HARFORD COUNTY DEPARTMENT OF
PLANNING AND ZONING

COMMUNITY INPUT MEETING
PRELIMINARY PLAN AND SITE PLAN
FOR ABINGDON BUSINESS PARK

Tuesday, January 15, 2019
6:00 p.m.

Held at:
Abingdon Volunteer Fire Company Fire Hall
Abingdon, Maryland

MS REPORTING, LLC
d/b/a IRWIN REPORTING
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<td>3 AMY DIPIETRO</td>
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<td>HARFORD INVESTORS</td>
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<td>6 ED BRADY</td>
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<td>CHESAPEAKE REAL ESTATE GROUP</td>
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<td>8 J. ERIN GRUVER</td>
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<td>WESTPORT GROUP</td>
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<td>2 JOHN VAN ROSSUM, JR.</td>
<td>3 JANE MARSH</td>
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<td>JAMES JONES, III</td>
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COMMUNITY INPUT MEETING
January 15, 2019

P-R-O-C-E-D-U-R-E-S
(6:00 p.m.)

TEAM INTRODUCTION
MR. MUDDIMAN: Welcome. Can everyone hear me? Is that good?
This is the Community Input Meeting for Abingdon Business Park.
The purpose of this meeting is to present the draft plan to the community and allow citizens to ask questions and to make comments and suggestions, as required in Section 268-20 of the Harford County Code.
My name is Paul Muddiman. With me is Amy DiPietro. We're principals at Morris & Ritchie Associates. We will serve as the planners and engineers for Abingdon Business Park.
I would also like to make introductions of the owners and developers.
To my left, Tom Huber is there on behalf of Harford Investors. Harford Investors are the property owners and developers of the retail and commercial component of this project. Harford Investors and Builders are developers of commercial and industrial projects and have owned this property since 1986.
At the end is Ed Brady. He's here on behalf of Chesapeake Real Estate Group. Next to him is Erin Gruver with Westport Group. Chesapeake and Westport are developers of the warehouse and e-commerce component of ABP. Chesapeake is a full-service real estate development, management, and brokerage firm headquartered in Hanover, Maryland, with projects in the Baltimore-D.C. region. Westport Group is a Maryland-based commercial real estate development and investment firm whose principals have experience in 25 markets in North America.
Harford Investors, Chesapeake,
and Westport have joined together in a
venture to plan and build Abingdon Business
Park.
A little history of the property.
The property is located in the Aberdeen-Bush
River-Havre de Grace Community Planning area
and is designated as medium-intensity and
industrial and employment on the Harford
County Land Use Map.
The project of 330 acres is
within the development envelop and within
the water and sewer service area as shown on
the Harford County Water and Sewer Master
Plan. As such, the project will be served
by public water and sewer. The property has
been zoned commercial/industrial since at
least 1996.
With that, I'm going to turn it
over to Ms. DiPietro to present the balance
of the presentation.
For those who haven't been here
before, there are restrooms behind us, to
the right as you walk through the doors.
Some drinks out front. And after we get
through our presentation, we'll open it up
to comments and questions.

**PROCESS OVERVIEW**

**MS. DIPIETRO:** Thank you.
As Paul mentioned, I'm Amy
DiPietro. I'm a Civil Engineer and
principal with Morris & Ritchie here in
Abingdon, Maryland.
Welcome to the CIM. This is the
first step in an 18-month entitlement
process here in Harford County. All
comments tonight are going to be recorded by
our court reporter and then submitted to
Harford County and will become part of the
public record, so when you do come forward
and state your comment, make your question,
please give us your name for the public
record.

Following tonight's meeting, the
next step in our process is going to be
submitting the preliminary plan and site
plan for the Development Advisory Committee,
also known as DAC. DAC is a public meeting
where the government agencies give us
comments and feedback on our plan. This is
a public meeting. Anyone can attend and
make comments to the plan as well.
Currently, we plan on appearing
before the DAC Committee on March 6th. I'd
courage you to continue to check the
county's websites for updates on the
location and time and date of that meeting.
Following the DAC meeting, we
will be pursuing our Preliminary and Site
Plan Approval Letters. At that point, we
will start construction documents, which
will take somewhere in the range of 12
months to get through that process. We hope
to commence construction in mid-2020, with
delivery of the first building in the first
quarter of 2022. Although just an estimate
at this time, a project of this size could
take anywhere from 10 to 20 years to full
build-out.

**PRESENTATION**

**MS. DIPIETRO:** On the screen now
is our proposed plan. So, the top of the
page is I-95, Abingdon Road, Route 7, 24.
The property, which is outlined in white, is
zoned commercial/industrial, or CI, and is
330 acres in size. It currently consists of
five different parcels.
Access to the site from Maryland
24 will be via Edgewood Road. Edgewood Road
is here. We are proposing to build a spine
road across the property and connect into
Abingdon Road. A 220-foot-span bridge will
be built across the Haha Branch.
As you enter the business park,
there will be commercial and retail uses on
either side of the spine road, with the majority of those being to the north. The uses could include gas station, sit-down or drive-through restaurants, hotels, small shopping centers. The layout shown is purely speculative at this point. There are no tenants or users that have been established or signed up for the project.

As you continue along the spine road, go over the bridge, you enter into the e-commerce warehouse portion of the project. Lot 1, which is located along I-95, is a million square foot cross-docked facility. By "cross-docked," I mean it's set up for tractor-trailer loading on either side of it.

Lot 2 proposes a 570,000 square foot cross-dock facility. The building has been oriented in this case to place the loading on either side of the building, away from the residential community. A 30-foot buffer and 50-foot use setback will be provided all along adjacent properties that are zoned residential. So, along this entire property line, those buffers and setbacks will be honored.

Lot 3 will include two buildings, totalling 450,000 square feet, with a common loading area.

As you proceed to the east, Lots 6, 7, and 8, here, propose a total of 330,000 square feet of flex space and eight buildings. Flex space, for an example, in Box Hill Corporate Center, behind Wegmans here in Abingdon, is flex space.

And then, finally, Lot 9 proposes 28,000 square feet of inline retail. Possible uses could be a salon, restaurants, dry cleaner, offices. Again, the layout is purely speculative at this time. No tenants or users have been established.

The site will be served by public water and sewer. There's a public sewer main that parallels Haha Branch. The developers will also be building a second water feed loop to the county system that will connect the treatment plant to Waldon Road, and that will continue down through the entire development. This will improve water pressure and water quality in Zone 1. The required infrastructure will all be paid for by the development, without county incentives.

Stormwater management will be designed and built to the latest practices in environmental site design. The main entrance to the business park is within a half mile of the interchange. Trucks and deliveries can easily access the park without driving through other communities. The developers have plans to spend millions of dollars improving Route 24 from Edgewood Road all the way to 95.

Design of these improvements are not final and have not been approved by Harford County, SHA, or MDTA, although they are anticipated in the developers' budget. A traffic study is currently underway that is studying 17 intersections in the area. These are listed on this slide. As part of that study, we will be determining which intersections need improvements.

Improvements could -- thank you.

Improvements could include road widening, lane lengthening, signal upgrades, timing changes, re-stripping, or a combination of all of those things.

MS. DIPIETRO: Excuse me. Captain of the Fire Department said he can't get our equipment out because cars are parked in front of the bay doors and everything.
FIREFIGHTER: Everybody on this side. It says "No Parking".
MS. DiPIETRO: Did everybody hear that?
There are people that have blocked the bay doors to the fire department. We need to have those vehicles moved. If we need to, I guess we’ll go out and take license plate numbers down.
FIREFIGHTER: I mean, if you have someone to do that. But, I mean, I have people parked in the grass up front here. They’re not in spots. So, I need the Fire Department first. I need to be able to get my equipment out.
MS. DiPIETRO: Agreed. So --
PUBLIC ATTENDEE: We’re parked down the road. There’s not enough space.
FIREFIGHTER: I mean, down the road, that’s fine. But on our property, if I can’t make the turns to get in and out, that’s a problem.
PUBLIC ATTENDEE: I’m saying --
FIREFIGHTER: Oh, well. So, if I could get whatever’s on this side where the dumpster is, anyone’s over there, I need to get them moved.
MS. DiPIETRO: Okay. So, if anybody is parked over by where the dumpsters are, please move your vehicles.
PUBLIC ATTENDEE: Not the ones in the back, right? The ones that are on top?
PUBLIC ATTENDEE: If you entered where it says "Exit Only", we’re referring to --
PUBLIC ATTENDEE: Yeah, the ones that are up top next to the main road, not the ones that are back here. The dumpsters back here are okay.
FIREFIGHTER: Yeah, this side of the building, over here.
(Brief Pause.)

MS. DiPIETRO: This image is an aerial of the 17 intersections, marked in red, showing how -- the required intersections that we’re studying as part of our Traffic Impact Analysis.
PUBLIC ATTENDEE: Excuse me, ma’am. Can we have a copy of that?
PUBLIC ATTENDEE: Is this going to be on the website?
MS. DiPIETRO: Is this going to be on the website?
PUBLIC ATTENDEE: Yeah, can we get copies of this?
MR. MUDDIMAN: We can put it on the county website.
PUBLIC ATTENDEE: The traffic study?
MS. DiPIETRO: Well, let me finish and I’ll get into that. Give me just a couple more minutes.
So, a couple more notes. Over 100 acres of woods will remain after the project’s build-out. The CI zone permits residential development; however, we are not proposing any housing and there will be no impact to the schools. The developers anticipate paying over $3 million in water and sewer connection fees, $1 million in permit and review fees. Approximately 1,000 permanent jobs are anticipated as a result of this development.
So, again, the second part, the next step of our process is the submittal to the county that will include the traffic study, and that will be accessible to anybody. You can get a copy from the county.
So, with that, if my colleagues have nothing to add, I will open the meeting up for comment.
Just a reminder to please state your name for our court reporter before you
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<td>2</td>
<td>All right. So, this is one of</td>
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<td>3</td>
<td>Harford County's water plants right here.</td>
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<td>We plan to extend the water line down</td>
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<td>5</td>
<td>Abingdon Road, follow this spine road, and</td>
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<td>tie back into Waldon Road. Now, from</td>
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<td>Waldon, there are existing mains that serve</td>
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<td>the other side of 95, including Box Hill</td>
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<td>and, in this direction, to the west of 24.</td>
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<td>So, this line will be a second feed because</td>
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<td>there's an existing water line in 7 today.</td>
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<td>This will be a second feed to provide</td>
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<td>additional pressure and additional clarity</td>
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<td>14</td>
<td>to the water.</td>
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<td>15</td>
<td>PUBLIC ATTENDEE: Clarity to the</td>
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<td>water?</td>
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<td>17</td>
<td>MR. MUDDIMAN: Yes.</td>
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<td>18</td>
<td>PUBLIC ATTENDEE: I'm a master</td>
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<td>plumber, and --</td>
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<td>20</td>
<td>MR. MUDDIMAN: Well, sir, let's</td>
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<td>21</td>
<td>do one at a time. Let me address this</td>
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| 1 | lady's comments. |
| 2 | MS. HODGSON: I have one more. |
| 3 | MR. MUDDIMAN: Sure. |
| 4 | MS. HODGSON: Sorry. Just one |
| 5 | more. You mentioned the traffic studies. |
| 6 | Could you elaborate and give more detail of |
| 7 | who's performing them? Is it MRA, a sub? |
| 8 | When those traffic studies are taking place? |
| 9 | Is it Monday through Friday, Saturday, |
| 10 | Sunday? Timing of lights and times of the |
| 11 | day? That's my other question. |
| 12 | MR. MUDDIMAN: Sure. So, the |
| 13 | traffic study is being done by a consultant |
| 14 | paid by the developer and approved by the |
| 15 | county. The consultant's name is Traffic |
| 16 | Concepts. They do this for a living. |
| 17 | They've done many throughout the state. |
| 18 | There's a whole -- there's a list of |
| 19 | guidelines that they have to follow of when |
| 20 | they perform the studies. You may have seen |
| 21 | their cars out doing counts at the 17 |
1 intersections.
2 So, I can't tell you exactly when
3 they were out there, but the county and the
4 state provides guidelines for them to
5 follow.
6 MS. ARTHUR: Cindy Arthur. My
7 question is: You're talking about this
8 water situation. Well, we did a study a few
9 years back when Roni Chenowith was in
10 office, when she was alive. And when they
11 took 95 and put it through in 24, that broke
12 the main. That made the -- that broke the
13 main water line, and we ended up with no
14 water at all.
15 Now, you're doing this whole
16 situation which is going to take my water
17 pressure away. You're not going to build on
18 mine; you're going to take away from mine.
19 Now, what am I going to do? That'll be my
20 question.
21 The second one is: The study.

1 Did they do the study -- is this the same
2 company that did the study on the 24
3 intersection right there?
4 (Laughter.)
5 MS. ARTHUR: Because they are not
6 worth it.
7 (Applause.)
8 MS. ARTHUR: Sorry, but that
9 is -- I call it Malfunction Junction because
10 that is the worst intersection. There's
11 more accidents -- there was just a person
12 hit there the other day. It is a horrible
13 intersection.
14 We can't have any more traffic
15 come back Edgewood Road to come through to
16 more development. It's impossible. We are
17 bombarded now.
18 That intersection, there's people
19 that go through the lights. They're -- I
20 can't believe that they're out there doing
21 any kind -- I've never seen any traffic

1 person out there. Never. I go -- I'm at
2 that light every day, and believe me, I fear
3 for my life going through that light. And
4 you're putting on all of this building which
5 is going to cause even more major chaos.
6 I think there's -- and I don't
7 know how this got rezoned because, from what
8 I understood, when the whole water -- when I
9 had a problem with water, Barry Glassman,
10 Roni Chenowith, and everyone else was down
11 at my house, and they actually -- they did
12 the study of how that water was busted
13 there, the water line. They said on that
14 side of 95 it's great. This side, we have
15 nothing.
16 Now they just want to add more
17 buildings? That's not going to work. I
18 mean, I just -- I can't see this, at that
19 intersection, coming through. I mean, we
20 have -- they've done enough development
21 there over the years that I've been there.
1 since 1996.
2 PUBLIC ATTENDEE: '96.
3 PUBLIC ATTENDEE: Use your micropho-
4 ne.
5 PUBLIC ATTENDEE: It's gotten changed.
6 MR. MUDDIMAN: '93.
7 Yeah. The property has been zoned since at least 1996 as commercial/industrial.
8 On the water issue, we're working with the county to make the lines -- the line I just described big enough to improve quality and quantity for that area.
9 MS. ARTHUR: The other problem --
10 MR. MUDDIMAN: I don't know exactly where you live, so I don't know --
11 PUBLIC ATTENDEE: We live right down the street.
12 MR. MUDDIMAN: -- where you're getting your service, but the county will work with -- we will work with the county to improve the --
13 MS. ARTHUR: I get mine right from the corner.
14 MR. MUDDIMAN: -- the quality and quantity. I'm sorry?
15 MS. ARTHUR: We get ours right from the corner.
16 MR. MUDDIMAN: Okay.
17 MS. ARTHUR: Now, the other problem we have is sewer. We don't even have full sewage back there. We have partial sewage. Where are they going to bring in all the sewage pipe? We don't have it.
18 MR. MUDDIMAN: As Ms. DiPietro explained, there's a sewer main that runs through this area that the Haha Branch --
19 that goes to the treatment plant.
20

1 MS. ARTHUR: So, everyone in the front -- well, there's a building right --
2 going to be right at my street and they're going to have sewage. How can they get sewage when I don't even have it?
3 MR. MUDDIMAN: You'll have to talk to the county about that one.
4 MS. ARTHUR: Well, it's right there. I mean, they can't put it -- bring it from anywhere else. They're going to --
5 it's only partial -- they've already -- they were back at our houses already doing that. They've been in our yards, needless to say, and they left our tops off our sewage things. I don't get this.
6 MR. MUDDIMAN: Thank you. Next?
7 MR. KARCZMAREK: How are you doing?
8 MR. MUDDIMAN: Good.
9 MR. KARCZMAREK: A couple of questions came to mind. My name is Dave Karczmarek. I live in Philadelphia Station, on Federal Lane.
10 You were speaking earlier about the potential of 1,000 additional jobs. So, to me, that translates into potentially 1,000 new vehicles coming in and around the community. Also, you said there's quite a few open spaces in this plan you have here. I'd like to know: What is the total capacity? If every one of these retail warehouse units is filled? How many new businesses and facilities are we talking in here?
14 You're talking about doing road surveys, et cetera. So, you're saying 1,000 new jobs. That's not even mentioning the tractor-trailers that are going to be in and around the community, coming up Route 7. I can picture, living in the community that I do, and I think I speak for quite a few other people. We see an
1 increased amount of folks coming up Route 7,  
2 cutting through Valley Forge, and going up  
3 Federal Lane to Route 7, going through two  
4 different communities now to avoid the light  
5 at Route 7.  
6 What do you think is going to  
7 happen when you have an access and egress to  
8 this industrial park at the end of a  
9 community? You're going to have a lot of  
10 commercial vehicles. And so, am I to  
11 understand that a tractor-trailer can  
12 potentially come into this community from  
13 Abingdon Road and go in? So, that leaves  
14 the question: Are they going to cut through  
15 residential communities?  
16 When we talked to the county, and  
17 I know this is of no concern of yours, about  
18 speed humps, et cetera, et cetera, their  
19 response was, well, your road isn't long  
20 enough. Well, is it going to be long enough  
21 when some child or somebody gets hit or,  

1 into that place.  
2 Can you -- I do it every day with  
3 my small pickup truck, and I can't do it. I  
4 have to pull on the side and wait for all  
5 the traffic to go through so I can get over  
6 there. What do you think it's going to be  
7 like when you've got a dozen  
8 tractor-trailers doing that?  
9 MR. MUDDIMAN: Thank you.  
10 PUBLIC ATTENDEE: No, no. Let  
11 him answer. He asked you a question. What  
12 do you think it's going to be like?  
13 MR. MUDDIMAN: We are working on  
14 a traffic study, ma'am.  
15 PUBLIC ATTENDEE: Take the mic.  
16 MR. MUDDIMAN: We're working on a  
17 traffic study.  
18 PUBLIC ATTENDEE: Take the mic.  
19 PUBLIC ATTENDEE: Microphone.  
20 PUBLIC ATTENDEE: It's hard to  
21 hear back here.

1 worse, killed in a community?  
2 The environmental impact. Yeah,  
3 you say there's going to be some greenspace  
4 left. We see dead deers all over the place  
5 right now, and there's X number of people in  
6 this community. What's going to happen when  
7 that's increased tenfold?  
8 We all, I think, have a huge  
9 concern about this project from the get-go,  
10 and I don't think there's any easy  
11 resolution, other than put it someplace  
12 else. Thank you.  
13 (Applause.)  
14 MR. WILLIKER: My name is Steve  
15 Williker (phonetic). I'd like to emphasize  
16 what this gentleman just said. The access  
17 to that industrial park is going to be  
18 Edgewood Road. Now, they're going to come  
19 off of 95 northbound and try to cut across  
20 all that traffic going south on 24 to get  
21 over to the left-hand lane to make the turn  

1 PUBLIC ATTENDEE: If you're going  
2 to speak, you have to take that mic.  
3 MR. MUDDIMAN: We are working on  
4 a traffic study to try to resolve those  
5 issues. We don't have the answers to those  
6 right now.  
7 MS. CAPRON: Good evening. My  
8 name is Mandi Capron. I have been in  
9 Maryland for -- I'm pretty much a newbie --  
10 2009. I've been over in Abingdon Reserve  
11 since late 2013. I really love the area.  
12 It was very quiet when we moved in, and I  
13 would really like it to stay that way.  
14 I would like more comment on the  
15 environmental impact statement. Has there  
16 been one done? Have they done, I don't  
17 know, strange things like wildlife census?  
18 Have they done what's going to happen with  
19 drainage? Because if anybody knows,  
20 Abingdon Reserve right now, the drainage  
21 is --
ABINGDON BUSINESS PARK

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1 PUBLIC ATTENDEE: Very bad.
2 MS. CAPRON: Thank you. Yeah.
3 My yard is wet continually. And
4 we have a retention pond down the road that
5 comes right up to the road at times when
6 it's raining.
7 Property taxes. Where are our
8 property taxes going to go? This is
9 commercial. What do the property taxes look
10 like when you live next to a mall, you know?
11 Your value of your homes, what happens?
12 They plummet. And why? Why? Why do we
13 need this? Why do we need this?
14 (Applause.)
15 MS. CAPRON: There are buildings
16 in Bel Air that are empty, that have big
17 leasing signs. H.H. Gregg, Kids R Us. Half
18 of Aldi's wasn't even overtaken when they
19 first moved in.
20 Why do we need this? What is it
21 going to do for us? We've got hotels up the

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1 wazoo across 95 right now. What -- you mean
2 you can't drive this much further to get to
3 the ones over there that are already
4 established? And I'm sure there's empty
5 buildings across 95 also where those hotels
6 are at, down where the locksmith was, and
7 the marble company. Why can't we use these?
8 Why do we have to have something brand new?
9 Brand new isn't always the best. Not
10 always.
11 (Applause.)
12 MS. HARDY: Hi. My name is Janet
13 Hardy, and I live at 1423 Abingdon Road,
14 right across from the new improved park.
15 I'm familiar with the property because I've
16 lived there for 60 years. It is a perfect
17 buffer between 95 and Route 7 and, of
18 course, a home to deer and other creatures.
19 I know there are many pockets of
20 wet areas there. Some of the area is wet
21 most of the year, and some, streams appear

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1 when it rains. Input must be considered as
2 with respect to these wetlands. You know as
3 well as I do that the wetlands filter the
4 runoff that enters the streams, rivers, and
5 ultimately flow to the bay. No amount of
6 legislation and mitigation can change this
7 fact.
8 However, I know the property is
9 zoned CI. There are four and a half pages
10 of uses in the zoning code, and we don't
11 know what's going to be built there. And
12 you said you didn't know. But it -- as had
13 been stated over and over again this
14 evening, it's in a very heavily developed
15 area. It's schools, church, homes,
16 businesses all around, and it all has to be
17 centered in this particular park.
18 More buffering than is required
19 must be put in place. It just can't be just
20 what's there. It has to -- or what's in the
21 code. It has to be extra.

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1 And we already know about the
2 heavy traffic. Everybody has complained
3 about that. And you have to consider that
4 the James Run is being planned just up on
5 543, spitting distance from this particular
6 park, and that's going to really impact
7 Route 7 and all the other area -- roads in
8 the area.
9 Now, we also know that the
10 traffic study is paid for by the developer.
11 So, really, the traffic study pretty much
12 goes nowhere because almost none of the
13 roads are going to be impacted, just the
14 ingress and egress and the intersections.
15 So, that's something we will have to deal
16 with as we go in and out of our homes every
17 day. Thank you.
18 MR. MUDDIMAN: Thank you.
19 (Applause.)
20 MR. C. HUBER: My name is Chuck
21 Huber. I live at 3821 Federal Lane. I've
1 got three questions to ask you people.
2 As far as the Traffic Concept goes, are your Traffic Concept consultants taking videos of the traffic?
3 PUBLIC ATTENDEE: Can't hear you.
4 MR. C. HUBER: I'm going to ask a question: When Traffic Concept does their counting, are they taking videos of those intersections that actually show the congestion? Have you looked at Route 7 and Abingdon Road at 5:00 in the afternoon?
5 Have you looked at 543? Have you looked at 24 at night, 24 at 5:00 in the afternoon, when Edgewood Arsenal gets out and Aberdeen Proving Ground gets out? I don't think so.
6 I can do a count and not get an actual concept of what's going on. I want to know -- I want to see videos at that DAC meeting so people can get an understanding of what's going to happen when you dump 1,000 more cars and trucks onto this road.

The other question I have is:
1 When you're doing all this development over there, if this gets approved, what type of environmental protection are you going to put on for soil conservation over and into the Bush River? Because when you built Philadelphia Station, every morning I would come up Route 7, I would see Bush River red after a rainstorm.
1 And I had dealings with Morris & Ritchie and Associates on our stormwater management pond at Philadelphia Station when it was saturated. And we had a meeting at Harford County, and Morris & Ritchie stood up and says, we'll fix it, we'll just get a set of as-builts. Well, your set of as-builts never came true.
1 And just two years ago, every home in Philadelphia Station had to pay $800 a home to have that stormwater management pond brought up to your specifications. So, as far as dealing with new development like this, I don't trust you people.
1 I want to know, Abingdon Road, when your traffic comes out onto that road, have you seen that intersection when it backs up?
1 And the last thing I want to talk about is the new Abingdon versus the old Abingdon. The old Abingdon, Spencer's Landfill, not a problem. Wasn't that many homes. Now you have $400,000 and $500,000 homes within spitting distance of a warehouse complex you want to put up here.
1 Now, would you like me to take that same warehouse complex and put it up in Fallston? I can guarantee you --
1 PUBLIC ATTENDEE: It wouldn't go.
1 MR. C. HUBER: -- it wouldn't go.
1 So, why are you trying to dump it down here on this side of Route 40?
1 PUBLIC ATTENDEE: Let's put it in your backyard.
1 MR. C. HUBER: We've always heard the old concept if you want something, just dump it down in the Route 40 corridor.
1 Right now, I think the people in this room, and myself, have had enough of everything being dumped down here in the Route 40 corridor.
1 (Applause.)
1 MR. CANTLER: Hi. My name is Thomas Cantler. I live in Long Bar. I've been a resident of Harford County my entire life.
1 Can you point out -- would you mind just pointing out the warehouse space, if you could? Could you highlight the warehouse space for me?
1 MR. MUDDIMAN: One building right there, 1 million square feet. Second is 500,000 square feet here. And then there's two on Lot 3.
MR. CANTLER: So, is it possible from this view to expand this picture and show all the warehouses along the Route 40 corridor? That's not possible?

So, this is just one of many already warehouses. So, are you the developer or --

MR. MUDDiMAN: We are engineers.
The gentlemen to my left are the landowners and developers.

MR. CANTLER: So, you guys are the ones that are proposing this option?

MR. MUDDiMAN: For this project only.

MR. CANTLER: So, Harford County is in the business of warehousing. That's essentially what we're saying here, that the lower part of the county is going to be the warehouse of the county. It's the warehouse central of the county, and that's where we're going to do all that warehousing-type business. We're going to throw a smattering of other types of things to put some window dressing on the warehouse to make them look like other, normal places, so to speak.

Is that really the goal, is to turn that part of the county into the warehouse central of Harford County? So, as you drive down Route 40 from Joppatowne to Aberdeen you just see warehouse after warehouse after warehouse.

In this case, you don't see it on Route 40, though. You see it off of Route 40 because it would be too obvious to put it on Route 40, where all the other ones are, because it would be very obvious that this is the warehouse part of the county.

Yet, we still want to develop this space, but we don't want to develop other spaces or refurbish other spaces that are already zoned commercial, that already have existing properties. We have so many places along the Route 40 corridor that are falling into ruin and despair, right? We have communities that are just falling apart around these places.

So, we take everything. We keep all the great stuff up north of the county, and we push all the bad stuff down south of the county. Well, I live in the south of the county, for 52 years, in Long Bar Harbor. I want to have places to go down 40 that are nice places to go eat. I don't want to have to drive up into Bel Air all the time or go to Havre de Grace or, you know, some of the places where there might be other stuff going on.

So, I think you're doing a very bad thing here. I think what you're doing is a little misguided. It's thinking that this is the place for warehouses. This is not the place for warehouses. We can make money and we can do things in different ways. We don't have to just stack and store everything, right? Go do it someplace else. I don't think this is the place for it.

(Applause.)

PUBLIC ATTENDEE: Would you tell us your names, please?

PUBLIC ATTENDEE: Yeah, some of us arrived here late because of the horrible traffic condition.

(Laughter.)

PUBLIC ATTENDEE: So, you're not going to introduce yourselves?


This is Paul Muddiman with Morris & Ritchie Associates.

PUBLIC ATTENDEE: Let them introduce themselves. You spoke. Let them introduce themselves.

MR. MUDDiMAN: We'll control the
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<tr>
<td>meeting. Thank you.</td>
<td>except damaging to us. You are in no way,</td>
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<tr>
<td>PUBLIC ATTENDEE: I understand that. But if you want us to treat you as people, then you need to speak for yourselves as well. Because we're speaking --</td>
<td>shape, or form allowed to go down that road, right?</td>
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<td>MR. MUDDIMAN: We are introducing the folks.</td>
<td>(Laughter.)</td>
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<td>MS. DIPIETRO: Mr. Tom Huber, Harford Investors, owners of the property.</td>
<td>MR. MUDDIMAN: We are not using that property to access Red Maple.</td>
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<tr>
<td>Mr. Erin Gruver --</td>
<td>MR. HARRISON: Are you allowed to? I didn't ask if you are.</td>
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<td>PUBLIC ATTENDEE: Stand up, please, so we can see who you are?</td>
<td>MR. MUDDIMAN: Yes, we would be allowed to.</td>
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<tr>
<td>PUBLIC ATTENDEE: Stand up so they can see you.</td>
<td>MR. HARRISON: Why?</td>
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<td>MR. HARRISON: Why?</td>
<td>PUBLIC ATTENDEE: Then, why would --</td>
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<td>PUBLIC ATTENDEE: We want to look in your face.</td>
<td>MR. HARRISON: We technically own that road.</td>
</tr>
<tr>
<td>PUBLIC ATTENDEE: Like to hear from who plans on ruining our community.</td>
<td>PUBLIC ATTENDEE: It's private.</td>
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<td>MS. DIPIETRO: Mr. Erin Gruver of Westport. And Mr. Ed Brady of Chesapeake</td>
<td>MR. MUDDIMAN: We have access.</td>
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<td>But we are not using it.</td>
<td>MR. HARRISON: Do I have a guarantee in writing?</td>
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<td>Real Estate Group.</td>
<td>PUBLIC ATTENDEE: Do you have crime in your area? We're going to have it once you put all that there. We don't have it now.</td>
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<tr>
<td>PUBLIC ATTENDEE: Do you have crime in your area? We're going to have it once you put all that there. We don't have it now.</td>
<td>MR. MUDDIMAN: Go ahead. Thank you.</td>
</tr>
<tr>
<td>MR. HARRISON: Thank you for running the meeting and choosing this place with adequate space, gentlemen. But, so I have a few simple questions. I live -- my name is Martin Harrison. I live on Red Maple Drive, the nice little untouched dirt road there. So, I seem to be in the middle of all your cluster there, and just a few simple questions. A) I see that you guys technically own straight up to our road there in the -- yeah, that little useless spot there that looks not helpful to anyone,</td>
<td></td>
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<td>PUBLIC ATTENDEE: No, but you're going into their backyard.</td>
<td>MR. MUDDIMAN: Excuse me. Please. Let's have some courtesy.</td>
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<td>MR. HARRISON: As a -- you have none for us.</td>
<td>MR. HARRISON: We're trying to get through the meeting and address everyone's comments. If you have a question, please come to the podium and we'll address it.</td>
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<td>MR. HARRISON: This is our plan. You can clearly see that we are not accessing that strip of land. I don't think it's -- we've never entertained it. We don't even know if that strip of land is wide enough.</td>
<td>MR. HARRISON: I understand. So, thank you.</td>
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<td>So, my question is: There's other things that are kind of idiocy, like</td>
<td></td>
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<td>1 using the entrance right by Richlin Ballroom</td>
<td>1 to get there around 5:00, okay? So, if</td>
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<td>2 for tractor-trailers and other stuff like</td>
<td>2 you're going to add time to get out of, you</td>
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<td>3 that and, you know, a lot of flow because,</td>
<td>3 know -- or, onto Route 24 via that road,</td>
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<tr>
<td>4 as other people said, it's absolutely</td>
<td>4 you're going to have to take time away from</td>
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<td>5 horrendous, I mean.</td>
<td>5 going the other direction, in which case</td>
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<td>6 So, you can do all the traffic</td>
<td>6 you're backing up everything else around the</td>
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<td>7 studies you want. I guess that's one big</td>
<td>7 communities in that area.</td>
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<td>8 question for me, is: This traffic study was</td>
<td>8 Short of adding another road</td>
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<td>9 done to improve traffic, correct?</td>
<td>9 or -- you know, I don't see how this traffic</td>
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<td>10 PUBLIC ATTENDEE: Let us hire</td>
<td>10 study is going to work, first off. Second,</td>
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<td>11 them.</td>
<td>11 you don't even know what's going up yet.</td>
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<td>12 MR. HARRISON: I'm asking. You</td>
<td>12 You said there's multiple uses. It could be</td>
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<td>13 said earlier it will improve traffic?</td>
<td>13 hotels, it could be this, it could be that.</td>
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<td>14 MR. MUDIMAN: I said it would --</td>
<td>14 What kind of lighting are we</td>
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<td>15 we were talking about the water.</td>
<td>15 talking about? How high are the lights</td>
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<td>16 MR. HARRISON: No, no, no. You</td>
<td>16 allowed to go? What kind of shine do we</td>
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<td>17 said traffic studies were done to improve</td>
<td>17 have over the community? I mean, right now,</td>
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<td>18 the flow of traffic, correct?</td>
<td>18 it's nice, peaceful. You know, you can see</td>
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<tr>
<td>19 MS. DIPIETRO: To recommend</td>
<td>19 the night sky. What's going on? Like, are</td>
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<td>20 improvements to the road system.</td>
<td>20 we going to see everything just shining</td>
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<td>21 PUBLIC ATTENDEE: To recommend</td>
<td>21 through? Are you going to have field</td>
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<tr>
<td>1 them.</td>
<td>1 lights? Like, what's going on?</td>
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<td>2 MR. HARRISON: Ah, so that's</td>
<td>2 MS. DIPIETRO: We're required to</td>
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<td>3 worded differently.</td>
<td>3 do a photometric study that'll be submitted</td>
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<td>4 MS. DIPIETRO: They'll recommend</td>
<td>4 with our plan, and we are required to show</td>
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<td>5 the road improvements to State Highway.</td>
<td>5 no light pollution onto the other properties</td>
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<td>6 Harford County will have to approve them.</td>
<td>6 surrounding the area.</td>
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<td>7 MR. HARRISON: Okay.</td>
<td>7 MR. HARRISON: Okay. And then</td>
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<tr>
<td>8 MS. DIPIETRO: And then we have</td>
<td>8 you and mentioned a buffer around the</td>
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<td>9 to build what they require us to build.</td>
<td>9 warehouses down there. What about other</td>
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<td>10 MR. HARRISON: Okay. So, in no</td>
<td>10 areas? You said you needed at least 50-foot</td>
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<td>11 way, shape, or form is it actually going to</td>
<td>11 buffer for the south side -- or, sorry --</td>
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<td>12 improve traffic flow compared to what it is</td>
<td>12 MS. DIPIETRO: Any properties</td>
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<td>13 now. At most, it may improve traffic flow</td>
<td>13 that are zoned residential, so that would</td>
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<td>14 for the congestion that you'll provide that</td>
<td>14 include your community as well.</td>
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<td>15 will be the cause of these buildings and</td>
<td>15 MR. HARRISON: Okay. I don't</td>
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<td>16 other things of that nature.</td>
<td>16 know how much of a difference it makes to</td>
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<td>17 MS. DIPIETRO: We are required to</td>
<td>17 the area and the properties.</td>
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<td>18 mitigate our impact on the road system.</td>
<td>18 PUBLIC ATTENDEE: It includes</td>
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<td>19 MR. HARRISON: Okay. So, already</td>
<td>19 what? What properties?</td>
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<td>20 going from Route 7 to the 95 exit, less than</td>
<td>20 MS. DIPIETRO: Any residentially</td>
</tr>
<tr>
<td>21 a half mile, it takes up to 15, 20 minutes</td>
<td>21 zoned properties.</td>
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MR. GRAVES: Could you spot out Richlin Ballroom up there for me? Right there. Great.
Okay. I'm right across from there.
MS. DIPIETRO: Your name, please?
MR. GRAVES: All right. Can everybody hear me?
PUBLIC ATTENDEE: Yes.
MR. GRAVES: Good. Y'all are going to like this one.
(Laughter.)
THE REPORTER: Can I have your name?
MR. GRAVES: Yeah, it's Frank Graves.
For you, who's been so quiet over there, okay? If you lived right across from Richlin Ballroom, how would you feel -- and this is a question for you, and I'd like you to answer it because you haven't said anything tonight, okay?

How would you feel if your family lived there? How would you feel?
MR. MUDDIMAN: Sir, this property is zoned commercial/industrial.
MR. GRAVES: Excuse me just one second. I really don't care for the arrogance here. These are our homes, our families.
MR. MUDDIMAN: I'm not being arrogant. What -- the property is zoned commercial/industrial.
MR. GRAVES: I have a question for you, sir. This is an open forum in a public meeting. I have a question for you. Can I ask you that question? How would you feel if you lived there?
MR. T. HUBER: I understand your concern, all of you; I really do. And I don't think there's anything that I can say that is going to be, you know, a good answer that you want to hear.

MR. GRAVES: All right. Good, good. I think everybody that has come up here has pretty much addressed all of my questions about the impact and the wildlife. And the love of money is the root of all evil here. Y'all can sit here in your suits and business, okay? But that doesn't intimidate me at all. I'm going to do everything in my power to stop this. The news station has already been contacted, and it's going to be addressed on social media, because I'm going to do everything in my power, as I'm sure the community is, to stop this. Y'all can build somewhere else.

(Applause.)
MR. SNYDER: Christopher Snyder.
Let me ask you: Between that north and that south warehouse, you're talking 1.5 million square feet of warehouse, correct?
Bay-to-bay warehouse?
MR. MUDDIMAN: Yes.

MR. SNYDER: Roughly.
PUBLIC ATTENDEE: It's hard to hear you. Use your mic.
MR. SNYDER: Sorry. So, between the north and south warehouse, 1.5 million square feet. What is the buffer between Raking Leaf and that south warehouse?
Correct.
(Laughter.)
MR. SNYDER: What is that buffer?
MR. MUDDIMAN: The buffer is 30 feet.

Mr. Snyder: Thirty feet, 30 feet. So, with that, bay-to-bay warehouses.
I hold a Class A CDL, so I know what trucks sound like. I know what air brakes sound like. I know what diesel engines sound like. Have they gone to a truck stop and done studies of the decibels that those trucks put out, at nighttime especially? Do you know?
MR. MUDDIMAN: You're asking me?
MR. SNYDER: Yes.
MR. MUDDIMAN: Have we done that?
No, we haven't.
MR. SNYDER: How about headlights? Of the trucks going up and down that are going to be shining in our back windows all through the night because of, what is it, a 50-, 80-foot buffer of trees?
Right now, wintertime, we have no leaves.
We have nothing back there.
PUBLIC ATTENDEE: Thirty. Thirty to 50.
MR. SNYDER: Thirty feet. We have nothing back there now. So, what's going to stop all that noise at 2:00 in the morning when my niece is sleeping, who's six months old right now, from air brakes and diesel engines idling and headlights of trucks going up and down and horns and whatever else are going on back there? Has there any thought been put into that?
MR. MUDDIMAN: We'll work on a landscape plan and a buffer plan.
MR. SNYDER: So, what, you're talking more trees? I guess we get Trump to build a new wall?
(Applause.)
MR. HALL: Good evening. My name is Willis Hall. My neighbor just stole some of my thunder. I live back there at the same area that the previous gentleman just spoke about, where that really sparse buffer is being proposed.
Can you put a -- can you literally -- I'm serious. Can you build some kind of wall, something like what they would have along 95, to, you know, block out the noises?
PUBLIC ATTENDEE: A sound barrier.
MR. HALL: A sound barrier or something like that? Because here's my concern: You're going to have truck drivers and stuff like that. I'm not trying to talk about truck drivers in a negative way. But people get out there. They might not feel like running inside to the warehouse to go pee, so they're going to be peeing out there. And that little 30 feet -- I got -- my eyesight is good, so I mean --
(Laughter.)
MR. HALL: I used to be able to see deers. So, now I'm going to see people out there, you know. They're going to be smoking cigarettes, cigars, maybe something a little bit more exotic. I don't want to smell all kinds of smoke and stuff coming over here. People peeing. People deciding that they might want to pick up a chick or something like that or do something in the back.
I mean, you've got to be a realist. I am. I see all kinds of stuff driving to work. And, you know, people have no shame these days. So, you can't tell -- you need to give me some kind of assurance as to how you can protect me and my family from this warehouse that you're proposing. Also, how much was all that land purchased for? Can somebody answer?
MR. T. HUBER: I don't know. It was over 30 years ago, and I don't know what it was.
MR. HALL: Aren't you the owner?
MR. T. HUBER: That would be public record, though, that you -- can be found.
MR. HALL: Are you the owner?
MR. T. HUBER: Yes.
MR. HALL: I mean, you just don't have a ballpark idea how much your land cost? I mean, I don't have a lot of money. I know how much money I have on a given day.
ABINGDON BUSINESS PARK

1 Okay. Because here's the thing:
2 If there's any extra money that you have,
3 why don't you just buy my house what I paid
4 for it and then you can make that a company
5 house?
6 (Applause.)
7 MR. HALL: You could make that
8 exclusive house for executives of the
9 warehouse. They could live there. I've got
10 high ceilings in the master bedroom. They
11 could take that and relieve me of that
12 burden because nobody's going to want to buy
13 my house. What kind of selling point? You
14 know, I have all these bedrooms, a few
15 bathrooms. And hey, guess what? You've got
16 a view of the warehouse back here?
17 (Applause.)
18 MR. HALL: Nobody wants that. I
19 mean, how come this county never talks about
20 putting any schools down here in Abingdon?
21 It's just I'm just going to build a

PUBLIC ATTENDEE: Then, why are
you going to build some?
PUBLIC ATTENDEE: Yeah.
MR. MUDDIMAN: -- we're going to
work on that, and we can get back to you.
And those details will be presented on the
site plan that we submit at DAC.
MR. HALL: Okay. And finally,
I'm not trying to be a mic hog. I do like
to be on the mic.
Who knows what kind of hand
signal this is? Do you know what kind of
hand signal this is when you're driving?
MR. MUDDIMAN: That would be a
left turn.
MR. HALL: All right. So, that's
what I have to do, in addition to putting on
my left turn signal, to get into my
community because, I promise you, there will
be death from 18-wheelers coming down
eastbound Route 7 towards Abingdon Road

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1 warehouse or -- and warehousing what? Like,
2 what are you going to be storing?
3 Artillery? Car parts? What? Any idea?
4 And who's interested in the
5 property? Who's expressed interest?
6 Because I'm quite sure, in the business
7 world, there are property -- there are
8 owners like Walmart, you know, big
9 manufacturers and distributors, who are
10 aware of upcoming properties that are for
11 sale. Who's expressed interest in occupying
12 that space?
13 These are not rhetorical
14 questions. I mean, would you say --
15 MR. MUDDIMAN: We don't have any
16 answers to that question.
17 MR. HALL: Okay.
18 MR. MUDDIMAN: On your comment
19 about the buffer and the landscaping --
20 PUBLIC ATTENDEE: Why build,
21 then?

1 because so many people do not pay attention
2 to the people making left turns into Four
3 Seasons Drive to go into Autumn Run. I'm
4 telling you, man, I fear for my life trying
5 to make that turn to go into my development.
6 PUBLIC ATTENDEE: There's already
7 accidents there.
8 MR. HALL: And people nearly miss
9 me all the time. So, I'm worrying about a
10 car right now and, hopefully, a van. If you
11 have 18-wheelers coming down Route 7 and
12 stuff like that, they start braking, you
13 know, 500, 600 feet back, that's not going
14 to be enough. I'm getting taken off.
15 So, you guys probably need to put
16 some kind of weave circle there or whatever;
17 I don't know. But it's -- you really need
18 to take heed and really invest in that
19 traffic study. And that's all I have.
20 MR. MUDDIMAN: Thank you for your
21 comments.
MR. SAUNDERS: My name's Joseph Saunders. I'll start off right now; I'm not a public speaker. I'm not as good as my friend Willis. We're neighbors in the Autumn Run community.

PUBLIC ATTENDEE: Autumn Run, over here.

MR. SAUNDERS: Yeah, Autumn Run. And I will start to say thank you, those that have been here for years. I moved from western Howard County, where it was rural once, so I can understand your pain, those that have been here forever. And I tell you what; this community has welcomed Autumn Run into your neighborhood. And we have attributed to some of the traffic issues, but not a warehouse complex with tractor-trailers and all that kind of stuff.

I'm going to speak on behalf of being a -- having experience as a career firefighter as well as a volunteer firefighter. One thing that has not been mentioned; we're talking about traffic here. These guys that are volunteers, guys and gals up here at Abingdon Volunteer Fire Department, I thank you guys.

(Mr. Saunders is applauded.)

MR. SAUNDERS: You guys use that as a major thoroughfare to respond to the eastern half of the county: Edgewood, eastern Abingdon, up 543, Route 24 corridor, responses to 95. I hear you guys all the time. And I welcome that noise. I welcome that noise because I know somebody's in help -- needs help and you're trying to get through. That's the middle of the night, a lot of times, that you hear that. You hear it during the day.

And then you're going to put this impact -- and I respect your fact -- the fact that you guys own a piece of property you're trying to make money on. I understand that. But look at the extent of what you're putting in here. We already have major traffic issues. And from a public safety aspect, trust me, I drive in this stuff for a living as a firefighter. I respond to these calls. The crucial minutes, crucial seconds, make a difference.

And you're going to bog down -- I'm not talking about 24. 24 is another issue. It's got a lot of jack-ed-up issues. But Abingdon Road, a two-lane road, you see the ladder truck these guys have? Fire engines? They try to buy them as small as they can. You try that 3:00, 4:00, or even pushing almost 2:30 sometimes, making a response to the eastern half of the county, Route 7 corridor up to 543 to 24, when someone's life is in hanging in the balance.

And they're going to try -- sometimes the traffic is backed up to the 95 overpass, past the church. These guys got to go the wrong direction on Abingdon Road because, guess what, there isn't much room for anybody to move, let alone unless they park their cars in somebody's front yard to yield the right-of-way to the fire department.

And you're going to have somebody that either has a fire, which my friend Willis this past spring or summer, he did have a fire. And these guys were awesome. They were there pretty quick. I think we were talking maybe a Saturday or Sunday afternoon now. Throw a weekday on that and this is in full operation.

Okay. We've got a lot of elderly. We've got a lot of young people, you know. There's a lot of stuff going on. And they're in need of a -- they have a medical emergency. The clock is ticking.

And these guys got to make, number one, a
1 safe response without causing another 2 emergency, and you've got all this traffic? 3 I mean, like I said, look at the impact of 4 what you're laying out in all these woods. 5 Okay. A little bit about our 6 community. We have 207 households just in 7 our neighborhood, not counting those that 8 have been here forever up and down Route 7. 9 Just our community, going in here, is 10 saturated with water. We have seven 11 stormwater areas just in our neighborhood 12 alone, surrounding our neighborhood, for it 13 to be built. 14 We've got the Haha Branch. It 15 runs the northwestern side of Raking Leaf 16 Drive, coming down underneath Route 7. You 17 take a strong rain, Route 7 is covered with 18 water. I've seen it happen many times. And 19 then you're going to throw a bunch of 20 concrete up? 21 I mean, yeah, granted we're not sitting at the bottom of Ellicott City, but 2 look what has occurred with the building in 3 Ellicott City. Nobody's really explained 4 that. And look, all of a sudden, they're 5 having these major floods. And I'm not 6 saying we're going to get washed away by 7 some major flood, but what's that going to 8 do to the infrastructure of our community 9 that we have to put -- pay with our dues, 10 household dues, to the HOA to support ours, 11 not counting a swift-water rescue? You've 12 seen those on the news before, haven't you? 13 PUBLIC ATTENDEE: Hey, Joe, can 14 somebody please point out the Autumn Run 15 development on this map so everybody in this 16 room knows what we're talking about? 17 MR. SAUNDERS: Yes. Sir, do you 18 know exactly -- yeah, okay. 19 PUBLIC ATTENDEE: And how there's 20 only one in and out, which is Route 7, more 21 or less?

1 safety and if you've ever taken, really, 2 that thought. A lot of people don't, you 3 know. I see it all the time. They throw 4 these developments up, they throw warehouses 5 up, and they don't take in consideration the 6 response the fire department has to deal 7 with. 8 And like I said, a lot of 9 people's property values are going to be 10 impacted, especially those -- Willis, a 11 couple of other people that are in meeting. 12 That warehouse is directly out the back door 13 of their house. 14 PUBLIC ATTENDEE: A hundred feet 15 from my back door is going to be that 16 warehouse. 17 MR. SAUNDERS: Yes. And granted, 18 yes, you've owned the property that long. 19 We moved up here. We didn't know this. You 20 know, this is the first time we're even 21 hearing about this.
PUBLIC ATTENDEE: They tried it once before.

MR. SAUNDERS: So, the scale of this is just -- that's -- I think a lot of it, that's what's really blowing us away.

And like I said, the impact that it's going to have on us. And nobody wants anything in their backyard. That's a fact of life.

And -- but literally, you're putting stuff that you see down in Sparrows Point, but there's no houses around in Sparrows Point.

Used to be a steelyard. You're throwing these warehouses in the middle of something that used to be nice, quiet woodland.

And yes, the wildlife. I mean, who knows what impact that's going to have on them. I mean, where are they going to go? Literally, where are they going to go?

Across 95? Across 7? I mean, there is nowhere for them to go. So, I mean, you've dropped a lot of concrete in one area, you know. That's the biggest thing I think a lot of us see.

So, thank you guys for coming out, dealing with what you've got to deal with, but hey, we're homeowners. Our quality of life is at stake because we're blue collar. We're -- we just can't pick up and go overnight and say, oh, let's sell our houses. Some of us are probably going to have to do -- think about that shortly, about getting our houses on the market.

MR. MUDDIMAN: Thank you.

MS. CANTLER: My name is Patricia Cantler. I agree. I've over here for over 40 years. I am against this 100 percent. I agree with everybody in this room, but I am here speaking as a wildlife rehabber.

You are taking 330 acres of woodland, leaving 100 acres, so you say, and you are making 330 acres' worth of wildlife disperse into developments, into 100 acres. You're cutting off part of their source. Their food source is gone.

I can't handle, in my small business, the amount of wildlife that could potentially come to me because you've bulldozed over their homes, you have taken away their mothers, you have killed -- I'm sorry.

PUBLIC ATTENDEE: Go on.

(Applause.)

MS. CANTLER: Three hundred and thirty acres of woodlands. The potential for issues in developments regarding rabies vector which normally would not be going into their neighborhoods will now be forced in. They will start becoming a nuisance, and then they're going to be killed.

I don't want that because of the wildlife. I don't want that because of the traffic situation we already have going on in this southern part of the county. A normal three-minute ride from my home to this fire station now takes me over 10 minutes, and that's just straight up Abingdon Road. You try going from Route 40 up 24 to Bel Air on that 24 stretch, and it takes you over 30 minutes just to get from 40 to Festival.

It's not for here. Put it somewhere else, not here.

(Applause.)

MR. HILL: Hello. My name is Jason Hill. Is this that laser pointer?

MR. MUDDIMAN: No.

MR. HILL: How do you work this thing?

MR. MUDDIMAN: That's a pen.

MR. HILL: That's a pen? Where's the laser pointer at?

All right. So, I live right.
here. And right now, when I walk out back
of my house, I see nothing but woods. And
it’s wet back there. So, I can only
imagine, once this stuff goes in, that
little bit right there is going to stop all
that water from coming down in here? No
way. And the mosquitoes are crazy in the
summertime as it is, but it’s not going to
ger better.

That’s how it personally affects
me, but I do want to say how does this --
why is this needed? I’ve got some numbers I
looked up in my phone just a minute ago.
It’s the unemployment rate in Harford
County, all right? And these numbers were
taken -- this is on DLLR’s site, okay? This
is from June to November of this year -- or,
this past year, okay? 4.1, 4.3, 4.0, 3.6.,
3.4, 3.1. That is one of the lowest
unemployment rates in the State of Maryland.
So, you -- I want to say your

argument is that you’re doing this to create
jobs. But who are you creating jobs for?
Our own employment rate is going down. I
don’t need your jobs. We’ve got jobs.
(Appause.)

MR. HILL: I mean, you can go to
Baltimore City and build a building like
this. You know, their unemployment rate is
nearly -- almost double what ours is.

Not to mention that, you know,
you’re not necessarily employing workers of
this area. You know, you’re getting workers
from temp agencies and such. You know, we
just had an incident last year at the
Rite-Aid warehouse and somebody was
murdered.

And I happen to -- once I found
out about that, because it was blasted all
over the news -- and I’m not putting down
anybody, okay, who works for a temp agency,
but what I’m saying is employment being

sourced from elsewhere, not coming from
right here, that’s my point.
I had talked to a broker who
deals with this type of industrial, you
know, park, commercial park, and when I told
him about the 1 million square foot
building, he said, oh, yeah, I’m aware of
it. I said, and there’s another one, half a
million square feet. And he said yes. And
he told me that that was the focal point of
this whole project and that all these other
little ones, they’re there, you know, but
the focal point is 1 million square foot of
space, half a million square foot of space.

Now, I happen to have looked on
the website, and I mean, CREG has already
been building these buildings of this size
in Baltimore and elsewhere in the State of
Maryland. Some of them aren’t even, you
know, inhabited yet. And my question is,
you know, Amazon just went into Cecil

County. I would imagine a client such as
Amazon would be taking this 1 million square
foot building.
But that’s not -- you know, we
live here. What we care about is our
woodlands, and we don’t need any more
commercial space. And there’s not any
benefit to us. This does not benefit any of
us at all. This is only going to hurt
property values. It’s going to be a
hindrance. It will not benefit the
community. Thank you.

(Appause.)

MS. SKWAREK: So, I’m very
scared, very nervous, but I do appreciate
having the opportunity to come here. Looks
like you’re taking a lot of, you know,
straightforward information, just you. It’s
really directed to everybody.

I agree the wild -- oh, my name
is Mary Skwarek, and I live on Federal Lane.
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<tr>
<td>1 So, I'm past the 7-Eleven, about right there. Right in there. And I'm actually closer to Philadelphia Station than I am there.</td>
<td>1 MR. T. HUBER: This is the land that I -- is owned by the company.</td>
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<td>2 Truly, we -- actually, we're retired now, thank God. We don't have to go through all the traffic. But we still face all the traffic. We don't go, usually, anywhere on the weekends as much as we used to, of course. And we try to do everything during the week.</td>
<td>2 MS. SKWAREK: Right.</td>
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<td>4 I would say one of the other things, too, is I -- being retired, we have a certain amount of money that we live by. We try to live by our means, you know, at least under our means. It would be very difficult to try to move somewhere else, which I don't want to do. We have wonderful neighbors. And as you all know, the Abingdon Fire Department has helped us and my next-door neighbor several times, which</td>
<td>4 MR. T. HUBER: So, this is where we're looking. It's our land.</td>
</tr>
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<td>12 I'm grateful for.</td>
<td>6 MS. SKWAREK: Right. Have you looked somewhere else? Like the Bel Air Auto Auction? Somewhere that's not near anybody's community, not just mine, not just ours.</td>
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<td>13 I'm against the area because of, number one, the animals. We see animals that are killed in our area all the time. The traffic, the water, our quality of life. And I appreciate that you do what you do for your living. But my main question, I guess, because I had to say all of that stuff, is: Have you looked somewhere else? Because, I mean, honestly, I want everyone here to succeed and be happy and live happy with themselves, their family, their neighbors. But no one has asked: Have you looked somewhere else already? I mean, is this already said and done? I pray that it isn't.</td>
<td>13 It's been zoned whatever. Had we been looking proactively to try to keep that from happening, maybe we all wouldn't be here. But is there another place that you possibly could look at that's not around anybody's community, even yours? I'm not even saying put it in yours. I've heard some comments like that.</td>
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<td>20 PUBLIC ATTENDEE: Why here?</td>
<td>15 I don't want that, either. Have you looked somewhere else? Is it a possibility to move somewhere else? Who's going to answer that?</td>
</tr>
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<td>21 MS. SKWAREK: Have you looked somewhere else? Or you guys? I don't know who to ask.</td>
<td>16 MR. T. HUBER: I --</td>
</tr>
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<td>21 MR. MUDDIMAN: Let me try to answer.</td>
<td>17 MS. SKWAREK: All right. Thank you, sir.</td>
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<td>21 MR. MUDDIMAN: So, Tom Huber's company has owned the -- Harford Investors has owned the property since 1996.</td>
<td>19 MR. MUDDIMAN: This is zoned commercial/industrial.</td>
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<td>20 MS. SKWAREK: Understood.</td>
<td>20 MR. MUDDIMAN: And I'm saying that because there's very little Cl,</td>
</tr>
<tr>
<td>21 MS. SKWAREK: Understood.</td>
<td></td>
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1 commercial/industrial, general/industrial
2 zoned land in the area to build this kind of
3 project.
4 MS. SKWAREK: Okay.
5 MR. MUDDIMAN: So, your choices
6 are limited.
7 MS. SKWAREK: And that's probably
8 done for a reason. That's probably done for
9 a reason, so.
10 MR. MUDDIMAN: Well, most of it's
11 in Perryman, and a lot of the traffic --
12 MS. SKWAREK: Okay.
13 MR. MUDDIMAN: -- comes off of 95
14 and drives through the community and goes to
15 Perryman.
16 MS. SKWAREK: Well, the size of
17 this. I mean, just -- you know, I'm not
18 even really good with directions, but the
19 size of this is humongous. I mean, I'm
20 really bad with directions. My next-door
21 neighbors, they all know how bad I am with
**ABINGDON BUSINESS PARK**

1. We're a private drive. We have
to maintain our own road. They've built
several developments uphill from us. It's
gotten bad enough I had to buy a piece of
equipment to redirect the water from my
house. I'm wondering where all your water
from the surface is going to go? I know
that you're -- you know, the approved pond,
sediment, all that stuff, it's not going to
take place. The ones uphill from us are
residential only, and they have put so much
water in that low-lying area that's going to
be the buffer.

14. We've already seen, at Fashion
Way and Route 7, the road is closed every
time there's a heavy rain. Why? Because of
all that warehouse space running all that
water. The river overflows, covers the
road. We're going to have the same thing at
the Haha Branch. We're going to have Route
7 will be closed. So, every time it rains,

1. I'm going to cut to the chase right here.
2. We don't need another industrial park in
this area, period, okay? There's enough
empty industrial space around the county,
especially Route 40 corridor, that can be
used for whatever.

7. The other thing is: Can you
guarantee that when you build those
warehouses that they're going to be occupied
for 30, 40, 50 years?

11. PUBLIC ATTENDEE: No.
12. PUBLIC ATTENDEE: It'll be empty.
13. MR. SOLLOD: I don't hear an
answer. I think I heard it from the crowd.
And I think that this is the problem,
because we're building places that are going
to be coming empty.

19. Have you thought about the
environmental impact, which some people have
alluded to, down here? You've got two --
they've got the Haha Branch that comes right

**COMMUNITY INPUT MEETING**

January 15, 2019

1. We're going to have to figure another way to
go.

3. You guys are going to be trying
to come across that 95 exit to Edgewood
Road, and you're going to have a tough time
doing it. I think it's a pretty dangerous
plan for everybody.

8. Yeah, we're going to lose our
properties over this. We're going to lose,
basically, our homesteads where we've lived
and paid to have our stuff. You know, it's
going to be ruined by this. And not just by
it being there, just all the extraneous
stuff that's going to happen because of it
being there. Thank you.

16. MR. MUDDIMAN: Thank you.
17. (Applause.)
18. MR. SOLLOD: Hey, Ron Sollog,
S-O-L-L-O-D. Most of the points have
already been covered that I want to talk
about. However, I just want to reiterate.

1. I into there. Do you know there are two
underground-fed streams that keep that Haha
Branch fed and that empty into the
Chesapeake Bay Watershed? I see some
puzzled looks. Obviously, there has not
been a whole lot of -- if you're engineers,
you haven't done a whole lot of
investigating on this property yet.

9. Like somebody else had said, plus
you've got the William Paca School very
close here with young kids. You've got
school buses. And you've already alluded to
there's way too much traffic in the area.
The roads are not big enough to handle all
this traffic as it is. You can do all the
traffic studies you want. Nobody's going to
let you take away their property and widen
those roads just so you can build some
warehouses down there to make a couple
bucks.

21. The other thing is, and somebody
ABINGDON BUSINESS PARK

1 else brought this up too, the one lady who
2 became emotional about it, is the wildlife.
3 You know, we're -- I moved here 30 years
4 ago, before 924 was built. We had that big
turn. It used to go up -- where 924 is now,
6 it used to be 24.
7 Okay. Since we've been building
8 a lot over this time. We're taking away the
9 environment, the natural environment, that
10 these animals live in. There are more
11 accidents today than there ever have been in
12 Harford County because of all the building,
13 because of all these -- these poor animals
14 don't have a place to go. We're taking away
15 their homestead. Plus, the people that live
16 in there, you're going to really degrade
17 their home values. Home values aren't that
18 great right now anyway, as everybody knows.
19 When you -- if you build
20 something in there, again, have you thought
21 about, again, the environmental impact

COMMUNITY INPUT MEETING
January 15, 2019

1 Reserve, off of Abingdon Road. I've lived
2 in Abingdon since 1983. I married a
3 Marylander.
4 Is there -- I offer an invitation
5 to you, gentlemen and ladies. I'd like to
6 offer taking y'all around the neighborhoods
7 and Abingdon Road at the different times.
8 Somebody sitting in a car just counting cars
9 doesn't actually give you the idea of the
desperation of people trying to turn left
10 out of their development on Abingdon Road.
11 Almost suicidal trying to get out. And
12 you'd be able to see, feel, the frustration
13 of the people and the traffic on just
14 Abingdon Road.
16 Now, can I have your laser
17 pointer thing? Thanks. Okay. Am I good?
18 Okay. No? There I am. Okay.
19 So, there's supposed to be some
20 sort of shopping strip right there. There's
21 the priest's house and there's the church,

1 afterwards? We've already got flooding,
2 like one person said, on Route 7 down here.
3 If we get a heavy rain, 7 is closed for an
4 indefinite amount of time because of water
5 rushing across the bridge.
6 Like I said, you've got two
7 springs that feed-run right underneath of
8 that property there, two big springs. You
9 go down far enough, you'll find it. And I
10 don't see how you can support building in
11 this area, not to mention with the couple
12 hundred people that you've had here tonight
13 that have made it known, but also the
14 impact, excuse me, on the grounds and on the
15 environment itself once this is done.
16 We don't need any more warehouses
17 in this area. Thank you.
18 (Applause.)
19 MS. COMPOBRONDE: Hi. I'm Susan
20 Comprobronde (phonetic). I'm one of the
21 last original homeowners in Abingdon

Irwin Reporting 410-494-1880
1 because there's our development. And you're
2 going -- and between there and the
3 stoplight -- y'all need to feel our pain in
4 the morning and the evenings.
5 Now I can sit by the old fire
6 hall -- firehouse on Abingdon Road for 15
7 minutes just waiting for people and the
8 traffic so I can get across 7, I mean, in
9 order to get to my house.
10 Do you know what I have to do to
11 turn right now?
12 PUBLIC ATTENDEE: He don't care.
13 Look at him.
14 MS. COMPOBRONDE: Well, I mean,
15 to turn left, turn -- I mean, I can sit
16 there 10 minutes trying to get out of my
17 development. And to turn left, I go up here
18 to the old chapel, up here at the church,
19 and go up in it and turn around in order to
20 come back to Route 7.
21 So, this -- I need y'all to feel

1 our pain with what we got right now. Plus,
2 because of Federal Lane, all this water
3 comes into the stormwater management pond
4 that we inherited from the county. They
5 gave it back. And so, these three houses
6 right here, they just have a lot of mush in
7 the backyard and water.
8 And if y'all do this, you're
9 going to drown these people out.
10 PUBLIC ATTENDEE: Right.
11 MS. COMPROBRONDE: So, the thing
12 is, is there a way maybe you can get this
13 reassigned and maybe do some sort of
14 land-safe bank or something? So then, that
15 would help the environment and then you
16 could still get your money for the land? I
17 mean, are there alternatives?
18 I know -- I don't want -- you
19 know, I know this is your property and the
20 county's letting y'all do this, but maybe
21 there are alternatives to this and the

1 impact you're going to have on all these
2 people?
3 I've been here so long, I
4 remember when there wasn't a light at
5 Abingdon Road and 7. I remember when there
6 was not a light at 40 and Abingdon Road.
7 You want to talk about trick-or-treat corner
8 trying to turn left, okay?
9 So, if y'all could just help us
10 out here and consider some things. I
11 understand this is pretty much a done deal.
12 Y'all are going to do it whether we like it
13 or not. You're just getting comments. But
14 sitting somewhere just counting cars isn't
15 going to cut it, okay?
16 So, I'll take you. I'll take you
17 around. I mean, I -- and show y'all what
18 we're dealing with now, and then y'all can
19 figure out -- when you add all this other
20 traffic, then y'all can see what we're going
21 to -- a tsunami is facing us right now, you
people at work? I don't understand, you know. I don't want to cut through Abingdon Road instead of going down 40 and get on that pretty 24 that they built, okay?

So, the thing is, you're going to have people coming from Van Biber -- yeah, I know y'all miss Van Biber, okay? It's not Edgewood. It's Van Biber. And y'all are going to come shooting through here. I don't care if you have a bridge or not.

They're going to come shooting through here and come out here and, holy moly, we're going to have problems, all right? So, just consider it. Thank you. MR. MUDDIMAN: Thank you. (Applause.) MS. SHEPARD: Okay. My name is Beth Shepard. I too, and several of us here tonight, live in this community here, Autumn.

Run. We specifically, at our table, live here, on this little court right here. I really feel for these folks in my development, my neighbors that live here, and for us because this is going to be in our backyard. We've all talked about noise, we've talked about traffic, but I just want to let you folks know how this is going to directly impact us folks that live in this development right here.

This is our only way to get in and out. There are times where I've come down Abingdon Road, waiting to make a right to go home. It is so backed up here that I have had to turn around and go all the way around to come home this way, and that's just a mess. I cannot imagine putting this mammoth business park in. We're already dealing with traffic issues, as you've already heard everybody talk about. I can't imagine. With all of this, it's going to be 10 times as much traffic.

And you say you're going to do traffic studies and you're going to widen roads. I don't -- where? How? I don't understand. This road right here, Route 7, they've already put curbing in and tried to make this better. This area, this nice lady that just spoke a moment ago, this is hell right here, and it is going to be just impossible. I just don't see how anybody is going to do anything to fix this area right here.

There's going to be tractor-trailers zooming in and out of here. And this is going to affect us directly. We already have a hard time getting out of here, making turns in there. And I'm just reiterating what's already been spoken about. I just don't see it happening. And the noise? I can only imagine for us the noise, and the water areas, how it's going to affect us here in this development. It's heavily going to affect us.

PUBLIC ATTENDEE: -- goes up on that.

MS. SHEPARD: Yeah, yeah, that's another thing.

MR. HATCHER: My name is Ned Hatcher. I live on Federal Lane. And really, I want to thank everybody for coming here tonight, but job not done. We're going toEverybody her is going to have to contact the council and they're going to have to say, hey, I don't want this. PUBLIC ATTENDEE: I already did.

MR. HATCHER: We got somebody over here starting a Facebook or something. Get it going. Because we're going to shut the thing down, pal. Get it -- okay. Send
1 You build things by code, you follow things by law, and you do business by the book, I'm sure. But we're human beings, and we're your neighbors. Treat us accordingly.
2 Thank you.
3 (Applause.)
4 MS. ARTHUR: Hi. I'm Cindy Arthur. I was here before. You had
5 addressed some buffer issues that these
6 people were talking about, the back of your
7 house?
8 Well, let me put it this way. I have been here since 1975 on Van Bibber, and
9 they built the Sleep Inn in front of me, okay? Well, that buffer, it sucks. Their
10 lights shine right inside my house. And there is no buffer, which they said would
11 be. And we've addressed this several times. It's never been resolved because the owners
12 come back, and the county, and do nothing about it.

1 probably see these people at Wegmans or at Giant or all these other places that we all -- we all live here.
2 You guys have a right. You have this property. You own this property. You get to do what you want with it. But you want to be our neighbor, too. You guys -- but you're not going to live here. You're just going to set up shop and you're just going to go about your business as if you have no responsibility beyond the boundaries of your border.
3 But you're going to bring into our community, into neighborhood, you're going to bring things that you are culpable for, whether legal or not. You have to be good stewards of the neighborhood just like we all have to be good stewards of our neighborhoods.
4 You don't have an obligation, you don't have any legal obligation to do that.

And that's exactly what's going to happen in this case. Your buffers will not be there. And there -- none of the buffers have ever been accomplished there.
And the wetlands? I'd like to know what happened to them. This was supposed to be wetlands, and they're not being addressed with all this property going up. There's -- the wetlands are not being addressed at all. Now those people are getting flooded out. If these wetlands aren't addressed in this development, it's going to make things even worse.

So, I mean, I watched all that get built in front of me. That was a cow farm in front of me when I moved there, and now I have a Sleep Inn with a pool in the back that people are being outrageously noisy and having parties out in their parking lot. And now they get to sell beer at the corner store at the gas station now.
1 to supplement them with beer so that they 1 much you paid for your property. I don't 2 can even have more rowdy parties. And I 2 care. You can sell it. You can die on it; 3 have to deal with it. 3 I don't care. But the point of the matter 4 We've had people come from the 4 is, if you build there, it's not helping 5 Sleep Inn, come back through that little 5 anybody. It's not going to help you. 6 dirt area, and come back to our houses and 6 You're not going to keep those rented. 7 try to get in our pool. Now, where are we 7 Where's that William Paca School? 8 going to be? So, we're going to have even 8 PUBLIC ATTENDEE: Right there. 9 worse issues. Thank you. 9 MR. MIGLIORE: Right there? That 10 MR. MUDMIDAM: Thank you. 10 development? 11 (Applause.) 11 PUBLIC ATTENDEE: And there's 12 MR. MIGLIORE: My name is Steve 12 old -- 13 Migliore. How do you turn that on? 13 MR. MIGLIORE: I went in there 14 MR. MUDMIDAM: Let me take that. 14 today. I saw at least 15 to 18 empty places 15 That's a pen. 15 in there. Signs in the entrance to get in. 16 MR. MIGLIORE: Oh. Right here? 16 You're not going to -- why would they going 17 I live right there, all right? 17 to come -- are they going to come over here? 18 Now, I know you've owned that property since 18 Maybe to build that -- rent that big thing? 19 1985. I've lived there for 18 years. Well, 19 You're going to have some problems back 20 in '96 you bought it, I guess. 20 there. 21 I know that property better than 21 But is there anything that we

1 you know that property. Have you ever been 1 could to stop this? Or is this just a way 2 there? I walk that property. You'll 2 of time? Is there? Who do I ask? 3 probably get me for trespassing now. 3 PUBLIC ATTENDEE: A motion to 4 (Laughter.) 4 vote --
5 MR. MIGLIORE: But I walk -- I 5 MR. MIGLIORE: Why is there no 6 hike that property out to 95 constantly. 6 congressman here or a county representative? 7 Constantly. Over the years. There ain't no 7 Where are they? Who do we ask to stop this? 8 way you can build there. Have you ever 8 (Applause.) 9 walked back there? How could you -- there's 9 MR. MIGLIORE: Because this is 10 nothing but streams, underground streams, 10 not good for anybody, 11 everywhere. What's going to happen to those 11 PUBLIC ATTENDEE: Our own 12 underground streams? 12 councilman isn't even here. 13 You're going to flood out your 13 MS. ARTHUR: I called him. I've 14 own stuff. I don't care how many storm 14 already had him at the property. 15 drains you build. All that's going to 15 PUBLIC ATTENDEE: Councilman 16 flood. You're going to make it even worse. 16 Johnson for District A. 17 You'll never be able to build there. I 17 PUBLIC ATTENDEE: Well, he should 18 don't know how they got that approved. 18 be out, then, next time, next -- 19 And let me ask you this: So, 19 MS. ARTHUR: I've already had him 20 this is a go. This is going to happen. 20 there. 21 What can we do to stop it? I don't care how 21 PUBLIC ATTENDEE: Because there's
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PUBLIC ATTENDEE: Why isn't he here tonight?
PUBLIC ATTENDEE: I know. He was supposed to be here tonight. He just got put in office this month.
MR. MIGLIORE: Who's answering the question? Can anybody answer that question? What do we have to do to stop it? Or is it going to happen whether we like it or not?
PUBLIC ATTENDEE: And this is just a check off the list. We've got to have a meeting.
PUBLIC ATTENDEE: That's a question. Is it a go?
MR. MUDIMAN: It's not a go.
PUBLIC ATTENDEE: He said it's not a go.
PUBLIC ATTENDEE: Sure it is.

PUBLIC ATTENDEE: The look on his face says otherwise.
PUBLIC ATTENDEE: I work in construction --
MS. SCOTT: Okay. Where's Peverly? Peverly Road?
MR. MUDIMAN: Peverly Road?
PUBLIC ATTENDEE: Can't hear you.
MS. SCOTT: I was looking for Peverly Road.

Okay. I live there. I've been there since 1987. They bought. They tried to build an industrial park several years ago, and they were going to use our private road as a main entrance. We stopped it.
I have a daycare. I have been daycaring there since 1987. We stand at the bus stop on Route 7. We have to protect our children. Cars come off the road, almost hit the trees with our kids standing there.

It can't happen. It's too much for it. There's no room for big vehicles on that road. None. Do you know how many accidents happen turning onto Peverly Road?
People are sitting with their blinkers on to turn onto Peverly Road, and they're rear-ended. People try to pass each other. There's no room to pass. You can't make it a double lane.
And talking about the sewage on Haha. I had to pay to hook up because the water floods out my septic system. I daycare. I had to pump every three months. That's outrageous. Four hundred dollars a month because the water runs down on my road. And then it floods out my neighbors and then my other neighbors.
If they were going to do this, why didn't they propose to us, hey, why don't we let you hook up to sewage? Then you're not wasting your money.

I take my daycare. We walk back there in the summer. We have picnics back there. I used a four-wheel back there. You can't do nothing now.
This should be shut down. It's not safe. It's not safe for our kids. My kids get out of school at Old Post. 3:30 they're on the bus. I live on Peverly. They get there at 10 after 4:00. Why? Traffic. Is that safe? No. We can't -- it's not good. Who are you looking out for: the money or our kids?

PUBLIC ATTENDEE: The money.
PUBLIC ATTENDEE: You know the answer.
MS. SCOTT: The money can't be there. Kids are more important than money. It is. So.
PUBLIC ATTENDEE: How many buildings are open in Lakeside? And across 24?
MS. SCOTT: Anybody else on Peverly want to tell them how much it floods out, how down there was always digging. Nobody takes care of our road but us, our husbands and wives. It's a private road. They're going to build more and we're going to get flooded out more. It's nothing but clay. That's all our area is.

And these poor deers, they're going to kill them. What's our kids going to see if they go for a walk? Dead deers, dead squirrels. It's not good for our kids. That's what you need to look at.

Do you have children? Do you have kids? How would you like for one of them to walk back there and find dead animals and cry? It's not good. It's not good.

MR. MUDIMAN: Thank you.

(Applause.)

MS. GENO: Hi. My name is Marcia Geno, G-E-N-O. I just recently bought a family house on Van Bibber Road, by Richlin Ballroom. It's been in the family for over 80 years.

My concern is we have a well. We are not on public water. What is this going to do to our water source? Are we going to be mandated to hook up to and pay for public water? We're already forced to pay the county every three months to come and pump our septic. We don't have a choice about that. Are we not going to have a choice about hooking up to this public water?

And the other thing is the buffer. There's definitely a big concern about the buffer. Richlin Ballroom took down what small little buffer they had. All's we see is tractor-trailer trucks and their lights shining in our house 24/7.

It's not an option for us to then have to deal with this on the other side of us.

A 30-foot buffer is not enough. It's really not enough. And like the other person said, the concern is the buffer's there to start. What do they do with after?

Richlin Ballroom took theirs down, so now we deal with that.

And the trucks use that parking lot as a terminal, so you are going to add to that traffic.

PUBLIC ATTENDEE: They use our road as a --

MS. GENO: They pay $10 a spot to park in that parking lot, and so now you're going to add more trucks that will park in that parking lot and add to Van Bibber.

We don't have a second exit to that road. We locked in there. It's one way in and one way out. That's my concern.

MR. MUDIMAN: Thank you.

(Applause.)

MR. KARCMAREK: I was up here earlier. Dave, excuse me, Karczmarek. And the gentleman over there kind of set something off in my brain.

And I appreciate you gentlemen coming here tonight, knowing full well you were walking into the eye of the storm.

It seems pretty obvious, for various reasons, be it environmental, be it traffic, be it home values, that pretty much everyone in this room is opposed to this. And I get it. If you're the developer, if you're the property owner, you want to make a buck, and I don't blame you. If I owned that property, I would probably want to do something with it myself.

But you have to ask yourself, just because it's legal and just because you jump through all the hoops and get all the permits, is it A) ethical for the community; and is the right thing to do? And I think the answer is no.
1 (Applause.)
2 MR. HARRISON: Hello. Martin
3 Harrison, Red Maple Drive. I was up here
4 earlier as well.
5 Someone had mentioned
6 tractor-trailers that park at the Richlin
7 Ballroom, things like that. They don't only
8 park there; they also park -- sorry, I don't
9 know what the other road is called.
10 PUBLIC ATTENDEE: They park on
11 our road.
12 MR. HARRISON: Yeah. On the way
13 and, you know, hold it up. And not just
14 tractor-trailers. Gooseneck trailers, you
15 know, whatever else, just park there and the
16 county does nothing about it, of course.
17 And so, I just want to vouch for that, along
18 with another gentleman.
19 And, you know, by trade, I'm an
20 engineer, so I speak ones and zeroes, black
21 and white. That's fine, you know. Right or

1 wrong. I know a lot of people are speaking
2 emotionally tonight, and, you know, I can
3 get emotional at this as well.
4 But I don't understand fully the
5 process with the county. You know, that's
6 one reason why we're here, getting educated
7 on this. And one of my questions are, or
8 is, that when this became approved to be
9 commercial, commercial/industrial, whatever,
10 has there been any study since? Because,
11 you know, is there anything that occurs
12 afterwards that says -- has anyone been back
13 there to say, no, this is good to build on,
14 or anything like that?
15 Because I can vouch for another
16 gentleman that was up here and said he goes
17 hiking back there. I do as well. It's wet.
18 It's absolute -- I mean, I was told --
19 PUBLIC ATTENDEE: There's nothing
20 but streams there. Nothing.
21 MR. HARRISON: -- and obviously,

1 not the fault of you guys. But when I
2 purchased my property, I was told that all
3 that was wetlands by the county. So,
4 they -- again, not --
5 PUBLIC ATTENDEE: Somebody
6 lobbied.
7 MR. HARRISON: You know, not
8 everyone, you know, knows every single
9 property in Harford County, but I was told
10 that was wetlands. And they even checked on
11 my property, on Red Maple, to make sure I
12 wasn't going to have an issue.
13 My property is absolutely soaked,
14 and it's not even considered -- it has no
15 restriction whatsoever. So, has there been
16 a study done in the past decade even as to
17 the wash-away, things on that land, by the
18 county? Or was this just stamped back in,
19 I'm sorry, 1996, and not looked at after as
20 far as studies done by the county or
21 anything like that?

1 MS. ARTHUR: They've had numerous
2 buildings since then come up.
3 MR. HARRISON: In this area? Or
4 where that's zoned there?
5 MS. ARTHUR: Oh, sure. The hotel
6 in front of me, the Sleep Inn. The Exxon.
7 MR. HARRISON: Well, and I don't
8 disagree with you, but elevation-wise, I
9 don't know if you've gone back in that area.
10 It's a good amount lower, so.
11 MS. ARTHUR: Yeah. Well, they
12 did do it when we had to get water because
13 we lost our water.
14 MR. HARRISON: Okay.
15 MS. ARTHUR: We had no water at
16 all.
17 MR. HARRISON: Okay.
18 MS. ARTHUR: And the council came
19 out there. Roni Chenowith did a big study,
20 and that property that was developed, that
21 property -- that they owned, it was -- they
studied that. And part of over 200-and-some
acres of it is supposed to be wetlands.
PUBLIC ATTENDEE: Yes.
MR. HARRISON: Okay.
MS. ARTHUR: They were only
supposed to develop -- been able to develop
on over 100 -- it was 186 acres. That's
what was supposed to be developed. That was
it. And that was only supposed to be for
individual homes.
MR. HARRISON: And when was that?
MS. ARTHUR: When did we get
water? 1999?
PUBLIC ATTENDEE: '96. No, '96,
'97.
MR. HARRISON: So --
MS. ARTHUR: '97, something.
MR. HARRISON: So, I'm hearing
different things. Obviously, you can't
speak -- you didn't have the conversation.
But my question still stands: When --

Our county executive
was out there.
MR. HARRISON: -- studies were
done and if a study needs to be redone or
anything of that nature in order to see?
MS. DIPIETRO: So, we're not
aware of any county studies that have been
done.
MR. HARRISON: So, how does it
get --
MS. DIPIETRO: We have performed
a wetland delineation.
MR. HARRISON: "We"?
MS. DIPIETRO: GTA, our sister
company. Their environmental scientists
have gone out and flagged all of the
wetlands and streams on the property.
MR. HARRISON: Does that seem --
PUBLIC ATTENDEE: Well, they put
a rollback in the woods.
MR. HARRISON: Does that --
1. are there were not there.
2. 
3. them the mic back.
4. MR. HARRISON: Actually, that's a good question. Can -- is there any other studies? Is there anything that we can do to see if this can be approved wetland or anything else, or? I mean, you look perplexed, but --
5. MS. DiPIETRO: I don't think you have the rights to the property.
6. MR. HARRISON: Oh, okay.
7. PUBLIC ATTENDEE: We have a right to what's built there.
8. MR. HARRISON: Or, again, is there any study done on what happens in the area around it?
9. MR. MUDIMAN: We hear your comment.
10. MR. HARRISON: No. Well, I'm asking: Is there a study -- I understand that that is the plot. But is there a study like the runoff for the area around it? Not just buffers, not just this, but, honestly, people getting flooded out, things like that.
11. MS. ARTHUR: The area around the property.
12. MR. HARRISON: The effect of it.
13. MS. ARTHUR: Yes.
14. MS. DiPIETRO: So, we're required to get a stormwater management plan reviewed and approved by Harford County before we are allowed to go to construction.
15. MR. HARRISON: Okay.
16. MS. DiPIETRO: So, that would show reduction of flow leaving the property. That is a requirement.
17. MR. HARRISON: Okay.
18. MS. ARTHUR: But that's not for other properties surrounding it.
19. MR. HARRISON: I've asked my question. Thank you.
20. MR. MUDIMAN: Thank you.
21. MS. DiPIETRO: Thank you.
22. (Applause.)
23. MR. WHITE: Terrence White.
24. Okay. My first question was: Is there going to be a buffer against Federal Lane? And this is my house that me and my wife just bought a year ago.
25. So, I mean, I'm kind of disappointed in what's going on because I was happy with the home when I saw everything, the woods behind my house. This has kind of really put a damper on me. Me and my wife worked hard for years to, you know, make our moves to do what we wanted to do with our daughter, and I have an older daughter.
26. Is there going to be a buffer here? So, I live on Abingdon. I live in Emily Court, so my house faces.
27. MR. MUDIMAN: So, we have the entrance here onto Abingdon. And there will be landscaping between the parking lot and Abingdon Road.
28. Now --
29. MR. WHITE: So, is this --
30. MR. MUDIMAN: And we can work with you to talk about what's included in that buffer and how wide it is, what we plan there.
31. MR. WHITE: Yeah. Because, I mean, I'm actually looking -- I'm looking right at the --
32. MR. MUDIMAN: Excuse me. Let the gentleman finish, please.
33. MR. WHITE: And, oh, one quick question. Could you tell me; you said it was going to take how many years to do this?
34. If it went through, how long will it take?
35. MS. DiPIETRO: It's just an estimate, but 10 to 20 years for full
ABINGDON BUSINESS PARK

1 buildout of the project.
2 MR. WHITE: So, I mean, I hear
3 people talk about traffic, but I don't think
4 they realize building it is going to be even
5 worse.
6 PUBLIC ATTENDEE: That's right.
7 MR. WHITE: So, I mean, when it's
8 done, it may calm down, but getting it
9 together for 10 to 20 years is going to be
10 hard. Knocking things down, trucks coming
11 through, bulldozers and all the other things
12 that's going to come through with building
13 this, you know.
14 PUBLIC ATTENDEE: Construction is
15 to begin, you said at the beginning of the
16 meeting, in 2020, mid-2020. That's two
17 years away.
18 MR. WHITE: Right. So, you have
19 all these -- I mean I'm in construction
20 myself. I'm a CDL driver. But I know the
21 parking where I live at, they may come over

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1 all off my chest because I might not see
2 y'all no more. So, I want you to know
3 exactly how I feel about y'all, okay?
4 Van Bibber.
5 PUBLIC ATTENDEE: Let's hear it.
6 MR. GRAVES: All right. Y'all
7 are going to bring all -- 1,000 people, plus
8 trucks, and y'all are going to cut right
9 down through here. Now, like I heard
10 earlier, you's aren't going to put this up
11 in Fallston because you would never be able
12 to do it. So, I think it's a disgrace that
13 I live right there on Van Bibber and y'all
14 are going to bring all these trucks through
15 here.
16 Put yourself in my shoes. You
17 can sit there and shake your head like you
18 understand, but you don't have to get up and
19 go to work tomorrow. It's 8:00, and I'm
20 getting ready to go to bed, but you don't
21 know nothing about a hard day's work, all

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1 there and park. The work. It's going to be
2 terrible. They're going to -- it's going to
3 be really, really bad far as people getting
4 home. Yeah, it's -- I'm -- me and my wife,
5 I mean, I'm kind of really disappointed that
6 I made this decision to move here. I mean,
7 I'm kind of hurt about it, man. It's --
8 PUBLIC ATTENDEE: We all are.
9 PUBLIC ATTENDEE: We want you to
10 stay.
11 MR. WHITE: Thank you.
12 MR. MUDDIMAN: Thank you.
13 (Applause.)
14 MR. GRAVES: Okay. I'm back
15 again.
16 Okay. I don't think we talked
17 enough about Van Bibber.
18 MS. DIPIETRO: Your name is Frank
19 Graves, right?
20 MR. GRAVES: Yeah, Frank Graves.
21 And I'm back again because I want to get it

1 right?
2 As I've said before, and I want
3 you all to hear this because I probably
4 won't see you no more, but the news station
5 and all will be involved in this, as well as
6 the government. Because I will do
7 everything in my power to get this shut down
8 because it will directly affect me on Van
9 Bibber.
10 And as they talked about these
11 trucks, and we can sit up here -- and I bet
12 you it goes in one ear and out the other
13 with you. I don't think you care about what
14 we say tonight, personally. And I don't
15 think you have any respect for us.
16 That's -- therefore, I don't respect any of
17 y'all tonight. That's why I'm going to
18 fight this tooth and nail. So, you put
19 yourself in my shoes. You don't know what a
20 hard day's work is.
21 And all these people in here are
right. You ain't said one word tonight
about how you feel about this. All these
people in here said something. Has this
changed your views on this?
PUBLIC ATTENDEE: No.
PUBLIC ATTENDEE: No.
PUBLIC ATTENDEE: No.
MR. GRAVES: Answer me, please.
PUBLIC ATTENDEE: It's just a
check on the list that's got to be done.
MR. T. HUBER: I appreciate you
being here and your concern.
MR. GRAVES: Has it changed your
views on this now that we've all spoke?
Have you looked at this a little bit
different? Before I leave, answer me.
MR. T. HUBER: I understand --
MR. GRAVES: That's --
MR. T. HUBER: -- a different
perspective.
MR. GRAVES: Okay.

MR. T. HUBER: I understand a
different perspective, yes.
MR. GRAVES: I would like --
okay. Would you reconsider doing all this
now?
MR. T. HUBER: No.
MR. GRAVES: Can y'all believe
that? The love of money is the root of all
evil. I'm going to fight you even harder
now on this, okay? And I want you to know
that. So, when you go to bed tonight, I
want you to worry about this, okay? Because
I have a lot of power and a lot of high
friends in the government and they will be
addressing this.
(Applause.)
MR. GRAVES: And I might come
back up if I have something more to say.
Because your money and your dress clothes
doesn't intimidate me at all.
MS. SCOTT: I don't understand

what about the air quality? All
those diesel engines putting off all that?
What are you going to do about that? That's
going to be in my backyard. I'm going to be
smelling diesel 24 hours a day. Do you have
an answer for that?
MR. MUDDIMAN: We don't have an
answer, but we hear your concern.
MS. LAVIERS: Okay.
MR. MUDDIMAN: And we will try to
work with you to address it the best we can.
I don't have -- we're not -- no, we are here
to listen to the comments.
MS. LAVIERS: Right.
MR. MUDDIMAN: We can't give
answers to every comment; I'm sorry. But we
are at the beginning of this process, so
we're willing to work with you to try to
make it the best it can be.
MS. LAVIERS: I mean,
unfortunately, nothing you're going to do is
going to change the air quality, change a
warehouse that's a half a million square
feet from -- 100 feet from my back door.
That's not going to change that.
My backyard is already a swamp.
We've already put in a French drain. We
already have a storm runoff two feet from my
house, basically. It's not going to change.
It's just going to get worse. The problem
is going to become more of an issue. My
basement could flood. My neighbor's
day basement could flood, I mean.
PUBLIC ATTENDEE: Your runoff
doesn't go in my backyard.
PUBLIC ATTENDEE: Then where do
you go?
MS. LaVIERS: Exactly. And the
value of my house? I was lucky enough to
buy after it was built. I didn't pay
$300,000-plus for a townhouse. But the
value of my house? I mean, I'm hoping to
get out of there before you all start
building and hope that the new homeowner
isn't the wiser to what's going to happen.
MS. GENO: But they will be.
MS. LaVIERS: They will. You're
correct.
MS. GENO: There's all -- in our
development, you put up -- people are
already saying on the Autumn Run Facebook
site, oh, my house is going up for sale.
Will, Stefani, everybody. You think
somebody that's going to come into our
neighborhood and see all those "For Sale"
signs --
MS. LaVIERS: They're not going
to wonder why?
MS. GENO: The dumbest idiot is
going to say what the hell is up with all
these "For Sale" signs? And if they're
smart, before they buy, they're going to
look into why those "For Sale" signs are up.

MS. LaVIERS: Yep. I'll be lucky
to get what I paid for my house. We'll be
lucky.
MS. GENO: And we will not be
able to sell our homes. Nobody's going to
want them.
MS. LaVIERS: Right. Half the
people that have bought are underwater as
is. Half the people, like I said, have
bought over $300,000 homes that are now not
valued at that at all. That's not what I
bought. I'm going to be lucky to get out
what I paid for it.
MS. GENO: If you get out at all.
MS. LaVIERS: Right. If I get
out at all. I mean, I can't just up and
move. I'm not -- I don't have the income.
I mean, I get where you guys are
coming from. I'm a small business owner.
I'm home all day. I also have a second job
in the ER. Can I tell you; it takes me half
an hour to get to the ER in Bel Air? Which
is six miles away. That's ridiculous. I
work 7:00 p.m. to 7:00 a.m. It is insane
trying to get to Bel Air at 7:00 p.m. I
mean, the traffic is just going to be worse.
PUBLIC ATTENDEE: (Inaudible) the
trash receptacles right there too
(inaudible).
MS. LaVIERS: Right. The lovely
smell of trash.
(Appause.)
MR. ALKINS: So, my name is Matt
Alkins. I actually live on Raking Leaf.
 Basically, I have a couple actual
questions: 1) What is the next committee
that this goes to?
MS. DiPIETRO: The Development
Advisory Committee.
MR. ALKINS: Okay. What's their
contact information?
MS. DiPIETRO: The point of
1 contact would be Moe Davenport at Planning
2 and Zoning.
3 MR. ALKINS: You said Moe
4 Davenport at Zoning?
5 MS. DIPIETRO: Planning and
6 Zoning Office. He runs the meetings.
7 PUBLIC ATTENDEE: Like M-O-E,
8 Moe?
9 MS. DIPIETRO: M-O-E, yes.
10 PUBLIC ATTENDEE: Okay. And
11 what’s his title?
12 MS. DIPIETRO: It’s Chief of
13 Plans Review, something in that -- I don’t
14 know exactly what his title is, but he runs
15 the DAC meetings.
16 MR. ALKINS: Okay. Next is, as
17 far as let’s say they get it approved there.
18 What’s the next step after that?
19 MS. DIPIETRO: The next step is
20 submitting construction drawings to the
21 various government agencies that review our
plans.
2 plans.
3 MR. ALKINS: Okay. So, that’s
4 basically which department?
5 MS. DIPIETRO: Harford County
6 Water and Sewer, Harford County Roads,
7 Harford County Stormwater, Harford Soil
8 Conservation District, State Highway
9 Administration. We’ll likely going to have
10 some involvement from the MDTA, Maryland
11 Department of the Environment, U.S. Army
12 Corps of Engineers.
13 MR. ALKINS: Okay. So, this is
14 just a proposal as of right now?
15 MS. DIPIETRO: Yes.
16 MR. ALKINS: Okay. So, I
17 understand that this is -- it’s a
18 monstrosity. It’s huge and it’s not what’s
19 needed there. I understand that you guys
20 probably came here tonight getting, you
21 know, opinions and feedback and hoping that,
22 okay, it’s too big, we’ll maybe shrink it
23 down some more. And guess what? I know you
24 guys probably have A, B, C, and D planned
25 already in the hopper and ready to go.
26 But what I will say is I moved in
27 last year. My kids go in those streams.
28 They play. We’ve already got issues with
29 people shooting guns and things like that,
30 and that’s -- you know, that’s Harford
31 County.
32 But this, this is not going to
33 happen. I don’t know about anybody else --
34 well, I know about everybody else because
35 everybody else has voiced their opinion
36 tonight. I hope everybody contacts their
37 councilman, whether it’s -- you know,
38 Glassman’s the president, Curtis Beulah is
39 the other executive, and Andre Johnson --
40 PUBLIC ATTENDEE: Well,
41 Councilman Johnson, yeah, for our District
42 A, I thought for sure he’d be here.
43 PUBLIC ATTENDEE: He was supposed
44 to be here.
45 MR. ALKINS: So --
46 PUBLIC ATTENDEE: He was asked to
47 be here?
48 PUBLIC ATTENDEE: Yes.
49 PUBLIC ATTENDEE: Yes.
50 MS. ARTHUR: He’s came out to our
51 house on Van Bibber Road. We walked him
52 through the woods. We showed him where the
53 rollback backed up into the woods, and we
54 showed him how our property lines were
55 marked.
56 I’m sorry to steal your thunder.
57 MR. ALKINS: No.
58 MS. ARTHUR: We showed Councilman
59 Johnson all of this, and he said he didn’t
60 know anything about it, and he said he’d be
61 here tonight.
62 MR. ALKINS: Okay. So,
63 obviously, our representatives weren’t here
64 for us, so we need to take it to them.
1 That's my biggest point. And the fact that
2 it's -- we can sit here and complain all we
3 want, but we've got to do something about
4 it, and I plan to. Thank you.
5 (Applause.)
6 MS. SCOTT: Can somebody tell us
7 where that DAC meeting is going to be on
8 March the 6th? Is that something that we
9 can attend?
10 MR. MUDIMAN: Yes, you can.
11 MS. DIPIETRO: Yes, it's a public
12 meeting.
13 MS. SCOTT: Where is that?
14 MS. DIPIETRO: Typically, it's in
15 the Harford County Administration Building.
16 Frequently, though, they move it into the
17 council chambers if it's going to be a
18 largely attended meeting, which I'm
19 anticipating that it will be.
20 MR. C. HUBER: Chuck Huber back
21 up here again. I have one question to ask:

1 In looking at your drawing up here and in
2 talking about, you know, water runoff and
3 that, where's your stormwater management
4 pond for this project?
5 You've got the Haha River which
6 runs into the Chesapeake Bay, okay? I don't
7 see it up there on the drawing, I don't see
8 any stormwater management pond.
9 MS. DIPIETRO: It's all these --
10 MR. MUDIMAN: There will be
11 hundreds of storm management facilities in
12 this project. Hundreds.
13 MR. C. HUBER: How are they going
14 to run into the Haha River, into Haha
15 Stream? You've got four or five or six or
16 seven of them, okay? They have to run
17 someplace because they're going to fill up
18 and that water's got to drain down.
19 MR. MUDIMAN: That's right.
20 MR. C. HUBER: How is it going to
21 drain into the Haha Stream? That's going to

1 be the point of entry.
2 MR. MUDIMAN: There will be
3 outfalls in the ponds. Piped outfalls.
4 MR. C. HUBER: Because I know
5 from ours at Philadelphia Station, okay --
6 ours goes down into Bynum Run -- that we
7 have sitting in our pond, it has certain --
8 and I'd see the drawings up there
9 specifically stating, you know, the runoff
10 and how it's going to run down and go into
11 the Haha River. That was my main concern.
12 That's all I have to say.
13 MR. MUDIMAN: Thank you.
14 MS. DIPIETRO: Thank you.
15 (Applause.)
16 MR. BENGER: Good evening. My
17 name is Arthur Benser, and I live on Van
18 Bibber Road on the other side of 24.
19 I'm not going to address the
20 traffic. Everybody's talked about traffic.
21 We've talked traffic to death. We've talked

1 the stormwater management to death.
2 But I have two things. One, the
3 reason why Mr. Beulah's not here tonight, or
4 Mr. Johnson or anybody, is tonight's the
5 county council meeting.
6 PUBLIC ATTENDEE: I think that's
7 why they had this meeting.
8 MR. BENGER: So, I would question
9 why this meeting was scheduled for the same
10 night as the council meeting so they can't
11 be here. That's kind of a question in my
12 mind.
13 But the other question in my mind
14 is: This was zoned in '96, you said? Or
15 something like that?
16 MR. MUDIMAN: I said that.
17 MR. BENGER: You said that.
18 Okay. Would this be approved today to be
19 zoned as commercial/industrial, knowing the
20 other congestion and houses that are here
21 now? Would this zoning go through today?
MR. MUDDIMAN: I don’t know.
You’d have to ask the county that question.
MR. BENSEN: Well, I kind of
doubt it would, so.
The other thing is: You talked
about the people that are going to develop
this property have experience all through
Maryland and Virginia and D.C. and stuff.
That’s great. But at the end of the day,
they’re going to back to their homes,
wherever they are. They’re not going to be
left with this mess that we are.
So, that’s pretty much all I can
say. Everybody’s talked everything else to
death. And I just -- I’ve got to say that
this is the stupidest idea I’ve ever seen.
Make somebody a lot of money, but that’s
about it. See you.
(Appause.)
MS. RAMEY: My name is Judy
Ramey. I live at 2515 Red Maple Drive,
wherever that’s at on there; I don’t know.
But that’s basically going to be right there
in our backyard.
Our yard right now, if you went
there, you wouldn’t be wearing them shoes.
You need boots because our yard is soaking
wet. We live down at the bottom, and when
it rains, we get it all from the top. We
don’t want all that in our backyard, you
know.
The tractor and trailers. Okay.
What if that building sits there? Who’s not
going to say that’s not going to be a drug
place? A big hangout for all of them?
MS. ARTHUR: We have that across
the street already.
MS. RAMEY: Yeah. You know, we
already had that shooting across the street
from us at that granite place.
I don’t want -- I mean, there’s
been robberies before, and they ran through

MS. ARTHUR: They caught them in
a backyard.
MS. RAMEY: Yeah. I mean, they
catched them -- so, what’s that going to be?
We’re not making out on it. You guys might
be, you know. We’ve lived there maybe 20
years, and it’s quiet. It’s nice. It’s a
private road. And now, we’re going to hear
all the tractor-trailers and everything
else.
And then, besides that, people on
Red Maple Drive, a lot of them end up with
cancer. Check your water. I had lung
cancer and my husband had throat cancer.
There’s been a few of them that’s done
passed on Red Maple Drive, you know. So,
what’s all these trucks going to do to us
with the diesel and all? I’ve had lungs
removed.

MR. MUDDIMAN: Sorry to hear
far as crime, drugs, that kind of thing.
2 What's going to happen? We've got these
3 wide-open spaces with people coming and
4 going. Is there going to be a security
5 force that's going to watch this area all
6 the time? If so, are they going to be in
7 direct connection with the county? What's
8 going to protect us from the people that are
9 coming and going there, and the employees?
10 Lord knows, nowadays we really need that.
11 (Applause.)
12 MS. RAMEY: I've got another
13 question. I ain't walking all the way up
14 there. Are you going to build a wall so we
15 don't have to hear all that? Some kind of
16 something so we don't have to hear all the
17 noise from the tractor-trailers?
18 MR. MUDDIMAN: No, we're not
19 going to build a wall.
20 MS. ARTHUR: No, your buffer is
21 going to be like ours is now.

PUBLIC ATTENDEE: A pine tree.
2 MS. RAMEY: Forget a pine tree
3 because they come down easy. They fall
4 easy. Because the yards are so wet.
5 MS. ARTHUR: Once the buildings
6 are up, then they can do whatever they want
7 because, when the hotel was built, they were
8 supposed to have so many fire hydrants on
9 the lots and all. Well, they disappeared.
10 They no longer exist. They didn't even put
11 them in because they got away with it.
12 You know, our main water vat of
13 supply has been crushed from 24 and 95.
14 MS. RAMEY: Oh, yeah, our water
15 pressure ain't good at all.
16 MS. ARTHUR: And now they're
17 going to crush our (inaudible) water. And
18 we're going to lose our water.
19 MS. RAMEY: We don't have good
20 water pressure now.
21 MS. DIPIETRO: Are there any

other comments that anybody wants to put on
the records?
3 MS. RAMEY: So, screw what I just
4 asked, right? Okay. Thank you. See how --
5 MS. SANTIAGO: I'm Jacqui, by the
6 way. I live on 2507 Red Maple.
7 You've heard all the concerns.
8 MS. RAMEY: Traffic.
9 MS. SANTIAGO: You guys basically
10 have not really said anything that but, we
11 don't know, we are trying to take your words
12 into consideration, and everything like
13 that. But your minds are already set. And
14 you know that your minds are already set
15 because I've been in your position. I used
16 to be a project developer, so I understand,
17 in that position, what you guys want.
18 You guys aren't thinking what you
19 can do with the land, okay? There are so
20 many opportunities and things that you can
21 do with that land that doesn't have to be

another warehouse. You've heard that people
2 have been on your property. I'm one of
3 them, and I see the beauty behind it. But
4 you guys don't see that. You see money.
5 And money is, ironically, made out of trees.
6 If you can take that and do
7 something to do with the land versus just
8 tearing it apart and taking away the
9 environment and making concerns of safety
10 and traffic, because, trust me, it takes me
11 a while to get from my house to 95. It
12 takes a while for me from my road, okay, to
13 get on 95, and the thing is right there.
14 And I work in Baltimore. So, for me to have
15 to have even more traffic to worry about is
16 a little concerning, okay?
17 I don't have kids, but I
18 understand the concern that everybody else
19 has. And I guarantee you guys have kids and
20 families. So, be realistic. Would you put
21 your family in the position that you're
1 putting everybody in this room in?
2 PUBLIC ATTENDEE: No.
3 PUBLIC ATTENDEE: He don't care.
4 PUBLIC ATTENDEE: Would you want
5 it? No.
6 MS. SANTIAGO: Whether you care
7 or not, you have to be realistic, and that's
8 what people like you do not realize. You
9 don't know how to be realistic. You just
10 think money. And if you can't think real in
11 real-life situations like this, then you
12 really don't understand what you're doing.
13 That land, that three-something
14 billion whatever, however many acres you
15 have, you can use for so many other things.
16 You can make half of it wildlife, okay?
17 Preservation. You can do so much more
18 versus having to build a box that, in real
19 life, in realization, is going to end up
20 being something that you're going to have to
21 put back on sale because nobody's going to
22 take it.
23 Everything is going online, okay?
24 Shopping is online. Everybody's doing their
25 groceries that way. So, having a warehouse
26 like that is not going to help us. You need
27 to figure out where else to put that and use
28 your land that you've had for 30-something
29 years for something else.
30 (Applause.)
31 MS. RAMEY: The deer go through
32 the yard all the time. The deer, the fox.
33 MS. SCOTT: What some have been
34 saying about their yard being so wet, again,
35 I live on Peverly. Kathy. Which is right
36 across from the waterworks company.
37 Everything runs down my yard. Down, down,
38 down.
39 MS. RAMEY: I hear you.
40 MS. SCOTT: Into the stream.
41 Even the raw sewage. So, you know what
42 you've got there.
43
44 points here tonight have merit, and if that
45 doesn't rub you in some way, then how sad
46 for you. And I also understand that you
47 have a job to do as well. So, thank you all
48 for that.
49 I have two practical questions.
50 I don't live -- my name is Jeff Bates,
51 B-A-T-E-S. I'm sorry. I don't live in this
52 immediate area. I live farther east, in
53 Holly Woods, so I don't have emotional
54 investment in this, if you will. But I do
55 have practical with the traffic and
56 everything.
57 If this has been zoned
58 commercial/industrial since '96 -- and
59 whoever can answer, I'd appreciate an
60 answer -- why hasn't this been developed to
61 this point? Just curious.
62 MS. ARTHUR: Because it was shot
63 down.
64 PUBLIC ATTENDEE: It was shot
1 down. It was shot down before.
2 MR. BATES: Is that the only
3 reason?
4 MS. ARTHUR: Because they needed
5 to have three bridges built on that property
6 in order to have any type of building there.
7 And there was only allowed to be 175 or 186
8 acres to be built on. The rest of it was
9 considered wetlands. And that was from back
10 in 1997, when we had to get water because
11 our water supply was cut off.
12 MR. BATES: Okay. Sir, do you
13 have any information about why you've had
14 this for 23 years?
15 MR. T. HUBER: A lot of it has
16 been the size of the property that it's like
17 trying to find an anchor tenant for a
18 shopping center kind of thing. There had to
19 be a critical mass project in order to be
20 able to pay for the bridge and the road and
21 the infrastructure that's required to do

1 something like this on this large site.
2 MR. BATES: Okay. Understood.
3 MR. T. HUBER: So, they don't
4 come -- projects, you know, that can do that
5 don't come along very often.
6 MR. BATES: Understood. Second
7 question: All the little tenant shops and
8 shopping, strip mall, whatever it's going to
9 be -- and again, this -- I don't know who
10 can best answer this. Do we really need
11 more of any given tenant that would take
12 those spaces? Because we have Bel Air, we
13 have White Marsh, we have Towson, we have --
14 PUBLIC ATTENDEE: No.
15 PUBLIC ATTENDEE: Can't get
16 tenants where Wegmans is.
17 PUBLIC ATTENDEE: Box Hill, yeah.
18 MR. BATES: Well, that too. But
19 we have Christiana. There's so many
20 shopping centers around.
21 PUBLIC ATTENDEE: Half of it's

1 empty.
2 PUBLIC ATTENDEE: Harford Mall is
3 almost -- it's half-empty.
4 MR. BATES: And they all bring
5 negative things with them. So, I'm just
6 trying to figure out why do we need any more
7 retail stores anywhere near here? Because
8 they're all within 15 to 20 to 30 minutes
9 anyway.
10 PUBLIC ATTENDEE: They're going
11 to be closing Sears down. They're going to
12 be closing some more.
13 MR. MUDDIMAN: Let me try to
14 answer that.
15 MR. BATES: Yes, sir.
16 MR. MUDDIMAN: So, we tried to
17 bring a comprehensive plan to this group
18 today.
19 MR. BATES: Okay.
20 MR. MUDDIMAN: And as we
21 explained, this could be 10 to 20 years out.

1 So, we don't know what this will look like
2 at the end of the day, but this is what we
3 think it may look like. But if there's no
4 demand for this area, or this area, or some
5 of these buildings, they won't be built.
6 PUBLIC ATTENDEE: Well, wait a
7 minute.
8 MR. BATES: Same with the hotel,
9 I take it?
10 MR. MUDDIMAN: Yes. If you
11 don't -- they're not going to build a hotel
12 without having an end user. An end user,
13 right? I mean, who would build a hotel if
14 they weren't planning to occupy it?
15 MR. BATES: I don't mean to
16 debate you, but it seems they already have
17 because -- now, granted I don't know this
18 for a fact, but it doesn't seem like all the
19 ones on Edgewood and Riverside are occupied
20 all the time anyway.
21 MR. MUDDIMAN: And there are
1 businesses not to be occupied all the time,
2 unlike an office building you want to be 100
3 percent occupied.
4 We could debate this.
5 MR. BATES: Sure.
6 MR. MUDIMAN: But it's a
7 business. It's a business venture. So,
8 you're not going to build something if you
9 don't think you can make money on it. And
10 having it sit empty, you're not going to
11 make money.
12 MS. SCOTT: But he left it empty
13 all these years and now this? It's uncalled
14 for.
15 MR. BATES: Sir, that's all I've
16 got. I do appreciate all your time.
17 MR. MUDIMAN: Thanks for your
18 question.
19 (Applause.)
20 PUBLIC ATTENDEE: You said in the
21 beginning you didn't have a prospective

1 tenant.
2 MR. MUDIMAN: We don't. And I
3 just repeated that.
4 PUBLIC ATTENDEE: So, why build
5 it? You don't have a prospective tenant.
6 MR. MUDIMAN: We're trying to
7 show a vision of what can happen here.
8 MR. PAQUIN: Good evening.
9 MR. MUDIMAN: I'm sorry, sir.
10 MR. PAQUIN: Good evening. My
11 name is Ray Paquin. I live in Valley Forge,
12 on Valley Forge Way.
13 You said if you don't have the
14 need you won't build it, but yet you don't
15 have any tenants. You don't have any
16 prospective tenants. Was a study done to
17 even identify the feasibility of doing
18 something like this?
19 Or is this a situation where
20 you've got 330 acres of land that you want
21 to dump and you want to get rid of and,

1 okay, these developers have now convinced
2 you that they can build this and you're
3 going to sell it or whatever?
4 But you have no prospects for
5 what's going to happen here, other than
6 you're going to put big buildings up.
7 If you came here and said, well,
8 we've got this tenant that wants to occupy
9 this building and we've got this tenant that
10 wants to occupy this building, then it would
11 make a little more sense. But right now,
12 this is a wish. It's a multi-million-dollar
13 investment that's going to disrupt this
14 community, all the communities around it --
15 PUBLIC ATTENDEE: In the hope.
16 MR. PAQUIN: -- in the hopes that
17 you're going to get tenants. And yet we've
18 got William Paca Industrial across the
19 street. We've got Fashion Way Industrial a
20 couple blocks away. We've got -- as I've
21 heard many times, we've got many vacant

1 properties along the Route 40 corridor.
2 What I see here is a big
3 investment, a big disruption. You're going
4 to build all this stuff, and in the end,
5 you're going to probably look for tenants,
6 and half of it, if not all of it, will
7 remain vacant most of the time.
8 PUBLIC ATTENDEE: Online
9 shopping. That's what I just said.
10 MR. PAQUIN: Was a feasibility
11 study ever done? I know they can't build a
12 hospital anywhere in the State of Maryland
13 unless a feasibility and a review is
14 identified to say we need this medical
15 capability in this area. Do we need a
16 warehouse in this area? I'm sure no studies
17 have been done to identify that. Am I
18 correct? Has any studies been done to say
19 you need a warehouse in this area?
20 MR. GRUVER: I can speak to that.
21 We've done market studies as to the vacancy
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1 rate on industrial, and yes, Maryland needs warehouses.
2 PUBLIC ATTENDEE: What about all the ones on 40? Oh my God.
3 MR. PAQUIN: Does this area need it? You've got Fashion Way. You've got industrial park across the street. What was the other place? Lakeside?
4 MR. GRUVER: There's little to no vacancies in those spaces, in this buildings, those sites.
5 MR. PAQUIN: I mean, what I see here is this was a wetland, and somebody lobbied for the Harford County government to have it changed to CI so that some developer can come in and put up --
6 PUBLIC ATTENDEE: Their stuff on it.
7 MR. PAQUIN: -- big industrial warehouses in hopes that they can get tenants without any regard to the surrounding communities.
8 You say you're not going to build it if you don't -- if it's not warranted.
9 None of this is warranted.
10 PUBLIC ATTENDEE: We don't need it.
11 MR. PAQUIN: So, will you hold your -- be true on that?
12 PUBLIC ATTENDEE: No.
13 PUBLIC ATTENDEE: No.
14 MR. PAQUIN: Not going to build it because it's not warranted? Thank you.
15 (Applause.)
16 MR. HARRISON: You already got me, but I just want to bring up a point, too, as far as I'm sure you guys have, you know, a great many people working on this, doing studies, doing whatever else, and we bring up points. And I just want to bring up a point to you guys. I'm sure you've looked at it to an extent.
17 But, obviously, warehouses and such, everyone's talked about the traffic, which also affects the people working there, you know, for the jobs that you say will be created and the people potentially shopping there, delivering, whatever else.
18 If you look at it, again, 24 is already backed up completely. If you've ever driven it, especially rush hour, whatever else. Everything else around it is a two-lane road, okay?
19 So, when I look at this and I think about, from your end -- and again, not speaking for you guys. I know you know this way better than I do. But when I see it, traffic's got to go somewhere. When they exit, they're turning 90 degrees -- or even if, you know, you have a ramp, whatever else, onto a two-lane road.
20 Deliveries, I assume, are going to happen late at night, whatever else, because they're going to avoid traffic. They're going to want to be able to get people in and out, do whatever. But even people shopping there, they're not going to want to risk it. It's going to be a pain in the butt compared to shooting right up 24, going to the Festival, which even that can be a train wreck sometimes, or somewhere else.
21 But you've got everyone coming right off to already a busy road or coming out, you know, and everyone going up and down 95 or moving on a two-lane road. So, traffic is going to back up into the park or, you know, into the other businesses. People aren't going to be able to get out. And I feel like it would be a place to avoid, honestly.
22 I just want to give that perspective too. Like I said, 1,000 people
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1 trying to leave. I mean, we're talking
2 about all the other traffic around it. But
3 even just trying to leave it or trying to
4 enjoy your time there if you don't live
5 there and you're like, oh, let me hop off 95
6 and go to a restaurant there and, oh, screw
7 me, you know, I've got to sit here a half an
8 hour until --
9 PUBLIC ATTENDEE: Not going here.
10 MR. HARRISON: But I just want to
11 give another perspective there from if I
12 were even an outsider. Thank you.
13 (Applause.)
14 MS. HODGSON: Hi. Kari Hodgson.
15 I have two specific questions for MRA. I
16 had mentioned before that I had saw the
17 rollback pull into the woods and I then
18 started noticing the surveying tape and some
19 of the trees down and the path widened. And
20 you had mentioned that the wetland study had
21 been performed. What else has been

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1 performed already in respect to this project
2 besides a somewhat conceptual design?
3 MS. DIPIETRO: So, we've done the
4 wetland delineation. There's a forest stand
5 delineation that's currently underway,
6 defining the different forest stands. We've
7 done some preliminary geotechnical work
8 borings on site. We have done a hydrology
9 and hydraulic analysis, analyzing the
10 drainage area to the streams that have
11 gone -- that go through the property.
12 MR. MUDDIMAN: The boundary
13 survey.
14 MS. DIPIETRO: Oh, we've done a
15 boundary survey as well. And we have flown
16 topography, and then that's been
17 supplemented by some field-run topography as
18 well.
19 MS. HODGSON: Thank you. So, it
20 sounds like you're getting the basics of the
21 permitting underway for the county.

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1 I had also noticed shortly after
2 that -- you just mentioned a boundary
3 survey. My water line and my property line
4 had also been marked adjacent to the
5 property on Van Bibber, which I'm assuming
6 is part of the boundary survey, and that's
7 why my water and property line were marked.
8 And the woods are off -- I went hiking
9 Sunday, and the woods are all flagged with
10 orange flagging. Is that forest stand or
11 wetland flags?
12 MS. DIPIETRO: The wetland flags
13 should be pink.
14 MS. HODGSON: Okay.
15 MS. DIPIETRO: I believe the
16 orange -- survey uses orange and the forest
17 guys use a little bit of orange as well, so
18 I can't --
19 PUBLIC ATTENDEE: I doubt it's
20 pink because they've got a survey mark in
21 her yard that --

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1 MS. HODGSON: It's pink. My
2 water lines are marked, and my property line
3 is marked.
4 MS. DIPIETRO: The wetlands
5 have -- they're pink and they have like a
6 black hatching on it that says what -- you
7 know, that says wetlands.
8 PUBLIC ATTENDEE: I have a
9 question. What about the eagles in that
10 woods? We have eagles out there. Nothing?
11 MS. ARTHUR: My other question
12 is --
13 MR. MUDDIMAN: If you could come
14 to the podium, please, if you have a
15 question?
16 MS. ARTHUR: Okay. My other
17 question is: On your plans, at the entrance
18 in Edgewood Road, you're talking about
19 putting two gas stations there. Yeah,
20 that's what it kind of shows on the things,
21 doesn't it?
1 MS. DiPIETRO: Yes.
2 MS. ARTHUR: It says "gas." So,
3 as soon as you go into the -- as soon as you
4 go onto Edgewood Road, where the road -- my
5 road is this way, and then go down the other
6 side of Van Bibber to Red Maple, and it says
7 "gas." So, I'm assuming they're gas
8 stations?
9 MR. MUDIMAN: It's one gas
10 station on the corner.
11 MS. ARTHUR: On both sides?
12 MR. MUDIMAN: Well, two sets
13 of --
14 MS. ARTHUR: One on both sides?
15 MR. MUDIMAN: Two sets of pumps.
16 PUBLIC ATTENDEE: Two sets of
17 pumps.
18 MR. MUDIMAN: But one station.
19 MS. ARTHUR: So, there's going to
20 be gas stations back there, too.
21 Now, where is the gas coming

1 from? I mean, we don't even have gas back
2 there, but, you know, where's all this
3 coming from? Where are we plugging into?
4 PUBLIC ATTENDEE: No, no, no.
5 MR. MUDIMAN: It's a convenience
6 store gas station.
7 MS. DiPIETRO: This is purely --
8 MS. ARTHUR: Oh -- okay. Oh, so
9 we're going to have a convenience store too.
10 So, along with the gas station in front that
11 sells beer, we're going to have a
12 convenience store too that will probably get
13 a liquor license too.
14 PUBLIC ATTENDEE: The hotel
15 parties.
16 MR. MUDIMAN: And then the hotel
17 parties will be more. Okay. So, then
18 we're -- and then the no buffers that you'll
19 never have, and all that.
20 So, you know, I'm talking to you
21 now in retrospect to this. And I understand

1 you want to build. Believe me, my boss
2 loves it. But isn't there something else
3 that we could -- like something like
4 smaller, more condensed? Nothing so
5 outrageous that people can't, you know, get
6 into?
7 I mean, I think the survey for
8 the lights at 7, all along Route 7, and 24
9 at 95, I think they need to be extended much
10 more than just at the intersections. I
11 mean, because that -- it's just not the
12 traffic right at the intersection. It goes
13 much deeper than that. I mean, you need to
14 survey all the way back and do car counts
15 all the way back to where it goes onto 95,
16 where it comes off of 95 to get into 24.
17 When you're coming off of 24 to get on -- I
18 mean, off of 95 to get onto 24, that is like
19 a dangerous, dangerous area.
20 MS. DiPIETRO: Every single one
21 of those areas --

1 MS. ARTHUR: You're just doing
2 intersections, though. You're not expanding
3 it out more. You're not going to go down
4 onto 95 and start counting.
5 PUBLIC ATTENDEE: From point to
6 point.
7 MS. ARTHUR: You're not going to
8 go onto 95 and start counting cars.
9 MS. HODGSON: What she's
10 referring to is when you get off of 95
11 North, if you want to turn left onto
12 Edgewood Road, you have to cross three lanes
13 of 24 --
14 MS. ARTHUR: In order to get
15 there.
16 MS. HODGSON: -- to turn left
17 onto 24, which tractor-trailers --
18 MS. ARTHUR: You know, you're
19 talking tractor-trailers now?
20 MS. DiPIETRO: And we are
21 studying those on and off ramps.
MS. ARTHUR: So, all on and off ramps are getting -- and then, I have an issue too, is I'm noticing right now there's a lot of water coming out. There's something going on at the bottom of Edgewood -- at that exit right there. When you come down off of 24 onto 95, SHA has been there. They're pumping water out there to no end. They have a nice tent there. They have some -- they had an excavator there the other day. You know, where -- what is all this going on? So, this is going to be added into all this mix. There's water coming from somewhere. There's water everywhere. So, I think this needs to be expanded, the site, I mean, much more than what just this is.

MR. MUDDIMAN: Thank you.

PUBLIC ATTENDEE: Excuse me. Is there anyone that showed interest in the property as of right now?

PUBLIC ATTENDEE: No.

MS. HODGSON: The property that's adjacent to theirs, that used to be Old Man John's with all the junk cars, was purchased by the people that own the Sunoco. So, it's owned by the people that --

MR. MUDDIMAN: Ma'am, do you have a question?

MS. SKWAREK: Yeah. I just -- just for my peace of mind driving home, I wish you would reconsider what you're doing, even the extent of it. I'm sure it will still be an interruption to all our lives and all that, but if you would just take a step back and reconsider what you're doing?

MS. ARTHUR: Or what's going to go there.

MS. SKWAREK: Yeah. There was a young lady that was here. I think she --

People ask me now? You know, I started saying, I don't know, Harford County is too crowded. I found this nice little dirt road, middle of nowhere. If I didn't find that, I sure as shooting wouldn't be in Harford County. But now --

PUBLIC ATTENDEE: Now we're going to get --

MS. SANTIAGO: But you're take -- but I think the thing that we're --

MR. HARRISON: But that's the point. I remember when everything for the most part was farmland. This was -- you know, my neighbors, unfortunately, couldn't make it today. They've lived here their whole lives, and they remember when Harford Mall was a racetrack.

I'm not saying that you have to care that Harford Mall, that area used to be a horse track or something else. But my
point is --

MS. SANTIAGO: Take the land and do something good with it. Don't build this stuff.

MR. HARRISON: The people that enjoy Harford County for what it was, you know, and still like that small part of it that -- I'm always outside. I love it. I found a couple acres and hope to buy a couple more, you know. Eventually have a nice farm.

It's suffocating. I have no desire to be here anymore, you know. You're going to turn it into -- eventually, it's just going to become, as you've seen in Bel Air and it slowly expands, townhomes, condos. No one knows what a yard is anymore, and it sucks. I don't like talking to the people I meet in public because they all live in condos and everything else. And no one likes to go outside.

Sorry if anyone lives in a condo. But my point is I know this isn't about that, but eventually, it just suffocates what Harford County was. I don't know. I don't even know where I'm going with this. I'm just speaking --

MS. SANTIAGO: But -- what I --

MS. DiPIETRO: Can you guys come up to the podium so she can -- she has to get it into the record.

MS. SANTIAGO: I mean no offense, and my voice is already loud enough. I don't think I need to be up there. But my thing is that you guys don't realize the property that you have and what you can do with it. You don't need to make easy money, okay, by just building warehouses. You already know that, if you've done your studies and you've done your numbers and you've done all of this, that you can budget the money that you have for something good.

There are so many people in the world that do exactly what you do but are doing something good, are taking that money and -- for example, Young Living. They work in here, but they use essential oils, okay? And they're a multi-million-dollar company now. And they're doing stuff to benefit the environment, whereas you're taking land that you -- that wildlife lives on, that most of this community use. Granted it's trespassing. I get that's a big no-no.

But they're using it. They're utilizing those things because they love nature. They love the fact that they can go outside. Or I can go outside with my dog, see a fox, see a deer.

I'm sorry, but I'm from Virginia. I moved here because I found my boyfriend. And I've found the appreciation for nature and the beauty behind it. You guys have so much land and there's so much you can do with it. If you listen to the people around you, that is the most important thing that you need to take. It's not just the concept of money anymore. It's not just, hey, let me throw $300 million, multi-million dollars towards this because it's easy money and we know that it's going to be something that we can develop and get more money out of.

You guys don't realize these are blue-collar workers. They don't want that here. They don't want that here because they appreciate what they have. They see the realization that traffic is going to suck, that their kids are probably potentially going to get hurt.

And I know for a fact that you guys would not want your kids to be stuck in a position like that, having to cross the street or be concerned of the bus stop and people not stopping around them. Your kids...
should be a focus and realization when you think about other people because that, in a perspective, is what's going to make a huge deal when you're building stuff like this. You should not take the property that you have and do something like this, especially in an already-congested area. Take it, take your project, rethink it, and come up with something that will actually be beneficial for the land without having to tear down homes and having people complain about it.

If you work with us, that would be a better decision because you can take something like that and make it better. That's all they're trying to say. And whether your mind is set up, and I'm pretty sure it is, you still need to take consideration that the people that came out today do not like your project. And I guarantee you guys all agree, right? Okay.

(Applause.)

MS. SANTIAGO: If they don't like your project, then you're not working with them. You need to go and reevaluate what you're doing with the land and think of something that is economically going to make yourselves money and them happy. That's all they want.

MR. MUDDIMAN: Thank you.

MS. DIPETRO: Thank you.

MS. SANTIAGO: You're welcome.

(Applause.)

MR. WILLIKER: I'll be real quick. A lot of us have to work tomorrow. I know I've got to. I don't know what Baltimore County has to hold for me tomorrow, but.

One thing that wasn't brought -- was brought up, I explained my community, there's actually a church that's supposed to be built just west on Route 7 from Four Seasons Drive. Supposed to be -- looks like it could be a large church.

PUBLIC ATTENDEE: Like a mosque.

MR. WILLIKER: I think it's supposed to be like a Christian church or something like that to the west of us. That property has been bought and it's proposed -- supposed to be a proposed church. So, I don't know how much impact that's going to bring to the neighborhood. So, I just wanted to bring that up. Again, just like she said, I mean, I can see you listening to us, and I hope you just search your hearts. And if there is other ways that you can develop this property in a better way that you can still make the money that you need to make, that's the American way, but without ethically hurting the community you've moved into.

I mean, you've owned the property since '86. You're trying to sell it. Must be the right time, whatever. Right climate. But consider your neighbors, you know. The impact of something this large and with warehouses, where we've got warehouses everywhere that aren't occupied, it just doesn't make sense to us. And it's dramatically going to affect us.

We just can't pick up. We're blue-collar. We cannot just pick up and say -- sell our houses and roll out and not really affect us, you know. It just -- and like I said, the environmental impact is going to be huge. And, I mean, the area is wet. My sump pump, during a dry spell in a townhouse community, runs all the time, so. And then you're going to throw all this stuff in there. It's just going to -- I don't know what it's going to do to the area.

So, I mean, it would be nice to
have some of the retail establishments and 1 to Abingdon? Even if you don’t have anybody 2 stuff, yeah. But to what extent? Another 3 promised for any of these buildings, would 4 gas station? We’ve got a bigger Royal Farms 3 they still put the road all the way through? 4 down here. Guess what? Made for 5 tractor-trailers. Where do you think all 5 I mean, is that something you’re going to do 6 those tractor-trailers are going to go? 5 regardless? So, even if you just didn’t 6 Down to Route 7 and 24. 6 have anything built, you’d still cut out the 7 MR. MUDDIMAN: Thank you. 7 road all the way through? Would you all -- 8 MR. WILLIKER: Thank you. 8 MR. T. HUBER: We don’t know that 9 MR. MUDDIMAN: Thank you for your 9 yet. Most likely, the road will go through. 10 comment. 10 MS. COMPROBRONDE: Even if there’s 11 MR. WILLIKER: Appreciate it. 11 no buildings or anything? 12 Thanks for coming out. 12 MR. T. HUBER: It’s such a big 13 MS. DIPIETRO: Thank you. 13 site, we’re not sure how it may be phased. 14 (Applause.) 14 MS. COMPROBRONDE: Okay. Because 15 MS. COMPROBRONDE: All right. 15 I can tell you what’s going to happen. 16 Susan Compbronde again. Since you all have 16 People are going to be on 7, cut through 17 that up there, I do still extend a ride 17 Philadelphia Station, cut through Abingdon 18 around, except for the 24 interchange, which 18 Reserve, and then get on that to get to Van 19 probably looked good on paper but is not 19 Bibber, and with no security and no 20 good in execution. But I’ll take you all 20 buildings, we’re going to have uncontrolled 21 around the times that we people who live in 21 crime there, okay? And the county is

7 Harford County try to go from place to 2 already stretched pretty thin when it comes 3 place. 3 to coverage, okay? 4 And I’m serious. Let me show 4 So, if you all went ahead and did 5 what we -- the pain we feel right now, and 5 that, you all just -- I mean, you just -- 6 we can’t even get help from the county for 6 you’re opening us up to all kind of 7 things. We don’t have a turn lane on 7 heartache if you all did that. 8 Abingdon Road. When I come across 95 and 8 But seriously, I’m serious about 9 I’m trying to turn into Federal Lane, I’m 9 riding around and showing you all where we 10 just hoping that there’s not some idiot 10 already have problems with the traffic and 11 trying to be Steve McQueen speeding on 11 what we’re living with now, okay? 12 Abingdon Road and going to jam me in the 12 Thank you very much. 13 back. Because there is no shoulder and 13 MR. MUDDIMAN: Thank you. 14 people still try to go around where there’s 14 MR. SNOW: Thank you. Chris Snow. 15 curbing, okay? 15 I was curious; is there any other format for 16 So, I just -- please see how we 16 public comment or is this the only time 17 live, what we’re dealing with now, okay? 17 people will have an opportunity to comment? 18 Please. Before you all decide this. 18 MS. DIPIETRO: There’s a 19 I had one question, though. If 19 Development Advisory Committee meeting. 20 you went back to the plan, your proposed 20 MR. SNOW: You mentioned that 21 plan, and the road that goes from Van Bibber 21 before. That’s the next step in the

Irwin Reporting 410-494-1880
ABINGDON BUSINESS PARK

COMMUNITY INPUT MEETING
January 15, 2019

1 MS. DiPIETRO: Yes. And that --
2 MR. SNOW: Are people able to
3 submit written comments?
4 MS. DiPIETRO: If you prefer to
5 do it that way.
6 MR. SNOW: And who would they
7 submit those to?
8 MS. DiPIETRO: Moe. Moe
9 Davenport.
10 MR. MUDDIMAN: Planning and
11 Zoning.
12 MS. DiPIETRO: Planning and
13 Zoning.
14 MR. SNOW: They would submit --
15 written comments would go to the county's
16 Planning and Zoning, Moe Davenport?
17 MS. DiPIETRO: Yes.
18 MR. SNOW: Okay.
19 MR. MUDDIMAN: You can also make
20 comment at the DAC meeting.
21 MR. SNOW: And additional

1 questions about the project; is there a
2 forum for where people could ask additional
3 questions after this meeting?
4 MS. DiPIETRO: The DAC meeting
5 would be the appropriate place, and then
6 there's --
7 MR. SNOW: The DAC would be the
8 appropriate place?
9 MS. DiPIETRO: Yeah. And then
10 they also -- the county has a Project
11 Information Form that you can fill out.
12 Then they will send you --
13 MR. SNOW: Okay.
14 MS. DiPIETRO: -- information as
15 well.
16 MR. SNOW: Thank you.
17 MS. SCOTT: I'm back. I have two
18 questions. If we choose to do a petition to
19 have this done, where do we start? Do we
20 write up the petition, us neighbors, and go
21 around? Or is it something that we have to

1 have a form paper?
2 MR. MUDDIMAN: We don't know.
3 MS. COMPOBRONDE: We have to talk
4 to the county government. We tried that
5 with the 7-Eleven. They didn't pay any
6 attention to it.
7 MS. SCOTT: Okay. Well, I think
8 we need to redo it.
9 Again, I think that this is
10 coming out over near Saint Francis's church.
11 Do you know they have police officers there
12 to direct traffic on Sundays? It takes us
13 long enough to get through there. It's
14 horrible coming through there. It needs to
15 go away. I'm asking you, please don't put
16 this there. It's not good for our area.
17 Where do you live? Put it in
18 your area. Feel free. We would be honored
19 for you to put that in your area, in your
20 backyard. We don't want it.
21 MS. DiPIETRO: Thank you.

1 MS. LAPIDOOLA: My name is
2 Brittany Lapidoolah (phonetic). I live with
3 Mandi Capron. That's my mom. 3735 Federal
4 League.
5 So, I'm going to be real quick.
6 I kind of came in late, so I apologize. But
7 just to kind of piggyback off of a couple
8 people, the --
9 PUBLIC ATTENDEE: Can you speak
10 into the mic?
11 MS. LAPIDOOLA: Sorry.
12 PUBLIC ATTENDEE: Thank you.
13 MS. LAPIDOOLA: The lady here
14 that was talking about the traffic on the
15 hill right by the church, I've actually been
16 rear-ended there. So, traffic there is bad
17 because people do come flying down that hill
18 and pay no mind. So, I've actually been hit
19 on that road, and I live right in Valley
20 Forge, to make that left, so I'm almost home
21 and get rear-ended.
PUBLIC ATTENDEE: Y'all?

MS. LAPIDOOLA: Second part was kind of being this is -- I've down here --
I'm a transplant as well. I've lived down here 10 years this year.

PUBLIC ATTENDEE: Can people be quiet? She's talking.

PUBLIC ATTENDEE: We're still meeting here. Please.

MS. LAPIDOOLA: And when I moved down -- sorry, y'all. I'm a little tall here.

All right. So, when I moved down here -- I'm not from the city, I'm from the country. And the way they've been developing Bel Air and the surrounding areas, the way it's looking is you're just inviting the city to move out to the country and you're just pushing people farther and farther away.

Like, I know if it keeps going up -- like if I had kids, I wouldn't want my kids to be in this if it really starts developing up even more and more. That's the whole reason why I'm not down in the city. If I wanted to live in the city, I'd live in the city.

So, that's just kind of all I have to say on that, is that I like the country, and this is even more city than I'm used to. But it's still a nice and peaceful city, as opposed to seeing cop cars running everywhere, hearing bullets flying, seeing helicopters chasing people. Like, nobody wants that out here. Like I said, if they wanted that, they'd live down in the city.

So, that's just all I have.

MR. MUDDIMAN: Thank you.

MS. DIPIETRO: Thank you.

(Appause.)

MS. DIPIETRO: Thank you all for coming out.
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NOTICE OF COMMUNITY INPUT MEETING

PRELIMINARY PLAN & SITE PLAN FOR ABINGDON BUSINESS PARK
Located between Edgewood Road and Abingdon Road, south of I-95 on approximately 326 acres. Zoned:
Commerical Industrial (CI)
Proposal: This plan proposes approximately 2,413,100 sf of warehouse/flex space, 97,400 sf of commercial,
food service and retail space on 9 lots, along with the associated infrastructure and green space.

THE ABOVE PRELIMINARY PLAN & SITE PLAN WILL BE THE
SUBJECT OF A COMMUNITY INPUT MEETING AT:

ABINGDON VOLUNTEER FIRE COMPANY HALL
3306 Abingdon Road
Abingdon, Maryland 21009

On Tuesday, January 15, 2019, at 6:00 P.M.

For more information, contact:
at 410.515.9000
or visit the Harford County Dept. of Planning & Zoning website at
http://www.harfordcountymd.gov

If you require disability related accommodations, please Amy DiPietro at
Morris & Ritchie Associates, Inc. at 410.515.9000
at least five (5) business days before the date of the meeting.

PLEASE PLACE THE ABOVE AD IN THE "PUBLIC NOTICE" SECTION OF THE
AEGIS AND THE RECORD:

One publication on Wednesday, December 12, 2018; and
Both publications on Friday, December 14, 2018

One publication on Wednesday, December 19, 2018; and
Both publications on Friday, December 21, 2018

Please bill to:
Morris & Ritchie Associates, Inc.
Attn: Amy DiPietro
3445a Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Reference Job Number: 19872