

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

---

*Transcript of Meeting*  
*November 1, 2021*

---

*Regine A. Ervin Reporting*  
*609-280-2230*  
*RegineCSR@gmail.com*

ZONING BOARD  
CITY OF CAMDEN

- - - -

Monday, November 1, 2021

- - - -

Transcript of proceedings of the Zoning Board of Adjustment Meeting City of Camden, was conducted as a virtual meeting via a remote conferencing platform, ZOOM and commencing at 5:35 p.m.

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

- ROBERT HAMILTON, CHAIRMAN
- DARNELL HANCE, VICE-CHAIRMAN
- ISAISA MARTINEZ
- TERESA ATWOOD
- CHARLES COOPER
- KAREN MERRICKS

- - - -

- KYLE F. EINGORN, ESQUIRE
- ATTORNEY FOR THE BOARD
- EVITA DAVIS, ZONING BOARD SECRETARY

Regine A. Ervin, CCR  
Certified Court Reporter  
(609) 280-2230  
Email: RegineCSR@gmail.com

## I N D E X

CASES HEARD:	PAGE
1) APPROVAL OF MINUTES FROM OCTOBER 14, 2021 MEETING	4
2) 1573 Mt. Ephraim Avenue (DEFICIENT NOTICE AND CONTINUED TO THE DECEMBER 6, 2021 MEETING)	5
3) KEYSTONE OUTDOOR ADVERTISING CO. 1700 Admiral Wilson Blvd. (ADJOURNED TO THE DECEMBER 6, 2021 MEETING)	5
4) ALPHA BETA CAMDEN, LLC 2742 North Congress Road	8
5) REGINO BRITO 1079 Carl Miller Boulevard (ADJOURNED TO THE DECEMBER 6, 2021 MEETING)	27
6) RICARDO J. VALERIO 1525 Collings Road (ADJOURNED TO THE DECEMBER 6, 2021 MEETING)	41

1                   CHAIRMAN HAMILTON: Good evening  
2 everyone. Welcome to the Zoning Board, City of  
3 Camden.

4                   MS. MUHAMMAD: In conformance with the  
5 Sunshine Law of the State of New Jersey, the notice  
6 of this meeting was posted in the Municipal Clerk's  
7 office on Thursday, October ? 2021.

8                   MR. EINGORN: By the direction of the  
9 Zoning Board of Adjustment Board Chairman Robert H.  
10 Hamilton, Jr., this meeting will be held tonight.  
11 And since the City of Camden remains under a  
12 Declaration of Health Emergency related to the  
13 COVID-19 virus, City Hall remains closed, therefore,  
14 this meeting is being conducted in a virtual format  
15 via remote conferencing platform, ZOOM. Instructions  
16 for accessing the meeting tonight were posted along  
17 with the details for the regularly scheduled meeting  
18 on the City of Camden's website.

19                   MS. MUHAMMAD: I'll take a roll call of  
20 all the Board members. Chairman Hamilton.

21                   CHAIRMAN HAMILTON: Present.

22                   MS. MUHAMMAD: Darnell Hance. Isaisa  
23 Martinez.

24                   MR. EINGORN: Reverend Martinez, you're  
25 muted.

1 MS. MUHAMMAD: Henrietta Washington.  
2 Teresa Atwood.

3 MS. ATWOOD: Present.

4 MS. MUHAMMAD: Karen Merricks.

5 MS. MERRICKS: Present.

6 MS. MUHAMMAD: Charles Cooper.

7 MR. COOPER: Here.

8 MS. MUHAMMAD: We have Mr. Martinez as  
9 well, correct?

10 REVEREND MARTINEZ: Can you hear me now?

11 MR. EINGORN: Yes, sir.

12 Could we have a motion to approve the  
13 minutes from October 2021?

14 CHAIRMAN HAMILTON: I so move.

15 MR. EINGORN: And a second.

16 MS. ATWOOD: Second.

17 MR. EINGORN: Roll-call vote.

18 Chairman Hamilton.

19 CHAIRMAN HAMILTON: Yes.

20 MR. EINGORN: Reverend Martinez.

21 REVEREND MARTINEZ: Yes.

22 MR. EINGORN: Ms. Atwood.

23 MS. ATWOOD: Yes.

24 MR. EINGORN: Ms. Merricks.

25 MS. MERRICKS: Yes.

1 MR. EINGORN: Mr. Cooper.

2 MR. COOPER: Yes.

3 MR. EINGORN: Motion passes.

4 Good evening everyone. I'm going to call  
5 the list of the New Business for tonight. If you are  
6 here for a Resolution, adoption of a Resolution,  
7 please note that those have not yet been prepared and  
8 will be on for the next monthly meeting. I apologize  
9 for that inconvenience.

10 If you're here -- the first two matters,  
11 1573 Mt. Ephraim Avenue had a deficient notice and  
12 will not be heard tonight. If you're here from the  
13 public or for that application, please note that  
14 there will be no testimony or other documentation  
15 presented tonight regarding that application.

16 The first matter, Keystone Outdoor  
17 Advertising on the New Business Section of the  
18 agenda, that's 1700 Admiral Wilson Boulevard, Block  
19 1208, Lot 3. The applicant has requested  
20 an adjournment. They have given the proper notice  
21 for tonight's meeting. As such, notice for the next  
22 meeting is hereby given. There will be no further  
23 notice to the public besides what's being put on the  
24 record tonight. That meeting is December 6th, I  
25 believe. Evita, is that correct?

1 MS. MUHAMMAD: Yes.

2 MR. EINGORN: Thank you.

3 So if you are here for the Keystone  
4 Outdoor application, please note it will not be heard  
5 tonight. Is anybody here tonight for Alpha Beta  
6 Camden, LLC?

7 MR. GABAY: I'm here and my attorney,  
8 Charles Izzo.

9 MR. IZZO: You said Alpha Beta?

10 MR. EINGORN: Yes, sir.

11 MR. IZZO: I'm here and the applicant is  
12 here.

13 MR. EINGORN: Very good.

14 Regino Brito, 1079 Carl Miller Blvd.

15 MR. IZZO: Charles Izzo, attorney for  
16 applicant and he'll be joining us in about ten  
17 seconds.

18 MR. BRITO: Here.

19 MR. EINGORN: Very good. And then  
20 Ricardo J. Valerio, 1525 Collings Road.

21 MR. VALERIO: Here.

22 MR. EINGORN: Present. Very good.

23 Why don't we get started with the first  
24 available application, Alpha Beta Camden, LLC.

25 MS. BURNELL: Excuse me. I'm 1528. I'm

1 joined with 1525.

2 MR. EINGORN: I'm sorry. Who is  
3 speaking?

4 MS. BURNELL: Ms. Burnell. You also need  
5 one for 1528 compared with the 1525 address.

6 MR. EINGORN: I'm sorry. Are you a  
7 neighbor?

8 MS. BURNELL: Yes. We have joined houses  
9 together.

10 MR. EINGORN: Got you. So you're welcome  
11 to stay and listen. And then at the end of the  
12 application, there will be a -- at the end of the  
13 specific application, not the whole meeting, there  
14 will be a public portion.

15 If you would like to be heard on the  
16 application, if you have questions or a comment so  
17 hang tight, feel free to mute so that you cannot pick  
18 up any background noise. And the applicant will give  
19 all the information. And then at the end of all  
20 that, you'll be able to chime in. Okay?

21 MS. BURNELL: Okay.

22 MR. EINGORN: All right. Mr. Izzo, I  
23 received a note that we received the use variance  
24 application but not a bulk variance parking  
25 application. Was that intentional?



1 MR. GABAY: I have sufficient parking.

2 MR. EINGORN: So it was intentional.

3 Got it.

4 MR. GABAY: Yes.

5 MR. EINGORN: Okay. Mr. Izzo, this is  
6 your client?

7 MR. IZZO: Yes, Mr. Gabay is the  
8 applicant through his company, Alpha Beta Camden,  
9 LLC. His premises are 2752 North Congress Road. He  
10 has prepared his application quite well and he would  
11 like to testify directly to the Board on this.

12 MR. EINGORN: Okay. We've seen Mr. Gabay  
13 before. Would you raise your hand, please.

14 (Witness complies.)

15 - - -

16 JONATHAN GABAY, having first been duly  
17 sworn/affirmed, was examined and testified as  
18 follows:

19 - - -

20 MR. EINGORN: Can you state your name and  
21 address for the record?

22 MR. GABAY: Jonathan Gabay, 1321  
23 Heartwood Drive, Cherry Hill, New Jersey

24 MR. EINGORN: Thank you, Mr. Gabay,  
25 We're ready to hear your application.

1 MR. GABAY: Sure. Did you all receive a  
2 copy of application or the presentation for that  
3 matter? Yep. All right. So can I share my screen?  
4 For some reason it's not letting me share it. Is the  
5 moderator blocking the ability to share my screen?

6 MS. MUHAMMAD: You should be able to  
7 share it. I'm not blocking anybody.

8 MR. GABAY: Let me try this now. Might  
9 be a privacy setting on mine. Can you all see my  
10 screen?

11 MR. EINGORN: Yes.

12 MR. GABAY: Okay. So this presentation  
13 is regarding 2752 North Congress. It's in Fairview.  
14 So the proposed use and development, we're looking to  
15 convert it into a two-unit dwelling consisting of two  
16 one-bedroom apartments. The plan goes with no  
17 parking detriment as we have sufficient off-site  
18 parking and I'll demonstrate that as well. And we  
19 believe that this property has actually been a  
20 blight. It has been in deterioration for quite a  
21 while so we think by redeveloping the property, it'll  
22 help stabilize the general area. And this will also  
23 offer a newly renovated one-bedroom housing option  
24 which is pretty rare in the 08104 zip code.

25 So this is the basis of the denial. The

1 use is not permitted. Lot size is sufficient. And I  
2 can demonstrate two and a half spaces. They want me  
3 to demonstrate it which is why a bulk variance may be  
4 needed but was not applied for. So this is the tax  
5 map. You could see that we're Lot 12 which is 20  
6 feet 11 inches by 100. Then this is the property  
7 pad which shows the footprint of the building  
8 consistent with the square footage and lot sizes as  
9 well.

10 Now, this is the plot plan. So  
11 essentially because it's 100 feet deep and the house  
12 only goes 60 feet, we have 35 feet along the back  
13 which is accessible by a rear alley by 20 feet wide.  
14 So I'll zoom in a little further. And a typical  
15 driveway is about 8 feet by 11 feet long. So given  
16 the rear of the property which is currently paved, I  
17 can allocate 4 parking spaces. The requirement for  
18 this project is 2 1/2. So this is a floor plan and  
19 then I'm going to zoom in specifically on the  
20 parking. What we would be looking for is 2  
21 one-bedroom units; pretty standard with a kitchen,  
22 living room open concept, full bath; and one bedroom  
23 on the first floor and the second floor.

24 So to the left you see the first floor  
25 where we have basically channeled out an alley or

1 access stairwell to the B Unit. And then on the  
2 right you have the B Unit itself and they're pretty  
3 synonymous. They're identical. This is the street  
4 view of North Congress looking north on Congress.  
5 And it's the one with that green-looking roof to the  
6 right. And then this is looking south and it's that  
7 first house with the green roof.

8           This is the rear of the property so you  
9 can see the property line goes more or less until the  
10 garage. And that's the rear portion where we plan to  
11 solve that parking detriment. As it stands right  
12 now, it's paved with a garage. And that's the part  
13 I've highlighted in red. This is accessible from  
14 both right outside the square as well as Hornet  
15 Street. You can access it from both sides. And this  
16 is what it looks like currently. These are pictures  
17 I took pretty much around like 1:00 p.m. on a given  
18 day. It's distressed. We plan on rehabbing it.

19           So this is the garage in its current  
20 state. This is the yard in its current state. As  
21 you can see, the paved driveway off to the left and  
22 then you can see the garage and shed. And our  
23 planning encompasses whatever the zoning  
24 requirement would be. We would ideally like to keep  
25 the garage and paved three spots. Or if you consider

1 removing the garage, it would make it -- it can be  
2 open.

3           Now, another thing is, we'll be adding  
4 two means of egress. So I know this has been a  
5 condition on prior zoning approvals I have brought  
6 before the Board, and I plan to utilize the Fire  
7 Marshall and the inspectors to guide a design. And  
8 whether that's going to be ladder style or some sort  
9 of platform, we plan on doing some sort of fire  
10 egress from both the first floor and second floor,  
11 giving two means of egress from the front and the  
12 rear.

13           And then we have a comparable list within  
14 200 feet of duplexes in Fairview given a De Minimus  
15 Lot Exception. So there's on Kansas, Chesapeake and  
16 Merrimac. Merrimac specifically is one in our  
17 investment portfolio that has a smaller lot size with  
18 an approval. And just to close off, I'd like to say  
19 that we think that by renovating this property which  
20 it has been a blight for quite some time, we think  
21 that it will be an improvement to the community.

22           It's going offer a one-bedroom housing  
23 option. It has ample off-street parking. So  
24 inherently by fixing the rear of the property,  
25 hopefully it'll alleviate parking congestion from

1 Congress as a result of this. And by improving the  
2 property, the tax-ratable improved assessment would  
3 be higher which it ultimately would generate more  
4 revenue to the City of Camden. Now, I open it up to  
5 the Board, the public or whoever wants to comment.

6 MR. EINGORN: Mr. Gabay, for the record,  
7 if you can just give us your affiliation with the  
8 applicant?

9 MR. GABAY: I am a managing member of  
10 that LLC.

11 MR. EINGORN: Very good. Thank you.  
12 And then you intend to do mainly interior renovations  
13 to this property, correct?

14 MR. GABAY: Correct. The exterior will  
15 remain the same. I don't plan on changing anything.  
16 And if we do make any alterations to the exterior, I  
17 know it's in a historic designation, so I would be  
18 speaking with Dr. Williams and his office regarding  
19 the historical elements. Because as of right now, we  
20 don't plan on touching anything on the exterior. It  
21 would solely be internally with the parking use at  
22 the rear.

23 MR. EINGORN: Understood. Does the Board  
24 have any questions for the applicant?

25 MR. COOPER: Yes, I have a question.

1 Where's the second entrance going to be for the other  
2 apartment?

3 MR. GABAY: It's going to be -- should I  
4 go back -- do you have the --

5 MR. COOPER: Yes, I do. I have the  
6 plans.

7 MR. GABAY: So if you see the one plan  
8 where I have the parking slide which has the red  
9 squares.

10 MR. COOPER: I'm getting to it.

11 MR. GABAY: Sure. It's the one page that  
12 says parking.

13 MR. COOPER: I'm looking. Parking. The  
14 parking egress in rear of property?

15 MR. GABAY: It's a rear of property door,  
16 a door. There's currently a door over there. If you  
17 look behind the garage, there's like a little white  
18 door.

19 MR. COOPER: Huh-huh.

20 MR. GABAY: I plan on keeping that door  
21 where it is so that the egress would be at the rear.  
22 And then on the second floor, if I need to have a  
23 ladder escape or something, I would design that with  
24 the Fire Marshall. There would be something from the  
25 rear window. Whether that would be a ladder or some

1 sort of incasement that would allow for egress from  
2 the second floor on the second floor.

3 MR. COOPER: My other question is, right  
4 now you have a three-bedroom house and you want to  
5 turn it into a two-bedroom, two room house. That  
6 theory, it bothers me. You got a three-bedroom house  
7 here now.

8 MR. GABAY: Correct.

9 MR. COOPER: And you're going to turn it  
10 into two one-bedroom homes. You can get more  
11 people -- you know, we're looking for housing in the  
12 City. And, you know, having a whole house, you can  
13 get more people in there. Because, again, you know,  
14 you say you have parking. You got a one-bedroom  
15 house. You got people coming. That could be -- you  
16 know, you can end up with six cars, seven cars with  
17 the one bedroom really. And vis-versa, a whole  
18 house. That's my take on this thing.

19 MR. GABAY: So in my experience, I mean,  
20 just based on occupancy, a family in a three-bedroom  
21 hours would tend to probably have more cars than,  
22 let's say, a one-bedroom apartment. Now, there are  
23 plenty of three-bedroom options in that immediate  
24 area, let's say, on that 200-foot list. A bulk of  
25 them were three bedroom homes. But that also



1 alienates like someone who wouldn't need a  
2 two-bedroom -- or a three-bedroom property.

3           Now, historically, the two bedrooms in  
4 Fairview are a lot tighter on that immediate block,  
5 let's say, Constitution, Congress, Independence, any  
6 of those inner roads, this is adding a spacious one  
7 bedroom which is a rare option on that immediate  
8 area. I could say that in my experience, I don't  
9 think having cars would be there for one apartment.  
10 I could see seven cars being there for a  
11 three-bedroom house who have kids and guests and  
12 parents each have a vehicle. I could see that the  
13 parking detriment would be higher for a three-bedroom  
14 house with kids and their friends versus a  
15 one-bedroom apartment.

16           MR. COOPER: Okay.

17           MR. EINGORN: Does any other members of  
18 the Board have questions for the applicant? It  
19 doesn't sound like it. Okay. At this time, we'll  
20 open the application to the public. Is there anybody  
21 in the public that would like to be heard for or  
22 against this application?

23           MS. MARTIN: My name is Deborah  
24 Diem-Martin. I live at 2760 N. Congress Road and I  
25 am very strongly opposed to granting --

1 MR. EINGORN: Wait, wait, Ms. Martin.

2 MS. MARTIN: -- this variance.

3 MR. EINGORN: Ms. Martin, can you raise  
4 your right hand.

5 MS. MARTIN: Yes.

6 MR. EINGORN: Do you swear or affirm that  
7 the testimony you'll provide to the Board tonight is  
8 true and nothing but the truth? And that the  
9 testimony you provided prior to this swearing in, is  
10 also true and nothing but the truth?

11 MS. MARTIN: I do.

12 MR. EINGORN: Can you state your name and  
13 address one more time?

14 MS. MARTIN: Deborah Diem-Martin. I live  
15 at 2760 North Congress Road.

16 MR. EINGORN: Can you tell us the reasons  
17 for your --

18 MS. MARTIN: I'm losing sound. Give me a  
19 moment.

20 MR. EINGORN: Sure.

21 MS. MARTIN: I've lost sound.

22 MR. EINGORN: Can you hear me?

23 MS. MARTIN: Just a moment. Let me get  
24 my volume up. Of course the volume goes away just as  
25 I need it.

1 MR. EINGORN: We can hear you.

2 MS. MARTIN: Okay. I've listened with  
3 some amusement to this application. I've lived here  
4 for 33 years. I don't believe there is much demand  
5 for one-bedroom apartments in the neighborhood,  
6 otherwise, there would be more. The applicant's  
7 suggestion that there would less parking is, I  
8 believe, absurd.

9 Having observed this house as a  
10 three-bedroom house for the past 33 years, I have  
11 never seen more than two cars assigned to it. If you  
12 put two one-bedrooms there, you're going to put four  
13 cars in there, and the lot can only accommodate two.  
14 If you've got very small cars, it may accommodate  
15 three. I did prepare a statement giving my views on  
16 this. I don't know if you wish to hear it or not.

17 MR. EINGORN: You're welcome to bring  
18 whatever testimony or evidence you have.

19 MS. MARTIN: Okay. This is what I've  
20 prepared. The first issue was, use is not permitted;  
21 use variance required. The neighborhood is  
22 predominately single-family housing. This request is  
23 totally inconsistent with that. Fairview is already  
24 densely populated. Converting this small rowhome  
25 into a two-family dwelling is, to me, an

1 abomination. It has when it was built, three  
2 bedrooms upstairs and three rooms downstairs. Making  
3 two apartments out of that, would be like packing  
4 sardines in a can.

5 I judge any attempt to put access to the  
6 upper unit other than the front door, would be  
7 inconsistent with the historic nature that the City  
8 is trying to preserve in this neighborhood. Also  
9 putting the only regular access to the upper  
10 apartment in the front, will exacerbate parking on  
11 North Congress. People will not want to park behind  
12 the house, walk around to the front and get in the  
13 front door, especially in bad weather.

14 The lot size is deficient. Three  
15 thousand is required by ordinance. Applicant  
16 proposes two thousand. Lot size is set for a valid  
17 reason, to try to establish a certain quality of life  
18 to benefit the residents. Altering it to suit the  
19 whimsy of a landlord who bought property knowing that  
20 two-family use was not permitted, but wanted to do it  
21 anyway, is rewarding bad behavior and letting others  
22 know that they can eventually flaunt the intent of  
23 zoning to get their way. That sets precedence  
24 that I think you know will be later difficult to  
25 overturn.

1           Back to parking. Most people on the even  
2 side of North Congress park behind the houses on City  
3 and County-owned property on the other side of the  
4 cart-way. These people in the upper apartment, and  
5 there's likely to be two of them, will not want to  
6 park their cars behind and walk around. They'll want  
7 to park on North Congress, making an acutely bad  
8 situation worse.

9           In my 33 years of living there, I have  
10 seen and heard fights and real threats of violence  
11 over parking. I've seen cars damaged for it. I've  
12 had cars parked on my property without my knowledge  
13 or permission; people screaming at me: Well, we have  
14 to park some place. And usually a few less than  
15 complementary comments thrown in. I don't believe  
16 granting these variances will do anything to improve  
17 the neighborhood. But will instead, damage and  
18 already struggling neighborhood. Thank you.

19           MR. EINGORN: I appreciate your time. Is  
20 there anybody else in the public who would like to be  
21 heard for or against the application presently before  
22 the Board?

23           MR. GABAY: Can I address one concern  
24 about --

25           MR. EINGORN: Let's just see if there's

1 anybody else and then we'll let you speak.

2 MR. GABAY: Okay.

3 MR. EINGORN: Hearing no further members  
4 of the public being wished to be heard on this  
5 matter, we'll close the public portion.

6 Mr. Gabay, do you have additional items  
7 you'd like to add to the application in light of the  
8 testimony provided by the public?

9 MR. GABAY: Yes. I just want to clarify  
10 about the parking. As she mentioned, she's afraid  
11 that parking in the rear of the property wouldn't  
12 occur because it would occur; that the only access is  
13 from the front of the house. Now, that is correct  
14 that the main means of ingress and egress is from the  
15 front of the house. But I want to remind the Board  
16 that the house sits on 16 feet with a four-foot alley  
17 down the side which is only paved as well which  
18 realistically they can walk down the side of the  
19 property.

20 So this is a unique situation by having  
21 an end unit where we actually do have side yard as  
22 well, which is currently paved. So they inherently  
23 can walk on the property from the rear to the front  
24 without ever entering that property itself. And  
25 I did highlight that on the tax map, the property

1 card and then I did like a little plot plan so that  
2 you can see that down the side of the house there is  
3 a four-foot alleyway.

4 And you can see it clearly from the  
5 picture on the first page, there's a side yard that's  
6 accessible from the front of the property to the rear  
7 of the property. So to alleviate that concern, I'd  
8 just like to mention that, yes, the main ingress of  
9 the property is from the front but it's easily  
10 accessible from the rear of the property where we  
11 intend to use the parking.

12 MR. EINGORN: Thank you. Does the Board  
13 have any questions?

14 MS. MARTIN: May I comment?

15 MR. EINGORN: No, ma'am, the public  
16 portion is not open. But I appreciate your time.

17 MS. MARTIN: Okay.

18 MR. EINGORN: So as the Board will  
19 recall, the standard for the use variance is that the  
20 applicant must meet the Positive and Negative  
21 Criteria and that would involve either Special  
22 Reasons, a hardship, the property is not  
23 reasonably adapted to a conforming use or that the  
24 variance would serve the benefit and the general  
25 welfare of the public as it's particularly fitted for

1 that location; as well as the Negative Criteria where  
2 the variance could be granted without a substantial  
3 detriment to the public good and will not impair the  
4 intent and the purpose of the Zone Plan.

5 The applicant is seeking a use variance  
6 because a duplex is not an allowed use in the R1  
7 Zoning District. In addition, the applicant is  
8 seeking a bulk variance for the lot size. The lot  
9 size is too small for what's required under the  
10 zoning ordinance.

11 A hardship variance or a C Variance for  
12 bulk also requires a demonstration of the positive  
13 and Negative Criteria, although not as burdensome as  
14 the D variance for the use. The Board should do its  
15 analysis, provide any testimony regarding its  
16 decision and then make a motion to accept or deny the  
17 application.

18 MR. COOPER: I'll speak on this. On that  
19 C variance, he's not really changing the blueprint of  
20 the neighborhood as far as the structure. But,  
21 again, you're turning a single-family home into two  
22 properties. The City -- we're trying to get away  
23 from this whole -- taking our single family homes and  
24 turning them into duplexes. And like the lady said,  
25 she's been there over 30 years and it has been a



1 single-family home. And it's not really requiring a  
2 one-bedroom unit for that area.

3 MR. EINGORN: Reverend Martinez, I see  
4 you speaking but you're muted.

5 REVEREND MARTINEZ: Can you hear me  
6 now?

7 MR. EINGORN: Yes, sir.

8 REVEREND MARTINEZ: My point of seeing  
9 this, the property looks like it's all dirty and  
10 whoever the owner was, did not take care of it. I'd  
11 rather see this place rebuilt and something good than  
12 let it look the way it's looking right now.

13 I mean, with all due respect to the lady,  
14 I mean, I live in a rowhome and I'd rather see  
15 something, a developer, improve my neighbor's than  
16 having a house old and dirty, whatever it is, like  
17 the way it looks this one right here. But my sense  
18 is, I mean, let him build.

19 MS. MARTIN: That's a --

20 MR. EINGORN: I'm sorry, ma'am, the  
21 public portion is closed. Thank you. Is there any  
22 other members of the Board that would like to weigh  
23 in on this application?

24 VICE-CHAIRMAN HANCE: Yes. Can you hear  
25 me?

1 MR. EINGORN: I'm sorry. Who is  
2 speaking?

3 VICE-CHAIRMAN HANCE: Darnell.

4 MR. EINGORN: Oh, welcome to the party.  
5 I didn't know you were here.

6 VICE-CHAIRMAN HANCE: Yes, I've been here  
7 for a little bit.

8 MR. EINGORN: Okay. Very good. I will  
9 mark you present. I'm sorry. I interrupted you.

10 VICE-CHAIRMAN HANCE: I'm just concerned  
11 about the parking. There's no guarantee that they  
12 will park in the back. That area is very congested.  
13 I agree that I'd rather have it look -- I'd rather  
14 have someone live in there because it would be much  
15 safer. But I'm just concerned with the parking. Is  
16 that for seniors or anyone who should rent it?

17 MR. EINGORN: The Board member, the  
18 requirement isn't that the people actually park  
19 there. The only requirement is that the applicant  
20 provide the required parking spaces. Whether or not  
21 the parking has been illegal, that'll be an  
22 enforcement issue for the City.

23 VICE-CHAIRMAN HANCE: Understood.

24 MR. EINGORN: Right. So it does appear  
25 that the applicant is at least offering and has the

1 ability to provide four spaces. Whether or not he  
2 has to take down the garage, that's something that  
3 could be a condition of approval if the Board so  
4 feels it necessary.

5 VICE-CHAIRMAN HANCE: I would suggest  
6 that he take down the garage.

7 MR. GABAY: No problem. I can make that  
8 a condition.

9 MR. EINGORN: Any other members of the  
10 Board want to be heard? Do we have a motion?

11 MS. ATWOOD: Motion to approve.

12 REVEREND MARTINEZ: Second.

13 MR. EINGORN: We have a motion to approve  
14 with a second. I'll take a roll-call vote.

15 VICE-CHAIRMAN HANCE: Remove the garage  
16 also. Can we put that in also?

17 MR. EINGORN: With the condition that the  
18 applicant must remove the garage to accommodate the  
19 parking.

20 VICE-CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Okay. Very good.  
22 Chairman Hamilton? I'm sorry. You're muted, sir.

23 CHAIRMAN HAMILTON: Yes.

24 MR. EINGORN: Vice-Chairman Hance.

25 VICE-CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Reverend Martinez.

2 REVEREND MARTINEZ: Yes.

3 MR. EINGORN: Ms. Atwood.

4 MS. ATWOOD: Yes.

5 MR. EINGORN: Ms. Merricks. Mr. Cooper.

6 MR. COOPER: Yes.

7 MS. MERRICKS: Yes.

8 MR. EINGORN: All in favor.

9 Congratulations. Your application has been granted.

10 MR. GABAY: Thank you to the Board.

11 Thank you everyone.

12 MR. EINGORN: The next matter on the  
13 agenda is Regino Brito, 1079 Carl Miller Boulevard.  
14 This is an application also for a duplex only  
15 requiring bulk variance approvals.

16 Mr. Izzo, do I understand that you're  
17 here for this one too?

18 MR. IZZO: Yes, I represent the  
19 applicant, Mr. Brito and we're here to look at the  
20 bulk variance issues that were accepted by the Zoning  
21 Officer.

22 MR. EINGORN: Do you want to --

23 MR. IZZO: Yes. Could my witness,  
24 please, identify themselves. I'm looking at Mr.  
25 Brito on the phone. It says Virginia Fermin but

1 that's Mr. Brito, the applicant.

2 MR. EINGORN: Okay. Do we have somebody  
3 to translate for Mr. Brito?

4 MS. FERMIN: I can. My name is Virginia  
5 Fermin.

6 MR. EINGORN: Okay. Great. So this is  
7 what we're going to do. I'm going to swear Mr.  
8 Brito. If he can raise his right hand. Actually,  
9 let's do this first. Can I swear you in as a  
10 translator and then we'll go and then you can  
11 translate?

12 MS. FERMIN: Of course.

13 MR. EINGORN: Please raise your right  
14 hand.

15 (Translator complies.)

16 Do you swear or affirm that the  
17 translations you'll provide tonight will be true and  
18 accurate to the best of your ability and knowledge?

19 MS. FERMIN: I do.

20 MR. EINGORN: Thank you. And can you  
21 just state your name and address for the record?

22 MS. FERMIN: My name is Virginia Fermin.  
23 And my address is 1565 Merchantville Avenue in  
24 Pennsauken, New Jersey 08110.

25 MR. EINGORN: Thank you. Let's swear in

1 Mr. Brito. Mr. Brito, if you could raise your right  
2 hand.

3 (Witness complies.)

4 MR. EINGORN: Do you swear or affirm the  
5 testimony that you'll provide to the Zoning Board  
6 tonight will be true and nothing but the truth?

7 MR. BRITO: Yes.

8 MR. EINGORN: Thank you.

9 MR. IZZO: Mr. Brito, do you own a  
10 property at 1079 Carl Miller Boulevard?

11 MR. BRITO: Yes.

12 MR. IZZO: How long have you owned that  
13 particular property in Camden?

14 MR. BRITO: Fifteen (15) years.

15 MR. IZZO: And how have you used that  
16 property over the 15 years that you have owned it?

17 MR. BRITO: The second floor used to be  
18 an apartment. The bottom used to be a business and  
19 now I want to do both apartments.

20 MR. IZZO: What did Mr. Brito say the  
21 bottom floor was used for?

22 MR. BRITO: It was businesses. One was  
23 at the beginning was a Bodega and then a store, a  
24 clothing store.

25 MR. IZZO: So there was one business on

1 the first floor; is that correct?

2 MR. BRITO: Yes.

3 MR. IZZO: Mr. Brito, when did you close  
4 that business on Carl Miller Boulevard?

5 MR. BRITO: Two years ago.

6 MR. IZZO: Have you had residential  
7 tenants on the second floor during the last three  
8 years?

9 MR. BRITO: There's somebody living there  
10 right now.

11 MR. IZZO: What do you want the Zoning  
12 Board to allow you to do? Why are you at the Zoning  
13 Board tonight about this property?

14 MR. BRITO: I want to convert it into an  
15 apartment because when it's a business, there's a lot  
16 of people standing at the corner.

17 MR. IZZO: Can you say your reason again,  
18 please?

19 MR. BRITO: Because when there's a  
20 business there, there's a lot of people on the corner  
21 standing there all the time.

22 MR. IZZO: Okay. And Mr. Brito, on your  
23 property, do you have side yards, front yard, back  
24 yard, do you have any of that on your property on  
25 Carl Miller Boulevard?

1                   MR. BRITO: I have a back yard. I also  
2 own the lot behind it.

3                   MR. IZZO: Right. Is your property built  
4 to the front of the property line on Carl Miller  
5 Boulevard?

6                   MR. BRITO: Yes. It goes all the way to  
7 the street.

8                   MR. IZZO: Are you on the corner, Mr.  
9 Brito?

10                  MR. BRITO: Yes, I'm on the corner.

11                  MR. IZZO: What's the corner street.  
12 What street is that?

13                  MR. BRITO: Kolo.

14                  MR. IZZO: Are you saying Kolo Street,  
15 K-O-L-O?

16                  MR. BRITO: Yes.

17                  MR. IZZO: Do you have a side yard on  
18 Kolo Street?

19                  MR. BRITO: Yes. On the side towards the  
20 back.

21                  MR. IZZO: Is there a grass yard there?

22                  MR. BRITO: Yes.

23                  MR. IZZO: Is that in back of the house  
24 or alongside side of the house?

25                  MR. BRITO: No. It's in the back.



1                   MR. IZZO: Mr. Brito, how is that going  
2 to help the City if you're allowed to convert your  
3 closed Bodega into two apartments? How does that  
4 help the City?

5                   MR. BRITO: I feel that is going to help  
6 because when I have visitors, there's a lot of  
7 people doing their own stuff in front of the -- in  
8 the corner, my corner. So I'll lose money. I will  
9 lose money by not having a business there but I'll  
10 feel better.

11                   MR. IZZO: If this Board let's you  
12 convert the building into an upstairs apartment and  
13 downstairs apartment, how many bedrooms will be in  
14 each of those apartments?

15                   MR. BRITO: It's going to be a  
16 two-bedroom apartment in each. It's going to be the  
17 same as the upstairs.

18                   MR. IZZO: How many bedrooms are  
19 upstairs?

20                   MR. BRITO: Two.

21                   MR. IZZO: Now, Mr. Brito, you don't have  
22 any parking space on your property on Carl Miller, do  
23 you?

24                   MR. BRITO: No, it does not have  
25 parking.

1                   MR. IZZO: And your tenants who live  
2 there, they live in the upstairs. Where do they park  
3 their car?

4                   MR. BRITO: There's like parking in the  
5 street. Everyone parks in the streets.

6                   MR. IZZO: Everyone parks in the  
7 street?

8                   MR. BRITO: Yes.

9                   MR. IZZO: Mr. Brito, do you have extra  
10 room on your property where you could make parking  
11 spaces?

12                   MR. BRITO: I do have three parking  
13 spaces but it belongs to the lot behind, that lot  
14 that he owns.

15                   MR. IZZO: Okay. Very good.

16                   MR. BRITO: And are you proposing to use  
17 that extra lot to have your prospective tenants who  
18 may move into your building here park on that extra  
19 lot that you own?

20                   MR. BRITO: Yes.

21                   MR. IZZO: Mr. Brito, is anything you  
22 want the Board to know -- I didn't ask you every  
23 question -- anything you want the Board to know about  
24 your proposal to convert the Bodega into upstairs,  
25 downstairs apartments?

1 MR. BRITO: No, I do not.

2 MR. IZZO: So, Mr. Brito, the Board is  
3 going to ask you questions now and just try to answer  
4 completely as you can.

5 MR. EINGORN: The extra lot regarding the  
6 parking, the three spaces, is there a home on that  
7 lot or is that a vacant lot?

8 MR. BRITO: It is a vacant lot.

9 MR. EINGORN: Do we have pictures of that  
10 lot?

11 MR. IZZO: Well, I think what we are  
12 referring to is, we have the side view where the  
13 building is. We're talking about a property in back  
14 of the building, in the back of the long length of  
15 the building.

16 MR. EINGORN: Right. Do you have any  
17 pictures?

18 MR. IZZO: How big is that lot, Mr.  
19 Brito, that extra lot? Mr. Brito, you own a separate  
20 lot in the back of the store. How big is that lot?

21 MR. BRITO: Five thousand (5,000) feet

22 MR. IZZO: Five thousand (5,000) square  
23 feet?

24 MR. BRITO: Yes.

25 MR. IZZO: Okay. That's bigger than your

1 commercial property; is that right?

2 MR. BRITO: Yes, it is bigger

3 MR. IZZO: I'm going to put up the  
4 picture of the tax map. Maybe you can recognize your  
5 extra property drawn on the tax map. Can you see the  
6 tax map?

7 MR. BRITO: Yes, I can see it.

8 MR. IZZO: Do you see the corner where  
9 your store is, it says Carl Miller Boulevard and Kolo  
10 Street and it says the number 146? Do you recognize  
11 that as your corner where your closed Bodega is?

12 MR. BRITO: Yes.

13 MR. IZZO: In back of that there's a big  
14 triangle lot. Is that your property, that Number 2?

15 MR. BRITO: Yes.

16 MR. IZZO: Okay. So, Mr. Brito, the  
17 Board members are going to ask you some more  
18 questions. I interrupted. But they are going to  
19 continue. Thank you.

20 MR. EINGORN: That entire lot there as  
21 depicted, is vacant?

22 MR. BRITO: I do have three garages.

23 MR. EINGORN: Are those garages rented?

24 MR. BRITO: No. They are vacant.

25 MR. EINGORN: Are they like automotive

1 garages or residential garages?

2 MR. BRITO: Motor garages.

3 MR. EINGORN: Like for fixing cars or  
4 just for parking cars?

5 MR. COOPER: Hey, Kyle, do you think we  
6 should be able to see this?

7 MR. EINGORN: I mean, it would be helpful  
8 to see this.

9 MR. COOPER: You can't do anything by  
10 just looking at this diagram. He wants a bulk  
11 variance. You know, he may have ample parking. We  
12 don't know but we can't see it. And just to say from  
13 this triangle, yeah, that's his or whatever, you  
14 know --

15 MR. EINGORN: One of the issues we're  
16 going run into is that this extra lot here, I don't  
17 know if it's been granted some sort of variance for  
18 parking only as the principal structure on the lot.  
19 And so, the applicant may be required to consolidate  
20 these two lots in order to make the parking, you  
21 know, part of the use of the lot.

22 MR. BRITO: Can you see this right here?

23 MR. EINGORN: Yeah, a little bit.

24 MR. BRITO: That's what it looks like  
25 right now.

1 MR. EINGORN: That's the building that  
2 we're talking about, right?

3 MR. BRITO: Yes.

4 MR. EINGORN: We're talking about the lot  
5 where the parking meets.

6 MR. BRITO: No, no, this is it.

7 MR. EINGORN: You got to raise it up  
8 higher.

9 MR. BRITO: Oh, sorry.

10 MR. COOPER: How come we don't have that?

11 MR. EINGORN: Do we have that?

12 MR. COOPER: No.

13 MR. IZZO: You brought that to the  
14 Board, Ms. Fermin, right?

15 MR. EINGORN: I don't appear to have that  
16 as part of my packet, Mr. Izzo.

17 VICE-CHAIRMAN HANCE: I viewed the  
18 property and there's plenty of room for parking.

19 MR. EINGORN: Okay.

20 VICE-CHAIRMAN HANCE: I work in that  
21 area.

22 MR. EINGORN: Does the Board have any  
23 questions besides me taking up all the time?

24 REVEREND MARTINEZ: No.

25 VICE-CHAIRMAN HANCE: So he's going to

1 turn the bottom floor into a two-bedroom apartment?

2 MR. BRITO: Right.

3 VICE-CHAIRMAN HANCE: And I have been to  
4 the property. There are three garages back there.  
5 But there is plenty of room around the garages. And  
6 he's going to rent this out to a family, I hope?

7 MR. BRITO: Yes.

8 VICE-CHAIRMAN HANCE: And you're going to  
9 redo the one on the top floor also?

10 MR. BRITO: No. It passed inspection so  
11 I will only be working on the bottom one.

12 VICE-CHAIRMAN HANCE: Is there an exit?  
13 Is that the only exit for the top floor? Is there  
14 like a fire exit up there or anything like that?

15 MR. BRITO: That's the only exit. It  
16 only has one exit.

17 VICE-CHAIRMAN HANCE: Kyle, does that  
18 need two exits?

19 MR. EINGORN: That's an issue for the  
20 Fire Marshall or Fire Inspector. That will be his  
21 determination when they do their inspections or her  
22 inspection. Excuse me.

23 VICE-CHAIRMAN HANCE: I'm good.  
24 Thank you.

25 MR. BRITO: Thank you.

1                   MR. EINGORN: Any other members of the  
2 Board have questions?

3                   REVEREND MARTINEZ: My question is, those  
4 have no street parking, right? Is that what they're  
5 trying to say?

6                   MR. EINGORN: What the testimony was,  
7 there's a lot directly to the rear of the property  
8 which has more than ample parking to accommodate this  
9 property and the proposed use. And that Mr. Brito  
10 does own that lot.

11                  REVEREND MARTINEZ: The other thing was,  
12 we never saw no pictures, right?

13                  MR. EINGORN: I'm sorry.

14                  REVEREND MARTINEZ: We never saw no  
15 pictures.

16                  MR. EINGORN: No. We received testimony  
17 from Vice-Chairman Hance that he's been to the  
18 property and noticed that there was ample parking.

19                  CHAIRMAN HAMILTON: We got to have  
20 pictures too, man, so we know.

21                  MS. MUHAMMAD: Kyle, if you check the  
22 attachment, there should be a paperclip of plans  
23 attached to that application.

24                  MR. EINGORN: Right. I have it.

25                  MR. COOPER: I have it.



1 MS. MUHAMMAD: Everybody should have  
2 this.

3 REVEREND MARTINEZ: Yeah, I got it.

4 MS. MUHAMMAD: Parking for the garages,  
5 they were not submitted.

6 MR. EINGORN: Right. That's the issue.  
7 We can't see the garages and the lot where the  
8 parking is from what was submitted. That's an issue.

9 VICE-CHAIRMAN HANCE: And we need to go  
10 to their property and check their properties out,  
11 people.

12 MS. MUHAMMAD: I just want to say on the  
13 record, the garages weren't proposed in the  
14 application.

15 CHAIRMAN HAMILTON: You should have told  
16 us that when it started up?

17 MR. EINGORN: Mr. Izzo, are you able to  
18 get pictures of the garages and the parking lot and  
19 bring them back to us on December 6th?

20 MR. BRITO: Yes. Of course.

21 MR. EINGORN: Great. We'll continue this  
22 matter at that time. For the record, this is notice  
23 of the adjournment to December 6th and we'll carry  
24 that matter for additional pictures of the parking.  
25 We'll reserve public portion for that time.

1 MR. BRITO: Okay. Thank you.

2 MR. EINGORN: The last matter on the  
3 agenda is Ricardo J. Valerio, 1525 Collings Road.  
4 Is that matter ready?

5 MR. VALERIO: Yes.

6 MR. EINGORN: Good evening. Are you  
7 either of you Mr. Valerio?

8 MR. MARTINEZ: Mr. Ricardo is right next  
9 to me. My name is Jose Martinez. I'm the  
10 translator.

11 MR. EINGORN: Okay. Great. Will you  
12 raise your right hand?

13 (Translator complies.)

14 Do you affirm or swear that the  
15 translation you will provide tonight will be true and  
16 accurate to the best of your knowledge and  
17 ability?

18 MR. MARTINEZ: Yes.

19 MR. EINGORN: And state your name and  
20 address, please?

21 MR. MARTINEZ: My name is Jose Martinez.  
22 My address is 3160 Pleasant Street, Camden, New  
23 Jersey 08105.

24 MR. EINGORN: If the applicant could  
25 raise his right hand.

1           You swear or affirm that the testimony  
2 you'll provide to the Zoning Board tonight is true  
3 and nothing but the truth?

4           MR. VALERIO: Yes.

5           MR. EINGORN: Great. Now, this is an  
6 application, another application for a duplex. The  
7 applicant needs a use variance because this is in an  
8 R1 Zone. It needs to demonstrate off-street parking  
9 or request a bulk variance. It exceeds the building  
10 coverage, meaning, the building on the lot is too big  
11 as it relates to what's allowed in the Zoning Code,  
12 as well as bulk variances for side yard setbacks.  
13 This is also the Fairview Redevelopment Plan.

14           Could you tell us a little bit about the  
15 proposed development?

16           MR. VALERIO: In this duplex I'm going to  
17 use it as his main residency. So I'm going to be  
18 living in the property. On the second floor I'm  
19 going to be having family members living there.

20           MR. EINGORN: Is it already a duplex?

21           MR. VALERIO: Yes.

22           MR. EINGORN: Did you buy in that format?

23           MR. VALERIO: Yes.

24           MR. EINGORN: When did you purchase the  
25 property?

1 MR. VALERIO: About three years.

2 MR. EINGORN: Three years ago?

3 MR. VALERIO: Yes, sir. The property is  
4 currently vacant. There's nobody living there at  
5 all.

6 MR. EINGORN: So the applicant wants to  
7 renovate the property?

8 MR. VALERIO: Yes. The house is like  
9 ready to move in and I just need the approval to have  
10 it like for a duplex residency.

11 CHAIRMAN HAMILTON: It's all ready to  
12 move in?

13 MR. VALERIO: Yes, sir.

14 CHAIRMAN HAMILTON: Do you have pictures  
15 so we can see?

16 MR. VALERIO: I believe that the pictures  
17 were given during the zoning stages where I submitted  
18 all my paperwork.

19 MS. ATWOOD: We have it.

20 VICE-CHAIRMAN HANCE: I'm just confused.  
21 Is it property ready to move in as a duplex or is it  
22 ready to move in as a house?

23 MR. VALERIO: The property is a duplex  
24 already. When I purchased it, it was a duplex. I  
25 just did a little bit of renovation to get it up to

1 date. He hasn't moved in there yet. The property is  
2 vacant.

3 VICE-CHAIRMAN HANCE: Okay.

4 MR. EINGORN: So I'm looking at what has  
5 been submitted and this is a document for the record,  
6 interior apartments renovation and exterior  
7 improvement zoning plan prepared by El Donado F. Vid  
8 Al, architect who has been in front of this Board on  
9 multiple occasions. And I'm looking at the existing  
10 location plan. It appears to me that it is showing  
11 five parking spaces. Is this property currently  
12 configured this way?

13 MR. VALERIO: Yes. And also, it does  
14 have two additional garages back there.

15 MR. EINGORN: These garages here that I'm  
16 pointing at?

17 MR. VALERIO: Yes.

18 MR. EINGORN: So you believe there's the  
19 ability to park at least five cars?

20 MR. VALERIO: Yes.

21 MR. EINGORN: And on the front page, this  
22 picture which I'm directing to the Board, on this  
23 side here if I could find it, this actually shows  
24 cars parking in the driveway. Is that correct?

25 MR. VALERIO: Yes, sir

1 MR. EINGORN: Did the applicant pave this  
2 lot or was it paved when you purchased it?

3 MR. VALERIO: When I purchased it, it  
4 came with the property when he purchased it.

5 I also want to add that, you know, it's  
6 going to be my main residence and I'm a firm believer  
7 of up-keeping the neighborhood. I don't want the  
8 property to become an eye sore. So I believe  
9 that being a part of a community to meet the  
10 standards of the community and all I've done like to  
11 improve it in the inside.

12 MR. EINGORN: This property, it's  
13 attached to another house?

14 MR. VALERIO: Yes.

15 MR. EINGORN: So there's really no side  
16 yard on one side of the property?

17 MR. VALERIO: It doesn't have a side yard  
18 but it does have a back entrance towards the back of  
19 the property.

20 MR. EINGORN: So it sounds to me like the  
21 applicant probably has -- does have significant  
22 parking and the ability to meet the requirement. So  
23 a bulk variance for parking probably is not necessary  
24 if the Board deems it that way.

25 The applicant does, however, need the use

1 variance, the building coverage and the side yard  
2 setback which is deficient, but that would be subject  
3 to a hardship because it is built adjacent to another  
4 property directly attached. Does the Board have any  
5 questions for the applicant regarding the property or  
6 any other issues?

7 CHAIRMAN HAMILTON: No, I don't have  
8 nothing.

9 MR. EINGORN: Reverend Martinez, you're  
10 talking but you're muted.

11 REVEREND MARTINEZ: My question is, does  
12 he own that other house next to it in blue?

13 MR. VALERIO: No.

14 REVEREND MARTINEZ: Okay. That looks  
15 nice, real nice.

16 MR. EINGORN: It does look nice.

17 REVEREND MARTINEZ: No questions.

18 VICE-CHAIRMAN HANCE: I have a question.  
19 I'm reading this. It says it has two separate gas  
20 meters but it has one electric box that controls  
21 both, upstairs and downstairs. There's two separate  
22 hot water heaters also?

23 MR. VALERIO: It does have two gas  
24 meters. It only has one water heater because his  
25 intention is to use the property as a dwelling like

1 for family. His residency is family upstairs.

2 VICE-CHAIRMAN HANCE: And it only has one  
3 electrical box, correct?

4 MR. VALERIO: It has two boxes.

5 MS. ATWOOD: The pictures of the  
6 electrical boxes and the gas utilities are on the  
7 last page or next to the last page, I think.

8 VICE-CHAIRMAN HANCE: What I'm reading  
9 here it's saying one existing electric service.

10 MR. EINGORN: I don't know if there's two  
11 meters or there's just two panels.

12 MR. VALERIO: It does have two meters.  
13 It does have two meters.

14 MR. EINGORN: Electrical meters?

15 MR. VALERIO: Yes.

16 MS. ATWOOD: Kyle, in the picture.

17 MR. EINGORN: Yes.

18 MS. ATWOOD: In the picture with the  
19 electric --

20 MR. VALERIO: It does have the connection  
21 but it doesn't have the meters itself. That's just  
22 to connect it to the meter but it's just not there  
23 yet.

24 MR. EINGORN: Okay. Anybody else?

25 CHAIRMAN HAMILTON: He should have



1 brought the pictures because we don't want to pass  
2 nothing and you don't have them in there and stuff  
3 happens and it's their fault.

4 MS. ATWOOD: What were you saying that we  
5 don't have a picture of, Mr. Hamilton?

6 CHAIRMAN HAMILTON: The picture of the  
7 two meters.

8 MS. ATWOOD: You have the picture.

9 MR. VALERIO: I do have the pictures;  
10 that the pictures are there.

11 MR. COOPER: I see two panels. Outside  
12 meters we do not see.

13 MS. ATWOOD: Right.

14 MR. VALERIO: Because I don't have the  
15 meters. I have the panels only.

16 MR. COOPER: Right. He has panels; no  
17 meters.

18 MR. VALERIO: That's correct.

19 CHAIRMAN HAMILTON: Like I told you, I  
20 don't see the meters.

21 MR. VALERIO: I'm sorry. The panels are  
22 there but the meters are not in there.

23 CHAIRMAN HAMILTON: You got to go back  
24 and get pictures of the two meters and things that  
25 you're going to have in there. Yeah.

1 MS. ATWOOD: Question. What are the two  
2 meters that I see in the basement?

3 VICE-CHAIRMAN HANCE: Gas.

4 MR. COOPER: Gas.

5 MS. ATWOOD: Oh, okay.

6 CHAIRMAN HAMILTON: I think they was gas  
7 meters.

8 VICE-CHAIRMAN HANCE: That's correct.

9 MR. VALERIO: They were gas meters.

10 MR. EINGORN: Would the Board like to see  
11 pictures of the electrical meters?

12 VICE-CHAIRMAN HANCE: Right.

13 MR. EINGORN: Okay.

14 CHAIRMAN HAMILTON: And make sure they're  
15 in the right place. We don't want to pass them.

16 MR. COOPER: And they should also take  
17 more pictures of the back area too.

18 CHAIRMAN HAMILTON: Yeah. Good.

19 MR. EINGORN: Can you provide photographs  
20 of the back yard area, the garage, the parking and  
21 the meters?

22 MR. VALERIO: The meters, please remember  
23 that the properties are vacant so I guess that  
24 somebody has to actually reside at the property to  
25 get the meters in there.

1           MR. EINGORN: By the receptacles for the  
2 meters themselves should be present.

3           CHAIRMAN HAMILTON: Right.

4           MR. EINGORN: The meters have to connect  
5 into something. So if there's two of those, provide  
6 a photograph of that, a photograph of the parking  
7 area, the back yard and submit them to Evita and  
8 we'll hear you on December 6th.

9           Ms. Burnell, just so you know, this will  
10 be re-heard or not re-heard but it will be continued  
11 on December 6th for photographs that we just  
12 requested. You're welcome to join us and let your  
13 peace be heard at that time.

14          MS. BURNELL: Thank you.

15          MR. EINGORN: I appreciate your time  
16 tonight.

17          MS. BURNELL: Thank you.

18          MR. EINGORN: Okay. So this will be  
19 adjourned. This is notice to the world that this  
20 matter is being adjourned. And now we need a motion  
21 to adjourn this meeting until December 6th.

22          MS. ATWOOD: Kyle, before we adjourn,  
23 could you remind people to save their packet.

24          MR. EINGORN: Yes Please save your  
25 packets for next month. We will file them again.

1 Do we have a motion to adjourn?

2 REVEREND MARTINEZ: Motion to adjourn.

3 MS. ATWOOD: Second.

4 MR. EINGORN: All in favor?

5 THE BOARD: Yays.

6 MR. EINGORN: So moved. It was good see  
7 everybody tonight. Have a nice night.

8 - - -

9 (\*Meeting concluded at 6:40 p.m.\*)

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

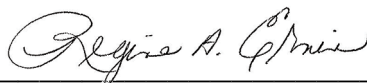
## 1 CERTIFICATION

2  
3  
4 I HEREBY CERTIFY that I am a Certified Court  
5 Reporter and Notary Public.

6 I FURTHER CERTIFY that the witnesses were sworn  
7 to testify to the truth.

8 I FURTHER CERTIFY that the foregoing is, to  
9 the best of my ability, a true and accurate  
10 transcript of the testimony taken stenographically by  
11 me at the time, place, and date hereinbefore set  
12 forth.

13 I FURTHER CERTIFY that I am neither a relative,  
14 employee, attorney or counsel to any of the  
15 parties to the action, nor a relative or employee of  
16 such attorney or counsel and that I am not  
17 financially interested in the action.

18 

19 \_\_\_\_\_  
20 Regine A. Ervin, CCR  
21 Certified Court Reporter  
22 License #30XI000222200

23 (The foregoing certification of this transcript  
24 does not apply to any reproduction of the same by any  
25 means, unless under the direction, control and/or  
supervision of the certifying reporter.)

Table with 5 columns: Column 1 (A-Z terms), Column 2 (A-Z terms), Column 3 (A-Z terms), Column 4 (A-Z terms), Column 5 (A-Z terms). Each cell contains a list of words with their corresponding frequency counts.

<p><b>community (3)</b> 12:21; 45:9,10  <b>company (1)</b> 8:8  <b>comparable (1)</b> 12:13  <b>compared (1)</b> 7:5  <b>complementary (1)</b> 20:15  <b>completely (1)</b> 34:4  <b>complies (4)</b> 8:14; 28:15;29:3;41:13  <b>concept (1)</b> 10:22  <b>concern (2)</b> 20:23; 22:7  <b>concerned (2)</b> 25:10, 15  <b>concluded (1)</b> 51:9  <b>condition (4)</b> 12:5; 26:3,8,17  <b>conducted (1)</b> 3:14  <b>conferencing (1)</b> 3:15  <b>configured (1)</b> 44:12  <b>conformance (1)</b> 3:4  <b>conforming (1)</b> 22:23  <b>confused (1)</b> 43:20  <b>congested (1)</b> 25:12  <b>congestion (1)</b> 12:25  <b>Congratulations (1)</b> 27:9  <b>Congress (11)</b> 8:9; 9:13;11:4,4;13:1; 16:5,24;17:15;19:11; 20:2,7  <b>connect (2)</b> 47:22; 50:4  <b>connection (1)</b> 47:20  <b>consider (1)</b> 11:25  <b>consistent (1)</b> 10:8  <b>consisting (1)</b> 9:15  <b>consolidate (1)</b> 36:19  <b>Constitution (1)</b> 16:5  <b>continue (2)</b> 35:19; 40:21  <b>continued (1)</b> 50:10  <b>controls (1)</b> 46:20  <b>convert (5)</b> 9:15; 30:14;32:2,12;33:24  <b>Converting (1)</b> 18:24  <b>Cooper (24)</b> 4:6,7;5:1, 2;13:25;14:5,10,13, 19;15:3,9;16:16; 23:18;27:5,6;36:5,9; 37:10,12;39:25; 48:11,16;49:4,16  <b>copy (1)</b> 9:2  <b>corner (9)</b> 30:16,20; 31:8,10,11;32:8,8; 35:8,11  <b>County-owned (1)</b> 20:3  <b>course (3)</b> 17:24; 28:12;40:20  <b>coverage (2)</b> 42:10; 46:1</p>	<p><b>COVID-19 (1)</b> 3:13  <b>Criteria (3)</b> 22:21; 23:1,13  <b>current (2)</b> 11:19,20  <b>currently (6)</b> 10:16; 11:16;14:16;21:22; 43:4;44:11</p> <p style="text-align: center;"><b>D</b></p> <p><b>damage (1)</b> 20:17  <b>damaged (1)</b> 20:11  <b>Darnell (2)</b> 3:22;25:3  <b>date (1)</b> 44:1  <b>day (1)</b> 11:18  <b>De (1)</b> 12:14  <b>Deborah (2)</b> 16:23; 17:14  <b>December (6)</b> 5:24; 40:19,23;50:8,11,21  <b>decision (1)</b> 23:16  <b>Declaration (1)</b> 3:12  <b>deems (1)</b> 45:24  <b>deep (1)</b> 10:11  <b>deficient (3)</b> 5:11; 19:14;46:2  <b>demand (1)</b> 18:4  <b>demonstrate (4)</b> 9:18; 10:2,3;42:8  <b>demonstration (1)</b> 23:12  <b>denial (1)</b> 9:25  <b>densely (1)</b> 18:24  <b>deny (1)</b> 23:16  <b>depicted (1)</b> 35:21  <b>design (2)</b> 12:7;14:23  <b>designation (1)</b> 13:17  <b>details (1)</b> 3:17  <b>deterioration (1)</b> 9:20  <b>determination (1)</b> 38:21  <b>detriment (4)</b> 9:17; 11:11;16:13;23:3  <b>developer (1)</b> 24:15  <b>development (2)</b> 9:14; 42:15  <b>diagram (1)</b> 36:10  <b>Diem-Martin (2)</b> 16:24;17:14  <b>difficult (1)</b> 19:24  <b>directing (1)</b> 44:22  <b>direction (1)</b> 3:8  <b>directly (3)</b> 8:11;39:7; 46:4  <b>dirty (2)</b> 24:9,16  <b>distressed (1)</b> 11:18  <b>District (1)</b> 23:7  <b>document (1)</b> 44:5  <b>documentation (1)</b> 5:14  <b>Donado (1)</b> 44:7  <b>done (1)</b> 45:10  <b>door (7)</b> 14:15,16,16,</p>	<p>18,20;19:6,13  <b>down (5)</b> 21:17,18; 22:2;26:2,6  <b>downstairs (4)</b> 19:2; 32:13;33:25;46:21  <b>Dr (1)</b> 13:18  <b>drawn (1)</b> 35:5  <b>Drive (1)</b> 8:23  <b>driveway (3)</b> 10:15; 11:21;44:24  <b>due (1)</b> 24:13  <b>duly (1)</b> 8:16  <b>duplex (9)</b> 23:6; 27:14;42:6,16,20; 43:10,21,23,24  <b>duplexes (2)</b> 12:14; 23:24  <b>during (2)</b> 30:7;43:17  <b>dwelling (3)</b> 9:15; 18:25;46:25</p> <p style="text-align: center;"><b>E</b></p> <p><b>easily (1)</b> 22:9  <b>egress (7)</b> 12:4,10,11; 14:14,21;15:1;21:14  <b>EINGORN (131)</b> 3:8, 24;4:11,15,17,20,22, 24;5:1,3;6:2,10,13,19, 22;7:2,6,10,22;8:2,5, 12,20,24;9:11;13:6, 11,23;16:17;17:1,3,6, 12,16,20,22;18:1,17; 20:19,25;21:3;22:12, 15,18;24:3,7,20;25:1, 4,8,17,24;26:9,13,17, 21,24;27:1,3,5,8,12, 22;28:2,6,13,20,25; 29:4,8;34:5,9,16; 35:20,23,25;36:3,7, 15,23;37:1,4,7,11,15, 19,22;38:19;39:1,6, 13,16,24;40:6,17,21; 41:2,6,11,19,24;42:5, 20,22,24;43:2,6;44:4, 15,18,21;45:1,12,15, 20;46:9,16;47:10,14, 17,24;49:10,13,19; 50:1,4,15,18,24;51:4, 6  <b>either (2)</b> 22:21;41:7  <b>El (1)</b> 44:7  <b>electric (3)</b> 46:20; 47:9,19  <b>electrical (4)</b> 47:3,6, 14;49:11  <b>elements (1)</b> 13:19  <b>else (3)</b> 20:20;21:1; 47:24  <b>Emergency (1)</b> 3:12  <b>encompasses (1)</b> 11:23  <b>end (5)</b> 7:11,12,19;</p>	<p>15:16;21:21  <b>enforcement (1)</b> 25:22  <b>entering (1)</b> 21:24  <b>entire (1)</b> 35:20  <b>entrance (2)</b> 14:1; 45:18  <b>Ephraim (1)</b> 5:11  <b>escape (1)</b> 14:23  <b>especially (1)</b> 19:13  <b>essentially (1)</b> 10:11  <b>establish (1)</b> 19:17  <b>even (1)</b> 20:1  <b>evening (3)</b> 3:1;5:4; 41:6  <b>eventually (1)</b> 19:22  <b>Everybody (2)</b> 40:1; 51:7  <b>everyone (5)</b> 3:2;5:4; 27:11;33:5,6  <b>evidence (1)</b> 18:18  <b>Evita (2)</b> 5:25;50:7  <b>exacerbate (1)</b> 19:10  <b>examined (1)</b> 8:17  <b>exceeds (1)</b> 42:9  <b>Exception (1)</b> 12:15  <b>Excuse (2)</b> 6:25;38:22  <b>existing (2)</b> 44:9;47:9  <b>exit (5)</b> 38:12,13,14, 15,16  <b>exits (1)</b> 38:18  <b>experience (2)</b> 15:19; 16:8  <b>exterior (4)</b> 13:14,16, 20;44:6  <b>extra (7)</b> 33:9,17,18; 34:5,19;35:5;36:16  <b>eye (1)</b> 45:8</p> <p style="text-align: center;"><b>F</b></p> <p><b>Fairview (5)</b> 9:13; 12:14;16:4;18:23; 42:13  <b>family (6)</b> 15:20; 23:23;38:6;42:19; 47:1,1  <b>far (1)</b> 23:20  <b>fault (1)</b> 48:3  <b>favor (2)</b> 27:8;51:4  <b>feel (3)</b> 7:17;32:5,10  <b>feels (1)</b> 26:4  <b>feet (11)</b> 10:6,11,12, 12,13,15,15;12:14; 21:16;34:21,23  <b>Fermin (8)</b> 27:25; 28:4,5,12,19,22,22; 37:14  <b>few (1)</b> 20:14  <b>Fifteen (1)</b> 29:14  <b>fight (1)</b> 20:10  <b>file (1)</b> 50:25  <b>find (1)</b> 44:23  <b>Fire (6)</b> 12:6,9;14:24;</p>	<p>38:14,20,20  <b>firm (1)</b> 45:6  <b>first (12)</b> 5:10,16;6:23; 8:16;10:23,24;11:7; 12:10;18:20;22:5; 28:9;30:1  <b>fitted (1)</b> 22:25  <b>Five (4)</b> 34:21,22; 44:11,19  <b>fixing (2)</b> 12:24;36:3  <b>flaunt (1)</b> 19:22  <b>floor (17)</b> 10:18,23,23, 24;12:10,10;14:22; 15:2,2;29:17,21;30:1, 7;38:1,9,13;42:18  <b>follows (1)</b> 8:18  <b>footage (1)</b> 10:8  <b>footprint (1)</b> 10:7  <b>format (2)</b> 3:14;42:22  <b>four (2)</b> 18:12;26:1  <b>four-foot (2)</b> 21:16; 22:3  <b>free (1)</b> 7:17  <b>friends (1)</b> 16:14  <b>front (15)</b> 12:11;19:6, 10,12,13;21:13,15,23; 22:6,9;30:23;31:4; 32:7;44:8,21  <b>full (1)</b> 10:22  <b>further (3)</b> 5:22;10:14; 21:3</p> <p style="text-align: center;"><b>G</b></p> <p><b>GABAY (28)</b> 6:7;8:1, 4,7,12,16,22,22,24; 9:1,8,12;13:6,9,14; 14:3,7,11,15,20;15:8, 19;20:23;21:2,6,9; 26:7;27:10  <b>garage (12)</b> 11:10,12, 19,22,25;12:1;14:17; 26:2,6,15,18;49:20  <b>garages (13)</b> 35:22, 23;36:1,1,2;38:4,5; 40:4,7,13,18;44:14,15  <b>gas (7)</b> 46:19,23; 47:6;49:3,4,6,9  <b>general (2)</b> 9:22; 22:24  <b>generate (1)</b> 13:3  <b>given (6)</b> 5:20,22; 10:15;11:17;12:14; 43:17  <b>giving (2)</b> 12:11;18:15  <b>goes (5)</b> 9:16;10:12; 11:9;17:24;31:6  <b>Good (15)</b> 3:1;5:4; 6:13,19,22;13:11; 23:3;24:11;25:8; 26:21;33:15;38:23; 41:6;49:18;51:6  <b>granted (3)</b> 23:2;27:9;</p>
--	--	--	--	--

<p>36:17 <b>granting (2)</b> 16:25; 20:16 <b>grass (1)</b> 31:21 <b>Great (4)</b> 28:6;40:21; 41:11;42:5 <b>green (1)</b> 11:7 <b>green-looking (1)</b> 11:5 <b>guarantee (1)</b> 25:11 <b>guess (1)</b> 49:23 <b>guests (1)</b> 16:11 <b>guide (1)</b> 12:7</p>	<p>34:6 <b>homes (3)</b> 15:10,25; 23:23 <b>hope (1)</b> 38:6 <b>hopefully (1)</b> 12:25 <b>Hornet (1)</b> 11:14 <b>hot (1)</b> 46:22 <b>hours (1)</b> 15:21 <b>house (24)</b> 10:11; 11:7;15:4,5,6,12,15, 18;16:11,14;18:9,10; 19:12;21:13,15,16; 22:2;24:16;31:23,24; 43:8,22;45:13;46:12 <b>houses (2)</b> 7:8;20:2 <b>housing (4)</b> 9:23; 12:22;15:11;18:22 <b>Huh-huh (1)</b> 14:19</p>	<p>35:18 <b>into (14)</b> 9:15;15:5, 10;18:25;23:21,24; 30:14;32:3,12;33:18, 24;36:16;38:1;50:5 <b>investment (1)</b> 12:17 <b>involve (1)</b> 22:21 <b>Isaisa (1)</b> 3:22 <b>issue (5)</b> 18:20;25:22; 38:19;40:6,8 <b>issues (3)</b> 27:20; 36:15;46:6 <b>items (1)</b> 21:6 <b>izzo (49)</b> 6:8,9,11,15, 15;7:22;8:5,7;27:16, 18,23;29:9,12,15,20, 25;30:3,6,11,17,22; 31:3,8,11,14,17,21, 23;32:1,11,18,21; 33:1,6,9,15,21;34:2, 11,18,22,25;35:3,8, 13,16;37:13,16;40:17</p>	<p><b>Law (1)</b> 3:5 <b>least (2)</b> 25:25;44:19 <b>left (2)</b> 10:24;11:21 <b>length (1)</b> 34:14 <b>less (3)</b> 11:9;18:7; 20:14 <b>letting (2)</b> 9:4;19:21 <b>life (1)</b> 19:17 <b>light (1)</b> 21:7 <b>likely (1)</b> 20:5 <b>line (2)</b> 11:9;31:4 <b>list (3)</b> 5:5;12:13; 15:24 <b>listen (1)</b> 7:11 <b>listened (1)</b> 18:2 <b>little (7)</b> 10:14;14:17; 22:1;25:7;36:23; 42:14;43:25 <b>live (6)</b> 16:24;17:14; 24:14;25:14;33:1,2 <b>lived (1)</b> 18:3 <b>living (6)</b> 10:22;20:9; 30:9;42:18,19;43:4 <b>LLC (4)</b> 6:6,24;8:9; 13:10 <b>location (2)</b> 23:1; 44:10 <b>long (3)</b> 10:15;29:12; 34:14 <b>look (5)</b> 14:17;24:12; 25:13;27:19;46:16 <b>looking (11)</b> 9:14; 10:20;11:4,6;14:13; 15:11;24:12;27:24; 36:10;44:4,9 <b>looks (5)</b> 11:16;24:9, 17;36:24;46:14 <b>lose (2)</b> 32:8,9 <b>losing (1)</b> 17:18 <b>lost (1)</b> 17:21 <b>Lot (40)</b> 5:19;10:1,5, 8;12:15,17;16:4; 18:13;19:14,16;23:8, 8;30:15,20;31:2;32:6; 33:13,13,17,19;34:5, 7,7,8,10,18,19,20; 35:14,20;36:16,18, 21;37:4;39:7,10;40:7, 18;42:10;45:2 <b>lots (1)</b> 36:20</p>	<p>35:4,5,6 <b>mark (1)</b> 25:9 <b>Marshall (3)</b> 12:7; 14:24;38:20 <b>MARTIN (15)</b> 16:23; 17:1,2,3,5,11,14,18, 21,23;18:2,19;22:14, 17;24:19 <b>Martinez (27)</b> 3:23,24; 4:8,10,20,21;24:3,5,8; 26:12;27:1,2;37:24; 39:3,11,14;40:3;41:8, 9,18,21,21;46:9,11, 14,17;51:2 <b>matter (9)</b> 5:16;9:3; 21:5;27:12;40:22,24; 41:2,4;50:20 <b>matters (1)</b> 5:10 <b>may (6)</b> 10:3;18:14; 22:14;33:18;36:11,19 <b>Maybe (1)</b> 35:4 <b>mean (5)</b> 15:19; 24:13,14,18;36:7 <b>meaning (1)</b> 42:10 <b>means (3)</b> 12:4,11; 21:14 <b>meet (3)</b> 22:20;45:9, 22 <b>meeting (11)</b> 3:6,10, 14,16,17;5:8,21,22, 24;7:13;50:21 <b>meets (1)</b> 37:5 <b>member (2)</b> 13:9; 25:17 <b>members (8)</b> 3:20; 16:17;21:3;24:22; 26:9;35:17;39:1; 42:19 <b>mention (1)</b> 22:8 <b>mentioned (1)</b> 21:10 <b>Merchantville (1)</b> 8:23 <b>Merricks (6)</b> 4:4,5,24, 25;27:5,7 <b>Merrimac (2)</b> 12:16,16 <b>meter (1)</b> 47:22 <b>meters (23)</b> 46:20,24; 47:11,12,13,14,21; 48:7,12,15,17,20,22, 24;49:2,7,9,11,21,22, 25;50:2,4 <b>Might (1)</b> 9:8 <b>Miller (8)</b> 6:14;27:13; 29:10;30:4,25;31:4; 32:22;35:9 <b>mine (1)</b> 9:9 <b>Minimus (1)</b> 12:14 <b>minutes (1)</b> 4:13 <b>moderator (1)</b> 9:5 <b>moment (2)</b> 17:19,23 <b>money (2)</b> 32:8,9 <b>month (1)</b> 50:25 <b>monthly (1)</b> 5:8</p>
<p><b>H</b></p>	<p><b>I</b></p>	<p><b>J</b></p>	<p><b>M</b></p>	<p><b>Might (1)</b> 9:8 <b>Miller (8)</b> 6:14;27:13; 29:10;30:4,25;31:4; 32:22;35:9 <b>mine (1)</b> 9:9 <b>Minimus (1)</b> 12:14 <b>minutes (1)</b> 4:13 <b>moderator (1)</b> 9:5 <b>moment (2)</b> 17:19,23 <b>money (2)</b> 32:8,9 <b>month (1)</b> 50:25 <b>monthly (1)</b> 5:8</p>
<p><b>half (1)</b> 10:2 <b>Hall (1)</b> 3:13 <b>HAMILTON (23)</b> 3:1, 10,20,21;4:14,18,19; 26:22,23;39:19; 40:15;43:11,14;46:7; 47:25;48:5,6,19,23; 49:6,14,18;50:3 <b>Hance (29)</b> 3:22; 24:24;25:3,6,10,23; 26:5,15,20,24,25; 37:17,20,25;38:3,8, 12,17,23;39:17;40:9; 43:20;44:3;46:18; 47:2,8;49:3,8,12 <b>hand (7)</b> 8:13;17:4; 28:8,14;29:2;41:12, 25 <b>hang (1)</b> 7:17 <b>happens (1)</b> 48:3 <b>hardship (3)</b> 22:22; 23:11;46:3 <b>Health (1)</b> 3:12 <b>hear (8)</b> 4:10;8:25; 17:22;18:1,16;24:5, 24;50:8 <b>heard (9)</b> 5:12;6:4; 7:15;16:21;20:10,21; 21:4;26:10;50:13 <b>Hearing (1)</b> 21:3 <b>Heartwood (1)</b> 8:23 <b>heater (1)</b> 46:24 <b>heaters (1)</b> 46:22 <b>held (1)</b> 3:10 <b>help (4)</b> 9:22;32:2,4,5 <b>helpful (1)</b> 36:7 <b>Henrietta (1)</b> 4:1 <b>hereby (1)</b> 5:22 <b>Hey (1)</b> 36:5 <b>higher (3)</b> 13:3;16:13; 37:8 <b>highlight (1)</b> 21:25 <b>highlighted (1)</b> 11:13 <b>Hill (1)</b> 8:23 <b>historic (2)</b> 13:17;19:7 <b>historical (1)</b> 13:19 <b>historically (1)</b> 16:3 <b>home (3)</b> 23:21;24:1;</p>	<p><b>ideally (1)</b> 11:24 <b>identical (1)</b> 11:3 <b>identify (1)</b> 27:24 <b>illegal (1)</b> 25:21 <b>immediate (3)</b> 15:23; 16:4,7 <b>impair (1)</b> 23:3 <b>improve (3)</b> 20:16; 24:15;45:11 <b>improved (1)</b> 13:2 <b>improvement (2)</b> 12:21;44:7 <b>improving (1)</b> 13:1 <b>incasement (1)</b> 15:1 <b>inches (1)</b> 10:6 <b>inconsistent (2)</b> 18:23; 19:7 <b>inconvenience (1)</b> 5:9 <b>Independence (1)</b> 16:5 <b>information (1)</b> 7:19 <b>ingress (2)</b> 21:14;22:8 <b>inherently (2)</b> 12:24; 21:22 <b>inner (1)</b> 16:6 <b>inside (1)</b> 45:11 <b>inspection (2)</b> 38:10, 22 <b>inspections (1)</b> 38:21 <b>Inspector (1)</b> 38:20 <b>inspectors (1)</b> 12:7 <b>instead (1)</b> 20:17 <b>Instructions (1)</b> 3:15 <b>intend (2)</b> 13:12; 22:11 <b>intent (2)</b> 19:22;23:4 <b>intention (1)</b> 46:25 <b>intentional (2)</b> 7:25; 8:2 <b>interior (2)</b> 13:12;44:6 <b>internally (1)</b> 13:21 <b>interrupted (2)</b> 25:9;</p>	<p><b>K</b> <b>Kansas (1)</b> 12:15 <b>Karen (1)</b> 4:4 <b>keep (1)</b> 11:24 <b>keeping (1)</b> 14:20 <b>Keystone (2)</b> 5:16;6:3 <b>kids (2)</b> 16:11,14 <b>kitchen (1)</b> 10:21 <b>knowing (1)</b> 19:19 <b>knowledge (3)</b> 20:12; 28:18;41:16 <b>Kolo (4)</b> 31:13,14,18; 35:9 <b>K-O-L-O (1)</b> 31:15 <b>Kyle (5)</b> 36:5;38:17; 39:21;47:16;50:22</p>	<p><b>L</b> <b>ladder (3)</b> 12:8;14:23, 25 <b>lady (2)</b> 23:24;24:13 <b>landlord (1)</b> 19:19 <b>last (4)</b> 30:7;41:2; 47:7,7 <b>later (1)</b> 19:24</p>	



<p><b>more (11)</b> 11:9;13:3; 15:10,13,21;17:13; 18:6,11;35:17;39:8; 49:17  <b>Most (1)</b> 20:1  <b>motion (9)</b> 4:12;5:3; 23:16;26:10,11,13; 50:20;51:1,2  <b>Motor (1)</b> 36:2  <b>move (6)</b> 4:14;33:18; 43:9,12,21,22  <b>moved (2)</b> 44:1;51:6  <b>Mt (1)</b> 5:11  <b>much (3)</b> 11:17;18:4; 25:14  <b>MUHAMMAD (13)</b> 3:4, 19,22;4:1,4,6,8;6:1; 9:6;39:21;40:1,4,12  <b>multiple (1)</b> 44:9  <b>Municipal (1)</b> 3:6  <b>must (2)</b> 22:20;26:18  <b>mute (1)</b> 7:17  <b>muted (4)</b> 3:25;24:4; 26:22;46:10</p>	<p>21,23;40:22;50:19  <b>noticed (1)</b> 39:18  <b>number (2)</b> 35:10,14</p> <p style="text-align: center;"><b>O</b></p> <p><b>observed (1)</b> 18:9  <b>occasions (1)</b> 44:9  <b>occupancy (1)</b> 15:20  <b>occur (2)</b> 21:12,12  <b>October (2)</b> 3:7;4:13  <b>off (2)</b> 11:21;12:18  <b>offer (2)</b> 9:23;12:22  <b>offering (1)</b> 25:25  <b>office (2)</b> 3:7;13:18  <b>Officer (1)</b> 27:21  <b>off-site (1)</b> 9:17  <b>off-street (2)</b> 12:23; 42:8  <b>old (1)</b> 24:16  <b>one (24)</b> 7:5;10:22; 11:5;12:16;14:7,11; 15:17;16:6,9;17:13; 20:23;24:17;27:17; 29:22,25;36:15;38:9, 11,16;45:16;46:20, 24;47:2,9</p>	<p><b>owns (1)</b> 33:14</p> <p style="text-align: center;"><b>P</b></p> <p><b>packet (2)</b> 37:16; 50:23  <b>packets (1)</b> 50:25  <b>packing (1)</b> 19:3  <b>pad (1)</b> 10:7  <b>page (5)</b> 14:11;22:5; 44:21;47:7,7  <b>panels (5)</b> 47:11; 48:11,15,16,21  <b>paperclip (1)</b> 39:22  <b>paperwork (1)</b> 43:18  <b>parents (1)</b> 16:12  <b>park (10)</b> 19:11;20:2, 6,7,14;25:12,18;33:2, 18;44:19  <b>parked (1)</b> 20:12  <b>parking (54)</b> 7:24;8:1; 9:17,18;10:17,20; 11:11;12:23,25; 13:21;14:8,12,13,14; 15:14;16:13;18:7; 19:10;20:1,11;21:10, 11;22:11;25:11,15, 20,21;26:19;32:22, 25;33:4,10,12;34:6; 36:4,11,18,20;37:5, 18;39:4,8,18;40:4,8, 18,24;42:8;44:11,24; 45:22,23;49:20;50:6  <b>parks (2)</b> 33:5,6  <b>part (4)</b> 11:12;36:21; 37:16;45:9  <b>particular (1)</b> 29:13  <b>particularly (1)</b> 22:25  <b>party (1)</b> 25:4  <b>pass (2)</b> 48:1;49:15  <b>passed (1)</b> 38:10  <b>passes (1)</b> 5:3  <b>past (1)</b> 18:10  <b>pave (1)</b> 45:1  <b>paved (7)</b> 10:16; 11:12,21,25;21:17, 22;45:2  <b>peace (1)</b> 50:13  <b>Pennsauken (1)</b> 28:24  <b>people (13)</b> 15:11,13, 15;19:11;20:1,4,13; 25:18;30:16,20;32:7; 40:11;50:23  <b>permission (1)</b> 20:13  <b>permitted (3)</b> 10:1; 18:20;19:20  <b>phone (1)</b> 27:25  <b>photograph (2)</b> 50:6,6  <b>photographs (2)</b> 49:19;50:11  <b>pick (1)</b> 7:17  <b>picture (8)</b> 22:5;35:4; 44:22;47:16,18;48:5,</p>	<p>6,8  <b>pictures (17)</b> 11:16; 34:9,17;39:12,15,20; 40:18,24;43:14,16; 47:5;48:1,9,10,24; 49:11,17  <b>place (3)</b> 20:14; 24:11;49:15  <b>plan (16)</b> 9:16;10:10, 18;11:10,18;12:6,9; 13:15,20;14:7,20; 22:1;23:4;42:13;44:7, 10  <b>planning (1)</b> 11:23  <b>plans (2)</b> 14:6;39:22  <b>platform (2)</b> 3:15;12:9  <b>Pleasant (1)</b> 41:22  <b>please (10)</b> 5:7,13; 6:4;8:13;27:24; 28:13;30:18;41:20; 49:22;50:24  <b>plenty (3)</b> 15:23; 37:18;38:5  <b>plot (2)</b> 10:10;22:1  <b>pm (1)</b> 11:17  <b>pm* (1)</b> 51:9  <b>point (1)</b> 24:8  <b>pointing (1)</b> 44:16  <b>populated (1)</b> 18:24  <b>portfolio (1)</b> 12:17  <b>portion (6)</b> 7:14; 11:10;21:5;22:16; 24:21;40:25  <b>Positive (2)</b> 22:20; 23:12  <b>posted (2)</b> 3:6,16  <b>precedence (1)</b> 19:23  <b>predominately (1)</b> 18:22  <b>premises (1)</b> 8:9  <b>prepare (1)</b> 18:15  <b>prepared (4)</b> 5:7;8:10; 18:20;44:7  <b>Present (6)</b> 3:21;4:3, 5;6:22;25:9;50:2  <b>presentation (2)</b> 9:2, 12  <b>presented (1)</b> 5:15  <b>presently (1)</b> 20:21  <b>preserve (1)</b> 19:8  <b>pretty (4)</b> 9:24;10:21; 11:2,17  <b>principal (1)</b> 36:18  <b>prior (2)</b> 12:5;17:9  <b>privacy (1)</b> 9:9  <b>probably (3)</b> 15:21; 45:21,23  <b>problem (1)</b> 26:7  <b>project (1)</b> 10:18  <b>proper (1)</b> 5:20  <b>properties (3)</b> 23:22; 40:10;49:23  <b>property (64)</b> 9:19,21;</p>	<p>10:6,16;11:8,9;12:19, 24;13:2,13;14:14,15; 16:2;19:19;20:3,12; 21:11,19,23,24,25; 22:6,7,9,10,22;24:9; 29:10,13,16;30:13,23, 24;31:3,4;32:22; 33:10;34:13;35:1,5, 14;37:18;38:4;39:7,9, 18;40:10;42:18,25; 43:3,7,21,23;44:1,11; 45:4,8,12,16,19;46:4, 5,25;49:24  <b>proposal (1)</b> 33:24  <b>proposed (4)</b> 9:14; 39:9;40:13;42:15  <b>proposes (1)</b> 19:16  <b>proposing (1)</b> 33:16  <b>prospective (1)</b> 33:17  <b>provide (10)</b> 17:7; 23:15;25:20;26:1; 28:17;29:5;41:15; 42:2;49:19;50:5  <b>provided (2)</b> 17:9; 21:8  <b>public (15)</b> 5:13,23; 7:14;13:5;16:20,21; 20:20;21:4,5,8;22:15, 25;23:3;24:21;40:25  <b>purchase (1)</b> 42:24  <b>portion (4)</b> 43:24; 45:2,3,4  <b>purpose (1)</b> 23:4  <b>put (6)</b> 5:23;18:12,12; 19:5;26:16;35:3  <b>putting (1)</b> 19:9</p>
<b>N</b>				
<p><b>name (9)</b> 8:20;16:23; 17:12;28:4,21,22; 41:9,19,21  <b>nature (1)</b> 19:7  <b>necessary (2)</b> 26:4; 45:23  <b>need (9)</b> 7:4;14:22; 16:1;17:25;38:18; 40:9;43:9;45:25; 50:20  <b>needed (1)</b> 10:4  <b>needs (2)</b> 42:7,8  <b>Negative (3)</b> 22:20; 23:1,13  <b>neighbor (1)</b> 7:7  <b>neighborhood (7)</b> 18:5,21;19:8;20:17, 18;23:20;45:7  <b>neighbor's (1)</b> 24:15  <b>New (6)</b> 3:5;5:5,17; 8:23;28:24;41:22  <b>newly (1)</b> 9:23  <b>next (7)</b> 5:8,21;27:12; 41:8;46:12;47:7; 50:25  <b>nice (4)</b> 46:15,15,16; 51:7  <b>night (1)</b> 51:7  <b>nobody (1)</b> 43:4  <b>noise (1)</b> 7:18  <b>North (8)</b> 8:9,9,13; 11:4,4;17:15;19:11; 20:2,7  <b>note (4)</b> 5:7,13;6:4; 7:23  <b>notice (7)</b> 3:5;5:11,20,</p>	<p><b>one-bedroom (10)</b> 9:16,23;10:21;12:22; 15:10,14,22;16:15; 18:5;24:2  <b>one-bedrooms (1)</b> 18:12  <b>only (15)</b> 10:12; 18:13;19:9;21:12,17; 25:19;27:14;36:18; 38:11,13,15,16; 46:24;47:2;48:15  <b>open (5)</b> 10:22;12:2; 13:4;16:20;22:16  <b>opposed (1)</b> 16:25  <b>option (3)</b> 9:23;12:23; 16:7  <b>options (1)</b> 15:23  <b>order (1)</b> 36:20  <b>ordinance (2)</b> 19:15; 23:10  <b>ot (1)</b> 34:20  <b>others (1)</b> 19:21  <b>otherwise (1)</b> 18:6  <b>out (4)</b> 10:25;19:3; 38:6;40:10  <b>Outdoor (2)</b> 5:16;6:4  <b>outside (2)</b> 11:14; 48:11  <b>over (4)</b> 14:16;20:11; 23:25;29:16  <b>overturn (1)</b> 19:25  <b>own (7)</b> 29:9;31:2; 32:7;33:19;34:19; 39:10;46:12  <b>owned (2)</b> 29:12,16  <b>owner (1)</b> 24:10</p>			<b>Q</b>
<b>N</b>				
		<b>R</b>		
		<p><b>R1 (2)</b> 23:6;42:8  <b>raise (8)</b> 8:13;17:3; 28:8,13;29:1;37:7; 41:12,25  <b>rare (2)</b> 9:24;16:7  <b>rather (4)</b> 24:11,14; 25:13,13  <b>reading (2)</b> 46:19; 47:8  <b>ready (6)</b> 8:25;41:4; 43:9,11,21,22  <b>real (2)</b> 20:10;46:15  <b>realistically (1)</b> 21:18  <b>really (4)</b> 15:17; 23:19;24:1;45:15  <b>rear (16)</b> 10:13,16; 11:8,10;12:12,24; 13:22;14:14,15,21,</p>		

<p>25;21:11,23;22:6,10; 39:7 <b>reason (3)</b> 9:4;19:17; 30:17 <b>reasonably (1)</b> 22:23 <b>reasons (2)</b> 17:16; 22:22 <b>rebuilt (1)</b> 24:11 <b>recall (1)</b> 22:19 <b>receive (1)</b> 9:1 <b>received (3)</b> 7:23,23; 39:16 <b>receptacles (1)</b> 50:1 <b>recognize (2)</b> 35:4,10 <b>record (7)</b> 5:24;8:21; 13:6;28:21;40:13,22; 44:5 <b>red (2)</b> 11:13;14:8 <b>redeveloping (1)</b> 9:21 <b>Redevelopment (1)</b> 42:13 <b>redo (1)</b> 38:9 <b>referring (1)</b> 34:12 <b>regarding (6)</b> 5:15; 9:13;13:18;23:15; 34:5;46:5 <b>Regino (2)</b> 6:14;27:13 <b>regular (1)</b> 19:9 <b>regularly (1)</b> 3:17 <b>rehabbing (1)</b> 11:18 <b>re-heard (2)</b> 50:10,10 <b>related (1)</b> 3:12 <b>relates (1)</b> 42:11 <b>remain (1)</b> 13:15 <b>remains (2)</b> 3:11,13 <b>remember (1)</b> 49:22 <b>remind (2)</b> 21:15; 50:23 <b>remote (1)</b> 3:15 <b>Remove (2)</b> 26:15,18 <b>removing (1)</b> 12:1 <b>renovate (1)</b> 43:7 <b>renovated (1)</b> 9:23 <b>renovating (1)</b> 12:19 <b>renovation (2)</b> 43:25; 44:6 <b>renovations (1)</b> 13:12 <b>rent (2)</b> 25:16;38:6 <b>rented (1)</b> 35:23 <b>represent (1)</b> 27:18 <b>request (2)</b> 18:22; 42:9 <b>requested (2)</b> 5:19; 50:12 <b>required (5)</b> 18:21; 19:15;23:9;25:20; 36:19 <b>requirement (5)</b> 10:17;11:24;25:18, 19;45:22 <b>requires (1)</b> 23:12 <b>requiring (2)</b> 24:1; 27:15</p>	<p><b>reserve (1)</b> 40:25 <b>reside (1)</b> 49:24 <b>residence (1)</b> 45:6 <b>residency (3)</b> 42:17; 43:10;47:1 <b>residential (2)</b> 30:6; 36:1 <b>residents (1)</b> 19:18 <b>Resolution (2)</b> 5:6,6 <b>respect (1)</b> 24:13 <b>result (1)</b> 13:1 <b>revenue (1)</b> 13:4 <b>Reverend (20)</b> 3:24; 4:10,20,21;24:3,5,8; 26:12;27:1,2;37:24; 39:3,11,14;40:3;46:9, 11,14,17;51:2 <b>rewarding (1)</b> 19:21 <b>Ricardo (3)</b> 6:20;41:3, 8 <b>right (36)</b> 7:22;9:3; 11:2,6,11,14;13:19; 15:3;17:4;24:12,17; 25:24;28:8,13;29:1; 30:10;31:3;34:16; 35:1;36:22,25;37:2, 14;38:2;39:4,12,24; 40:6;41:8,12,25; 48:13,16;49:12,15; 50:3 <b>Road (5)</b> 6:20;8:9; 16:24;17:15;41:3 <b>roads (1)</b> 16:6 <b>Robert (1)</b> 3:9 <b>roll (1)</b> 3:19 <b>Roll-call (2)</b> 4:17; 26:14 <b>roof (2)</b> 11:5,7 <b>room (5)</b> 10:22;15:5; 33:10;37:18;38:5 <b>rooms (1)</b> 19:2 <b>rowhome (2)</b> 18:24; 24:14 <b>run (1)</b> 36:16</p>	<p><b>Section (1)</b> 5:17 <b>seeing (1)</b> 24:8 <b>seeking (2)</b> 23:5,8 <b>seniors (1)</b> 25:16 <b>sense (1)</b> 24:17 <b>separate (3)</b> 34:19; 46:19,21 <b>serve (1)</b> 22:24 <b>service (1)</b> 47:9 <b>set (1)</b> 19:16 <b>setback (1)</b> 46:2 <b>setbacks (1)</b> 42:12 <b>sets (1)</b> 19:23 <b>setting (1)</b> 9:9 <b>seven (2)</b> 15:16;16:10 <b>share (4)</b> 9:3,4,5,7 <b>shed (1)</b> 11:22 <b>showing (1)</b> 44:10 <b>shows (2)</b> 10:7;44:23 <b>side (18)</b> 20:2,3; 21:17,18,21;22:2,5; 30:23;31:17,19,24; 34:12;42:12;44:23; 45:15,16,17;46:1 <b>sides (1)</b> 11:15 <b>significant (1)</b> 45:21 <b>single (1)</b> 23:23 <b>single-family (3)</b> 18:22;23:21;24:1 <b>sits (1)</b> 21:16 <b>situation (2)</b> 20:8; 21:20 <b>six (1)</b> 15:16 <b>size (6)</b> 10:1;12:17; 19:14,16;23:8,9 <b>sizes (1)</b> 10:8 <b>slide (1)</b> 14:8 <b>small (3)</b> 18:14,24; 23:9 <b>smaller (1)</b> 12:17 <b>solely (1)</b> 13:21 <b>solve (1)</b> 11:11 <b>somebody (3)</b> 28:2; 30:9;49:24 <b>someone (2)</b> 16:1; 25:14 <b>sore (1)</b> 45:8 <b>sorry (9)</b> 7:2,6;24:20; 25:1,9;26:22;37:9; 39:13;48:21 <b>sort (4)</b> 12:8,9;15:1; 36:17 <b>sound (3)</b> 16:19; 17:18,21 <b>sounds (1)</b> 45:20 <b>south (1)</b> 11:6 <b>space (1)</b> 32:22 <b>spaces (8)</b> 10:2,17; 25:20;26:1;33:11,13; 34:6;44:11 <b>spacious (1)</b> 16:6 <b>speak (2)</b> 21:1;23:18 <b>speaking (4)</b> 7:3; 13:18;24:4;25:2 <b>Special (1)</b> 22:21 <b>specific (1)</b> 7:13 <b>specifically (2)</b> 10:19; 12:16 <b>spots (1)</b> 11:25 <b>square (3)</b> 10:8; 11:14;34:22 <b>squares (1)</b> 14:9 <b>stabilize (1)</b> 9:22 <b>stages (1)</b> 43:17 <b>stairwell (1)</b> 11:1 <b>standard (2)</b> 10:21; 22:19 <b>standards (1)</b> 45:10 <b>standing (2)</b> 30:16,21 <b>stands (1)</b> 11:11 <b>started (2)</b> 6:23;40:16 <b>State (7)</b> 3:5;8:20; 11:20,20;17:12; 28:21;41:19 <b>statement (1)</b> 18:15 <b>stay (1)</b> 7:11 <b>store (4)</b> 29:23,24; 34:20;35:9 <b>street (12)</b> 11:3,15; 31:7,11,12,14,18; 33:5,7;35:10;39:4; 41:22 <b>streets (1)</b> 33:5 <b>strongly (1)</b> 16:25 <b>structure (2)</b> 23:20; 36:18 <b>struggling (1)</b> 20:18 <b>stuff (2)</b> 32:7;48:2 <b>style (1)</b> 12:8 <b>subject (1)</b> 46:2 <b>submit (1)</b> 50:7 <b>submitted (4)</b> 40:5,8; 43:17;44:5 <b>substantial (1)</b> 23:2 <b>sufficient (3)</b> 8:1;9:17; 10:1 <b>suggest (1)</b> 26:5 <b>suggestion (1)</b> 18:7 <b>suit (1)</b> 19:18 <b>Sunshine (1)</b> 3:5 <b>Sure (4)</b> 9:1;14:11; 17:20;49:14 <b>swear (8)</b> 17:6;28:7,9, 16,25;29:4;41:14; 42:1 <b>swearing (1)</b> 17:9 <b>sworn/affirmed (1)</b> 8:17 <b>synonymous (1)</b> 11:3</p>	<p><b>tax-ratable (1)</b> 13:2 <b>ten (1)</b> 6:16 <b>tenants (3)</b> 30:7;33:1, 17 <b>tend (1)</b> 15:21 <b>Teresa (1)</b> 4:2 <b>testified (1)</b> 8:17 <b>testify (1)</b> 8:11 <b>testimony (10)</b> 5:14; 17:7,9;18:18;21:8; 23:15;29:5;39:6,16; 42:1 <b>that'll (1)</b> 25:21 <b>theory (1)</b> 15:6 <b>therefore (1)</b> 3:13 <b>thousand (4)</b> 19:15, 16;34:21,22 <b>threats (1)</b> 20:10 <b>three (13)</b> 11:25; 15:25;18:15;19:1,2, 14;30:7;33:12;34:6; 35:22;38:4;43:1,2 <b>three-bedroom (8)</b> 15:4,6,20,23;16:2,11, 13;18:10 <b>thrown (1)</b> 20:15 <b>Thursday (1)</b> 3:7 <b>tight (1)</b> 7:17 <b>tighter (1)</b> 16:4 <b>together (1)</b> 7:9 <b>told (2)</b> 40:15;48:19 <b>tonight (16)</b> 3:10,16; 5:5,12,15,24;6:5,5; 17:7;28:17;29:6; 30:13;41:15;42:2; 50:16;51:7 <b>tonight's (1)</b> 5:21 <b>took (1)</b> 11:17 <b>top (2)</b> 38:9,13 <b>totally (1)</b> 18:23 <b>touching (1)</b> 13:20 <b>towards (2)</b> 31:19; 45:18 <b>translate (2)</b> 28:3,11 <b>translation (1)</b> 41:15 <b>translations (1)</b> 28:17 <b>translator (4)</b> 28:10, 15;41:10,13 <b>triangle (2)</b> 35:14; 36:13 <b>true (6)</b> 17:8,10; 28:17;29:6;41:15; 42:2 <b>truth (4)</b> 17:8,10;29:6; 42:3 <b>try (3)</b> 9:8;19:17;34:3 <b>trying (3)</b> 19:8;23:22; 39:5 <b>turn (3)</b> 15:5,9;38:1 <b>turning (2)</b> 23:21,24 <b>two (34)</b> 5:10;9:15; 10:2;12:4,11;15:5,10; 16:3;18:11,12,13;</p>
	<b>S</b>		
	<p><b>safer (1)</b> 25:15 <b>same (2)</b> 13:15;32:17 <b>sardines (1)</b> 19:4 <b>save (2)</b> 50:23,24 <b>saw (2)</b> 39:12,14 <b>saying (3)</b> 31:14;47:9; 48:4 <b>scheduled (1)</b> 3:17 <b>screaming (1)</b> 20:13 <b>screen (3)</b> 9:3,5,10 <b>second (14)</b> 4:15,16; 10:23;12:10;14:1,22; 15:2,2;26:12,14; 29:17;30:7;42:18; 51:3 <b>seconds (1)</b> 6:17</p>	<p><b>T</b></p>	
		<p><b>talking (4)</b> 34:13;37:2, 4;46:10 <b>tax (5)</b> 10:4;21:25; 35:4,5,6</p>	

19:3,16;20:5;23:21; 30:5;32:3,20;36:20; 38:18;44:14;46:19, 21,23;47:4,10,11,12, 13;48:7,11,24;49:1; 50:5 <b>two-bedroom (4)</b> 15:5; 16:2;32:16;38:1 <b>two-family (2)</b> 18:25; 19:20 <b>two-unit (1)</b> 9:15 <b>typical (1)</b> 10:14	<b>variances (2)</b> 20:16; 42:12 <b>vehicle (1)</b> 16:12 <b>versus (1)</b> 16:14 <b>via (1)</b> 3:15 <b>VICE-CHAIRMAN (28)</b> 24:24;25:3,6,10,23; 26:5,15,20,24,25; 37:17,20,25;38:3,8, 12,17,23;39:17;40:9; 43:20;44:3;46:18; 47:2,8;49:3,8,12 <b>Vid (1)</b> 44:7 <b>view (2)</b> 11:4;34:12 <b>viewed (1)</b> 37:17 <b>views (1)</b> 18:15 <b>violence (1)</b> 20:10 <b>Virgina (1)</b> 28:22 <b>Virginia (2)</b> 27:25; 28:4 <b>virtual (1)</b> 3:14 <b>virus (1)</b> 3:13 <b>visitors (1)</b> 32:6 <b>vis-versa (1)</b> 15:17 <b>volume (2)</b> 17:24,24 <b>vote (2)</b> 4:17;26:14	27:23;29:3 <b>work (1)</b> 37:20 <b>working (1)</b> 38:11 <b>world (1)</b> 50:19 <b>worse (1)</b> 20:8	<b>200 (1)</b> 12:14 <b>200-foot (1)</b> 15:24 <b>2021 (2)</b> 3:7;4:13 <b>2752 (2)</b> 8:9;9:13 <b>2760 (2)</b> 16:24;17:15
<b>U</b>	<b>W</b>	<b>Y</b>	<b>3</b>
<b>ultimately (1)</b> 13:3 <b>under (2)</b> 3:11;23:9 <b>Understood (2)</b> 13:23; 25:23 <b>unique (1)</b> 21:20 <b>Unit (5)</b> 11:1,2;19:6; 21:21;24:2 <b>units (1)</b> 10:21 <b>up (10)</b> 7:18;13:4; 15:16;17:24;35:3; 37:7,23;38:14;40:16; 43:25 <b>up-keeping (1)</b> 45:7 <b>upper (3)</b> 19:6,9;20:4 <b>upstairs (8)</b> 19:2; 32:12,17,19;33:2,24; 46:21;47:1 <b>use (20)</b> 7:23;9:14; 10:1;13:21;18:20,21; 19:20;22:11,19,23; 23:5,6,14;33:16; 36:21;39:9;42:7,17; 45:25;46:25 <b>used (4)</b> 29:15,17,18, 21 <b>usually (1)</b> 20:14 <b>utilities (1)</b> 47:6 <b>utilize (1)</b> 12:6	<b>Wait (2)</b> 17:1,1 <b>walk (4)</b> 19:12;20:6; 21:18,23 <b>wants (3)</b> 13:5;36:10; 43:6 <b>Washington (1)</b> 4:1 <b>water (2)</b> 46:22,24 <b>way (6)</b> 19:23;24:12, 17;31:6;44:12;45:24 <b>weather (1)</b> 19:13 <b>website (1)</b> 3:18 <b>weigh (1)</b> 24:22 <b>Welcome (5)</b> 3:2; 7:10;18:17;25:4; 50:12 <b>welfare (1)</b> 22:25 <b>weren't (1)</b> 40:13 <b>what's (4)</b> 5:23;23:9; 31:11;42:11 <b>Where's (1)</b> 14:1 <b>whimsy (1)</b> 19:19 <b>white (1)</b> 14:17 <b>whole (4)</b> 7:13;15:12, 17;23:23 <b>wide (1)</b> 10:13 <b>Williams (1)</b> 13:18 <b>Wilson (1)</b> 5:18 <b>window (1)</b> 14:25 <b>wish (1)</b> 18:16 <b>wished (1)</b> 21:4 <b>within (1)</b> 12:13 <b>without (3)</b> 20:12; 21:24;23:2 <b>Witness (3)</b> 8:14;	<b>yard (14)</b> 11:20; 21:21;22:5;30:23,24; 31:1,17,21;42:12; 45:16,17;46:1;49:20; 50:7 <b>yards (1)</b> 30:23 <b>Yays (1)</b> 51:5 <b>years (10)</b> 18:4,10; 20:9;23:25;29:14,16; 30:5,8;43:1,2 <b>Yep (1)</b> 9:3	<b>3 (1)</b> 5:19 <b>30 (1)</b> 23:25 <b>3160 (1)</b> 41:22 <b>33 (3)</b> 18:4,10;20:9 <b>35 (1)</b> 10:12
		<b>Z</b>	<b>4</b>
		<b>zip (1)</b> 9:24 <b>Zone (2)</b> 23:4;42:8 <b>Zoning (15)</b> 3:2,9; 11:23;12:5;19:23; 23:7,10;27:20;29:5; 30:11,12;42:2,11; 43:17;44:7 <b>ZOOM (3)</b> 3:15; 10:14,19	<b>4 (1)</b> 10:17
		<b>0</b>	<b>5</b>
		<b>1</b>	<b>5,000 (2)</b> 34:21,22
		<b>1/2 (1)</b> 10:18 <b>1:00 (1)</b> 11:17 <b>100 (2)</b> 10:6,11 <b>1079 (3)</b> 6:14;27:13; 29:10 <b>11 (2)</b> 10:6,15 <b>12 (1)</b> 10:5 <b>1208 (1)</b> 5:19 <b>1321 (1)</b> 8:22 <b>146 (1)</b> 35:10 <b>15 (2)</b> 29:14,16 <b>1525 (4)</b> 6:20;7:1,5; 41:3 <b>1528 (2)</b> 6:25;7:5 <b>1565 (1)</b> 28:23 <b>1573 (1)</b> 5:11 <b>16 (1)</b> 21:16 <b>1700 (1)</b> 5:18	<b>6</b>
		<b>2</b>	<b>6:40 (1)</b> 51:9 <b>60 (1)</b> 10:12 <b>6th (6)</b> 5:24;40:19,23; 50:8,11,21
		<b>2 (3)</b> 10:18,20;35:14 <b>20 (2)</b> 10:5,13	<b>8</b>
			<b>8 (1)</b> 10:15