

**In The Matter Of:**  
*CITY OF CAMDEN*  
*ZONING BOARD OF ADJUSTMENT*

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*Transcript of Meeting*  
*June 1, 2020*

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ZONING BOARD OF ADJUSTMENT  
CITY OF CAMDEN

- - - -

Monday, June 1, 2020

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Transcript of proceedings of the Zoning Board of Adjustment for the City of Camden was reported via remotely by ZOOM, commencing at 6:07 p.m. on the above date.

B O A R D M E M B E R S P R E S E N T :

ROBERT H. HAMILTON, JR, CHAIRMAN  
DARNELL HANCE, VICE-CHAIRMAN  
ISAIAS MARTINEZ  
TERESA ATWOOD  
KAREN MERRICKS  
CHARLES COOPER

- - - -

KYLE F. EINGORN, ESQUIRE  
ATTORNEY FOR THE BOARD  
EVITA DAVIS, ZONING BOARD SECRETARY  
ANGLEA MILLER, PLANNING BOARD SECRETARY  
LUIS PASTORIZA, MUNICIPAL CLERK

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I N D E X

CASES HEARD:	PAGE
1) JRM PROPERTY MANAGEMENT 301-303 Erie Street Camden, New Jersey	6
2) DRKD&D UNITED, LLC 2731 Harrison Avenue Camden, New Jersey New Jersey	24
3) RUDY MATOS NS MICKLE 260 E. 24th Street Camden, New Jersey	38
4) ADOPTION OF RESOLUTIONS	55

1                   CHAIRMAN HAMILTON: Good evening ladies  
2 and gentlemen. We are here tonight for the zoning  
3 board meeting of the City of Camden. I don't if it  
4 was posted but we're on Zoom. Okay. Roll call.

5                   MR. KYLE: Before we do the roll call, by  
6 the direction of the Zoning Board of Adjustment,  
7 Chairman Hamilton and the City of Camden, this  
8 meeting was posted in conformance with the Sunshine  
9 Law of the State of New Jersey on Wednesday, May 27,  
10 the year 2020. We'll take a roll call. Chairman  
11 Hamilton.

12                   CHAIRMAN HAMILTON: Here.

13                   MR. EINGORN: Vice-chairman Hance.

14                   VICE-CHAIRMAN HANCE: Here.

15                   MR. EINGORN: Reverend Martinez. Is he  
16 here?

17                   MS. DAVIS: He called. He's having  
18 technical difficulties.

19                   MR. EINGORN: Okay. Let the record  
20 reflect, we're trying to include Reverend Martinez  
21 and we're doing our best to rectify the situation.  
22 Ms. Washington.

23                   CHAIRMAN HAMILTON: She's sick.

24                   MR. EINGORN: She's sick so she's not  
25 present. Ms. Atwood.

1 MS. ATWOOD: Present.

2 MR. EINGORN: Nice to see you.

3 MS. MERRICKS: Yes. Here.

4 MR. EINGORN: Mr. Cooper.

5 MR. COOPER: Here.

6 MR. EINGORN: Very good. Before we go  
7 through the applications for tonight, can we  
8 entertain a motion to approve the minutes from March  
9 2020? That was the last regular meeting we had.

10 CHAIRMAN HAMILTON: I so move that the  
11 minutes of the previous session be read.

12 MR. EINGORN: Do we have a second?

13 MR. COOPER: Second.

14 MR. EINGORN: I'll take a roll-call vote.  
15 Chairman Hamilton.

16 CHAIRMAN HAMILTON: Yes.

17 MR. EINGORN: Vice-chairman Hance.

18 VICE-CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Reverend Martinez. We  
20 can't hear him.

21 MR. EINGORN: Ms. Atwood.

22 MS. ATWOOD: Yes.

23 MR. EINGORN: Ms. Merricks.

24 MS. MERRICKS: Yes.

25 MR. EINGORN: And Mr. Cooper.

1 MR. COOPER: Yes.

2 MR. EINGORN: So moved.

3 Tonight there's several applications on  
4 the agenda. I don't -- I'm trying to see the  
5 participants. I'll read the list. If you hear your  
6 application, please indicate that you're here.

7 Louinsky Minier, Good Deal Supply, 3821 Westfield  
8 Avenue. I didn't hear anybody on that one.

9 JRM Property Management, 301 to 303 Erie  
10 Street.

11 MS. LUGO: Here.

12 MR. EINGORN: Good evening.

13 Rudy Matos, North South Mickle, 260 East  
14 24th Street.

15 MR. GONZALEZ: Juan Gonzalez for Rudy  
16 Matos. Present.

17 MR. EINGORN: Good evening.

18 MR. GONZALEZ: Thank you.

19 MR. EINGORN: Yousaf Javed, Camden Auto,  
20 1215 to 1221 S. 6th Street. Not hearing anyone. And  
21 DRKD&D United, LLC, 2731 Harrison Avenue.

22 MS. WHITE: Present.

23 MR. EINGORN: Present.

24 Let the record reflect that the agenda  
25 which was posted does still contain approval of the

1 Zoning Board of Adjustment meeting dates. Let the  
2 record reflect that that was completed in December.  
3 And the Reorganization of the Board, that was done  
4 and completed in the last meeting in March. So,  
5 those items can be stricken from the agenda for  
6 formality purposes.

7 That said, can we hear from JRM Property  
8 Management which is the first ready application.

9 THE LUGO: Yes.

10 MR. EINGORN: Can I ask who is speaking?

11 MS. LUGO: Yeah. My name Celena Lugo.

12 MR. EINGORN: I'm trying to locate you on  
13 the -- Evita, can you see Ms. Lugo?

14 MS. MILLER: No, we can't see her. We  
15 just see her name.

16 CHAIRMAN HAMILTON: What's her name,  
17 Angela?

18 MS. MILLER: No. Celena.

19 MS. LUGO: No. Celena.

20 CHAIRMAN HAMILTON: Can't nobody see  
21 her.

22 MS. DAVIS: Are you able to make yourself  
23 present in the video?

24 CHAIRMAN HAMILTON: Celena Lugo, right?  
25 We can't see her. There she is. Now, she went

1 off.

2 MS. DAVIS: Okay. That's the problem.  
3 We know that that's her and she's there.

4 CHAIRMAN HAMILTON: I got to swear her  
5 in, right?

6 MR. EINGORN: I don't know how we swear  
7 her in if we can't see her. I guess we could try  
8 it --

9 CHAIRMAN HAMILTON: We can't see her.

10 MR. EINGORN: -- under the circumstances.

11 MS. DAVIS: We'll let you come in to  
12 swear you in.

13 MS. LUGO: Yes. No problem. Is this  
14 better?

15 CHAIRMAN HAMILTON: Yeah. Raise your  
16 right hand. Do you swear or affirm to tell the  
17 truth, nothing but the truth so help you God?

18 MS. LUGO: Yes.

19 CHAIRMAN HAMILTON: Give your name.

20 MS. LUGO: My name is Celena Lugo. My  
21 address is 424 King George Road, Cherry Hill, New  
22 Jersey 08034.

23 MR. EINGORN: Ms. Lugo, are you an  
24 attorney?

25 MS. LUGO: No, I'm not an attorney.



1 MR. EINGORN: Can you tell me your  
2 relationship to the application?

3 MS. LUGO: I'm part of JRM Management.  
4 JRM Management have acquired the land. All we're  
5 trying to do with the land is make it into a  
6 community garden and try to secure it.

7 MR. EINGORN: I'm sorry. I'm just trying  
8 to see who you are and who you represent. So, before  
9 you get into your colloquy, let me just read the  
10 appeal for zoning for the record.

11 The name and address of the Applicant is  
12 JRM Property Management, P.O. Box 8086, Cherry Hill,  
13 New Jersey. The Applicant is the owner of the  
14 property. But it also says that the owner of the  
15 property is Johanna Rivera, P.O. Box, same address as  
16 above. The property address is 301-303 3rd and Erie,  
17 Camden, New Jersey 08102 in an R-2 Zone with frontage  
18 of 32 feet on Erie Street and a depth of 69 feet.  
19 There's zero buildings on the lot.

20 The present use of the premises is a  
21 garden and open space. The proposed use is still a  
22 garden and open space. Proposed construction is a  
23 storage unit. The zoning officer denied a permit for  
24 an interpretation. The use is not permitted, storage  
25 unit, off-street parking. A appeal is made under the

1 zoning ordinance to permit a garden with a storage  
2 unit. And the Applicant states that it needs the  
3 fence to protect the garden and to keep the trash out  
4 and make it look more presentable. The container is  
5 a storage bin and a greenhouse.

6 MR. EINGORN: Ms. Lugo --

7 MS. LUGO: Yes.

8 MR. EINGORN: -- can you tell us about  
9 the storage unit?

10 MS. LUGO: Originally, we wanted to have  
11 a storage unit on site so that we can store away any  
12 of our tools and essentially to also use it as a  
13 greenhouse. But we were denied. I guess we wanted  
14 to move forward with just the nice fence to protect  
15 the property and the upcoming garden that we're  
16 trying to plant there.

17 MR. EINGORN: And you said the fence  
18 would be four feet tall?

19 MS. LUGO: That's the height requirement,  
20 yes.

21 MR. EINGORN: And what kind of fence are  
22 you proposing?

23 MS. LUGO: As far as material, or are you  
24 talking about --

25 MR. EINGORN: Yes, ma'am, material.

1 MS. LUGO: There's only wood or even the  
2 chicken wire fences. Or if we're allowed to, maybe  
3 the more durable plastic ones. We're willing to work  
4 with the City with whatever we're allotted.

5 MR. EINGORN: And are you attempting to  
6 surround the entire property with a fence, including  
7 the frontage?

8 MS. LUGO: Well, there's going to be an  
9 entrance in the front and on the side towards it.  
10 So, are you asking, are we going to like block it off  
11 from public access or?

12 MR. EINGORN: Well, so, the rules are  
13 different regarding whether you put the fence along  
14 the frontage of the property or not. So, I want to  
15 know -- obviously, you're going to put in a gate if  
16 you're going to surround the entire property. Are  
17 you intending to surround the entire property?

18 MS. LUGO: Yes. Yes.

19 MR. EINGORN: Yes.

20 MS. LUGO: Yes.

21 MR. EINGORN: And you're proposing two  
22 gates; is that correct?

23 MS. LUGO: And two entrances; one on the  
24 side and one on the front.

25 MR. EINGORN: Would they both be gated or

1 would they be open?

2 MS. LUGO: Well, open for the public use  
3 from dawn to dusk. Closed for protection during  
4 times when the park should be closed.

5 MR. EINGORN: Okay. Now, the denial  
6 says, interpretation may be needed for a community  
7 garden. I'm reading here that the zoning district is  
8 an R-2 zone.

9 Do you have any reason why a community  
10 garden should be permitted in an R-2 zone? Or are  
11 you going to seek the use variance so that you can  
12 have the community garden without need of the zoning  
13 ordinance?

14 MS. LUGO: Ummm -- so, essentially -- I'm  
15 sorry. Can you repeat your question?

16 MR. EINGORN: So, I don't want to put  
17 words in your mouth. Is it your testimony that this  
18 garden will be for the good of the community?

19 MS. LUGO: Yes.

20 MR. EINGORN: And it'll beautify the  
21 neighborhood?

22 MS. LUGO: Yes. That's our plans. Our  
23 plan is to get the community involved and a have  
24 space of tranquility and just a learning environment  
25 maybe in the future. But, yes, the garden is

1 intended to make the property a place of growth and  
2 positivity.

3 MR. EINGORN: And you believe it'll  
4 promote the health and welfare of the community?

5 MS. LUGO: Yes, that's the plan. We also  
6 have a non-profit organization that we just -- that I  
7 just started, that is primarily involved as far as  
8 like planning events and so forth in the future. And  
9 you said you're going to abandon the storage the  
10 unit; you're just seeking the fence and the use  
11 variance for the community garden?

12 MS. LUGO: I mean, since it was denied, I  
13 mean, we would like a storage a unit and maybe  
14 convert that into the greenhouse. If that was the  
15 reason why our application was denied, we're willing  
16 to abandon it.

17 MR. EINGORN: No. Your application was  
18 denied because a community garden is not a  
19 permissible use in the zone. In addition, this is a  
20 principal -- a storage unit would be the principal  
21 structure on the lot. That's not a permitted  
22 principal structure. So, you'd be seeking a variance  
23 for that. You're also denied for the  
24 off-street parking. Is there off-street parking or  
25 are you relying on street parking to support the

1 property?

2 MS. LUGO: I mean, I don't understand why  
3 that was in the application because I didn't request  
4 anything for parking.

5 MR. EINGORN: Well, it says it's a  
6 requirement under the zoning ordinance. That's  
7 why.

8 MS. LUGO: Okay. So, I mean, as far as  
9 parking goes, I have -- I mean, there's street  
10 parking already. There's no need for extra parking  
11 if that's what you're asking me.

12 CHAIRMAN HAMILTON: Somebody must not  
13 have told her for that.

14 MR. EINGORN: So, every new construction  
15 is required to have off-street parking, meaning,  
16 somewhere to pull off the street and onto the lot to  
17 park. You don't have that and you're relying on  
18 street parking up to the curb side. You need to tell  
19 us why, you know, that should be permissible; how  
20 much parking you think you'll need; the type of  
21 traffic you're going to see to the property.

22 MS. LUGO: I mean, the traffic is a  
23 community traffic of already live in the area. For  
24 us as far as the owners who are going to go to visit,  
25 one or two cars maybe. We don't need a huge spot;

1 huge parking permits. We just need space for a car  
2 to park in front or on the side; wherever parking is  
3 allowed. And that's pretty much it.

4 MR. EINGORN: Can you tell us, is there  
5 parking allowed on the street in front of the  
6 property?

7 MS. LUGO: Yes. From my memory, yes. I  
8 don't remember seeing any signs. There's parking in  
9 front and parking on the side, and parking across the  
10 street. There's an empty lot across the street which  
11 the whole community uses as parking any way. I'm not  
12 saying that I need to use that but everyone already  
13 uses the field next over.

14 CHAIRMAN HAMILTON: Did they give her a  
15 letter that she could use it?

16 MS. LUGO: I don't need to use it is what  
17 I'm saying.

18 MR. EINGORN: You don't anticipate any  
19 need for parking other than one or two cars for  
20 people that are cleaning the garden?

21 MS. LUGO: Yes.

22 CHAIRMAN HAMILTON: How many apartments  
23 do you got in there?

24 MS. LUGO: There's no apartments. Just  
25 rooms?

1                   MR. EINGORN: No, no. It's a community  
2 garden.

3                   MS. LUGO: It's an empty lot right now.

4                   MR. EINGORN: Tell us about the storage  
5 unit you want to put in? Is it a shed? Is it an  
6 open-air greenhouse; is it a shipping container?

7                   MS. LUGO: We originally found a shipping  
8 container which was very hard to track down. But we  
9 had lost the contract of getting the shipping  
10 container. So, now, we had to look for another  
11 alternative. But the process of the container was  
12 really to -- at first obviously storage cause we were  
13 just up and running for the community garden, but we  
14 to later extend the idea into a greenhouse where our  
15 plants, vegetables, fruits, whatever we may grow for  
16 the community could stay alive throughout the year.  
17 And it's also beneficial when the snow and the rainy  
18 season comes. That was our idea.

19                   We wanted to make it a really nice fun  
20 environment for people to come visit. I don't think  
21 we're going to do the shipping container anywhere  
22 cause we only found one and it was really hard to  
23 find a small one. So, I would have to do more  
24 research to see if I could even get another one in  
25 the future. That was the idea, a little bit of a



1 storage unit. Also, just a greenhouse. Again, just  
2 to extend the longevity of our plants and also the --  
3 you know, for people to go in there and use it when  
4 they wanted it.

5 MR. EINGORN: You didn't notice for a  
6 greenhouse so that we can't weigh in on. You did  
7 notice for a storage unit. You said you're going to  
8 seek another shipping container. So that's what the  
9 Board has to go off.

10 MS. LUGO: No. I said that if I'm  
11 allowed, I would seek another one but at this moment,  
12 I don't have another one. It's gone.

13 MR. EINGORN: Understood. But the point  
14 is, to the extent that the Board grants your  
15 application and allows you to have a shipping  
16 container storage unit, you'd be limited to that as  
17 opposed to specifically, you know, otherwise a  
18 greenhouse.

19 MS. LUGO: So maybe in the future if I  
20 wanted a greenhouse to put an application in?

21 MR. EINGORN: Everyone could put in  
22 another application for a greenhouse. But at this  
23 time if you're seeking a storage shed like maybe  
24 something you pick up at Home Depot, you might want  
25 to put that on the record now as opposed to a

1 shipping container cause you'd want to let the Board  
2 know that that's an option.

3 MS. LUGO: Okay, yes, that would be an  
4 option. Because the shipping container is no longer  
5 an option. It's already gone, the one we were  
6 looking at.

7 MR. EINGORN: Are there any questions  
8 from the Board?

9 MS. LUGO: Umm -- as far as like some  
10 questions I have is just more so --

11 MR. EINGORN: No, no. Not questions from  
12 you. For the Board -- for the Board for you. Ssorry  
13 about that. It's a little confusing.

14 MS. LUGO: That's okay. I heard wrong.  
15 No problem. So, were there any questions at this  
16 moment? I don't think so. Does anybody have  
17 questions?

18 CHAIRMAN HAMILTON: Is that it?

19 MS. LUGO: You know, we would just like a  
20 nice fence to protect our garden that we're  
21 jump-starting and that's pretty much it.

22 MR. EINGORN: Do you want to open it up  
23 to the public if there's no questions?

24 MS. LUGO: Yeah, we want the community to  
25 be involved, yeah.

1           MR. EINGORN: No, no. I mean, open the  
2 application to the public. I'm actually addressing  
3 Chairman Hamilton.

4           MS. LUGO: Oh.

5           MR. EINGORN: It's confusing.

6           CHAIRMAN HAMILTON: Hearing none, we are  
7 opening it up to the public. Hearing none from the  
8 public.

9           MR. EINGORN: So, the Applicant is here  
10 tonight proposing a community garden in an R-2 Zone  
11 and seeking a use variance to promote the health and  
12 welfare of the community. They're requesting a  
13 storage unit as the principal lot. The testimony  
14 is, it'll probably be a shed or a shipping container  
15 but the shipping container was lost. There's no  
16 off-street parking but the Applicant has testified  
17 that the need de minimus, but the applicant does need  
18 a bulk variance for parking.

19                   Does the Board have discussion of the  
20 positive and negative criteria, a motion, both?

21           VICE-CHAIRMAN HANCE: I think it's  
22 positive. Any time someone is going to take hold of  
23 a vacant lot and turn it into a garden, I think, and  
24 the community is involved, I think it is very  
25 special. So I think it's a great idea.

1 MS. LUGO: Thank you.

2 CHAIRMAN HAMILTON: Yes. I think it's  
3 nice too because we need something to make it look  
4 nice out there.

5 MS. LUGO: Yes.

6 MS. MERRICKS: I think it's an awesome  
7 idea because you need some good fresh vegetables that  
8 are home-grown just to keep our immune system up. I  
9 love it.

10 MS. LUGO: Thank you.

11 VICE-CHAIRMAN HANCE: I have just one  
12 question. If you get a shipping container, do you  
13 plan to hopefully plant some flowers or something to  
14 make it look like it's a park garden?

15 MS. LUGO: I'm sorry. Can you say it one  
16 more time? You kind of broke up. I'm sorry.

17 VICE-CHAIRMAN HANCE: If you get a  
18 shipping container, --

19 THE REPORTER: Vice-Chairman Hance is  
20 breaking up. I can't hear him.

21 MS. LUGO: I'm sorry?

22 MR. EINGORN: I think what he's asking  
23 is, if you get a shipping container, can you decorate  
24 it in a way that it will make it look like it's a  
25 part of the garden as opposed to a behemoth in the

1 middle of a vacant lot?

2 MS. LUGO: Yes. That's the --  
3 basically -- if that were to happen, we want to make  
4 it very youthful and integrated with the garden. We  
5 want to make it like pop culture, you know, something  
6 to liven the area up of Camden cause, you know,  
7 everybody likes nice things and attracted to.

8 I wouldn't just be a big pump of metal.  
9 It'll be very nice decorated; even with plants  
10 growing on the side of it. And maybe, you know,  
11 depending on the structures all around. Just  
12 depending how it goes. That was idea that the  
13 shipping container is kind of interacted; looks like  
14 the garden is growing from it.

15 CHAIRMAN HAMILTON: Okay.

16 MR. EINGORN: So, to the extent that the  
17 Board is going to propose a motion, I think  
18 Vice-Chairman Hance is proposing a condition of  
19 approval that the storage unit be decorated to meet  
20 the decor of the garden.

21 MS. LUGO: Yes, that's fine. That is  
22 possible, yes.

23 CHAIRMAN HAMILTON: Okay.

24 MR. EINGORN: Do we have a motion?

25 CHAIRMAN HAMILTON: Yeah. Can I get a

1 motion?

2 VICE-CHAIRMAN HANCE: I make a motion  
3 that we accept.

4 MR. COOPER: I second.

5 CHAIRMAN HAMILTON: Motion made and  
6 seconded.

7 MR. EINGORN: With the condition that was  
8 proposed?

9 CHAIRMAN HAMILTON: Yes.

10 VICE-CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Okay. We'll take a  
12 roll-call vote. Chairman Hamilton.

13 CHAIRMAN HAMILTON: Yes.

14 MR. EINGORN: Vice-chairman Hance.

15 VICE-CHAIRMAN HANCE: Yes.

16 MR. EINGORN: Do we have Reverend  
17 Martinez?

18 MS. DAVIS: No. He can't hear.

19 MR. EINGORN: Ms. Atwood.

20 MS. ATWOOD: Yes.

21 MR. EINGORN: Ms. Merricks.

22 MS. MERRICKS: Yes.

23 MR. EINGORN: Mr. Cooper.

24 MR. COOPER: Yes.

25 MR. EINGORN: Congratulations. Your

1 application has been granted.

2 MS. LUGO: Thank you so much, you guys.  
3 I really appreciate it. Thank you so much.

4 MS. MERRICKS: You be well.

5 MS. LUGO: Thank you.

6 CHAIRMAN HAMILTON: You're welcome.

7 MR. EINGORN: Have a nice night.

8 MS. LUGO: You too. You guys stay safe  
9 and have a blessed day.

10 MR. EINGORN: The next application on the  
11 agenda would be Mr. Matos.

12 MR. GONZALES: Yes, Matos.

13 MR. EINGORN: Good evening, Mr. Gonzalez.

14 MR. GONZALEZ: Good evening.

15 MR. EINGORN: Do you have any witnesses  
16 tonight?

17 MR. GONZALEZ: Mr. Matos, I believe, is  
18 standing by. I don't know if he can hear us. Can  
19 you hear us, Mr. Matos? Is he on?

20 MS. MILLER: No, I don't see anything for  
21 him.

22 MR. GONZALEZ: I'll text him to make  
23 sure.

24 MR. PASTORIZA: He's not on Zoom.

25 CHAIRMAN HAMILTON: You ain't got nothin'

1 for him?

2 MS. MILLER: He's not here; he's not in.  
3 He's not in the waiting room.

4 MR. GONZALEZ: I can proceed if you wish.

5 MR. EINGORN: I don't know how we can  
6 enter evidence on the record without somebody who can  
7 testify to it.

8 MR. GONZALEZ: And another factor is, he  
9 needs a Spanish interpreter, unless I would be  
10 allowed to interpret for him?

11 MR. EINGORN: We generally don't provide  
12 interpreters. If Mr. Matos needs an interpreter,  
13 he'll have to bring somebody who needs to sworn.

14 CHAIRMAN HAMILTON: He has to bring his  
15 owner interpreter.

16 MR. EINGORN: We will accept a family  
17 member generally.

18 MR. GONZALEZ: Okay. If I could just  
19 have one second. I will call to make sure he's --

20 MR. EINGORN: Okay.

21 MR. GONZALEZ: We've been texting and I  
22 thought he was online there.

23 MR. EINGORN: Do you want me to take the  
24 next application?

25 MR. GONZALEZ: Go ahead and do the next



1 application and I'll speak to Mr. Matos. Can you put  
2 your phone on mute?

3 MR. GONZALEZ: I will. I'll step away.

4 MR. EINGORN: The next application that  
5 we have on the agenda is DRDK&D United, LLC, 2731  
6 Harrison Avenue. Is that Ms. White?

7 MS. WHITE: Hello, yes, I'm here.

8 MR. EINGORN: Good evening.

9 MS. WHITE: Hi, good evening. How are  
10 you?

11 MR. EINGORN: Very well. Yourself?

12 MS. WHITE: I'm good thank you.

13 MR. EINGORN: Very well.

14 I'll read the appeal for zoning. The  
15 name of the Applicant is DRKD&D United, LLC, 48  
16 Springdale Drive, Gloucester City, New Jersey.  
17 The Applicant is a tenant in the property seeking a  
18 home-based business.

19 The owner of the property is, and I'm  
20 going to butcher this, I'm sorry, Sadeara White. The  
21 property is located at 2731 Harrison Avenue in  
22 Camden, New Jersey in an R-2 Zoning District. It has  
23 a lot frontage of 25 feet on Harrison Avenue with a  
24 depth of 35 feet. There's one building on the lot.  
25 The main level is 26 by 25 by 27.

1 CHAIRMAN HAMILTON: What's the address?

2 MR. EINGORN: 2731 Harrison Avenue.

3 CHAIRMAN HAMILTON: Okay.

4 MR. EINGORN: It's presently a  
5 single-family home but the Applicant proposes a  
6 home-based federal government contract consulting  
7 defense company which includes but not limited to  
8 food, clothing, vehicles, weaponry and other  
9 operational support.

10 The application -- the permit was denied,  
11 excuse me. Interpretation is needed relative to the  
12 procurement of weapons and military equipment.  
13 Appeal is made under the zoning ordinance to permit  
14 the Applicant to operate administratively as a  
15 home-based business.

16 The reasons why the appeal should be  
17 granted are: Limitless opportunities for local and  
18 small and large businesses. The property will solely  
19 be used for administrative purposes. Access to the  
20 federal government marketplace; the founders are  
21 native of the City of Camden and intends on giving  
22 back to the community in an abundance.

23 Ms. White, are you the owner and operator  
24 of the Applicant?

25 MS. WHITE: Yes, I am.

1 MR. EINGORN: Do you own that solely?

2 MS. WHITE: Yes, I do.

3 MR. EINGORN: Very good. Can you tell us  
4 a little bit about what you're seeking?

5 MS. WHITE: So, I am speaking --

6 CHAIRMAN HAMILTON: Hold up a minute.

7 MR. EINGORN: I have to swear you in.

8 CHAIRMAN HAMILTON: Is she an attorney?

9 MR. EINGORN: Are you an attorney  
10 licensed to practice, ma'am?

11 MS. WHITE: Who is that question for?  
12 Me?

13 MR. EINGORN: That's for you, ma'am.  
14 I apologize.

15 MS. WHITE: No, I am not sure.

16 CHAIRMAN HAMILTON: Raise your hand. I  
17 got to swear you in.

18 MS. WHITE: Okay.

19 CHAIRMAN HAMILTON: Do you swear or  
20 affirm to tell the truth, nothing but the truth, so  
21 help you God?

22 MS. WHITE: Yes.

23 CHAIRMAN HAMILTON: State your name and  
24 address?

25 MS. WHITE: Dana White. My home address

1 is 2731 Harrison Avenue, Camden, New Jersey 08105.

2 CHAIRMAN HAMILTON: Okay.

3 MS. WHITE: What was the question  
4 again?

5 MR. EINGORN: You want to tell us about  
6 your application; what you're seeking; why you're  
7 seeking it.

8 MS. WHITE: So, I am seeking zoning in  
9 order to operate my business from out of -- the first  
10 floor is essentially a basement area. For ten years  
11 I have to keep my client's customers. I have to keep  
12 my customers' and my clients' records for ten years.  
13 That's where they will be stored. There will be a  
14 filing cabinet. As far as the weapons, everything  
15 is drop shipping so, I myself, will not be touching  
16 anything that's sent to the military. I strictly  
17 need a space in order to keep records.

18 I go to clients and customers. They do  
19 not come to me. If we do, we meet out in public.  
20 And also as far as the drop shipments, I will go to  
21 manufacturers. However, everything stays there.  
22 Nothing comes out. I'm not storing anything. I  
23 already spoke ATF. Both federal explosives and I  
24 guess you could say arms just to put it into a  
25 nutshell as a broader term. But before I can get

1 either one of my licenses, I need zoning. After I go  
2 through this process, I have to go through New Jersey  
3 State, the state license. And then I go through the  
4 AFT.

5 I already spoke with the AFT director who  
6 was out of Philadelphia and there's one here in New  
7 Jersey in Cherry Hill out on Route 38. I got my  
8 fingerprints done. I already paid for the  
9 application. Now, it's just a matter of being clear  
10 for zoning because I'm operating out of Camden, New  
11 Jersey. A question that I got a few times before  
12 was, well, why Camden?

13 I'm a native of Camden; born and raised  
14 on Lansdowne Avenue and I went to Camden High School  
15 and graduated from Camden High School and was  
16 selected as queen of the class. And then I graduated  
17 from Fairleigh Dickinson University and then I went  
18 on to the military. So, because I am a military  
19 veteran, that is why I choose not only to be a  
20 consultant, but also to use my leverage as a veteran  
21 and go into the sector of defense contracting because  
22 it's what I know.

23 MR. EINGORN: So, essentially, you're  
24 really seeking a home office with a storage area for  
25 files?

1 MS. WHITE: Yes.

2 MR. EINGORN: Okay. And the application  
3 is an interpretation needed for the Zoning Board. I  
4 don't -- let me get my book. One second. I'm sorry.  
5 I think under the law, a home office would be a  
6 permitted use in this zoning district. But the Board  
7 does have in its power as a quasi judicial body, to  
8 give an interpretation that such a use would be  
9 permitted in this zoning district.

10 I believe that's what the Applicant, from  
11 what I'm hearing, is asking this Board to provide is  
12 the interpretation that was required by the zoning  
13 office. Does the Board have any questions -- hey,  
14 there's Reverend Martinez. Does the Board have any  
15 questions for the Applicant regarding the  
16 requested interpretation for a home office?

17 MR. COOPER: Yes, I have a question.  
18 When you say you're having clothing and then military  
19 weapons, nothing will be stored there at that site,  
20 correct?

21 MS. WHITE: Correct. Nothing will be  
22 stored at that site.

23 MR. COOPER: So, is this an office to do  
24 paperwork and shipping stuff here and there?

25 MS. WHITE: Correct.

1 MR. COOPER: Okay.

2 CHAIRMAN HAMILTON: Okay.

3 MR. EINGORN: You can make that a  
4 condition of the interpretation if you want.

5 MR. COOPER: Yes.

6 MR. EINGORN: Ma'am, we did receive your  
7 packets. In the future, I would suggest redacting  
8 your social security number just for good measure.

9 MS. WHITE: Okay.

10 MR. EINGORN: Just because these are  
11 public documents.

12 MS. WHITE: Okay, will do.

13 MR. EINGORN: Are there any other  
14 questions from the Board tonight for the  
15 Applicant?

16 VICE-CHAIRMAN HANCE: Yes. I have a  
17 question. For the shipping part, what are you  
18 shipping out?

19 MS. WHITE: If I think I heard you  
20 correctly, you were asking me what is it that I'm  
21 shipping?

22 VICE-CHAIRMAN HANCE: Shipping out?

23 MS. WHITE: Say it one more time?

24 VICE-CHAIRMAN HANCE: Your home office is  
25 strictly paperwork?

1 MS. WHITE: Yes.

2 VICE-CHAIRMAN HANCE: I did hear  
3 shipping. Are you going to be shipping?

4 MS. WHITE: It is strictly paperwork. So  
5 what my company does is procurement. So in  
6 procurement, all I would do, even on the defense  
7 contracting side, I myself, I am not the manufacturer  
8 nor am I the supplier. I am the middle woman to  
9 connect the military and federal government with the  
10 civilian side. And so a lot of people are not  
11 familiar with the federal government marketplace, but  
12 I'm already registered at Sam.gov which is System  
13 for Award Management.

14 So, I seek these contracts and I do a lot  
15 of target marketing. So, say for instance, if there  
16 is someone who wants to help out the military and  
17 I've already gone over everything that they're able  
18 to do as far as what they provide and what they  
19 supply. And that's who I will go in order to supply  
20 the military. And we help them through the entire  
21 contract, you know, until the contract is finished.

22 VICE-CHAIRMAN HANCE: Thank you.

23 MS. WHITE: So as far as the shipment,  
24 no, I still wouldn't personally or physically ship  
25 anything. Everything is drop shipping. So, I'll



1 give you an example. I'll make it quick. I received  
2 an e-mail from a Captain Bradley from West Point.  
3 And West Point is where a lot of cadets, where they  
4 train at.

5           And, so, in that email he was requesting  
6 a projectile. But he only wanted like the frangible  
7 prototype. He just wanted about 25 of them. He  
8 wanted 25 just to see how his cadets would train with  
9 them. A frangible projectile is essentially a bullet  
10 that does not pierce. Instead of piercing, it  
11 disintegrates into nothing. And so, it's easier and  
12 better for the cadets to train and it's more safe.

13           I did find a manufacturer to supply that.  
14 He just wanted a prototype; that's all he wanted; 25  
15 prototypes. But I had to let the contract go because  
16 I didn't have the zoning. Only where I'm able to  
17 fulfill that type of contract for the military, is to  
18 have both my FFL which is my Federal Firearms License  
19 and my FEO which is my Federal Explosive License.

20           It doesn't change anything as far as me  
21 being a civilian. I still have to follow all of the  
22 laws. I still essentially had to get my own personal  
23 licenses if I wish to carry it. I don't carry  
24 firearms. I just wish to, you know, make sure that  
25 the contract that I'm fulfilling, that I'm fulfilling

1    them by going to the suppliers, going to the  
2    manufacturers and making sure that they have quality  
3    products.  It may not even necessarily be a full  
4    weapon.  It may just be a part of a weapon.  But  
5    essentially it will just get drop shipped.

6                    There's another part of the drop  
7    shipments because now a lot of manufacturers have  
8    caught on to, you know, people like myself or even  
9    clients needing somewhere to store everything.  Like  
10   say with COVID, with COVID going on, a lot of  
11   storage -- there's a lot of storage issues.  Well,  
12   they charge a fee to store it there at the  
13   manufacturer and the suppliers.  So, that's not an  
14   issue.  I would just have to, you know, provide a  
15   fee.  But at the end of the day, I still won't have  
16   any issues as far as containment and shipping.

17                   VICE-CHAIRMAN HANCE:  Thank you.

18                   CHAIRMAN HAMILTON:  That shouldn't be a  
19   problem.

20                   MS. MERRICKS:  Are you the only employee  
21   or will you have employees?

22                   MS. WHITE:  I am the only employee for  
23   right now.  Even in the future, I am the only one who  
24   will handle the ones that have to do with weapons  
25   because you have to have a license in order to do

1 that kind of work. So, I don't plan on -- that's the  
2 whole purpose of me doing it on my own is because I'm  
3 familiar with it because I do have military  
4 background and I can't afford to hire any employees  
5 right now. So, I'm a one-man here.

6 CHAIRMAN HAMILTON: How many weapons do  
7 you have? How many weapons are going to be on the  
8 property?

9 MS. WHITE: None.

10 CHAIRMAN HAMILTON: Okay.

11 MS. WHITE: None whatsoever.

12 CHAIRMAN HAMILTON: Okay. Any other  
13 questions?

14 MR. EINGORN: None.

15 CHAIRMAN HAMILTON: We'll open it up to  
16 the public. Opened up to the public.

17 MR. EINGORN: Hearing none.

18 CHAIRMAN HAMILTON: Hearing none. Okay.  
19 To the members, what do you think?

20 VICE-CHAIRMAN HANCE: Drop shipments,  
21 is that -- is that where you don't touch anything  
22 with the drop shipment? Do you touch it at all?

23 MS. WHITE: No. Everything is pretty  
24 much -- everything as far as drop shipment, it's  
25 coordinated by myself as well as the supplier and the

1 manufacturer.

2 CHAIRMAN HAMILTON: Okay.

3 MS. WHITE: In a nutshell, I'm signing  
4 papers, telling them -- giving them the deadline and  
5 letting them know the time it has to be there. At  
6 the most or at the least, I will be there on the  
7 military installation to make sure that it's  
8 delivered on time.

9 CHAIRMAN HAMILTON: I don't see no  
10 problem with that.

11 MS. WHITE: They have to sign off on  
12 that.

13 CHAIRMAN HAMILTON: I don't see a  
14 problem. She's from Camden and she's got her  
15 business right there in Camden so I don't see no  
16 problem.

17 MR. COOPER: Would you have any signage  
18 on that property stating the company and what you're  
19 doing? I would hate for somebody to find out what  
20 you're doing and, you know, thinking you're storing  
21 things in that building and coming in and trying to  
22 rob you and take your records or whatever.

23 MS. WHITE: Well, the house is just a  
24 single-family home. Again, it is the first floor  
25 which is the basement. I take paperwork in there. I

1 go in there with briefcases like this and that's it.  
2 This is just one of the many briefcases that I have  
3 for paperwork.

4 MR. EINGORN: The question was signage.  
5 Are you going to put up a sign that says, this is the  
6 home of your business?

7 MS. WHITE: I think that that would  
8 bring about too much attraction.

9 CHAIRMAN HAMILTON: Right.

10 MS. WHITE: That is why, you know, I was  
11 very leery about, you know, going through the mailing  
12 process to make them aware.

13 CHAIRMAN HAMILTON: She don't need no  
14 sign up. That'll attract too much attention.

15 MS. WHITE: Yeah. I don't want to be  
16 seen as the lady who, you know, is into weapons and  
17 she has a federal firearms. No. I want to be  
18 unknown. And the people I deal with are my clients  
19 even if I'm doing something for the state with GSA.  
20 GSA is General Service Administration where they  
21 actually have it down to where the state and local  
22 governments can purchase from GSA. I don't mind, you  
23 know, helping the state out with the things like  
24 that. I still don't want to be known as or for that.

25 CHAIRMAN HAMILTON: Okay.

1 MR. EINGORN: Do we have a motion?  
2 Again, the Applicant is seeking an interpretation  
3 from the Board that her use is a permitted use in the  
4 R-2 zoning district for a home office to procure  
5 weapons and military equipment. Testimony was that  
6 there will be no storage on site. Everything will be  
7 drop-ship.

8 CHAIRMAN HAMILTON: I make a motion that  
9 it should be allowed.

10 MS. MERRICKS: I second.

11 MR. EINGORN: I'll take a roll-call vote  
12 on the motion to approve with the condition that  
13 there will be no storage of weapons or ammunition on  
14 the subject property. Chairman Hamilton.

15 CHAIRMAN HAMILTON: Yes.

16 MR. EINGORN: Vice-chairman Hance.

17 VICE-CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Reverend Martinez. You're  
19 muted.

20 MR. COOPER: He's muted.

21 MR. EINGORN: Okay. Let the record  
22 reflect that Mr. Martinez is shaking his head 'yes.'  
23 Ms. Atwood.

24 MS. ATWOOD: Yes.

25 MR. EINGORN: Ms. Merricks.

1 MS. MERRICKS: Yes.

2 MR. EINGORN: Mr. Cooper.

3 MR. COOPER: Yes.

4 MR. EINGORN: Very good.

5 Congratulations. Your application has been granted  
6 with condition.

7 MS. WHITE: Thank you guys.

8 MR. EINGORN: It was nice meeting you.

9 CHAIRMAN HAMILTON: Good luck.

10 MR. EINGORN: Mr. Gonzalez, are we ready?

11 MR. GONZALEZ: I believe so, yes.

12 MR. EINGORN: And do we have Mr. Matos  
13 available?

14 MR. GONZALEZ: Did he respond?

15 CHAIRMAN HAMILTON: No.

16 MR. GONZALEZ: He tells me that he's on.

17 MR. EINGORN: I don't see him on the  
18 list.

19 MR. GONZALEZ: We spoke and we've been  
20 communicating and he said he's on.

21 CHAIRMAN HAMILTON: He's not on the list.

22 MR. EINGORN: Evita, do you see him?

23 MS. DAVIS: I don't see him.

24 MR. GONZALEZ: We're on. Mr. Matos,  
25 we're on. They don't see you. Can you see them?

1 We're ready for you. He says that he's on.

2 CHAIRMAN HAMILTON: Does he have a  
3 family member to help him.

4 MR. GONZALEZ: He speaks English.

5 MR. PASTORIZA: There's no indication on  
6 the screen that there's anybody named Matos.

7 CHAIRMAN HAMILTON: Yeah, right. I got  
8 his paperwork here.

9 MR. GONZALEZ: Understood. We're waiting  
10 for you. We're on the Zoom conference. Can you see  
11 them?

12 CHAIRMAN HAMILTON: We can't see him.

13 MR. GONZALEZ: Can you hear them, Mr.  
14 Matos?

15 MR. MATOS: Yes.

16 MR. GONZALEZ: Can you hear the  
17 conference?

18 MR. MATOS: Yes.

19 CHAIRMAN HAMILTON: Don't we have to see  
20 him?

21 MR. PASTORIZA: His name would have to --  
22 somebody's name would have to show up. He's not on  
23 the screen.

24 MS. DAVIS: He's not logged on.

25 MR. PASTORIZA: He's not indicated as



1 participating in this meeting.

2 MR. GONZALEZ: You're not in the  
3 conference call or video, Mr. Matos. He's trying.

4 VICE-CHAIRMAN HANCE: Sounds like he's on  
5 a cell phone.

6 MR. GONZALEZ: He and I were speaking by  
7 cell phone, correct.

8 CHAIRMAN HAMILTON: We still don't see  
9 him yet.

10 MR. PASTORIZA: He's not on here because  
11 there's 12 boxes and there's 12 participants  
12 according to the count and none of them are --

13 CHAIRMAN HAMILTON: Right. He's not on,  
14 right?

15 MR. GONZALEZ: I'm trying again for Mr.  
16 Matos.

17 CHAIRMAN HAMILTON: Is this the last one,  
18 right?

19 MR. EINGORN: Yes, sir. Mr. Gonzales, we  
20 appreciate your efforts. Thank you.

21 MR. GONZALEZ: Thank you. And I apologize  
22 for the mix up.

23 MR. EINGORN: It happens. This is our  
24 first time too.

25 MR. GONZALEZ: I know he said he's

1 logging on now. I heard something.

2 MR. PASTORIZA: He would go into a  
3 waiting room and he's not in the waiting room yet.

4 MR. GONZALEZ: Okay.

5 MR. PASTORIZA: I'll tell you when he  
6 comes in. If he comes in, we'll allow him  
7 immediately.

8 CHAIRMAN HAMILTON: I thought Juan had  
9 that together.

10 MR. GONZALEZ: Me too.

11 CHAIRMAN HAMILTON: You're an attorney.  
12 I thought you had it together.

13 MR. GONZALEZ: So did I. Okay he's on.

14 MR. PASTORIZA: He's got to connect. It's  
15 not connecting. His audio is in.

16 MR. GONZALEZ: Mr. Matos.

17 MR. MATOS: Yes, I'm here.

18 MR. GONZALEZ: Okay. We can hear Mr.  
19 Matos.

20 CHAIRMAN HAMILTON: We got to see him.

21 MR. PASTORIZA: Mr. Matos, are you using  
22 a phone?

23 MR. MATOS: Yes, I'm here. I'm using a  
24 Tablet.

25 MR. PASTORIZA: There's a button for you

1 to be seen.

2 MR. MATOS: Start video, oh, I see it.

3 MR. GONZALEZ: Okay, he's on. That is  
4 Mr. Matos.

5 MR. EINGORN: Would you like the  
6 Applicant to be sworn?

7 MR. GONZALEZ: Yes, please.

8 CHAIRMAN HAMILTON: Raise your right  
9 hand. Do you swear or affirm to tell the truth,  
10 nothing but the truth so help you God?

11 MR. MATOS: Yes, I swear.

12 CHAIRMAN HAMILTON: Give your name and  
13 address.

14 MR. MATOS: Mr. Rudy Matos, 605 South  
15 Park, Elizabeth, New Jersey 07206.

16 MR. EINGORN: You can put your hand down  
17 now. Mr. Gonzalez, do you want to tell us about the  
18 application and give us the testimony for your  
19 witness?

20 MR. GONZALEZ: Yes. Thank you. This  
21 goes back to October of 2019, the zoning permit  
22 denial regarding a storage shed at the property north  
23 side Mickle Street, 260 feet east of 24th Street. I  
24 believe the street address is 2429 Mickle Street,  
25 Camden, New Jersey 08105.

1           The denial requested: No. 1: Two  
2 principal structures not permitted on the same lot.  
3 A (D) use variance is needed.

4           No. 2: Side yard 25 square feet and rear  
5 yard 20 square feet are deficient. (C) bulk variance  
6 is needed for each.

7           And No. 3: Off-street parking may be  
8 needed depending on the use of the building.

9           The matter was to be heard in February of  
10 2020. It got carried to March 2020. At that meeting  
11 in March it was carried to April and then the  
12 pandemic hit and here we are now. Shall I proceed?  
13 Shall I continue?

14           CHAIRMAN HAMILTON: Yes.

15           MR. EINGORN: Tell us about what's going  
16 on.

17           MR. GONZALEZ: In the appeal for zoning,  
18 Mr. Matos included a survey of the property which  
19 shows two structures, a metal building and a trailer.  
20 The trailer is the storage shed in question.

21           Also included in his appeal is a tax bill  
22 for 2019 which goes the description of that shed as a  
23 carport. And the deed of the property when acquired  
24 by Mr. Matos is dated February 25, 2015. That's when  
25 Mr. Matos acquired the property. And also several

1 pictures were included, photos.

2 MR. EINGORN: And so, what is the use of  
3 these two buildings?

4 MR. GONZALEZ: Mr. Matos, could you  
5 explain what is being used -- what the shed is being  
6 used for? What do you have in the shed?

7 MR. MATOS: Like a storage.

8 MR. GONZALEZ: What type of storage?  
9 What do you keep in there?

10 MR. MATOS: Car parts and sometimes cars  
11 in the building.

12 MR. GONZALEZ: And in the property in  
13 question, there's only the two building, is that  
14 correct, the metal building and the storage shed?

15 MR. MATOS: Yes, sir.

16 MR. GONZALEZ: It's not residential; no  
17 one lives there?

18 MR. MATOS: No, sir.

19 MR. GONZALEZ: So, the storage shed in  
20 the photos that were submitted to the Zoning Board,  
21 it looks like one of those construction-type office  
22 trailers; is that correct?

23 MR. MATOS: Container. The one you said,  
24 the container.

25 MR. GONZALEZ: Like a shipping

1 container?

2 MR. MATOS: Yes.

3 MR. GONZALEZ: Do you know the size of  
4 the shed?

5 MR. MATOS: 30 by 20 by 12. It's 30 feet  
6 long and 20 wide and then 12 tall.

7 CHAIRMAN HAMILTON: How big the container?

8 MR. MATOS: 40 by 20. Like a 40-foot  
9 container.

10 MR. GONZALEZ: There will be no need for  
11 off-street parking; is that correct, Mr. Matos?

12 MR. MATOS: No.

13 MR. GONZALEZ: You have spaces on the  
14 property for one or two cars if you need it?

15 MR. MATOS: More than that.

16 MR. GONZALEZ: So, you don't think that  
17 you would need to park on the street?

18 MR. MATOS: No.

19 MR. GONZALEZ: In terms of the size,  
20 that's the only thing that the property is being used  
21 for, for storage?

22 MR. MATOS: Yes, sir.

23 MR. GONZALEZ: Again, no one lives there?

24 MR. MATOS: No, sir.

25 MR. GONZALEZ: Is it true that you

1 acquired the property in February of 2015?

2 MR. MATOS: Yes, sir.

3 MR. GONZALEZ: Do you recall when you  
4 obtained the storage --

5 MR. MATOS: No. February 25.

6 MR. GONZALEZ: Of 2015?

7 MR. MATOS: Yes.

8 MR. GONZALEZ: When did you obtain the  
9 storage shed, the trailer?

10 MR. MATOS: The trailer was on the 17th.  
11 The trailer was in the summer of 2017. And then the  
12 building was on the summer of '18.

13 CHAIRMAN HAMILTON: 2018?

14 MR. MATOS: Yes, sir.

15 CHAIRMAN HAMILTON: And 2017, right?

16 MR. MATOS: Yes, sir. The trailer in '17  
17 and the building in '18.

18 MR. EINGORN: Was the lot originally  
19 vacant?

20 MR. MATOS: Yes.

21 MR. EINGORN: Are you operating a  
22 business from the premises?

23 MR. MATOS: No. Just to park; to buy  
24 cars; just for storage.

25 MR. EINGORN: What are the neighboring

1 properties like?

2 MR. MATOS: It's like not many  
3 residents. They got like body shops around. They  
4 got mechanic shops. They got a lot of empty lots.

5 MR. EINGORN: No one is living next to  
6 this property?

7 MR. MATOS: What?

8 MR. EINGORN: Are there any homes next to  
9 this property?

10 MR. MATOS: I think on the rear on  
11 another street. A few lots on the right side. I  
12 think like there's three lots. And ten lots on the  
13 left side; empty lots.

14 MR. GONZALEZ: Is it your testimony, Mr.  
15 Matos, that the properties on either side of your  
16 property, are empty lots?

17 MR. MATOS: They got one like a short  
18 one. I don't know exactly what they do. I think  
19 work with cars.

20 MR. GONZALEZ: There are no homes next to  
21 your property?

22 CHAIRMAN HAMILTON: Juan, you said empty  
23 lots?

24 MR. MATOS: On the left side is like ten  
25 empty lots all the way down. On the front it's two



1 empty lots on the side. It looks like to me they  
2 work with cars. I don't know. It's always closed.  
3 Then three lots on the right, they got a house. Then  
4 in the rear, they got like a two homes.

5 CHAIRMAN HAMILTON: Okay. All right.

6 MR. GONZALEZ: Any other questions from  
7 the Board?

8 MR. MATOS: They're like always empty  
9 homes. Real nice house, the residents.

10 MR. COOPER: I do have a question. When  
11 he purchased this land, these trailers were not on  
12 there at all? He put those trailers on there  
13 later?

14 MR. MATOS: Yes, sir. But I got good  
15 investment. Prior to that, they give it to me for a  
16 real cheap price. And they just put it there. And  
17 the City said that I cannot put it on the ground.

18 THE REPORTER: Please repeat. I cannot  
19 understand. There's background noise.

20 MR. EINGORN: Please repeat which you  
21 said just said.

22 MR. GONZALEZ: Mr. Matos, can you repeat  
23 again?

24 MR. MATOS: Yes. Like I tell them, I got  
25 the one container real cheap before so I just put it

1 there. And the City said that I cannot put it on top  
2 of the ground. I put it on a base on top and just  
3 leave it there.

4 MR. GONZALEZ: So, the trailers and the  
5 storage shed help you keep your lot clean; is that  
6 correct?

7 MR. MATOS: Yes, sir

8 MR. GONZALEZ: So, you're keeping it  
9 clean?

10 MR. MATOS: Yes. Like the City said you  
11 have to do it the right way.

12 MR. GONZALEZ: So, you're not -- on your  
13 lots on the outside of the trailer, you don't have  
14 materials, car parts, junk and stuff on the lot; is  
15 that correct?

16 MR. MATOS: No, sir. Right.

17 CHAIRMAN HAMILTON: Anymore questions?  
18 I'll open it up to the public. No public there.  
19 How about the Board? Any questions from the Board?

20 MR. EINGORN: So just to break it down.  
21 Essentially, the Applicant is seeking two storage  
22 units in a residential zone. And he's seeking to  
23 vary from the bulk requirements for rear and side  
24 yard setback. The Applicant is stating that he  
25 doesn't need additional parking because he has

1 multiple spaces on the lot; is that correct?

2 MR. MATOS: Yes.

3 MR. EINGORN: Does the Board want to  
4 discuss the positive and negative criteria?

5 CHAIRMAN HAMILTON: The positive and  
6 negative criteria.

7 MR. COOPER: The positive in that area,  
8 that was probably an empty lot that was over-ran and  
9 everything. He's trying to do something with it, you  
10 know. If he can keep the property clean, you know,  
11 it has to be a positive for that area.

12 CHAIRMAN HAMILTON: Yeah.

13 MR. GONZALEZ: If I may, that is our main  
14 point that Mr. Matos is keeping -- benefiting the  
15 community, the neighborhood by keeping it clean and  
16 neat and tidy as opposed to having a lot of materials  
17 on his empty lot.

18 CHAIRMAN HAMILTON: Anybody else on the  
19 Board? I think it's positive because he's keeping it  
20 clean it out there.

21 MR. GONZALEZ: Correct.

22 CHAIRMAN HAMILTON: I make a motion that  
23 he be granted.

24 MR. COOPER: I second it.

25 MR. EINGORN: I'll take a roll-call vote.

1 Chairman Hamilton.

2 CHAIRMAN HAMILTON: Yes.

3 MR. EINGORN: Vice-chairman Hance.

4 VICE-CHAIRMAN HANCE: I didn't hear  
5 anything. I just got back on.

6 CHAIRMAN HAMILTON: We're making a  
7 motion. We granted him. We called your name.

8 MR. EINGORN: Vice-chairman Hance, are  
9 you there? How about Reverend Martinez? Is Reverend  
10 Martinez there?

11 MS. MILLER: He seemed to have left the  
12 room.

13 MR. EINGORN: Vice-Chairman Hance, are  
14 you still there?

15 VICE-CHAIRMAN HANCE: Yes.

16 MR. EINGORN: Did you hear the  
17 application?

18 VICE-CHAIRMAN HANCE: No, I didn't.

19 MR. EINGORN: The Applicant has two  
20 storage sheds on the lot. He's seeking multiple  
21 non-permitted structures to store car parts and cars.  
22 If you look in your application packet, he's got a  
23 metal two-car garage-type and a trailer.

24 The Board has discussed that they like  
25 the fact that he keeps the area clean and that these

1 storage sheds help keep the parts off the floor. In  
2 addition, there was testimony that the neighboring  
3 properties are mainly vacant. There's some kind of  
4 mechanic shop to one side. And so the Applicant also  
5 states that there was sufficient parking on the  
6 property; that an off-street parking variance  
7 wouldn't be necessary because he could park more than  
8 two cars.

9 VICE-CHAIRMAN HANCE: Okay.

10 MR. EINGORN: We opened to the public.  
11 The public was nobody. And we have a motion from  
12 Chairman Hamilton and a second from Mr. Cooper.  
13 Chairman Hamilton has voted in favor of the  
14 application. Now, we've moved to you. Do you have  
15 any questions?

16 VICE-CHAIRMAN HANCE: Are we voting on  
17 the storage?

18 MR. EINGORN: On the storage unit.

19 VICE-CHAIRMAN HANCE: He's not fixing  
20 cars; he's just storing parts?

21 CHAIRMAN HAMILTON: It's on a motion now.

22 MR. EINGORN: Can the Applicant tell Mr.  
23 Hance whether or not he's working on cars there or  
24 just storing parts?

25 MR. GONZALEZ: Can you hear, Mr. Matos?

1 MR. MATOS: Yes.

2 MR. GONZALEZ: Do you work on any cars  
3 there or are you only storing parts?

4 MR. MATOS: Storage.

5 MR. GONZALEZ: Only storage. The answer  
6 is only storage.

7 CHAIRMAN HAMILTON: All right. Okay.

8 MR. GONZALEZ: Any other questions?

9 CHAIRMAN HAMILTON: I made a motion that  
10 he be granted.

11 MR. EINGORN: Mr. Hance, do you feel  
12 comfortable voting on this application or do you need  
13 more information?

14 VICE-CHAIRMAN HANCE: I'm good. I get  
15 what you're doing.

16 MR. EINGORN: I'm sorry?

17 VICE-CHAIRMAN HANCE: I'll vote on it.

18 MR. EINGORN: Are you voting yes?

19 VICE-CHAIRMAN HANCE: There's a TV on  
20 somewhere. I can't barely hear you.

21 MR. EINGORN: Does somebody have a radio  
22 on?

23 CHAIRMAN HAMILTON: Somebody's got  
24 something on there.

25 MR. PASTORIZA: Mr. Matos has background

1 noise. I have to mute him for that reason.

2 MR. EINGORN: Okay. Vice-Chairman Hance,  
3 do you want to weigh in on the application?

4 VICE-CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Reverend Martinez.

6 REVEREND MARTINEZ: Yes.

7 MR. EINGORN: Ms. Atwood.

8 MS. ATWOOD: Yes.

9 MR. EINGORN: Ms. Merricks.

10 CHAIRMAN HAMILTON: She went somewhere.  
11 She got out of her seat.

12 MS. MILLER: She's muted. She's talking  
13 but she can't be heard.

14 MR. EINGORN: Ms. Merricks. you're on  
15 mute.

16 MS. MERRICKS: I unmuted. Can you hear  
17 me now?

18 MR. EINGORN: Yes.

19 MS. MERRICKS: I vote yes.

20 MR. EINGORN: And Mr. Cooper.

21 MR. COOPER: Yes.

22 MR. EINGORN: Congratulations, Mr. Matos,  
23 your application has been granted.

24 MR. MATOS: Thank you.

25 MR. EINGORN: Good seeing you, Mr.

1 Gonzalez.

2 MR. GONZALEZ: I'm logging off.

3 MR. EINGORN: The last matter tonight are  
4 the Resolutions from last March 2020 granting bulk  
5 variance for Felix Estevez.

6 Granting Use Variance and Site Plan for  
7 Joseph Incandela.

8 Granting Site Plan for 2474 Baird  
9 Boulevard.

10 Granting Use Variance and Bulk Variance  
11 for Briana Hernandez.

12 And Granting Bulk Variance for 3108  
13 Waldorf Avenue.

14 Do we have a motion to adopt the  
15 Resolutions from March 2020?

16 MS. DAVIS: Kyle, we have one more  
17 Resolution that wasn't on there and that's 827 Walnut  
18 Street.

19 MR. EINGORN: My apologies. And we also  
20 have the Resolution for 827 Walnut Street.

21 MS. ATWOOD: Motion to adopt.

22 MR. EINGORN: Do we have a second?

23 CHAIRMAN HAMILTON: I second.

24 MR. EINGORN: I'll take a roll-call vote.  
25 Chairman Hamilton.



1 CHAIRMAN HAMILTON: Yes.

2 MR. EINGORN: Vice-Chairman Hance.

3 VICE-CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Reverend Martinez.

5 REVEREND MARTINEZ: Yes.

6 MR. EINGORN: Ms. Atwood.

7 MS. ATWOOD: Yes.

8 MR. EINGORN: Ms. Merricks.

9 MS. MERRICKS: Yes.

10 MR. EINGORN: Mr. Cooper.

11 MR. COOPER: Yes.

12 MR. EINGORN: So moved. We need a motion  
13 to adjourn.

14 MR. COOPER: Motion to adjourn.

15 CHAIRMAN HAMILTON: I second it.

16 MR. EINGORN: All in favor?

17 THE BOARD: Yays.

18 MR. EINGORN: Good job everyone. Thank  
19 you.

20 - - -

21 (\*Meeting concluded at 7:16 p.m.\*)

22

23

24

25

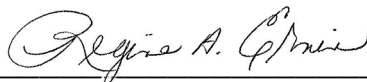
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<p style="text-align: center;">*</p>	<p><b>apologies (1)</b> 55:19 <b>apologize (2)</b> 26:14; 40:21</p>	<p><b>barely (1)</b> 53:20 <b>base (1)</b> 49:2 <b>basement (2)</b> 27:10; 35:25</p>	<p><b>called (2)</b> 3:17;51:7 <b>Camden (16)</b> 3:3,7; 5:19;8:17;20:6; 24:22;25:21;27:1; 28:10,12,13,14,15; 35:14,15;42:25</p>	<p>49:1,10 <b>civilian (2)</b> 31:10; 32:21 <b>class (1)</b> 28:16 <b>clean (6)</b> 49:5,9; 50:10,15,20;51:25</p>
<p><b>*Meeting (1)</b> 56:21</p> <p style="text-align: center;"><b>A</b></p>	<p><b>appeal (7)</b> 8:10,25; 24:14;25:13,16; 43:17,21</p>	<p><b>basically (1)</b> 20:3 <b>beautify (1)</b> 11:20 <b>behemoth (1)</b> 19:25 <b>beneficial (1)</b> 15:17 <b>benefiting (1)</b> 50:14 <b>best (1)</b> 3:21 <b>better (2)</b> 7:14;32:12 <b>big (2)</b> 20:8;45:7</p>	<p><b>can (35)</b> 4:7;6:5,7,10, 13:8:1;9:8,11;11:11, 15;14:4;19:15,23; 20:25;22:18,18;23:4, 5,6;24:1;26:3;27:25; 30:3;36:22;38:25; 39:10,13,16;41:18; 42:16;48:22;50:10; 52:22,25;54:16</p>	<p><b>cleaning (1)</b> 14:20 <b>clear (1)</b> 28:9 <b>clients (3)</b> 27:18;33:9; 36:18 <b>clients' (1)</b> 27:12 <b>client's (1)</b> 27:11 <b>Closed (3)</b> 11:3,4; 48:2 <b>clothing (2)</b> 25:8; 29:18</p>
<p><b>abandon (2)</b> 12:9,16 <b>able (3)</b> 6:22;31:17; 32:16 <b>above (1)</b> 8:16 <b>abundance (1)</b> 25:22 <b>accept (2)</b> 21:3;23:16 <b>access (2)</b> 10:11; 25:19 <b>according (1)</b> 40:12 <b>acquired (4)</b> 8:4; 43:23,25;46:1 <b>across (2)</b> 14:9,10 <b>actually (2)</b> 18:2; 36:21 <b>addition (2)</b> 12:19; 52:2 <b>additional (1)</b> 49:25 <b>address (9)</b> 7:21;8:11, 15,16;25:1;26:24,25; 42:13,24 <b>addressing (1)</b> 18:2 <b>adjourn (2)</b> 56:13,14 <b>Adjustment (2)</b> 3:6;6:1 <b>Administration (1)</b> 36:20 <b>administrative (1)</b> 25:19 <b>administratively (1)</b> 25:14 <b>adopt (2)</b> 55:14,21 <b>affirm (3)</b> 7:16;26:20; 42:9 <b>afford (1)</b> 34:4 <b>AFT (2)</b> 28:4,5 <b>Again (7)</b> 16:1;27:4; 35:24;37:2;40:15; 45:23;48:23 <b>agenda (5)</b> 5:4,24; 6:5;22:11;24:5 <b>ahead (1)</b> 23:25 <b>ain't (1)</b> 22:25 <b>alive (1)</b> 15:16 <b>allotted (1)</b> 10:4 <b>allow (1)</b> 41:6 <b>allowed (6)</b> 10:2;14:3, 5;16:11;23:10;37:9 <b>allows (1)</b> 16:15 <b>along (1)</b> 10:13 <b>alternative (1)</b> 15:11 <b>always (2)</b> 48:2,8 <b>ammunition (1)</b> 37:13 <b>Angela (1)</b> 6:17 <b>anticipate (1)</b> 14:18 <b>Anymore (1)</b> 49:17 <b>apartments (2)</b> 14:22, 24</p>	<p><b>Applicant (21)</b> 8:11, 13;9:2;18:9,16,17; 24:15,17;25:5,14,24; 29:10,15;30:15;37:2; 42:6;49:21,24;51:19; 52:4,22 <b>application (27)</b> 5:6; 6:8;8:2;12:15,17; 13:3;16:15,20,22; 18:2;22:1,10;23:24; 24:1,4;25:10;27:6; 28:9;29:2;38:5; 42:18;51:17,22; 52:14;53:12;54:3,23 <b>applications (2)</b> 4:7; 5:3 <b>appreciate (2)</b> 22:3; 40:20 <b>approval (2)</b> 5:25; 20:19 <b>approve (2)</b> 4:8;37:12 <b>April (1)</b> 43:11 <b>area (7)</b> 13:23;20:6; 27:10;28:24;50:7,11; 51:25 <b>arms (1)</b> 27:24 <b>around (2)</b> 20:11;47:3 <b>ATF (1)</b> 27:23 <b>attempting (1)</b> 10:5 <b>attention (1)</b> 36:14 <b>attorney (5)</b> 7:24,25; 26:8,9;41:11 <b>attract (1)</b> 36:14 <b>attracted (1)</b> 20:7 <b>attraction (1)</b> 36:8 <b>Atwood (13)</b> 3:25;4:1, 21,22;21:19,20; 37:23,24;54:7,8; 55:21;56:6,7 <b>audio (1)</b> 41:15 <b>Auto (1)</b> 5:19 <b>available (1)</b> 38:13 <b>Avenue (9)</b> 5:8,21; 24:6,21,23;25:2;27:1; 28:14;55:13 <b>Award (1)</b> 31:13 <b>aware (1)</b> 36:12 <b>away (2)</b> 9:11;24:3 <b>awesome (1)</b> 19:6</p>	<p><b>bin (1)</b> 9:5 <b>bit (2)</b> 15:25;26:4 <b>blessed (1)</b> 22:9 <b>block (1)</b> 10:10 <b>board (27)</b> 3:3,6;6:1, 3;16:9,14;17:1,8,12, 12;18:19;20:17;29:3, 6,11,13,14;30:14; 37:3;44:20;48:7; 49:19,19;50:3,19; 51:24;56:17 <b>body (2)</b> 29:7;47:3 <b>book (1)</b> 29:4 <b>born (1)</b> 28:13 <b>both (4)</b> 10:25;18:20; 27:23;32:18 <b>Boulevard (1)</b> 55:9 <b>Box (2)</b> 8:12,15 <b>boxes (1)</b> 40:11 <b>Bradley (1)</b> 32:2 <b>break (1)</b> 49:20 <b>breaking (1)</b> 19:20 <b>Briana (1)</b> 55:11 <b>briefcases (2)</b> 36:1,2 <b>bring (3)</b> 23:13,14; 36:8 <b>broader (1)</b> 27:25 <b>broke (1)</b> 19:16 <b>building (9)</b> 24:24; 35:21;43:8,19;44:11, 13,14;46:12,17 <b>buildings (2)</b> 8:19; 44:3 <b>bulk (6)</b> 18:18;43:5; 49:23;55:4,10,12 <b>bullet (1)</b> 32:9 <b>business (6)</b> 24:18; 25:15;27:9;35:15; 36:6;46:22 <b>businesses (1)</b> 25:18 <b>butcher (1)</b> 24:20 <b>button (1)</b> 41:25 <b>buy (1)</b> 46:23</p>	<p><b>Captain (1)</b> 32:2 <b>car (4)</b> 14:1;44:10; 49:14;51:21 <b>carport (1)</b> 43:23 <b>carried (2)</b> 43:10,11 <b>carry (2)</b> 32:23,23 <b>cars (12)</b> 13:25; 14:19;44:10;45:14; 46:24;47:19;48:2; 51:21;52:8,20,23; 53:2 <b>caught (1)</b> 33:8 <b>cause (4)</b> 15:12,22; 17:1;20:6 <b>Celena (5)</b> 6:11,18, 19,24;7:20 <b>cell (2)</b> 40:5,7 <b>CHAIRMAN (96)</b> 3:1, 7,10,12,23;4:10,15, 16;6:16,20,24;7:4,9, 15,19;13:12;14:14, 22;17:18;18:3,6;19:2; 20:15,23,25;21:5,9, 12,13;22:6,25;23:14; 25:1,3;26:6,8,16,19, 23;27:2;30:2;33:18; 34:6,10,12,15,18; 35:2,9,13;36:9,13,25; 37:8,14,15;38:9,15, 21;39:2,7,12,19;40:8, 13,17;41:8,11,20; 42:8,12;43:14;45:7; 46:13,15;47:22;48:5; 49:17;50:5,12,18,22; 51:1,2,6;52:12,13,21; 53:7,9,23;54:10; 55:23,25;56:1,15 <b>change (1)</b> 32:20 <b>charge (1)</b> 33:12 <b>cheap (2)</b> 48:16,25 <b>Cherry (3)</b> 7:21;8:12; 28:7 <b>chicken (1)</b> 10:2 <b>choose (1)</b> 28:19 <b>circumstances (1)</b> 7:10 <b>City (8)</b> 3:3,7;10:4; 24:16;25:21;48:17;</p>	<p><b>colloquy (1)</b> 8:9 <b>comfortable (1)</b> 53:12 <b>coming (1)</b> 35:21 <b>communicating (1)</b> 38:20 <b>community (20)</b> 8:6; 11:6,9,12,18,23;12:4, 11,18;13:23;14:11; 15:1,13,16;17:24; 18:10,12,24;25:22; 50:15 <b>company (3)</b> 25:7; 31:5;35:18 <b>completed (2)</b> 6:2,4 <b>concluded (1)</b> 56:21 <b>condition (5)</b> 20:18; 21:7;30:4;37:12;38:6 <b>conference (3)</b> 39:10, 17;40:3 <b>conformance (1)</b> 3:8 <b>confusing (2)</b> 17:13; 18:5 <b>Congratulations (3)</b> 21:25;38:5;54:22 <b>connect (2)</b> 31:9; 41:14 <b>connecting (1)</b> 41:15 <b>construction (2)</b> 8:22; 13:14 <b>construction-type (1)</b> 44:21 <b>consultant (1)</b> 28:20 <b>consulting (1)</b> 25:6 <b>contain (1)</b> 5:25 <b>container (22)</b> 9:4; 15:6,8,10,11,21;16:8, 16;17:1,4;18:14,15; 19:12,18,23;20:13; 44:23,24;45:1,7,9; 48:25 <b>containment (1)</b> 33:16 <b>continue (1)</b> 43:13 <b>contract (7)</b> 15:9;25:6; 31:21,21;32:15,17,25 <b>contracting (2)</b> 28:21; 31:7 <b>contracts (1)</b> 31:14</p>
	<p style="text-align: center;"><b>B</b></p>			
	<p><b>back (3)</b> 25:22;42:21; 51:5 <b>background (3)</b> 34:4; 48:19;53:25 <b>Baird (1)</b> 55:8</p>	<p style="text-align: center;"><b>C</b></p>		
		<p><b>cabinet (1)</b> 27:14 <b>cadets (3)</b> 32:3,8,12 <b>call (5)</b> 3:4,5,10; 23:19;40:3</p>		

<p>convert (1) 12:14 Cooper (25) 4:4,5,13, 25;5:1;21:4,23,24; 29:17,23;30:1,5; 35:17;37:20;38:2,3; 48:10;50:7,24;52:12; 54:20,21;56:10,11,14 coordinated (1) 34:25 correctly (1) 30:20 count (1) 40:12 COVID (2) 33:10,10 criteria (3) 18:20;50:4, 6 culture (1) 20:5 curb (1) 13:18 customers (2) 27:11, 18 customers' (1) 27:12</p>	<p>done (2) 6:3;28:8 down (5) 15:8;36:21; 42:16;47:25;49:20 DRDK&amp;D (1) 24:5 Drive (1) 24:16 DRKD&amp;D (2) 5:21; 24:15 drop (8) 27:15,20; 31:25;33:5,6;34:20, 22,24 drop-ship (1) 37:7 durable (1) 10:3 during (1) 11:3 dusk (1) 11:3</p>	<p>enter (1) 23:6 entertain (1) 4:8 entire (4) 10:6,16,17; 31:20 entrance (1) 10:9 entrances (1) 10:23 environment (2) 11:24;15:20 equipment (2) 25:12; 37:5 Erie (3) 5:9;8:16,18 essentially (8) 9:12; 11:14;27:10;28:23; 32:9,22;33:5;49:21 Estevez (1) 55:5 even (8) 10:1;15:24; 20:9;31:6;33:3,8,23; 36:19 evening (7) 3:1;5:12, 17;22:13,14;24:8,9 events (1) 12:8 everybody (1) 20:7 everyone (3) 14:12; 16:21;56:18 evidence (1) 23:6 Evita (2) 6:13;38:22 exactly (1) 47:18 example (1) 32:1 excuse (1) 25:11 explain (1) 44:5 Explosive (1) 32:19 explosives (1) 27:23 extend (2) 15:14;16:2 extent (2) 16:14;20:16 extra (1) 13:10</p>	<p>FEO (1) 32:19 few (2) 28:11;47:11 FFL (1) 32:18 field (1) 14:13 files (1) 28:25 filing (1) 27:14 find (3) 15:23;32:13; 35:19 fine (1) 20:21 fingerprints (1) 28:8 finished (1) 31:21 Firearms (3) 32:18, 24;36:17 first (5) 6:8;15:12; 27:9;35:24;40:24 fixing (1) 52:19 floor (3) 27:10;35:24; 52:1 flowers (1) 19:13 follow (1) 32:21 food (1) 25:8 formality (1) 6:6 forth (1) 12:8 forward (1) 9:14 found (2) 15:7,22 founders (1) 25:20 four (1) 9:18 frangible (2) 32:6,9 fresh (1) 19:7 front (6) 10:9,24;14:2, 5,9;47:25 frontage (4) 8:17; 10:7,14;24:23 fruits (1) 15:15 fulfill (1) 32:17 fulfilling (2) 32:25,25 full (1) 33:3 fun (1) 15:19 future (6) 11:25;12:8; 15:25;16:19;30:7; 33:23</p>	<p>42:21;43:22 GONZALES (2) 22:12;40:19 GONZALEZ (69) 5:15,15,18;22:13,14, 17,22;23:4,8,18,21, 25;24:3;38:10,11,14, 16,19,24;39:4,9,13, 16;40:2,6,15,21,25; 41:4,10,13,16,18; 42:3,7,17,20;43:17; 44:4,8,12,16,19,25; 45:3,10,13,16,19,23, 25;46:3,6,8;47:14,20; 48:6,22;49:4,8,12; 50:13,21;52:25;53:2, 5,8;55:1,2 Good (20) 3:1;4:6; 5:7,12,17;11:18;19:7; 22:13,14;24:8,9,12; 26:3;30:8;38:4,9; 48:14;53:14;54:25; 56:18 government (4) 25:6, 20;31:9,11 governments (1) 36:22 graduated (2) 28:15, 16 granted (7) 22:1; 25:17;38:5;50:23; 51:7;53:10;54:23 granting (5) 55:4,6,8, 10,12 grants (1) 16:14 great (1) 18:25 greenhouse (10) 9:5, 13;12:14;15:6,14; 16:1,6,18,20,22 ground (2) 48:17;49:2 grow (1) 15:15 growing (2) 20:10,14 growth (1) 12:1 GSA (3) 36:19,20,22 guess (3) 7:7;9:13; 27:24 guys (3) 22:2,8;38:7</p>
<p style="text-align: center;"><b>D</b></p>	<p style="text-align: center;"><b>E</b></p>	<p style="text-align: center;"><b>F</b></p>	<p style="text-align: center;"><b>G</b></p>	<p style="text-align: center;"><b>H</b></p>
<p>Dana (1) 26:25 dated (1) 43:24 dates (1) 6:1 DAVIS (8) 3:17;6:22; 7:2,11;21:18;38:23; 39:24;55:16 dawn (1) 11:3 day (2) 22:9;33:15 de (1) 18:17 deadline (1) 35:4 Deal (2) 5:7;36:18 December (1) 6:2 decor (1) 20:20 decorate (1) 19:23 decorated (2) 20:9,19 deed (1) 43:23 defense (3) 25:7; 28:21;31:6 deficient (1) 43:5 delivered (1) 35:8 denial (3) 11:5;42:22; 43:1 denied (7) 8:23;9:13; 12:12,15,18,23;25:10 depending (3) 20:11, 12;43:8 Depot (1) 16:24 depth (2) 8:18;24:24 description (1) 43:22 Dickinson (1) 28:17 different (1) 10:13 difficulties (1) 3:18 direction (1) 3:6 director (1) 28:5 discuss (1) 50:4 discussed (1) 51:24 discussion (1) 18:19 disintegrates (1) 32:11 district (5) 11:7;24:22; 29:6,9;37:4 documents (1) 30:11</p>	<p>easier (1) 32:11 East (2) 5:13;42:23 efforts (1) 40:20 EINGORN (158) 3:13, 15,19,24;4:2,4,6,12, 14,17,19,21,23,25; 5:2,12,17,19,23;6:10, 12;7:6,10,23;8:1,7; 9:6,8,17,21,25;10:5, 12,19,21,25;11:5,16, 20;12:3,17;13:5,14; 14:4,18;15:1,4;16:5, 13,21;17:7,11,22; 18:1,5,9;19:22;20:16, 24;21:7,11,14,16,19, 21,23,25;22:7,10,13, 15;23:5,11,16,20,23; 24:4,8,11,13;25:2,4; 26:1,3,7,9,13;27:5; 28:23;29:2;30:3,6,10, 13;34:14,17;36:4; 37:1,11,16,18,21,25; 38:2,4,8,10,12,17,22; 40:19,23;42:5,16; 43:15;44:2;46:18,21, 25;47:5,8;48:20; 49:20;50:3,25;51:3,8, 13,16,19;52:10,18,22; 53:11,16,18,21;54:2, 5,7,9,14,18,20,22,25; 55:3,19,22,24;56:2,4, 6,8,10,12,16,18 either (2) 28:1;47:15 Elizabeth (1) 42:15 else (1) 50:18 email (1) 32:5 e-mail (1) 32:2 employee (2) 33:20, 22 employees (2) 33:21; 34:4 empty (11) 14:10; 15:3;47:4,13,16,22, 25;48:1,8;50:8,17 end (1) 33:15 English (1) 39:4</p>	<p>fact (1) 51:25 factor (1) 23:8 Fairleigh (1) 28:17 familial (2) 31:11;34:3 family (2) 23:16;39:3 far (12) 9:23;12:7; 13:8,24;17:9;27:14, 20;31:18,23;32:20; 33:16;34:24 favor (2) 52:13;56:16 February (4) 43:9,24; 46:1,5 federal (8) 25:6,20; 27:23;31:9,11;32:18, 19;36:17 fee (2) 33:12,15 feel (1) 53:11 feet (9) 8:18,18;9:18; 24:23,24;42:23;43:4, 5;45:5 Felix (1) 55:5 fence (8) 9:3,14,17, 21;10:6,13;12:10; 17:20 fences (1) 10:2</p>	<p>garage-type (1) 51:23 garden (24) 8:6,21, 22;9:1,3,15;11:7,10, 12,18,25;12:11,18; 14:20;15:2,13;17:20; 18:10,23;19:14,25; 20:4,14,20 gate (1) 10:15 gated (1) 10:25 gates (1) 10:22 General (1) 36:20 generally (2) 23:11,17 gentlemen (1) 3:2 George (1) 7:21 giving (2) 25:21;35:4 Gloucester (1) 24:16 God (3) 7:17;26:21; 42:10 goes (4) 13:9;20:12;</p>	<p>HAMILTON (96) 3:1, 7,11,12,23;4:10,15, 16;6:16,20,24;7:4,9, 15,19;13:12;14:14, 22;17:18;18:3,6;19:2; 20:15,23,25;21:5,9, 12,13;22:6,25;23:14; 25:1,3;26:6,8,16,19, 23;27:2;30:2;33:18; 34:6,10,12,15,18; 35:2,9,13;36:9,13,25; 37:8,14,15;38:9,15, 21;39:2,7,12,19;40:8,</p>

<p>13,17;41:8,11,20; 42:8,12;43:14,45;7; 46:13,15;47:22;48:5; 49:17;50:5,12,18,22; 51:1,2,6;52:12,13,21; 53:7,9,23;54:10; 55:23,25;56:1,15 <b>Hance (41)</b> 3:13,14; 4:17,18;18:21;19:11, 17,19;20:18;21:2,10, 14,15;30:16,22,24; 31:2,22;33:17;34:20; 37:16,17;40:4;51:3,4, 8,13,15,18;52:9,16, 19,23;53:11,14,17,19; 54:2,4;56:2,3 <b>hand (4)</b> 7:16;26:16; 42:9,16 <b>handle (1)</b> 33:24 <b>happen (1)</b> 20:3 <b>happens (1)</b> 40:23 <b>hard (2)</b> 15:8,22 <b>Harrison (6)</b> 5:21; 24:6,21,23;25:2;27:1 <b>hate (1)</b> 35:19 <b>head (1)</b> 37:22 <b>health (2)</b> 12:4;18:11 <b>hear (17)</b> 4:20;5:5,8; 6:7;19:20;21:18; 22:18,19;31:2;39:13, 16;41:18;51:4,16; 52:25;53:20;54:16 <b>heard (5)</b> 17:14; 30:19;41:1;43:9; 54:13 <b>hearing (6)</b> 5:20;18:6, 7;29:11;34:17,18 <b>height (1)</b> 9:19 <b>Hello (1)</b> 24:7 <b>help (8)</b> 7:17;26:21; 31:16,20;39:3;42:10; 49:5;52:1 <b>helping (1)</b> 36:23 <b>Hernandez (1)</b> 55:11 <b>hey (1)</b> 29:13 <b>Hi (1)</b> 24:9 <b>High (2)</b> 28:14,15 <b>Hill (3)</b> 7:21;8:12;28:7 <b>hire (1)</b> 34:4 <b>hit (1)</b> 43:12 <b>hold (2)</b> 18:22;26:6 <b>Home (10)</b> 16:24; 25:5;26:25;28:24; 29:5,16;30:24;35:24; 36:6;37:4 <b>home-based (3)</b> 24:18;25:6,15 <b>home-grown (1)</b> 19:8 <b>homes (4)</b> 47:8,20; 48:4,9 <b>hopefully (1)</b> 19:13 <b>house (3)</b> 35:23;48:3, 9</p>	<p><b>huge (2)</b> 13:25;14:1</p> <p style="text-align: center;"><b>I</b></p> <p><b>idea (6)</b> 15:14,18,25; 18:25;19:7;20:12 <b>immediately (1)</b> 41:7 <b>immune (1)</b> 19:8 <b>Incandela (1)</b> 55:7 <b>include (1)</b> 3:20 <b>included (3)</b> 43:18,21; 44:1 <b>includes (1)</b> 25:7 <b>including (1)</b> 10:6 <b>indicate (1)</b> 5:6 <b>indicated (1)</b> 39:25 <b>indication (1)</b> 39:5 <b>information (1)</b> 53:13 <b>installation (1)</b> 35:7 <b>instance (1)</b> 31:15 <b>Instead (1)</b> 32:10 <b>integrated (1)</b> 20:4 <b>intended (1)</b> 12:1 <b>intending (1)</b> 10:17 <b>intends (1)</b> 25:21 <b>interacted (1)</b> 20:13 <b>interpret (1)</b> 23:10 <b>interpretation (9)</b> 8:24; 11:6;25:11;29:3,8,12, 16;30:4;37:2 <b>interpreter (3)</b> 23:9,12, 15 <b>interpreters (1)</b> 23:12 <b>into (10)</b> 8:5,9;12:14; 15:14;18:23;27:24; 28:21;32:11;36:16; 41:2 <b>investment (1)</b> 48:15 <b>involved (4)</b> 11:23; 12:7;17:25;18:24 <b>issue (1)</b> 33:14 <b>issues (2)</b> 33:11,16 <b>items (1)</b> 6:5</p> <p style="text-align: center;"><b>J</b></p> <p><b>Javed (1)</b> 5:19 <b>Jersey (12)</b> 3:9;7:22; 8:13,17;24:16,22; 27:1;28:2,7,11;42:15, 25 <b>job (1)</b> 56:18 <b>Johanna (1)</b> 8:15 <b>Joseph (1)</b> 55:7 <b>JRM (5)</b> 5:9;6:7;8:3,4, 12 <b>Juan (3)</b> 5:15;41:8; 47:22 <b>judicial (1)</b> 29:7 <b>jump-starting (1)</b> 17:21 <b>junk (1)</b> 49:14</p>	<p style="text-align: center;"><b>K</b></p> <p><b>keep (9)</b> 9:3;19:8; 27:11,11,17;44:9; 49:5;50:10;52:1 <b>keeping (4)</b> 49:8; 50:14,15,19 <b>keeps (1)</b> 51:25 <b>kind (5)</b> 9:21;19:16; 20:13;34:1;52:3 <b>King (1)</b> 7:21 <b>known (1)</b> 36:24 <b>KYLE (2)</b> 3:5;55:16</p> <p style="text-align: center;"><b>L</b></p> <p><b>ladies (1)</b> 3:1 <b>lady (1)</b> 36:16 <b>land (3)</b> 8:4,5;48:11 <b>Lansdowne (1)</b> 28:14 <b>large (1)</b> 25:18 <b>last (5)</b> 4:9;6:4;40:17; 55:3,4 <b>later (2)</b> 15:14;48:13 <b>Law (2)</b> 3:9;29:5 <b>laws (1)</b> 32:22 <b>learning (1)</b> 11:24 <b>least (1)</b> 35:6 <b>leave (1)</b> 49:3 <b>leery (1)</b> 36:11 <b>left (3)</b> 47:13,24;51:11 <b>letter (1)</b> 14:15 <b>letting (1)</b> 35:5 <b>level (1)</b> 24:25 <b>leverage (1)</b> 28:20 <b>license (4)</b> 28:3; 32:18,19;33:25 <b>licensed (1)</b> 26:10 <b>licenses (2)</b> 28:1; 32:23 <b>likes (1)</b> 20:7 <b>limited (2)</b> 16:16;25:7 <b>Limitless (1)</b> 25:17 <b>list (3)</b> 5:5;38:18,21 <b>little (3)</b> 15:25;17:13; 26:4 <b>live (1)</b> 13:23 <b>liven (1)</b> 20:6 <b>lives (2)</b> 44:17;45:23 <b>living (1)</b> 47:5 <b>LLC (3)</b> 5:21;24:5,15 <b>local (2)</b> 25:17;36:21 <b>locate (1)</b> 6:12 <b>located (1)</b> 24:21 <b>logged (1)</b> 39:24 <b>logging (2)</b> 41:1;55:2 <b>long (1)</b> 45:6 <b>longer (1)</b> 17:4 <b>longevity (1)</b> 16:2 <b>look (6)</b> 9:4;15:10; 19:3,14,24;51:22 <b>looking (1)</b> 17:6</p>	<p><b>looks (3)</b> 20:13;44:21; 48:1 <b>lost (2)</b> 15:9;18:15 <b>lot (26)</b> 8:19;12:21; 13:16;14:10;15:3; 18:13,23;20:1;24:23, 24;31:10,14;32:3; 33:7,10,11;43:2; 46:18;47:4;49:5,14; 50:1,8,16,17;51:20 <b>lots (11)</b> 47:4,11,12, 12,13,16,23,25;48:1, 3;49:13 <b>Louinsky (1)</b> 5:7 <b>love (1)</b> 19:9 <b>luck (1)</b> 38:9 <b>LUGO (57)</b> 5:11;6:9, 11,11,13,19,24;7:13, 18,20,20,23,25;8:3; 9:6,7,10,19,23;10:1,8, 18,20,23;11:2,14,19, 22;12:5,12;13:2,8,22; 14:7,16,21,24;15:3,7; 16:10,19;17:3,9,14, 19,24;18:4;19:1,5,10, 15,21;20:2,21;22:2,5, 8</p>	<p>10,15,18,23;45:2,5,8, 11,12,15,18,22,24; 46:2,5,7,10,14,16,20, 23;47:2,7,10,15,17, 24;48:8,14,22,24; 49:7,10,16;50:2,14; 52:25;53:1,4,25; 54:22,24 <b>matter (3)</b> 28:9;43:9; 55:3 <b>May (7)</b> 3:9;11:6; 15:15;33:3,4;43:7; 50:13 <b>maybe (7)</b> 10:2; 11:25;12:13;13:25; 16:19,23;20:10 <b>mean (7)</b> 12:12,13; 13:2,8,9,22;18:1 <b>meaning (1)</b> 13:15 <b>measure (1)</b> 30:8 <b>mechanic (2)</b> 47:4; 52:4 <b>meet (2)</b> 20:19;27:19 <b>meeting (8)</b> 3:3,8;4:9; 6:1,4;38:8;40:1;43:10 <b>member (2)</b> 23:17; 39:3 <b>members (1)</b> 34:19 <b>memory (1)</b> 14:7 <b>MERRICKS (17)</b> 4:3, 23,24;19:6;21:21,22; 22:4;33:20;37:10,25; 38:1;54:9,14,16,19; 56:8,9 <b>metal (4)</b> 20:8;43:19; 44:14;51:23 <b>Mickle (3)</b> 5:13;42:23, 24 <b>middle (2)</b> 20:1;31:8 <b>might (1)</b> 16:24 <b>military (12)</b> 25:12; 27:16;28:18,18; 29:18;31:9,16,20; 32:17;34:3;35:7;37:5 <b>MILLER (6)</b> 6:14,18; 22:20;23:2;51:11; 54:12 <b>mind (1)</b> 36:22 <b>Minier (1)</b> 5:7 <b>minus (1)</b> 18:17 <b>minute (1)</b> 26:6 <b>minutes (2)</b> 4:8,11 <b>mix (1)</b> 40:22 <b>moment (2)</b> 16:11; 17:16 <b>more (11)</b> 9:4;10:3; 15:23;17:10;19:16; 30:23;32:12;45:15; 52:7;53:13;55:16 <b>most (1)</b> 35:6 <b>motion (19)</b> 4:8; 18:20;20:17,24;21:1, 2,5;37:1,8,12;50:22;</p>
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<p>51:7;52:11,21;53:9; 55:14,21;56:12,14 <b>mouth (1)</b> 11:17 <b>move (2)</b> 4:10;9:14 <b>moved (3)</b> 5:2;52:14; 56:12 <b>much (8)</b> 13:20;14:3; 17:21;22:2,3;34:24; 36:8,14 <b>multiple (2)</b> 50:1; 51:20 <b>must (1)</b> 13:12 <b>mute (3)</b> 24:2;54:1,15 <b>muted (3)</b> 37:19,20; 54:12 <b>myself (4)</b> 27:15;31:7; 33:8;34:25</p>	<p>51:21 <b>non-profit (1)</b> 12:6 <b>nor (1)</b> 31:8 <b>North (2)</b> 5:13;42:22 <b>nothin' (1)</b> 22:25 <b>notice (2)</b> 16:5,7 <b>number (1)</b> 30:8 <b>nutshell (2)</b> 27:25; 35:3</p>	<p><b>order (4)</b> 27:9,17; 31:19;33:25 <b>ordinance (4)</b> 9:1; 11:13;13:6;25:13 <b>organization (1)</b> 12:6 <b>Originally (3)</b> 9:10; 15:7;46:18 <b>otherwise (1)</b> 16:17 <b>out (15)</b> 9:3;19:4; 27:9,19,22;28:6,7,10; 30:18,22;31:16; 35:19;36:23;50:20; 54:11 <b>outside (1)</b> 49:13 <b>over (2)</b> 14:13;31:17 <b>over-ran (1)</b> 50:8 <b>own (3)</b> 26:1;32:22; 34:2 <b>owner (5)</b> 8:13,14; 23:15;24:19;25:23 <b>owners (1)</b> 13:24</p>	<p>37:3;43:2 <b>personal (1)</b> 32:22 <b>personally (1)</b> 31:24 <b>Philadelphia (1)</b> 28:6 <b>phone (4)</b> 24:2;40:5, 7;41:22 <b>photos (2)</b> 44:1,20 <b>physically (1)</b> 31:24 <b>pick (1)</b> 16:24 <b>pictures (1)</b> 44:1 <b>pierce (1)</b> 32:10 <b>piercing (1)</b> 32:10 <b>place (1)</b> 12:1 <b>plan (6)</b> 11:23;12:5; 19:13;34:1;55:6,8 <b>planning (1)</b> 12:8 <b>plans (1)</b> 11:22 <b>plant (2)</b> 9:16;19:13 <b>plants (3)</b> 15:15;16:2; 20:9 <b>plastic (1)</b> 10:3 <b>please (4)</b> 5:6;42:7; 48:18,20 <b>pm* (1)</b> 56:21 <b>PO (2)</b> 8:12,15 <b>point (4)</b> 16:13;32:2, 3;50:14 <b>pop (1)</b> 20:5 <b>positive (7)</b> 18:20,22; 50:4,5,7,11,19 <b>positivity (1)</b> 12:2 <b>possible (1)</b> 20:22 <b>posted (3)</b> 3:4,8;5:25 <b>power (1)</b> 29:7 <b>practice (1)</b> 26:10 <b>premises (2)</b> 8:20; 46:22 <b>present (7)</b> 3:25;4:1; 5:16,22,23;6:23;8:20 <b>presentable (1)</b> 9:4 <b>presently (1)</b> 25:4 <b>pretty (3)</b> 14:3;17:21; 34:23 <b>previous (1)</b> 4:11 <b>price (1)</b> 48:16 <b>primarily (1)</b> 12:7 <b>principal (5)</b> 12:20,20, 22;18:13;43:2 <b>Prior (1)</b> 48:15 <b>probably (2)</b> 18:14; 50:8 <b>problem (7)</b> 7:2,13; 17:15;33:19;35:10, 14,16 <b>proceed (2)</b> 23:4; 43:12 <b>process (3)</b> 15:11; 28:2;36:12 <b>procure (1)</b> 37:4 <b>procurement (3)</b> 25:12;31:5,6 <b>products (1)</b> 33:3 <b>projectile (2)</b> 32:6,9</p>	<p><b>promote (2)</b> 12:4; 18:11 <b>properties (3)</b> 47:1,15; 52:3 <b>Property (36)</b> 5:9;6:7; 8:12,14,15,16;9:15; 10:6,14,16,17;12:1; 13:1,21;14:6;24:17, 19,21;25:18;34:8; 35:18;37:14;42:22; 43:18,23,25;44:12; 45:14,20;46:1;47:6,9, 16,21;50:10;52:6 <b>propose (1)</b> 20:17 <b>proposed (3)</b> 8:21,22; 21:8 <b>proposes (1)</b> 25:5 <b>proposing (4)</b> 9:22; 10:21;18:10;20:18 <b>protect (3)</b> 9:3,14; 17:20 <b>protection (1)</b> 11:3 <b>prototype (2)</b> 32:7,14 <b>prototypes (1)</b> 32:15 <b>provide (4)</b> 23:11; 29:11;31:18;33:14 <b>public (14)</b> 10:11; 11:2;17:23;18:2,7,8; 27:19;30:11;34:16, 16;49:18,18;52:10,11 <b>pull (1)</b> 13:16 <b>pump (1)</b> 20:8 <b>purchase (1)</b> 36:22 <b>purchased (1)</b> 48:11 <b>purpose (1)</b> 34:2 <b>purposes (2)</b> 6:6; 25:19 <b>put (17)</b> 10:13,15; 11:16;15:5;16:20,21, 25;24:1;27:24;36:5; 42:16;48:12,16,17, 25;49:1,2</p>
<b>N</b>	<b>O</b>	<b>P</b>	<b>Q</b>	
<p><b>name (12)</b> 6:11,15,16; 7:19,20;8:11;24:15; 26:23;39:21,22; 42:12;51:7 <b>named (1)</b> 39:6 <b>native (2)</b> 25:21;28:13 <b>neat (1)</b> 50:16 <b>necessarily (1)</b> 33:3 <b>necessary (1)</b> 52:7 <b>need (22)</b> 11:12; 13:10,18,20,25;14:1, 12,16,19;18:17,17; 19:3,7;27:17;28:1; 36:13;45:10,14,17; 49:25;53:12;56:12 <b>needed (6)</b> 11:6; 25:11;29:3;43:3,6,8 <b>needing (1)</b> 33:9 <b>needs (4)</b> 9:2;23:9,12, 13 <b>negative (3)</b> 18:20; 50:4,6 <b>neighborhood (2)</b> 11:21;50:15 <b>neighboring (2)</b> 46:25;52:2 <b>New (13)</b> 3:9;7:21; 8:13,17;13:14;24:16, 22;27:1;28:2,6,10; 42:15,25 <b>next (8)</b> 14:13;22:10; 23:24,25;24:4;47:5,8, 20 <b>Nice (11)</b> 4:2;9:14; 15:19;17:20;19:3,4; 20:7,9;22:7;38:8;48:9 <b>night (1)</b> 22:7 <b>nobody (2)</b> 6:20; 52:11 <b>noise (2)</b> 48:19;54:1 <b>none (8)</b> 18:6,7;34:9, 11,14,17,18;40:12 <b>non-permitted (1)</b></p>	<p><b>obtain (1)</b> 46:8 <b>obtained (1)</b> 46:4 <b>obviously (2)</b> 10:15; 15:12 <b>October (1)</b> 42:21 <b>off (7)</b> 7:1;10:10; 13:16;16:9;35:11; 52:1;55:2 <b>office (8)</b> 28:24;29:5, 13,16,23;30:24;37:4; 44:21 <b>officer (1)</b> 8:23 <b>off-street (8)</b> 8:25; 12:24,24;13:15; 18:16;43:7;45:11; 52:6 <b>one (33)</b> 5:8;10:23, 24;13:25;14:19; 15:22,23,24;16:11, 12;17:5;19:11,15; 23:19;24:24;28:1,6; 29:4;30:23;33:23; 36:2;40:17;44:17,21, 23;45:14,23;47:5,17, 18;48:25;52:4;55:16 <b>one-man (1)</b> 34:5 <b>ones (2)</b> 10:3;33:24 <b>online (1)</b> 23:22 <b>only (13)</b> 10:1;15:22; 28:19;32:6,16;33:20, 22,23;44:13;45:20; 53:3,5,6 <b>onto (1)</b> 13:16 <b>open (8)</b> 8:21,22; 11:1,2;17:22;18:1; 34:15;49:18 <b>open-air (1)</b> 15:6 <b>Opened (2)</b> 34:16; 52:10 <b>opening (1)</b> 18:7 <b>operate (2)</b> 25:14; 27:9 <b>operating (2)</b> 28:10; 46:21 <b>operational (1)</b> 25:9 <b>operator (1)</b> 25:23 <b>opportunities (1)</b> 25:17 <b>opposed (4)</b> 16:17,25; 19:25;50:16 <b>option (3)</b> 17:2,4,5</p>	<p><b>packet (1)</b> 51:22 <b>packets (1)</b> 30:7 <b>paid (1)</b> 28:8 <b>pandemic (1)</b> 43:12 <b>papers (1)</b> 35:4 <b>paperwork (6)</b> 29:24; 30:25;31:4;35:25; 36:3;39:8 <b>park (8)</b> 11:4;13:17; 14:2;19:14;42:15; 45:17;46:23;52:7 <b>parking (26)</b> 8:25; 12:24,24,25;13:4,9, 10,10,15,18,20;14:1, 2,5,8,9,9,11,19;18:16, 18;43:7;45:11;49:25; 52:5,6 <b>part (5)</b> 8:3;19:25; 30:17;33:4,6 <b>participants (2)</b> 5:5; 40:11 <b>participating (1)</b> 40:1 <b>parts (7)</b> 44:10;49:14; 51:21;52:1,20,24; 53:3 <b>PASTORIZA (11)</b> 22:24;39:5,21,25; 40:10;41:2,5,14,21, 25;53:25 <b>people (6)</b> 14:20; 15:20;16:3;31:10; 33:8;36:18 <b>permissible (2)</b> 12:19; 13:19 <b>permit (5)</b> 8:23;9:1; 25:10,13;42:21 <b>permits (1)</b> 14:1 <b>permitted (7)</b> 8:24; 11:10;12:21;29:6,9;</p>	<p><b>quality (1)</b> 33:2 <b>quasi (1)</b> 29:7 <b>queen (1)</b> 28:16 <b>quick (1)</b> 32:1</p>	
<b>R</b>	<b>R</b>	<b>R</b>	<p><b>R-2 (6)</b> 8:17;11:8,10; 18:10;24:22;37:4 <b>radio (1)</b> 53:21 <b>rainy (1)</b> 15:17 <b>Raise (3)</b> 7:15;26:16; 42:8 <b>raised (1)</b> 28:13 <b>read (4)</b> 4:11;5:5;8:9; 24:14 <b>reading (1)</b> 11:7 <b>ready (3)</b> 6:8;38:10;</p>	

<p>39:1  <b>Real (3)</b> 48:9,16,25  <b>really (5)</b> 15:12,19,22;  22:3;28:24  <b>rear (4)</b> 43:4;47:10;  48:4;49:23  <b>reason (3)</b> 11:9;  12:15;54:1  <b>reasons (1)</b> 25:16  <b>recall (1)</b> 46:3  <b>receive (1)</b> 30:6  <b>received (1)</b> 32:1  <b>record (7)</b> 3:19;5:24;  6:2;8:10;16:25;23:6;  37:21  <b>records (3)</b> 27:12,17;  35:22  <b>rectify (1)</b> 3:21  <b>redacting (1)</b> 30:7  <b>reflect (4)</b> 3:20;5:24;  6:2;37:22  <b>regarding (3)</b> 10:13;  29:15;42:22  <b>registered (1)</b> 31:12  <b>regular (1)</b> 4:9  <b>relationship (1)</b> 8:2  <b>relative (1)</b> 25:11  <b>relying (2)</b> 12:25;  13:17  <b>remember (1)</b> 14:8  <b>Reorganization (1)</b>  6:3  <b>repeat (4)</b> 11:15;  48:18,20,22  <b>REPORTER (2)</b>  19:19;48:18  <b>represent (1)</b> 8:8  <b>request (1)</b> 13:3  <b>requested (2)</b> 29:16;  43:1  <b>requesting (2)</b> 18:12;  32:5  <b>required (2)</b> 13:15;  29:12  <b>requirement (2)</b> 9:19;  13:6  <b>requirements (1)</b>  49:23  <b>research (1)</b> 15:24  <b>residential (2)</b> 44:16;  49:22  <b>residents (2)</b> 47:3;  48:9  <b>Resolution (2)</b> 55:17,  20  <b>Resolutions (2)</b> 55:4,  15  <b>respond (1)</b> 38:14  <b>Reverend (12)</b> 3:15,  20;4:19;21:16;29:14;  37:18;51:9,9;54:5,6;  56:4,5  <b>right (20)</b> 6:24;7:5,16;</p>	<p>15:3;33:23;34:5;  35:15;36:9;39:7;  40:13,14,18;42:8;  46:15;47:11;48:3,5;  49:11,16;53:7  <b>Rivera (1)</b> 8:15  <b>Road (1)</b> 7:21  <b>rob (1)</b> 35:22  <b>Roll (3)</b> 3:4,5,10  <b>roll-call (5)</b> 4:14;  21:12;37:11;50:25;  55:24  <b>room (4)</b> 23:3;41:3,3;  51:12  <b>rooms (1)</b> 14:25  <b>Route (1)</b> 28:7  <b>Rudy (3)</b> 5:13,15;  42:14  <b>rules (1)</b> 10:12  <b>running (1)</b> 15:13</p>	<p><b>shipment (3)</b> 31:23;  34:22,24  <b>shipments (3)</b> 27:20;  33:7;34:20  <b>shipped (1)</b> 33:5  <b>shipping (25)</b> 15:6,7,  9,21;16:8,15;17:1,4;  18:14,15;19:12,18,  23;20:13;27:15;  29:24;30:17,18,21,  22;31:3,3,25;33:16;  44:25  <b>shop (1)</b> 52:4  <b>shops (2)</b> 47:3,4  <b>short (1)</b> 47:17  <b>show (1)</b> 39:22  <b>shows (1)</b> 43:19  <b>sick (2)</b> 3:23,24  <b>side (17)</b> 10:9,24;  13:18;14:2,9;20:10;  31:7,10;42:23;43:4;  47:11,13,15,24;48:1;  49:23;52:4  <b>sign (3)</b> 35:11;36:5,14  <b>signage (2)</b> 35:17;  36:4  <b>signing (1)</b> 35:3  <b>signs (1)</b> 14:8  <b>single-family (2)</b> 25:5;  35:24  <b>site (6)</b> 9:11;29:19,22;  37:6;55:6,8  <b>situation (1)</b> 3:21  <b>size (2)</b> 45:3,19  <b>small (2)</b> 15:23;25:18  <b>snow (1)</b> 15:17  <b>social (1)</b> 30:8  <b>solely (2)</b> 25:18;26:1  <b>Somebody (5)</b> 13:12;  23:6,13;35:19;53:21  <b>somebody's (2)</b> 39:22;  53:23  <b>someone (2)</b> 18:22;  31:16  <b>sometimes (1)</b> 44:10  <b>somewhere (4)</b> 13:16;  33:9;53:20;54:10  <b>sorry (8)</b> 8:7;11:15;  19:15,16,21;24:20;  29:4;53:16  <b>Sounds (1)</b> 40:4  <b>South (2)</b> 5:13;42:14  <b>space (5)</b> 8:21,22;  11:24;14:1;27:17  <b>spaces (2)</b> 45:13;50:1  <b>Spanish (1)</b> 23:9  <b>speak (1)</b> 24:1  <b>speaking (3)</b> 6:10;  26:5;40:6  <b>speaks (1)</b> 39:4  <b>special (1)</b> 18:25  <b>specifically (1)</b> 16:17  <b>spoke (3)</b> 27:23;28:5;</p>	<p>38:19  <b>spot (1)</b> 13:25  <b>Springdale (1)</b> 24:16  <b>square (2)</b> 43:4,5  <b>Ssorry (1)</b> 17:12  <b>standing (1)</b> 22:18  <b>Start (1)</b> 42:2  <b>started (1)</b> 12:7  <b>State (7)</b> 3:9;26:23;  28:3,3;36:19,21,23  <b>states (2)</b> 9:2;52:5  <b>stating (2)</b> 35:18;  49:24  <b>stay (2)</b> 15:16;22:8  <b>stays (1)</b> 27:21  <b>step (1)</b> 24:3  <b>still (9)</b> 5:25;8:21;  31:24;32:21,22;  33:15;36:24;40:8;  51:14  <b>storage (41)</b> 8:23,24;  9:1,5,9,11;12:9,13,20;  15:4,12;16:1,7,16,23;  18:13;20:19;28:24;  33:11,11;37:6,13;  42:22;43:20;44:7,8,  14,19;45:21;46:4,9,  24;49:5,21;51:20;  52:1,17,18;53:4,5,6  <b>store (4)</b> 9:11;33:9,  12;51:21  <b>stored (3)</b> 27:13;  29:19,22  <b>storing (5)</b> 27:22;  35:20;52:20,24;53:3  <b>Street (19)</b> 5:10,14,  20;8:18;12:25;13:9,  16,18;14:5,10,10;  42:23,23,24,24;  45:17;47:11;55:18,20  <b>stricken (1)</b> 6:5  <b>strictly (3)</b> 27:16;  30:25;31:4  <b>structure (2)</b> 12:21,22  <b>structures (4)</b> 20:11;  43:2,19;51:21  <b>stuff (2)</b> 29:24;49:14  <b>subject (1)</b> 37:14  <b>submitted (1)</b> 44:20  <b>sufficient (1)</b> 52:5  <b>suggest (1)</b> 30:7  <b>summer (2)</b> 46:11,12  <b>Sunshine (1)</b> 3:8  <b>supplier (2)</b> 31:8;  34:25  <b>suppliers (2)</b> 33:1,13  <b>Supply (4)</b> 5:7;31:19,  19;32:13  <b>support (2)</b> 12:25;  25:9  <b>sure (6)</b> 22:23;23:19;  26:15;32:24;33:2;  35:7</p>	<p><b>surround (3)</b> 10:6,16,  17  <b>survey (1)</b> 43:18  <b>swear (9)</b> 7:4,6,12,16;  26:7,17,19;42:9,11  <b>sworn (2)</b> 23:13;42:6  <b>system (2)</b> 19:8;31:12</p>
<b>T</b>				
	<p style="text-align: center;"><b>S</b></p> <p><b>Sadeara (1)</b> 24:20  <b>safe (2)</b> 22:8;32:12  <b>same (2)</b> 8:15;43:2  <b>Samgov (1)</b> 31:12  <b>saying (2)</b> 14:12,17  <b>School (2)</b> 28:14,15  <b>screen (2)</b> 39:6,23  <b>season (1)</b> 15:18  <b>seat (1)</b> 54:11  <b>second (11)</b> 4:12,13;  21:4;23:19;29:4;  37:10;50:24;52:12;  55:22,23;56:15  <b>seconded (1)</b> 21:6  <b>sector (1)</b> 28:21  <b>secure (1)</b> 8:6  <b>security (1)</b> 30:8  <b>seeing (2)</b> 14:8;54:25  <b>seek (4)</b> 11:11;16:8,  11;31:14  <b>seeking (14)</b> 12:10,  22;16:23;18:11;  24:17;26:4;27:6,7,8;  28:24;37:2;49:21,22;  51:20  <b>seemed (1)</b> 51:11  <b>selected (1)</b> 28:16  <b>sent (1)</b> 27:16  <b>Service (1)</b> 36:20  <b>session (1)</b> 4:11  <b>setback (1)</b> 49:24  <b>several (2)</b> 5:3;43:25  <b>shaking (1)</b> 37:22  <b>Shall (2)</b> 43:12,13  <b>shed (13)</b> 15:5;16:23;  18:14;42:22;43:20,  22;44:5,6,14,19;45:4;  46:9;49:5  <b>sheds (2)</b> 51:20;52:1  <b>ship (1)</b> 31:24</p>	<p><b>sign (3)</b> 35:11;36:5,14  <b>signage (2)</b> 35:17;  36:4  <b>signing (1)</b> 35:3  <b>signs (1)</b> 14:8  <b>single-family (2)</b> 25:5;  35:24  <b>site (6)</b> 9:11;29:19,22;  37:6;55:6,8  <b>situation (1)</b> 3:21  <b>size (2)</b> 45:3,19  <b>small (2)</b> 15:23;25:18  <b>snow (1)</b> 15:17  <b>social (1)</b> 30:8  <b>solely (2)</b> 25:18;26:1  <b>Somebody (5)</b> 13:12;  23:6,13;35:19;53:21  <b>somebody's (2)</b> 39:22;  53:23  <b>someone (2)</b> 18:22;  31:16  <b>sometimes (1)</b> 44:10  <b>somewhere (4)</b> 13:16;  33:9;53:20;54:10  <b>sorry (8)</b> 8:7;11:15;  19:15,16,21;24:20;  29:4;53:16  <b>Sounds (1)</b> 40:4  <b>South (2)</b> 5:13;42:14  <b>space (5)</b> 8:21,22;  11:24;14:1;27:17  <b>spaces (2)</b> 45:13;50:1  <b>Spanish (1)</b> 23:9  <b>speak (1)</b> 24:1  <b>speaking (3)</b> 6:10;  26:5;40:6  <b>speaks (1)</b> 39:4  <b>special (1)</b> 18:25  <b>specifically (1)</b> 16:17  <b>spoke (3)</b> 27:23;28:5;</p>	<p><b>spot (1)</b> 13:25  <b>Springdale (1)</b> 24:16  <b>square (2)</b> 43:4,5  <b>Ssorry (1)</b> 17:12  <b>standing (1)</b> 22:18  <b>Start (1)</b> 42:2  <b>started (1)</b> 12:7  <b>State (7)</b> 3:9;26:23;  28:3,3;36:19,21,23  <b>states (2)</b> 9:2;52:5  <b>stating (2)</b> 35:18;  49:24  <b>stay (2)</b> 15:16;22:8  <b>stays (1)</b> 27:21  <b>step (1)</b> 24:3  <b>still (9)</b> 5:25;8:21;  31:24;32:21,22;  33:15;36:24;40:8;  51:14  <b>storage (41)</b> 8:23,24;  9:1,5,9,11;12:9,13,20;  15:4,12;16:1,7,16,23;  18:13;20:19;28:24;  33:11,11;37:6,13;  42:22;43:20;44:7,8,  14,19;45:21;46:4,9,  24;49:5,21;51:20;  52:1,17,18;53:4,5,6  <b>store (4)</b> 9:11;33:9,  12;51:21  <b>stored (3)</b> 27:13;  29:19,22  <b>storing (5)</b> 27:22;  35:20;52:20,24;53:3  <b>Street (19)</b> 5:10,14,  20;8:18;12:25;13:9,  16,18;14:5,10,10;  42:23,23,24,24;  45:17;47:11;55:18,20  <b>stricken (1)</b> 6:5  <b>strictly (3)</b> 27:16;  30:25;31:4  <b>structure (2)</b> 12:21,22  <b>structures (4)</b> 20:11;  43:2,19;51:21  <b>stuff (2)</b> 29:24;49:14  <b>subject (1)</b> 37:14  <b>submitted (1)</b> 44:20  <b>sufficient (1)</b> 52:5  <b>suggest (1)</b> 30:7  <b>summer (2)</b> 46:11,12  <b>Sunshine (1)</b> 3:8  <b>supplier (2)</b> 31:8;  34:25  <b>suppliers (2)</b> 33:1,13  <b>Supply (4)</b> 5:7;31:19,  19;32:13  <b>support (2)</b> 12:25;  25:9  <b>sure (6)</b> 22:23;23:19;  26:15;32:24;33:2;  35:7</p>	<p><b>Tablet (1)</b> 41:24  <b>talking (2)</b> 9:24;54:12  <b>tall (2)</b> 9:18;45:6  <b>target (1)</b> 31:15  <b>tax (1)</b> 43:21  <b>technical (1)</b> 3:18  <b>telling (1)</b> 35:4  <b>tells (1)</b> 38:16  <b>ten (4)</b> 27:10,12;  47:12,24  <b>tenant (1)</b> 24:17  <b>term (1)</b> 27:25  <b>terms (1)</b> 45:19  <b>testified (1)</b> 18:16  <b>testify (1)</b> 23:7  <b>testimony (6)</b> 11:17;  18:13;37:5;42:18;  47:14;52:2  <b>texting (1)</b> 23:21  <b>That'll (1)</b> 36:14  <b>thinking (1)</b> 35:20  <b>thought (3)</b> 23:22;  41:8,12  <b>three (2)</b> 47:12;48:3  <b>throughout (1)</b> 15:16  <b>tidy (1)</b> 50:16  <b>times (2)</b> 11:4;28:11  <b>together (2)</b> 41:9,12  <b>told (1)</b> 13:13  <b>tonight (7)</b> 3:2;4:7;  5:3;18:10;22:16;  30:14;55:3  <b>tools (1)</b> 9:12  <b>top (2)</b> 49:1,2  <b>touch (2)</b> 34:21,22  <b>touching (1)</b> 27:15  <b>towards (1)</b> 10:9  <b>track (1)</b> 15:8  <b>traffic (3)</b> 13:21,22,23  <b>trailer (8)</b> 43:19,20;  46:9,10,11,16;49:13;  51:23  <b>trailers (4)</b> 44:22;  48:11,12;49:4  <b>train (3)</b> 32:4,8,12  <b>tranquility (1)</b> 11:24  <b>trash (1)</b> 9:3  <b>true (1)</b> 45:25  <b>truth (6)</b> 7:17,17;  26:20,20;42:9,10  <b>try (2)</b> 7:7;8:6  <b>trying (10)</b> 3:20;5:4;  6:12;8:5,7,9;16;</p>

<p>35:21;40:3,15;50:9 <b>turn (1)</b> 18:23 <b>TV (1)</b> 53:19 <b>two (14)</b> 10:21,23; 13:25;14:19;43:1,19; 44:3,13;45:14;47:25; 48:4;49:21;51:19; 52:8 <b>two-car (1)</b> 51:23 <b>type (3)</b> 13:20;32:17; 44:8</p>	<p>18:21;19:11,17,19; 20:18;21:2,10,14,15; 30:16,22,24;31:2,22; 33:17;34:20;37:16, 17;40:4;51:3,4,8,13, 15,18;52:9,16,19; 53:14,17,19;54:2,4; 56:2,3 <b>video (3)</b> 6:23;40:3; 42:2 <b>visit (2)</b> 13:24;15:20 <b>vote (7)</b> 4:14;21:12; 37:11;50:25;53:17; 54:19;55:24 <b>voted (1)</b> 52:13 <b>voting (3)</b> 52:16; 53:12,18</p>	<p><b>work (5)</b> 10:3;34:1; 47:19;48:2;53:2 <b>working (1)</b> 52:23 <b>wrong (1)</b> 17:14</p>	<p><b>260 (2)</b> 5:13;42:23 <b>27 (2)</b> 3:9;24:25 <b>2731 (5)</b> 5:21;24:5, 21;25:2;27:1</p>
<p style="text-align: center;"><b>U</b></p>	<p style="text-align: center;"><b>W</b></p>	<p style="text-align: center;"><b>Y</b></p>	<p style="text-align: center;"><b>3</b></p>
<p><b>Umm (1)</b> 17:9 <b>Ummm (1)</b> 11:14 <b>under (5)</b> 7:10;8:25; 13:6;25:13;29:5 <b>Understood (2)</b> 16:13; 39:9 <b>unit (15)</b> 8:23,25;9:2, 9,11;12:10,13,20; 15:5;16:1,7,16;18:13; 20:19;52:18 <b>United (3)</b> 5:21;24:5, 15 <b>units (1)</b> 49:22 <b>University (1)</b> 28:17 <b>unknown (1)</b> 36:18 <b>unless (1)</b> 23:9 <b>unmuted (1)</b> 54:16 <b>up (17)</b> 13:18;15:13; 16:24;17:22;18:7; 19:8,16,20;20:6;26:6; 34:15,16;36:5,14; 39:22;40:22;49:18 <b>upcoming (1)</b> 9:15 <b>use (23)</b> 8:20,21,24; 9:12;11:2,11;12:10, 19;14:12,15,16;16:3; 18:11;28:20;29:6,8; 37:3,3;43:3,8;44:2; 55:6,10 <b>used (4)</b> 25:19;44:5, 6;45:20 <b>uses (2)</b> 14:11,13 <b>using (2)</b> 41:21,23</p>	<p><b>waiting (4)</b> 23:3;39:9; 41:3,3 <b>Waldorf (1)</b> 55:13 <b>Walnut (2)</b> 55:17,20 <b>wants (1)</b> 31:16 <b>Washington (1)</b> 3:22 <b>way (4)</b> 14:11;19:24; 47:25;49:11 <b>weapon (2)</b> 33:4,4 <b>weaponry (1)</b> 25:8 <b>weapons (9)</b> 25:12; 27:14;29:19;33:24; 34:6,7;36:16;37:5,13 <b>Wednesday (1)</b> 3:9 <b>weigh (2)</b> 16:6;54:3 <b>welcome (1)</b> 22:6 <b>welfare (2)</b> 12:4;18:12 <b>West (2)</b> 32:2,3 <b>Westfield (1)</b> 5:7 <b>What's (3)</b> 6:16;25:1; 43:15 <b>whatsoever (1)</b> 34:11 <b>wherever (1)</b> 14:2 <b>WHITE (39)</b> 5:22; 24:6,7,9,12,20;25:23, 25;26:2,5,11,15,18, 22,25,25;27:3,8;29:1, 21,25;30:9,12,19,23; 31:1,4,23;33:22;34:9, 11,23;35:3,11,23; 36:7,10,15;38:7 <b>whole (2)</b> 14:11;34:2 <b>wide (1)</b> 45:6 <b>willing (2)</b> 10:3;12:15 <b>wire (1)</b> 10:2 <b>wish (3)</b> 23:4;32:23, 24 <b>without (2)</b> 11:12;23:6 <b>witness (1)</b> 42:19 <b>witnesses (1)</b> 22:15 <b>woman (1)</b> 31:8 <b>wood (1)</b> 10:1 <b>words (1)</b> 11:17</p>	<p><b>yard (3)</b> 43:4,5;49:24 <b>Yays (1)</b> 56:17 <b>year (2)</b> 3:10;15:16 <b>years (2)</b> 27:10,12 <b>yes' (1)</b> 37:22 <b>Yousaf (1)</b> 5:19 <b>youthful (1)</b> 20:4</p>	<p><b>3 (1)</b> 43:7 <b>30 (2)</b> 45:5,5 <b>301 (1)</b> 5:9 <b>301-303 (1)</b> 8:16 <b>303 (1)</b> 5:9 <b>3108 (1)</b> 55:12 <b>32 (1)</b> 8:18 <b>35 (1)</b> 24:24 <b>38 (1)</b> 28:7 <b>3821 (1)</b> 5:7 <b>3rd (1)</b> 8:16</p>
<p style="text-align: center;"><b>V</b></p>	<p style="text-align: center;"><b>Z</b></p>	<p style="text-align: center;"><b>Z</b></p>	<p style="text-align: center;"><b>4</b></p>
<p><b>vacant (4)</b> 18:23;20:1; 46:19;52:3 <b>variance (13)</b> 11:11; 12:11,22;18:11,18; 43:3,5;52:6;55:5,6, 10,10,12 <b>vary (1)</b> 49:23 <b>vegetables (2)</b> 15:15; 19:7 <b>vehicles (1)</b> 25:8 <b>veteran (2)</b> 28:19,20 <b>Vice-chairman (39)</b> 3:13,14;4:17,18;</p>	<p><b>zero (1)</b> 8:19 <b>Zone (6)</b> 8:17;11:8, 10;12:19;18:10;49:22 <b>zoning (24)</b> 3:2,6;6:1; 8:10,23;9:1;11:7,12; 13:6;24:14,22;25:13; 27:8;28:1,10;29:3,6, 9,12;32:16;37:4; 42:21;43:17;44:20 <b>Zoom (3)</b> 3:4;22:24; 39:10</p>	<p><b>1 (1)</b> 43:1 <b>12 (4)</b> 40:11,11;45:5, 6 <b>1215 (1)</b> 5:20 <b>1221 (1)</b> 5:20 <b>17 (1)</b> 46:16 <b>17th (1)</b> 46:10 <b>18 (2)</b> 46:12,17</p>	<p><b>40 (1)</b> 45:8 <b>40-foot (1)</b> 45:8 <b>424 (1)</b> 7:21 <b>48 (1)</b> 24:15</p>
<p><b>vacant (4)</b> 18:23;20:1; 46:19;52:3 <b>variance (13)</b> 11:11; 12:11,22;18:11,18; 43:3,5;52:6;55:5,6, 10,10,12 <b>vary (1)</b> 49:23 <b>vegetables (2)</b> 15:15; 19:7 <b>vehicles (1)</b> 25:8 <b>veteran (2)</b> 28:19,20 <b>Vice-chairman (39)</b> 3:13,14;4:17,18;</p>	<p><b>Zoom (3)</b> 3:4;22:24; 39:10</p>	<p style="text-align: center;"><b>0</b></p>	<p style="text-align: center;"><b>6</b></p>
<p><b>vacant (4)</b> 18:23;20:1; 46:19;52:3 <b>variance (13)</b> 11:11; 12:11,22;18:11,18; 43:3,5;52:6;55:5,6, 10,10,12 <b>vary (1)</b> 49:23 <b>vegetables (2)</b> 15:15; 19:7 <b>vehicles (1)</b> 25:8 <b>veteran (2)</b> 28:19,20 <b>Vice-chairman (39)</b> 3:13,14;4:17,18;</p>	<p><b>07206 (1)</b> 42:15 <b>08034 (1)</b> 7:22 <b>08102 (1)</b> 8:17 <b>08105 (2)</b> 27:1;42:25</p>	<p style="text-align: center;"><b>1</b></p>	<p><b>605 (1)</b> 42:14 <b>69 (1)</b> 8:18 <b>6th (1)</b> 5:20</p>
<p><b>vacant (4)</b> 18:23;20:1; 46:19;52:3 <b>variance (13)</b> 11:11; 12:11,22;18:11,18; 43:3,5;52:6;55:5,6, 10,10,12 <b>vary (1)</b> 49:23 <b>vegetables (2)</b> 15:15; 19:7 <b>vehicles (1)</b> 25:8 <b>veteran (2)</b> 28:19,20 <b>Vice-chairman (39)</b> 3:13,14;4:17,18;</p>	<p><b>2 (1)</b> 43:4 <b>20 (4)</b> 43:5;45:5,6,8 <b>2015 (3)</b> 43:24;46:1,6 <b>2017 (2)</b> 46:11,15 <b>2018 (1)</b> 46:13 <b>2019 (2)</b> 42:21;43:22 <b>2020 (6)</b> 3:10;4:9; 43:10,10;55:4,15 <b>2429 (1)</b> 42:24 <b>2474 (1)</b> 55:8 <b>24th (2)</b> 5:14;42:23 <b>25 (8)</b> 24:23,25;32:7, 8,14;43:4,24;46:5 <b>26 (1)</b> 24:25</p>	<p style="text-align: center;"><b>2</b></p>	<p style="text-align: center;"><b>7</b></p>
<p><b>vacant (4)</b> 18:23;20:1; 46:19;52:3 <b>variance (13)</b> 11:11; 12:11,22;18:11,18; 43:3,5;52:6;55:5,6, 10,10,12 <b>vary (1)</b> 49:23 <b>vegetables (2)</b> 15:15; 19:7 <b>vehicles (1)</b> 25:8 <b>veteran (2)</b> 28:19,20 <b>Vice-chairman (39)</b> 3:13,14;4:17,18;</p>	<p><b>1 (1)</b> 43:1 <b>12 (4)</b> 40:11,11;45:5, 6 <b>1215 (1)</b> 5:20 <b>1221 (1)</b> 5:20 <b>17 (1)</b> 46:16 <b>17th (1)</b> 46:10 <b>18 (2)</b> 46:12,17</p>	<p style="text-align: center;"><b>1</b></p>	<p><b>7:16 (1)</b> 56:21</p>
<p><b>vacant (4)</b> 18:23;20:1; 46:19;52:3 <b>variance (13)</b> 11:11; 12:11,22;18:11,18; 43:3,5;52:6;55:5,6, 10,10,12 <b>vary (1)</b> 49:23 <b>vegetables (2)</b> 15:15; 19:7 <b>vehicles (1)</b> 25:8 <b>veteran (2)</b> 28:19,20 <b>Vice-chairman (39)</b> 3:13,14;4:17,18;</p>	<p><b>2 (1)</b> 43:4 <b>20 (4)</b> 43:5;45:5,6,8 <b>2015 (3)</b> 43:24;46:1,6 <b>2017 (2)</b> 46:11,15 <b>2018 (1)</b> 46:13 <b>2019 (2)</b> 42:21;43:22 <b>2020 (6)</b> 3:10;4:9; 43:10,10;55:4,15 <b>2429 (1)</b> 42:24 <b>2474 (1)</b> 55:8 <b>24th (2)</b> 5:14;42:23 <b>25 (8)</b> 24:23,25;32:7, 8,14;43:4,24;46:5 <b>26 (1)</b> 24:25</p>	<p style="text-align: center;"><b>1</b></p>	<p style="text-align: center;"><b>8</b></p>
<p><b>vacant (4)</b> 18:23;20:1; 46:19;52:3 <b>variance (13)</b> 11:11; 12:11,22;18:11,18; 43:3,5;52:6;55:5,6, 10,10,12 <b>vary (1)</b> 49:23 <b>vegetables (2)</b> 15:15; 19:7 <b>vehicles (1)</b> 25:8 <b>veteran (2)</b> 28:19,20 <b>Vice-chairman (39)</b> 3:13,14;4:17,18;</p>	<p><b>2 (1)</b> 43:4 <b>20 (4)</b> 43:5;45:5,6,8 <b>2015 (3)</b> 43:24;46:1,6 <b>2017 (2)</b> 46:11,15 <b>2018 (1)</b> 46:13 <b>2019 (2)</b> 42:21;43:22 <b>2020 (6)</b> 3:10;4:9; 43:10,10;55:4,15 <b>2429 (1)</b> 42:24 <b>2474 (1)</b> 55:8 <b>24th (2)</b> 5:14;42:23 <b>25 (8)</b> 24:23,25;32:7, 8,14;43:4,24;46:5 <b>26 (1)</b> 24:25</p>	<p><b>1 (1)</b> 43:1 <b>12 (4)</b> 40:11,11;45:5, 6 <b>1215 (1)</b> 5:20 <b>1221 (1)</b> 5:20 <b>17 (1)</b> 46:16 <b>17th (1)</b> 46:10 <b>18 (2)</b> 46:12,17</p>	<p><b>8086 (1)</b> 8:12 <b>827 (2)</b> 55:17,20</p>