17:10, 21:18, 21:19, 22:2, 28:9, 29:25</p> <p>One [1] - 28:3</p> <p>open [2] - 2:20, 8:22</p> <p>operations [1] - 10:1</p> <p>opportunity [3] - 3:1, 16:12, 16:16</p> <p>option [1] - 14:9</p> <p>orange [3] - 10:6, 10:8, 10:17</p> <p>order [1] - 2:2</p> <p>ordinance [1] - 24:6</p> <p>original [1] - 5:13</p> <p>otherwise [1] - 3:11</p> <p>outlined [9] - 9:12, 9:16, 9:20, 10:6, 10:8, 10:10, 10:14, 10:17</p> <p>oversight [3] - 4:9, 4:23, 7:14</p> <p>own [3] - 7:7, 11:3, 24:18</p> <p>owned [3] - 9:23, 10:9, 14:12</p> <p>ownership [1] - 11:2</p>	<p>R</p>	<p>quarterly [1] - 8:7</p> <p>questions [1] - 2:24</p> <p>quickly [1] - 21:24</p> <p>raised [1] - 28:9</p> <p>raises [1] - 28:8</p> <p>raising [1] - 24:5</p> <p>RE [1] - 1:4</p> <p>read [2] - 23:12, 25:21</p> <p>real [1] - 3:24</p> <p>Real [1] - 4:21</p> <p>realized [1] - 13:18</p> <p>really [1] - 20:1</p> <p>reason [2] - 5:4, 17:18</p> <p>reasons [1] - 18:17</p> <p>recollection [2] - 28:14, 28:19</p> <p>recommendations [1] - 8:1</p> <p>RECORD [1] - 1:25</p> <p>record [14] - 2:4, 11:23, 24:16, 25:12, 25:16, 26:6, 27:3, 27:23, 27:24, 29:4, 29:19, 30:1, 30:4, 30:14</p> <p>recorded [1] - 2:5</p> <p>recording [3] - 2:3, 2:12, 30:15</p> <p>records [1] - 11:3</p> <p>Recovery [1] - 18:23</p> <p>recreation [6] - 3:22, 20:10, 23:11, 23:15, 23:16, 23:22</p> <p>regard [1] - 19:12</p> <p>regarding [1] - 14:4</p> <p>Register [1] - 6:10</p>	

<p>Regulatory [1] - 1:12 regulatory [1] - 4:24 rejoined [1] - 26:11 related [3] - 21:24, 23:7, 31:9 relative [1] - 31:12 released [2] - 3:5, 3:10 releasing [1] - 19:7 relegated [1] - 23:14 relied [2] - 22:4, 23:10 remain [1] - 18:14 remediated [2] - 18:19, 19:15 remediating [1] - 24:15 remediation [2] - 18:22, 19:21 remediations [1] - 24:17 remember [1] - 28:23 remembering [1] - 28:16 remotely [1] - 6:24 replacement [3] - 22:4, 22:10, 22:25 report [5] - 3:5, 5:20, 5:21, 5:24, 6:3 report's [1] - 5:22 Reporter [1] - 31:4 reporter [2] - 2:12, 18:6 REPORTING [1] - 1:23 represent [1] - 12:14 representative [1] - 8:20 representatives [1] - 12:16 required [6] - 6:3, 6:15, 7:3, 7:19, 7:21, 11:22 requires [1] - 5:15 research [1] - 29:7 resolve [1] - 24:20 Resource [1] - 18:23 resources [1] - 15:16 respect [1] - 24:5 respond [3] - 22:21, 25:22, 29:4 responsibility [3] - 18:24, 19:3, 19:14 responsible [2] - 3:18, 19:11 rest [1] - 27:13 result [1] - 20:13 reviewed [1] - 21:2 RIFLE [1] - 1:6 Rifle [4] - 1:21, 5:3, 13:6, 24:13 Road [2] - 9:10, 13:9 ROBERT [1] - 1:18 rodeo [1] - 16:1 Ron [2] - 26:9, 26:12</p>	<p>Rooney [2] - 5:11, 7:9 roughly [1] - 7:18 Route [1] - 10:12 Run [1] - 10:7</p> <p style="text-align: center;">S</p> <p>S-C-H-N-E-I-D-E-R-M-A-N [1] - 21:1 schedule [1] - 8:10 Schneiderman [3] - 20:23, 21:1, 21:10 SCHNEIDERMAN [1] - 20:25 screen [1] - 9:4 screens [1] - 4:14 second [7] - 6:19, 7:3, 12:5, 16:13, 17:10, 23:7, 28:8 Secretary [2] - 1:18, 4:10 section [1] - 3:14 see [14] - 3:9, 4:14, 9:3, 9:11, 9:22, 9:24, 10:7, 16:17, 17:14, 17:16, 25:18, 26:4, 26:15, 27:16 seeing [2] - 11:8, 29:16 seem [4] - 16:20, 17:5, 19:2, 27:10 select [1] - 6:5 sell [1] - 19:20 send [3] - 3:3, 17:21, 27:14 September [1] - 8:8 serve [1] - 3:24 SERVICES [1] - 1:23 set [3] - 8:7, 8:10, 31:7 several [1] - 6:11 sewer [1] - 28:24 shaded [1] - 10:15 Shaughnessy [3] - 4:10, 4:16, 29:18 SHAUGHNESSY [4] - 1:18, 4:15, 29:20, 30:19 shooting [1] - 13:13 shot [1] - 15:9 showed [1] - 29:7 shown [1] - 17:3 shows [3] - 9:18, 12:6, 13:8 sign [1] - 8:1 site [1] - 19:14 situation [3] - 13:17, 14:15, 15:3 Socey [1] - 14:11 solid [1] - 19:1 solution [1] - 14:6 someone [2] - 17:3, 26:22</p>	<p>sometimes [1] - 11:5 soon [1] - 2:15 sorry [12] - 3:15, 7:1, 10:4, 12:9, 17:16, 18:7, 21:14, 26:17, 26:25, 27:10, 28:17 SPEAKER [1] - 16:23 speaks [2] - 10:25, 24:16 specific [1] - 28:13 specifically [1] - 29:10 spell [1] - 2:17 spelling [1] - 26:4 spent [1] - 15:7 Spill [2] - 19:6, 19:10 sponsors [1] - 5:13 standard [1] - 23:25 standards [1] - 20:7 started [2] - 2:2, 13:13 starting [1] - 16:18 state [1] - 6:22 STATE [1] - 1:2 State [38] - 1:19, 3:20, 4:7, 4:11, 4:16, 7:6, 7:11, 7:13, 7:14, 7:15, 7:22, 8:2, 8:6, 8:14, 13:19, 13:23, 14:1, 14:4, 14:8, 14:10, 14:15, 14:20, 15:1, 16:6, 18:21, 19:8, 19:19, 21:3, 21:6, 21:7, 21:9, 28:2, 28:9, 28:12, 29:9, 30:20, 31:4 State's [1] - 19:9 statement [1] - 22:7 statute [6] - 5:5, 5:10, 5:12, 5:15, 7:16, 19:7 statutory [1] - 7:7 step [1] - 5:19 stepped [1] - 13:2 stewards [2] - 14:5, 15:13 still [2] - 12:2, 17:13 stop [1] - 30:14 storage [1] - 18:25 street [1] - 9:10 stronger [1] - 18:20 strongly [3] - 18:15, 19:18, 19:22 structures [2] - 20:11, 23:16 stuff [2] - 13:17, 13:25 Stump [2] - 9:10, 13:9 subject [1] - 20:6 submit [1] - 12:1 substance [2] - 4:4, 19:12 substances [2] - 19:7, 19:10 summarize [1] - 29:8</p>	<p>summer [1] - 8:9 support [1] - 21:7 survey [3] - 11:5, 13:15, 14:18 surveys [2] - 13:22, 13:23 switch [2] - 9:17, 10:4</p> <p style="text-align: center;">T</p> <p>Tavern [2] - 9:10, 13:9 tax [2] - 3:19, 9:14 Teams [4] - 3:2, 3:8, 3:12 technical [1] - 27:11 technology [1] - 13:24 terms [3] - 12:23, 14:14, 14:19 THE [2] - 1:2, 1:6 themselves [1] - 2:17 therefore [1] - 21:6 ticks [1] - 9:1 titles [1] - 11:5 today [6] - 4:12, 4:19, 5:1, 7:3, 7:18, 30:16 today's [2] - 7:19, 12:2 toes [1] - 13:1 together [1] - 11:23 tonight [1] - 8:16 top [1] - 9:24 towards [1] - 9:24 towns [1] - 3:20 TOWNSHIP [2] - 1:7, 1:9 Township [6] - 6:19, 6:25, 11:2, 11:4, 23:13, 23:14 Township's [2] - 20:9, 24:6 Townships [1] - 9:9 tract [4] - 22:4, 22:11, 22:25, 23:9 transaction [14] - 3:6, 4:3, 4:5, 5:20, 5:25, 6:2, 6:14, 8:13, 11:10, 12:8, 18:14, 18:15, 27:20, 29:12 transactions [1] - 4:9 TRANSCRIPT [1] - 1:5 transcript [2] - 2:14, 31:5 transference [1] - 24:15 Treasurer [1] - 24:12 Trenton [2] - 6:20, 7:5 tried [1] - 14:6 trigger [1] - 7:8 trouble [2] - 25:18, 28:15 true [1] - 31:5 try [6] - 15:13, 17:20,</p>	<p>25:2, 25:3, 25:22, 26:17 trying [2] - 14:4, 17:19 tuned [1] - 26:24 turn [2] - 10:21, 11:11 two [10] - 6:15, 6:20, 11:13, 14:13, 21:18, 21:23, 24:2, 28:3, 30:2, 30:6 type [1] - 25:20 typing [1] - 26:17</p> <p style="text-align: center;">U</p> <p>unclear [1] - 11:8 under [2] - 18:22, 19:6 understood [1] - 19:23 undertake [2] - 8:21, 15:25 undertaken [2] - 16:4, 19:17 unfortunately [1] - 26:16 UNIDENTIFIED [1] - 16:23 unless [1] - 22:19 unmute [6] - 16:20, 16:21, 17:5, 17:6, 17:19, 26:13 unmuted [1] - 25:19 up [27] - 2:20, 4:1, 8:22, 8:24, 9:19, 10:13, 12:4, 12:5, 13:18, 14:6, 14:7, 14:25, 15:5, 15:6, 15:9, 15:11, 16:2, 16:4, 18:12, 19:4, 19:17, 20:19, 21:24, 25:2, 25:3, 29:11, 30:5 UPPER [1] - 1:8 Upper [3] - 10:12, 14:11, 22:9 upper [1] - 10:5 uses [1] - 20:5</p> <p style="text-align: center;">V</p> <p>valuation [1] - 23:6 value [6] - 22:23, 22:25, 23:3, 23:4, 24:1, 28:6 variety [1] - 7:14 verbatim [1] - 31:5 VIA [1] - 1:5 via [1] - 28:2 viable [1] - 14:8 video [1] - 2:11 VIDEOCONFERENCE [1] - 1:6 view [1] - 10:13 virtual [2] - 12:22, 31:6 Vosseller [2] - 26:20,</p>
--	--	--	--	---

27:8	Z
W	zoning ^[1] - 23:12 zoom ^[1] - 8:25
wait ^[1] - 7:19 wants ^[4] - 16:12, 19:25, 27:19, 27:24 waste ^[1] - 19:1 water ^[1] - 28:25 website ^[6] - 2:15, 3:13, 5:23, 6:12, 9:4, 11:17 weeks ^[4] - 6:20, 11:14, 30:2, 30:7 welcome ^[4] - 12:2, 27:14, 29:24, 30:2 whichever ^[1] - 24:1 WILDLIFE ^[1] - 1:2 Wildlife ^[11] - 1:12, 1:14, 1:15, 4:20, 4:25, 9:7, 10:7, 10:16, 10:19, 22:15, 28:11 Wildlife's ^[1] - 4:21 win ^[4] - 15:3, 15:17 win-win ^[2] - 15:3, 15:17 window ^[1] - 3:9 WITH ^[1] - 1:6 WMA ^[1] - 23:10 write ^[1] - 30:2 written ^[6] - 2:13, 11:12, 12:1, 17:21, 18:12, 20:20	
X	
XIO1642 ^[1] - 31:17	
Y	
Y-E-A-N-Y ^[1] - 2:7 YEANY ^[30] - 1:16, 2:1, 4:18, 16:8, 16:25, 17:9, 17:12, 18:2, 18:5, 18:10, 20:22, 21:10, 21:14, 21:19, 22:8, 22:12, 23:21, 24:9, 25:6, 25:9, 25:13, 25:17, 26:3, 26:7, 26:25, 27:7, 27:17, 28:22, 29:3, 29:24 Yeany ^[1] - 2:7 year ^[1] - 8:10 years ^[2] - 9:25, 13:15 YOUR ^[1] - 1:25 yourself ^[2] - 17:6, 17:25	