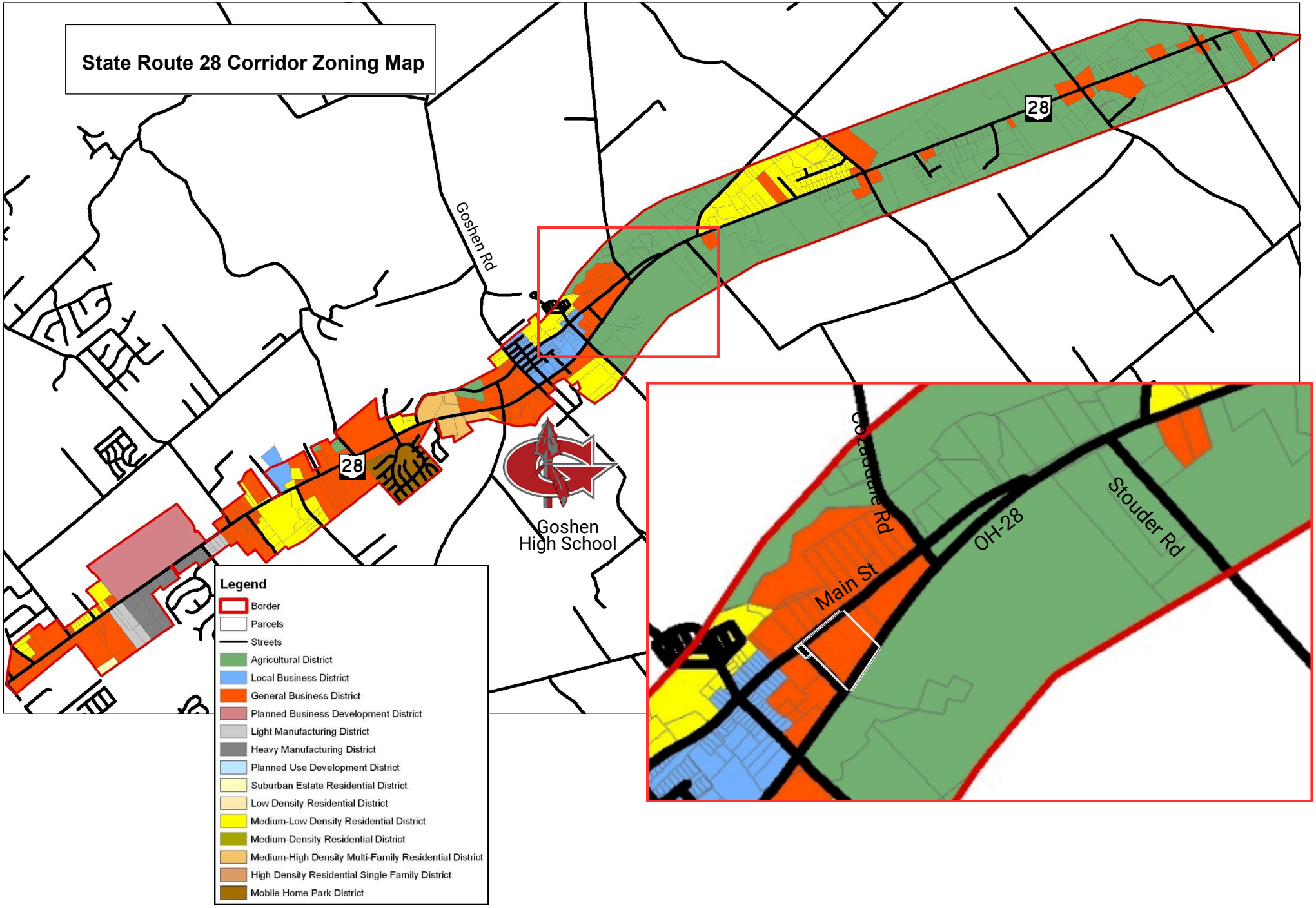ST RT 28 CORRIDOR PLANNING AREA