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THROOP BOROUGH COUNCIL
PUBLIC HEARING

DATE: JULY 30, 2018

TIME: 6:00 p.m.

PLACE: THROOP BOROUGH BUILDING
436 SANDERSON STREET
THROOP, PA 18512

MEMBERS:

- RICHARD KUCHARSKI
- ROBERTY MAGLIOCCHI
- VINCE TANANA
- MICHAEL CHORBA
- CHARLENE TOMASOVITCH
- WAYNE WILLIAMS
- JAMES BARNICK

- LOUIS CIMINI, SOLICITOR
- JOSPEPH TROPIAK, MAYOR

MARIA MCCOOL, RPR
OFFICIAL COURT REPORTER

1 MR. KUCHARSKI: Now, this is a
2 public hearing to consider the proposed zoning
3 changes for the 38 acres right behind us here.
4 So that's what, Louie, I would refer to you.
5 ATTY. CIMINI: Robin, if you could
6 start with roll call.
7 MS. GALLI: Barnick is absent.
8 Chorba is absent. Kucharski.
9 MR. KUCHARSKI: Here.
10 MS. GALLI: Tomasovitch.
11 MS. TOMASOVITCH: Here.
12 MS. GALLI: Williams.
13 MR. WILLIAMS: Here.
14 MS. GALLI: Tanana.
15 MR. TANANA: Here.
16 MS. GALLI: Magliocchi.
17 MR. MAGLIOCCHI: Present.
18 MS. GALLI: Attorney Cimini.
19 ATTY. CIMINI: Present.
20 MS. GALLI: Mayor Tropiak.
21 MAYOR TROPIAK: Here.
22 MS. GALLI: O'Malley.
23 ATTY. CIMINI: As Council President
24 Rich Kucharski indicated, this is the date and
25 time scheduled for a public hearing on a

1 proposed amendment to the Throop Borough Zoning
2 Ordinance and text and map.

3 The land as Rich indicated we're
4 referring to the 38 acre parcel that's bordered
5 by Pancoast, Allegheny Court, Oleckna, and
6 Sanderson. I believe the perimeter of the
7 property -- I know the perimeter of the
8 property was posted by the Throop Borough
9 Zoning Officer, Robert Lokuta. Is that
10 correct, Mr. Lokuta?

11 MR. LOKUTA: Yes, it is.

12 ATTY. CIMINI: And notice of the
13 hearing was published in the Scranton Times on
14 July 16th and July 23rd. And I would like to
15 attach as an exhibit notice from the Scranton
16 Times confirming both publication dates.

17 I will read the public notice.
18 Notice is hereby given that the Throop Borough
19 Council shall convene a public hearing on
20 Monday, July 30th, 2018, at 6:00 p.m., local
21 time at the Throop Borough Municipal Building,
22 436 Sanderson Street, Throop, PA 18512.

23 The purpose of the hearing shall be
24 to consider public comment on a proposed
25 amendment to the Throop Borough Zoning

1 Ordinance and Zoning Map. The subject
2 amendment is designed to create a mixed use
3 district and accompanying regulations
4 thereunder.

5 The ordinance also proposes to
6 rezone approximately 38 acres of land to be
7 classified as mixed use, generally bounded by
8 Pancoast Street to the southwest, Allegheny
9 Court to the southeast, Oleckna Street to the
10 north, and Sanderson Street to the east. The
11 area to be rezoned also surrounds the property
12 of the Lackawanna County Housing Authority.

13 Present tonight is Mr. Jack Varaly,
14 who is the Throop Borough, Zoning and Municipal
15 consultant. Mr. Varaly will be able to address
16 the public along with Mr. Shepstone who is here
17 representing the Rinaldis and Donald Rinaldi.

18 The procedure for this evening will
19 be we're going to ask Mr. Varaly to address
20 what is a mixed use district. After Mr. Varaly
21 is complete, is finished, Mr. Shepstone can
22 address Council and the public as to what the
23 project is in general terms. And then after
24 that, we will open it up to the public for
25 comment.

1 One thing as a rule of order, we
2 have a court stenographer here who is taking
3 everything down that everyone says. She is
4 very good but she could only take and listen to
5 one person at a time. So we're going to ask
6 that only one person speak, ask that you state
7 your name and address for the record.

8 In addition, tonight's hearing is
9 only for a proposed zoning amendment change.
10 If this passes and Council will vote on it at
11 their meeting this evening later on tonight.
12 The Rinaldis and the project still has to start
13 their entire process before the Throop Borough
14 Planning Commission, you know, for all
15 approvals, all studies still have to be done.

16 This is solely for zoning change.
17 And I think that is it. At this point, I'm
18 going to ask Mr. Varaly to address Council and
19 the public as to, you know, what the project
20 entails.

21 MR. VARALY: Thank you. We started
22 working with this project when it first came in
23 to Throop Borough about December of last year.
24 And everybody is familiar with an R-1, an R-2,
25 an R-3 zone, commercial zones. And when you

1 get into a mixed use zone, people get concerned
2 in terms of what are you really talking about.

3 Well, a mixed use would be a zone
4 which would allow a mixture as it states of
5 both residential and non residential uses. The
6 property that is behind us that takes up the 38
7 acres is currently a vacant parcel of land.
8 And it's not unusual for older -- or older
9 urban municipalities to look at the ability to
10 create districts that allows a mixture of
11 different types of uses rather than allowing
12 some and excluding others.

13 So when we first looked at the
14 district, we looked at the fact that you have a
15 vacant piece of land that's sitting vacant.
16 And we looked at the proposal that Mr. Rinaldi
17 brought in and also that Mr. Shepstone drafted.
18 We had a couple concerns but nothing major in
19 terms of the uses that were being provided or
20 the rezoning of the 38 acre parcel to an MU,
21 mixed use classification.

22 We went back and worked with
23 Mr. Shepstone and Mr. Rinaldi. And we said,
24 look, we're going to -- we're looking at this
25 favorably, meaning the Planning Commission and

1 myself. And we do want you to do a couple
2 tweaks to it in terms certain items that we
3 would like you to include or expand upon in the
4 ordinance, which they did. And the revised
5 draft came back to us I think in about April.

6 Looked at that again and went before
7 the Planning Commission. My recommendation to
8 the Planning Commission based upon the changes
9 that they made was to provide Council with a
10 positive recommendation regarding the zone
11 change to, number one, create the district
12 which is an amendment to the text of the
13 ordinance which states what uses are permitted
14 within that zoning district; and two, a change
15 to the map to rezone the land from its current
16 status to an MU.

17 So we followed the process through.
18 And it was done with consideration and thought
19 to what they wanted to develop and how it would
20 fit into Throop Borough as a whole and also the
21 neighborhood in which it's being placed.

22 ATTY. CIMINI: Mr. Shepstone or
23 Mr. Rinaldi, whoever.

24 MR. SHEPSTONE: Thank you. It's
25 hard to add a lot to what Jack said. But I do

1 want to add a couple things. One is, it was
2 his idea to come up with a mixed use approach.
3 We had proposed something slightly different.
4 And I think we liked his approach better to be
5 perfectly honest with you.

6 So that's how the thing is
7 structured. And it's structured so as to
8 create this new zone over here. And that
9 you'll note that it has R-2 on two sides and a
10 commercial on the other side and a highway on
11 the other one.

12 So that's the reason why mixed use
13 fits in so well. By mixed use we mean a
14 combination of some residential activities
15 ranging from single to two to multi to a range
16 of commercial type uses such as some retail.
17 We've kind of limited that a bit but also
18 offices and especially healthcare related
19 facilities.

20 Because we see this being a
21 healthcare village, if you will -- Don will
22 expand on that a little bit. That's the
23 orientation of this development and the
24 structure of this mixed use district that Jack
25 worked with us on and the commission is

1 oriented towards trying to realize that.

2 And we think it's a great approach
3 and a great site for that the fact that the
4 Lackawanna County Housing Authority is there is
5 also going to create a market for some of that
6 activity and as well as the residences that
7 we're proposing as part of this mixed use
8 development.

9 So people are -- healthcare business
10 are going to want to be there because that's
11 where some of the business is. So the
12 structure of this also includes adding one
13 definition on personal services just to clarify
14 some things. We established a whole range of
15 standards that apply in this district which are
16 very close to the standards that you apply on
17 some of the other districts.

18 We also provided for things like
19 parking and loading and unloading, a master
20 signage plan, a number of things of that
21 nature. We tried to provide a certain amount
22 of flexibility on the parking but ensure there
23 is more than adequate parking. So we think
24 it's a really good approach.

25 And we had I think either two or

1 three meetings with the Planning Commission.
2 And they were very productive. And the result
3 is what we have before you tonight. And at
4 this point I think Don might like to add a
5 little bit.

6 MR. RINALDI: Yes, first, I'd like
7 to thank Council for having the hearing. I
8 would like to say from the very beginning with
9 us planning this project, the key words are
10 community enhancement. So in our dialogues
11 with the Planning Commission, our approach was
12 to ask what works and involve their input into
13 what we're trying to plan here in the project.

14 So I would just like to give some
15 brief highlights of what this will be for the
16 community. Best description may be to say it's
17 a mixed use integrated healthcare village,
18 okay? We'll be combining uses of healthcare
19 related serving the community along with senior
20 living component. All within utilizing the
21 current topography of the space to make it a
22 very walkable and green and friendly area
23 within the community. It's a large site.
24 Everybody's familiar with it I'm sure for
25 years.

1 This community based project is set
2 to create an environment designed to promote
3 health and wellness. It is -- will also be
4 designed to help create a more sustainable
5 neighborhood, more walkable area in Throop to
6 create and add to the sense of community that
7 is here in Throop already, not to take away
8 from it. I think that is important to know.

9 We believe the project will increase
10 the overall value by improving the overall
11 community, a very simple premise. We also feel
12 people will want to live closer to this as
13 opposed to get away from it. This is a place
14 you'll be able to walk and be served by
15 healthcare providers that you weren't able to
16 be served by as conveniently within a green
17 space and a place were there is just really
18 nicely accommodated senior living.

19 So our point to be here again is to
20 enhance this community, not take away from it
21 and work with everybody in Throop.

22 ATTY. CIMINI: Thank you.

23 MR. KUCHARSKI: Don, a point of
24 clarification. I mean, I've heard from some
25 feedback. Are there going to be machine shops

1 back there or other, you know, manufacturing
2 facilities? So can you just elaborate on that.

3 MR. RINALDI: Yeah, absolutely not.
4 And, Tom, you could go through the uses. I
5 think we were -- and, Jack, if you weigh in, we
6 were non aggressive at all. We didn't push any
7 uses other than its intended purpose that we're
8 speaking to about.

9 MR. SHEPSTONE: Yeah, I think this
10 is one of the advantages of the approaches that
11 Jack suggested. We had originally proposed a
12 floating zone type thing, an overlay zone, if
13 you will. And by doing that, some of those
14 uses might have been allowed in existing
15 districts that you already have.

16 But this approach, we're confining
17 it to a specific list of uses that fit with the
18 concept that Don's outlined. It does not
19 include any manufacturing activity whatsoever
20 or any machine shops. It's as I said,
21 residential, public and semipublic offices,
22 healthcare providers, some retail business
23 services which are already defined in the
24 ordinance, personal services, which we define,
25 daycare, nursery, personal care homes, nursing

1 homes, book and gift shops, galleries and
2 studios.

3 And then we have a few special uses.
4 But none of them are of the nature of
5 industrial or manufacturing or anything of that
6 nature, nothing really noseey either. Nothing.

7 MR. VARALY: One of the things that
8 we did with the Planning Commission I know that
9 there is a big emphasis on healthcare being
10 provided within this development. And we
11 wanted to make sure that it was in tune with
12 what the borough had in mind and what they were
13 proposing.

14 And even though they weren't
15 proposing this, they put within their ordinance
16 at our suggestion that the healthcare
17 facilities would not include any facilities
18 inpatient or outpatient treatment for substance
19 abuse individuals.

20 So they are not looking to treat
21 that end of the spectrum in terms of
22 healthcare. The other type of thing when they
23 talk about senior housing, although it's not
24 planned yet, when we talk about community
25 survey it seems that their proposal fits into

1 some of the feedback we got from residents
2 throughout the community saying that there was
3 a need for senior housing. There was a need
4 for smaller shops, a coffee shop, a sandwich
5 shop.

6 And that's not going to be their
7 principal focus of their development, but still
8 those type of facilities would likely occur
9 within that development. They would be
10 permitted uses. So it seemed like it made
11 sense with what I was getting back in terms of
12 reading the community survey while we were
13 working with the developer on this.

14 And it was a cooperative venture.
15 And I think it does have a great deal of merit
16 for Council's consideration.

17 ATTY. CIMINI: And, Mr. Varaly,
18 would you recommend the zoning change on behalf
19 of Throop Borough?

20 MR. VARALY: Yes, I would. I
21 recommended that to the Planning Commission and
22 then I reduced that in writing to a memorandum,
23 I believe, to Council saying following upon the
24 recommendation to the Planning Commission
25 recommending the approval of the ordinance as

1 modified.

2 ATTY. CIMINI: Does anyone on
3 Council have any questions for Mr. Varaly or
4 Mr. Shepstone or Mr. Rinaldi?

5 MR. KUCHARSKI: Just a comment, I
6 mean, that's been an eyesore for want of a
7 better term, forever. I lived in Throop my
8 whole life. And there have been several
9 aborted attempts to develop the property.

10 And now with this proposed
11 development, I think it's -- certainly fits in
12 with just what we need. And I think they put
13 together a very comprehensive and acceptable
14 plan, something that will be a benefit to the
15 town, benefit to the residents.

16 But more importantly, I think it
17 will be a benefit to the property owners in
18 that area by eliminating an eyesore and
19 eventually most likely increasing your property
20 values.

21 ATTY. CIMINI: And I just want to
22 stress once again, tonight we are only here for
23 a zoning change. They still have to -- the
24 Rinaldis and Greenview Development still has to
25 proceed before the Throop Borough Planning

1 Commission for approval.

2 So with that, we'll will turn it
3 over to public comment. And, Mr. Amico, do you
4 have any comment?

5 MR. AMICO: No, I've been --

6 ATTY. CIMINI: And just -- Mr. Amico
7 is also the Chairman of the Throop Borough
8 Planning Commission.

9 MR. AMICO: I'm well aware of the
10 progress of this plan as it has been presented
11 to us. I'm in agreement it's in the best
12 interest of the Borough. I think it's going to
13 be a great thing for the Borough. It will be a
14 great thing for outlying communities as well
15 just because it's here and close-by, close-by
16 to Dunmore, Olyphant, so on and so forth.

17 I'm all for it. I can't imagination
18 how it would impact negatively on the borough.
19 Maybe there is other residents that feel
20 differently about it. But at this point, the
21 way it's been presented to us and the way we
22 reviewed it, it's been my opinion and the
23 opinion of the other members of the Planning
24 Agency that this is something that should go
25 forward.

1 ATTY. CIMINI: Thank you. Now
2 let's -- excuse me, do you have a comment? Are
3 you next? Yeah, I'm sorry. Lisa? Do you have
4 anything?

5 LISA: No.

6 ATTY. CIMINI: We're going to go
7 this way and just look to your right. And if
8 you have anything to add to the record, please
9 stand up and state your name and address. You
10 don't have to stand up. Go ahead, sir.

11 MR. BUNK: Carl Bunk, 437 Edgar
12 Street, Throop. I want to know, can they stop
13 something from going in there that doesn't
14 belong there once you pass this and something
15 else is going to go in, can you stop it that
16 the people don't want?

17 MR. VARALY: The only uses that
18 would be permitted in there would be those that
19 are identified in the ordinance. And I don't
20 know if you looked at them. None of the uses
21 to me appear to be offensive or intrusive on
22 the neighborhood.

23 If somebody wanted to put something
24 that was not on the list of permitted uses,
25 they would have to go to the Zoning Hearing

1 Board. But they would be dealing with a
2 developer that has no intentions of modifying
3 the plan beyond what they're telling us.

4 So I think between -- number one, it
5 wouldn't be permitted in the ordinance. It
6 would be very difficulty to secure a use
7 variance. And two, if they were putting
8 something in there that was offensive, that
9 doesn't make any sense because they're trying
10 to develop 38 acres. And it would be
11 counterproductive.

12 MR. BUNK: I know that. I
13 understand that. But can you stop them from
14 putting into it once you make it a --

15 MR. VARALY: Yes.

16 MR. BUNK: You can?

17 MR. VARALY: Yes.

18 MR. BUNK: Well, I won't be around
19 for that, but we'll see.

20 MR. VARALY: Hopefully you will.

21 ATTY. CIMINI: The next row, state
22 your name and address, please.

23 MS. ROCZKOWSKI: Laurie Roczkowski,
24 440 Edgar Street. I'm on the corner of
25 Allegheny and Edgar. My concern would be is

1 getting in and out of this. If all of those at
2 Edgar Street, the four houses that are there,
3 it's a narrow street. You could barely get one
4 car down there never mind two. Going up the
5 hill. I mean, we all -- as consideration from
6 down the hill because it's just awful to get
7 over Charles Street. So coming in and out of
8 there and -- is the concern.

9 MR. SHEPSTONE: I could answer that
10 and Jack will verify this I think. When we go
11 through the subdivision and land development
12 process -- and land development is what
13 controls in this case. And that's where the
14 Planning Commission will decide and ultimately
15 Council what can go in there.

16 One of the critical things that the
17 land development process is supposed to do is
18 deal with questions of access. And the very
19 question you asked would be the first question
20 asked by the Planning Commission. I believe
21 Jack would certainly raise it.

22 I think they would be reviewing and
23 the borough engineer I'm sure will be reviewing
24 whatever we do. So they will be looking at
25 those access questions in great detail. And

1 one of the things that often happens with the
2 land development process is that the borough
3 would impose conditions.

4 Those conditions might be just for
5 the sake of argument, you know, improving
6 access to a higher standard perhaps than what
7 might even be in the borough ordinance. They
8 would also be able to address things such as
9 the width and grades and all those things.

10 I know those are just central things
11 for the land development process. And frankly,
12 the Planning Commission holds all the cards on
13 that.

14 ATTY. CIMINI: Anything else?

15 MS. ROCZKOWSKI: No, that was my
16 main concern because if you do -- I mean, I'm
17 sure everybody is familiar with the street.
18 It's so narrow. And I don't know how many
19 times that people that don't live down there
20 think that they are using it as a shortcut to
21 come down to Pancoast Street.

22 And it's, you know, they come flying
23 down there past our homes. And it just -- it's
24 just not a good road to begin with. And even
25 like I said when you're coming up over it, you

1 can't see coming over. So if you have this
2 multiuse, all these people coming in and out,
3 somebody is going to get hurt there because
4 it's a bad hill. It's -- the winter it's
5 terrible. The winter, it's really bad.

6 MR. VARALY: If I could add to your
7 concerns, although the Planning Commission is
8 yet to review it and see it, what's normally
9 common for a project like this going into
10 another neighborhood that's existing is to take
11 a look at a traffic impact study to look at the
12 total amount of traffic generated by their
13 development once it's fully built out and how
14 the existing streets can or cannot accommodate
15 that traffic.

16 If it turns out there is some
17 adverse impact, then the Planning Commission or
18 Council could provide conditions where they
19 would have to do certain road improvements to
20 alleviate those problems if they do occur.

21 MR. SHEPSTONE: Or restricting
22 access. There might not be any access.

23 MS. ROCZKOWSKI: I mean, you're
24 saying that you would do road improvements. I
25 don't know what they'd do to improve that road

1 because it's so small.

2 ATTY. CIMINI: Yeah, it will be
3 thoroughly addressed. Anyone else in that row
4 going down?

5 MR. SARGENT: Bruce Sargent, 118
6 Dimmick Street. I couldn't quite hear all the
7 comments. Will there be the minutes of this
8 meeting be available?

9 ATTY. CIMINI: Yes.

10 MR. SARGENT: And also, would it be
11 fair to say that this is going to be kind of
12 modeled after that Highland Development up in
13 Archbald with the mixed condos, commercial?

14 MR. RINALDI: No. It will be
15 different than anything that exists really in
16 the region and have a different feel to it. It
17 will be wide open, not clustered, high density,
18 walkable. So, you know, it's really to enhance
19 the community and build upon it and create more
20 of a sense of community than to take away a
21 sense of community here.

22 MR. SARGENT: Is that going to be
23 like a closed community, a private or is it
24 anybody in the town can go there?

25 MR. RINALDI: It will be walkable to

1 anybody there. That's the point of it.

2 MR. SARGENT: Thank you.

3 MR. RINALDI: You're welcome.

4 ATTY. CIMINI: Anyone else in that
5 row?

6 MR. STEDINA: Joe Stedina, 325
7 Haverly Street, Throop. I understand this is
8 part of a process. How long before we see
9 something going or how long is this, you know,
10 after we go through all these processes and
11 hearings, how long will it be? Will it be two
12 years? 20 years? Will it be 10 years? How
13 long will it be? How long does this procedure
14 normally take before we see something actually
15 going on there?

16 MR. RINALDI: So a project of this
17 size just the land development portion of it,
18 there's going to be substantial stormwater, DEP
19 involvement, NPDES permits, all of that. I
20 would say the planning process could take up to
21 a year depending on what's down there.

22 For us, we would like it done
23 probably sooner than you would. So our
24 intention -- the basic step is this, we could
25 go further if the project were allowed from the

1 get-go. So having this will, you know, will
2 engage all the consultants and start the design
3 immediately once we know we're allowed.

4 MR. SHEPSTONE: It will probably be
5 a process of what I would recommend to Don is
6 that once he gets the team together they put
7 together a sketch with ideas and come in and
8 discuss informally with the Planning Commission
9 and lay it out.

10 And at that point, the public will
11 immediately have input because you'll see what
12 the sketch is. And then there's a process
13 after that of digging into the details based on
14 whatever requirements are made of the sketch
15 and developing. And as he said, I bet it will
16 take a full year.

17 MR. RINALDI: We would prefer to
18 have community support to help us drive that
19 process. So we're here to work with you, not
20 against you to get through whatever
21 different --

22 MR. STEDINA: I was just curious to
23 see how long -- you know, I was interested in
24 seeing how long the process actually takes.
25 And I understand it has to go step by step. We

1 all realize that. We understand that. But I
2 was just curious to see how long will this take
3 before -- to see the land getting cleared,
4 anything. I used to play over there when I was
5 a little boy. Believe me. I know the
6 property. Thank you.

7 MR. RINALDI: Thank you.

8 ATTY. CIMINI: Anyone else? Go
9 ahead. State your name and address, please.

10 MS. BUNK: Arlene Bunk, I live at
11 437 Edgar Street, Throop. My first complaint
12 is about this whole meeting. You should have
13 microphones and each of these gentlemen should
14 have a microphone so that we could hear better.

15 ATTY. CIMINI: There will be --

16 MS. BUNK: But here's my question.
17 Is there going to be facilities like a halfway
18 house or a -- say a facility for rehabilitating
19 criminals or -- 'cuz you said it's like
20 personal care. Are you going to bring in those
21 type of personal care facilities?

22 MR. RINALDI: No, it's not allowed.

23 MR. VARALY: No, what we did is when
24 we reviewed the ordinance, we wanted to make
25 sure that any of the healthcare facilities were

1 traditional healthcare facilities that you and
2 I would think of in terms of doctor services
3 and so on.

4 So what we did is, we had a
5 provision put in there that the healthcare
6 facilities could not include any individuals
7 either inpatient or outpatients that were being
8 treated for any type of substance abuse.
9 That's already in the ordinance. They would
10 not be able to treat those type of patients.

11 There's no detention facilities
12 listed in there. And we just felt that if we
13 addressed the fact that the healthcare
14 facilities eliminated any type of substance
15 abuse that would cover the main topic that we
16 thought -- a topic that would come up in
17 tonight's meeting.

18 And they were not interested in
19 doing that. And they had no problem including
20 that as a modification to their amendment.

21 ATTY. CIMINI: Anyone else? Go
22 ahead, sir.

23 MR. WESLEY: Steve Wesley, 19
24 Charles Street. Suppose you pass this zoning
25 change to multiuse and this project fails at

1 some sort, you know, it doesn't go through.
2 What's to stop from now going into any
3 multiuse? Okay, it sounds great what you put
4 out here what you want to do.

5 But if this project doesn't go
6 through, what's to stop something else from
7 going in there that is something of our concern
8 or any of the other concerns?

9 MR. SHEPSTONE: It's a mixed use.
10 And obviously somebody coming in could develop
11 something that is in accord with the revised
12 ordinance. So they are not allowed to do
13 something different. They are still subject to
14 the requirements. These requirements don't go
15 away.

16 So I think that's the key point that
17 you are asking. They do not go away simply
18 because Don says, well, the heck with it. And
19 I don't think he is. He's not that type. But
20 the requirements do not go away. And they are
21 there. And that's why we spent a lot of time
22 working with Jack to make sure they're good
23 requirements.

24 MR. VARALY: Yeah, the regulations
25 remain in place regardless of who the developer

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is.

ATTY. CIMINI: Right. Anyone else?

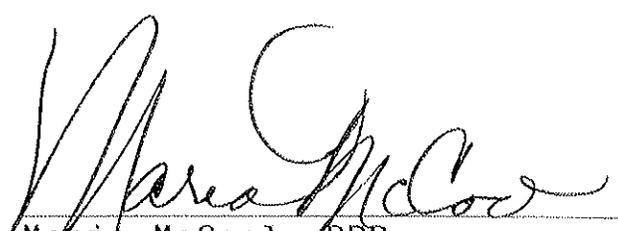
(No response.)

ATTY. CIMINI: With that, we will conclude the public hearing. Council will entertain a motion at their meeting this evening whether or not to approve the amendments as proposed. And that's it. Thank you.

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I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me of the above-cause and that this copy is a correct transcript of the same to the best of my ability.



Maria McCool, RPR
Official Court Reporter

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