

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
July 8, 2021

PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, July 8, 2021

- - - -

Transcript of proceedings of the City of
Camden Planning Board was conducted as a virtual
meeting via a remote conferencing platform, ZOOM,
commencing at 6:05 p.m.

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

JOSE DeJESUS, CHAIRMAN
COUNCILWOMAN FELISHA REYES-MORTON
DIRECTOR KEITH WALKER
ERIN CREAN
STEVEN LEE
IAN LEONARD

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY
DOMINIC DIYANNI, ESQUIRE., ALTERNATE ATTORNEY FOR
THE BOARD
DENA MOORE JOHNSON, P.E., C.M.E.
REMINGTON & VERNICK ENGINEERS
DR. EDWARD C. WILLIAMS, P.P., A.C.I.P, C.S.I.,
SECRETARY, HISTORIC PRESERVATION COMMISSION &
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1 I N D E X

2	CASES HEARD:	PAGE
3	1) APPROVAL OF PLANNING BOARD MEETING MINUTES JUNE 3, 2021	6
4		
5	2) PLANNING DIRECTOR'S REPORT	7
6		
7	3) REVIEW & APPROVAL re: A Resolution	7
8	referring a proposed Amendment to the	
9	Planning Board relative to prohibiting all	
	classes of cannabis establishments or	
	cannabis distributors or delivery services	
10		
11	4) DEV GHANSHYAM	11
12	3508, 3510-3516 Federal Street (CONTINUED TO AUGUST MEETING)	
13	5) ROBERT WHITE	17
14	2962 Kansas Road	
15	6) WTL Properties	19
16	2944 N. Congress Road	
17	7) AIMET BERRIOS	21
18	564 Washington Street	
19	8) ERIC ROUSE	22
20	3110 S. Merrimac Road	
21	9) DANTE FEVILIEN	24
22	2976 N. Congress Road	
23	10) REAL VALUE MANAGEMENT, LLC	26
24	1400 Collings Avenue	

25 (CONTINUED ON PAGE 3)

1	CASES HEARD:	
2	11) REAL PROFOLIO 5, LLC	32
3	1400 Collings Road	
4	12) McGUIRE PRESERVATION URBAN	71
5	RENEWAL, LLC	
6	2250-2260 Mickle Street	
7	13) BRANCH VILLAGE PHASE IV	78
8	A portion of Block 551.07, Lot 1	
9	(formerly p/o Block 551, Lot 1.	
10	14) AMERICAN WATER O&M, LLC	105
11	1601-1625 Vesper Blvd.	
12	15) EMAIL FROM ORION JOYNER, CITY ENGINEER	118
13	DATED: July 8, 2021	
14	16) ADOPTION OF RESOLUTIONS	124
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 CHAIRMAN DeJESUS: Good evening. We'll
2 call this meeting to order. By the direction of the
3 Planning Board Chairman Jose DeJesus, Jr., the City
4 of Camden, there will be a regularly scheduled
5 meeting held on Thursday, July 8, 2021 at 6:00 p.m.
6 It says: Since the City of Camden remains under a
7 declaration of a Health Emergency related to the
8 COVID-19 virus, City Hall is closed.

9 Therefore, this regular scheduled meeting
10 will be conducted as a virtual meeting via the remote
11 conferencing platform, Zoom. Instructions on
12 accessing this virtual regular scheduled meeting can
13 be found on the City of Camden's website. Opening
14 statement, please.

15 DR. WILLIAMS: If I may, Mr. Chair. To
16 all who are on the call tonight, please mute yourself
17 until you wish to be called upon, or during the
18 public session when we ask the public for any
19 comments. But in the meantime, if you can mute
20 yourself to minimize any background noise.

21 CHAIRMAN DeJESUS: Thank you.

22 MS. MILLER: Good evening. Adequate
23 notice of this meeting has been provided in
24 accordance with the Open Public Meeting Act. The
25 Camden City Planning Board adopted a Resolution

1 approving the schedule of regular meetings to be held
2 during the year of 2021 by, one, posting a copy
3 thereof on the bulletin boards reserved for such
4 purpose in the Office of City Clerk, City Hall, first
5 floor, Camden, New Jersey; two, transmitting a copy
6 thereof to the Courier Post and to the Philadelphia
7 Inquirer. These newspapers have been designated by
8 this Board to receive same, and filing a copy thereof
9 with the City Clerk, City of Camden, New Jersey.
10 The subject meeting was publicized on July 1, 2021.

11 CHAIRMAN DeJESUS: Roll call.

12 MS. MILLER: Mayor Carstarphen. Jose
13 DeJesus.

14 CHAIRMAN DeJESUS: Here.

15 MS. MILLER: Councilwoman Reyes-Morton.

16 COUNCILWOMAN REYES-MORTON: Here.

17 MS. MILLER: Director Walker.

18 DR. WILLIAMS: Director Walker is coming
19 on now.

20 MS. MILLER: Okay. Erin Crean.

21 MS. CREAN: Present.

22 MS. MILLER: Steven Lee.

23 MR. LEE: Here.

24 MS. MILLER: Ian Leonard.

25 MR. LEONARD: Here.

1 MS. MILLER: Director Walker.

2 DIRECTOR WALKER: Here.

3 MS. MILLER: Thank you.

4 CHAIRMAN DeJESUS: Approval of Planning
5 Board Public meeting held June 3, 2021. I'd like to
6 have a motion to approve those minutes.

7 MR. LEONARD: So moved.

8 MR. LEE: Second.

9 CHAIRMAN DeJESUS: Roll call.

10 MS. MILLER: Jose DeJesus.

11 CHAIRMAN DEJESUS: Yes.

12 MS. MILLER: Councilwoman Reyes-Morton.

13 COUNCILWOMAN REYES-MORTON: Yes.

14 MS. MILLER: Director Walker.

15 DIRECTOR WALKER: Yes.

16 MS. MILLER: Erin Crean.

17 MS. CREAN: Yes.

18 MS. MILLER: Steven Lee.

19 MR. LEE: Yes.

20 MS. MILLER: Ian Leonard.

21 MR. LEONARD: Yes.

22 MS. MILLER: Motion carried to approve.

23 Thank you.

24 CHAIRMAN DeJESUS: Swearing in of all
25 professionals and Planning Board staff.

1 MR. DIYANNI: Good evening. I'm here.
2 My name is Dominic DiYanni for everybody. I'm
3 filling in for Mr. Burns who is unavailable. Our
4 office is, I guess, the alternate attorney for the
5 Board so good evening everyone.

6 For our professionals, please raise your
7 right hands, please.

8 - - -

9 DENA MOORE JOHNSON, P.E., C.M.E.;
10 DR. EDWARD C. WILLIAMS, P.P., A.I.C.P., C.S.I.,
11 having been duly sworn/affirmed, testified as
12 follows:

13 - - -

14 CHAIRMAN DeJESUS: Planning Board
15 Director's Report. What do you got, Doc?

16 DR. WILLIAMS: Mr. Chair and Members of
17 the Planning Board, just one item for your
18 consideration tonight that will come up under New
19 Business relative to the Cannabis Ordinance. We have
20 a referral from the City Council to the Planning
21 Board asking the Board to review the proposed
22 ordinance and recommend any recommendations back to
23 City Council.

24 Just by way of introduction, Council
25 referral refers to the opt-out provision that the

1 state put across a couple of months ago. It's
2 important for us, as a Board, to recommend the
3 opted-out so that at a future time, we'll be able to
4 more specifically tailor our ordinance to what we
5 want to have and what we don't want to have in terms
6 of cannabis sales, distribution and marketing.

7 MR. DIYANNI: Just to piggyback off of
8 what the director just said, there's a timing issue
9 if everyone is unaware what the law that, you know,
10 all municipalities have about a six-month period to
11 either opt-out totally or get all their ordinances in
12 line of where they're going to put some of these
13 classes of licenses if they decide to do so.

14 But the caveat is, if you fail to take
15 any action within that six-month period then it's
16 totally band for five years. Actually, if everything
17 is in for five years, you can't do anything about for
18 a five-year period which could be very detrimental.
19 So, therefore, it seems that the recommendation just
20 to get within that six-month period is to prohibit at
21 this time. But then it allows the municipality and
22 the City to go back, as the director said, and amend
23 or put those ordinances in place so you don't have to
24 wait the five-year period. So this is the most
25 prudent course of action that most municipalities are

1 taking throughout the state.

2 DR. WILLIAMS: I concur with counsel, Mr.
3 Chair.

4 CHAIRMAN DeJESUS: With that, let's move
5 on to Old Business.

6 COUNCILWOMAN REYES-MORTON: Is this a
7 good time to ask questions now?

8 CHAIRMAN DeJESUS: You have questions fo
9 it?

10 COUNCILWOMAN REYES-MORTON: Yes.

11 CHAIRMAN DeJESUS: Go ahead.

12 COUNCILWOMAN REYES-MORTON: So I guess my
13 question through the Chair to the Director is,
14 Director, how do you foresee this process moving
15 forward after today's meeting as it relates to, you
16 know, the guidelines that need to be set forth or the
17 direction or the council of that to the committee?
18 And how do you think that each neighborhood could
19 play a part in that -- through their neighborhood
20 plans?

21 DR. WILLIAMS: Through the Chair. One of
22 the reasons why is, we have an appointed council
23 cannabis committee which is meeting at the same time,
24 by the way, as this Planning Board meeting. We will
25 be deferring the citizen engagement piece to that

1 committee because they are composed of people who
2 live in the various neighborhoods and districts and
3 they best know what their communities want.

4 So I'm on that committee as well and will
5 be working with that community along with relative
6 council people and stakeholders to ensure that as we
7 move forward when it's time to tailor ordinances,
8 typically our Zoning Code, we want to be in lock-step
9 with the people as opposed to outside influence.

10 CHAIRMAN DeJESUS: I only have one
11 question and that is, how do we get an update on
12 everything that's going on as you go through these
13 meetings?

14 DR. WILLIAMS: We have a committee that's
15 sponsoring minutes to the meetings and they're going
16 to be sponsoring as well community meetings in
17 various wards to ensure that we're able to maximize
18 community engagement. And as we need to, we'll
19 collect the information and provide support to
20 members upon request.

21 CHAIRMAN DeJESUS: I would appreciate
22 that very much if you do so.

23 DR. WILLIAMS: Yes, sir.

24 MS. CREAN: Also for me. The Advisory
25 Committee Meetings are public. On the City's website

1 there is a Zoom Link so that you can join the
2 meeting. Tonight is the only meeting that is in
3 conflict with the Planning Board.

4 DR. WILLIAMS: That's correct.

5 MS. CREAN: Moving forward you can even
6 sit in on the meetings as well.

7 CHAIRMAN DeJESUS: I appreciate that,
8 Erin.

9 COUNCILWOMAN REYES-MORTON: And to add on
10 to that, Chair. I also wanted to, as liaison to the
11 Board and to committee, wanted to know -- well,
12 looking forward to those updates so that I can reach
13 out to each council member and also gain their input
14 for the director and, you know, for the committee.

15 DR. WILLIAMS: Absolutely. Thank you.

16 CHAIRMAN DeJESUS: Sounds good. Is there
17 anything else you want to say, Doctor?

18 DR. WILLIAMS: No, sir, thank you.

19 CHAIRMAN DeJESUS: Old Business. Minor
20 Subdivision and Preliminary & Final Site Plan for
21 Dev Ghanshyam, LLC, 3508, 3510-3516 Federal Street,
22 Block 1060, Lots(s) 2, 3, & 43. The applicant is
23 proposing to construct a retail liquor store on a
24 presently vacant lot with no changes to existing
25 retail stores, Lot(s) 3 & 4.

1 DR. WILLIAMS: Mr. Chair, the matter has
2 been continued to the August meeting. So we can move
3 on from this item.

4 CHAIRMAN DeJESUS: Mr. Diyanni, do we
5 need to vote on giving them an extension or do we
6 just --

7 MR. DIYANNI: Was this matter already
8 moved by a prior motion?

9 CHAIRMAN DeJESUS: Yes, twice now. This
10 is the third time.

11 DR. WILLIAMS: Through the Board Chair.
12 We're going to continue this matter to the August
13 meeting. If it's not heard in August, the Board can
14 use an option to dismiss it without prejudice.

15 MR. DIYANNI: We will need a motion.
16 Has there been -- was for tonight's meeting noticed?

17 DR. WILLIAMS: The attorney, I believe,
18 at a prior meeting already sent a letter asking to be
19 moved to the August meeting. So we're asking, at a
20 minimum tonight, to move a motion to continue to the
21 August meeting.

22 CHAIRMAN DeJESUS: That's exactly what
23 I'm asking you.

24 MR. DIYANNI: You will need a motion,
25 yes, and without notice then.

1 CHAIRMAN DeJESUS: I need a motion on the
2 floor to extend this specific applicant's rights to
3 the August meeting.

4 MS. CREAN: So moved.

5 MR. LEONARD: Second.

6 CHAIRMAN DEJESUS: Roll call.

7 MS. MILLER: Jose DeJesus.

8 CHAIRMAN DEJESUS: Yes.

9 MS. MILLER: Councilwoman Reyes-Morton.

10 COUNCILWOMAN REYES-MORTON: Yes.

11 MS. MILLER: Director Walker.

12 DIRECTOR WALKER: Yes.

13 MS. MILLER: Erin Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Steven Lee.

16 MR. LEE: Yes.

17 MS. MILLER: Ian Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Motion carried to continue.

20 Thank you.

21 CHAIRMAN DeJESUS: New Business. On
22 these Certificates of Appropriateness, is there
23 people here, Ed, for that?

24 DR. WILLIAMS: I'm not sure, sir, but we
25 have Item A under New Business, the actual

1 resolution.

2 CHAIRMAN DeJESUS: I'm just trying to
3 make sure that the list that's down there for the
4 Certificate of Appropriateness, if there's nobody
5 here for that -- handle them quickly and get them out
6 of the way.

7 So we have Review & Approval re: A
8 resolution referring a proposed amendment to the
9 Planning board relative to the prohibiting all
10 classes of cannabis establishments or cannabis
11 distributors or delivery services.

12 You're presenting this, Ed, or?

13 DR. WILLIAMS: This matter was discussed
14 during my report, sir. But to give more specificity
15 to echo again our Board counsel, this is an
16 ordinance referral to the Planning Board regarding
17 cannabis establishments relative to the opt-out
18 provision.

19 And through counsel's advice for us to
20 pass this ordinance, proposed ordinance back to City
21 Council for their review and approval. The
22 resolution is attached -- should be attached to your
23 packets. And I have reviewed the actual contents.
24 It's very appropriate that we move on this once you
25 open up to the public for public comment to move it

1 back to City Council with an approval.

2 CHAIRMAN DeJESUS: Any questions from the
3 Board in reference to this subject?

4 COUNCILWOMAN REYES-MORTON: And what
5 subject, I'm sorry, is this again?

6 DR. WILLIAMS: This is the ordinance from
7 Council referring the matter to the Planning Board
8 for review and recommendation as part of the Planning
9 Director's Report, along with counsel's advice.
10 It's important for us to move on this matter so that
11 the City Council could approve the ordinance during
12 the second reading.

13 CHAIRMAN DeJESUS: Felisha, do you have
14 anything to say?

15 COUNCILWOMAN REYES-MORTON: Is this about
16 the cannabis?

17 CHAIRMAN DeJESUS: Yes, it is.

18 DR. WILLIAMS: Yes, ma'am.

19 COUNCILWOMAN REYES-MORTON: Just to
20 reiterate to the Board, I mean, August 30th the
21 committee is suppose to come back with some findings.
22 Is this correct?

23 DR. WILLIAMS: It's possible, ma'am, but
24 it's not part of the Board's docket tonight. Our
25 task tonight is to move on this proposed ordinance

1 that was given to us by Council. I'm recommending
2 approval. I believe our Board counsel recommended
3 the same.

4 COUNCILWOMAN REYES-MORTON: I heard you.

5 DR. WILLIAMS: So we're soliciting your
6 review and approval of this after you open it up to
7 the public for comments.

8 COUNCILWOMAN REYES-MORTON: Got it.

9 Thank you.

10 CHAIRMAN DeJESUS: Are you good?

11 COUNCILWOMAN REYES-MORTON: Yes, I'm
12 good. Thank you.

13 CHAIRMAN DeJESUS: If there's no one else
14 from the Planning Board that doesn't have anything to
15 say about this, I'll open it up to the public. Is
16 there anyone out in the public having any concerns
17 about this specific item?

18 DR. WILLIAMS: Ed, do you have anybody
19 coming in?

20 DR. WILLIAMS: No, sir.

21 CHAIRMAN DeJESUS: Hearing none,
22 I need a motion therefore.

23 MR. LEONARD: So moved.

24 MS. CREAN: Second.

25 CHAIRMAN DEJESUS: Mr. Leonard said he's

1 making the first motion to say, yes, I believe?

2 MR. LEONARD: Yes.

3 CHAIRMAN DeJESUS: And Erin seconded it.

4 Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Yes.

7 MS. MILLER: Councilwoman Reyes-Morton.

8 COUNCILWOMAN REYES-MORTON: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Erin Crean.

12 MS. CREAN: Yes.

13 MS. MILLER: Steven Lee.

14 MR. LEE: Yes.

15 MS. MILLER: Ian Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Motion carried to approve.

18 Thank you.

19 DR. WILLIAMS: Mr. Chair.

20 CHAIRMAN DeJESUS: Yes.

21 DR. WILLIAMS: I want to make sure that
22 the record is clear that what we reviewed tonight is
23 an ordinance, proposed ordinance amendment and not a
24 resolution. The resolution for this action would be
25 adopted at the end of this meeting. I just want to

1 make sure that the record is tight. Okay?

2 CHAIRMAN DeJESUS: Agreed.

3 DR. WILLIAMS: Okay.

4 CHAIRMAN DeJESUS: Next New Business.

5 Certificate of Appropriateness, Robert White, 2962

6 Kansas Road. The applicant is proposing the

7 installation of solar panels. Is Mr. White present?

8 DR. WILLIAMS: Mr. Chair.

9 CHAIRMAN DeJESUS: Yes.

10 DR. WILLIAMS: As a member and secretary

11 of the HPC, I've reviewed this matter as part of the

12 commission's deliberation and I'm recommending

13 approval of the placement of solar panels at the rear

14 of said property.

15 CHAIRMAN DeJESUS: Any questions from the

16 Board? Any questions from the public in reference to

17 this installation of solar panels in the backyard did

18 you say, Doc?

19 DR. WILLIAMS: In the rear of the

20 property, yes, sir, on the roof.

21 CHAIRMAN DeJESUS: Hearing none, I need a

22 motion to approve?

23 MR. LEONARD: So moved.

24 MR. LEE: Second.

25 CHAIRMAN DEJESUS: Roll call.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DEJESUS: Yes.

3 MS. MILLER: Councilwoman Reyes-Morton.

4 COUNCILWOMAN REYES-MORTON: Yes.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Erin Crean.

8 MS. CREAN: Yes.

9 MS. MILLER: Steven Lee.

10 MR. LEE: Yes.

11 MS. MILLER: Ian Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Motion carried to approve.

14 Thank you.

15 CHAIRMAN DeJESUS: Certificate of
16 Appropriateness for WTL Properties, 2944 N. Congress
17 Street. The applicant is proposing exterior work.
18 Is anyone here for that?

19 DR. WILLIAMS: Mr. Chair. Again, as we
20 indicated in the past, C of A, I did prepare the
21 C of A for this one as well. And we did approve the
22 exterior work to 2944 N. Congress provided that the
23 materials if any windows be wood, in the areas of
24 public view, roofing should be asphalt shingles if
25 it's flat. And any exterior work must be approved by

1 the Commission, any additional work must be approved
2 by the Commission.

3 CHAIRMAN DeJESUS: Most of the work is
4 out front or back?

5 DR. WILLIAMS: Yes, sir. Most of the
6 work is in public view. Some of the work is in the
7 rear of the property. And HPC approved the same.

8 CHAIRMAN DeJESUS: Any questions from the
9 Board? Hearing none, any questions from the public
10 in reference to this application of 2944 N. Congress
11 Road? Hearing none, I need a motion to approve.

12 MS. CREAN: Motion.

13 CHAIRMAN DeJESUS: I need a second.

14 MR. LEONARD: Second.

15 CHAIRMAN DEJESUS: Roll call.

16 MS. MILLER: Jose DeJesus.

17 CHAIRMAN DEJESUS: Yes.

18 MS. MILLER: Councilwoman Reyes-Morton.

19 COUNCILWOMAN REYES-MORTON: Yes.

20 MS. MILLER: Director Walker.

21 DIRECTOR WALKER: Yes.

22 MS. MILLER: Erin Crean.

23 MS. CREAN: Yes.

24 MS. MILLER: Steven Lee.

25 MR. LEE: Yes.

1 MS. MILLER: Ian Leonard.

2 MR. LEONARD: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 CHAIRMAN DeJESUS: Certification of
6 Appropriateness for Aimet Berrios, 564 Washington
7 Street. The applicant is proposing solar panels.
8 Anyone here for that?

9 DR. WILLIAMS: Mr. Chair.

10 CHAIRMAN DeJESUS: Yes.

11 DR. WILLIAMS: The HPC did recommend
12 approval of solar panels for 564 Washington Street
13 provided that the solar panels are flush-mounted on
14 top of the flat roof.

15 CHAIRMAN DeJESUS: He's mounting the
16 solar panels on top of the flat roof?

17 DR. WILLIAMS: Yes. It's going to be
18 flush-mounted on a flat roof.

19 CHAIRMAN DeJESUS: Is that a two-story
20 building or a three-story?

21 DR. WILLIAMS: Three-story.

22 CHAIRMAN DeJESUS: Any questions from the
23 Board? Hearing none, any questions from the public?
24 Hearing none, therefore, I need a motion, please.

25 MS. CREAN: So moved.

1 CHAIRMAN DeJESUS: I need a second.

2 MR. LEE: Second.

3 CHAIRMAN DeJESUS: Mr. Lee, thank you.

4 CHAIRMAN DEJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Yes.

7 MS. MILLER: Councilwoman Reyes-Morton.

8 COUNCILWOMAN REYES-MORTON: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Erin Crean.

12 MS. CREAN: Yes.

13 MS. MILLER: Steven Lee.

14 MR. LEE: Yes.

15 MS. MILLER: Ian Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Motion carried to approve.

18 Thank you.

19 CHAIRMAN DeJESUS: Certificate of
20 Appropriateness for Eric Rouse, 3110 S. Merrimac
21 Road. The applicant is proposing the installation of
22 a roof.

23 DR. WILLIAMS: I believe Mr. Rouse is on
24 the line. Mr. Rouse.

25 CHAIRMAN DeJESUS: Mr. Rouse, are you

1 available?

2 DR. WILLIAMS: You have to unmute
3 yourself, sir.

4 CHAIRMAN DeJESUS: You have to unmute
5 yourself so we can hear you.

6 DR. WILLIAMS: While he's doing that,
7 sir, let me read to you, Mr. Chair, what the C of A
8 says. The HPC approved the roof installation for
9 3110 S. Merrimac with the condition that the
10 applicant use Williamsburg slate shingles for the
11 gable portion of the roof and shall use asphalt for
12 any flat roof portions of the porch. So the roofing
13 materials will be Williamsburg slate for any gables
14 and asphalt for a flat roof.

15 MR. ROUSE: I'm here now. Can you hear
16 me now?

17 CHAIRMAN DeJESUS: Yes, Mr. Rouse.

18 DR. WILLIAMS: Did you hear my report
19 to the Board, sir?

20 MR. ROUSE: Yes, sir, I did.

21 DR. WILLIAMS: Do you agree?

22 MR. ROUSE: Yes, sir, I do.

23 DR. WILLIAMS: Very good. Thank you.

24 MR. ROUSE: Thank you.

25 CHAIRMAN DeJESUS: Are there any

1 questions from the Board to Mr. Rouse? Hearing none,
2 are there any questions from the public? Hearing
3 none, therefore, I seek a motion to approve.

4 MS. CREAN: So moved.

5 MR. LEONARD: Second.

6 CHAIRMAN DeJESUS: Thank you, Mr.

7 Leonard.

8 CHAIRMAN DEJESUS: Roll call.

9 MS. MILLER: Jose DeJesus.

10 CHAIRMAN DEJESUS: Yes.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Yes.

13 MS. MILLER: Director Walker.

14 DIRECTOR WALKER: Yes.

15 MS. MILLER: Erin Crean.

16 MS. CREAN: Yes.

17 MS. MILLER: Steven Lee.

18 MR. LEE: Yes.

19 MS. MILLER: Ian Leonard.

20 MR. LEONARD: Yes.

21 MS. MILLER: Motion carried to approve.

22 Thank you.

23 CHAIRMAN DeJESUS: Certificate of
24 Appropriateness for Dante Fevilien, 2976 N. Congress
25 Road. The applicant is proposing installation of a

1 fence. Is she here on the line, Doc?

2 MS. FEVILIEN: Yes, I am.

3 DR. WILLIAMS: Very good. Thank you.

4 I'm going to read the recommendation from the
5 from the HPC to the Chair. And it says: The HPC
6 approved the fence for 2976 N. Congress Road
7 conditioned that the fence be either wood or wrought
8 iron. The height of the fence will be decided by the
9 Zoning Officer. I think at the meeting, ma'am, you
10 wanted vinyl but we had recommended that wood
11 materials would stand up better. Do you agree with
12 that?

13 MS. FEVILIEN: Yes, I do.

14 DR. WILLIAMS: Thank you.

15 CHAIRMAN DeJESUS: Apparently due to my
16 negligence I forgot. Mr. Diyanni, can you swear her
17 into the hearing, please?

18 MR. DIYANNI: Ma'am, if you can unmute
19 and also Mr. Rouse too because he spoke.

20 CHAIRMAN DeJESUS: Yes. My negligence.
21 Sorry.

22 MR. DIYANNI: If both of you can unmute
23 for a short period of time. Thank you both. If you
24 can both raise your right hands.

25 - - -

1 ERIC ROUSE, DANTE FEVILIEN, having first
2 been duly sworn/affirmed, was examined and testified
3 as follows:

4 - - -

5 CHAIRMAN DeJESUS: Thank you. I need a
6 motion to approve Ms. Fevilien's application.

7 MR. LEONARD: So moved.

8 MR. LEE: Second.

9 CHAIRMAN DEJESUS: Roll call.

10 MS. MILLER: Jose DeJesus.

11 CHAIRMAN DEJESUS: Yes.

12 MS. MILLER: Councilwoman Reyes-Morton.

13 COUNCILWOMAN REYES-MORTON: Yes.

14 MS. MILLER: Director Walker.

15 DIRECTOR WALKER: Yes.

16 MS. MILLER: Erin Crean.

17 MS. CREAN: Yes.

18 MS. MILLER: Steven Lee.

19 MR. LEE: Yes.

20 MS. MILLER: Ian Leonard.

21 MR. LEONARD: Yes.

22 MS. MILLER: Motion carried to approve.

23 Thank you.

24 CHAIRMAN DeJESUS: Certificate of
25 Appropriateness for Real Value Management, LLC, 1400

1 Collings Avenue. The applicant is proposing exterior
2 work.

3 MR. PLATT: Mr. Chairman, this is Stuart
4 Platt. I represent the applicant. I'm the
5 applicant's attorney. This is also in connection
6 with your next item for the site plan application,
7 Item H.

8 CHAIRMAN DeJESUS: Okay. We can do both
9 of them at the same time. Go ahead. So I'll defer
10 to Dr. Williams' report and then we can swear in our
11 witnesses.

12 DR. WILLIAMS: Yes. To the Chairman and
13 Members of the Board for 1400 Collings Avenue, the
14 HPC approved the Certificate of Appropriateness for
15 the same address for a 14-unit mid-rise apartment
16 complex located at 1400 Collings Avenue in the
17 Fairview Historic District.

18 The HPC voted to approve the major rehab
19 of the structured located at 1400 Collings Avenue
20 with the condition that the applicant use in-kind
21 materials, paint colors and structural features
22 consistent with other historical structures within
23 the District, particularly relative to the windows,
24 doors, woodwork, sidewalk, tinted aggregate concrete,
25 repointing of brick and the restoration of the former

1 open-space areas. Any additional exterior work on
2 the application must be approved by the Commission
3 and comply with the Secretary of the Interior
4 Standards and the Zoning Code.

5 Mr. Platt, is that accurate?

6 MR. PLATT: That is.

7 CHAIRMAN DeJESUS: Do you want to add
8 anything else to that, sir?

9 MR. PLATT: No. I wondered if
10 I could put our witnesses on and have them sworn in.
11 I just want to have my client, Mr. Bingham, who
12 represents the company, confirm those conditions of
13 the Certificate of Appropriateness.

14 CHAIRMAN DeJESUS: No problem. You can
15 bring one.

16 MR. PLATT: I have three witnesses,
17 Thomas Bingham, Bill Scott is our engineer and Mike
18 Donovan is our architect.

19 MR. DIYANNI: If everyone can raise their
20 right hands.

21 - - -

22 BILL SCOTT, P.E., MICHAEL DONOVAN, R.A.,
23 THOMAS BINGHAM, having first been duly
24 sworn/affirmed, was examined and testified as
25 follows:

1 - - -

2 MR. PLATT: May I proceed, Mr. Chairman?

3 CHAIRMAN DeJESUS: Dena, do you have
4 anything with this?

5 MS. MOORE: I do. I do have a review
6 letter. I didn't know if they wanted to present
7 testimony beforehand before we got into the letter.

8 CHAIRMAN DeJESUS: Mr. Platt, do you want
9 start with your customers first or you want Dena to
10 start her report?

11 MR. PLATT: We'd like to make a brief
12 record, Mr. Chairman. I do want to confirm first
13 with Mr. Bingham that Dr. Williams' conditions to the
14 HPC Certificate of Appropriateness are acceptable to
15 the company. Tom, can you confirm that?

16 MR. BINGHAM: Yes. Confirmed.

17 MR. PLATT: Okay. And then Mr. Chairman,
18 if you'd like, I can qualify my witnesses and put on
19 very brief testimony on this application

20 MR. DIYANNI: Sorry to cut you off, Mr.
21 Platt. My apologies. I think just to keep with the
22 agenda, if we could just move Mr. Chairman, on the
23 Certificate of Appropriateness as a separate item --

24 CHAIRMAN DeJESUS: Yes.

25 MR. DIYANNI: -- and then we can get right

1 into the application.

2 CHAIRMAN DeJESUS: Fine.

3 MS. CREAN: I'll move to -- a motion to
4 approve the Certificate of Appropriateness.

5 MS. MILLER: Did you open it up to the
6 public?

7 CHAIRMAN DeJESUS: Is there anyone out
8 there having any questions related to Real Value
9 Management, LLC, 1400 Collings Avenue in reference to
10 exterior work?

11 MS. MOORE: For clarification, is it 1400
12 Collings Road or Collings Avenue? It's road,
13 correct?

14 MR. DONOVAN: Collings Road.

15 DR. WILLIAMS: It depends who you talk
16 to, Dena.

17 CHAIRMAN DeJESUS: I see road and I see
18 avenue but there -- the Certificate of
19 Appropriateness says avenue.

20 DR. WILLIAMS: Yes.

21 MR. PLATT: The mailman says road,
22 Mr. Chairman, so we're going with road for tonight.

23 DR. WILLIAMS: We'll take road for the
24 \$9,400.

25 CHAIRMAN DeJESUS: I don't have a problem

1 with it. As long as it has the same address. That's
2 all that matters to me.

3 So we need an approval for the
4 Certificate of Appropriateness. We had Erin giving
5 me one. I need a second, please.

6 MR. LEONARD: Second.

7 CHAIRMAN DEJESUS: Second from
8 Mr. Leonard. Angela, roll call, please.

9 MS. MILLER: Jose DeJesus.

10 CHAIRMAN DEJESUS: Yes.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Yes.

13 MS. MILLER: Director Walker.

14 DIRECTOR WALKER: Yes.

15 MS. MILLER: Erin Crean.

16 MS. CREAN: Yes.

17 MS. MILLER: Steven Lee.

18 MR. LEE: Yes.

19 MS. MILLER: Ian Leonard.

20 MR. LEONARD: Yes.

21 MS. MILLER: Motion carried to approve.

22 Thank you.

23 CHAIRMAN DeJESUS: Now, into the
24 preliminary and final site plan for this specific
25 location. You have the floor, sir.

1 MR. PLATT: Thank you, Mr. Chairman and
2 Members of the Board and Board staff and officials.
3 Again, my name is Stuart Platt. I am a member of the
4 firm of the Platt Law Group. I represent the
5 applicant, Real Portfolio 5, LLC. We have
6 established that we're seeking to rehabilitate the
7 former St. Joan of Arc Catholic School located at
8 1400 Collings Road/Avenue. We know it's Block 728,
9 Lot 2. We're seeking preliminary and final site plan
10 approval tonight. There's a couple of small
11 variances. There's some design waivers as well.

12 And the gist of the application, the
13 applicant who is also the owner, is seeking to
14 renovate and convert the former school into 14
15 apartment units; 8 one-bedroom and 6 two-bedroom
16 units distributed across the -- it's essentially
17 three floors. There's a basement and then two
18 stories above grade.

19 The site plan will include units that are
20 accessible to affordable families. So in a sense,
21 it's an affordable housing project and we need this
22 approval to really complete the rehabilitation and
23 redevelopment of this now vacant building. Inasmuch
24 as we've already had the folks sworn, I'm going to
25 knock out each witness at a time. If Mr. DiYanni

1 will remind me to qualify my experts as I get to
2 them, but I want to start off with Mr. Bingham. And
3 Mr. Bingham, you've been sworn. Tom, could you just
4 please state your name and your business address for
5 the record, please?

6 MR. BINGHAM: Sure. My name is Tom
7 Bingham. I'm managing director of Real Value
8 Management. Our business address is 900 Haddon
9 Avenue, Suite 201, Collingswood, New Jersey.

10 MR. PLATT: And, Tom, could you give the
11 Board a little bit of an understanding of -- brief
12 background on your company and then we'll talk about
13 your proposal tonight.

14 MR. BINGHAM: Sure. First, thank you
15 Board Chair and specifically zoning, Dr. Williams and
16 your team over there. We're working diligently to
17 get this application to light here today. So we
18 certainly appreciate that.

19 Our company has been involved in Camden
20 real estate for approximately five or six years now.
21 We have primarily single-family residences, one to
22 four-family buildings. We have approximately 330
23 buildings at this time. And this is a -- we're
24 super-excited about this project. This is a -- we
25 have approximately 100 houses in the Fairview

1 neighborhood.

2 So we're in this district daily working
3 on properties, fixing up properties, etc. So we're
4 extremely excited to see a project like this. This
5 is the old St. Joan of Arch Schoolhouse tucked right
6 in between which is now vacant for
7 approximately six weeks. It's tucked in between
8 Merrimac and Alabama; bordered on Collings Avenue.
9 So it's right on the main drag on Collings Road.
10 And, you know, it's a bit of an eye sore. And it's
11 certainly a historic relevantly building that we're
12 super-excited about.

13 So Mr. Platt went over some of the
14 initial just details on the project. But just to
15 reiterate, we are looking for approval to add 14
16 units and do some interior. So we're asking for --
17 as a minor site plan, we're looking to renovate both
18 the exterior and interior of the property keeping in
19 line with the historical preservation guidelines.

20 So like I said, we're extremely excited
21 about this both from a neighborhood perspective, from
22 a business prospective, and from a community
23 prospective given everything that's going on with the
24 rental market and the housing market at this time.
25 So that's a little bit of background on it. At this

1 time, I want to turn it over to our engineer, Bill
2 Scott, who I believe is also on the line.

3 MR. PLATT: Tom, before you do that, what
4 I'd like you to sort of tell the Board, if you
5 receive approval and you proceed with the renovation
6 and rehabilitation of the property and it gets leased
7 up through the Affordable Housing Program, tell us
8 about how your company is going to manage this
9 particular facility in the long run?

10 MR. BINGHAM: Yes. Sure. Our company
11 has approximately 25 employees. Seven of those
12 which we're very proud of are Camden residents. And
13 if you know anyone, we're always looking for more
14 workers which are difficult to find at this time.
15 But we have a full-blown management, acquisition
16 management and development company within primarily
17 focused around basically urban housing, so whether
18 that's single-family, multi-family. That's how we're
19 planning on managing forward.

20 We already have the management core
21 structure in staff, in-house, maintenance workers,
22 technicians, electricians, plumbers, all in-house.
23 We're a licensed construction company. So that's a
24 little bit about how we are planning on managing
25 forward.

1 MR. PLATT: And, Tom, just one more
2 question. Should this Broad grant approval and you
3 get the necessary funding, what is the period of time
4 from sort of commencement of rehabilitation to the
5 point where you'll be actually able to start leasing
6 it to local residents?

7 MR. BINGHAM: Approximately 12 months.
8 So we're looking about a 12 to 14-month period
9 before. So, I anticipate we would -- we are under
10 contract. We are looking to purchase this property
11 in August, at some point in August if all goes well,
12 and begin renovation work right away. Our funding
13 sources is through the Affordable Housing Trust Fund,
14 a DCA program which is new in the State of New Jersey
15 It provides access to smaller companies such as ours
16 as opposed to only providing low-income housing
17 options to larger institutions with a nine percent
18 tax credit deals and so forth.

19 And with the intent -- the intent of that
20 program is to basically hit target properties such as
21 this that otherwise are not able to be renovated on a
22 market-rate prospective. But now with this new
23 funding sources available, we're going to be able to
24 put, you know, approximately 250-plus thousand into
25 every single unit here which we're very excited about

1 and we think it will really change the entire
2 corridor along Collings Avenue.

3 MR. PLATT: Tom, thank you very much.
4 Mr. Chairman, I don't know if the Board has any other
5 questions of this witness. Certainly you can ask him
6 at any time. But I would want to move on to our
7 engineer if you're okay.

8 CHAIRMAN DeJESUS: Are there any
9 questions from the Board in relationship to Mr.
10 Bingham's statements? Hearing one, you can
11 continue.

12 MR. PLATT: Thank you. I'd like to call
13 Mr. Scott, Bill Scott forward. He's our engineer.
14 Bill, I want to qualify you real briefly. You're a
15 licensed engineer in good standing in the State of
16 New Jersey?

17 MR. SCOTT: Yes, I am

18 MR. PLATT: And you reviewed the plans
19 and helped with their presentation this evening?

20 MR. SCOTT: Yes, I have.

21 MR. PLATT: Just give us a brief
22 background to the point. Mr. Chairman, I don't now
23 how extensive you want us to get into it.

24 CHAIRMAN DeJESUS: We'd like to do that
25 with our engineer.

1 MS. MOORE: Right. Through the review
2 letter, we would get more information from the
3 engineer.

4 MR. PLATT: OKay. I can stop and go to
5 the -- whatever you want me to do. I can go to our
6 architect with --

7 CHAIRMAN DeJESUS: Let's start, Dena.

8 MS. MOORE: Let's go to the letter and
9 then we'll get the testimony from your engineer and
10 architect.

11 Mr. Chairman, I'm referring to Remington
12 & Vernick's letter dated June 14, 2021. I will be
13 begin on page 4. The street name is South Merrimac
14 Road should be corrected on the plan sheets.

15 MR. SCOTT: We'll certainly do that for
16 you.

17 MS. MOORE: Okay.

18 If a street opening is necessary for
19 South Merrimac Road or Alabama Road, this application
20 will be subject to the Street Opening Permit
21 Ordinance of the City. The City Engineer should be
22 contacted concerning the application and fees
23 involved.

24 MR. SCOTT: That would be acceptable.

25 MS. MOORE: A road opening permit from

1 Camden County Highway Department would be required
2 for a road opening on Collings Road. You agree?

3 MR. SCOTT: Yes. If required certainly
4 we'd have to obtain a permit.

5 MS. MOORE: Okay.

6 The parking requirement chart on the site
7 plan reflects R.S.I.S parking standards for
8 apartments and townhouses, Table 4.4, which reflects
9 with the proposed number of bedrooms and number of
10 parking spaces. We calculate that 26 spaces are
11 required and 24 spaces have been provided. A De
12 Minimus Exception will be necessary.

13 MR. SCOTT: We agree that's correct.

14 MS. MOORE: The applicant proposes to
15 replace the sidewalk along the property frontages.
16 The curbing should also be replaced.

17 MR. SCOTT: Yes. The applicant agrees to
18 that.

19 MS. MOORE: All ADA ramps at the
20 intersections of the property must be replaced to
21 meet to current standards.

22 MR. SCOTT: Yes. If the curb ramps don't
23 meet acceptable standards, they would need to be
24 replaced.

25 MS. MOORE: The applicant should

1 indicated the design storm for the sizing of the
2 downspout infiltration bed. This flow-rate
3 calculation for the largest roof drain area should be
4 provided in the report to confirm the sizing of the
5 stone infiltration bed.

6 MR. SCOTT: Yes. We can provide you the
7 roof area to each of the roof drains and the
8 associated volume of each of the stone pits.

9 MS. MOORE: A stormwater fee is to be
10 calculated for the site as outlined in Appendix 18 of
11 the City Ordinance. The calculation will be reviewed
12 by our office. The fees must be paid by the
13 applicant prior to final signature on the plan.

14 MR. SCOTT: That's acceptable.

15 MS. MOORE: The plans reference the
16 horizontal datum of NAD 1983. Grading Note 11 should
17 be clarified to state the vertical datum. A
18 conversion factor must be provided. Plans do not
19 reference the vertical datum of 1929 NGVD.

20 MR. SCOTT: Yes. We'll provide that
21 conversion for you on the plan.

22 MS. MOORE: Okay. It is in 1988?

23 MR. SCOTT: One moment.

24 MS. MOORE: Well, that's fine. If it
25 isn't --

1 MR. SCOTT: I can just circle back to you
2 later on then for you?

3 MS. MOORE: That's fine. As long as you
4 agree to provide the conversion factor then we're
5 okay.

6 The applicant must provide spot grades at
7 all building access points and corners. The finished
8 floor elevation should be provided for the building.

9 MR. SCOTT: We'll add the requested
10 information.

11 MS. MOORE: Okay.

12 And then the next comment, Grading No. 4,
13 it's no longer applicable. I'm asking about the
14 elevation of the building being one foot above the
15 flood hazard area elevation. That was something that
16 was reviewed with DEP so that's not applicable
17 regarding that elevation. Okay?

18 MR. SCOTT: Yes. I understand that. The
19 building is well outside of flood zones so those
20 regulations wouldn't apply.

21 MS. MOORE: Right.

22 Additional spot grades should be shown
23 for the proposed sidewalk and curb.

24 MR. SCOTT: I will certainly add those to
25 the plan.

1 MS. MOORE: Spot grades should be
2 provided at all locations where the proposed curb and
3 sidewalk match existing curb and sidewalk and at all
4 proposed curb tangent points.

5 MR. SCOTT: We can add that to the plan
6 as well certainly.

7 MS. MOORE: The sizes of the existing
8 potable water main should be shown on the Utility
9 Plan.

10 MR. SCOTT: Yes, we will do that.

11 MS. MOORE: An invert must be provided
12 for all proposed sanitary sewer cleanouts.

13 MR. SCOTT: Yes, we'll provide that.

14 MS. MOORE: The existing storm pipe
15 should be shown near the proposed sanitary sewer
16 lateral crossing at S. Merrimac Road.

17 MR. SCOTT: I would like to answer that
18 that we would investigate that and to the extent
19 possible, provide you that information. I understand
20 there might be a blind connection. It might be
21 difficult to ascertain an exact location. I will
22 certainly make an attempt.

23 MS. MOORE: Okay.

24 If you can coordinate that with the City
25 Engineer's office too because that's something that

1 we need to know prior to -- well, that's during the
2 design phase. Okay?

3 MR. SCOTT: Okay.

4 MS. MOORE: The project must be approved
5 by both the City Engineer and the City Fire Chief
6 prior to final approval with written verification
7 provided to our office prior to final signatures on
8 the plan. You acknowledge that?

9 MR. SCOTT: Yes, of course.

10 MS. MOORE: All right.

11 A CCTV inspection of the sewer
12 (combined, sanitary and storm) system must be
13 performed and reviewed by the City Engineer prior to
14 construction. The applicant will be responsible for
15 any improvements to the existing infrastructure
16 required for the connection of the proposed project.

17 You acknowledge that also?

18 MR. SCOTT: Yes.

19 MS. MOORE: And all developers/applicants
20 should note that due to City Ordinance, a Capacity
21 Fee may be applicable to the proposed development.
22 The applicant should contact the City Engineer for
23 all costs related to the same.

24 You acknowledge that?

25 MR. SCOTT: I do.

1 MS. MOORE: County curb details should be
2 added to the plan.

3 MR. SCOTT: They will added.

4 MS. MOORE: The concrete sidewalk detail
5 should be noted to be onsite. And the City of Camden
6 sidewalk details should be added to the plans.

7 MR. SCOTT: Those will be added as well.

8 MS. MOORE: There's a difference where
9 the City of Camden, it's five inches thick and a
10 minimum of five feet wide for the sidewalk. Okay?

11 MR. SCOTT: I'm making a note of that
12 now. Thank you. I appreciate that.

13 MS. MOORE: All right. No problem.

14 The filter fabric type should be noted
15 for the downspout infiltration bed detail.

16 MR. SCOTT: We will add that certainly.

17 MS. MOORE: Details should be provided
18 for the trash/recycle can storage pad and the
19 5-foot-tall aluminum picket-style fence and gates.
20 You'll add those details?

21 MR. SCOTT: Yes.

22 MS. MOORE: To the Planting Design.

23 Street trees have been provided along all
24 frontages; however, it appears some street trees are
25 missing along S. Merrimac Road. Per Section

1 577-244.D.2.a, street trees are to be planted no more
2 than 40 feet apart. The plans should be revised or a
3 waiver requested.

4 MR. SCOTT: We'll be discussing a waiver
5 request later. That is occurring where the locations
6 of the trees conflicts with some existing overhead
7 wires.

8 MS. MOORE: Okay. And that's why you
9 wouldn't be able to meet the exact extent and that's
10 why you're asking for the waiver?

11 MR. SCOTT: Yes.

12 MS. MOORE: Serviceberry trees are
13 proposed along Alabama Road. Serviceberry bears
14 large quantities of purple staining fruit in June.
15 Our office recommends that an alternative underwire
16 tree be provided.

17 MR. SCOTT: Certainly. We'll be willing
18 to work your office to come up with an acceptable
19 species.

20 MS. MOORE: Okay. That's fine.

21 Parking lot buffering has been provided
22 in accordance with ordinance requirements; however,
23 our office has concerns with snow removal. Testimony
24 should be provided.

25 MR. SCOTT: We have located two spaces on

1 the site which we think would be appropriate for snow
2 removal if we did some adjustment to the proposed
3 landscaping. No removal of landscaping. Just
4 reconfiguring.

5 MS. MOORE: Okay. That sounds good. We
6 would see those on revised plans.

7 MR. SCOTT: Yes.

8 MS. MOORE: All electrical and mechanical
9 equipment should be screened from view per Section
10 577-224.B.19. A note should be added to the plans.

11 MR. SCOTT: Yes. That's acceptable.

12 MS. MOORE: Plans should be revised to
13 comply with Section 577-243.D.2 for lighting or a
14 variance requested. That's the minimum lighting
15 level of 0.25 footcandles. The average lighting
16 level being between 0.25 and 2.0 (two) footcandles.
17 And then the maximum lighting level being 3.0 (three)
18 footcandles unless it's directly under a fixture and
19 then it's 5.0 footcandles. Are you able to meet the
20 requirement?

21 MR. SCOTT: I was under the understanding
22 that Mr. Jefferis had supplied calculations to your
23 office demonstrating that that variance would not be
24 necessary.

25 MS. MOORE: Okay. So I will

1 remove that variance, the lighting level.

2 And per Section 577-243.A.10, no more
3 than 0.25 footcandles are permitted ten (10) feet
4 from the property line, whereas the applicant
5 proposes approximately 0.8 footcandles. The plans
6 should be revised or a variance requested.

7 MR. SCOTT: We will be requesting a
8 variance for that and I'll talk about that in my
9 testimony if that's acceptable.

10 MS. MOORE: Okay.

11 The applicant is to provide a traffic
12 impact assessment in accordance with Section
13 577-274.

14 MR. SCOTT: Again, I'd like to request
15 either a waiver or a variance as necessary for that
16 and touch on that during testimony.

17 MS. MOORE: Okay. There's no provision
18 for a waiver or variance of the traffic impact
19 assessment. So if you can provide. We usually ask
20 for some type of statement when it's something other
21 than a single family home; that you provide a
22 statement regarding traffic and the expected traffic
23 volume for your proposed project.

24 MR. SCOTT: I have some testimony
25 prepared for that and I'm hoping it'll be acceptable

1 to you.

2 MS. MOORE: Okay. If that can be put
3 into a signed and sealed report --

4 MR. SCOTT: Oh certainly.

5 MS. MOORE: -- too.

6 MR. SCOTT: Certainly we can do that.

7 MS. MOORE: All right. Thank you.

8 And that can be a condition of approval should this
9 project be approved.

10 The applicant is to provide testimony
11 regarding any and all environmental concerns, studies
12 and remediation pertaining to the site.

13 MR. SCOTT: The applicant will do so.
14 I'm not aware of any environmental issues with the
15 site.

16 MS. MOORE: There have been no studies or
17 anything regarding that that you're aware of?

18 MR. SCOTT: I'm not aware of, no. I
19 would have to refer back to our attorney on that.

20 CHAIRMAN DeJESUS: Mr. Platt, do you have
21 anything to say in reference to that?

22 MR. PLATT: Just that the site is
23 completely impervious so there really typically
24 wouldn't be a need for an environmental evaluation
25 for that. So to the extent that we could also put in

1 a report from an engineer that would indicate that
2 similar to the traffic impact assessment. But it's
3 our position that the site is completely impervious.
4 It's already been developed. And there are no
5 environmental conditions that would warrant a site
6 assessment or a Phase 1 or a Phase 2.

7 MS. MOORE: Okay.

8 Your testimony is fine for that. That's
9 on the record.

10 MR. PLATT: Mr. Scott, you can concur
11 with what I just indicated to the Board and the
12 engineer?

13 MR. SCOTT: Yes, I do, sure.

14 MS. MOORE: The applicant --

15 MR. BINGHAM: I apologize. Dena, can
16 I go ahead and just say something real quick on that?

17 MS. MOORE: That's fine.

18 MR. BINGHAM: So we did some
19 investigation and found that back in the 90's that
20 there was an underground oil tank that the church did
21 a large removal of all oil tanks in the City. So
22 there is a closure letter with the DEP from that.
23 So we are aware of that. We also are aware that that
24 issue has been closed.

25 MS. MOORE: Okay. If you have that

1 document, if you can please provide that to me
2 digitally just in an email copy of that so that I can
3 have it for our file.

4 MR. BINGHAM: Absolutely.

5 MS. MOORE: Thank you. The applicant --

6 MR. BINGHAM: We'll address any --

7 THE REPORTER: Please repeat. Your
8 screen froze. I did not hear it.

9 MR. BINGHAM: I just said, we'll work
10 with you on any other issues that pop up on any other
11 environmental studies forward.

12 MS. MOORE: Okay. Thank you.

13 The applicant proposes a 7-foot by
14 10-foot trash can storage area in the east side of
15 the building. It appears that curbside pickup is
16 proposed. Testimony should be provided that adequate
17 trash and recycling storage exists for 14 households.

18 MR. SCOTT: We'll provide testimony for
19 that.

20 MS. MOORE: Okay. You can provide it
21 now.

22 MR. SCOTT: A quick calculation shows me
23 that we could have approximately four barrels for
24 recyclables and four barrels for refuse and still
25 allow room for people to enter and exit the

1 enclosure. It'll be sufficient for 14 units.

2 MS. MOORE: Okay.

3 And that trash up, you have private
4 hauling for trash and recycling?

5 MR. SCOTT: I would have to refer that
6 back to either the attorney or the applicant. I'm
7 not aware of that.

8 MR. PLATT: Tom, this is Stuart. Tom, if
9 you can unmute yourself. If you can just indicate
10 how the apartment complex is going to be handled from
11 trash removal. Do you have a private hauler? Tom,
12 you need to unmute yourself.

13 MR. BINGHAM: Yes. At this point in
14 time, we were planning on using a private hauler to
15 haul away that trash.

16 MS. MOORE: Okay.

17 Per Section 577-224.B.14.a, outdoor trash
18 enclosures shall not be visible from adjacent lots or
19 sites, neighboring properties or streets. Given the
20 property has three front yards, our office recognizes
21 this would be difficult to achieve; however, we
22 recommend that an opaque fence be provided in lieu of
23 the proposed aluminum picket fence.

24 MR. SCOTT: That's certainly reasonable.
25 We would agree to that.

1 MS. MOORE: Per Section 577-224.B.14.a,
2 appropriate landscaping shall be installed around the
3 trash enclosure to form a year-round effective visual
4 screen at the time of planting. Although landscaping
5 is provided on the north side of the enclosure, no
6 landscaping is proposed for the south side of the
7 enclosure. Plans should be revised or a waiver
8 requested. Our office would take no exception to the
9 waiver.

10 MR. SCOTT: We do have sufficient room to
11 add one evergreen bush south of the enclosure and
12 I'll touch on that and I'll assume my testimony as
13 well.

14 MS. MOORE: Okay. So you would not
15 require that waiver. I'll eliminate that from the
16 report, correct?

17 MR. SCOTT: Yes. Thank you.

18 MS. MOORE: Per Section 577-255.A.2, a
19 year-round buffer shall be provided around the trash
20 enclosure through the provision of evergreen trees
21 and shrubs. Plans should be revised or a waiver
22 requested. You're revising the plan. And I can
23 eliminate that waiver also, correct?

24 MR. SCOTT: We are proposing to add that
25 additional bush -- shrub south of the enclosure.

1 CHAIRMAN DeJESUS: So you're saying yes?

2 MR. SCOTT: Yes.

3 MS. MOORE: Yes.

4 Fences: The applicant proposes a
5 5-foot-tall decorative aluminum fence around the
6 perimeter of the site. It appears no gates are
7 proposed for the driveway access. Testimony should
8 be provided.

9 MR. SCOTT: That's correct. There are no
10 gates proposed at the entrances or exits.

11 MR. PLATT: Bill, this would be the time
12 to address it with testimony or Tom you want to
13 address it?

14 MS. MOORE: As to why there are no gates?

15 CHAIRMAN DeJESUS: Does someone want to
16 answer the question?

17 MR. SCOTT: We're referring specifically
18 to the gates that would be within the pathway of the
19 automobiles?

20 MS. MOORE: Right.

21 MR. SCOTT: So it's my understanding that
22 this is an open parking lot and there's no controls
23 over entrance or exits as far as key-card access or
24 that type of restriction.

25 MS. MOORE: The plans should note that

1 the applicant will comply with the City's "Ordinance
2 Establishing Standards for the Submission of Maps and
3 Other Documents in a Digital Format." The applicant
4 should be aware that final signatures of approval
5 and building permits would not be issued until the
6 required information is received.

7 And with this project, you are not doing
8 a subdivision or consolidation so there's no
9 information that needs to be received. But if you
10 can add that note on the plan, please.

11 MR. SCOTT: Certainly.

12 MS. MOORE: A signed and sealed copy of
13 the survey referenced in the general site notes
14 should be provided for review.

15 MR. SCOTT: Certainly. Sure.

16 MS. MOORE: The signature block should be
17 revised to indicate the signatures required on the
18 plans are for the approval by the City of Camden
19 Planning Board and not Zoning Board.

20 MR. SCOTT: We will make that revision.

21 MS. MOORE: Now, I have a summary of the
22 variances and waivers. Variances I have the off-site
23 lighting levels. And from the New Jersey Residential
24 Site Improvement Standards, we have a De Minimus
25 Exception for the number of parking spaces. And

1 waiver from the City ordinance for street-tree
2 spacing. Just those.

3 MR. PLATT: Dena, we agree with that and
4 we'll provide testimony on those items whenever you
5 want us to.

6 MS. MOORE: As soon as I get through this
7 letter. I have like one more minute. You're aware
8 of the approval process as listed on page 10 and 11.
9 If you have any questions, you can contact our
10 office.

11 MR. SCOTT: Yes, we'll do so.

12 MS. MOORE: And I have the outside agency
13 approvals for this project, Camden County Planning
14 Board, Camden County Soil Conservation District, and
15 Camden County Municipal Utilities Authority. Do you
16 have any others that may be necessary?

17 MR. SCOTT: I'm not aware of any others
18 at this time.

19 MS. MOORE: Okay. Mr. Chairman, that
20 concludes our review.

21 CHAIRMAN DeJESUS: Is there anybody on
22 the Board that has any questions or concerns in
23 reference to this application?

24 MS. MOORE: I believe at this time, the
25 applicant probably wanted to provide the testimony

1 regarding the --

2 CHAIRMAN DeJESUS: He will. He will.
3 He will. I'm asking the Board first. Anybody having
4 any questions related to this thing? Mr. Platt, you
5 can go with your testimony.

6 MR. PLATT: Dominic -- I've put the
7 credentials of Mr. Scott in. I don't know if the
8 Board will accept his credentials as he testifies as
9 a licensed engineer in the State of New Jersey.

10 MR. DIYANNI: Mr. Scott, you may have
11 already said this but your license is still currently
12 active.

13 MR. SCOTT: Yes, it is.

14 MR. DIYANNI: I have no objection,
15 Mr. Chairman. I don't know what the Board is
16 typical. Is it a motion? I don't know how you guys
17 you typical.

18 CHAIRMAN DeJESUS: We'll agree to that.
19 He's just making a statement.

20 MR. PLATT: Thank you, Mr. Chairman.

21 Mr. Scott, everybody knows about this
22 application. All the plans that have been filed, are
23 all part of the record. I just want to go through a
24 few things with you. I want to address first of all,
25 the De Minimus Exception for the number of parking

1 spaces. Please explain to the Board the number of
2 parking spaces that we are going to provide, it's
3 relationship to the City's ordinance and it's
4 relationship to the R.S.I.S. parking standards which
5 are statewide standards.

6 MR. SCOTT: Sure. I'd be happy to.

7 So the Fairview Redevelopment Plan would
8 require that 14 spaces would be provided on the site
9 for the one space per unit. We're proposing 24
10 spaces. The R.S.I.S. has a breakdown between one and
11 two-bedroom unit requirements and that would total up
12 to a requirement for 26 spaces. So there would be
13 shortcoming of two parking spaces which we would
14 consider a De Minimus Exception.

15 MR. PLATT: Mr. Scott, how can you make
16 this Board feel comfortable that there will be
17 sufficient parking on site based upon the unit and
18 bedroom breakdown? Why should they grant the De
19 Minimus Exception?

20 MR. SCOTT: The rental of the units would
21 also be contingent upon the parking provided. So as
22 someone was coming in to rent a two-bedroom or a
23 one-bedroom unit, they would be aware of the parking
24 available to them. We don't look at each two-bedroom
25 unit as being occupied by two drivers. We have

1 single parents and households with only one car or no
2 cars. Though in this particular case, the
3 requirement might be a bit excessive.

4 MR. PLATT: And, Bill, after reviewing
5 the plan and understanding the unit count and the
6 bedroom breakdown, it's your professional opinion
7 that the De Minimus Exception of two parking spaces
8 is reasonable and there will be sufficient parking
9 for the site?

10 MR. SCOTT: Yes, it is.

11 MR. PLATT: Tom, just real quickly on
12 that issue. Since your company is going to manage
13 the tenancies and the leases, you obviously want to
14 make sure there's sufficient parking for your future
15 residents. You feel comfortable that the amount of
16 parking spaces provided will be sufficient for this
17 apartment complex?

18 MR. BINGHAM: Yes. Absolutely. And as a
19 result of the conversion as well, we're going to be
20 requesting to City counsel. There's currently
21 drop-off zones located in the front for the old use
22 as a school. And that should, by our calculations
23 and by Mr. Jefferis' calculations, that should open
24 up approximately 16 parking spots should that be
25 granted and should the use be changed over to an

1 apartment building.

2 MR. PLATT: Thank you, Tom. I want to
3 move on to the one variance which has to do with the
4 lighting which is sort of exceeding the ordinance
5 requirement essentially at the side with the property
6 line. Can you please explain to the Board why we
7 need the variance and why you believe it meets the
8 c(1) or in this case probably the c(2) Criteria and
9 why it presents a better planning alternative?

10 MR. SCOTT: Our first goal when designing
11 a lighting plan, is to provide proper and safe
12 lighting in the walkway and driving areas on the
13 site. On this particular site which is bordered by
14 three roadways, it's pretty difficult to provide
15 these necessary safe lighting levels and not have
16 some associated spill-over to the property lines.

17 I think it's important to realize that
18 the site is bordered by roadways. No negative impact
19 is proposed or expected to the surrounding
20 neighbors. And, in fact, the lighting study shows
21 that none of the illumination would travel beyond the
22 paved surface of the roadways. So it would be no
23 negative impact associated with this line or
24 exceedance of lighting levels.

25 MR. PLATT: And it's your professional

1 opinion that where the lighting levels are exceeding
2 the perimeter, will actually promote the public
3 safety in terms of sidewalk and the immediately
4 adjoining roadway?

5 MR. SCOTT: It primarily these lighting
6 levels would be on the public walkway and in the
7 areas where people would be parking or entering or
8 exiting cars.

9 MR. PLATT: All right. The last form of
10 relief that we're requesting with this application is
11 the design waiver for street-tree spacing. Can you
12 please explain what's required, what we're providing
13 and why we're asking for the design waiver?

14 MR. SCOTT: The design waiver occurs only
15 in a portion of Merrimac Road where the street trees
16 are in conflict with overhead electric lines. So
17 we've chosen not to propose trees in that location.
18 And there's one other minor deviation in the spacing
19 where the street-tree plantings conflict with the
20 storm sewer main which runs across the property.

21 MR. PLATT: Thank you. Mr. Chairman,
22 that's really -- I don't believe there's any other
23 testimony or relief that we're looking for. We also
24 would include in the agreement to the conditions that
25 were in response to your engineer's work. Also, Mr.

1 Teal Jefferis, and the court reporter has his
2 spelling from previous, he submitted a letter, I
3 believe, dated June 30th which basically went over
4 all of your comments in your report, Dena, and we are
5 good with everything, all very reasonable and all
6 very fair, so we appreciate that.

7 Mr. Chairman, I do have an architect who
8 can show some renderings. You do have the plans that
9 are part of the record of this case. If the Board is
10 interested in having the architect testify and show
11 you renderings, we're happy to do that. We don't
12 want to belabor this application.

13 CHAIRMAN DeJESUS: Unfortunately, you
14 could have done that at the beginning but that's
15 okay. We've already went through Dena's letter so
16 we're good where you're at so we can keep moving
17 forward. All right?

18 So, therefore, anybody on the Board has
19 any questions further in reference to this subject?
20 Hearing none, I open to the public. Is there anybody
21 out in the public having any request to speak on this
22 application?

23 MR. ROUSE: Yeah. Can you hear me?

24 MR. SCOTT: Yes, Mr. Rouse, we can.

25 MR. ROUSE: Yeah. How are you doin'?

1 Listen, I'm imagining this project is like --

2 CHAIRMAN DeJESUS: Hold on, Mr. Rouse.
3 Since you've already been sworn in, you can go ahead
4 and start please. I'm sorry.

5 MR. ROUSE: Yeah. I imagine this
6 situation is going to be right across the street
7 where from I reside, 3110. So with that being said,
8 I came here about 20 years ago from East Camden and
9 there was tight situation. And when I moved out
10 here, I thought it was better and it was.

11 However, if I walk out my front door and
12 make a right and go straight down, there's a project,
13 if you will. I walk out -- if I do the same thing
14 the other way, there's another one. So now what
15 you're telling me is there's going to be another one
16 as soon as I walk straight out of my house right
17 across the street from me?

18 With that being said, I had a situation
19 where I parked me and my daughter's car right in
20 front in my house but there's never any parking.
21 They stole her catalytic converter right in front of
22 my house. The same thing happened to my neighbor
23 right in back of me. So I can't imagine where if I
24 was to park my car anywhere else, it might not even
25 be there because the parking is so tight. People

1 would even park in the parking lot which is what they
2 want to do with the situation because it is so tight.
3 So it's just a bad situation altogether for me.

4 DR. WILLIAMS: Mr. Chair.

5 CHAIRMAN DeJESUS: Yes.

6 DR. WILLIAMS: If I may through the
7 applicant's counsel. The question I have for the
8 applicant is, for the parking spaces you have on
9 site, will they be designated for the units or is it
10 first-come first-serve?

11 MR. BINGHAM: No. This is Tom Bingham.
12 They will be designated for the units, specifically
13 for the units. But as I mentioned, all along
14 Collings Avenue right now is restricted drop-off zone
15 parking specifically related to the school about 16
16 spots that will no longer be required as there's no
17 school. Right? So we're going to open, actually
18 open up 16 spots on Collings Avenue all along that
19 corridor.

20 DR. WILLIAMS: When you say spots, you
21 mean on-street parking?

22 MR. BINGHAM: On-street parking, yes,
23 which is not currently available.

24 CHAIRMAN DeJESUS: Mr. Rouse, did you
25 hear what he said?

1 MR. ROUSE: Yeah, I heard what he said.
2 As, again, like I said with the neighborhood that
3 this particularly is, my daughter's catalytic
4 converter got stolen right in front my house. If I
5 had to park anywhere else, which I usually have to
6 do, I can't imagine what would happen. The parking
7 is very limited. That's why people park in that
8 parking lot.

9 And with that being said with the whole
10 no-gate thing, I think it would behoove you to put up
11 a nice gate if you don't want something stolen from
12 your car with the residents that's residing in this
13 situation.

14 CHAIRMAN DeJESUS: Any comments,
15 gentlemen? Mr. Platt? Anyone?

16 MR. BINGHAM: Yeah. Certainly I'll
17 comment on that. We're in the design element at this
18 point in time. So we're certainly considering, you
19 know, all aspects of the design element, including
20 how to handle the parking. We're certainly -- as I
21 mentioned, we own a property right on Merrimac
22 Avenue. We're very familiar with the parking rules
23 within the City. However, I don't think allowing a
24 blighting property to be overtaken as a public
25 parking lot is in good for public safety.

1 Just earlier this year, there was a
2 grenade. They closed down all of Collings Avenue.
3 There was a grenade right outside of this building.
4 I think even though -- right along that Merrimac
5 Avenue corridor certain residents may not be able to
6 park in that private parking lot. It's private
7 property now. They shouldn't be parking there now.
8 We will be opening up 16 public spots along the
9 Collings Avenue corridor.

10 MR. PLATT: Mr. Chairman, the only thing
11 I'd say is that, we've done these projects before.
12 When you have these controlled access gate parkings,
13 they present a real problem for the residents.
14 Usually the controlled access, these gates get
15 tremendous wear and tear. They get a lot of damage
16 and it's probably not conducive to having the
17 rehabilitation design that's there. I'm not saying
18 we're ruling it out.

19 But at this point we believe there's
20 going to be sufficient parking on site as well as
21 freeing up, if City Council agrees to take away the
22 now-no-longer-needed school restrictive parking
23 that's on-street. We believe that that will be a
24 justification for not having gates on the fence
25 around the apartment complex. And we just don't

1 think it's worthwhile for all those reasons. So
2 that's really our response to legitimate questions by
3 the resident that lives across the street. They're
4 fair questions. And we think we have a fair
5 solution. We think we'll actually improve the
6 parking in the area as a result of this development.

7 COUNCILWOMAN REYES-MORTON: I have two
8 questions through the Chair.

9 CHAIRMAN DeJESUS: Yes.

10 COUNCILWOMAN REYES-MORTON: So my first
11 question is, through the Chair to the Director, is
12 there a way that, you know, those parking spaces
13 could be freed up, you know, by us, the City or
14 Planning Board rather than the applicant having to do
15 it assuming that I guess the on-street site parking
16 doesn't belong to, I guess, the building since now
17 the building is repurposed?

18 And then my second my question is, has
19 there been any community meetings, you know, from the
20 developer with the community and/or with the
21 councilperson or CDC regarding the, you know, the
22 project as it relates to their neighborhood plan?

23 DR. WILLIAMS: I'll defer to the
24 applicant to respond to the second question. To the
25 first question, if I understand it correctly, the

1 applicant wishes to go to Council to revoke the
2 spaces that was reserved strictly for the school to
3 allow the addition of 16, what we call on-street
4 parking slots for this area. Is that correct to the
5 applicant?

6 MR. PLATT: Doctor, we have to go before
7 City Council and the councilwoman that raised the
8 question, to modify the ordinance to waive those
9 restrictions to allow for those 16 on-street parking
10 spaces which will no longer be needed because there's
11 no longer a school.

12 DR. WILLIAMS: Correct. That's freeing
13 up additional parking.

14 MR. PLATT: And to the councilwoman's
15 second question. Tom, the councilwoman has asked if
16 you've met with the residents and the neighborhood
17 civic organization?

18 MR. BINGHAM: Absolutely. So to address
19 that, I think the first point is, I reached out to
20 Dr. Williams' office early on and going back to March
21 regarding any of the neighborhood associations. He
22 recommended we reach out to the Fairview neighbors.
23 I did do that twice and I did not have any luck. As
24 you know, there is no local CDC currently in
25 Fairview. I reached out to the Fairview neighbors on

1 March 16th and March 26th with --

2 CHAIRMAN DeJESUS: Felisha, are you
3 satisfied or do you have more questions?

4 COUNCILWOMAN REYES-MORTON: Actually,
5 thank you for your responses to those and back to the
6 first one. Is it possible through the Chair to, you
7 know, make that off-street parking a condition of the
8 application? I'm hearing the resident; I'm hearing
9 the project. You know, it's like there's a win-win
10 situation for this.

11 But I guess the next step is, how do we
12 moving forward, you know, put these things into place
13 so that they can happen. And where if there's some
14 way that, you know, we can assist in those matters to
15 make it easier for both the applicant and the
16 residents?

17 CHAIRMAN DeJESUS: Well, Dr. Williams, do
18 you have any recommendation or suggestions?

19 DR. WILLIAMS: I'd like to. The
20 applicant is making the best and further steps to
21 resolve any issue in working with the applicant
22 conceptually and through HPC. They have agreed to a
23 number of items to facilitate a better engagement
24 reaching to the community.

25 And to the extent necessary, I will

1 assist the applicant with City Council to deal with
2 the ordinance issue. Parking in Fairview and other
3 areas is really at a limit. But this doesn't rise to
4 the level where the Board should look at it
5 unfavorably because of the De Minimus parking issue
6 that's already been testified to by the applicant.

7 MR. PLATT: And Mr. Chairman, on behalf
8 of the applicant and as the councilwoman points out,
9 it would be an ordinance or change. We would apply
10 to City Council for that amendment. We would love
11 for any approval of this application to include
12 perhaps a recommendation from this Board that's not
13 binding but a recommendation from the Planning Board
14 to the City Council to actually modify the ordinance
15 as we're seeking. That would be a great idea.

16 DR. WILLIAMS: I would support that, Mr.
17 Chair.

18 CHAIRMAN DeJESUS: All right. So then,
19 therefore, I would a need a motion to state that
20 fact.

21 MR. LEONARD: So moved.

22 CHAIRMAN DeJESUS: So moved is one
23 thing. Explain what your motion is, is another. Can
24 you tell me what your motion is?

25 MR. LEONARD: Well --

1 COUNCILWOMAN REYES-MORTON: You want to
2 go to -- or do you want me to --

3 CHAIRMAN DeJESUS: You can go ahead.
4 Somebody.

5 COUNCILWOMAN REYES-MORTON: I'm going to
6 make the motion to, you know -- I guess we're -- you,
7 know, the project is going to go up front for
8 approval for the Board and we're also going to put a
9 recommendation to City Council regarding the parking
10 ordinance. Am I missing anything anyone?

11 DR. WILLIAMS: Through the Chair?

12 CHAIRMAN DeJESUS: Yes, please.

13 DR. WILLIAMS: To supplement what the
14 councilwoman has cited, I believe she's referencing
15 on the agenda to amend final site plan approval for
16 Real Portfolio 5, LLC, 1400 Collings Road pursuant to
17 the applicant's testimony to R&V's letter and to the
18 recommendation of Council to address the ordinance
19 issue relative to on-street parking.

20 CHAIRMAN DeJESUS: Mr. Leonard, do you
21 agree to that since you made the motion?

22 MR. LEONARD: Sounds good to me, Mr.
23 Chairman.

24 CHAIRMAN DeJESUS: Felisha, do you agree
25 too?

1 COUNCILWOMAN REYES-MORTON: Yes. Thank
2 you, guys.

3 CHAIRMAN DEJESUS: Roll call.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DEJESUS: Yes.

6 MS. MILLER: Councilwoman Reyes-Morton.

7 COUNCILWOMAN REYES-MORTON: Yes.

8 MS. MILLER: Director Walker.

9 DIRECTOR WALKER: Yes.

10 MS. MILLER: Erin Crean.

11 MS. CREAN: Yes.

12 MS. MILLER: Steven Lee.

13 MR. LEE: Yes.

14 MS. MILLER: Ian Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Motion carried to approve.

17 Thank you.

18 MR. PLATT: Thank you everybody for
19 listening to us and have a great night.

20 CHAIRMAN DeJESUS: You too. Thank you
21 for your patience with us and have a good
22 weekend.

23 Next on the agenda is the Street Vacation
24 McGuire Preservation Urban Renewal, LLC, 2250-2260
25 Mickle Street, Block 1227, Lots 5 and 6. Alley

1 located adjacent to the East property line of Block
2 1227, Lots 1 through 11 and the West property line of
3 Block 1227, Lot 24. The applicant is proposing that
4 the alleys will be vacated and become part of
5 consolidated lot on which a maintenance garage for
6 McGuire Gardens will be constructed. Is someone here
7 for that?

8 MR. SHEEHAN: Yes, Mr. Chairman. Kevin
9 Sheehan, Parker McKay, on behalf of the applicant,
10 McGuire Gardens Preservation Urban Renewal, LLC.

11 As you said, this is an application for a
12 street vacation -- I'm sorry -- an alley vacation in
13 Block 1227. The purpose of this is to permit the e
14 construction of a maintenance garage for the McGuire
15 Garden Apartments. The application for the
16 maintenance garage is before the Zoning Board on
17 Monday for a use variance and preliminary and final
18 site plan approval.

19 If the Board grants this application, it
20 would be conditioned upon getting that site plan
21 approval. And if the Zoning Board grants the use
22 variance and site plan applications, that would be
23 conditioned upon street vacation. As you know, what
24 we're asking for tonight is a recommendation from the
25 Planning Board to the governing body to adopt an

1 ordinance vacating the street subject to the
2 conditions in the City Engineers report.

3 I have the engineer for the project, Sam
4 Agresta, from Stout Caldwell with me and Andy
5 Davenport from the Michaels Organization which is the
6 parent of McGuire Gardens and can present testimony
7 from them as necessary.

8 CHAIRMAN DeJESUS: Mr. DiYanni, can you
9 swear them in for me, please.

10 MR. DIYANNI: Mr. Davenport and Mr.
11 Agresta, raise your right hands.

12 - - -

13 SAM AGRESTA, P.E., P.P., ANDREW
14 DAVENPORT, having first been duly sworn/affirmed, was
15 examined and testified as follows:

16 - - -

17 MR. SHEEHAN: Mr. Chair, are you -- it's
18 been a few months since I've been before the Board.
19 Are you allowing shared screens? Do you want me to
20 pull up the Street Vacation Plan?

21 CHAIRMAN DeJESUS: Yes, please.

22 MR. SHEEHAN: Okay. Can the Board see?
23 What should be up is the alley vacation plan that
24 shows the block and lot and the alleys. Andy, can
25 you talk -- I'm sorry -- Sam, can you talk about who

1 owns the Block and Lots 1 through 11; what the plan
2 is to acquire them and to vacate the alleys?

3 MR. AGRESTA: Sure, Kevin, I'd be happy
4 to. Do I need to be qualified first?

5 MR. SHEEHAN: Sure. Can you give the
6 Board a short summary of your professional and
7 educational experience, please?

8 MR. AGRESTA: Sure. I have a Bachelor's
9 Degree in architectural engineering from Drexel
10 University. I'm a professional engineer in the State
11 of New Jersey. I've appeared in front of multiple
12 boards in the state. I was recently in front of the
13 City of Camden Zoning Board maybe within the last
14 month or so.

15 MR. SHEEHAN: Thank you.

16 CHAIRMAN DeJESUS: We'll accept him.
17 Continue, sir.

18 MR. AGRESTA: Thank you, Chairman.

19 Just to briefly go over the plan here.
20 It's a pretty simple layout. It's a total of 11
21 lots. This grey-shaded area here along the adjacent
22 lot and running between Lots 5 & 6 is the alleyway
23 area that we're looking to vacate.

24 The lots -- all lots are relatively small
25 in size. They're about 12 feet wide by 76 feet wide.

1 Once the alleyway is vacated, the lot will be
2 consolidated. And like Kevin had explained earlier,
3 it'll make a usable lot for the maintenance facility
4 that we're proposing. So once all is consolidated,
5 the lot in total will be 10,800 square feet. Pretty
6 simple, straight-forward plan we're looking at here.

7 MR. SHEEHAN: And all the lots are
8 currently owned by the City of Camden?

9 MR. AGRESTA: That's my understanding,
10 correct, Kevin.

11 MR. SHEEHAN: Okay. And I'll represent
12 to the Board that the Housing Authority which owns
13 them, McGuire Gardens Complex, which is operated by
14 the applicant, is in discussions with the City to
15 acquire that property for this purpose.

16 CHAIRMAN DeJESUS: And, Dena, do you have
17 any response to this?

18 MS. MOORE: I do not have a report but I
19 do have the report from the City Engineer that I can
20 present.

21 CHAIRMAN DeJESUS: Please.

22 MS. MOORE: And that's in an email dated
23 today from the City Engineer. His office had
24 reviewed the attached street alley vacation
25 application and take no exceptions provided that the

1 following requirements are met.

2 The applicant should confirm the presence
3 of utilities. If present, the applicant should
4 provide letters from utility owners acknowledging and
5 concurring with the requested street vacation.

6 The applicant should confirm that the
7 subject alleyway is not shared. And that vacation of
8 the alley will not adversely impact adjacent
9 owners.

10 The applicant should provide letters from
11 adjacent property owners acknowledging and concurring
12 with the requested street vacation. If there are
13 existing utilities that are present within
14 identified alleys that are not scheduled to
15 abandonment, the applicant must grant an easement for
16 said utilities.

17 The applicant shall be responsible for
18 the proper abandonment of any utility requiring
19 abandonment. And the applicant shall file any
20 approved street vacation plan with the County Clerk's
21 office at no cost to the City.

22 If you have any questions, please feel
23 free to contact the City Engineer.

24 MR. SHEEHAN: And the applicant will
25 agree to all those conditions, Mr. Chairman.

1 CHAIRMAN DeJESUS: Does anybody on the
2 Board have any questions to this subject? Hearing
3 none, is there anyone out in the public that has any
4 response to this application of vacating these
5 alleys? Hearing none, I need a motion to vote yes or
6 not, please.

7 MR. DIYANNI: Mr. Chairman, this will be
8 a motion to recommend to the City Council the
9 Vacation of the subject alleyways subject to the
10 conditions placed on the record and agreed to by the
11 applicant.

12 MS. CREAN: So moved.

13 CHAIRMAN DeJESUS: I need a second.

14 MR. LEE: Second.

15 CHAIRMAN DeJESUS: Mr. Lee made the
16 second. Roll call, Angela.

17 MS. MILLER: Jose DeJesus.

18 CHAIRMAN DEJESUS: Yes.

19 MS. MILLER: Councilwoman Reyes-Morton.

20 COUNCILWOMAN REYES-MORTON: Yes.

21 MS. MILLER: Director Walker.

22 DIRECTOR WALKER: Yes.

23 MS. MILLER: Erin Crean.

24 MS. CREAN: Yes.

25 MS. MILLER: Steven Lee.

1 MR. LEE: Yes.

2 MS. MILLER: Ian Leonard.

3 MR. LEONARD: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 MR. SHEEHAN: Thank you, Mr. Chairman.

7 CHAIRMAN DeJESUS: You're welcome, Kevin.

8 Have a good night.

9 MR. SHEEHAN: I'm back in front of you.

10 CHAIRMAN DeJESUS: Amended Final Major
11 Site Plan: Branch Village Phase IV, a portion of
12 Block 551.07, Lot 1 (formerly p/o Block 551, Lot 1.
13 The applicant is proposing to amend the previous
14 approved site plan to permit an amphitheater-style
15 park space at the corner of Ferry Avenue and South
16 Tenth Street, an arcing sidewalk and decorative fence
17 that will separate the park space from the rest of
18 the Branch Village Development, the generator and
19 transformer are now shown in their As-Built locations
20 closer to Ferry Avenue, etc.

21 You have the floor, Mr. Sheehan.

22 MR. SHEEHAN: Thank you, Mr. Chairman.
23 Again, Kevin Sheehan, Parker McKay on behalf of the
24 applicant, Centerville Lowrise Urban Renewal, LLC.
25 Again, this is a Housing Authority property that is

1 operated by the Michaels Organization through
2 Centerville Lowrise Urban Renewal, LLC.

3 The Board had previously granted
4 subdivision and site plan approval for Branch Village
5 through four separate phases over the last several
6 years. This is Phase IV, the final phase. I believe
7 all of the Branch Village apartments have been
8 redeveloped and we're seeking some amendments to the
9 Site Plan to change some walkways. But most
10 importantly, add a community amenity as an
11 amphitheater and lawn area and bench seating at the
12 corner of South Tenth Street and Ferry Avenue.

13 So with me, I believe, is Nick
14 Cangelosi.

15 MR. CANGELOSI: Yes, I'm here.

16 MR. SHEEHAN: Thanks Nick. Nick
17 Cangelosi. And also Greg Domalewski who is the
18 engineer for the project and Christina Davis who is
19 the architect for the project. So if I can have them
20 sworn, we can get some short testimony and then go to
21 Dena's report.

22 CHAIRMAN DeJESUS: Mr. DiYanni, can you
23 swear the experts in, please.

24 MR. DIYANNI: All professionals that are
25 just stated, please raise your right hands.

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GREG DOMALEWSKI, P.E.; CHRISTINA DAVIS,
R.A.; NICK CANGELOSI, having first been duly
sworn/affirmed, was examined and testified as
follows:

- - -

MR. SHEEHAN: So Nick, starting with Mr.
Cangelosi first. Nick, can you give the Board just a
summary of what the Housing Authority and Michaels
are intending to do here?

MR. CANGELOSI: Certainly. Good evening,
Mr. Chairman and the Board. The City of Camden and
the Housing Authority was awarded Choice Neighborhood
Implementation Grant by HUD in 2008 to redevelop all
of Clement T Branch Village. Since then the team has
constructed 255 new homes for families and seniors,
as well as a medical clinic, commercial kitchen,
social service spaces, etc.

This amphitheater represents the final
and critical component of the U.S. HUD Choice
Neighborhood's Grant to provide place-making on site
to celebrate the rich history of the Centerville
Neighborhood. Leon Huff who actually lived on Ferry
Avenue in Centerville, well-known with Kenny Gamble,
were recently within the last ten years, inducted

1 into the Rock & Roll Hall of Fame. They have 40
2 Number 1 hits and 45 gold and platinum records. And
3 this amphitheater will celebrate the accomplishments
4 of not only Mr. Huff and Kenny Gamble, but celebrate
5 the rich history of music-related in Centerville.
6 This is a Branch Village amenity.

7 We are not going to have programmed
8 events here. This is not going to be in partnership
9 with the BB&T Center. This is really a place-making
10 opportunity again to really celebrate history. I
11 would treat it no different than a coffee shop that
12 has a stage in there. And we hope that residents use
13 it for acoustic guitar, for poetry, you know, for
14 some local kids' theater. But we do not anticipate
15 it to be utilized for anything too grandiose. In
16 fact, we won't even have the infrastructure to
17 support it.

18 But we're very excited about it and very
19 excited for all the hard work from the City and the
20 Housing Authority and the team at the new Clement T
21 Branch Village. And we think this is really kind of
22 the cherry on top with all the great successes there.
23 Thank you, Kevin.

24 MR. SHEEHAN: Before we go to Dena's
25 report, Mr. Chair, if I may, Christina Davis is the

1 architect. So in order to give the Board some
2 context as we're going through the report, if
3 Christina, if I can have you just give a quick
4 summary of your educational and professional
5 experience and qualify you as an expert. That would
6 be great.

7 MS. DAVIS: Sure. My name is Christina
8 Davis. I'm a licensed architect in New Jersey. I
9 have a Master's Degree of architecture from the
10 University of Pennsylvania.

11 MR. SHEEHAN: And you're familiar with
12 this project and helped design this project?

13 MS. DAVIS: Yes.

14 MR. SHEEHAN: Can you just give -- I have
15 on my shared screen, the site plan, site development
16 page from the site plan that was on file. Can you
17 just give a summary of what we're looking at here at
18 the corner?

19 MS. DAVIS: Sure. The amphitheater is
20 located at the intersection of 10th Street and Ferry
21 Avenue. A hardscape plaza provides benches and open
22 space. A sculptural feature to celebrate the
23 neighborhood's rich music history and surrounding
24 plant material for year-round visual interest and
25 shade from the summer sun.

1 The amphitheater consists of a long panel
2 that gently slopes down to a grade-level stage framed
3 with trees and planting. Pole-mounted light fixtures
4 provide adequate lighting for safe pedestrian
5 circulation and special lighting for the stage area.

6 MR. SHEEHAN: And this area here that I'm
7 showing along the curve is where the pavers are for
8 the stage area?

9 MS. DAVIS: Yes.

10 MR. SHEEHAN: Thanks. Okay, Mr.
11 Chairman, if we can go to Dena's report, we can
12 provide any additional testimony at that time.

13 CHAIRMAN DeJESUS: Dena, are you
14 ready?

15 MS. MOORE: Yes, I'm ready.

16 Mr. Chairman, I'm referring to Remington
17 & Vernick's letter dated June 28, 2021. Noting the
18 area and bulk requirements, for the maximum lot area
19 we have a pre-existing nonconforming condition for
20 the lot size. What's required is 3,000 square feet
21 and the maximum is 78 thou -- it's proposed
22 78,408 square feet and that's a pre-existing
23 nonconforming condition.

24 For the off-street parking we have, To Be
25 Determined and 13 proposed parking spaces. So that's

1 a De Minimus Exception that was previously granted
2 and then a variance required. Setbacks should be
3 dimensioned to the Right-Of-Way line on the plans.
4 You can add those. And then per the R.S.I.S., Garden
5 Apartments with one-bedroom unit, requires 1.8
6 parking spaces.

7 Per Section 577-230.F in the City
8 ordinance, amphitheaters require one (1) parking
9 space per every five (5) people with a total number
10 of people determined by the fire commissioner or fire
11 chief. A variance will be necessary.

12 MR. SHEEHAN: We will request that
13 variance. How do you want us to go about that, Dena?
14 Get a letter from the Chief with the capacity?

15 MS. MOORE: Right. During his review, it
16 has to be determined how many spaces would be
17 required there. And then that would determine what
18 your variance is pretty much. So right now it's open
19 until you get the Fire Chief's approval.

20 MR. SHEEHAN: Okay.

21 MS. MOORE: If a street opening is
22 necessary for a municipal road, this application
23 would be subject to the Street Opening Permit
24 Ordinance of the City. The City Engineer should be
25 contacted concerning the application and fees

1 involved.

2 MR. SHEEHAN: Yes.

3 MS. MOORE: A road opening on Ferry
4 Avenue would require a road opening permit from the
5 Camden County Highway Department.

6 MR. SHEEHAN: If I could, there's no road
7 opening. But I do, can I -- Mr. Domalewski is the
8 engineer. Can I just have him qualified as an expert
9 and then he can answer your questions?

10 MS. MOORE: Yes.

11 MR. SHEEHAN: Greg, are you there?

12 MR. DOMALEWSKI: I'm here. Can you hear
13 me?

14 MR. SHEEHAN: Yes. Give a quick summary
15 of your professional educational experience to
16 qualify you to answer Dena's questions.

17 MR. DOMALEWSKI: Absolutely. Sure. I'm
18 a licensed professional engineer in the State of New
19 Jersey with a current license. I graduated from
20 Stevens Institute of Technology with a Bachelor's in
21 civil engineering. I've been qualified before
22 probably three or four dozen boards at this time.
23 Maybe more than that. I can certainly go through
24 some of those projects if the Board would like. I'm
25 employed with MidAtlantic Engineering and I've been

1 there for the last six years or so.

2 MR. SHEEHAN: Mr. Chair, is that
3 acceptable?

4 CHAIRMAN DeJESUS: Yes. On my end,
5 there's no problem.

6 MR. SHEEHAN: Thank you. So can you
7 respond to Dena's questions as she runs through her
8 report, please?

9 MR. DOMALEWSKI: Absolutely.

10 MS. MOORE: So once, again, for the
11 parking per the New Jersey Residential Site
12 Improvement Standards, garden apartments with one
13 (1) bedroom unit requires 1.8 parking spaces. The
14 applicant proposes 58 one-bedroom units which
15 generates 104 parking spaces. A De Minimus Exception
16 was previously granted.

17 And then we note once, again, about the
18 amphitheaters requiring one parking space for every
19 five people. So if you can please make sure that the
20 fire chief provides exactly how many total you would
21 have; what you would require because you are
22 proposing a total of 13 on-street parking spaces and
23 no off-street parking. Correct?

24 MR. DOMALEWSKI: Sure. As part of this
25 application, there is no proposed new parking

1 involved. It's all existing parking. It's all part
2 of the Branch Village Phase IV Project. And in
3 concert with that, the intent of that amphitheater as
4 Mr. Cangelosi had said, is that basically this
5 amphitheater is going to be used by residents of
6 Branch Village as well as the surrounding area. It's
7 really going to be a walkable feature for them to
8 come over and use that. But certainly we will
9 request the variance and the De Minimus Exception for
10 parking as the parking numbers will not change at
11 all.

12 MS. MOORE: The width of the
13 proposed walkway next to the stage and the stage
14 itself, should be dimensioned.

15 MR. DOMALEWSKI: We'll add those
16 dimensions.

17 MS. MOORE: Testimony should be provided
18 that the proposed amphitheater is ADA accessible and
19 the paved ADA seating area should be provided.

20 MR. DOMALEWSKI: Yep. So the walkways
21 are ADA accessible and they've been designed to be
22 ADA compliant. And we will add a paved seating area
23 so that somebody could potentially wheel a wheelchair
24 on to that to watch a show or performance if they
25 need to.

1 MS. MOORE: All right.

2 Per Section 577-241.C, sidewalks should
3 be at least five (5) feet wide. The plans show some
4 sections of proposed sidewalk as four (4) wide. A
5 variance from the sidewalk width requirement was
6 previously granted. So you would request that once,
7 again, correct?

8 MR. SHEEHAN: Correct.

9 MR. DOMALEWSKI: Correct. We request
10 that variance again. And, again, like I said, those
11 sidewalks that we're requesting a variance on, were
12 part of the original approval for the project and
13 it's just carried forward.

14 MS. MOORE: Okay.

15 So then I think if that was a part of the
16 original and you're not creating any new, you are
17 replacing some of the sidewalk. So, yes, you would
18 need to request that again.

19 MR. SHEEHAN: Yes, we are requesting it,
20 Dena.

21 MR. DOMALEWSKI: Yes.

22 MR. SHEEHAN: Don't want to come back.

23 MS. MOORE: All right.

24 Per Section 577-229.C.3.e, each inlet box
25 shall be provided with circular openings at the

1 required locations and elevations for the proper
2 connection of all pipes. The circular connections
3 shall be sealed with a flexible seal assembly such as
4 a G3-Flexible Connector by A-lok Products, Inc. or
5 approved equal. The Drainage Notes should include
6 this. You'll add that note specifically on the
7 plans?

8 MR. DOMALEWSKI: Yes, we'll comply if
9 it's not there but I think the note says the drainage
10 notes already include that but, yes, we will, if it's
11 not on there.

12 MS. MOORE: It includes the first comment
13 I had but I could not find this one. So if it's
14 there, if you can specifically tell me exactly where
15 it's located, I could not find this --

16 MR. DOMALEWSKI: We'll comply and make
17 sure that those notes are on there.

18 MS. MOORE: Okay.

19 The applicant should provide storm sewer
20 calculations to confirm the sizing of the proposed
21 pipes.

22 MR. DOMALEWSKI: We'll comply with that
23 as well.

24 MS. MOORE: Spot elevations for top of
25 wall and bottom of wall should be provided at the end

1 points and the wall corners.

2 MR. DOMALEWSKI: We will comply with that
3 and add them.

4 MS. MOORE: Locations shown to match
5 existing grades should indicate the existing grade to
6 be matched.

7 MR. DOMALEWSKI: We will do that.

8 MS. MOORE: All proposed contours should
9 be labeled and should tie into existing contours
10 within the site.

11 MR. DOMALEWSKI: We will comply.

12 MS. MOORE: The project must be approved
13 by both the City Engineer and the City Fire Chief
14 with written verification provided to our office
15 prior to final signatures on the plan.

16 MR. DOMALEWSKI: Yes, we'll comply to
17 that.

18 MS. MOORE: Details should be provided
19 for the retaining wall, benches, trash and recycle
20 receptacles, ornamental fence, and yard drains.

21 MS. DOMALEWSKI: We'll comply and make
22 sure that they're on the plan.

23 MS. MOORE: Given the proximity to
24 residential uses, our office recommends that only
25 non-poisonous plants should be specified.

1 MR. DOMALEWSKI: Yes, we'll comply with
2 that.

3 MS. MOORE: Landscape plan notes should
4 be provided in accordance with Section 577-245 and
5 should include the guarantee of two years.

6 MR. DOMALEWSKI: We'll comply.

7 MS. MOORE: The spacing between the Green
8 Giant Arborvitaes should be specified in the
9 landscape plan. Our office recommends two continuous
10 landscaped beds of mulch rather than individual mulch
11 rings to reduce maintenance.

12 MR. DOMALEWSKI: We will comply with
13 that.

14 MS. MOORE: All electrical and mechanical
15 equipment should be screened from view per
16 Section-577-224.B.19. A note should be added to the
17 plan and evergreen buffering should be provided for
18 the transformer/generator area.

19 MR. DOMALEWSKI: Yes, we will comply to
20 the maximum extent practicable while still allowing
21 access for the utility company so they get to it.

22 MS. MOORE: Per Section 577-244.C.10, at
23 time of planting, shrubs should be at least 2 feet
24 tall. So the plans should be revised or a waiver
25 requested.

1 MR. DOMALEWSKI: Yes, we'll comply with
2 that.

3 MS. MOORE: The property line should be
4 shown on the landscape plan.

5 MR. DOMALEWSKI: We will add it.

6 MS. MOORE: Five types of fixtures are
7 proposed (A through E) on the lighting plan. It
8 appears that the photometric detailed (isolux lines)
9 and luminaire construction details are missing for
10 the E fixture. Plans should be revised.

11 MR. DOMALEWSKI: So we'll revise the plan
12 to include a generic isolux detail for the Type E
13 fixture.

14 MS. MOORE: Okay.

15 MR. DOMALEWSKI: And the reason being,
16 basically those lights are sort of a specially-type
17 light where they can be mounted at all different
18 heights and all different angles and all different
19 like degrees around the pole. So they really vary
20 depending on how high and what angle they're set at.
21 So we can provide generic ones.

22 But each one of those lighting locations,
23 and there are a couple of different ones, all create
24 a different isolux pattern on the ground based upon
25 how high they're mounted on the pole and the angle

1 that they're set at.

2 MS. MOORE: And you do know that at this
3 point, correct, or no?

4 MR. DOMALEWSKI: Yes and that's the
5 point-by-point -- yes. So the point-by-point
6 lighting plan does reflect that. But we just can't
7 put -- we could but I don't really feel like or want
8 to put 15 or 16 different isolux patterns --

9 MS. MOORE: So you're saying for that --
10 yes. The general would be fine.

11 MR. DOMALEWSKI: Okay.

12 MS. MOORE: Okay.

13 Per Section 577-243.A.10, no more than
14 0.25 footcandles are permitted ten (10) feet from the
15 property line. Our office recommends that the light
16 fixture be provided with shields to reduce impacts on
17 adjacent residences.

18 MR. DOMALEWSKI: So that one I would
19 request that we get a variance or a waiver for that
20 if it's allowable. Due to the close proximity to the
21 property line, we feel that the lighting should
22 extend beyond the property line for safety and
23 security of pedestrians and people using the area.

24 MS. MOORE: Okay. That would be a
25 variance for lighting.

1 MR. DOMALEWSKI: Okay. We request a
2 variance.

3 MS. MOORE: And that's lighting at
4 property line.

5 Parking lot lighting levels should be
6 provided to illustrate compliance with Section
7 577-243.D.2 or a waiver requested.

8 MR. DOMALEWSKI: So for that one, there's
9 no modifications for the parking lot lighting as part
10 of the amphitheater project. But if it's a
11 technicality that we need it because of the way this
12 application is, then we request that.

13 MS. MOORE: Okay. And that was something
14 that was previously granted. So if you can go ahead
15 and request that again. It was noted as a waiver
16 previously but that's also a variance.

17 MR. SHEEHAN: We will request that.

18 MS. MOORE: Per Section
19 577-243.A.15.a, the lighting level for walkways shall
20 be between 0.5 and 1.0 footcandles. Lighting levels
21 should be provided for a waiver requested.

22 MR. DOMALEWSKI: Again, we'd like to
23 request a waiver on that one. Even again, we feel
24 like the brighter light in certain areas of the site
25 along walkways would help with pedestrian safety and

1 security to the perimeter.

2 MS. MOORE: And that also was granted
3 previously so I'll add that too. I'm adding that as
4 a variance.

5 MR. DOMALEWSKI: Okay.

6 MS. MOORE: It is the applicant's
7 responsibility to contact PSE&G concerning
8 modifications required to make proposed or install
9 lighting fixtures within the City's Right-of-Way
10 tamper resistant. No dedication will be accepted by
11 the City without the required modification.
12 You acknowledge that?

13 MR. DOMALEWSKI: Yes, we acknowledge
14 that. However, we don't have any lighting proposed
15 with the amphitheater within the City's right-of-way.

16 MS. MOORE: Okay. That's fine then.

17 The applicant should provide an amended
18 traffic impact assessment to include the traffic
19 impact of this proposed development.

20 MR. DOMALEWSKI: Yes, we can provide a
21 statement to you as a condition of approval if it's
22 so granted basically detailing that there's, you
23 know, there's going to be negligible impacts to the
24 traffic based upon the walkability of the residents
25 in the amphitheater.

1 MS. MOORE: The applicant should provide
2 testimony as to how this development would affect the
3 previously submitted Environmental Impact Assessment.

4 MR. DOMALEWSKI: Yes. So I've reviewed
5 the previous Environmental Impact Assessment and
6 there's really no adverse impact to what was
7 presented in that report by this development, you
8 know, by the enhanced landscaping and minimal
9 hardscape that's going to go in to create the
10 beautiful amphitheater in that corner.

11 MS. MOORE: Okay. So no impact is your
12 testimony?

13 MR. DOMALEWSKI: Correct.

14 MS. MOORE: The color of the proposed
15 trash and recycle receptacles should be specified on
16 the plans.

17 MR. DOMALEWSKI: Yes. This sort of
18 pertains to almost both of these questions here. The
19 trash enclosure was part of the pervious phase of the
20 development and previously constructed and there is
21 no -- we're not proposing any changes or
22 modifications to that trash enclosure at this time.

23 MS. MOORE: I think it's -- okay. It's
24 not anything separate. You don't have separate
25 receptacles?

1 MR. DOMALEWSKI: No. Oh, for the
2 actual -- I'm sorry. You're talking about
3 specifically with the trash receptacles that are
4 going around the amphitheater? Yes.

5 MS. MOORE: Right. Just to specify the
6 color.

7 MR. DOMALEWSKI: Yep.

8 MS. MOORE: What color will they be;
9 black? Do you know?

10 MR. DOMALEWSKI: I believe that would be
11 black.

12 MS. MOORE: Okay.

13 Per Section 577-255.G, a year-round
14 buffer consisting of evergreen trees and shrubs
15 should be provided around the outdoor recycling
16 areas. That waiver was already granted from this
17 requirement. A waiver was previously granted from
18 this requirement. And you would request that
19 waiver --

20 MR. DOMALEWSKI: We would like to request
21 the same -- yes, we request the same waiver again.

22 MS. MOORE: Okay.

23 Per Section 577-197.A, no fence should be
24 erected from the building line forward, including
25 fences erected along the public Rights-Of-Ways or

1 across a front yard. A waiver will be necessary.

2 MR. DOMALEWSKI: Yes, we request the
3 waiver and due to the proximity of the amphitheater
4 to the corner, we feel it's best to have that fence
5 along the rear so sort of separate the uses in that
6 corner.

7 MS. MOORE: And that's the same thing, I
8 guess, per Section 577-197.E, fences must be erected
9 within the property line, whereas the proposed
10 segmental retaining wall will encroach into the
11 Right-of-Way. Plans should be revised.

12 MR. DOMALEWSKI: So that one, we're
13 actually going --

14 MS. MOORE: Right.

15 MR. DOMALEWSKI: Yes. We're actually
16 going to remove the encroachment into the
17 Right-Of-Way.

18 MS. MOORE: Yes. It cannot encroach
19 within the Right-of-Way. So plans should be
20 revised.

21 And proposed colors should be provided
22 for the segmental retaining wall.

23 MR. DOMALEWSKI: We'd like to include
24 that as part of a condition of approval.

25 MS. MOORE: Okay. Do you know if that's

1 going to be earth tones or what exactly? You would
2 think?

3 MR. DOMALEWSKI: I would think it would
4 be in similar tones to the development that was just
5 created there.

6 MS. MOORE: Okay.

7 The applicant should indicate if any
8 signage is proposed with this application?

9 MR. DOMALEWSKI: Yes. There's no signs
10 proposed as part of the amphitheater.

11 MS. MOORE: The Title Sheet should
12 indicate the plans are "Amended Site Plans."

13 MR. DOMALEWSKI: We'll comply with
14 that.

15 MS. MOORE: The Existing Conditions Plan
16 should indicate the current conditions. The Overall
17 Layout Plan should show the previously constructed
18 buildings, pavement and sidewalk lightened as
19 existing features.

20 MR. DOMALEWSKI: Yeah. We can comply
21 with that one. However, we do request that if it's
22 possible to leave the plan set as is only because it
23 would be, you know -- it would take a lot of time and
24 effort to go through that plan set and change
25 everything to existing and update that. However,

1 it's just that corner that we're sort of developing
2 as part of the amphitheater. But if the Board would
3 like and if it helps out, we would definitely comply
4 with that.

5 MS. MOORE: I think it's specially just
6 the Existing Conditions Plan. I mean, you show
7 pretty much the previously proposed information on
8 the other plans. It's just the Existing Conditions
9 Plan shows the Existing Conditions Plan from years
10 ago at this point.

11 MR. DOMALEWSKI: Okay. Yeah, we'll do it
12 on the Existing Conditions overall. We'll update it.

13 MS. MOORE: Thank you.

14 Testimony should be provided regarding
15 the exact nature of the proposed amphitheater
16 including any proposed programming, which that was
17 already provided.

18 MR. DOMALEWSKI: Correct.

19 MS. MOORE: The location for the proposed
20 sculpture base should be shown on the site plan.

21 MR. SHEEHAN: We'll do that.

22 MR. DOMALEWSKI: The sculpture base is
23 actually shown there. It's that circle down by the
24 corner of the property line, that white circle.

25 MS. MOORE: All right. That's --

1 MR. DOMALEWSKI: So we'll label it.

2 MS. MOORE: Okay. If you can label that,
3 please. Thank you.

4 MR. DOMALEWSKI: Yep.

5 MS. MOORE: Our office recommends a
6 color-rendered plan should be presented to the
7 Planning Board at the time of the hearing. So, do
8 you have a color-rendered plan of this?

9 MR. DOMALEWSKI: We do not have a
10 color-rendered plan at this time.

11 MS. MOORE: The Summary of Variances and
12 Waivers, I did note what was previously granted. And
13 now what you're requesting with this application.
14 Let's see. The number of parking spaces; the
15 lighting at the property line; the sidewalk width;
16 lighting levels; and walkway lighting level. Is that
17 what you have noted? That's a total of five.

18 MR. SHEEHAN: I have five, Dena. Are the
19 other ones that are on your list, they're previously
20 granted?

21 MS. MOORE: Right. Let's see. Let me
22 look at that again. For the Variances, it's the
23 number of parking spaces; lighting at property line;
24 sidewalk width; lighting levels; and walkway lighting
25 level.

1 MR. SHEEHAN: And the outdoor private
2 living space was previously granted or we don't do
3 that?

4 MS. MOORE: Right. I didn't think that
5 was needed with this application.

6 MR. SHEEHAN: Okay.

7 MS. MOORE: But we have them noted
8 already as previously granted.

9 MR. SHEEHAN: Gotcha you.

10 MS. MOORE: So these are the ones. So
11 it's five variances.

12 And then the Waivers, I have noted the
13 fence in the front yard and the multi-family trash
14 disposal buffer.

15 MR. SHEEHAN: Okay.

16 MS. MOORE: And you're aware of the
17 approval process as listed on page 10. If you have
18 any questions, you can contact our office.

19 MR. SHEEHAN: Yes.

20 MS. MOORE: Outside Agency Approvals, I
21 have noted Camden County Planning Board just because
22 you're along the County road and Camden County Soil
23 Conservation District.

24 MR. DOMALEWSKI: Yes.

25 MS. MOORE: Any others that you may see

1 necessary?

2 MR. SHEEHAN: No, not that we're aware
3 of.

4 MR. DOMALEWSKI: I don't think so.

5 MS. MOORE: Mr. Chairman, can concludes
6 our review.

7 CHAIRMAN DeJESUS: All right. Thank you,
8 Dena. Is there anybody on the Board having any
9 questions or concerns about this project as you
10 see? Hearing none, I open it up to the public. Is
11 there anyone in the public interested in responding
12 to this amphitheater that's being built? Doctor, you
13 have no one on the line trying to make a
14 connection?

15 DR. WILLIAMS: No, sir. I don't see
16 none.

17 CHAIRMAN DeJESUS: Hearing none,
18 therefore, a motion is in order.

19 MR. LEONARD: So moved.

20 CHAIRMAN DeJESUS: Second?

21 MS. CREAN: Second.

22 CHAIRMAN DEJESUS: Roll call.

23 MS. MILLER: Jose DeJesus.

24 CHAIRMAN DEJESUS: Yes.

25 MS. MILLER: Councilwoman Reyes-Morton.

1 COUNCILWOMAN REYES-MORTON: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Erin Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Steven Lee.

7 MR. LEE: Yes.

8 MS. MILLER: Ian Leonard.

9 MR. LEONARD: Yes.

10 MS. MILLER: Motion carried to approve.

11 Thank you.

12 MR. SHEEHAN: Thank you, Mr. Chairman.

13 Mr. Chairman, if I may before you go on to the next
14 matter, can I address the Board?

15 CHAIRMAN DeJESUS: Yes, please.

16 MR. SHEEHAN: Thank you.

17 This is my first meeting before the Board
18 since Mr. Martin had passed and I wanted to express
19 my condolences to the Board in his passing. As you
20 know, I've been appearing before the Board for the
21 last ten years or so on a relatively regular basis.
22 And I've had a lot of interaction and communication
23 with Mr. Martin both during meetings and before and
24 after meetings, and he always had the best interest
25 of the City and its residents when he was hearing

1 applications. And he also looked out for the
2 developers.

3 I would always tell a developer, clients
4 of mine, when they went to the Board, if Mr. Martin
5 is asking a question, don't get offended because a
6 lot times he's trying to help the developer to make
7 sure that they understand the nature of the property
8 that they're developing because of his history with
9 the Board. He's going to be sorely missed. And like
10 Mr. Sadler before him, the Board has lost some good
11 Board members over the last couple of years and I'm
12 very sorry and wanted to express my condolences to
13 the Board.

14 CHAIRMAN DeJESUS: Thank you very much,
15 Kevin, because I feel exactly the same way. I've
16 been with him for more than 30 years and he's
17 sorrowfully missed.

18 MR. SHEEHAN: He will.

19 CHAIRMAN DeJESUS: Very sorrowfully
20 missed.

21 MR. SHEEHAN: Thank you kindly, Mr.
22 Chairman.

23 CHAIRMAN DeJESUS: With that said, we
24 have our next agenda on the meeting, Capital Courtesy
25 Review, American Water O&M, LLC, 1601-1625 Vesper

1 Boulevard, Block 1279, Lot 1. The applicant is
2 proposing an addition of a new water treatment
3 building adjacent to the existing filter building.
4 Is someone here for that?

5 MS. WARD: Yes, good evening, Catherine
6 Ward here from Stradley Ronan Stevens & Young
7 representing the applicant, American Water O&M, LLC.
8 Good evening to the Board.

9 American Water operates the City's water
10 treatment system and currently the City has issued a
11 change order to their contract for the design and
12 construction of a new building at the Parkside Water
13 Treatment Plant in order to enhance the treatment of
14 the City's water in response to new and upcoming
15 state regulations.

16 The design of the project has progressed
17 to the point where it's appropriate for us to provide
18 an overview to the Planning Board. And I have a
19 number of professionals here with me tonight. From
20 American Water their engineering experts, Bowen
21 Engineering and Mott McDonald who have designed the
22 project and can answer the Board's questions.

23 In particular Mark Tompeck who is senior
24 vice-president at Mott McDonald, can provide the
25 technical overview of the project. And as this has

1 occurred, courtesy review, would the Board still like
2 to vet the qualifications of the experts associated
3 with the project?

4 MR. DIYANNI: We probably should if
5 they're going to be on the record.

6 DR. WILLIAMS: Yes, sir.

7 MS. WARD: Okay. We have a number of
8 people here and don't know if the Board needs to have
9 them all on the record. They are here only in case
10 there are questions to be answered. So would you
11 like all of them as well? We have nine people. We
12 have eight professionals.

13 MR. DIYANNI: I'll just swear them all in
14 at once. So if they do jump in, we'll just get their
15 name for the record if they need to testify or
16 provide any information to the Board. If all the
17 professionals that may be testifying as part this, if
18 they could raise their right hand.

19 - - -

20 RICK J. BARTKOWSKI, PE; RICHARD
21 BOWEN, Project Mgr.; ADAM R. McDONOUGH, PE; MARK
22 TOMPECK, PE; BRIAN CIANFRANI, PE; MICHAEL POLITO, PE;
23 ANDREW BOCK, PE; ANTHONY TOMASELLO, II, PE; having
24 first been duly sworn, was examined and testified as
25 follows:

1 MS. WARD: Okay, fair enough.

2 MR. TOMASELLO: Anthony Tomasello.
3 That's 529 Downer Street, Westfield, New Jersey
4 07090.

5 CHAIRMAN DeJESUS: Thank you. Okay Ms.
6 Ward.

7 MS. WARD: Thank you. Moving on. The
8 property is located in an R-2 Zone on a 17-plus acre
9 site which is historically been operated as a water
10 treatment facility. That use is a conditional use in
11 the R-2 Zone. Only a small portion of the entire lot
12 is improved. As the use of the property is of water
13 treatment facility and a public utility, the
14 conditional use requires that it complies with the
15 bulk standards. I can review those now if the Board
16 is interested.

17 CHAIRMAN DeJESUS: Do you have any
18 drawings or presentation that you can show?

19 MS. WARD: Absolutely. And if it pleases
20 the Board, we can move right that. We have a brief
21 presentation with slides that will illustrate it very
22 well.

23 CHAIRMAN DeJESUS: Go ahead.

24 MS. WARD: Mark, are you able to speak?
25 Okay. Anthony will you be able to give the

1 presentation?

2 MR. TOMASELLO: I can fill in while we're
3 having some audio issues on Mark's end. If he can
4 fill in great or if he can actually call in, that
5 would be great.

6 Thank you very much, Board, for the
7 opportunity, I appreciate it, to show you this
8 presentation that we have before you. The
9 presentation that I have here. Everyone can see my
10 slide show, correct?

11 MS. WARD: No. I don't think it's up
12 yet.

13 MR. TOMASELLO: Oh, that's right. I
14 forgot. You have press 'share' on Zoom again. I
15 apologize.

16 MS. WARD: Thank you.

17 MR. TOMASELLO: Not a problem.

18 And thank you very much, Catherine, for
19 the introduction. This project here is for the City
20 of Camden Parkside Water Treatment a PFAS Treatment
21 Facility for the City of Camden, as Catherine has
22 mentioned, through a change order associated with the
23 service contract for American Water operations and
24 maintenance.

25 For the agenda, we just wanted to provide

1 an overview of the existing Camden Parkside Water
2 Treatment Plan; an overview of the project that we're
3 looking for; an overview of the site to get an
4 understanding of what we're looking at; and what the
5 proposed facility will be. A brief review of our
6 site plan application followed by an anticipated
7 schedule and an opportunity for the Board to provide
8 questions and comments associated with our
9 presentation.

10 The existing Camden Water Site Treatment
11 Plant is owned by the City of Camden. As I had
12 mentioned, it is operated through a service agreement
13 with American Water operations and maintenance. The
14 current capacity --

15 MR. TOMPECK: Anthony, can you hear me?

16 MR. TOMASELLO: Loud and clear, Mark.

17 MS. WARD: Yes, we can.

18 MR. TOMPECK: I apologize everyone.

19 I was having some technical difficulties. This is
20 Mark Tompeck and I can give you my address now which
21 is a business address, 111 Wood Avenue South, Iselin,
22 New Jersey 08830. So Anthony if you don't mind, I'll
23 take over.

24 MR. TOMASELLO: Yep. I don't want to
25 steal your thunder. That's all you, Mark.

1 MR. TOMPECK: As Anthony said, the Camden
2 Parkside water treatment plant is owned by the City
3 of Camden; operated by American Water Operations and
4 Maintenance. The plant currently has a capacity of
5 2.85 million gallons per day with an original design
6 capacity of three (3) million gallons a day. The
7 plant is equipped with pressure filters that are used
8 for iron and manganese removal. And the plant also
9 has a packed tower aeration system for volatile
10 organic contaminate removal. The next slide, please.

11 So the project is intended for treatment
12 of PFAS contamination. And PFAS is short for
13 Per-Polyfluoroalkyl substances. It's a contamination
14 that's quite prevalent in New Jersey and surrounding
15 areas. The new facility will be located adjacent to
16 the existing treatment plant and will utilize
17 granular activated carbon for treatment.

18 The facility will also include sodium
19 hypochlorite storage and feed facilities for
20 disinfection. And the facility will have provisions
21 for future advanced oxidation using ultraviolet light
22 and peroxide for treatment of that. The
23 configuration of the treatment process was determined
24 based upon some testing that American Water performed
25 and we will locate the treatment downstream of the

1 existing packed tower aeration system.

2 So just by way of an overview of the
3 site, you can see the in the lower right corner there
4 of the 17-acre site is where both the existing
5 treatment plant and the new treatment facility will
6 be located at the end of Vesper Blvd. and Park Blvd.

7 Next slide, Anthony. This is a little
8 bit better view of it just to give you a sense of
9 what else is on the existing property. You can see
10 the ballfield adjacent to the property. And, again,
11 in the lower right corner, you see both the existing
12 treatment building and the proposed treatment
13 building. Next slide.

14 Again, a little bit more in the way of
15 detail that shows the existing treatment plant
16 building in the white opaque. Below it is a new
17 treatment building which is about 155 feet by 32 feet
18 in width. And that's, as I said, adjacent to the
19 existing treatment building. The design has been
20 configured such that there is full perimeter access
21 around the building that allows for vehicles to
22 access all sides of the new building as well as the
23 existing building for operational purposes and for
24 chemical deliveries as well. Next slide.

25 Just a view looking east from Park Blvd.

1 towards the new treatment building. You can see the
2 existing treatment facility to the left and then
3 beyond that, kind of in between the trees and the new
4 building -- I'm sorry -- between the trees and the
5 existing building, you will see the new building
6 beyond it. This is just a preliminary architectural
7 rendering of what it would look like. Next slide.

8 Again, just another view showing from the
9 end of Vesper Boulevard; the building looking
10 northeast. And, again, to the left there is the
11 abandoned well house and then the existing treatment
12 building beyond that. So you can see, we would have
13 access to the right. And then also to the left of
14 the existing building, gated entrances and exits for
15 safety and security purposes.

16 So inside of this existing building, this
17 is just a three-dimensional model of what's on in the
18 side of this building. In the lower portion, you'll
19 see the left portion of the building. And the height
20 of that building needs to be what it is. It's a
21 little bit less than 35 feet and we have GAC, which
22 is Granular Activated Carbon vessels that are used to
23 remove the contamination.

24 In the middle portion of the building is
25 an area that's being set aside for future treatment

1 of 1,4-Dioxane which is a contaminate that's expected
2 to be regulated in the next couple of years. And then
3 to the right you'll see, that's the area where we
4 have chemical storage and feed for our disinfection
5 chemicals as well the future hydrogen peroxide.

6 MS. WARD: Mark, before you go on, just
7 to clarify, this is the proposed building, correct?

8 MR. TOMPECK: That's correct. This is
9 the proposed building. Next slide.

10 So this is obviously a very fast-track
11 project. The intent here is to complete the design.
12 This project is being done utilizing the design build
13 form of project delivery which will speed the design
14 and construction of the facility. So design is
15 currently under way. We expect to complete the
16 majority of the design this month.

17 And next, construction will commence in
18 August of 2021. So next month -- by the end of next
19 month, you'll see construction ongoing. And the
20 intent here is to make sure that we've got the GAC
21 vessels, the treatment system, in place and
22 operational by the end of the year which is
23 incredibly fast construction.

24 What will follow after that is the
25 completion, meaning, the wrap-around building which

1 will be a pre-engineered metal building that will be
2 completed by September of next year. And one might
3 ask, well, if the building isn't there, how can you
4 treat water? The answer is, we will make
5 provisions for winterization of the treatment system
6 in order to facilitate operation. So it's recognized
7 how important it is to have this facility in
8 operation by the end of the year. Next slide,
9 Anthony.

10 So with that, we'll open it up to any
11 questions that any members of the Board may have.

12 CHAIRMAN DeJESUS: Is anyone who is
13 listening that's still on the Board, have any
14 questions in relationship to this project? Mr. Lee?
15 Mr. Leonard?

16 MR. LEONARD: No, I'm good, Chairman.

17 MS. MOORE: Mr. Chairman.

18 CHAIRMAN DeJESUS: Yes.

19 MS. MOORE: I just wanted to put on
20 record that the City Engineer did provide comments
21 and they were basically that --

22 CHAIRMAN DeJESUS: Okay, Dena. Can you
23 read for me, please?

24 MS. MOORE: Well, it's a pretty lengthy
25 email. I just wanted to note that there are quite a

1 few things that he called out if they can do it in
2 accordance to the City ordinance. So the applicant
3 did receive his comments with regard to demolition
4 and construction materials; quite a few things.

5 MS. WARD: Thank you, Dena. We did
6 receive comments late this afternoon but we have not
7 had an opportunity to sit down as a group to review
8 them. And because we have a contract with the City
9 as you can imagine, we have to talk about each one of
10 those comments in the context of what they're going
11 to cost. So we haven't had the opportunity to do
12 that, yet.

13 MS. MOORE: That's fine. I just wanted
14 to note on record that he did provide some comments
15 so we understand it's a capital project review.

16 MS. WARD: Understood. Thank you.

17 DR. WILLIAMS: Mr. Chair.

18 CHAIRMAN DeJESUS: Yes.

19 DR. WILLIAMS: This is Dr. Williams.
20 I would offer to the Board the recommendation to
21 include the engineer's comments as part of the
22 recommendation to the applicant.

23 CHAIRMAN DeJESUS: To my understanding,
24 this is a review so there is no voting for this.

25 DR. WILLIAMS: That's correct. What I'm

1 asking the Board to do, though as part of the
2 recommendation, is to attach the City Engineer's
3 comments to any recommendation the Board makes.

4 CHAIRMAN DeJESUS: Okay. That is just
5 now given. Therefore, Dena, just make sure that's
6 given to our court reporter so that she can put it in
7 the minutes.

8 MS. MOORE: Doctor Williams, did you need
9 me to read it on record?

10 CHAIRMAN DeJESUS: No, that's too long.
11 Just send her a copy so that way she has her own
12 record.

13 MS. MOORE: I will forward it to her.
14 I'll do that right now.

15 DR. WILLIAMS: Thank you, Dena and Mr.
16 Chair.

17 MS. MOORE: You're welcome.

18 - - -

19 EMAIL FROM ORION JOYNER SENT: THURSDAY,
20 JULY 8, 2021, 3:32 p.m.

21

22 TO: Dean Moore-Johnson, P.E., C.M.E.,
23 Stephanie Walker, City of Camden

24 SUBJECT: Parkside Water Treatment Plant
25 PFAS Treatment Facility.

1
2 RE: PARKSIDE WATER TREATMENT PLANT -
3 PFAS TREATMENT FACILITY

4
5 PARK BOULEVARD and VESPER BOULEVARD
6 BLOCK(s) 1279, Lot 1(s) 1.

7
8 I have reviewed the attached site plan
9 signed and sealed by Mark Tompeck, PE of Mott
10 McDonald, 111 Wood Avenue South, Iselin, New Jersey
11 08830. Our comments are provided below relating
12 specifically to water/sewer/stormwater utilities, and
13 right-of-way issues.

14 CITY RIGHT-OF-WAY, EASEMENTS & STREET VACATIONS

15
16 Proposed curbs, sidewalks and driveway
17 aprons to be installed within City public
18 right-of-ways shall comply with Camden City
19 requirements.

20 The Applicant shall make an application
21 for the following permits (where applicable):

22 Street/Sidewalk Opening Permit (City)

23 Street/Sidewalk Opening Permit (County)

24 Water Service Connection and Capacity Fee(City)

25 All restoration work performed in the

1 public right-of-way shall be done in accordance with
2 City requirements. Provide detail for temporary and
3 permanent restoration of roadway surface.

4 For asphalt roadway restoration/paving
5 the City specifies:

6 9.5 M64, 2" Thick Surface Course

7 19 M64, 6" Thick Base Course

8 For concrete sidewalk restoration the City
9 specifies:

10 Sidewalks shall be 5" thick and at least
11 four thousand 4,500 psi air-entrained, six (6) inches
12 thick at driveways on firm non-yielding sub-base
13 compacted to 95% proctor. Sidewalks shall be provided
14 with expansion joints of one-half (1/2) thick
15 preformed bituminous joint fill spaced at intervals
16 of not more than twenty-four (24) feet.

17 All exterior lights shall be designed,
18 located, installed and directed to prevent light
19 pollution and objectionable light, glare and light
20 trespass across property lines in accordance with
21 City ordinance requirements.

22 The minimum level of lighting in any
23 portion of a parking lot shall be not less than 0.25
24 footcandle. The average horizontal illumination
25 level of lighting within the parking lot shall be not

1 less than 1/2 footcandle nor greater than two
2 footcandles. The maximum level of lighting in any
3 portion of the parking lot shall be not greater than
4 three footcandles, except directly under light
5 fixtures where a maximum of five footcandles is
6 permitted.

7 Proposed driveways shall conform to City
8 requirements and shall not adversely impact
9 pedestrian travelways or crossings.

10 Proposed parking stalls as shown will be
11 subject to further review to ensure no adverse
12 impacts to or conflict with local traffic.

13 DEMOLITION PLAN

14 On site demolition shall be performed in
15 accordance with Code Enforcement/Building Bureau
16 requirements.

17 TRAFFIC IMPACT STUDY

18 Proposed parking stalls as shown will be
19 subject to further review to ensure no adverse
20 impacts to or conflict with local traffic.

21 WATER & SEWER

22 The Contractor is responsible for field
23 verification of all utilities impacted by the
24 project.

25 The Contractor is responsible for

1 protection of all existing structures and other
2 property at the site or adjacent thereto, including
3 but not limited to, water/sewer utilities, pavements
4 and roadways. Contractor shall be solely responsible
5 for repair of existing utilities damaged due to
6 proposed construction activity at no cost to the
7 City.

8 Stormwater runoff shall not drain
9 across/onto adjacent properties and shall not be
10 discharged in a manner that creates a public
11 nuisance.

12 It shall be the responsibility of the
13 Applicant to relocate all impacted utilities (where
14 required) at no cost to the City.

15 Proposed water mains and associated
16 materials (i.e., valves, fittings, etc.) shall comply
17 with City standards and AWWA requirements.

18 - - - END OF EMAIL - - -

19 CHAIRMAN DeJESUS: Is there anything
20 else, Doctor Williams?

21 DR. WILLIAMS: No, sir.

22 CHAIRMAN DEJESUS: Is there anything
23 else, Ms. Ward?

24 MS. WARD: No, Chairman, there isn't.

25 CHAIRMAN DeJESUS: We're good?

1 DR. WILLIAMS: Mr. Chair.

2 CHAIRMAN DeJESUS: Yes.

3 DR. WILLIAMS: I don't know if you opened
4 to the public yet but that will be a good
5 idea.

6 CHAIRMAN DeJESUS: I'll do that next as
7 soon as finish with the Board. Is there anyone else
8 on the Board having any concerns or questions in
9 reference to this project?

10 MS. CREAN: No.

11 CHAIRMAN DeJESUS: Yes Erin.

12 MS. CREAN: I said no.

13 CHAIRMAN DeJESUS: Hearing none,
14 therefore, I open up to the public. Is there anyone
15 out in the public having any interest to ask
16 questions in reference to this project? Doctor
17 Williams, do you have anybody?

18 DR. WILLIAMS: I think there's Mr. Rouse.
19 Mr. Rouse, do you have any comments?

20 MR. ROUSE: No. I was just trying to
21 make it clear. Are you talking about this project or
22 are you talking about not the 3110? You're talking
23 about this one right here?

24 DR. WILLIAMS: Yes, Capital Review for --
25 it's not in Fairview at all. It's in Parkside for

1 American Water, 1601-1625 Vesper Blvd.

2 CHAIRMAN DeJESUS: That's next to the
3 football field there.

4 MR. ROUSE: No. I was just making sure.
5 Okay. No comment.

6 CHAIRMAN DeJESUS: Thank you. Is there
7 anyone else? Hearing none, I guess we go on to
8 making a recommendation to City Council; is that
9 correct?

10 DR. WILLIAMS: Just a recommendation to
11 the applicant regarding this project attaching the
12 engineer's comments.

13 CHAIRMAN DeJESUS: Ms. Ward, did you hear
14 that?

15 MS. WARD: Yes, Chairman, I did hear it.

16 CHAIRMAN DeJESUS: And we're good with
17 that?

18 MS. WARD: We are not -- I just want it
19 on the record that we're not saying we agree to
20 everything without having vetted it, but I understand
21 that you're going to be including it as part of the
22 recommendations.

23 CHAIRMAN DeJESUS: That's correct.

24 MS. WARD: Thank you.

25 CHAIRMAN DeJESUS: Therefore, we'll move

1 on to the next which is Adoption of the following
2 Resolutions: July 2021, Review & Approval: A
3 resolution referring a proposed amendment to the
4 Planning Board relative to prohibiting all classes of
5 cannabis establishments or cannabis distributors or
6 delivery services.

7 May 2021, Minor Subdivision and
8 Preliminary & Final Site Plan: Continuance until
9 July 8, 2021 -- well, that's already been done.

10 MR. DIYANNI: Yes. That one shouldn't be
11 on for approval. That's the application that's
12 already been --

13 CHAIRMAN DeJESUS: Yeah, I know. I just
14 figured that out. And that's it so, therefore, I
15 need a motion --

16 MS. MILLER: Preliminary & Final Site
17 Plan Approved for CP Thorn & Copewood, LLC (Camden
18 Prep Renaissance High School) 1800 Copewood Street.

19 CHAIRMAN DeJESUS: Thank you, Angela. I
20 need a motion to approve.

21 MR. LEONARD: So moved.

22 MS. CREAN: Second.

23 CHAIRMAN DEJESUS: Roll call.

24 MS. MILLER: Jose DeJesus.

25 CHAIRMAN DEJESUS: Yes.

1 MS. MILLER: Councilwoman Reyes-Morton.

2 COUNCILWOMAN REYES-MORTON: Yes.

3 MS. MILLER: Director Walker.

4 DIRECTOR WALKER: Yes.

5 MS. MILLER: Erin Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Steven Lee.

8 MR. LEE: Yes.

9 MS. MILLER: Ian Leonard.

10 MR. LEONARD: Yes.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 CHAIRMAN DeJESUS: I need a motion to
14 adjourn.

15 MR. LEONARD: So moved.

16 MS. CREAN: Second.

17 CHAIRMAN DEJESUS: Roll call. Thank you
18 Dominic for everything you've done for us. We
19 appreciate it.

20 MR. DIYANNI: Yes, it's a pleasure
21 meeting you all.

22 MS. MILLER: Jose DeJesus.

23 CHAIRMAN DEJESUS: Yes.

24 MS. MILLER: Councilwoman Reyes-Morton.

25 COUNCILWOMAN REYES-MORTON: Yes.

1 MS. MILLER: Director Walker.

2 DIRECTOR WALKER: Yes.

3 MS. MILLER: Erin Crean.

4 MS. CREAN: Yes.

5 MS. MILLER: Steven Lee.

6 MR. LEE: Yes.

7 MS. MILLER: Ian Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Motion carried to approve.

10 Thank you.

11 - - -

12 (**Meeting concluded at 8:28 p.m.**)

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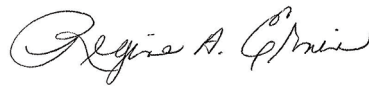
1 CERTIFICATION

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

6 I FURTHER CERTIFY that the witness was 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 

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	activity (1) 122:6	10,10,18;94:15,22,23;	70:15;78:13	41:6;43:14,22;47:4,
\$	actual (3) 13:25;	97:21;101:22;110:14;	Amended (3) 78:10;	11:48;10,13;49:14;
\$9,400 (1) 30:24	14:23;97:2	113:10,14;114:8,10	95:17;99:12	50:5,13;51:6;53:4;
*	Actually (12) 8:16;	agency (2) 55:12;	amendment (4) 14:8;	54:1,3;55:25;63:8;
	36:5;60:2;63:17;	102:20	17:23;69:10;125:3	66:14,24;67:1,5;
	66:5;68:4;69:14;	agenda (5) 29:22;	amendments (1) 79:8	68:15,20,21;69:1,6,8;
	80:23;98:13,15;	70:15;71:23;105:24;	amenity (2) 79:10;	72:3,9;75:14;76:2,3,
***Meeting (1) 127:12	100:23;110:4	110:25	81:6	6,10,15,17,19,24;
A	ADA (5) 39:19;87:18,	aggregate (1) 27:24	American (9) 105:25;	77:11;78:13,24;
	19,21,22	ago (3) 8:1;62:8;	106:7,9,20;110:23;	86:14;89:19;95:17;
	ADAM (2) 107:21;	100:10	111:13;112:3,24;	96:1;99:7;106:1,7;
	108:11	agree (12) 23:21;	124:1	117:2,22;119:20;
abandoned (1)	add (19) 11:9;28:7;	25:11;39:2,13;41:4;	amount (1) 58:15	122:13;124:11
114:11	34:15;41:9,24;42:5;	51:25;55:3;56:18;	amphitheater (18)	applicant's (5) 13:2;
abandonment (3)	44:16,20;52:11,24;	70:21,24;76:25;	79:11;80:19;81:3;	27:5;63:7;70:17;95:6
76:15,18,19	54:10;79:10;84:4;	124:19	82:19;83:1;87:3,5,18;	application (32)
able (10) 8:3;10:17;	87:15,22;89:6;90:3;	Agreed (3) 18:2;	94:10;95:15,25;	20:10;26:6;27:6;
36:5,21,23;45:9;	92:5;95:3	68:22;77:10	96:10;97:4;98:3;	28:2;29:19;30:1;
46:19;65:5;109:24,25	added (6) 44:2,3,6,7;	agreement (2) 60:24;	99:10;100:2,15;	32:12;33:17;38:19,
above (2) 32:18;	46:10;91:16	111:12	103:12	22:55;23;56:22;
41:14	adding (1) 95:3	agrees (2) 39:17;	amphitheaters (2)	60:10;61:12,22;68:8;
Absolutely (7) 11:15;	addition (2) 67:3;	65:21	84:8;86:18	69:11;72:11,15,19;
50:4;58:18;67:18;	106:2	Agresta (7) 73:4,11,	amphitheater-style (1)	75:25;77:4;84:22,25;
85:17;86:9;109:19	additional (6) 20:1;	13;74:3,8,18;75:9	78:14	86:25;94:12;99:8;
accept (2) 56:8;74:16	28:1;41:22;52:25;	ahead (7) 9:11;27:9;	and/or (1) 66:20	101:13;102:5;111:6;
acceptable (9) 29:14;	67:13;83:12	49:16;62:3;70:3;	ANDREW (3) 73:13;	119:20;125:11
38:24;39:23;40:14;	address (16) 27:15;	94:14;109:23	107:23;108:22	applications (2)
45:18;46:11;47:9,25;	31:1;33:4,8;50:6;	AICP (1) 7:10	Andy (2) 73:4,24	72:22;105:1
86:3	53:12,13;56:24;	Aimet (1) 21:6	Angela (3) 31:8;	apply (2) 41:20;69:9
accepted (1) 95:10	67:18;70:18;104:14;	air-entrained (1)	77:16;125:19	appointed (1) 9:22
access (10) 36:15;	108:12,17,19;111:20,	120:11	angle (2) 92:20,25	appropriate (7) 10:21;
41:7;53:7,23;65:12,	21	Alabama (3) 34:8;	angles (1) 92:18	11:7;33:18;44:12;
14;91:21;113:20,22;	addresses (1) 108:3	38:19;45:13	answered (1) 107:10	61:6;110:7;126:19
114:13	Adequate (3) 4:22;	Alley (5) 71:25;72:12;	ANTHONY (8)	appropriate (4) 14:24;
accessible (3) 32:20;	50:16;83:4	73:23;75:24;76:8	107:23;109:2,25;	46:1;52:2;106:17
87:18,21	adjacent (12) 51:18;	alleys (5) 72:4;73:24;	111:15,22;112:1;	Appropriateness (15)
accessing (1) 4:12	72:1;74:21;76:8,11;	74:2;76:14;77:5	113:7;116:9	13:22;14:4;18:5;
accomplishments (1)	93:17;106:3;112:15;	alleyway (3) 74:22;	anticipate (2) 36:9;	19:16;21:6;22:20;
81:3	113:10,18;122:2,9	75:1;76:7	81:14	24:24;26:25;27:14;
accordance (8) 4:24;	adjoining (1) 60:4	alleys (1) 77:9	anticipated (1) 111:6	28:13;29:14,23;30:4,
45:22;47:12;91:4;	adjourn (1) 126:14	allow (3) 50:25;67:3,9	apart (1) 45:2	19;31:4
117:2;120:1,20;	adjustment (1) 46:2	allowable (1) 93:20	apartment (6) 27:15;	Approval (32) 6:4;
121:15	adopt (1) 72:25	allowing (3) 64:23;	32:15;51:10;58:17;	14:7,21;15:1;16:2,6;
accurate (1) 28:5	adopted (2) 4:25;	73:19;91:20	59:1;65:25	18:13;21:12;31:3;
achieve (1) 51:21	17:25	allows (2) 8:21;	apartments (5) 39:8;	32:10,22;34:15;35:5;
acknowledge (5) 43:8,	Adoption (1) 125:1	113:21	72:15;79:7;84:5;	36:2;43:6;48:8;54:4,
17,24;95:12,13	advanced (1) 112:21	almost (1) 96:18	86:12	18:55;8;69:11;70:8,
acknowledging (2)	adverse (3) 96:6;	A-lok (1) 89:4	apologies (1) 29:21	15:72;18,21;79:4;
76:4,11	121:11,19	along (17) 10:5;15:9;	apologize (3) 49:15;	84:19;88:12;95:21;
acoustic (1) 81:13	adversely (2) 76:8;	37:2;39:15;44:23,25;	110:15;111:18	98:24;102:17;125:2,
acquire (2) 74:2;	121:8	45:13;63:13,18;65:4,	Apparently (1) 25:15	11
75:15	advice (2) 14:19;15:9	8:74;21;83:7;94:25;	appeared (1) 74:11	approvals (2) 55:13;
acquisition (1) 35:15	Advisory (1) 10:24	97:25;98:5;102:22	appearing (1) 104:20	102:20
acre (1) 109:8	aeration (2) 112:9;	alternate (1) 7:4	appears (4) 44:24;	approve (23) 6:6,22;
across (8) 8:1;32:16;	113:1	alternative (2) 45:15;	50:15;53:6;92:8	15:11;17:17;18:22;
60:20;62:6,17;66:3;	affect (1) 96:2	59:9	Appendix (1) 40:10	19:13,21;20:11;21:3;
98:1;120:20	affordable (4) 32:20,	Although (1) 52:4	applicable (4) 41:13,	22:17;24:3,21;26:6;
across/onto (1) 122:9	21;35:7;36:13	altogether (1) 63:3	16;43:21;119:21	22:27;18;30:4;31:21;
Act (1) 4:24	afternoon (1) 117:6	aluminum (3) 44:19;	applicant (68) 11:22;	71:16;78:4;104:10;
action (3) 8:15,25;	again (25) 14:15;	51:23;53:5	18:6;19:17;21:7;	125:20;126:11;127:9
17:24	15:5;19:19;32:3;	always (3) 35:13;	22:21;23:10;24:25;	approved (14) 19:25;
activated (2) 112:17;	47:14;64:2;78:23,25;	104:24;105:3	27:1,4,20;32:5,13;	20:1,7;23:8;25:6;
114:22	81:10;86:10,17;88:7,	amend (3) 8:22;	39:14,17,25;40:13;	27:14;28:2;43:4;
active (1) 56:12				

<p>48:9;76:20;78:14; 89:5;90:12;125:17 approving (1) 5:1 approximately (10) 33:20,22,25;34:7; 35:11;36:7,24;47:5; 50:23;58:24 aprons (1) 119:17 Arborvitaes (1) 91:8 Arc (1) 32:7 Arch (1) 34:5 architect (8) 28:18; 38:6,10;61:7,10; 79:19;82:1,8 architectural (2) 74:9; 114:6 architecture (1) 82:9 arcing (1) 78:16 area (21) 40:3,7; 41:15;50:14;66:6; 67:4;74:21,23;79:11; 83:5,6,8,18,18;87:6, 19,22;91:18;93:23; 114:25;115:3 areas (8) 19:23;28:1; 59:12;60:7;69:3; 94:24;97:16;112:15 around (9) 35:17; 52:2,19;53:5;65:25; 92:19;97:4,15;113:21 As-Built (1) 78:19 ascertain (1) 42:21 aside (1) 114:25 aspects (1) 64:19 asphalt (4) 19:24; 23:11,14;120:4 assembly (1) 89:3 assessment (7) 47:12, 19;49:2,6;95:18;96:3, 5 assist (2) 68:14;69:1 associated (7) 40:8; 59:16,23;107:2; 110:22;111:8;122:15 associations (1) 67:21 assume (1) 52:12 assuming (1) 66:15 attach (1) 118:2 attached (4) 14:22,22; 75:24;119:8 attaching (1) 124:11 attempt (1) 42:22 attorney (5) 7:4; 12:17;27:5;48:19; 51:6 audio (1) 110:3 August (10) 12:2,12, 13,19,21;13:3;15:20; 36:11,11;115:18 Authority (6) 55:15; 75:12;78:25;80:9,13; 81:20 automobiles (1) 53:19</p>	<p>available (4) 23:1; 36:23;57:24;63:23 Avenue (25) 27:1,13, 16,19;30:9,12,18,19; 33:9;34:8;37:2;63:14, 18;64:22;65:2,5,9; 78:15,20;79:12; 80:24;82:21;85:4; 111:21;119:10 average (2) 46:15; 120:24 awarded (1) 80:13 aware (12) 48:14,17, 18;49:23,23;51:7; 54:4;55:7,17;57:23; 102:16;103:2 away (3) 36:12;51:15; 65:21 AWWA (1) 122:17</p> <p style="text-align: center;">B</p> <p>Bachelor's (2) 74:8; 85:20 back (15) 7:22;8:22; 14:20;15:1,21;20:4; 41:1;48:19;49:19; 51:6;62:23;67:20; 68:5;78:9;88:22 background (4) 4:20; 33:12;34:25;37:22 backyard (1) 18:17 bad (1) 63:3 ballfield (1) 113:10 band (1) 8:16 barrels (2) 50:23,24 BARTKOWSKI (3) 107:20;108:4,5 base (3) 100:20,22; 120:7 based (4) 57:17; 92:24;95:24;112:24 basement (1) 32:17 basically (7) 35:17; 36:20;61:3;87:4; 92:16;95:22;116:21 basis (1) 104:21 BB&T (1) 81:9 bears (1) 45:13 beautiful (1) 96:10 become (1) 72:4 bed (3) 40:2,5;44:15 bedroom (3) 57:18; 58:6;86:13 bedrooms (1) 39:9 beds (1) 91:10 beforehand (1) 29:7 begin (2) 36:12;38:13 beginning (1) 61:14 behalf (3) 69:7;72:9; 78:23 behoove (1) 64:10 belabor (1) 61:12</p>	<p>believer (1) 17:1 belong (1) 66:16 Below (2) 113:16; 119:11 bench (1) 79:11 benches (2) 82:21; 90:19 Berrios (1) 21:6 best (4) 10:3;68:20; 98:4;104:24 better (5) 25:11;59:9; 62:10;68:23;113:8 beyond (5) 59:21; 93:22;114:3,6,12 Bill (7) 28:17,22;35:1; 37:13,14;53:11;58:4 binding (1) 69:13 Bingham (23) 28:11, 17,23;29:13,16;33:2, 3,6,7;35:10;36:7; 49:15,18;50:4,6,9; 51:13;58:18;63:11, 11,22;64:16;67:18 Bingham's (1) 37:10 BINGHAN (1) 33:14 bit (8) 33:11;34:10, 25;35:24;58:3;113:8, 14;114:21 bituminous (1) 120:15 black (2) 97:9,11 blighting (1) 64:24 blind (1) 42:20 Block (12) 11:22; 32:8;54:16;71:25; 72:1,3,13;73:24;74:1; 78:12,12;106:1 BLOCKS (1) 119:6 Blvd (3) 113:6,6; 124:1 Board (100) 4:3,25; 5:8;6:5,25;7:5,14,17, 21,21;8:2;9:24;11:3, 11;12:11,13;14:9,15, 16;15:3,7,20;16:2,14; 18:16;20:9;21:23; 23:19;24:1;27:13; 32:2,2;33:11,15;35:4; 37:4,9;49:11;54:19, 19;55:14,22;56:3,8, 15;57:1,16;59:6;61:9, 18;66:14;69:4,12,13; 70:8;72:16,19,21,25; 73:18,22;74:6,13; 75:12;77:2;79:3;80:8, 12;82:1;85:24;100:2; 101:7;102:21;103:8; 104:14,17,19,20; 105:4,9,10,11,13; 106:8,18;107:1,8,16; 109:15,20;110:6; 111:7;116:11,13; 117:20;118:1,3; 123:7,8;125:4</p>	<p>boards (3) 5:3;74:12; 85:22 Board's (2) 15:24; 106:22 BOCK (2) 107:23; 108:22 body (1) 72:25 bordered (3) 34:8; 59:13,18 both (13) 25:22,23,24; 27:8;34:17,21;43:5; 68:15;90:13;96:18; 104:23;113:4,11 bottom (1) 89:25 Boulevard (4) 106:1; 114:9;119:5,5 Bowen (4) 106:20; 107:21;108:8,8 box (1) 88:24 Branch (9) 78:11,18; 79:4,7;80:15;81:6,21; 87:2,6 breakdown (3) 57:10, 18;58:6 BRIAN (2) 107:22; 108:16 brick (1) 27:25 brief (6) 29:11,19; 33:11;37:21;109:20; 111:5 briefly (2) 37:14;74:19 brighter (1) 94:24 bring (1) 28:15 Broad (1) 36:2 buffer (3) 52:19; 97:14;102:14 buffering (2) 45:21; 91:17 build (1) 115:12 building (42) 21:20; 32:23;34:11;41:7,8, 14,19;50:15;54:5; 59:1;65:3;66:16,17; 97:24;106:3,3,12; 113:12,13,16,17,19, 21,22,23;114:1,4,5,5, 9,12,14,16,18,19,20, 24;115:7,9,25;116:1, 3 buildings (3) 33:22, 23;99:18 built (1) 103:12 bulk (2) 83:18;109:15 bulletin (1) 5:3 Bureau (1) 121:15 Burnie (1) 108:9 Burns (1) 7:3 bush (2) 52:11,25 Business (12) 7:19; 9:5;11:19;13:21,25; 18:4;33:4,8;34:22; 108:12,16;111:21 Bvld (1) 113:25</p>	<p style="text-align: center;">C</p> <p>c1 (1) 59:8 c2 (1) 59:8 calculate (1) 39:10 calculated (1) 40:10 calculation (3) 40:3, 11,50:22 calculations (4) 46:22; 58:22,23;89:20 Caldwell (1) 73:4 call (20) 4:2,16,5:11; 6:9;13:6;17:4;18:25; 20:15;22:4;24:8; 26:9;31:8;37:12; 67:3;71:3;77:16; 103:22;110:4;125:23; 126:17 called (2) 4:17;117:1 Camden (33) 4:4,6, 25:5,5,9;33:19;35:12; 39:1;44:5,9;54:18; 55:13,14,15;62:8; 74:13,75:8;80:12; 85:5;102:21,22; 108:12,17;110:20,21; 111:1,10,11;112:1,3; 118:23;119:18; 125:17 Camden's (1) 4:13 came (1) 62:8 can (112) 4:12,19; 11:1,5,12;12:2,13; 23:5,15;25:16,18,22, 24;27:8,10;28:14,19; 29:15,18,25;37:5,10; 38:4,5;40:6;41:1; 42:5,24;44:18;47:19; 48:2,6,8;49:10,15; 50:1,2,14,20;51:9,9; 52:22;54:10;55:9; 56:5;57:15;59:6; 60:11;61:8,16,23,24; 62:3;68:13,14;69:23; 70:3;73:6,8,22,24,25; 74:5;75:19;79:19,20, 22;80:8;82:3,14,16; 83:11,11;84:4;85:7,8, 9,12,23;86:6,19; 89:14;92:17,21; 94:14;95:20;99:20; 101:2;102:18;103:5; 104:14;106:22,24; 109:15,18,20;110:2,3, 4,9;111:15,17,20; 113:3,9;114:1,12; 116:3,22;117:1,9; 118:6 Cangelosi (7) 79:14, 15,17;80:3,8,11;87:4 Cannabis (9) 7:19; 8:6;9:23;14:10,10,17;</p>
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<p>15:16;125:5,5 Capacity (6) 43:20; 84:14;111:14;112:4, 6;119:24 Capital (3) 105:24; 117:15;123:24 car (4) 58:1;62:19,24; 64:12 carbon (2) 112:17; 114:22 carried (15) 6:22; 13:19;17:17;19:13; 21:3;22:17;24:21; 26:22;31:21;71:16; 78:4;88:13;104:10; 126:11;127:9 cars (2) 58:2;60:8 Carstarphen (1) 5:12 case (4) 58:2;59:8; 61:9;107:9 cast (1) 108:21 catalytic (2) 62:21; 64:3 catch (1) 108:25 Catherine (3) 106:5; 110:18,21 Catholic (1) 32:7 caveat (1) 8:14 CCTV (1) 43:11 CDC (2) 66:21;67:24 celebrate (5) 80:22; 81:3,4,10;82:22 Center (1) 81:9 Centerville (5) 78:24; 79:2;80:22,24;81:5 certain (2) 65:5;94:24 certainly (21) 33:18; 34:11;37:5;38:15; 39:3;41:24;42:6,22; 44:16;45:17;48:4,6; 51:24;54:11,15; 64:16,18,20;80:11; 85:23;87:8 Certificate (13) 14:4; 18:5;19:15;22:19; 24:23;26:24;27:14; 28:13;29:14,23;30:4, 18;31:4 Certificates (1) 13:22 Certification (1) 21:5 Chair (27) 4:15;7:16; 9:3,13,21;11:10;12:1, 11;17:19;18:8;19:19; 21:9;23:7;25:5; 33:15;63:4;66:8,11; 68:6;69:17;70:11; 73:17;81:25;86:2; 117:17;118:16;123:1 CHAIRMAN (205) 4:1, 3,21;5:11,14;6:4,9,11, 24;7:14;9:4,8,11; 10:10,21;11:7,16,19; 12:4,9,22;13:1,6,8,21;</p>	<p>14:2;15:2,13,17; 16:10,13,21,25;17:3, 6,20;18:2,4,9,15,21, 25;19:2,15;20:3,8,13, 15,17;21:5,10,15,19, 22;22:1,3,4,6,19,25; 23:4,17,25;24:6,8,10, 23;25:15,20;26:5,9, 11,24;27:3,8,12;28:7, 14;29:2,3,8,12,17,22, 24;30:2,7,17,22,25; 31:7,10,23;32:1;37:4, 8,22,24;38:7,11; 48:20;53:1,15;55:19, 21;56:2,15,18,20; 60:21;61:7,13;62:2; 63:5,24;64:14;65:10; 66:9;68:2,17;69:7,18, 22;70:3,12,20,23,24; 71:3,5,20;72:8;73:8, 21;74:16,18;75:16, 21;76:25;77:1,7,13, 15,18;78:6,7,10,22; 79:22;80:12;83:11, 13,16;86:4;103:5,7, 17,20,22,24;104:12, 13,15;105:14,19,22, 23;108:2,7,10,24; 109:5,17,23;116:12, 16,17,18,22;117:18, 23;118:4,10;122:19, 22,24,25;123:2,6,11, 13;124:2,6,13,15,16, 23,25;125:13,19,23, 25;126:13,17,23 change (7) 37:1;69:9; 79:9;87:10;99:24; 106:11;110:22 changed (1) 58:25 changes (2) 11:24; 96:21 chart (1) 39:6 chemical (2) 113:24; 115:4 chemicals (1) 115:5 cherry (1) 81:22 Chief (5) 43:5;84:11, 14;86:20;90:13 Chief's (1) 84:19 Choice (2) 80:13,20 chosen (1) 60:17 Christina (5) 79:18; 80:2;81:25;82:3,7 church (1) 49:20 CIANFRANI (3) 107:22;108:16,16 circle (3) 41:1;100:23, 24 circular (2) 88:25;89:2 circulation (1) 83:5 cited (1) 70:14 citizen (1) 9:25 City (79) 4:3,6,8,13,</p>	<p>25;5:4,4,9,9;7:20,23; 8:22;14:20;15:1,11; 38:21,21;40:11; 42:24;43:5,5,13,20, 22;44:5,9;49:21; 54:18;55:1;58:20; 64:23;65:21;66:13; 67:7;69:1,10,14;70:9; 73:2;74:13;75:8,14, 19,23;76:21,23;77:8; 80:12;81:19;84:7,24, 24;90:13,13;95:11; 104:25;106:10; 110:19,21;111:11; 112:2;116:20;117:2, 8;118:2,23;119:14, 17,18,22;120:2,5,8, 21;121:7;122:7,14, 17;124:8 City's (7) 10:25;54:1; 57:3;95:9,15;106:9, 14 civic (1) 67:17 civil (1) 85:21 clarification (1) 30:11 clarified (1) 40:17 clarify (1) 115:7 classes (3) 8:13; 14:10;125:4 cleanouts (1) 42:12 clear (3) 17:22; 111:16;123:21 Clement (2) 80:15; 81:20 Clerk (2) 5:4,9 Clerk's (1) 76:20 client (1) 28:11 clients (1) 105:3 clinic (1) 80:17 close (1) 93:20 closed (3) 4:8;49:24; 65:2 closer (1) 78:20 closure (1) 49:22 CME (2) 7:9;118:22 Code (3) 10:8;28:4; 121:15 coffee (1) 81:11 collect (1) 10:19 Collings (18) 27:1,13, 16,19;30:9,12,12,14; 32:8;34:8,9;37:2; 39:2;63:14,18;65:2,9; 70:16 Collingswood (1) 33:9 color (3) 96:14;97:6,8 color-rendered (3) 101:6,8,10 colors (2) 27:21;98:21 combined (1) 43:12 comfortable (2) 57:16; 58:15 coming (3) 5:18;</p>	<p>16:19;57:22 commence (1) 115:17 commencement (1) 36:4 comment (5) 14:25; 41:12;64:17;89:12; 124:5 comments (15) 4:19; 16:7;61:4;64:14; 111:8;116:20;117:3, 6,10,14,21;118:3; 119:11;123:19; 124:12 commercial (1) 80:17 Commission (3) 20:1, 2;28:2 commissioner (1) 84:10 commission's (1) 18:12 committee (9) 9:17, 23;10:1,4,14,25; 11:11,14;15:21 communication (1) 104:22 communities (1) 10:3 community (8) 10:5, 16,18;34:22;66:19, 20;68:24;79:10 compacted (1) 120:13 companies (1) 36:15 company (10) 28:12; 29:15;33:12,19;35:8, 10,16,23;58:12;91:21 complete (3) 32:22; 115:11,15 completed (1) 116:2 completely (2) 48:23; 49:3 completion (1) 115:25 complex (5) 27:16; 51:10;58:17;65:25; 75:13 compliance (1) 94:6 compliant (1) 87:22 complies (1) 109:14 comply (20) 28:3; 46:13;54:1;89:8,16, 22;90:2,11,16,21; 91:1,6,12,19;92:1; 99:13,20;100:3; 119:18;122:16 component (1) 80:20 composed (1) 10:1 conceptually (1) 68:22 concerning (3) 38:22; 84:25;95:7 concerns (6) 16:16; 45:23;48:11;55:22; 103:9;123:8 concert (1) 87:3 concluded (1) 127:12 concludes (2) 55:20;</p>	<p>103:5 concrete (3) 27:24; 44:4;120:8 concur (2) 9:2;49:10 concurring (2) 76:5,11 condition (8) 23:9; 27:20;48:8;68:7; 83:19,23;95:21;98:24 conditional (2) 109:10,14 conditioned (3) 25:7; 72:20,23 conditions (13) 28:12; 29:13;49:5;60:24; 73:2;76:25;77:10; 99:15,16;100:6,8,9,12 condolences (2) 104:19;105:12 conductive (1) 65:16 conducted (1) 4:10 conferecing (1) 4:11 configuration (1) 112:23 configured (1) 113:20 confirm (7) 28:12; 29:12,15;40:4;76:2,6; 89:20 Confirmed (1) 29:16 conflict (5) 11:3; 60:16,19;121:12,20 conflicts (1) 45:6 confirm (1) 121:7 Congress (5) 19:16, 22;20:10;24:24;25:6 connection (6) 27:5; 42:20;43:16;89:2; 103:14;119:24 connections (1) 89:2 Connector (1) 89:4 Conservation (2) 55:14;102:23 consider (1) 57:14 consideration (1) 7:18 considering (1) 64:18 consistent (1) 27:22 consisting (1) 97:14 consists (1) 83:1 consolidated (3) 72:5; 75:2,4 consolidation (1) 54:8 construct (1) 11:23 constructed (4) 72:6; 80:16;96:20;99:17 construction (11) 35:23;43:14;72:14; 92:9;106:12;115:14, 17,19,23;117:4;122:6 contact (5) 43:22; 55:9;76:23;95:7; 102:18 contacted (2) 38:22; 84:25 contaminate (2)</p>
--	--	--	---	--

<p>112:10;115:1 contamination (3) 112:12,13;114:23 contents (1) 14:23 context (2) 82:2; 117:10 contingent (1) 57:21 Continuance (1) 125:8 continue (5) 12:12,20; 13:19;37:11;74:17 continued (1) 12:2 continuous (1) 91:9 contours (2) 90:8,9 contract (4) 36:10; 106:11;110:23;117:8 Contractor (3) 121:22, 25;122:4 controlled (2) 65:12, 14 controls (1) 53:22 conversion (4) 40:18, 21;41:4;58:19 convert (1) 32:14 converter (2) 62:21; 64:4 coordinate (1) 42:24 Copewood (2) 125:17,18 copy (6) 5:2,5,8;50:2; 54:12;118:11 core (1) 35:20 corner (10) 78:15; 79:12;82:18;96:10; 98:4,6;100:1,24; 113:3,11 corners (2) 41:7;90:1 corrected (1) 38:14 correctly (1) 66:25 corridor (4) 37:2; 63:19;65:5,9 cost (4) 76:21;117:11; 122:6,14 costs (1) 43:23 Council (22) 7:20,23, 24;9:17,22;10:6; 11:13;14:21;15:1,7, 11;16:1;65:21;67:1,7; 69:1,10,14;70:9,18; 77:8;124:8 councilperson (1) 66:21 Councilwoman (50) 5:15,16;6:12,13;9:6, 10,12;11:9;13:9,10; 15:4,15,19;16:4,8,11; 17:7,8;19:3,4;20:18, 19;22:7,8;24:11,12; 26:12,13;31:11,12; 66:7,10;67:7,15;68:4; 69:8;70:1,5,14;71:1, 6,7;77:19,20;103:25; 104:1;126:1,2,24,25</p>	<p>councilwoman's (1) 67:14 counsel (5) 9:2;14:15; 16:2;58:20;63:7 counsel's (2) 14:19; 15:9 count (1) 58:5 County (11) 39:1; 44:1;55:13,14,15; 76:20;85:5;102:21, 22,22;119:23 couple (5) 8:1;32:10; 92:23;105:11;115:2 Courier (1) 5:6 course (4) 8:25;43:9; 120:6,7 court (2) 61:1;118:6 Courtesy (2) 105:24; 107:1 COVID-19 (1) 4:8 CP (1) 125:17 Crean (44) 5:20,21; 6:16,17;10:24;11:5; 13:4,13,14;16:24; 17:11,12;19:7,8; 20:12,22,23;21:25; 22:11,12;24:4,15,16; 26:16,17;30:3;31:15, 16;71:10,11;77:12, 23,24;103:21;104:4, 5;123:10,12;125:22; 126:5,6,16;127:3,4 create (2) 92:23;96:9 created (1) 99:5 creates (1) 122:10 creating (1) 88:16 credentials (2) 56:7,8 credit (1) 36:18 Criteria (1) 59:8 critical (1) 80:20 crossing (1) 42:16 crossings (1) 121:9 CSI (1) 7:10 curb (6) 39:22;41:23; 42:2,3,4;44:1 curbing (1) 39:16 curbs (1) 119:16 curbside (1) 50:15 current (4) 39:21; 85:19;99:16;111:14 currently (8) 56:11; 58:20;63:23;67:24; 75:8;106:10;112:4; 115:15 curve (1) 83:7 customers (1) 29:9 cut (1) 29:20</p>	<p>Dante (2) 24:24;26:1 dated (4) 38:12;61:3; 75:22;83:17 datum (3) 40:16,17,19 daughter's (2) 62:19; 64:3 Davenport (3) 73:5, 10,14 Davis (8) 79:18;80:2; 81:25;82:7,8,13,19; 83:9 day (2) 112:5,6 DCA (1) 36:14 De (10) 39:11;54:24; 56:25;57:14,18;58:7; 69:5;84:1;86:15;87:9 deal (1) 69:1 deals (1) 36:18 Dean (1) 118:22 decide (1) 8:13 decided (1) 25:8 declaration (1) 4:7 decorative (2) 53:5; 78:16 dedication (1) 95:10 defer (2) 27:9;66:23 deferring (1) 9:25 definitely (1) 100:3 Degree (2) 74:9;82:9 degrees (1) 92:19 DeJESUS (184) 4:1,3, 21;5:11,13,14;6:4,9, 10,11,24;7:14;9:4,8, 11;10:10,21;11:7,16, 19;12:4,9,22;13:1,6,7, 8,21;14:2;15:2,13,17; 16:10,13,21,25;17:3, 5,6,20;18:2,4,9,15,21, 25;19:1,2,15;20:3,8, 13,15,16,17;21:5,10, 15,19,22;22:1,3,4,5,6, 19,25;23:4,17,25; 24:6,8,9,10,23;25:15, 20;26:5,9,10,11,24; 27:8;28:7,14;29:3,8, 24;30:2,7,17,25;31:7, 9,10,23;37:8,24;38:7; 48:20;53:1,15;55:21; 56:2,18;61:13;62:2; 63:5,24;64:14;66:9; 68:2,17;69:18,22; 70:3,12,20,24;71:3,4, 5,20;73:8,21;74:16; 75:16,21;77:1,13,15, 17,18;78:7,10;79:22; 83:13;86:4;103:7,17, 20,22,23,24;104:15; 105:14,19,23;108:2,7, 10,24;109:5,17,23; 116:12,18,22;117:18, 23;118:4,10;122:19, 22,25;123:2,6,11,13; 124:2,6,13,16,23,25;</p>	<p>125:13,19,23,24,25; 126:13,17,22,23 deliberation (1) 18:12 deliveries (1) 113:24 delivery (3) 14:11; 115:13;125:6 demolition (3) 117:3; 121:13,14 demonstrating (1) 46:23 DENA (18) 7:9;29:3, 9;30:16;38:7;49:15; 55:3;61:4;75:16; 83:13;84:13;88:20; 101:18;103:8;116:22; 117:5;118:5,15 Dena's (6) 61:15; 79:21;81:24;83:11; 85:16;86:7 DEP (2) 41:16;49:22 Department (2) 39:1; 85:5 depending (1) 92:20 depends (1) 30:15 design (20) 32:11; 40:1;43:2;44:22; 60:11,13,14;64:17, 19;65:17;82:12; 106:11,16;112:5; 113:19;115:11,12,13, 14,16 designated (3) 5:7; 63:9,12 designed (3) 87:21; 106:21;120:17 designing (1) 59:10 detail (5) 44:4,15; 92:12;113:15;120:2 detailed (1) 92:8 detailing (1) 95:22 details (7) 34:14;44:1, 6,17,20;90:18;92:9 determine (1) 84:17 Determined (4) 83:25; 84:10,16;112:23 detrimental (1) 8:18 Dev (1) 11:21 developed (1) 49:4 developer (3) 66:20; 105:3,6 developers (1) 105:2 developers/applicants (1) 43:19 developing (2) 100:1; 105:8 development (10) 35:16;43:21;66:6; 78:18;82:15;95:19; 96:2,7,20;99:4 deviation (1) 60:18 difference (1) 44:8 different (7) 81:11; 92:17,18,18,23,24;</p>	<p>93:8 difficult (4) 35:14; 42:21;51:21;59:14 difficulties (1) 111:19 Digital (1) 54:3 digitally (1) 50:2 diligently (1) 33:16 dimensioned (2) 84:3; 87:14 dimensions (1) 87:16 directed (1) 120:18 direction (2) 4:2;9:17 directly (2) 46:18; 121:4 Director (39) 5:17,18; 6:1,2,14,15;8:8,22; 9:13,14;11:14;13:11, 12;17:9,10;19:5,6; 20:20,21;22:9,10; 24:13,14;26:14,15; 31:13,14;33:7;66:11; 71:8,9;77:21,22; 104:2,3;126:3,4; 127:1,2 Director's (2) 7:15; 15:9 discharged (1) 122:10 discussed (1) 14:13 discussing (1) 45:4 discussions (1) 75:14 disinfection (2) 112:20;115:4 dismiss (1) 12:14 disposal (1) 102:14 distributed (1) 32:16 distribution (1) 8:6 distributors (2) 14:11; 125:5 District (5) 27:17,23; 34:2;55:14;102:23 districts (1) 10:2 DIYANNI (25) 7:1,2; 8:7;12:4,7,15,24; 25:16,18,22;28:19; 29:20,25;32:25; 56:10,14;73:8,10; 77:7;79:22,24;107:4, 13;125:10;126:20 Doc (3) 7:15;18:18; 25:1 docket (1) 15:24 Doctor (6) 11:17;67:6; 103:12;118:8;122:20; 123:16 document (1) 50:1 Documents (1) 54:3 doin' (1) 61:25 Domalewski (59) 79:17;80:2;85:7,12, 17;86:9,24;87:15,20; 88:9,21;89:8,16,22; 90:2,7,11,16,21;91:1, 6,12,19;92:1,5,11,15;</p>
	<p>D</p>	<p>daily (1) 34:2 damage (1) 65:15 damaged (1) 122:5</p>		

<p>93:4,11,18;94:1,8,22; 95:5,13,20;96:4,13, 17;97:1,7,10,20;98:2, 12,15,23;99:3,9,13, 20;100:11,18,22; 101:1,4,9;102:24; 103:4 Dominic (3) 7:2;56:6; 126:18 done (6) 61:14;65:11; 115:12;120:1;125:9; 126:18 Donovan (3) 28:18, 22;30:14 door (1) 62:11 doors (1) 27:24 down (6) 14:3;62:12; 65:2;83:2;100:23; 117:7 Downer (1) 109:3 downspout (2) 40:2; 44:15 downstream (1) 112:25 dozen (1) 85:22 DR (73) 4:15;5:18; 7:10,16;9:2,21;10:14, 23;11:4,15,18;12:1, 11,17;13:24;14:13; 15:6,18,23;16:5,18, 20;17:19,21;18:3,8, 10,19;19:19;20:5; 21:9,11,17,21;22:23; 23:2,6,18,21,23;25:3, 14;27:10,12;29:13; 30:15,20,23;33:15; 63:4,6,20;66:23; 67:12,20;68:17,19; 69:16;70:11,13; 103:15;107:6;117:17, 19,19,25;118:15; 122:21;123:1,3,18, 24;124:10 drag (1) 34:9 drain (2) 40:3;122:8 Drainage (2) 89:5,9 drains (2) 40:7;90:20 drawings (1) 109:18 Drexel (1) 74:9 Drive (1) 108:9 drivers (1) 57:25 driveway (2) 53:7; 119:16 driveways (2) 120:12; 121:7 driving (1) 59:12 drop-off (2) 58:21; 63:14 due (5) 25:15;43:20; 93:20;98:3;122:5 duly (6) 7:11;26:2; 28:23;73:14;80:3; 107:24</p>	<p>during (8) 4:17;5:2; 14:14;15:11;43:1; 47:16;84:15;104:23</p> <p style="text-align: center;">E</p> <p>earlier (2) 65:1;75:2 early (1) 67:20 earth (1) 99:1 easement (1) 76:15 EASEMENTS (1) 119:14 easier (1) 68:15 east (4) 50:14;62:8; 72:1;113:25 echo (1) 14:15 Ed (3) 13:23;14:12; 16:18 educational (3) 74:7; 82:4;85:15 EDWARD (1) 7:10 effective (1) 52:3 effort (1) 99:24 eight (1) 107:12 either (4) 8:11;25:7; 47:15;51:6 electric (1) 60:16 electrical (2) 46:8; 91:14 electricians (1) 35:22 element (2) 64:17,19 elevation (4) 41:8,14, 15,17 elevations (2) 89:1,24 eliminate (2) 52:15,23 else (10) 11:17; 16:13;28:8;62:24; 64:5;113:9;122:20, 23;123:7;124:7 email (5) 50:2;75:22; 116:25;118:19; 122:18 Emergency (1) 4:7 employed (1) 85:25 employees (1) 35:11 enclosure (9) 51:1; 52:3,5,7,11,20,25; 96:19,22 enclosures (1) 51:18 encroach (2) 98:10,18 encroachment (1) 98:16 end (10) 17:25;86:4; 89:25;110:3;113:6; 114:9;115:18,22; 116:8;122:18 Enforcement/Building (1) 121:15 engagement (3) 9:25; 10:18;68:23 engineer (26) 28:17; 35:1;37:7,13,15,25; 38:3,9,21;43:5,13,22;</p>	<p>49:1,12;56:9;73:3; 74:10;75:19,23; 76:23;79:18;84:24; 85:8,18;90:13;116:20 engineering (5) 74:9; 85:21,25;106:20,21 Engineers (1) 73:2 Engineer's (5) 42:25; 60:25;117:21;118:2; 124:12 enhance (1) 106:13 enhanced (1) 96:8 enough (1) 109:1 ensure (4) 10:6,17; 121:11,19 enter (1) 50:25 entering (1) 60:7 entire (2) 37:1;109:11 entrance (1) 53:23 entrances (2) 53:10; 114:14 environmental (7) 48:11,14,24;49:5; 50:11;96:3,5 equal (1) 89:5 equipment (2) 46:9; 91:15 equipped (1) 112:7 erected (3) 97:24,25; 98:8 Eric (2) 22:20;26:1 Erin (19) 5:20;6:16; 11:8;13:13;17:3,11; 19:7;20:22;22:11; 24:15;26:16;31:4,15; 71:10;77:23;104:4; 123:11;126:5;127:3 essentially (2) 32:16; 59:5 established (1) 32:6 Establishing (1) 54:2 establishments (3) 14:10,17;125:5 estate (1) 33:20 etc (4) 34:3;78:20; 80:18;122:16 evaluation (1) 48:24 even (6) 11:5;62:24; 63:1;65:4;81:16; 94:23 evening (8) 4:1,22; 7:1,5;37:19;80:11; 106:5,8 events (1) 81:8 evergreen (4) 52:11, 20;91:17;97:14 everybody (3) 7:2; 56:21;71:18 everyone (5) 7:5;8:9; 28:19;110:9;111:18 exact (3) 42:21;45:9; 100:15 exactly (5) 12:22;</p>	<p>86:20;89:14;99:1; 105:15 examined (5) 26:2; 28:24;73:15;80:4; 107:24 exceedance (1) 59:24 exceeding (2) 59:4; 60:1 except (1) 121:4 Exception (10) 39:12; 52:8;54:25;56:25; 57:14,19;58:7;84:1; 86:15;87:9 exceptions (1) 75:25 excessive (1) 58:3 excited (5) 34:4,20; 36:25;81:18,19 existing (36) 11:24; 42:3,7,14;43:15;45:6; 76:13;87:1;90:5,5,9, 99:15,19,25;100:6,8, 9,12;106:3;111:1,10; 112:16;113:1,4,9,11, 15,19,23;114:2,5,11, 14,16;122:1,5 exists (1) 50:17 exit (1) 50:25 exiting (1) 60:8 exits (3) 53:10,23; 114:14 expansion (1) 120:14 expect (1) 115:15 expected (3) 47:22; 59:19;115:1 experience (3) 74:7; 82:5;85:15 expert (2) 82:5;85:8 experts (4) 33:1; 79:23;106:20;107:2 explain (4) 57:1;59:6; 60:12;69:23 explained (1) 75:2 express (2) 104:18; 105:12 extend (2) 13:2;93:22 extension (1) 12:5 extensive (1) 37:23 extent (5) 42:18;45:9; 48:25;68:25;91:20 exterior (8) 19:17,22, 25;27:1;28:1;30:10; 34:18;120:17 extremely (2) 34:4,20 eye (1) 34:10</p> <p style="text-align: center;">F</p> <p>fabric (1) 44:14 facilitate (2) 68:23; 116:6 facilities (1) 112:19 facility (15) 35:9;75:3; 109:10,13;110:21;</p>	<p>111:5;112:15,18,20; 113:5;114:2;115:14; 116:7;118:25;119:3 fact (3) 59:20;69:20; 81:16 factor (2) 40:18;41:4 fail (1) 8:14 fair (4) 61:6;66:4,4; 109:1 Fairview (8) 27:17; 33:25;57:7;67:22,25, 25;69:2;123:25 Fame (1) 81:1 familiar (2) 64:22; 82:11 families (2) 32:20; 80:16 family (1) 47:21 far (1) 53:23 fast (1) 115:23 fast-track (1) 115:10 feature (2) 82:22;87:7 features (2) 27:21; 99:19 Federal (1) 11:21 fee (2) 40:9;43:21 FeeCity (1) 119:24 feed (2) 112:19;115:4 feel (8) 57:16;58:15; 76:22;93:7,21;94:23; 98:4;105:15 fees (3) 38:22;40:12; 84:25 feet (15) 44:10;45:2; 47:3;74:25,25;75:5; 83:20,22;88:3;91:23; 93:14;113:17,17; 114:21;120:16 Felisha (3) 15:13; 68:2;70:24 fence (14) 25:1,6,7,8; 44:19;51:22,23;53:5; 65:24;78:16;90:20; 97:23;98:4;102:13 Fences (3) 53:4; 97:25;98:8 Ferry (6) 78:15,20; 79:12;80:23;82:20; 85:3 Fevilien (4) 24:24; 25:2,13;26:1 Fevilien's (1) 26:6 few (4) 56:24;73:18; 117:1,4 field (2) 121:22;124:3 figured (1) 125:14 file (3) 50:3;76:19; 82:16 filed (1) 56:22 filing (1) 5:8 fill (3) 110:2,4;120:15 filling (1) 7:3 filter (2) 44:14;106:3</p>
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<p>filters (1) 112:7 Final (15) 11:20; 31:24;32:9;40:13; 43:6,7;54:4;70:15; 72:17;78:10;79:6; 80:19;90:15;125:8,16 find (3) 35:14;89:13, 15 findings (1) 15:21 Fine (9) 30:2;40:24; 41:3;45:20;49:8,17; 93:10;95:16;117:13 finish (1) 123:7 finished (1) 41:7 Fire (6) 43:5;84:10, 10,19;86:20;90:13 firm (2) 32:4;120:12 first (21) 5:4;17:1; 26:1;28:23;29:9,12; 33:14;56:3,24;59:10; 66:10,25;67:19;68:6; 73:14;74:4;80:3,8; 89:12;104:17;107:24 first-come (1) 63:10 first-serve (1) 63:10 fittings (1) 122:16 five (13) 8:16,17; 33:20;44:9,10;84:9; 86:19;88:3;92:6; 101:17,18;102:11; 121:5 five-year (2) 8:18,24 fixing (1) 34:3 fixture (4) 46:18; 92:10,13;93:16 fixtures (4) 83:3;92:6; 95:9;121:5 flat (6) 19:25;21:14, 16,18;23:12,14 flexible (1) 89:3 flood (2) 41:15,19 floor (5) 5:5;13:2; 31:25;41:8;78:21 floors (1) 32:17 flow-rate (1) 40:2 flush-mounted (2) 21:13,18 fo (1) 9:8 focused (1) 35:17 folks (1) 32:24 follow (1) 115:24 followed (1) 111:6 following (3) 76:1; 119:21;125:1 follows (6) 7:12;26:3; 28:25;73:15;80:5; 107:25 foot (1) 41:14 football (1) 124:3 footcandle (2) 120:24; 121:1 footcandles (11) 46:15,16,18,19;47:3,</p>	<p>5;93:14;94:20;121:2, 4,5 foresee (1) 9:14 forgot (2) 25:16; 110:14 form (3) 52:3;60:9; 115:13 Format (1) 54:3 former (3) 27:25;32:7, 14 formerly (1) 78:12 forth (2) 9:16;36:18 forward (13) 9:15; 10:7;11:5,12;35:19, 25;37:13;50:11; 61:17;68:12;88:13; 97:24;118:13 found (2) 4:13;49:19 four (6) 50:23,24; 79:5;85:22;88:4; 120:11 four-family (1) 33:22 framed (1) 83:2 free (1) 76:23 freed (1) 66:13 freeing (2) 65:21; 67:12 front (13) 20:4;51:20; 58:21;62:11,20,21; 64:4;70:7;74:11,12; 78:9;98:1;102:13 frontages (2) 39:15; 44:24 froze (1) 50:8 fruit (1) 45:14 full (1) 113:20 full-blown (1) 35:15 Fund (1) 36:13 funding (3) 36:3,12,23 further (4) 61:19; 68:20;121:11,19 future (5) 8:3;58:14; 112:21;114:25;115:5</p>	<p>10,14,18;65:14,24 general (2) 54:13; 93:10 generates (1) 86:15 generator (1) 78:18 generic (2) 92:12,21 gentlemen (1) 64:15 gently (1) 83:2 gets (1) 35:6 Ghanshyam (1) 11:21 Giant (1) 91:8 gist (1) 32:12 given (6) 16:1;34:23; 51:19;90:23;118:5,6 giving (2) 12:5;31:4 glare (1) 120:19 Glen (1) 108:9 goal (1) 59:10 goes (1) 36:11 gold (1) 81:2 Good (26) 4:1,22;7:1, 5;9:7;11:16;16:10,12; 23:23;25:3;37:15; 46:5;61:5,16;64:25; 70:22;71:21;78:8; 80:11;105:10;106:5, 8;116:16;122:25; 123:4;124:16 Gotcha (1) 102:9 governing (1) 72:25 grade (2) 32:18;90:5 grade-level (1) 83:2 grades (4) 41:6,22; 42:1;90:5 Grading (2) 40:16; 41:12 graduated (1) 85:19 grandiose (1) 81:15 grant (5) 36:2;57:18; 76:15;80:14,21 granted (14) 58:25; 79:3;84:1;86:16; 88:6;94:14;95:2,22; 97:16,17;101:12,20; 102:2,8 grants (2) 72:19,21 granular (2) 112:17; 114:22 great (6) 69:15;71:19; 81:22;82:6;110:4,5 greater (2) 121:1,3 Green (1) 91:7 Greg (3) 79:17;80:2; 85:11 grenade (2) 65:2,3 grey-shaded (1) 74:21 ground (1) 92:24 Group (2) 32:4;117:7 guarantee (1) 91:5 guess (8) 7:4;9:12; 66:15,16;68:11;70:6; 98:8;124:7 guidelines (2) 9:16;</p>	<p>34:19 guitar (1) 81:13 guys (2) 56:16;71:2</p> <p style="text-align: center;">H</p> <p>Haddon (1) 33:8 Hall (3) 4:8;5:4;81:1 hand (1) 107:18 handle (2) 14:5;64:20 handled (1) 51:10 hands (5) 7:7;25:24; 28:20;73:11;79:25 happen (2) 64:6; 68:13 happened (1) 62:22 happy (3) 57:6;61:11; 74:3 hard (1) 81:19 hardscape (2) 82:21; 96:9 haul (1) 51:15 hauler (2) 51:11,14 hauling (1) 51:4 hazard (1) 41:15 Health (1) 4:7 hear (10) 23:5,15,18; 50:8;61:23;63:25; 85:12;111:15;124:13, 15 heard (3) 12:13;16:4; 64:1 Hearing (21) 16:21; 18:21;20:9,11;21:23, 24;24:1,2;25:17; 37:10;61:20;68:8,8; 77:2,5;101:7;103:10, 17;104:25;123:13; 124:7 height (2) 25:8; 114:19 heights (1) 92:18 held (3) 4:5;5:1,6;5 help (2) 94:25;105:6 helped (2) 37:19; 82:12 helps (1) 100:3 high (3) 92:20,25; 125:18 Highway (2) 39:1; 85:5 Historic (2) 27:17; 34:11 historical (2) 27:22; 34:19 historically (1) 109:9 history (5) 80:22;81:5, 10;82:23;105:8 hit (1) 36:20 hits (1) 81:2 Hold (1) 62:2 home (1) 47:21 homes (1) 80:16</p>	<p>hope (1) 81:12 hoping (1) 47:25 horizontal (2) 40:16; 120:24 house (5) 62:16,20, 22;64:4;114:11 households (2) 50:17; 58:1 houses (1) 33:25 housing (11) 32:21; 34:24;35:7,17;36:13, 16;75:12;78:25;80:9, 13;81:20 HPC (10) 18:11;20:7; 21:11;23:8;25:5,5; 27:14,18;29:14;68:22 HUD (2) 80:14,20 Huff (2) 80:23;81:4 hydrogen (1) 115:5 hypochlorite (1) 112:19</p>
		G	<p>heights (1) 92:18 held (3) 4:5;5:1,6;5 help (2) 94:25;105:6 helped (2) 37:19; 82:12 helps (1) 100:3 high (3) 92:20,25; 125:18 Highway (2) 39:1; 85:5 Historic (2) 27:17; 34:11 historical (2) 27:22; 34:19 historically (1) 109:9 history (5) 80:22;81:5, 10;82:23;105:8 hit (1) 36:20 hits (1) 81:2 Hold (1) 62:2 home (1) 47:21 homes (1) 80:16</p>	I
		<p>G3-Flexible (1) 89:4 gable (1) 23:11 gables (1) 23:13 GAC (2) 114:21; 115:20 gain (1) 11:13 gallons (2) 112:5,6 Gamble (2) 80:24; 81:4 garage (3) 72:5,14,16 Garden (3) 72:15; 84:4;86:12 Gardens (4) 72:6,10; 73:6;75:13 gate (2) 64:11;65:12 gated (1) 114:14 gates (7) 44:19;53:6,</p>	<p>Ian (15) 5:24;6:20; 13:17;17:15;19:11; 21:1;22:15;24:19; 26:20;31:19;71:14; 78:2;104:8;126:9; 127:7 idea (2) 69:15;123:5 identified (1) 76:14 ie (1) 122:16 II (1) 107:23 illumination (2) 59:21; 120:24 illustrate (2) 94:6; 109:21 imagine (4) 62:5,23; 64:6;117:9 imagining (1) 62:1 immediately (1) 60:3 impact (14) 47:12,18; 49:2;59:18,23;76:8; 95:18,19;96:3,5,6,11; 121:8,17 impacted (2) 121:23; 122:13 impacts (4) 93:16; 95:23;121:12,20 impervious (2) 48:23; 49:3 Implementation (1) 80:14 important (4) 8:2; 15:10;59:17;116:7 importantly (1) 79:10 improve (1) 66:5 improved (1) 109:12 Improvement (2) 54:24;86:12 improvements (1) 43:15</p>	

<p>Inasmuch (1) 32:23 Inc (1) 89:4 inches (2) 44:9; 120:11 include (11) 32:19; 60:24;69:11;89:5,10; 91:5;92:12;95:18; 98:23;112:18;117:21 includes (1) 89:12 including (5) 64:19; 97:24;100:16;122:2; 124:21 incredibly (1) 115:23 indicate (7) 49:1;51:9; 54:17;90:5;99:7,12, 16 indicated (3) 19:20; 40:1;49:11 individual (1) 91:10 inducted (1) 80:25 infiltration (3) 40:2,5; 44:15 influence (1) 10:9 information (8) 10:19; 38:2;41:10;42:19; 54:6,9;100:7;107:16 infrastructure (2) 43:15;81:16 in-house (2) 35:21,22 initial (1) 34:14 in-kind (1) 27:20 inlet (1) 88:24 input (1) 11:13 Inquirer (1) 5:7 inside (1) 114:16 inspection (1) 43:11 install (1) 95:8 installation (5) 18:7, 17;22:21;23:8;24:25 installed (3) 52:2; 119:17;120:18 Institute (1) 85:20 institutions (1) 36:17 Instructions (1) 4:11 intended (1) 112:11 intending (1) 80:10 intent (5) 36:19,19; 87:3;115:11,20 interaction (1) 104:22 interest (3) 82:24; 104:24;123:15 interested (3) 61:10; 103:11;109:16 Interior (3) 28:3; 34:16,18 intersection (1) 82:20 intersections (1) 39:20 intervals (1) 120:15 into (13) 25:17;29:7; 30:1;31:23;32:14; 36:24;37:23;48:3; 68:12;81:1;90:9; 98:10,16</p>	<p>introduction (2) 7:24; 110:19 invert (1) 42:11 investigate (1) 42:18 investigation (1) 49:19 involved (4) 33:19; 38:23;85:1;87:1 iron (2) 25:8;112:8 Iselin (2) 111:21; 119:10 isolux (4) 92:8,12,24; 93:8 issue (7) 8:8;49:24; 58:12;68:21;69:2,5; 70:19 issued (2) 54:5; 106:10 issues (4) 48:14; 50:10;110:3;119:13 item (7) 7:17;12:3; 13:25;16:17;27:6,7; 29:23 items (2) 55:4;68:23 IV (3) 78:11;79:6;87:2</p> <p style="text-align: center;">J</p> <p>Jefferis (2) 46:22;61:1 Jefferis' (1) 58:23 Jersey (17) 5:5,9; 33:9;36:14;37:16; 54:23;56:9;74:11; 82:8;85:19;86:11; 108:13,17;109:3; 111:22;112:14; 119:10 Joan (2) 32:7;34:5 JOHNSON (1) 7:9 join (1) 11:1 joint (1) 120:15 joints (1) 120:14 Jose (16) 4:3;5:12; 6:10;13:7;17:5;19:1; 20:16;22:5;24:9; 26:10;31:9;71:4; 77:17;103:23;125:24; 126:22 JOYNER (1) 118:19 Jr (1) 4:3 July (5) 4:5;5:10; 118:20;125:2,9 jump (1) 107:14 June (5) 6:5;38:12; 45:14;61:3;83:17 justification (1) 65:24</p> <p style="text-align: center;">K</p> <p>Kansas (1) 18:6 keep (2) 29:21;61:16 keeping (1) 34:18 Kenny (2) 80:24;81:4 Kevin (8) 72:8;74:3;</p>	<p>75:2,10;78:7,23; 81:23;105:15 key-card (1) 53:23 kids' (1) 81:14 kind (2) 81:21;114:3 kindly (1) 105:21 kitchen (1) 80:17 knock (1) 32:25 knows (1) 56:21</p> <p style="text-align: center;">L</p> <p>label (2) 101:1,2 labeled (1) 90:9 Landmark (1) 108:8 Landscape (3) 91:3,9; 92:4 landscaped (1) 91:10 landscaping (6) 46:3, 3;52:2,4,6;96:8 large (2) 45:14;49:21 larger (1) 36:17 largest (1) 40:3 last (7) 60:9;74:13; 79:5;80:25;86:1; 104:21;105:11 late (1) 117:6 later (2) 41:2;45:5 lateral (1) 42:16 law (2) 8:9;32:4 lawn (1) 79:11 layout (2) 74:20;99:17 leased (1) 35:6 leases (1) 58:13 leasing (1) 36:5 least (3) 88:3;91:23; 120:10 leave (1) 99:22 Lee (38) 5:22,23;6:8, 18,19;13:15,16; 17:13,14;18:24;19:9, 10;20:24,25;22:2,3, 13,14;24:17,18;26:8, 18,19;31:17,18; 71:12,13;77:14,15, 25;78:1;104:6,7; 116:14;126:7,8; 127:5,6 left (4) 114:2,10,13,19 legitimate (1) 66:2 lengthy (1) 116:24 Leon (1) 80:23 Leonard (51) 5:24,25; 6:7,20,21;13:5,17,18; 16:23,25;17:2,15,16; 18:23;19:11,12; 20:14;21:1,2;22:15, 16;24:5,7,19,20;26:7, 20,21;31:6,8,19,20; 69:21,25;70:20,22; 71:14,15;78:2,3; 103:19;104:8,9; 116:15,16;125:21;</p>	<p>126:9,10,15;127:7,8 less (3) 114:21; 120:23;121:1 letter (13) 12:18;29:6, 7;38:2,8,12;49:22; 55:7;61:2,15;70:17; 83:17;84:14 letters (2) 76:4,10 level (11) 46:15,16, 17;47:1;69:4;94:19; 101:16,25;120:22,25; 121:2 levels (9) 54:23; 59:15,24;60:1,6;94:5, 20;101:16,24 liaison (1) 11:10 license (2) 56:11; 85:19 licensed (5) 35:23; 37:15;56:9;82:8; 85:18 licenses (1) 8:13 lieu (1) 51:22 light (10) 33:17;83:3; 92:17;93:15;94:24; 112:21;120:18,19,19; 121:4 lightened (1) 99:18 lighting (37) 46:13,14, 15,17;47:1;54:23; 59:4,11,12,15,20,24; 60:1,5;83:4,5;92:7, 22;93:6,21,25;94:3,5, 9,19,20;95:9,14; 101:15,16,16,23,24, 24;120:22,25;121:2 lights (2) 92:16; 120:17 limit (1) 69:3 limited (2) 64:7;122:3 line (22) 8:12;22:24; 25:1;34:19;35:2; 47:4;59:6,23;72:1,2; 84:3;92:3;93:15,21, 22;94:4;97:24;98:9; 100:24;101:15,23; 103:13 lines (4) 59:16;60:16; 92:8;120:20 Link (1) 11:1 liquor (1) 11:23 list (2) 14:3;101:19 listed (2) 55:8;102:17 Listen (1) 62:1 listening (2) 71:19; 116:13 little (6) 33:11;34:25; 35:24;113:7,14; 114:21 live (1) 10:2 lived (1) 80:23 lives (1) 66:3 living (1) 102:2</p>	<p>LLC (12) 11:21; 26:25;30:9;32:5; 70:16;71:24;72:10; 78:24;79:2;105:25; 106:7;125:17 local (5) 36:6;67:24; 81:14;121:12,20 locate (1) 112:25 located (12) 27:16,19; 32:7;45:25;58:21; 72:1;82:20;89:15; 109:8;112:15;113:6; 120:18 location (4) 31:25; 42:21;60:17;100:19 locations (6) 42:2; 45:5;78:19;89:1; 90:4;92:22 lock-step (1) 10:8 long (5) 31:1;35:9; 41:3;83:1;118:10 longer (4) 41:13; 63:16;67:10,11 look (4) 57:24;69:4; 101:22;114:7 looked (1) 105:1 looking (14) 11:12; 34:15,17;35:13;36:8, 10;60:23;74:23;75:6; 82:17;111:3,4; 113:25;114:9 lost (1) 105:10 lot (31) 11:24;32:9; 45:21;53:22;63:1; 64:8,25;65:6,15;72:3, 5;73:24;74:22;75:1,3, 5;78:12,12;83:18,20; 94:5,9;99:23;104:22; 105:6;106:1;109:11; 119:6;120:23,25; 121:3 Lots (10) 11:25; 51:18;71:25;72:2; 74:1,21,22,24,24;75:7 Lotss (1) 11:22 Loud (1) 111:16 love (1) 69:10 lower (3) 113:3,11; 114:18 low-income (1) 36:16 Lowrise (2) 78:24; 79:2 luck (1) 67:23 luminaire (1) 92:9</p> <p style="text-align: center;">M</p> <p>M64 (2) 120:6,7 ma'am (4) 15:18,23; 25:9,18 mailman (1) 30:21 main (3) 34:9;42:8; 60:20</p>
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<p>mains (1) 122:15 maintenance (9) 35:21;72:5,14,16; 75:3;91:11;110:24; 111:13;112:4 major (2) 27:18;78:10 majority (1) 115:16 makes (1) 118:3 making (6) 17:1; 44:11;56:19;68:20; 124:4,8 manage (2) 35:8; 58:12 Management (6) 26:25;30:9;33:8; 35:15,16,20 managing (3) 33:7; 35:19,24 manganese (1) 112:8 manner (1) 122:10 many (2) 84:16;86:20 Maps (1) 54:2 March (3) 67:20;68:1, 1 Mark (9) 106:23; 107:21;108:14; 109:24;111:16,20,25; 115:6;119:9 market (2) 34:24,24 marketing (1) 8:6 market-rate (1) 36:22 Mark's (1) 110:3 Martin (3) 104:18,23; 105:4 Maryland (1) 108:9 Master's (1) 82:9 match (2) 42:3;90:4 matched (1) 90:6 material (1) 82:24 materials (6) 19:23; 23:13;25:11;27:21; 117:4;122:16 matter (8) 12:1,7,12; 14:13;15:7,10;18:11; 104:14 matters (2) 31:2;68:14 maximize (1) 10:17 maximum (6) 46:17; 83:18,21;91:20; 121:2,5 may (13) 4:15;29:2; 43:21;55:16;56:10; 63:6;65:5;81:25; 102:25;104:13; 107:17;116:11;125:7 maybe (2) 74:13; 85:23 Mayor (1) 5:12 McDonald (3) 106:21, 24;119:10 McDONOUGH (3) 107:21;108:11,11 McGuire (6) 71:24;</p>	<p>72:6,10,14;73:6; 75:13 McKay (2) 72:9;78:23 mean (3) 15:20; 63:21;100:6 meaning (1) 115:25 meantime (1) 4:19 mechanical (2) 46:8; 91:14 medical (1) 80:17 meed (1) 125:20 meet (4) 39:21,23; 45:9;46:19 meeting (26) 4:2,5,9, 10,12,23,24;5:10;6:5; 9:15,23,24;11:2,2; 12:2,13,16,18,19,21; 13:3;17:25;25:9; 104:17;105:24; 126:21 meetings (9) 5:1; 10:13,15,16,25;11:6; 66:19;104:23,24 meets (1) 59:7 member (3) 11:13; 18:10;32:3 Members (6) 7:16; 10:20;27:13;32:2; 105:11;116:11 mentioned (4) 63:13; 64:21;110:22;111:12 Merrimac (10) 22:20; 23:9;34:8;38:13,19; 42:16;44:25;60:15; 64:21;65:4 met (2) 67:16;76:1 metal (1) 116:1 Mgr (1) 107:21 MICHAEL (4) 28:22; 107:22;108:18,20 Michaels (3) 73:5; 79:1;80:9 Mickle (1) 71:25 MidAtlantic (1) 85:25 middle (1) 114:24 mid-rise (1) 27:15 might (5) 42:20,20; 58:3;62:24;116:2 Mike (1) 28:17 MILLER (109) 4:22; 5:12,15,17,20,22,24; 6:1,3,10,12,14,16,18, 20,22;13:7,9,11,13, 15,17,19;17:5,7,9,11, 13,15,17;19:1,3,5,7,9, 11,13;20:16,18,20,22, 24;21:1,3;22:5,7,9,11, 13,15,17;24:9,11,13, 15,17,19,21;26:10,12, 14,16,18,20,22;30:5; 31:9,11,13,15,17,19, 21;71:4,6,8,10,12,14, 16;77:17,19,21,23,25;</p>	<p>78:2,4;103:23,25; 104:2,4,6,8,10; 125:16,24;126:1,3,5, 7,9,11,22,24;127:1,3, 5,7,9 million (2) 112:5,6 mind (1) 111:22 mine (1) 105:4 minimal (1) 96:8 minimize (1) 4:20 minimum (4) 12:20; 44:10;46:14;120:22 Minimus (10) 39:12; 54:24;56:25;57:14, 19;58:7;69:5;84:1; 86:15;87:9 Minor (4) 11:19; 34:17;60:18;125:7 minute (1) 55:7 minutes (3) 6:6;10:15; 118:7 missed (3) 105:9,17, 20 missing (3) 44:25; 70:10;92:9 model (1) 114:17 modification (1) 95:11 modifications (3) 94:9; 95:8;96:22 modify (2) 67:8;69:14 moment (1) 40:23 Monday (1) 72:17 month (4) 74:14; 115:16,18,19 months (3) 8:1;36:7; 73:18 MOORE (143) 7:9; 29:5;30:11;38:1,8,17, 25;39:5,14,19,25; 40:9,15,22,24;41:3, 11,21;42:1,7,11,14, 23;43:4,10,19;44:1,4, 8,13,17,22;45:8,12, 20;46:5,8,12,25; 47:10,17;48:2,5,7,16; 49:7,14,17,25;50:5, 12,20;51:2,16;52:1, 14,18;53:3,14,20,25; 54:12,16,21;55:6,12, 19,24;75:18,22; 83:15;84:15,21;85:3, 10;86:10;87:12,17; 88:1,14,23;89:12,18, 24;90:4,8,12,18,23; 91:3,7,14,22;92:3,6, 14;93:2,9,12,24;94:3, 13,18;95:2,6,16;96:1, 11,14,23;97:5,8,12, 22;98:7,14,18,25; 99:6,11,15;100:5,13, 19,25;101:2,5,11,21; 102:4,7,10,16,20,25; 103:5;116:17,19,24;</p>	<p>117:13;118:8,13,17 Moore-Johnson (1) 118:22 more (14) 8:4;14:14; 35:13;36:1;38:2; 45:1;47:2;55:7;68:3; 85:23;93:13;105:16; 113:14;120:16 most (5) 8:24,25;20:3, 5;79:9 motion (41) 6:6,22; 12:8,15,20,24;13:1, 19;16:22;17:1,17; 18:22;19:13;20:11, 12;21:3,24;22:17; 24:3,21;26:6,22;30:3; 31:21;56:16;69:19, 23,24;70:6,21;71:16; 77:5,8;78:4;103:18; 104:10;125:15,20; 126:11,13;127:9 Mott (3) 106:21,24; 119:9 mounted (2) 92:17,25 mounting (1) 21:15 move (14) 9:4;10:7; 12:2,20;14:24,25; 15:10,25;29:22;30:3; 37:6;59:3;109:20; 124:25 moved (16) 6:7;12:8, 19;13:4;16:23;18:23; 21:25;24:4;26:7; 62:9;69:21,22;77:12; 103:19;125:21; 126:15 moving (5) 9:14;11:5; 61:16;68:12;109:7 much (7) 10:22;37:3; 84:18;100:7;105:14; 110:6,18 mulch (2) 91:10,10 multi-family (2) 35:18; 102:13 multiple (1) 74:11 Municipal (2) 55:15; 84:22 municipalities (2) 8:10,25 municipality (1) 8:21 music (1) 82:23 music-related (1) 81:5 must (13) 19:25;20:1; 28:2;39:20;40:12,18; 41:6;42:11;43:4,12; 76:15;90:12;98:8 mute (2) 4:16,19</p>	<p>107:15;108:4,19 names (1) 108:2 nature (2) 100:15; 105:7 near (1) 42:15 necessary (13) 36:3; 38:18;39:12;46:24; 47:15;55:16;59:15; 68:25;73:7;84:11,22; 98:1;103:1 need (33) 9:16;10:18; 12:5,15,24;13:1; 16:22;18:21;20:11, 13;21:24;22:1;26:5; 31:3,5;32:21;39:23; 43:1;48:24;51:12; 59:7;69:19;74:4;77:5, 13;87:25;88:18; 94:11;107:15;108:2; 118:8;125:15;126:13 needed (2) 67:10; 102:5 needs (3) 54:9;107:8; 114:20 negative (2) 59:18,23 negligence (2) 25:16, 20 negligible (1) 95:23 neighbor (1) 62:22 neighborhood (10) 9:18,19;34:1,21; 64:2;66:22;67:16,21; 80:13,23 neighborhoods (1) 10:2 Neighborhood's (2) 80:21;82:23 neighboring (1) 51:19 neighbors (3) 59:20; 67:22,25 New (37) 5:5,9;7:18; 13:21,25;18:4;33:9; 36:14,14,22;37:16; 54:23;56:9;74:11; 80:16;81:20;82:8; 85:18;86:11,25; 88:16;106:2,12,14; 108:12,17;109:3; 111:22;112:14,15; 113:5,16,22;114:1,3, 5;119:10 newspapers (1) 5:7 Next (23) 18:4;27:6; 41:12;68:11;71:23; 87:13;104:13;105:24; 112:10;113:7,13,24; 114:7;115:2,9,17,18, 18;116:2,8;123:6; 124:2;125:1 NGVD (1) 40:19 nice (1) 64:11 Nick (6) 79:13,16,16; 80:3,7,8</p>
N				
<p>NAD (1) 40:16 name (9) 7:2;32:3; 33:4,6;38:13;82:7;</p>				

<p>night (2) 71:19;78:8 nine (2) 36:17;107:11 nobody (1) 14:4 no-gate (1) 64:10 noise (1) 4:20 nonconforming (2) 83:19,23 none (17) 16:21; 18:21;20:9,11;21:23, 24;24:1,3;59:21; 61:20;77:3,5;103:10, 16,17;123:13;124:7 non-poisonous (1) 90:25 non-yielding (1) 120:12 nor (1) 121:1 north (1) 52:5 northeast (1) 114:10 Note (13) 40:16; 43:20;44:11;46:10; 53:25;54:10;86:17; 89:6,9;91:16;101:12; 116:25;117:14 noted (7) 44:5,14; 94:15;101:17;102:7, 12,21 notes (5) 54:13;89:5, 10,17;91:3 notice (2) 4:23;12:25 noticed (1) 12:16 Noting (1) 83:17 now-no-longer-needed (1) 65:22 nuisance (1) 122:11 number (12) 39:9,9; 54:25;56:25;57:1; 68:23;81:2;84:9; 101:14,23;106:19; 107:7 numbers (1) 87:10</p>	<p>67:20;75:23;76:21; 90:14,24;91:9;93:15; 101:5;102:18 Officer (1) 25:9 officials (1) 32:2 off-site (1) 54:22 off-street (3) 68:7; 83:24;86:23 oil (2) 49:20,21 Old (4) 9:5;11:19; 34:5;58:21 once (7) 14:24;75:1, 4;86:10,17;88:6; 107:14 one (39) 5:2;7:17; 9:21;10:10;16:13; 19:21;28:15;31:5; 33:21;36:1;37:10; 40:23;41:14;52:11; 55:7;57:9,10;58:1; 59:3;60:18;62:14,15; 68:6;69:22;84:8; 86:12,18;89:13; 92:22;93:18;94:8,23; 98:12;99:21;103:13; 116:2;117:9;123:23; 125:10 one-bedroom (4) 32:15;57:23;84:5; 86:14 one-half (1) 120:14 ones (4) 92:21,23; 101:19;102:10 ongoing (1) 115:19 only (11) 10:10;11:2; 36:16;58:1;60:14; 65:10;81:4;90:24; 99:22;107:9;109:11 onsite (1) 44:5 on-street (8) 63:21,22; 65:23;66:15;67:3,9; 70:19;86:22 opaque (2) 51:22; 113:16 Open (15) 4:24; 14:25;16:6,15;30:5; 53:22;58:23;61:20; 63:17,18;82:21; 84:18;103:10;116:10; 123:14 opened (1) 123:3 Opening (13) 4:13; 38:18,20,25;39:2; 65:8;84:21,23;85:3,4, 7;119:22,23 openings (1) 88:25 open-space (1) 28:1 operated (5) 75:13; 79:1;109:9;111:12; 112:3 operates (1) 106:9 operation (2) 116:6,8 operational (2)</p>	<p>113:23;115:22 operations (3) 110:23; 111:13;112:3 opinion (2) 58:6;60:1 opportunity (5) 81:10; 110:7;111:7;117:7,11 opposed (2) 10:9; 36:16 opted-out (1) 8:3 option (1) 12:14 options (1) 36:17 opt-out (3) 7:25;8:11; 14:17 order (7) 4:2;82:1; 103:18;106:11,13; 110:22;116:6 Ordinance (30) 7:19, 22;8:4;14:16,20,20; 15:6,11,25;17:23,23; 38:21;40:11;43:20; 45:22;54:1;55:1; 57:3;59:4;67:8;69:2, 9,14;70:10,18;73:1; 84:8,24;117:2;120:21 ordinances (3) 8:11, 23;10:7 organic (1) 112:10 organization (3) 67:17;73:5;79:1 original (3) 88:12,16; 112:5 ORION (1) 118:19 ornamental (1) 90:20 others (3) 55:16,17; 102:25 otherwise (1) 36:21 ours (1) 36:15 out (22) 11:13;14:5; 16:16;20:4;30:7; 32:25;61:21;62:9,11, 13,16;65:18;67:19, 22,25;69:8;77:3; 100:3;105:1;117:1; 123:15;125:14 outdoor (3) 51:17; 97:15;102:1 outlined (1) 40:10 outside (5) 10:9; 41:19;55:12;65:3; 102:20 over (11) 33:16; 34:13;35:1;53:23; 58:25;61:3;74:19; 79:5;87:8;105:11; 111:23 Overall (2) 99:16; 100:12 overhead (2) 45:6; 60:16 overtaken (1) 64:24 overview (6) 106:18, 25;111:1,2,3;113:2 own (2) 64:21;118:11</p>	<p>owned (3) 75:8; 111:11;112:2 owner (1) 32:13 owners (3) 76:4,9,11 owns (2) 74:1;75:12 oxidation (1) 112:21</p> <p style="text-align: center;">P</p> <p>p/o (1) 78:12 packed (2) 112:9; 113:1 packets (1) 14:23 pad (1) 44:18 page (4) 38:13;55:8; 82:16;102:17 paid (1) 40:12 paint (1) 27:21 panel (1) 83:1 panels (7) 18:7,13,17; 21:7,12,13,16 parent (1) 73:6 parents (1) 58:1 park (10) 62:24;63:1; 64:5,7;65:6;78:15,17; 113:6,25;119:5 parked (1) 62:19 Parker (2) 72:9;78:23 parking (69) 39:6,7, 10;45:21;53:22; 54:25;56:25;57:2,4, 13,17,21,23;58:7,8, 14,16,24;60:7;62:20, 25;63:1,8,15,21,22; 64:6,8,20,22,25;65:6, 7,20,22;66:6,12,15; 67:4,9,13;68:7;69:2, 5;70:9,19;83:24,25; 84:6,8;86:11,13,15, 18,22,23,25;87:1,10, 10;94:5,9;101:14,23; 120:23,25;121:3,10, 18 parkings (1) 65:12 Parkside (7) 106:12; 110:20;111:1;112:2; 118:24;119:2;123:25 part (20) 9:19;15:8, 24;18:11;56:23;61:9; 72:4;86:24;87:1; 88:12,15;94:9;96:19; 98:24;99:10;100:2; 107:17;117:21;118:1; 124:21 particular (4) 35:9; 58:2;59:13;106:23 particularly (2) 27:23; 64:3 partnership (1) 81:8 pass (1) 14:20 passed (1) 104:18 passing (1) 104:19 past (1) 19:20</p>	<p>pathway (1) 53:18 patience (1) 71:21 pattern (1) 92:24 patterns (1) 93:8 paved (3) 59:22; 87:19,22 pavement (1) 99:18 pavements (1) 122:3 pavers (1) 83:7 PE (13) 7:9;28:22; 73:13;80:2;107:20, 21,22,22,22,23,23; 118:22;119:9 pedestrian (3) 83:4; 94:25;121:9 pedestrians (1) 93:23 Pennsylvania (2) 82:10;108:6 people (14) 10:1,6,9; 13:23;50:25;60:7; 62:25;64:7;84:9,10; 86:19;93:23;107:8,11 Per (21) 44:25;46:9; 47:2;51:17;52:1,18; 57:9;84:4,7,9;86:11; 88:2,24;91:15,22; 93:13;94:18;97:13, 23;98:8;112:5 percent (1) 36:17 performance (1) 87:24 performed (4) 43:13; 112:24;119:25; 121:14 perhaps (1) 69:12 perimeter (4) 53:6; 60:2;95:1;113:20 period (8) 8:10,15,18, 20,24;25:23;36:3,8 permanent (1) 120:3 Permit (9) 38:20,25; 39:4;72:13;78:14; 84:23;85:4;119:22,23 permits (2) 54:5; 119:21 permitted (3) 47:3; 93:14;121:6 peroxide (2) 112:22; 115:5 Per-Polyfluoroalkyl (1) 112:13 persuasive (1) 34:21 pertaining (1) 48:12 pertains (1) 96:18 pervious (1) 96:19 PFAS (5) 110:20; 112:12,12;118:25; 119:3 phase (8) 43:2;49:6, 6;78:11;79:6,6;87:2; 96:19 phases (1) 79:5 Philadelphia (1) 5:6 photometric (1) 92:8</p>
O				
<p>O&M (2) 105:25; 106:7 objection (1) 56:14 objectionable (1) 120:19 obtain (1) 39:4 obviously (2) 58:13; 115:10 occupied (1) 57:25 occurred (1) 107:1 occurring (1) 45:5 occurs (1) 60:14 off (3) 8:7;29:20;33:2 offended (1) 105:5 offer (1) 117:20 Office (21) 5:4;7:4; 40:12;42:25;43:7; 45:15,18,23;46:23; 51:20;52:8;55:10;</p>				

<p>picket (1) 51:23 picket-style (1) 44:19 pickup (1) 50:15 piece (1) 9:25 piggyback (1) 8:7 pipe (1) 42:14 pipes (2) 89:2,21 pits (1) 40:8 Pittsburgh (1) 108:5 place (4) 8(23);68:12;108:5;115:21 placed (1) 77:10 place-making (2) 80:21;81:9 placement (1) 18:13 Plan (63) 11:20;27:6;31:24;32:9,19;34:17;38:14;39:7;40:13,21;41:25;42:5,9;43:8;44:2;52:22;54:10;57:7;58:5;59:11;66:22;70:15;72:18,20,22;73:20,23;74:1,19;75:6;76:20;78:11,14;79:4,9;82:15,16;90:15,22;91:3,9,17;92:4,7,11;93:6;99:15,17,22,24;100:6,9,9,20;101:6,8,10;111:2,6;119:8;121:13;125:8,17 Planning (27) 4:3,25;6:4,25;7:14,17,20;9:24;11:3;14:9,16;15:7,8;16:14;35:19,24;51:14;54:19;55:13;59:9;66:14;69:13;72:25;101:7;102:21;106:18;125:4 plans (27) 9:20;37:18;40:15,18;44:6;45:2;46:6,10,12;47:5;52:7,21;53:25;54:18;56:22;61:8;84:3;88:3;89:7;91:24;92:10;96:16;98:11,19;99:12,12;100:8 plant (12) 82:24;106:13;111:11;112:2,4,7,8,16;113:5,15;118:24;119:2 planted (1) 45:1 Planting (4) 44:22;52:4;83:3;91:23 plantings (1) 60:19 plants (1) 90:25 platform (1) 4:11 platinum (1) 81:2 PLATT (46) 27:3,4;28:5,6,9,16;29:2,8,11,17,21;30:21;32:1,3,4;33:10;34:13;35:3;36:1,37:3,12,18,21;</p>	<p>38:4;48:20,22;49:10;51:8;53:11;55:3;56:4,6,20;57:15;58:4,11;59:2,25;60:9,21;64:15;65:10;67:6,14;69:7;71:18 play (1) 9:19 plaza (1) 82:21 please (34) 4:14,16;7:6,7;21:24;25:17;31:5,8;33:4,5;50:1,7;54:10;57:1;59:6;60:12;62:4;70:12;73:9,21;74:7;75:21;76:22;77:6;79:23,25;86:8,19;101:3;104:15;108:3,18;112:10;116:23 pleases (1) 109:19 pleasure (1) 126:20 plumbers (1) 35:22 pm (2) 4:5;118:20 pm*** (1) 127:12 poetry (1) 81:13 point (10) 36:5,11;37:22;51:13;64:18;65:19;67:19;93:3;100:10;106:17 point-by-point (2) 93:5,5 points (4) 41:7;42:4;69:8;90:1 pole (3) 92:19,25;108:21 Pole-mounted (1) 83:3 POLITO (2) 107:22;108:18 pollution (1) 120:19 pop (1) 50:10 porch (1) 23:12 Portfolio (2) 32:5;70:16 portion (9) 23:11;60:15;78:11;109:11;114:18,19,24;120:23;121:3 portions (1) 23:12 position (1) 49:3 possible (4) 15:23;42:19;68:6;99:22 Post (1) 5:6 posting (1) 5:2 potable (1) 42:8 potentially (1) 87:23 PP (2) 7:10;73:13 practicable (1) 91:20 pre-engineered (1) 116:1 pre-existing (2) 83:19,22 preformed (1) 120:15 prejudice (1) 12:14</p>	<p>Preliminary (7) 11:20;31:24;32:9;72:17;114:6;125:8,16 Prep (1) 125:18 prepare (1) 19:20 prepared (1) 47:25 presence (1) 76:2 Present (8) 5:21;18:7;29:6;65:13;73:6;75:20;76:3,13 presentation (7) 37:19;109:18,21;110:1,8,9;111:9 presented (2) 96:7;101:6 presenting (1) 14:12 presently (1) 11:24 presents (1) 59:9 preservation (3) 34:19;71:24;72:10 press (1) 110:14 pressure (1) 112:7 pretty (6) 59:14;74:20;75:5;84:18;100:7;116:24 prevalent (1) 112:14 prevent (1) 120:18 previous (3) 61:2;78:13;96:5 previously (16) 79:3;84:1;86:16;88:6;94:14,16,95:3;96:3,20;97:17;99:17;100:7;101:12,19;102:2,8 primarily (3) 33:21;35:16;60:5 prior (8) 12:8,18;40:13;43:1,6,7,13;90:15 private (6) 51:3,11,14;65:6,6;102:1 probably (5) 55:25;59:8;65:16;85:22;107:4 problem (6) 28:14;30:25;44:13;65:13;86:5;110:17 proceed (2) 29:2;35:5 process (4) 9:14;55:8;102:17;112:23 proctor (1) 120:13 Products (1) 89:4 professional (7) 58:6;59:25;74:6,10;82:4;85:15,18 professionals (6) 6:25;7:6;79:24;106:19;107:12,17 Program (3) 35:7;36:14,20 programmed (1) 81:7 programming (1)</p>	<p>100:16 progressed (1) 106:16 prohibit (1) 8:20 prohibiting (2) 14:9;125:4 project (43) 32:21;33:24;34:4,14;43:4,16;47:23;48:9;54:7;55:13;62:1,12;66:22;68:9;70:7;73:3;79:18;19:82;12,12;87:2;88:12;90:12;94:10;103:9;106:16,22,25;107:3,21;110:19;111:2;112:11;115:11,12,13;116:14;117:15;121:24;123:9,16,21;124:11 projects (2) 65:11;85:24 promote (1) 60:2 proper (3) 59:11;76:18;89:1 Properties (6) 19:16;34:3,3;36:20;51:19;122:9 property (37) 18:14,20;20:7;34:18;35:6;36:10;39:15,20;47:4;51:20;59:5,16;60:20;64:21,24;65:7;72:1,2;75:15;76:11;78:25;92:3;93:15,21,22;94:4;98:9;100:24;101:15,23;105:7;109:8,12;113:9,10;120:20;122:2 proposal (1) 33:13 propose (1) 60:17 proposed (54) 7:21;14:8,20;15:25;17:23;39:9;41:23;42:2,4,12,15;43:16,21;45:13;46:2;47:23;50:16;51:23;52:6;53:7,10;59:19;83:21,25;86:25;87:13,18;88:4;89:20;90:8;92:7;95:8,14,19;96:14;98:9,21;99:8,10;100:7,15,16,19;111:5;113:12;115:7,9;119:16;121:7,10,18;122:6,15;125:3 proposes (5) 39:14;47:5;50:13;53:4;86:14 proposing (15) 11:23;18:6;19:17;21:7;22:21;24:25;27:1;52:24;57:9;72:3;75:4;78:13;86:22;96:21;106:2</p>	<p>prospective (3) 34:22,23;36:22 protection (1) 122:1 proud (1) 35:12 provide (37) 10:19;40:6,20;41:4,6;42:13,19;47:11,19,21;48:10;50:1,18,20;55:4,25;57:2;59:11,14;76:4,10;80:21;83:4,12,89:19;92:21;95:17,20;96:1;106:17,24;107:16;110:25;111:7;116:20;117:14;120:2 provided (42) 4:23;19:22;21:13;39:11;40:4,18;41:8;42:2,11;43:7;44:17,23;45:16,21,24;50:16;51:22;52:5,19;53:8;54:14;57:8,21;58:16;75:25;87:17,19;88:25;89:25;90:14,18;91:4,17;93:16;94:6,21;97:15;98:21;100:14,17;119:11;120:13 provides (3) 36:15;82:21;86:20 providing (2) 36:16;60:12 provision (4) 7:25;14:18;47:17;52:20 provisions (2) 112:20;116:5 proximity (3) 90:23;93:20;98:3 prudent (1) 8:25 PSE&G (1) 95:7 psi (1) 120:11 public (35) 4:18,18,24;6:5;10:25;14:25,25;16:7,15,16;18:16;19:24;20:6,9;21:23;24:2;30:6;60:2,6;61:20,21;64:24,25;65:8;77:3;97:25;103:10,11;109:13;119:17;120:1;122:10;123:4,14,15 publicized (1) 5:10 pull (1) 73:20 purchase (1) 36:10 purple (1) 45:14 purpose (3) 5:4;72:13;75:15 purposes (2) 113:23;114:15 pursuant (1) 70:16 put (16) 8:1,12,23;28:10;29:18;36:24;48:2,25;56:6;64:10;68:12;70:8;93:7,8;</p>
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116:19;118:6	8:19;15:8;25:4; 68:18;69:12,13;70:9, 18;72:24;117:20,22; 118:2,3;124:8,10	65:17 reiterate (2) 15:20; 34:15 related (5) 4:7;30:8; 43:23;56:4;63:15 relates (2) 9:15;66:22 relating (1) 119:11 relationship (4) 37:9; 57:3,4;116:14 relative (7) 7:19;10:5; 14:9,17;27:23;70:19; 125:4 relatively (2) 74:24; 104:21 relevantly (1) 34:11 relief (2) 60:10,23 relocate (1) 122:13 remains (1) 4:6 remediation (1) 48:12 remind (1) 33:1 Remington (2) 38:11; 83:16 remote (1) 4:10 removal (7) 45:23; 46:2,3;49:21;51:11; 112:8,10 remove (3) 47:1; 98:16;114:23 Renaissance (1) 125:18 rendering (1) 114:7 renderings (2) 61:8,11 Renewal (4) 71:24; 72:10;78:24;79:2 renovate (2) 32:14; 34:17 renovated (1) 36:21 renovation (2) 35:5; 36:12 rent (1) 57:22 rental (2) 34:24;57:20 repair (1) 122:5 repeat (1) 50:7 replace (1) 39:15 replaced (3) 39:16,20, 24 replacing (1) 88:17 repainting (1) 27:25 Report (20) 7:15; 14:14;15:9;23:18; 27:10;29:10;40:4; 48:3;49:1;52:16; 61:4;73:2;75:18,19; 79:21;81:25;82:2; 83:11;86:8;96:7 REPORTER (3) 50:7; 61:1;118:6 represent (3) 27:4; 32:4;75:11 representing (1) 106:7 represents (2) 28:12; 80:19 repurposed (1) 66:17	request (20) 10:20; 45:5;47:14;61:21; 84:12;87:9;88:6,9,18; 93:19;94:1,12,15,17, 23;97:18,20,21;98:2; 99:21 requested (11) 41:9; 45:3;46:14;47:6;52:8, 22;76:5,12;91:25; 94:7,21 requesting (6) 47:7; 58:20;60:10;88:11, 19;101:13 require (5) 52:15; 57:8;84:8;85:4;86:21 required (15) 39:1,3, 11;43:16;54:6,17; 60:12;63:16;83:20; 84:2,17;89:1;95:8,11; 122:14 requirement (8) 39:6; 46:20;57:12;58:3; 59:5;88:5;97:17,18 requirements (10) 45:22;57:11;76:1; 83:18;119:19;120:2, 21;121:8,16;122:17 requires (3) 84:5; 86:13;109:14 requiring (2) 76:18; 86:18 reserved (2) 5:3;67:2 reside (1) 62:7 residences (2) 33:21; 93:17 resident (2) 66:3;68:8 Residential (3) 54:23; 86:11;90:24 residents (12) 35:12; 36:6;58:15;64:12; 65:5,13;67:16;68:16; 81:12;87:5;95:24; 104:25 residing (1) 64:12 resistant (1) 95:10 Resolution (7) 4:25; 14:1,8,22;17:24,24; 125:3 Resolutions (1) 125:2 resolve (1) 68:21 respond (2) 66:24; 86:7 responding (1) 103:11 response (5) 60:25; 66:2;75:17;77:4; 106:14 responses (1) 68:5 responsibility (2) 95:7; 122:12 responsible (5) 43:14; 76:17;121:22,25; 122:4 rest (1) 78:17	restoration (4) 27:25; 119:25;120:3,8 restoration/paving (1) 120:4 restricted (1) 63:14 restriction (1) 53:24 restrictions (1) 67:9 restrictive (1) 65:22 result (2) 58:19;66:6 retail (2) 11:23,25 retaining (3) 90:19; 98:10,22 review (22) 7:21;14:7, 21;15:8;16:6;29:5; 38:1;54:14;55:20; 84:15;103:6;105:25; 107:1;109:15;111:5; 117:7,15,24;121:11, 19;123:24;125:2 reviewed (10) 14:23; 17:22;18:11;37:18; 40:11;41:16;43:13; 75:24;96:4;119:8 reviewing (1) 58:4 revise (1) 92:11 revised (11) 45:2; 46:6,12;47:6;52:7,21; 54:17;91:24;92:10; 98:11,20 revising (1) 52:22 revision (1) 54:20 revoke (1) 67:1 Reyes-Morton (46) 5:15,16;6:12,13;9:6, 10,12;11:9;13:9,10; 15:4,15,19;16:4,8,11; 17:7,8;19:3,4;20:18, 19;22:7,8;24:11,12; 26:12,13;31:11,12; 66:7,10;68:4;70:1,5; 71:1,6,7;77:19,20; 103:25;104:1;126:1, 2,24,25 rich (3) 80:22;81:5; 82:23 RICHARD (2) 107:20; 108:8 RICK (2) 107:20; 108:4 right (49) 7:7;25:24; 28:20;29:25;34:5,9; 36:12;38:1;41:21; 43:10;44:13;48:7; 53:20;60:9;61:17; 62:6,12,16,19,21,23; 63:14,17;64:4,21; 65:3,4;69:18;73:11; 79:25;84:15,18;88:1, 23;97:5;98:14; 100:25;101:21;102:4; 103:7;107:18;109:20; 110:13;113:3,11; 114:13;115:3;118:14;
Q	recommendations (2) 7:22;124:22 recommended (3) 16:2;25:10;67:22 recommending (2) 16:1;18:12 recommends (5) 45:15;90:24;91:9; 93:15;101:5 reconfiguring (1) 46:4 record (16) 17:22; 18:1;29:12;33:5; 49:9;56:23;61:9; 77:10;107:5,9,15; 116:20;117:14;118:9, 12;124:19 records (1) 81:2 recyclables (1) 50:24 recycle (2) 90:19; 96:15 recycling (3) 50:17; 51:4;97:15 redevelop (1) 80:14 redeveloped (1) 79:8 redevelopment (2) 32:23;57:7 reduce (2) 91:11; 93:16 refer (2) 48:19;51:5 reference (11) 15:3; 18:16;20:10;30:9; 40:15,19;48:21; 55:23;61:19;123:9,16 referenced (1) 54:13 referencing (1) 70:14 referral (3) 7:20,25; 14:16 referring (6) 14:8; 15:7;38:11;53:17; 83:16;125:3 refers (1) 7:25 reflect (1) 93:6 reflects (2) 39:7,8 refuse (1) 50:24 regard (1) 117:3 regarding (11) 14:16; 41:17;47:22;48:11, 17;56:1;66:21;67:21; 70:9;100:14;124:11 regular (4) 4:9,12;5:1; 104:21 regularly (1) 4:4 regulated (1) 115:2 regulations (2) 41:20; 106:15 rehab (1) 27:18 rehabilitate (1) 32:6 rehabilitation (4) 32:22;35:6;36:4;			
R				
R&V's (1) 70:17 R-2 (2) 109:8,11 RA (2) 28:22;80:3 raise (6) 7:6;25:24; 28:19;73:11;79:25; 107:18 raised (1) 67:7 ramps (2) 39:19,22 rather (2) 66:14;91:10 re (2) 14:7;119:2 reach (2) 11:12;67:22 reached (2) 67:19,25 reaching (1) 68:24 read (4) 23:7;25:4; 116:23;118:9 reading (1) 15:12 ready (2) 83:14,15 Real (10) 26:25;30:8; 32:5;33:7,20;37:14; 49:16;58:11;65:13; 70:16 realize (1) 59:17 really (13) 32:22; 37:1;48:23;60:22; 66:2;69:3;81:9,10,21; 87:7;92:19;93:7;96:6 rear (4) 18:13,19; 20:7;98:5 reason (1) 92:15 reasonable (3) 51:24; 58:8;61:5 reasons (2) 9:22;66:1 receive (4) 5:8;35:5; 117:3,6 received (2) 54:6,9 recently (2) 74:12; 80:25 receptacles (4) 90:20; 96:15,25;97:3 recognized (1) 116:6 recognizes (1) 51:20 recommend (5) 7:22; 8:2;21:11;51:22;77:8 recommendation (15)				

<p>123:23 Right-Of-Way (9) 84:3;95:9,15;98:11, 17,19;119:13,14; 120:1 right-of-ways (1) 119:18 rights (1) 13:2 Rights-Of-Ways (1) 97:25 rings (1) 91:11 rise (1) 69:3 Road (29) 18:6; 20:11;22:21;24:25; 25:6;30:12,12,14,17, 21,22,23;34:9;38:14, 19,19,25;39:2,2; 42:16;44:25;45:13; 60:15;70:16;84:22; 85:3,4,6;102:22 Road/Avenue (1) 32:8 roadway (3) 60:4; 120:3,4 roadways (4) 59:14, 18,22;122:4 Robert (1) 18:5 Rock (1) 81:1 Roll (16) 5:11;6:9; 13:6;17:4;18:25; 20:15;22:4;24:8; 26:9;31:8;71:3; 77:16;81:1;103:22; 125:23;126:17 Ronan (1) 106:6 roof (12) 18:20;21:14, 16,18;22:22;23:8,11, 12,14;40:3,7,7 roofing (2) 19:24; 23:12 room (2) 50:25;52:10 Rouse (23) 22:20,23, 24,25;23:15,17,20,22, 24;24:1,25;19:26;1; 61:23,24,25;62:2,5; 63:24;64:1;123:18, 19,20;124:4 RSIS (4) 39:7;57:4, 10;84:4 rules (1) 64:22 ruling (1) 65:18 run (1) 35:9 running (1) 74:22 runoff (1) 122:8 runs (2) 60:20;86:7</p>	<p>same (14) 5:8;9:23; 16:3;20:7;27:9,15; 31:1;43:23;62:13,22; 97:21,21;98:7;105:15 sanitary (3) 42:12,15; 43:12 satisfied (1) 68:3 saying (4) 53:1;65:17; 93:9;124:19 schedule (2) 5:1; 111:7 scheduled (4) 4:4,9, 12;76:14 School (9) 32:7,14; 58:22;63:15,17; 65:22;67:2,11;125:18 Schoolhouse (1) 34:5 Scott (78) 28:17,22; 35:2;37:13,13,17,20; 38:15,24;39:3,13,17, 22;40:6,14,20,23; 41:1,9,18,24;42:5,10, 13,17;43:3,9,18,25; 44:3,7,11,16,21;45:4, 11,17,25;46:7,11,21; 47:7,14,24;48:4,6,13, 18;49:10,13,50,18, 22;51:5,24;52:10,17, 24;53:2,9,17,21; 54:11,15,20;55:11, 17;56:7,10,13,21; 57:6,15,20;58:10; 59:10;60:5,14;61:24 screen (3) 50:8;52:4; 82:15 screened (2) 46:9; 91:15 screens (1) 73:19 sculptural (1) 82:22 sculpture (2) 100:20, 22 seal (1) 89:3 sealed (4) 48:3; 54:12;89:3;119:9 seating (3) 79:11; 87:19,22 Second (24) 6:8;13:5; 15:12;16:24;18:24; 20:13,14;22:1,2;24:5; 26:8;31:5,6,7;66:18, 24;67:15;77:13,14, 16;103:20,21;125:22; 126:16 seconded (1) 17:3 secretary (2) 18:10; 28:3 Section (19) 44:25; 46:9,13;47:2,12; 51:17;52:1,18;84:7; 88:2,24;91:4,22; 93:13;94:6,18;97:13, 23;98:8 Section-577-224B19 (1)</p>	<p>91:16 sections (1) 88:4 security (3) 93:23; 95:1;114:15 seek (1) 24:3 seeking (5) 32:6,9,13; 69:15;79:8 seems (1) 8:19 segmental (2) 98:10, 22 send (1) 118:11 senior (1) 106:23 seniors (1) 80:16 sense (2) 32:20;113:8 sent (2) 12:18;118:19 separate (6) 29:23; 78:17;79:5;96:24,24; 98:5 September (1) 116:2 service (4) 80:18; 110:23;111:12; 119:24 Serviceberry (2) 45:12,13 services (2) 14:11; 125:6 session (1) 4:18 set (6) 9:16;92:20; 93:1;99:22,24;114:25 Setbacks (1) 84:2 Seven (1) 35:11 several (1) 79:5 sewer (6) 42:12,15; 43:11;60:20;89:19; 121:21 shade (1) 82:25 shall (26) 23:11; 51:18;52:2,19;76:17, 19;88:25;89:3;94:19; 119:18,20;120:1,10, 13,17,23,25;121:3,7, 8,14;122:4,8,9,12,16 share' (1) 110:14 shared (3) 73:19; 76:7;82:15 SHEEHAN (45) 72:8, 9;73:17,22;74:5,15; 75:7,11;76:24;78:6,9, 21,22,23;79:16;80:7; 81:24;82:11,14;83:6, 10;84:12,20;85:2,6, 11,14;86:2,6;88:8,19, 22;94:17;100:21; 101:18;102:1,6,9,15, 19;103:2;104:12,16; 105:18,21 Sheet (1) 99:11 sheets (1) 38:14 shields (1) 93:16 shingles (2) 19:24; 23:10 shop (1) 81:11 short (4) 25:23;74:6;</p>	<p>79:20;112:12 shortcoming (1) 57:13 show (9) 61:8,10; 87:24;88:3;99:17; 100:6;109:18;110:7, 10 showing (2) 83:7; 114:8 shown (10) 41:22; 42:8,15;78:19;90:4; 92:4;100:20,23; 121:10,18 shows (5) 50:22; 59:20;73:24;100:9; 113:15 shrub (1) 52:25 shrubs (3) 52:21; 91:23;97:14 side (5) 50:14;52:5,6; 59:5;114:18 sides (1) 113:22 sidewalk (17) 27:24; 39:15;41:23;42:3,3; 44:4,6,10;60:3;78:16; 88:4,5,17;99:18; 101:15,24;120:8 sidewalks (5) 88:2,11; 119:16;120:10,13 signage (1) 99:8 signature (2) 40:13; 54:16 signatures (4) 43:7; 54:4,17;90:15 signed (3) 48:3; 54:12;119:9 signs (1) 99:9 similar (2) 49:2;99:4 simple (2) 74:20;75:6 single (3) 36:25; 47:21;58:1 single-family (2) 33:21;35:18 sit (2) 11:6;117:7 Site (54) 11:20;27:6; 31:24;32:9,19;34:17; 39:6;40:10;46:1; 48:12,15,22;49:3,5; 53:6;54:13,24;57:8, 17;58:9;59:13,13,18; 63:9;65:20;66:15; 70:15;72:18,20,22; 78:11,14;79:4,9; 80:21;82:15,15,16; 86:11;90:10;94:24; 99:12;100:20;109:9; 111:3,6,10;113:3,4; 119:8;121:14;122:2; 125:8,16 sites (1) 51:19 situation (7) 62:6,9, 18;63:2,3;64:13; 68:10 six (4) 33:20;34:7;</p>	<p>86:1;120:11 six-month (3) 8:10,15, 20 size (2) 74:25;83:20 sizes (1) 42:7 sizing (3) 40:1,4; 89:20 slate (2) 23:10,13 slide (8) 110:10; 112:10;113:7,13,24; 114:7;115:9;116:8 slides (1) 109:21 slopes (1) 83:2 slots (1) 67:4 small (3) 32:10;74:24; 109:11 smaller (1) 36:15 snow (2) 45:23;46:1 social (1) 80:18 sodium (1) 112:18 Soil (2) 55:14;102:22 solar (7) 18:7,13,17; 21:7,12,13,16 solely (1) 122:4 soliciting (1) 16:5 solution (1) 66:5 Somebody (2) 70:4; 87:23 someone (4) 53:15; 57:22;72:6;106:4 soon (3) 55:6;62:16; 123:7 sore (1) 34:10 sorely (1) 105:9 sorrowfully (2) 105:17, 19 sorry (10) 15:5;25:21; 29:20;62:4;72:12; 73:25;97:2;105:12; 108:22;114:4 sort (7) 35:4;36:4; 59:4;92:16;96:17; 98:5;100:1 Sounds (3) 11:16; 46:5;70:22 sources (2) 36:13,23 South (9) 38:13,19; 52:6,11,25;78:15; 79:12;111:21;119:10 space (7) 57:9;78:15, 17;82:22;84:9;86:18; 102:2 spaced (1) 120:15 spaces (26) 39:10,10, 11;45:25;54:25;57:1, 2,8,10,12,13;58:7,16; 63:8;66:12;67:2,10; 80:18;83:25;84:6,16; 86:13,15,22;101:14, 23 spacing (4) 55:2; 60:11,18;91:7 speak (2) 61:21;</p>
S				
<p>Sadler (1) 105:10 safe (3) 59:11,15;83:4 safety (5) 60:3;64:25; 93:22;94:25;114:15 sales (1) 8:6 Sam (3) 73:3,13,25</p>				

<p>109:24 speaks (1) 108:25 special (1) 83:5 specially (1) 100:5 specially-type (1) 92:16 species (1) 45:19 specific (3) 13:2; 16:17;31:24 specifically (9) 8:4; 33:15;53:17;63:12, 15;89:6,14,97:3; 119:12 specificity (1) 14:14 specified (3) 90:25; 91:8;96:15 specifies (2) 120:5,9 specify (1) 97:5 speed (1) 115:13 spelling (1) 61:2 spill-over (1) 59:16 spoke (1) 25:19 sponsoring (2) 10:15, 16 spot (4) 41:6,22;42:1; 89:24 spots (5) 58:24;63:16, 18,20;65:8 square (3) 75:5; 83:20,22 St (2) 32:7;34:5 staff (3) 6:25;32:2; 35:21 stage (6) 81:12;83:2, 5,8;87:13,13 staining (1) 45:14 stakeholders (1) 10:6 stalls (2) 121:10,18 stand (1) 25:11 Standards (11) 28:4; 39:7,21,23;54:2,24; 57:4,5;86:12;109:15; 122:17 standing (1) 37:15 start (6) 29:9,10;33:2; 36:5;38:7;62:4 starting (1) 80:7 state (12) 8:1;9:1; 33:4;36:14;37:15; 40:17;56:9;69:19; 74:10,12;85:18; 106:15 stated (1) 79:25 statement (5) 4:14; 47:20,22;56:19;95:21 statements (1) 37:10 statewide (1) 57:5 steal (1) 111:25 step (1) 68:11 Stephanie (1) 118:23 steps (1) 68:20 Steven (15) 5:22; 6:18;13:15;17:13;</p>	<p>19:9;20:24;22:13; 24:17;26:18;31:17; 71:12;77:25;104:6; 126:7;127:5 Stevens (2) 85:20; 106:6 still (6) 50:24;56:11; 91:20;107:1;108:15; 116:13 stole (1) 62:21 stolen (2) 64:4,11 stone (2) 40:5,8 stop (1) 38:4 storage (5) 44:18; 50:14,17;112:19; 115:4 store (1) 11:23 stores (1) 11:25 stories (1) 32:18 storm (5) 40:1;42:14; 43:12;60:20;89:19 stormwater (2) 40:9; 122:8 Stout (1) 73:4 Stradley (1) 106:6 straight (2) 62:12,16 straight-forward (1) 75:6 Street (34) 11:21; 19:17;21:7,12;38:13, 18,20;44:23,24;45:1; 60:15;62:6,17;66:3; 71:23,25;72:12,23; 73:1,20;75:24;76:5, 12,20;78:16;79:12; 82:20;84:21,23; 108:12,17;109:3; 119:14;125:18 Street/Sidewalk (2) 119:22,23 streets (1) 51:19 street-tree (3) 55:1; 60:11,19 strictly (1) 67:2 structural (1) 27:21 structure (1) 35:21 structured (1) 27:19 structures (2) 27:22; 122:1 Stuart (3) 27:3;32:3; 51:8 studies (3) 48:11,16; 50:11 study (2) 59:20; 121:17 sub-base (1) 120:12 Subdivision (4) 11:20; 54:8;79:4;125:7 subject (14) 5:10; 15:3,5;38:20;61:19; 73:1;76:7;77:2,9,9; 84:23;118:24;121:11, 19</p>	<p>Submission (1) 54:2 submitted (2) 61:2; 96:3 substances (1) 112:13 successes (1) 81:22 sufficient (7) 51:1; 52:10;57:17;58:8,14, 16;65:20 suggestions (1) 68:18 Suite (2) 33:9;108:9 summary (7) 54:21; 74:6;80:9;82:4,17; 85:14;101:11 summer (2) 82:25; 108:5 sun (1) 82:25 super-excited (2) 33:24;34:12 supplement (1) 70:13 supplied (1) 46:22 support (3) 10:19; 69:16;81:17 suppose (1) 15:21 sure (25) 13:24;14:3; 17:21;18:1;33:6,14; 35:10;49:13;54:15; 57:6;58:14;74:3,5,8; 82:7,19;85:17;86:19, 24;89:17;90:22; 105:7;115:20;118:5; 124:4 surface (3) 59:22; 120:3,6 surrounding (4) 59:19;82:23;87:6; 112:14 survey (1) 54:13 swear (5) 25:16; 27:10;73:9;79:23; 107:13 Swearing (1) 6:24 sworn (6) 28:10; 32:24;33:3;62:3; 79:20;107:24 sworn/affirmed (5) 7:11;26:2;28:24; 73:14;80:4 system (6) 43:12; 106:10;112:9;113:1; 115:21;116:5</p>	<p>tanks (1) 49:21 target (1) 36:20 task (1) 15:25 tax (1) 36:18 Teal (1) 61:1 team (3) 33:16;80:15; 81:20 tear (1) 65:15 technical (2) 106:25; 111:19 technicality (1) 94:11 technicians (1) 35:22 Technology (1) 85:20 telling (1) 62:15 temporary (1) 120:2 ten (4) 47:3;80:25; 93:14;104:21 tenancies (1) 58:13 Tenth (2) 78:16;79:12 terms (2) 8:5;60:3 testified (7) 7:11;26:2; 28:24;69:6;73:15; 80:4;107:24 testifies (1) 56:8 testify (2) 61:10; 107:15 testifying (1) 107:17 testimony (26) 29:7, 19;38:9;45:23;47:9, 16,24;48:10;49:8; 50:16,18;52:12;53:7, 12;55:4,25;56:5; 60:23;70:17;73:6; 79:20;83:12;87:17; 96:2,12;100:14 testing (1) 112:24 Thanks (2) 79:16; 83:10 theater (1) 81:14 Therefore (12) 4:9; 8:19;16:22;21:24; 24:3;61:18;69:19; 103:18;118:5;123:14; 124:25;125:14 thereof (3) 5:3,6,8 thereto (1) 122:2 thick (6) 44:9;120:6,7, 10,12,14 third (1) 12:10 Thomas (2) 28:17,23 Thorn (1) 125:17 thou (1) 83:21 Though (3) 58:2;65:4; 118:1 thought (1) 62:10 thousand (2) 36:24; 120:11 three (8) 28:16;32:17; 46:17;51:20;59:14; 85:22;112:6;121:4 three-dimensional (1) 114:17 three-story (2) 21:20,</p>	<p>21 throughout (1) 9:1 thunder (1) 111:25 Thursday (2) 4:5; 118:19 tie (1) 90:9 tight (4) 18:1;62:9,25; 63:2 times (1) 105:6 timing (1) 8:8 tinted (1) 27:24 Title (1) 99:11 today (2) 33:17;75:23 today's (1) 9:15 Tom (15) 29:15;33:3, 6,10;35:3;36:1;37:3; 51:8,8,11;53:12; 58:11;59:2;63:11; 67:15 TOMASELLO (9) 107:23;108:20; 109:2,2;110:2,13,17; 111:16,24 Tompeck (9) 106:23; 107:22;108:14; 111:15,18,20;112:1; 115:8;119:9 tones (2) 99:1,4 tonight (12) 4:16; 7:18;11:2;12:20; 15:24,25;17:22; 30:22;32:10;33:13; 72:24;106:19 tonight's (1) 12:16 top (4) 21:14,16; 81:22;89:24 total (7) 57:11;74:20; 75:5;84:9;86:20,22; 101:17 totally (2) 8:11,16 touch (2) 47:16;52:12 towards (1) 114:1 tower (2) 112:9;113:1 townhouses (1) 39:8 traffic (11) 47:11,18, 22,22;49:2;95:18,18, 24;121:12,17,20 transformer (1) 78:19 transformer/generator (1) 91:18 transmitting (1) 5:5 trash (15) 50:14,17; 51:3,4,11,15,17;52:3, 19;90:19;96:15,19, 22;97:3;102:13 trash/recycle (1) 44:18 travel (1) 59:21 travelways (1) 121:9 treat (2) 81:11;116:4 treatment (34) 106:2, 10,13,13;109:10,13; 110:20,20;111:2,10; 112:2,11,16,17,22,23,</p>
		<p>T</p>		
		<p>Table (1) 39:8 tailor (2) 8:4;10:7 talk (6) 30:15;33:12; 47:8;73:25,25;117:9 talking (4) 97:2; 123:21,22,22 tall (1) 91:24 tamper (1) 95:10 tangent (1) 42:4 tank (1) 49:20</p>		

<p>25;113:5,5,12,12,15, 17,19;114:1,2,11,25; 115:21;116:5;118:24, 25;119:2,3 tree (1) 45:16 trees (12) 44:23,24; 45:1,6,12;52:20; 60:15,17;83:3;97:14; 114:3,4 tremendous (1) 65:15 trespas (1) 120:20 Trust (1) 36:13 trying (4) 14:2; 103:13;105:6;123:20 tucked (2) 34:5,7 turn (1) 35:1 twenty-four (1) 120:16 twice (2) 12:9;67:23 two (11) 5:5;32:17; 45:25;46:16;57:13, 25;58:7;66:7;91:5,9; 121:1 two-bedroom (4) 32:15;57:11,22,24 two-story (1) 21:19 type (4) 44:14;47:20; 53:24;92:12 types (1) 92:6 typical (2) 56:16,17 typically (2) 10:8; 48:23</p>	<p>58:24;63:18;64:10; 65:8,21;66:13;67:13; 70:7;73:20,23; 103:10;110:11; 116:10;123:14 upcoming (1) 106:14 update (3) 10:11; 99:25;100:12 updates (1) 11:12 upon (9) 4:17;10:20; 57:17,21;72:20,23; 92:24;95:24;112:24 urban (5) 35:17; 71:24;72:10;78:24; 79:2 usable (1) 75:3 use (14) 12:14;23:10, 11;27:20;58:21,25; 72:17,21;81:12;87:8; 109:10,10,12,14 used (3) 87:5;112:7; 114:22 uses (2) 90:24;98:5 using (3) 51:14; 93:23;112:21 usually (3) 47:19; 64:5;65:14 Utilities (9) 55:15; 76:3,13,16;119:12; 121:23;122:3,5,13 Utility (5) 42:8;76:4, 18;91:21;109:13 utilize (1) 112:16 utilized (1) 81:15 utilizing (1) 115:12</p>	<p>vehicles (1) 113:21 verification (3) 43:6; 90:14;121:23 Vernick's (2) 38:12; 83:17 vertical (2) 40:17,19 Vesper (5) 105:25; 113:6;114:9;119:5; 124:1 vessels (2) 114:22; 115:21 vet (1) 107:2 vetted (1) 124:20 via (1) 4:10 vice-president (1) 106:24 view (7) 19:24;20:6; 46:9;91:15;113:8,25; 114:8 Village (9) 78:11,18; 79:4,7;80:15;81:6,21; 87:2,6 vinyl (1) 25:10 virtual (2) 4:10,12 virus (1) 4:8 visible (1) 51:18 visual (2) 52:3;82:24 volatile (1) 112:9 volume (2) 40:8;47:23 vote (2) 12:5;77:5 voted (1) 27:18 voting (1) 117:24</p>	<p>107:7;108:14,18,22; 109:1,6,7,19,24; 110:11,16;111:17; 115:6;117:5,16; 122:23,24;124:13,15, 18,24 wards (1) 10:17 warrant (1) 49:5 Washington (2) 21:6, 12 watch (1) 87:24 water (27) 42:8; 105:25;106:2,7,9,9, 12,14,20;108:12; 109:9,12;110:20,23; 111:1,10,13;112:2,3, 24;116:4;118:24; 119:2,24;121:21; 122:15;124:1 water/sewer (1) 122:3 water/sewer/stormwater (1) 119:12 way (12) 7:24;9:24; 14:6;62:14;66:12; 68:14;94:11;105:15; 113:2,14;115:15; 118:11 wear (1) 65:15 website (2) 4:13; 10:25 weekend (1) 71:22 weeks (1) 34:7 welcome (2) 78:7; 118:17 well-known (1) 80:24 West (1) 72:2 Westfield (1) 109:3 what's (3) 60:12; 83:20;114:17 wheel (1) 87:23 wheelchair (1) 87:23 whenever (1) 55:4 whereas (2) 47:4;98:9 White (4) 18:5,7; 100:24;113:16 whole (1) 64:9 wide (5) 44:10;74:25, 25;88:3,4 width (5) 87:12;88:5; 101:15,24;113:18 WILLIAMS (73) 4:15; 5:18;7:10,16;9:2,21; 10:14,23;11:4,15,18; 12:1,11,17;13:24; 14:13;15:6,18,23; 16:5,18,20;17:19,21; 18:3,8,10,19;19:19; 20:5;21:9,11,17,21; 22:23;23:2,6,18,21, 23;25:3,14;27:12; 30:15,20,23;33:15; 63:4,6,20;66:23; 67:12;68:17,19;</p>	<p>69:16;70:11,13; 103:15;107:6;117:17, 19,19,25;118:8,15; 122:20,21;123:1,3,17, 18,24;124:10 Williams' (3) 27:10; 29:13;67:20 Williamsburg (2) 23:10,13 willing (1) 45:17 windows (2) 19:23; 27:23 winterization (1) 116:5 win-win (1) 68:9 wires (1) 45:7 wish (1) 4:17 wishes (1) 67:1 within (16) 8:15,20; 27:22;35:16;53:18; 64:23;74:13;76:13; 80:25;90:10;95:9,15; 98:9,19;119:17; 120:25 without (4) 12:14,25; 95:11;124:20 witness (2) 32:25; 37:5 witnesses (4) 27:11; 28:10,16;29:18 wondered (1) 28:9 wood (5) 19:23;25:7, 10;111:21;119:10 woodwork (1) 27:24 work (16) 19:17,22, 25;20:1,3,6,6;27:2; 28:1;30:10;36:12; 45:18;50:9;60:25; 81:19;119:25 workers (2) 35:14,21 working (4) 10:5; 33:16;34:2;68:21 worthwhile (1) 66:1 wrap-around (1) 115:25 written (2) 43:6;90:14 wrought (1) 25:7 WTL (1) 19:16</p>
U		W		
<p>ultraviolet (1) 112:21 unavailable (1) 7:3 unaware (1) 8:9 under (8) 4:6;7:18; 13:25;36:9;46:18,21; 115:15;121:4 underground (1) 49:20 Understood (1) 117:16 underwire (1) 45:15 unfavorably (1) 69:5 Unfortunately (1) 61:13 unit (9) 36:25;57:9,11, 17,23,25;58:5;84:5; 86:13 units (10) 32:15,16, 19;34:16;51:1;57:20; 63:9,12,13;86:14 University (2) 74:10; 82:10 unless (1) 46:18 unmute (6) 23:2,4; 25:18,22;51:9,12 up (26) 7:18;14:25; 16:6,15,25;11:30;5; 34:3;35:7;45:18; 50:10;51:3;57:11;</p>	<p style="text-align: center;">V</p> <p>vacant (3) 11:24; 32:23;34:6 vacate (2) 74:2,23 vacated (2) 72:4;75:1 vacating (2) 73:1;77:4 Vacation (12) 71:23; 72:12,12,23;73:20, 23;75:24;76:5,7,12, 20;77:9 VACATIONS (1) 119:14 Value (3) 26:25;30:8; 33:7 valves (1) 122:16 variance (24) 46:14, 23;47:1,6,8,15,18; 59:3,7;72:17,22;84:2, 11,13,18;87:9;88:5, 10,11;93:19,25;94:2, 16;95:4 variances (6) 32:11; 54:22,22;101:11,22; 102:11 various (2) 10:2,17 vary (1) 92:19</p>	<p>wait (1) 8:24 waive (1) 67:8 waiver (26) 45:3,4,10; 47:15,18;52:7,9,15, 21,23;55:1;60:11,13, 14;91:24;93:19;94:7, 15,21,23;97:16,17,19, 21;98:1,3 waivers (4) 32:11; 54:22;101:12;102:12 walk (3) 62:11,13,16 walkability (1) 95:24 walkable (1) 87:7 Walker (33) 5:17,18; 6:1,2,14,15;13:11,12; 17:9,10;19:5,6;20:20, 21;22:9,10;24:13,14; 26:14,15;31:13,14; 71:8,9;77:21,22; 104:2,3;118:23; 126:3,4;127:1,2 walkway (5) 59:12; 60:6;87:13;101:16,24 walkways (4) 79:9; 87:20;94:19,25 wall (6) 89:25,25; 90:1,19;98:10,22 WARD (23) 106:5,6;</p>		<p style="text-align: center;">Y</p> <p>yard (3) 90:20;98:1; 102:13 yards (1) 51:20 year (5) 5:2;65:1; 115:22;116:2,8 year-round (4) 52:3, 19;82:24;97:13 years (13) 8:16,17; 33:20;62:8;79:6; 80:25;86:1;91:5; 100:9;104:21;105:11, 16;115:2 Yep (4) 87:20;97:7;</p>

101:4;111:24 Young (1) 106:6	155 (1) 113:17 16 (7) 58:24;63:15, 18;65:8;67:3,9;93:8 1601-1625 (2) 105:25;124:1 16th (1) 68:1 17-acre (1) 113:4 17-plus (1) 109:8 17th (1) 108:17 18 (1) 40:10 1800 (1) 125:18 19 (1) 120:7 1929 (1) 40:19 1983 (1) 40:16 1988 (1) 40:22 1s (1) 119:6	4	8:28 (1) 127:12 804 (1) 108:8
Z		4 (4) 11:25;38:13; 41:12;88:4 4,500 (1) 120:11 4.4 (1) 39:8 40 (2) 45:2;81:1 43 (1) 11:22 45 (1) 81:2	9
zone (3) 63:14;109:8, 11 zones (2) 41:19;58:21 Zoning (8) 10:8;25:9; 28:4;33:15;54:19; 72:16,21;74:13 Zoom (3) 4:11;11:1; 110:14		5	9.5 (1) 120:6 900 (1) 33:8 90's (1) 49:19 95% (1) 120:13
0		5 (7) 32:5;70:16; 71:25;74:22;84:9; 88:3;120:10 5.0 (1) 46:19 529 (1) 109:3 551 (1) 78:12 551.07 (1) 78:12 564 (2) 21:6,12 577-197A (1) 97:23 577-197E (1) 98:8 577-224B14a (2) 51:17;52:1 577-224B19 (1) 46:10 577-229C3e (1) 88:24 577-230F (1) 84:7 577-241C (1) 88:2 577-243A10 (2) 47:2; 93:13 577-243A15a (1) 94:19 577-243D2 (2) 46:13; 94:7 577-244C10 (1) 91:22 577-244D2a (1) 45:1 577-245 (1) 91:4 577-255A2 (1) 52:18 577-255G (1) 97:13 577-274 (1) 47:13 58 (1) 86:14 5-foot-tall (2) 44:19; 53:5	
0.25 (5) 46:15,16; 47:3;93:14;120:23 0.5 (1) 94:20 0.8 (1) 47:5 07090 (1) 109:4 08830 (2) 111:22; 119:11	2		
	2 (5) 11:22;32:9;49:6; 91:23;120:6 2.0 (1) 46:16 2.85 (1) 112:5 20 (1) 62:8 2008 (1) 80:14 201 (1) 33:9 2021 (11) 4:5;5:2,10; 6:5;38:12;83:17; 115:18;118:20;125:2, 7,9 21061 (1) 108:9 2250-2260 (1) 71:24 24 (4) 39:11;57:9; 72:3;120:16 25 (1) 35:11 250-plus (1) 36:24 255 (1) 80:16 26 (2) 39:10;57:12 26th (1) 68:1 28 (1) 83:17 2944 (3) 19:16,22; 20:10 2962 (1) 18:5 2976 (2) 24:24;25:6		
	1		
1 (12) 5:10;49:6;72:2; 74:1;78:12,12;81:2; 84:8;86:13;106:1; 108:12;119:6 1,4-Dioxane (1) 115:1 1.0 (1) 94:20 1.8 (2) 84:5;86:13 1/2 (2) 120:14;121:1 10 (4) 47:3;55:8; 93:14;102:17 10,800 (1) 75:5 100 (2) 33:25;108:17 104 (1) 86:15 1060 (1) 11:22 1072 (1) 108:5 10-foot (1) 50:14 10th (1) 82:20 11 (5) 40:16;55:8; 72:2;74:1,20 111 (2) 111:21; 119:10 12 (3) 36:7,8;74:25 1227 (4) 71:25;72:2, 3,13 1279 (2) 106:1;119:6 128 (1) 108:9 13 (2) 83:25;86:22 14 (6) 32:14;34:15; 38:12;50:17;51:1; 57:8 1400 (8) 26:25;27:13, 16,19;30:9,11;32:8; 70:16 14-month (1) 36:8 14-unit (1) 27:15 15 (1) 93:8 15243 (1) 108:6	3		
	3 (4) 6:5;11:22,25; 112:6 3,000 (1) 83:20 3.0 (1) 46:17 3:32 (1) 118:20 30 (1) 105:16 30th (2) 15:20;61:3 3110 (4) 22:20;23:9; 62:7;123:22 32 (1) 113:17 330 (1) 33:22 35 (1) 114:21 3508 (1) 11:21 3510-3516 (1) 11:21	6	6 (5) 32:15;71:25; 74:22;120:7,11 6:00 (1) 4:5
		7	
		728 (1) 32:8 76 (1) 74:25 78 (1) 83:21 78,408 (1) 83:22 7-foot (1) 50:13	
		8	
		8 (4) 4:5;32:15; 118:20;125:9	