

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETINGS
May 12, 2022

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

PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, May 12, 2022

- - - -

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
- STEVEN LEE
- IAN LEONARD
- RASHID HUMPHREY
- OMARI THOMAS
- AARON STEPHENS

- - - -

- ANGELA MILLER, PLANNING BOARD SECRETARY
- JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
- DENA MOORE JOHNSON, P.E., C.M.E., BOARD ENGINEER
- REMINGTON & VERNICK ENGINEERS
- DR. EDWARD C. WILLIAMS, P.P., A.S.I.P,
- C.S.I., DIRECTOR OF PLANNING; SECRETARY OF
- HISTORIC PRESERVATION COMMISSION

REGINE A. ERVIN, CCR
Certified Court Reporter
(609) 280-2230
RegineCSR@gmail.com

- - I N D E X - -		
1		
2	CASES HEARD:	PAGE
3	1) COOPER HEALTH SYSTEM	9, 10
4	400-02 Chambers Avenue	
5	2) IGLESIA PENTECOSTAL NUEVAS DE	10
6	GRAN GOZO	
7	316 N. 2nd Street	
8	3) THE NEW JERSEY TREE FOUNDATION	10
9	300 Block of Point; 100-200 Blocks	
10	of Linden; 300 Block of Front and	
11	Benson and Washington	
12	4) ALEXIS MACRINA	10
13	2916 N. Constitution Road	
14	5) OLGA VELEZ	10
15	3080 S. Constitution Road	
16	6) DEBORAH MARTIN	10
17	2760 N. Congress Road	
18	7) DAVID SUAREZ	11
19	1204 Yorkship Square	
20	(Deny Without Prejudice)	
21	8) JORGE L. HERNANDEZ VALDEZ	14
22	720 Ferry Avenue	
23	9) DOMARYS M. GONZALEZ	18
24	3504-3506 Westfield Avenue	
25	10) AIR PRODUCTS AND CHEMICALS, INC.	22
	2710 Broadway	
	11) BRANCH VILLAGE HOME OWNERSHIP, LLC	55
	(Branch Village Phase V)	
	South 9th Street & Budd Street	
	12) MIGUEL'S PHARMACY	86
	1787 River Avenue (Moved to the Zoning Bd.)	

1 CHAIRMAN DeJESUS: Good evening. Welcome
2 to the Camden City Planning Board for today May 12,
3 2022. By the order of the Planning Board Chairman,
4 Jose DeJesus, Jr. of the City of Camden, there will
5 be a regularly meeting scheduled on Thursday, May 12,
6 2022 at 6:00 p.m. in the City of Camden which remains
7 under a Declaration of a Health Emergency related to
8 COVID-19 virus. City Hall is closed.

9 Therefore, this regularly scheduled
10 meeting will be conducted as a virtual meeting via a
11 remote conferencing platform called ZOOM.

12 Instructions on accessing this virtual regularly
13 scheduled meeting can be found on the City of
14 Camden's website: [www.ci.camden.nj.us./](http://www.ci.camden.nj.us/)

15 Angela, reading of the opening statement.

16 MS. MILLER: Adequate notice of this
17 meeting has been provided in accordance with the Open
18 Public Meeting Act. The Camden City Planning Board
19 adopted a Resolution approving the schedule of
20 regular meetings to be held during the year of 2022
21 by, one, posting a copy thereof on the bulletin board
22 reserved for such purpose in the Office of City
23 Clerk, City Hall, first floor, Camden, New Jersey;
24 two, transmitting a copy thereof to the Courier Post
25 and to the Philadelphia Inquirer. These newspapers

1 have been designated by this Board to receive same,
2 and filing a copy thereof with the City Clerk, City
3 of Camden, New Jersey. The subject meeting was
4 publicized on May 4, 2022.

5 CHAIRMAN DeJESUS: Roll call.

6 MS. MILLER: Brenda Fraction. Rashid
7 Humphrey. Omari Thomas.

8 MR. THOMAS: Here.

9 MS. MILLER: Aaron Stephens.

10 MR. STEPHENS: Here.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Here.

13 MS. MILLER: Ian Leonard.

14 MR. LEONARD: Here.

15 MS. MILLER: Director Walker.

16 DIRECTOR WALKER: Here.

17 MS. MILLER: Mayor Victor Carstarphen.

18 Steven Lee.

19 DR. WILLIAMS: He's here but he's on
20 mute.

21 MS. MILLER: You have to unmute yourself,
22 Mr. Lee.

23 MR. BURNS: He's working on it. I think
24 he's on iPhone so --

25 DR. WILLIAMS: Mr. Lee is here.

1 MR. BURNS: But we know he's present.

2 MS. MILLER: Mr. Jose DeJesus.

3 CHAIRMAN DeJESUS: Present.

4 MS. MILLER: Thank you.

5 CHAIRMAN DeJESUS: Approval of Planning
6 Public Meeting held April 14, 2022.

7 MR. LEONARD: So moved.

8 DIRECTOR WALKER: Second.

9 DR. WILLIAMS: For all those members who
10 are new to the Board, you will indicate abstain
11 because you weren't here to review any actions from
12 the prior meeting. So your vote will be, abstain.

13 CHAIRMAN DeJESUS: Roll call.

14 MS. MILLER: Omari Thomas.

15 MR. THOMAS: Abstain.

16 MS. MILLER: Aaron Stephens.

17 MR. STEPHENS: Abstain.

18 MS. MILLER: Councilwoman Reyes-Morton.

19 COUNCILWOMAN REYES-MORTON: Yes.

20 MS. MILLER: Ian Leonard.

21 MR. LEONARD: Yes.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Steven Lee.

25 MR. BURNS: Steve, you are muted. If you

1 can just unmute yourself.

2 MR. LEE: Yes.

3 MR. BURNS: Angela, for the record, Mr.
4 Humphrey is now present. Rashid Humphrey is present.
5 So if you can add him to our roll call as a present
6 member. Welcome, Mr. Humphrey.

7 MR. HUMPHREY: Good afternoon. Thank
8 you.

9 MS. MILLER: Thank you. Mr. DeJesus.

10 CHAIRMAN DeJesus: Abstain. I wasn't
11 here.

12 Swearing in of all professionals and
13 planning staff.

14 MR. BURNS: Our professionals and
15 planning staff, raise your right hands, please.

16 - - -

17 DENA MOORE JOHNSON, P.E., C.M.E.;
18 DR. EDWARD C. WILLIAMS, P.P., A.I.C.P., C.S.I.,
19 having been duly sworn/affirmed, testified as
20 follows:

21 - - -

22 CHAIRMAN DeJESUS: Planning Board
23 Director's Report.

24 DR. WILLIAMS: Good evening, Mr. Chair
25 and Members of the Planning Board. Just a couple of

1 items for your information. One, we'll make a
2 correction to the agenda, moving forward. All
3 meetings indicating that City Hall is open but we
4 will continue on a ZOOM platform. City Hall is open
5 but will continue our meetings until further notice
6 on a ZOOM platform.

7 Number 2, welcome to all the new members
8 of the Planning Board. We welcome your presence here
9 and we hope to collaborate on future collaboration on
10 any and all projects moving forward as it pertains to
11 Planning Board. Again, my name is Dr. Edward C.
12 Williams, planning staff to the Board; Jim Burns,
13 Counsel; Dena Moore, the Engineer to the Board;
14 Regine Ervin, the Court Reporter; and Angela, the
15 Board Secretary. We're here to assist you in all
16 matters regarding subdivision plans to site plans and
17 anything referenced to the zoning ordinance as well
18 as hearing advice from the committee. For those who
19 are talking online, can you mute yourself, please, so
20 we can minimize any interference.

21 To our new Board members, there is an
22 educational requirement by the state that states that
23 all new members must pass a land use course within an
24 18-month of appointment. We will notify you
25 regarding this course as it comes up on the agenda

1 during the course of the year. And, of course, we'll
2 pay for that course for you. But it's required that
3 as part of your membership to the Board, that you
4 must pass that course within 18 months. The course
5 is not a heavy lift but if you need guidance towards
6 that course, please refer to staff for us to assist
7 accordingly.

8 Last but not least, Mr. Chair, and
9 Members of the Board, we will be forwarding
10 recommendations regarding our review of the Zoning
11 Code for amendments to be considered by this Board
12 and final review and approval by City Council. So
13 you'll have that for your review next month.

14 Mr. Chair, that ends my report for May.

15 CHAIRMAN DEJESUS: Mr. Burns, do we have
16 to swear in our new members?

17 MR. BURNS: No. My understanding is that
18 all of our new members were sworn in prior to the
19 meeting. If you haven't been sworn in, please let me
20 know and I will do that tonight. But my
21 understanding is, you were all pre-sworn; is that
22 correct?

23 MR. THOMAS: Correct.

24 MR. HUMPHREY: Correct.

25 MR. STEPHENS: Correct.

1 MR. BURNS: Very good.

2 CHAIRMAN DEJESUS: If that's the case, we
3 will proceed. There's no Old Business, therefore, we
4 will go to New Business.

5 The Certificate of Appropriateness for
6 Cooper Hospital System, 400-402 Chambers Avenue. The
7 applicant is seeking exterior work in the Cooper
8 Plaza Historic District. Anyone here for that? Ed,
9 do you have anything for them?

10 DR. WILLIAMS: If I may through our
11 counsel, Items A through F, we can approve them as a
12 block provided that no applicants for C's of A have
13 no objections to the same?

14 CHAIRMAN DEJESUS: Okay.

15 MR. BURNS: I don't see any objections
16 and I believe they've appeared at the committees at
17 their -- to review their applications, the Historic
18 Committee.

19 DR. WILLIAMS: That's correct.

20 CHAIRMAN DEJESUS: Did they have any
21 issues there?

22 DR. WILLIAMS: Not to my knowledge, but
23 we want to open the Board just in case if anyone
24 that's an applicant has any objections to their
25 particular C of A?

1 CHAIRMAN DEJESUS: All right. I will do
2 that. If there's anyone here who has any
3 contradictions to the list of Certificates of
4 Appropriateness for Cooper Hospital, Iglesia
5 Pentecostal Nuevas De Gran Gozo, The New Jersey Tree
6 Foundation, Alexis Macrina, Olga Velez, Deborah
7 Martin. Is anyone here having any objections to
8 their request? Hearing none, then I need a vote for
9 approval of the Certificates of Appropriateness?

10 MR. LEONARD: So moved.

11 MR. BURNS: Moved by Mr. Leonard.
12 So we have a second?

13 DIRECTOR WALKER: Second.

14 CHAIRMAN DeJESUS: Roll call.

15 MS. MILLER: Mr. Humphrey.

16 MR. HUMPHREY: Present.

17 MS. MILLER: Mr. Thomas.

18 MR. THOMAS: Present.

19 MR. BURNS: You can vote yes.

20 DR. WILLIAMS: It's yes or no. We know
21 you're present.

22 MR. THOMAS: Yes.

23 MR. HUMPHREY: Yes.

24 MS. MILLER: Aaron Stephens.

25 MR. STEPHENS: Yes.

1 MS. MILLER: Councilwoman Reyes-Morton.

2 COUNCILWOMAN REYES-MORTON: Yes.

3 MS. MILLER: Ian Leonard.

4 MR. LEONARD: Yes.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Steven Lee. Mr. DeJesus.

8 CHAIRMAN DeJESUS: Yes.

9 DR. WILLIAMS: I think we lost Mr. Lee.
10 He'll check back in.

11 MS. MILLER: Motion carried to approve.
12 Thank you.

13 CHAIRMAN DEJESUS: Site Waiver Plan,
14 David Suarez, 1204 Yorkship Square. The applicant
15 had previously proposed the Change of Use and was
16 granted approval on June 15, 2015. The applicant is
17 stating that they did not operate in that function
18 and would like it to be reverted to its original
19 Commercial Use with Apartment for the purpose of
20 resale.

21 MR. BURNS: My understanding is that this
22 application was -- is seeking a site plan waiver to
23 go back to its old use. Angela, was this application
24 noticed? Did we did get any proof of notice or
25 publication? Angela or Dr. Williams, did we --

1 DR. WILLIAMS: Not to my knowledge, Jim,
2 through the Chair.

3 MR. BURNS: This has been on the agenda
4 for some time. I believe it would be appropriate for
5 someone to make a motion to deny without prejudice.
6 So can I get a motion?

7 MR. LEONARD: So moved, Ian.

8 MR. BURNS: Mr. Leonard has moved to deny
9 without prejudice. Can I get a second?

10 DIRECTOR WALKER: Second.

11 MR. BURNS: For all the new members, when
12 we do a motion and a second and then we ask for a
13 roll-call vote, your name will be called and you'll
14 vote yes or no. Okay? Now I have a roll-call vote,
15 Angela.

16 MR. THOMAS: Am I allowed to ask a
17 question?

18 CHAIRMAN DEJESUS: Not now.

19 MR. BURNS: Who had the question?

20 MR. THOMAS: Omari. I don't know what,
21 without prejudice, what does that mean?

22 MR. BURNS: That's a fair question, sir.
23 Without prejudice means that the applicant can
24 reapply and come back before the Board and any denial
25 would not be deemed prejudicial to that applicant.

1 They're free to come back before the Board. We do
2 this often to allow applicants to have the ability
3 and the freedom to come back in the event something
4 occurred that they could not present their
5 application. And I think that's the case here. That
6 was a very good question, sir. Thank you.

7 DR. WILLIAMS: Good question.

8 MS. MILLER: Mr. Humphrey. Hello. I
9 can't hear you. I'm not getting a response. I need
10 a response. You have to either unmute yourself.

11 DR. WILLIAMS: There's no response.
12 Continue the roll call.

13 MR. BURNS: We have a 'yes' from Mr.
14 Humphrey. I heard it. Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Yes.

17 MS. MILLER: Aaron Stephens.

18 MR. STEPHENS: Yes.

19 MS. MILLER: Councilwoman Reyes-Morton.

20 COUNCILWOMAN REYES-MORTON: Yes.

21 MS. MILLER: Ian Leonard.

22 MR. LEONARD: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Steven Lee

1 MR. BURNS: He's off mute. He'll be with
2 you shortly.

3 MR. LEE: Yes.

4 MS. MILLER: Mr. DeJesus.

5 CHAIRMAN DEJESUS: Yes.

6 MS. MILLER: Motion carried to dismiss
7 without prejudice -- deny without prejudice.

8 CHAIRMAN DEJESUS: Sign variance, Jorge
9 Hernandez Valdez, 1720 Ferry Avenue, Block 545, Lot
10 12. The applicant is requesting 138 square feet
11 awning which has been denied for the following:
12 Sign exceeds the maximum size of 24 square feet.
13 (C) Bulk Variance is needed.

14 MR. BURNS: Chairman, I know you have a
15 conflict on this application and the next
16 application. So with your permission, I'll just take
17 over the presentation. Is Mr. Hernandez Valdez here?

18 MR. VALDEZ: Yes.

19 MR. BURNS: Very good, sir. I see you
20 down there. Sir, I'm going to swear you in. Okay?
21 Can you raise your right hand?

22 MR. VALDEZ: Yes.

23 - - -

24 JORGE L. HERNANDEZ VALDEZ, having first
25 been duly sworn/affirmed, was examined and testified

1 as follows:

2 - - -

3 MR. BURNS: This application is for a
4 sign variance. The applicant is requesting a
5 variance to allow a sign -- requesting a 138 square
6 foot awning which was denied because of size. But my
7 understanding is that this awning seems to fit well
8 on the facade of the building. And when reviewing
9 the application or reviewing the comments of our
10 professional staff, I do not believe that there was
11 any objection to the sign as proposed. Is that
12 correct, Dr. Williams?

13 DR. WILLIAMS: That's correct.

14 MR. BURNS: So the applicant is doing its
15 due diligence to come before the Board because
16 unfortunately the size is not permitted under the
17 zoning standards. But the applicant has submitted
18 appropriate information to identify the size,
19 identify the location. And due to the fact that our
20 Planning Department did not object to it, I believe
21 we are in a position to take the application on its
22 face, as we always do with sign applications, and
23 encourage obviously proper identification of
24 businesses in the City.

25 We want our businesses to succeed. And

1 the existing use is a grocery store. And the
2 permitted sign size is only 24 square feet which is a
3 very small size for a sign. With that being said,
4 Mr. Chairman, can open it to the public unless the
5 Board has any comments on the application. Being
6 none from our Board members, is there anybody from
7 the public that would like to comment on this
8 application? Seeing none, can I have a motion to
9 close the public portion?

10 MR. LEONARD: So moved.

11 MR. BURNS: Can I have a second?

12 DIRECTOR WALKER: Second.

13 MR. BURNS: All in favor?

14 THE BOARD: Yays.

15 MR. BURNS: So public portion is closed.

16 So it's back to the Board any comments from our
17 planning professionals. Ed, is there anything you
18 want to add?

19 DR. WILLIAMS: No. I think it's
20 appropriate to approve.

21 MR. BURNS: Very good. With that being
22 said, unless Mr. Valdez has anything he wants to add,
23 we can go to the Board for a motion at this time.
24 Would anybody like to make a motion on this
25 application?

1 MR. LEONARD: So moved.

2 MR. BURNS: We have a motion to approve
3 by Mr. Leonard. Do I have a second?

4 MR. HUMPHREY: Second.

5 MR. BURNS: We have a second by Mr.
6 Humphrey. Can we have a roll-call vote, Angela?

7 MS. MILLER: Mr. Humphrey.

8 MR. HUMPHREY: Yes.

9 MS. MILLER: Mr. Thomas.

10 MR. THOMAS: Yes.

11 MS. MILLER: Mr. Stephens.

12 MR. STEPHENS: Yes.

13 MS. MILLER: Councilwoman Reyes-Morton.

14 COUNCILWOMAN REYES-MORTON: Yes.

15 MS. MILLER: Ian Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Director Walker.

18 DIRECTOR WALKER: Yes.

19 MS. MILLER: Steven Lee.

20 MR. LEE: Yes.

21 MS. MILLER: And Mr. DeJesus has
22 abstained, correct?

23 MR. BURNS: Yes. He recused himself.

24 MS. MILLER: Motion carried to approve.

25 Thank you.

1 MR. BURNS: So Mr. Valdez, your
2 application for the sign has been approved, sir.

3 MR. VALDEZ: Thank you.

4 MR. BURNS: You're welcome, sir.

5 Mr. Chairman, I know you have a conflict
6 on the next application as well. It's a sign
7 variance for Domarys M. Gonzalez, 3504-3506 Westfield
8 Avenue, Block 1029, Lot 22. The applicant is
9 requesting a 123 square foot sign or awning. It was
10 denied because the proposed sign exceeds the maximum
11 size of 35 square feet and a Bulk Variance is
12 required.

13 The applicant did submit a full
14 application. Proper notice was provided for the
15 application. Like the prior applicant, the applicant
16 does have an existing business in the City of Camden
17 and is looking to install a galvanized tube aluminum
18 sign with acrylic letters and now we need lights for
19 their grocery store. Again, the size as proposed
20 exceeds the Ordinance requirement of 35 square feet
21 in this zone.

22 The applicant's sign as proposed is 123
23 square feet which is actually less than the prior
24 applicant's sign and does seem to fit based on the
25 documentation presented and the photos presented,

1 along the facade of the sign -- I'm sorry -- along
2 the facade of the building. Our planning department
3 has reviewed the application. Doctor Williams, did
4 you have any issues or take any issue with the
5 proposed signage?

6 DR. WILLIAMS: Just a typo change. The
7 size maximum should be 24 square feet so that should
8 be changed.

9 MR. BURNS: Very good.

10 DR. WILLIAMS: But I do agree with any
11 proposed approval of the sign variance given the
12 location and the size.

13 MR. BURNS: Very good. Any Board members
14 want to comment on the application? Now, I know Ms.
15 Gonzalez is here. Ms. Gonzalez, I'm going to swear
16 you in. Okay?

17 MS. GONZALEZ: Okay.

18 MR. BURNS: Please raise your right
19 hand.

20 MS. GONZALEZ: Okay.

21 - - -

22 DOMARYS M. GONZALEZ, having first been
23 duly sworn/affirmed, was examined and testified as
24 follows:

25 - - -

1 MR. BURNS: Did you hear what I advised
2 the Board as it relates to the application?

3 MS. GONZALEZ: Yes.

4 MR. BURNS: Were the statements that I
5 made, accurate to your knowledge?

6 MS. GONZALEZ: Yes.

7 MR. BURNS: And is there anything you
8 want to add as it relates to your application?

9 MS. GONZALEZ: No.

10 MR. BURNS: Very good. Thank you, ma'am.
11 Mr. Chairman, at this time, I am going to open it up
12 to the public. Can I get a motion to open it up to
13 the public?

14 DIRECTOR WALKER: Motion.

15 MR. LEONARD: Second.

16 MR. BURNS: Motion from Director Walker.
17 Second from Mr. Leonard. Anybody from the public
18 that would like to be heard on this application?
19 Any public comment? Seeing none, can I get a motion
20 to close the public portion?

21 MR. LEONARD: So moved.

22 MR. BURNS: Moved by Mr. Leonard. Can I
23 get a second?

24 DIRECTOR WALKER: Second.

25 MR. BURNS: Second by Director Walker.

1 Roll-call vote to close public portion -- I'm
2 sorry -- just all in favor to close the public
3 portion.

4 THE BOARD: Yays.

5 MR. BURNS: Very good. Public portion is
6 closed. Doctor Williams, is there anything you want
7 to add for this application?

8 DR. WILLIAMS: No.

9 MR. BURNS: Very good.

10 At this time given the recommendations of
11 our planning division, we could entertain a motion on
12 this application. Do I have a motion?

13 Director Walker: So moved.

14 MR. LEONARD: Second.

15 MR. BURNS: Moved to approved by Director
16 Walker. A second by Ian Leonard. Can we do a
17 roll-call vote, Angela?

18 CHAIRMAN DeJESUS: Roll call.

19 MS. MILLER: Mr. Humphrey.

20 MR. HUMPHREY: Yes.

21 MS. MILLER: Mr. Thomas.

22 MR. THOMAS: Yes.

23 MS. MILLER: Mr. Stephens.

24 MR. STEPHENS: Yes.

25 MS. MILLER: Councilwoman Reyes-Morton.

1 COUNCILWOMAN REYES-MORTON: Yes.

2 MS. MILLER: Ian Leonard.

3 MR. LEONARD: Yes.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: Yes.

6 MS. MILLER: Steven Lee.

7 MR. LEE: Yes.

8 MS. MILLER: Jose DeJesus, he recuses
9 himself, correct?

10 MR. BURNS: Correct.

11 CHAIRMAN DEJESUS: That's correct.

12 MS. MILLER: Motion carried to approve.

13 MR. BURNS: Congratulations, Ms.
14 Gonzalez, your application has been approved.

15 MS. GONZALEZ: Thank you.

16 MR. BURNS: Have a wonderful night.

17 MS. GONZALEZ: You too.

18 MR. BURNS: Mr. Chairman, I'm going to
19 turn it back over to you, sir.

20 CHAIRMAN DEJESUS: Thank you. I
21 appreciate that. You did an excellent job.

22 Preliminary & Final Site Plan of Air
23 Products and Chemicals, Inc., 2710 Broadway, Block
24 457, Lot 10. The applicant is proposing a 6-foot
25 chain-link fence to enclose the property for site

1 remediation purposes. And a 62,235 square foot
2 crushed stone cap on property located at 2710
3 Broadway. Is the applicant here?

4 MR. FLOYD: Yes. Mr. Chairman, for the
5 record, Michael Floyd with the firm of Archer &
6 Greiner appearing on behalf of the applicant, Air
7 Products & Chemicals, Inc., which as you just stated,
8 has submitted an application for site plan approval
9 for property located at 2710 Broadway and identified
10 on the City's Tax Maps as Block 457, Lot 10.

11 This is an application to address
12 historic environmental contamination on the property.
13 It's a remediation effort being undertaken by the
14 applicant. And the applicant in connection with this
15 application is proposing to put down essentially
16 crushed stone on the property, roughly 62,235 square
17 feet of it, along with a 6-foot high chain-link fence
18 surrounding the property. And these improvements,
19 site improvements have all been proposed and approved
20 by the New Jersey Department of Environmental
21 Protection.

22 I just want to make it clear up front
23 that we're not proposing any new development on this
24 site. No new driveways. It's not going to be a
25 parking lot. There's no new ground-up construction.

1 This is just to implement the DEP-approved
2 remediation of the property.

3 With me this evening we do have three
4 witnesses. We have Brian Quillia, the leader of site
5 remediation with Air Products & Chemicals. We have
6 Brandi Gray, a licensed site remediation professional
7 with Langan Engineering & Environmental Services.
8 And last but not least, we have Keith Ottles, also a
9 licensed professional engineer and planner with
10 Langan. And Keith is here this evening to provide
11 planning testimony in support of the two bulk
12 variances that we are requesting with respect to a
13 height for the fence and sidewalk.

14 We also have three exhibits this evening
15 that we will be referencing in connection with our
16 application. Exhibit A-1 is an aerial photograph of
17 the property and the surrounding uses and
18 infrastructure. Exhibit A-2 is the site plan that
19 was submitted with this application. And Exhibit A-3
20 are photographs of the property.

21 And lastly, I would state that we are in
22 receipt of the technical review letter issued by the
23 Board Engineer, Dena Moore-Johnson. And we did
24 submit a point-by-point response letter to all of
25 those comments. And I understand we'll be going

1 through the letter in detail. But hopefully, we can
2 address all the comments in the letter this evening.

3 MR. BURNS: Counsel, with your permission
4 and with the permission of our chairman, I'd like to
5 swear in your witnesses.

6 MR. FLOYD: Yes. So I would ask Brian,
7 Brandi and Keith, are you all available online to
8 testify?

9 MR. QUILLIA: Mike, this is Brian. I'm
10 here.

11 MR. BURNS: I see Brian. I see Brandi
12 Gray. And who is the other witness?

13 MR. OTTES: Keith Ottes.

14 MR. BURNS: Oh, Keith Ottes. Very good.
15 Lady and gentlemen, can you please raise
16 your hand.

17 - - -

18 BRANDI GRAY, P.E., KEITH OTTES, P.E.,
19 P.P., BRIAN QUILLIA, P.E., having first been duly
20 sworn/affirmed, was examined and testified as
21 follows:

22 - - -

23 MR. BURNS: Counsel, normally what we do
24 through the Chair, is go directly to the engineering
25 review letter. Your witnesses have been sworn. So

1 if you're going to answer any questions from the
2 Board members or our engineer, Ms. Johnson, just
3 identify yourselves again for the record. And if you
4 could, I don't believe Ms. Gray or -- I can remember
5 if Mr. Ottes have been accepted by this Board, so you
6 might want to qualify them now before we take their
7 testimony.

8 MR. FLOYD: I agree. Keith, can you
9 state, again, your full name for the record, your
10 place of employment, your education credentials and
11 experience.

12 MR. OTTES: Sure. Keith Ottes from
13 Langan Engineering. Place of employment is 2700
14 Kelly Road, Suite 200, Warrington, Pennsylvania
15 18976. I have a Bachelor's Degree from Rutgers
16 University in civil engineering. And I have a
17 Master's Degree from Villanova University in water
18 resources engineering. I've been a licensed
19 professional planner. I'm also a licensed
20 professional engineer in the State of New Jersey.

21 But tonight, as the Mr. Floyd pointed
22 out, I will only be providing professional planning
23 testimony. I've been a professional planner since
24 2008 in the State of New Jersey. And I do believe I
25 appeared before this Board with one of Mr. Floyd's

1 colleagues maybe six or seven years ago. So I think
2 it's time we got sworn in again. So good call there.

3 MR. FLOYD: I would ask that Keith be
4 recognized as an expert in the field of planning in
5 New Jersey.

6 CHAIRMAN DEJESUS: No problem. We accept
7 him. Dena, can we start with your letter so we can
8 move on?

9 MS. MOORE: We were going to hear from
10 Ms. Gray also?

11 MR. FLOYD: We have one other expert.
12 Brandi, would you please state, again, your
13 experience, education and qualifications for the
14 record?

15 MR. BURNS: We can't hear you, Brandi.
16 You're not on mute but we can't hear you. I think
17 you just need to raise the volume.

18 MS. MOORE: Doctor Williams, one of the
19 applicant's professionals is trying to get the volume
20 together.

21 DR. WILLIAMS: Ms. Gray, she's unmuted.
22 I don't know why we can't hear her.

23 MR. OTTES: Brandi, down by the
24 microphone on the lower left, there's a little arrow
25 it should be, next to the microphone, if you click

1 that, look at your 'select a speaker,' you might have
2 to toggle which microphone if you're using different
3 systems whether it's on your laptop or on your
4 monitor, what speaker to use. We still can't hear
5 you.

6 MR. BURNS: Mike, what you can do is have
7 Brandi call into the number.

8 MR. FLOYD: Brandi, if you can call into
9 the number. If you go on to the City's website,
10 you'll see the number there or in my notice.

11 MS. GRAY: Can you hear me now?

12 MR. BURNS: Yes, we can.

13 MS. GRAY: Sorry about that.

14 MR. FLOYD: Brandi, if you can just state
15 your qualifications for the record and your
16 experience and your licenses.

17 MS. GRAY: Yes. My name is Brandi Gray.
18 I am a senior project manager at Langan. I'm also am
19 in the same office at 2700 Kelly Road in Warrington,
20 Pennsylvania. I am a licensed site remediation
21 professional since 2013. I also have a subsurface
22 evaluator and underground storage tank closure
23 license in New Jersey. I have over 17 years of
24 experience in the environmental industry specially
25 related to investigations and remediations in New

1 Jersey.

2 MR. FLOYD: Thank you. Mr. Chairman,
3 I would ask that Brandi be recognized as an expert in
4 the field of environmental remediation.

5 CHAIRMAN DEJESUS: So moved.

6 MR. FLOYD: Jim, I know we want to go
7 right to Dena's letter. I think it might helpful,
8 though, if Brian Quillia takes all of 60 seconds to
9 talk about this property and the property history.
10 Because that will answer many of the questions in the
11 engineering review letter that maybe we can get out
12 of the way out up front.

13 MR. BURNS: Mr. Chairman.

14 CHAIRMAN DEJESUS: Yes.

15 MR. FLOYD: Thank you.

16 Brian, just briefly for the record, can
17 you talk about your experience with this property and
18 how Air Products and Chemicals came needing to submit
19 an application to the DEP for a Remedial Action Work
20 Plan to remediate the property?

21 MR. QUILLIA: Certainly Mike. I wish
22 everybody well this evening. My name is Brian
23 Quillia with Air Products and Chemicals, Inc. My
24 position is leader, site remediation and I have
25 responsibility for management of the company's

1 remediation program. And as background, 2710
2 Broadway in Camden, New Jersey is owned by the South
3 Jersey Port Corporation and was previously leased by
4 Air Products from the years 1974 to the year 2002.

5 The former Air Products facility at this
6 site was used for the transfer of industrial gases.
7 And the site contained offices, loading docks and
8 storage areas for these industrial gases. The New
9 Jersey Industrial Site Recovery Act, otherwise known
10 as ISRA, was triggered at the end of our lease term.
11 And all of the structures have since been razed. And
12 in the year 2016, Camden County completed the
13 Broadway Realignment Project which Broadway now runs
14 through the central portion of the former leased
15 area.

16 A comprehensive environmental
17 investigations in remediations have been completed at
18 this site since the year 2002. And the work was
19 completed under the direction of an NJDEP --- which
20 is an acronym which stands for New Jersey Department
21 of Environmental Protection --- case manager from the
22 year 2002 through the year 2012; at which time, the
23 oversight was transferred to a licensed site
24 remediation professional.

25 Remediation of the site is complete now

1 except for the remaining regional historic fill
2 impacts in soil. The proposed remedy to address
3 these historic fill-impacted soils at the site,
4 consists of an institutional control which is a deed
5 notice and engineering controls, a capping action and
6 also a fence, installation of a fence which is the
7 subject of our application here this evening.

8 The proposed remedy was summarized in a
9 report called a Remedial Action Work Plan, which was
10 submitted to the NJDEP and approved by the licensed
11 site remediation professional, all his background.
12 In additionally, land use permits have been obtained
13 from the NJDEP Division of Land Use Regulation and
14 also approval has been obtained from the Camden
15 County Conservation District to complete the remedy.
16 And I think that's a good overview of the background.

17 The objective of the remedial action is
18 to provide a restricted use remedy for historic fill
19 at the site. The remedial approach to address
20 historic fill-related soil impacts, again, includes
21 engineering controls which consist of capping of a
22 portion of the site, installation of fencing and also
23 institutional controls, deed notice, for example.

24 And I'd to at this point to turn it back
25 to Mike and Brandi Gray for the specific details of

1 our application. Thank you.

2 MR. FLOYD: Thank you, Brian. Again, in
3 summary, the property is contaminated. We went
4 through the DEP process. We're not going to
5 remediate the property. That's why we're here this
6 evening. Dena, I'll turn it over to you to go
7 through your letter.

8 MS. MOORE: Right. We'll go right to the
9 letter. Mr. Chairman, I'm referring to Remington
10 & Vernick's letter dated April 5, 2022. And we will
11 begin on page 2.

12 As defined by Section 870-271.A.2,
13 project or parcels of more than 1,000 square feet,
14 require major site plan review. The applicant's
15 indicates that they seek minor site plan review.
16 Plans should be revised to reflect the require
17 details of a major site as reflected in Section
18 870-282 or a waiver requested.

19 MR. FLOYD: Respectfully we request a
20 waiver due to the fact that this application doesn't
21 trigger any of the usual items related to a site plan
22 application in terms of landscaping, lighting,
23 parking, etc. So we would certainly provide
24 additional notes to the plans working with you, Dena,
25 but we would ask for a waiver.

1 MS. MOORE: Testimony should be provided
2 regarding a brief project history and whether it is
3 anticipated that this site would be developed in the
4 future. Now, you provided the project history. Is
5 it anticipated that this site will be developed in
6 the future?

7 MR. FLOYD: Air Products & Chemicals has
8 no intention to develop the property at this time.
9 And we cannot speak on behalf of the property owner
10 what their proposed use of the property may be in the
11 future when it's remediated. But any site
12 development would need trigger the need for a site
13 plan application.

14 MS. MOORE: But it wouldn't be by this
15 applicant, correct?

16 MR. FLOYD: Correct.

17 MS. MOORE: The applicant proposes a
18 12-inch deep stone cap consisting of 3/4-inch clean
19 crushed stone. Testimony should be provided
20 regarding the purpose of this cap which we've heard,
21 and whether periodic testing will be required to
22 insure the cap is performing as intended.
23 Documentation from the DEP requiring the cap
24 should be provided for review.

25 MR. FLOYD: We will provide any

1 documentation required for your office from the DEP.
2 I know we did provide the Remedial Action Work
3 permits. Brandi, could briefly answer whether any
4 periodic testing is going to be required?

5 MS. GRAY: Yes. So once the cap is
6 placed, the remedy is considered complete. We will
7 be obtaining a Remedial Action Permit from the DEP.
8 And that permit will outline the requirements for any
9 maintenance, repairs and monitoring of the cap as
10 well ongoing monitoring or reporting requirements in
11 the DEP.

12 So the engineering controls which, again,
13 are the cap and the fence will required to be
14 inspected annually at a minimum. And a summary of
15 those inspections and repairs and an evaluation to
16 determine if those controls are still protected, is
17 required to be reported to the DEP bi-annually and
18 signed off by an LSRP.

19 MS. MOORE: So when you do get that
20 Remedial Action Permit, would you be able to provide
21 a copy of that to the Board for our records or to me
22 for our records?

23 MS. GRAY: Absolutely.

24 MS. MOORE: South Broadway is an existing
25 two-way roadway. There are no improvements proposed

1 for this roadway, but a road opening permit from
2 Camden Highway Department would be required for a
3 road opening on South Broadway, if needed.

4 MR. FLOYD: Agreed. And we will comply,
5 if necessary.

6 MS. MOORE: Note 7 on the plan indicates
7 that grading was performed by others and an as-built
8 survey is not available. Our office recommends that
9 an as-built survey with grading be provided as a
10 condition of approval.

11 And I know we had a discussion about this
12 earlier regarding the project. And if you just
13 wanted to put on record what the plan of action is
14 regarding the grading and survey.

15 MR. FLOYD: Brandi, can you address that
16 based on your prior conversation?

17 MS. GRAY: Sure. So the plan is to
18 re-sur -- we're going to re-survey the site prior to
19 installation of the crushed stone, as well as survey
20 after the crushed stone is installed so that way, we
21 can confirm that a one-foot thickness of the stone
22 has been achieved at the site. And we would be able
23 to provide that final survey to the land use
24 department -- excuse me, the Planning Board.

25 MS. MOORE: Right. To the Board.

1 I know that was our office's initially
2 comment about the as-built survey. But looking over
3 everything and seeing that it's very flat, I would
4 take no exception to the fact of them performing the
5 survey prior to construction, you would just need to
6 note because you would be doing a performance
7 guarantee and inspection escrow estimate. I'm not
8 sure. Mike, is that something that you -- you would
9 be doing some type of estimate. We need to see the
10 survey prior to construction, once that is performed.

11 MR. FLOYD: We would have no problems
12 providing a signed and sealed copy of the survey. I
13 don't believe we have any performance guarantee would
14 be required because there's no public improvements.

15 MS. MOORE: Right. Just the inspection
16 escrow.

17 MR. FLOYD: We will comply. It will
18 inspected by the DEP. But if necessary, we'll
19 provide a site inspection escrow to the City as well.

20 MS. MOORE: Right. We would need to
21 inspect it for the fence. I know the DEP also --

22 MR. FLOYD: I'm sorry. Dena,
23 understood. We will prepare that cost estimate and
24 provide it to you.

25 MS. MOORE: And just note at that end

1 since we're doing the survey and the grading prior to
2 construction, if you can add just a line item for
3 review of the survey plan at that time.

4 MR. FLOYD: We'll do.

5 MS. MOORE: Just so it's not missed at
6 all.

7 MR. FLOYD: Understood and agree.

8 MS. MOORE: The plan references the 1988
9 NAVD vertical datum. A conversion factor to the 1929
10 NGVD vertical datum should be provided on the plan.
11 You'll add that conversion?

12 MR. FLOYD: Correct.

13 MS. MOORE: We will forget the next
14 comment regarding the contour.

15 And the applicant proposes a 6-foot tall
16 chain-link fence to be installed along South Broadway
17 to the west, realign South Broadway to the north and
18 a portion of Block 457, Lot 8.01 to the east. A
19 construction detail for the proposed fencing and
20 gates has been provided. Testimony should be
21 provided for the purpose of this fencing.

22 Now, it was your testimony that was
23 provided earlier. It's just to keep people from off
24 the cap, correct?

25 MR. FLOYD: Correct. And it was required

1 and approved by the NJDEP. And to the extent
2 necessary, we do have Keith Ottles here to provide
3 testimony in support of that variance.

4 MS. MOORE: Oh, we didn't get to the
5 variance comment yet.

6 The 6-foot chain-link fence detail should
7 be revised to indicate a minimum compressive strength
8 of 4,000 psi for the concrete.

9 MR. FLOYD: Plans will be revised
10 accordingly.

11 MS. MOORE: Since this is along a county
12 roadway, that should actually be 4,500 psi. So we're
13 just going to change that. If you can just note
14 4,500 psi.

15 MR. FLOYD: Noted.

16 MS. MOORE: Okay.

17 The proposed inlet types should be
18 indicated on the plan with details provided. The
19 length, size, and material of the pipes should also
20 be stated on the plan. So that was a confusion on
21 our part. It appeared on the plan that these items
22 were proposed. They're actually existing. And
23 you're going to provide as much existing information
24 as possible regarding those inlets on the plan.

25 Because I mentioned earlier to the

1 professionals that the inlets just need to be
2 bicycle-safe grade. And there are some concerns with
3 their connection to the combined system. So we need
4 to make sure that these inlets do meet the City
5 standards. So if they don't meet City standards, we
6 would expect you to make them meet City standards
7 prior to placing the cap.

8 MR. FLOYD: As mentioned earlier, the
9 applicant did not install any of these prior
10 improvements. We don't know when they were exactly
11 installed. We were not part of that site plan
12 application. But the applicant understands the
13 City's need and your need to know exactly what was
14 installed out there. So the applicant will work with
15 the property owner, the county, and any prior
16 applicants before this Board to see what information
17 we can get regarding those plans and provide that to
18 you.

19 MS. MOORE: Well, you'll see that
20 information on the survey. I just wanted to put it
21 on record that if there are any issues with these
22 inlets, that you understand prior to the cap, we need
23 them to be corrected in accordance to City standards.

24 MR. FLOYD: We will work with you on the
25 caps to make sure they meet City standards.

1 MS. MOORE: On the inlets.

2 MR. FLOYD: On the inlets, correct.

3 MS. MOORE: Okay.

4 The plan should note that all site work
5 construction and details must conform to the
6 standards of the City of Camden. You'll add that
7 note?

8 MR. FLOYD: Correct.

9 MS. MOORE: The project involves over one
10 acre of disturbance. The applicant should consider
11 the project's applicability as a "Major Development"
12 with regards to stormwater management. And it's my
13 understanding through your approval with land use,
14 that stormwater is not applicable at the site and you
15 are providing correspondence to me with that
16 confirmation.

17 MR. FLOYD: That is correct.

18 MS. MOORE: A stormwater fee is to be
19 calculated for the site as outlined in Appendix XVIII
20 of the City Ordinance. The calculation will be
21 reviewed by our office. The fee must be paid by the
22 applicant prior to final signatures of the plan.

23 MR. FLOYD: We will comply.

24 MS. MOORE: The following notes should be
25 shown on the plans. So some of these notes are not

1 applicable because as I've mentioned earlier, we
2 assume that they were proposed inlets and pipes. So
3 those would be the last -- I'm sorry -- the last
4 three notes. The very first one is applicable.

5 And that's storm inlets which are
6 connected directly to the City-combined sewers must
7 be furnished with a sump and trap per City standard
8 details. So it's very possible this storm inlet, the
9 existing one that connects to the City system, does
10 have a sump and trap. And so we just need you to add
11 that note to your plan?

12 MR. FLOYD: Will do.

13 MS. MOORE: And I will excuse the next
14 three notes.

15 So Per Section 870-197.F, fences may not
16 exceed 4-feet in front yards. A variance is
17 necessary. So now we'll take the testimony regarding
18 the applicant's request to have a 6-foot high fence
19 in the front yard.

20 MR. FLOYD: Keith, are you still on the
21 line and available to testify?

22 MR. OTTES: Yes.

23 MS. MOORE: Because you are requesting
24 this variance, correct?

25 MR. FLOYD: Correct. We are.

1 Keith, you've heard all the testimony
2 from Brian and from Brandi thus far, correct?

3 MR. OTTES: Correct.

4 MR. FLOYD: And you know that we are
5 requesting a variance to allow a 6-foot high fence
6 surrounding the property?

7 MR. OTTES: That's right.

8 MR. FLOYD: Can you just speak to the
9 (c) variance standards and the proofs in support of
10 our variance request?

11 MR. OTTES: Sure. That's considered a
12 c(1) hardship variance based on the nature of the
13 project and the requests at hand. With respect to
14 the Positive Criteria, I think it's an exceptional
15 characteristic of the property in the environmental
16 impacts that exist. And the reason to meet the
17 Positive Criteria in my professional opinion is
18 6-foot fence versus a 4-foot fence, it's just to
19 deter people from coming into the property because of
20 the environmental impacts that are there.

21 A 4-foot fence is very easy to climb over
22 if you would. And it was determined working with the
23 New Jersey Department of Environmental Protection and
24 based on the LSRP's recommendation to have a 6-foot
25 fence was a much better situation. And because it

1 was approved by the DEP, it's my opinion that that
2 definitely meets the criteria of an exceptional
3 characteristic of the property.

4 Regarding the Negative Criteria with
5 respect to no substantial detriment to the public
6 good, I think if anything, this promotes the public
7 good by way of deterring people from getting into the
8 property. And that concludes my testimony regarding
9 the height variance for the fence.

10 MR. FLOYD: Thank you, Keith.

11 MS. MOORE: Per Section 870-241.A,
12 sidewalk is required on both sides of all streets.
13 Sidewalk exists along the northern side of the
14 realigned South Broadway and a portion of the
15 southern side of realigned South Broadway. Existing
16 bus stops should be shown. Sidewalks and crosswalks
17 should be provided or a variance requested.

18 MR. FLOYD: I'm going to turn back it
19 over to Keith again. We are requesting a variance
20 from providing any additional sidewalk for many of
21 the same reasons that we are putting a fence on the
22 property. But Keith, can you speak to the sidewalk
23 variance, please?

24 MR. OTTES: Sure. Thanks. Essentially
25 the same criteria in my opinion. A hardship variance

1 just because of the characteristics of the property,
2 the environmental impacts that exist. There is
3 sidewalk as was noted on the other side of Broadway.
4 If we were to put sidewalk along the frontage of the
5 area where the fence is, what would happen is, you
6 would invite people over. We're already trying to
7 put the 6-foot fence in to deter people. The idea is
8 to promote pedestrians to go to the other side of the
9 road to walk on the opposite side. Just to keep them
10 away from this impacted area.

11 In my mind, that in itself is another --
12 meets the Positive Criteria for being an exceptional
13 characteristic to deter the public from entering the
14 property even more so than the fence. The sidewalk
15 is inviting obviously. Without the sidewalk there,
16 it would essentially deter people. I know people
17 could still walk on that side but it's much easier to
18 go and walk on the sidewalk on the north side of the
19 road.

20 Similarly, the Negative Criteria to be no
21 substantial detriment to the public good. Again, I
22 think it promotes the public good keeping them even
23 further away. We're trying to keep them even further
24 away from that impacted area.

25 I would also add that just based on the

1 nature of the fact that it's further to the east,
2 there's a guide rail. There's utility pools.
3 There's a significant grade drop-off into a detention
4 basin on that property to the south. I think there
5 would be more a disturbance than anything in order to
6 try to put the sidewalk in there. It may not work
7 from an engineering standpoint. But, again, just to
8 really promote the deterrence of pedestrians. In my
9 mind, it's better not to have a sidewalk there.

10 MS. MOORE: Is it at this time that you
11 wanted to show your pictures? Because I know you had
12 mentioned --

13 MR. FLOYD: Sure. Brandi, can you share
14 your screen with our exhibits? Maybe just go first
15 through the photographs of the property which is
16 Exhibit A-3.

17 MS. MOORE: While we're waiting,
18 I can go through the remaining comments.

19 So a landscape plan is required Per
20 Section 870-244.B. Testimony should be provided as
21 to why a vegetative cap was not specified. And then
22 a landscape plan should be provided or a waiver
23 requested. So you would be requesting a waiver from
24 the landscape plan, correct?

25 MR. FLOYD: That's correct. And the

1 crushed stone was required by the NJDEP as part of
2 the Remedial Action Work Plan.

3 MS. MOORE: Okay. Did you want to go
4 through these at this point? Or did you want to wait
5 until we went through the comments?

6 MR. FLOYD: Why don't we just go through
7 the comments and then we'll bring back up the
8 exhibits.

9 MS. MOORE: The plan depicts an area of
10 plant along the south side of the realigned South
11 Broadway. Details should be provided including the
12 area to be restored and plant material proposed.

13 So that also is something that's
14 existing, correct?

15 MR. FLOYD: That's correct. And we'll
16 provide a note on the plan to make it clear that the
17 plant restoration was done in 2018 to stabilize the
18 stream bank. And that no new restoration is proposed
19 with this application. It's not necessary.

20 MS. MOORE: Okay.

21 Per Section 870-244.D, street trees are
22 required along both frontages and shall be spaced
23 every 40 feet. Plans should be revised or a waiver
24 requested.

25 MR. FLOYD: We are requesting a waiver.

1 Again, the support for that waiver dovetails with all
2 of the planning testimony provided by Keith about why
3 we are trying minimize any disturbance on these
4 properties.

5 MS. MOORE: The property in question
6 abuts Newton Creek and approximately 375 square feet
7 of wetlands transition area will be impacted.
8 Appropriate wetland buffers should be shown. NJDEP
9 approval will be necessary.

10 MR. FLOYD: We do have the necessary
11 NJDEP permits for this remediation project. I
12 believe they have already been forwarded to your
13 attention and we can provide additional copies to the
14 Board, if necessary.

15 MS. MOORE: The plan should note that the
16 applicant will comply with the City's "Ordinance
17 Establishing Standards for the Submission of Maps and
18 Other Documents in a Digital Format." You'll add
19 that note?

20 MR. FLOYD: Yes.

21 MS. MOORE: The signature block should be
22 added to the plans for the signature for the
23 Planning Board Chairman, Secretary, Engineer and
24 Zoning Officer/Administrative officer?

25 MR. FLOYD: Agree.

1 MS. MOORE: And you will add the site
2 safety note --

3 MR. FLOYD: Yes.

4 MS. MOORE: -- because the applicant and
5 owner are reminded that site safety is their
6 responsibility. And the note should indicate that
7 "The owner or his representative is to designate an
8 individual responsible for construction site safety
9 during the course of the site improvements pursuant
10 to N.J.A.C. 5:23-2.21 (c) of the New Jersey Uniform
11 Construction Code and CFR 1926.32 (f), the OSHA
12 Competent Person." You'll add that note
13 specifically?

14 MR. FLOYD: Yes.

15 MS. MOORE: And I will review the Summary
16 of Variances and Waivers. So you're requesting a
17 variance for the fence height in the front yard and
18 sidewalk. And Waivers would be from the landscape
19 plan, street trees and requirements for a major site
20 plan?

21 MR. FLOYD: That is correct. We agree.

22 MS. MOORE: You're aware of the approval
23 process as listed on page five. If you have
24 questions, you can contact our office.

25 MR. FLOYD: We understand the

1 requirements. If we have any questions, we'll let
2 you know.

3 MS. MOORE: Outside agency approvals, I
4 have noted as Camden County Planning Board, Camden
5 County Soil Conservation District and NJDEP. You
6 mentioned that you have NJDEP permits which you have
7 forwarded. I haven't had a chance to review that.
8 You forwarded those. You also mentioned that you
9 already have approval from the Conservation
10 District.

11 MR. FLOYD: We do.

12 MS. MOORE: So would you please provide
13 that approval to our office also? And then Camden
14 County Planning Board.

15 MR. FLOYD: That application -- we will
16 be submitting an application to the Camden County
17 Planning Board after this evening's application.

18 MS. MOORE: They need to see our review
19 letter first so I understanding that.

20 Mr. Chairman, that concludes -- oh, I'm
21 sorry. Are there any other permits that you are
22 aware of that --

23 MR. FLOYD: No. We just have the NJDEP
24 permits, the Soil Conservation District and the
25 Camden County Planning Board and the City of Camden

1 Planning Board. I believe they're the four that's
2 required for this application.

3 MS. MOORE: Thank you. Mr. Chairman,
4 that concludes my review.

5 CHAIRMAN DEJESUS: Is there any Board
6 member having any questions or concerns in reference
7 to this application?

8 MR. BURNS: I believe Board Member
9 Humphrey had a question that he raised in the Chat.
10 I don't know if the testimony satisfied his
11 question.

12 MR. HUMPHREY: The testimony satisfied my
13 question.

14 MR. BURNS: Thank you, sir.

15 CHAIRMAN DEJESUS: Is there anyone else
16 on the Board that would like to speak up?

17 MR. THOMAS: Can we have a picture of
18 where they're not planning on putting a sidewalk? Do
19 we have a picture of that?

20 MR. FLOYD: Excuse me. Brandi, if you
21 could bring up Exhibit A-2.

22 MS. MOORE: Or if you want to just go
23 through your exhibits at this point?

24 MR. FLOYD: We'll go through the
25 exhibits. So this is an aerial photograph of the

1 property. It's highlighted in yellow and you can see
2 where the new road comes through the property. And
3 the property as a whole was subject to the NJDEP
4 remediation efforts and the Remedial Action Work Plan
5 that was approved.

6 Go to Exhibit A-2, the Site Plan. So
7 this was a site plan that was submitted with the
8 application. And where you see realign South
9 Broadway, there's a note there where we have the
10 limits of the 6-foot high chain-link fence that's
11 being proposed with the areas seeded and restored.

12 And then on the north side of South
13 Broadway of Plan North is where the crushed stone is
14 going to be put down as required by the NJDEP.
15 Again, we're not proposing any other site
16 improvements here. This is just part of the
17 remediation efforts with DEP.

18 CHAIRMAN DEJESUS: Does that satisfy you,
19 Mr. Thomas?

20 MR. THOMAS: On the note here it says
21 there's bus stop there. So I just want to see,
22 is that accurate? South Broadway there's a bus
23 stop?

24 MR. FLOYD: We will -- I know that Dena
25 had that in her letter. And if there is a stop

1 there, we do agree to add the location of the bus
2 stop to the site plans.

3 MS. MOORE: Yes.

4 MR. THOMAS: In regards to standing at a
5 stop bus and not having a sidewalk for people who are
6 waiting for a bus that can be an inconvenience.

7 MS. GRAY: Can I speak? This is Brandi.

8 MR. BURNS: Yes, Brandi.

9 MS. GRAY: The sidewalk wraps around the
10 side here. I don't know if you can see my mouse.
11 There is a portion of a sidewalk here. And it's my
12 understanding the bus stop is around this area. So
13 there is a sidewalk in the area of the bus stop. And
14 then there's the guide rail that runs along here.

15 MR. THOMAS: Thank you.

16 And the 6-foot chain-link fence, that
17 would be permanent; that would never come down?

18 MS. GRAY: That is correct.

19 MR. THOMAS: Are there any residences?
20 I'm not familiar with the area. Are there any
21 residences in this area?

22 CHAIRMAN DEJESUS: No.

23 MR. FLOYD: No. Can we go back to
24 Exhibit A-1, Brandi? There, Mr. Thomas, you can see
25 there's no residence in the area at all. The

1 property is located in the PRI Port-related
2 Industrial Zoning District. So it's all industrial
3 uses surrounding the property.

4 MR. THOMAS: Thank you.

5 CHAIRMAN DEJESUS: Is there any other
6 Planning Board member having any interest to make a
7 statement? Hearing none, I'd like to like to open up
8 to the public. Anybody in the public want to respond
9 to this application? Doctor Williams, do you have
10 anyone?

11 DR. WILLIAMS: No, sir.

12 CHAIRMAN DEJESUS: Hearing none, I need a
13 motion from the Board, please.

14 MR. LEONARD: So moved.

15 CHAIRMAN DEJESUS: So moved to do what?
16 I can't hear you.

17 MR. LEONARD: So moved to do --

18 CHAIRMAN DEJESUS: So moved to do what?

19 MR. BURNS: I don't know. Ian, was that
20 a motion to approve or motion to close public
21 portion?

22 MR. LEONARD: To approve.

23 MR. BURNS: That's fine. Motion to
24 approve with requested variances and waivers.

25 MR. LEONARD: That's correct.

1 CHAIRMAN DEJESUS: I need a second.

2 COUNCILWOMAN REYES-MORTON: Second.

3 CHAIRMAN DEJESUS: Thank you. Roll call,
4 please.

5 MS. MILLER: Mr. Humphrey.

6 MR. HUMPHREY: Yes.

7 MS. MILLER: Mr. Thomas.

8 MR. THOMAS: Yes.

9 MS. MILLER: Mr. Stephens.

10 MR. STEPHENS: Yes.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Yes.

13 MS. MILLER: Ian Leonard.

14 MR. LEONARD: Yes.

15 MS. MILLER: Director Walker.

16 DIRECTOR WALKER: Yes.

17 MS. MILLER: Steven Lee.

18 MR. LEE: Yes.

19 MS. MILLER: Mr. DeJesus.

20 CHAIRMAN DEJESUS: Yes.

21 MS. MILLER: Motion carried to approve.

22 Thank you.

23 MR. FLOYD: Thank you very much for your
24 time this evening.

25 CHAIRMAN DEJESUS: Thank you, Mr.

1 Floyd.

2 Moving on, we go to Preliminary and Final
3 Site Plan and Major Subdivision, Branch Village
4 Homeownership, LLC (Phase V), South 9th Street at
5 Budd Street, Block 551.03, Lot 1. The applicant is
6 proposing to subdivide the property to create 10
7 fee-simple lots and develop 10 residential
8 development units. Each unit will leave two parking
9 spaces and a 10-by-10 shed. Is someone here for that
10 application?

11 MR. SHEEHAN: Yes, Mr. Chairman, Kevin
12 Sheehan, Parker McKay on behalf of the applicant,
13 Branch Village Homewonership, LLC. This is Block
14 551.03, Lot 1. It's located at 9th & Budd Streets.
15 As the Chair said, this is the fifth phase of the
16 redevelopment of the Branch Village Apartment
17 Complex. The first four phases consisted of rental
18 units. This is a homeownership phase.

19 The proposal is to subdivide the existing
20 lot into 10 separate lots on which five twin
21 buildings will be constructed. And each of the units
22 within those buildings will be on their own lot.
23 We're seeking subdivision approval, minor subdivision
24 approval -- or subdivision approval and preliminary
25 and final site plan approval. Dena has identified

1 some variances for front yard setback, rear yard
2 setback, and side yard setback. And we will be
3 requesting those variances.

4 With me tonight are Chuck Valentine from
5 the Housing Authority; Rod Richie from Taylor
6 Wiseman, the project engineer; Jim Haley from Urban
7 Architects; and Nathan B. Mosely from Shropshire
8 Associates, LLC. So if I can have them sworn in,
9 Jim, we can get started.

10 MR. BURNS: Gentlemen, if you can all
11 raise your hands, please. Thank you.

12 - - -

13 RODMAN RICHIE, P.E.,; JAMES HALEY, R.A. ;
14 NATHAN B. MOSELY, P.E., C.M.E.; CHUCK VALENTINE,
15 having first been duly sworn/affirmed, was examined
16 and testified as follows:

17 - - -

18 MR. BURNS: When counsel calls you, you
19 can present again, your name and affiliation for the
20 record. We know Mr. Mosely has been accepted by this
21 Board; Mr. Richie has been accepted by this Board.
22 Kevin, who else are you presenting tonight.

23 MR. SHEEHAN: Jim Haley, he's been before
24 the Board as well.

25 MR. BURNS: Yes, Jim Haley has been

1 before the Board.

2 MR. SHEEHAN: And Chuck Valentine who is
3 not an expert. He's a fact witness.

4 MR. BURNS: Very good.

5 MR. SHEEHAN: So what I'd like to do
6 before we jump into Dena's report, just to orient the
7 Board. I've asked Rod Richie to prepare a 60-second
8 summary of what we're doing so we can show you the
9 site plan. And I've ask Jim Haley to present 60
10 seconds on the architectural plans as we go through
11 Dena's report you have some idea of what we're
12 talking about. So if that's okay, I'd ask Rod to
13 share my screen and I'll ask Rod to give his stuff.

14 MR. RICHIE: The parcel is known as Block
15 551.03, Lot 1. The site is bounded by South 9th
16 Street to the west. The plant north is to the right
17 of the exhibit that we're looking at now. So South
18 9th Street is to the west. Central Avenue is to the
19 north. And Budd Street is to the south. And the
20 balance of Branch Village is to the east.

21 The site is approximately .56 acres with
22 dimensions of 350 feet along South 9th Street and a
23 depth of approximately 70 feet along Budd Street.
24 And I'd just like to note that a variance was
25 previously granted for the lot depth. One hundred

1 feet is required and 70 feet is provided.

2 The site is currently vacant and has been
3 used as a construction lay-down area for various
4 trailers during the construction of the previous
5 Branch Village sections. As was explained, and as
6 you can see here depicted on this color-rendered site
7 plan, the applicant is proposing to construct 10
8 townhomes in five twin buildings. Each unit will
9 have a driveway access to South 9th Street with the
10 exception of one unit at the corner of Ninth & Budd
11 where on-street parking will be available for that
12 unit.

13 Also indicated are 10-by-10 sheds and a
14 small patio area for each unit as depicted on this
15 site plan. Sixty seconds or less.

16 MR. SHEEHAN: Okay. Jim Haley, can you
17 give a summary of the floor plan and the
18 architecture, please?

19 MR. HALEY: Sure. The buildings are
20 consistent with the other phases of Branch Village.
21 And material used, brick and lap siding, fenestration
22 patterns, window patterns the same. This is a
23 rendering of a typical townhouse, a corner unit.
24 This is the unit Lot 1.01. All the apartments or the
25 homes, are similar with a front entrance, a covered

1 porch, ground floor, living, dining, kitchen. Second
2 floor bathrooms, laundry, and two bedrooms and a
3 third floor of a master suite with en-suite full
4 bathroom. Plenty of storage; plenty of open
5 daylight. Really nice.

6 For sale townhouse apartments. Covered
7 front porch, rear porch and patio. And then, again,
8 there's the rendering.

9 MR. SHEEHAN: If we can go to Dena's
10 report, Mr. Chairman, if you'd like.

11 CHAIRMAN JESUS: Yes. No problem.
12 Dena.

13 MS. MOORE: All right. Mr. Chairman, I'm
14 referring to Remington & Venick's letter dated April
15 29, 2022. And we will begin on page three. I just
16 wanted to point out from the area and bulk
17 requirements, we did note variance previously granted
18 for the lot depth which was mentioned in the
19 testimony. What's required is 100 feet and what's
20 proposed is 70.15 feet.

21 And a variance is required this evening
22 for the principal building setback for the front
23 yard. Required is 15 feet; proposed is 9 feet. For
24 the rear yard setback, required is 20 feet. They're
25 proposing 16.5 feet. And for the accessory building

1 setback side yard, required is 5 feet and they're
2 proposing zero feet for that.

3 We do also note off-street parking.
4 Required, two spaces. And they're proposing two
5 spaces except for Lot 1.01 in which we are indicating
6 they would require a De Minimus Exception for that.

7 MR. SHEEHAN: Dena, can I -- I was
8 speaking with Rod earlier today. The front yard
9 setback he said he has an 8.5 feet to the property
10 line.

11 MS. MOORE: 8.5 and not 9?

12 MR. SHEEHAN: Yes. It's 8.5 to the
13 building. As shown on the architecture, there is an
14 overhang. That overhang he said is 2 1/2 feet to the
15 property line. So we wanted to identify that.

16 MR. RICHIE: Just to clarify, the
17 porch.

18 MR. SHEEHAN: The porch overhang. I'm
19 sorry.

20 MR. RICHIE: Yes.

21 MS. MOORE: Okay. So I will note that
22 for the requirements. So it's the variance you would
23 be granted. You would be seeking, it's 8.5 feet.

24 MR. RICHIE: To the building. And 2 1/2
25 feet to the porch.

1 MS. MOORE: Okay. So then, is it the
2 actual number you're proposing, is it the 8.5 where I
3 had 9 or is it less than that?

4 MR. SHEEHAN: It depends on how you read
5 the Ordinance, right? So if the overhang on the
6 front porch is part of the structure and considered
7 part of the building then it's 2.5. If you don't
8 consider the overhang part of the building and it's
9 not considered as part of the setback then it's
10 8.5. I didn't want to get into a situation where
11 under construction somebody identified the overhang
12 and said it didn't meet the setback and then we're
13 coming back here in a year.

14 MS. MOORE: Okay. So let me just note
15 separately the overhang.

16 MR. SHEEHAN: Okay.

17 MS. MOORE: And that's 2.5. I will put
18 that in parenthesis so we have that noted for
19 variance. Thank you.

20 And then I have noted that parking. I
21 mentioned the De Minimus Exception. On page 4,
22 number 3, the parking for proposed Lot 1.01 is shown
23 to be on Budd Street. This is not permissible
24 because it is not enforceable. The applicant must
25 revise the plans accordingly. So I believe on the

1 actual plans, it indicated that those were to be
2 dedicated spaces for Lot 1.01. Have you come up with
3 a resolution for the parking for that?

4 MR. SHEEHAN: So as we've discussed, the
5 R.S.I.S. allows the approving authority to count the
6 on-street parking spaces. We're asking the approving
7 authority to do that. It is permissible under the
8 Residential Site Improvement Standards.

9 Chuck Valentine from the Housing
10 Authority is here and he can provide some testimony
11 regarding the parking within the development area.
12 The first four phases are constructed and the parking
13 there and I'll show you an aerial that sort of
14 depicts what he's looking at. Chuck, are you there?

15 MS. MOORE: So you're basically asking to
16 use the parking that's available out on the street.
17 They just won't be specifically dedicated to Lot
18 1.01?

19 MR. SHEEHAN: Yes. I don't know that we
20 can do that because it's a public street. I don't
21 want to just say, yes, we're dedicating them and be
22 disingenuous. We will identify those to the property
23 owners as being available to them, but it's not --
24 unless the City grants them a permit or something to
25 that affect. You said it's not enforceable. But as

1 a practical matter as Chuck will testify, those
2 spaces should be available. And if there's not then
3 there's parking behind that lot on Branch Village
4 Phase III that can be available.

5 Chuck, can talk about the parking
6 situation at Branch Village and in this area and the
7 streets and why we think it's appropriate?

8 MR. VALENTINE: Yes. Chuck Valentine,
9 Director of Modernization for the Housing Authority
10 City of Camden. I am in my 20th year in that
11 particular role. And we're very happy that this is
12 completed. And we're now happy to put the ten
13 homeownership units in that Dr. Williams has actually
14 supported us and advocated for and we appreciate
15 that.

16 The units have been completed for almost
17 two years now and leased up, the rental units. And
18 as you can see from the aerial, we have tremendous
19 amount of parking throughout the site, private
20 parking. And it's never fully utilized. You could
21 drive by any time you want to see that. So that's a
22 good thing. But also on-street parking is
23 underutilized as well. So if there is a problem on
24 Budd Street, they can go on different sections of
25 Budd or they can just go right behind their houses.

1 MR. SHEEHAN: So for context to the
2 Board, where the dot is, is the corner where the
3 parking would be located? As you can see there's a
4 park across 9th Street. There's a park across Budd
5 Street. So they're not going to be fighting with
6 other houses for that parking.

7 Budd Street itself has some folks parking
8 on it but it's not overly used. And as Mr. Valentine
9 said, there's parking available here and here in the
10 event it's not available right next to the structure.
11 So for that reason, we would ask for the De Minimus
12 Exception from the requirement that we provide
13 on-site for Lot 1.01.

14 MS. MOORE: If a street opening is
15 necessary, this application would be subject to the
16 Street Opening Permit Ordinance of the City. The
17 City Engineer should be contacted concerning the
18 application and fees involved. And we know that
19 you'll need a street opening permit.

20 MR. SHEEHAN: Yes.

21 MS. MOORE: The next comment we already
22 discussed the parking. I'll go down to the
23 Stormwater Collection and Management System.

24 The location of all roof drain pipes and
25 cleanouts should be provided on the Utility Plan.

1 Calculations should be provided to indicate that the
2 roof drain pipes are sized correctly.

3 MR. RICHIE: We will provide those
4 calculations.

5 MS. MOORE: The applicant should be aware
6 that the post-development peak runoff cannot exceed
7 the pre-development peak runoff for the 25-year storm
8 event for the site. Confirming calculations should
9 be provided for review.

10 MR. RICHIE: That's fine. We agree to
11 provide those calculations. I would just ask that
12 when we are preparing those calculations, that we
13 would be allowed to use the existing conditions that
14 existed at Branch Village prior to this redevelopment
15 project which is around the time of 2017-2018. There
16 were existing buildings on the property, some of
17 which were located partially on this portion of the
18 site, and we just like to be able to realize the
19 benefit of that impervious coverage that existed
20 prior to this redevelopment.

21 MR. SHEEHAN: This is part of Phase III,
22 Dena, and it was included within the stormwater
23 report that was included in Phase III.

24 MS. MOORE: That's what I needed to check
25 because I don't know if in Phrase III. I need to

1 confirm that that's what the process was for Phase
2 III that you did include that as impervious area.
3 Because as you know, it was just a blank rectangle
4 from what I recall from Phase III. If it was
5 included at all in your calculations.

6 MR. SHEEHAN: I found the report and they
7 did refer to eight acres between Center Street and
8 Ferry and outline including these parts.

9 MS. MOORE: All right. So it was
10 included then. So if you can provide that
11 documentation to us and then we wouldn't have a
12 problem with that.

13 MR. RICHIE: That's great. Thank you.

14 MS. MOORE: So then I didn't need to
15 check my files. You have--

16 MR. RICHIE: Well, --

17 MR. SHEEHAN: Yes, I found it.

18 MS. MOORE: Thank you.

19 A stormwater fee is to be calculated for
20 the site as outlined in Appendix XVIII of the City
21 Ordinance. The calculation will be reviewed by our
22 office. The fees must be paid by the applicant prior
23 to final signature of the plan.

24 Do you know if you already paid for this
25 report? Well, you didn't do anything on this

1 portion --

2 MR. SHEEHAN: Right.

3 MS. MOORE: -- so that fee would be
4 included with this portion.

5 MR. SHEEHAN: Right.

6 MS. MOORE: The plans reference a
7 vertical datum of 1988 NAVD. A conversion factor to
8 1929 NGVD must be provided on the plans. And a
9 benchmark should also be indicated.

10 MR. RICHIE: Will do.

11 MS. MOORE: The applicant should indicate
12 to match the proposed contours with existing contours
13 within the property limits or a grading easement may
14 be required. You'll match them, Rod?

15 MR. RICHIE: Yes. We'll revise the
16 grading.

17 MS. MOORE: So you wouldn't need an
18 easement.

19 MR. RICHIE: I don't believe we will, no.

20 MS. MOORE: But if so, because they are
21 different entities, you would need to provide
22 that?

23 MR. RICHIE: Yes. We would procure the
24 easement and provide you with a copy of that should
25 we need it. I don't think that's going to be the

1 case.

2 MS. MOORE: ADA ramps must be properly
3 designed at the intersection of Budd Street with
4 South 9th Street and the access drive.

5 MR. RICHIE: Will do.

6 MS. MOORE: Spot grades should be
7 provided at the top and bottom of all exterior
8 stairways?

9 MR. RICHIE: Agreed.

10 MS. MOORE: Additional spot grades should
11 be provided at all corners of the driveways?

12 MR. RICHIE: Agreed.

13 MS. MOORE: Inverts should be indicated
14 at all proposed cleanouts?

15 MR. RICHIE: Agreed.

16 MS. MOORE: All proposed utilities and
17 related appurtenances on the site shall be located
18 underground or located in the building. Where
19 overhead electric or telephone distribution supply
20 lines and service connections have been installed
21 from those overhead lines, the connections from the
22 utilities' overhead lines must be installed
23 underground. The Utility Plan should note that
24 specifically.

25 MR. RICHIE: We will add that note.

1 MS. MOORE: The location of the existing
2 fire hydrant(s) should be clearly shown on the plans
3 so that the distance from the hydrant(s) to the
4 proposed buildings can be measured.

5 MR. RICHIE: We will clarify that. There
6 is an existing hydrant indicated on the plans close
7 to Central Avenue but we'll clarify that for you.

8 MS. MOORE: So do you know outright if
9 all these buildings are within 400 feet of a hydrant?
10 Because that's what I would be checking.

11 MR. RICHIE: It's close.

12 MS. MOORE: Okay. All right. Well,
13 you know that each one has to be within 400 feet,
14 otherwise you may be making that adjustment to adding
15 a hydrant closer.

16 MR. RICHIE: Right.

17 MS. MOORE: So I'll check that. I'll
18 check that once you add the existing hydrant.

19 MR. RICHIE: Okay.

20 MS. MOORE The size and material of the
21 proposed domestic water service laterals should be
22 shown on the plans.

23 MR. RICHIE: Will do.

24 MS. MOORE: The size, material and slope
25 of the proposed sanitary sewer laterals should be

1 shown on the plans.

2 MR. RICHIE: Agreed.

3 MS. MOORE: All developers and applicants
4 should note that due to a City Ordinance, a Capacity
5 Fee may be applicable to the proposed development.
6 The applicant shall contact the City Engineer for all
7 costs related to the same.

8 MR. RICHIE: Agreed.

9 MS. MOORE: Okay.

10 And the project must be approved by both
11 the City Engineer and the City Fire Chief with
12 written verification provided to our office prior to
13 final signatures on the plans.

14 MR. RICHIE: Yes.

15 MS. MOORE: A CCTV inspection of the
16 sewer (combined, sanitary and storm) system must be
17 performed and reviewed by the City Engineer prior to
18 construction. The applicant will be responsible for
19 any improvements to the existing infrastructure
20 required for the connection of the proposed project.

21 MR. RICHIE: Agreed.

22 MS. MOORE: The following notes should be
23 added to the Plans regarding the select fill for the
24 trench installation, the Thrust blocks and
25 restraints. And the note regarding, all pipes shall

1 be manufactured and supplied without lifting holes.
2 You'll add those notes to the Utility Plan?

3 MR. RICHIE: Yes.

4 MS. MOORE: And the City of Camden
5 details must be used for all applicable items,
6 including the vertical concrete curb which is
7 (7'x 8"by 18"), the depressed curb, the driveway
8 apron and the utility connections, and any other ones
9 I may have missed. These were the only ones I knew
10 outright that the City of Camden details need to be
11 provided.

12 MR. RICHIE: We will provide those
13 details.

14 MS. MOORE: Okay.

15 The plans should note that all site work
16 construction and details must conform to the
17 standards of the City of Camden.

18 MR. RICHIE: We will add that note.

19 MS. MOORE: All electrical and mechanical
20 equipment shall be screened from view per Section
21 870-224.B(19). That note should be added to the
22 plan. You'll be able to do that?

23 MR. RICHIE: Yes, we will do that.

24 MS. MOORE: Per Section 870-244.C(6),
25 foundation plantings are required along all building

1 foundations. The plans should be revised or a waiver
2 requested.

3 MR. RICHIE: We will agree to provide
4 foundation plantings.

5 MS. MOORE: Okay.

6 Per Section 870-244.C(9), in residential
7 developments, besides the screening and street trees
8 required, additional plantings or landscaping
9 elements may be required throughout the subdivision
10 where necessary for climate control, privacy or other
11 reasons in accordance with the landscape plan
12 approved by the Planning Board. Additional
13 landscaping should be provided or a waiver requested.

14 MR. RICHIE: The only issue here is that
15 I would ask that we are allowed to work with you,
16 Dena, to come up with an appropriate landscaping
17 plan. As you can see from the exhibit here, these
18 back yards, there isn't a whole lot of room in these
19 back yards. And so we're okay with adding some
20 plants particularly to address the foundation
21 planting requirement. But, you know, if we put --

22 MS. MOORE: I think your screen froze,
23 Rod.

24 MR. RICHIE: To plants in the yard,
25 amount of plant -- oh. Am I back?

1 MS. MOORE: You're back.

2 MR. RICHIE: All right, I'm back.

3 We would just ask that we can work with
4 your office to come up with a planting plan that's
5 reasonable that doesn't overplant the yard so that
6 the homeowners can't use the yards.

7 MS. MOORE: And I think it would just be
8 for privacy. I don't know if it's the patio area but
9 you can work with our office so that you wouldn't
10 need to request a waiver. So we can point out
11 exactly where we'd like for you to add a few extra
12 landscaping items. So that's fine?

13 MR. RICHIE: Yes.

14 MS. MOORE: I'll put, to work with
15 us.

16 Per Section 870-244.D, street trees are
17 required along both frontages and shall be spaced
18 every 40 feet, whereas no trees are proposed along
19 Budd Street. Plans should be revised or a waiver
20 requested.

21 MR. RICHIE: We'll add those trees along
22 Budd Street. We'll revise the plans accordingly.

23 MS. MOORE: It appears that eight trees
24 will be removed as part of this application. The
25 tree removal requirements of Section 870-247.D apply.

1 Existing trees and their size should be shown on the
2 existing condition plan. Compensatory planting may
3 be necessary.

4 MR. RICHIE: We agree to provide
5 compensatory planting as required. But I'll have to
6 take a look at those eight trees where they are and
7 identify those.

8 MS. MOORE: Right. We would need those
9 identified. And we can discuss through the
10 landscaping that we're going to put together the
11 compensatory planting. So that's also, you'll work
12 with our office.

13 MR. RICHIE: Yes.

14 MS. MOORE: But we will need you to
15 provide the existing tree information.

16 MR. RICHIE: Yes because I'm just looking
17 at the site now and I don't see existing trees there
18 so I'm not sure where they are.

19 MS. MOORE: Okay.

20 MR. RICHIE: I see the aerial there and I
21 don't see where there's existing trees but maybe
22 we're just not seeing it from this prospective.

23 MS. MOORE: Okay. Somehow we have it
24 noted.

25 MR. RICHIE: Right. We will work with

1 your office.

2 MS. MOORE: All right.

3 The applicant proposes shrubs outside the
4 rear fences. Additional shrubs should be provided
5 inside the rear fences.

6 MR. RICHIE: Again, I think this speaks
7 to the overall landscaping plan. And to the extent
8 we can provide shrubs and other plantings, we
9 will.

10 MS. MOORE: We will. And I'll point out
11 that you'll work with our office for that.

12 MR. RICHIE: Yes.

13 MS. MOORE: A lighting plan was not
14 submitted as part of this application. Existing
15 street lights should be clearly shown. And if any
16 architectural lighting is proposed, then it should
17 also be shown.

18 MR. RICHIE: So we agree to provide a
19 lighting plan. We will indicate the location of
20 existing lights along South 9th Street. And I don't
21 believe we are proposing any architectural lighting.

22 MS. MOORE: Okay. But if you are then
23 you will provide that on the lighting plan?

24 MR. RICHIE: We will provide it. Jim,
25 we're not providing lighting?

1 MR. HALEY: We'll have the -- the front
2 porch will be lit and the rear porch will be lit so
3 we will have lighting. It'll be to light the
4 entrance; safely light the entrance.

5 MR. RICHIE: Okay. So we can provide
6 those details on the lighting plan.

7 MS. MOORE: Okay. And you should be able
8 to meet the requirements for lighting. That's the
9 only thing too with the maximum, minimum and average
10 lighting levels.

11 MR. RICHIE: We will prepare a lighting
12 plan that meets those requirements, yes.

13 MS. MOORE: All right.

14 The Traffic Report. We reviewed that.
15 We're asking for a couple of comments. The
16 applicant's traffic engineer should provide testimony
17 as to the trip generation information provided in
18 support of the calculated numbers. If we can hear
19 testimony.

20 MR. SHEEHAN: Nathan.

21 MR. MOSELY: Just for the record, my name
22 is Nathan Mosely. I'm a licensed professional
23 engineer. I'm with Shropshire Associates out of
24 Atco, New Jersey. So we did provide a traffic
25 analysis report. We looked at the trip generation

1 anticipated for the ten residential units.

2 Based on the current ITE, Institute of
3 Transportation Engineers Trip Generation Manual, the
4 11th Edition, it's anticipated that during the AM
5 peak hour, the busiest hour during the morning, this
6 site would generate approximately four total trips
7 for the ten units. And during the PM peak hour, it's
8 anticipated it will generate approximately five total
9 trips. Daily trips are anticipated to be about 60 to
10 70 total trips on a daily basis.

11 MS. MOORE: The applicant's traffic
12 engineer shall provide testimony as to the proposed
13 level of service anticipated and if it will remain
14 unchanged from current conditions as proposed
15 analysis/volume figures were not contained within the
16 traffic assessment provided.

17 MR. MOSELY: So we didn't do Level of
18 Service Analysis on this because we -- given the fact
19 that it's only 10 total units, we didn't think there
20 would be a need and a very minimal trip generation
21 obviously, four total trips during the a.m. counter,
22 and five total trips during the p.m. We looked at
23 some historical data to evaluate what the potential
24 impacts from a percentage contribution would be along
25 this area.

1 South 9th Street is a one-way-only street
2 so really it's looking at Ninth and Budd and it's
3 only really left turns coming out of Budd Street to
4 go south on 9th. Given the fact that our traffic was
5 so minimal, we don't anticipate there would be any
6 real impacts on the level of service or future delays
7 as a result of this development.

8 MS. MOORE: Okay. So no change in the
9 LOS from existing?

10 MR. MOSELY: I wouldn't anticipate it,
11 no, given the low number of trips generated by this
12 site.

13 MS. MOORE: Got it.

14 The applicant's traffic engineer should
15 provide testimony that the on-site roadway network is
16 expected to safely and efficiently accommodate the
17 anticipate traffic volumes which you just mentioned
18 since you said a low level due to the 10 units.

19 MR. MOSELY: Yes.

20 MS. MOORE: The applicant's engineer
21 should confirm that there's adequate sight distance
22 in accordance with AASHTO policies, that that exists
23 at all existing and proposed intersections.

24 MR. MOSELY: Yes. So I did go out there
25 and see the site and the existing roadway network.

1 Obviously, the existing intersection of 9th and Budd
2 Streets is already established so there is sufficient
3 sight distance there.

4 We are proposing some potential trees
5 along the frontage but they won't be of a size that
6 would impact any kind of sight distance for vehicles
7 coming out of Budd Street and making a lefthand-turn.
8 Nor would they impact the ability for a vehicle to
9 safely exit the proposed driveways along 9th Street.

10 MS. MOORE: On to Environmental Impacts.

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

14 MR. SHEEHAN: Nick was suppose to address
15 this but he wasn't able to make it tonight. But what
16 he had said was, that there's just normal historic
17 fill. No unusual -- nothing unusual for Camden at
18 this site.

19 MS. MOORE: Okay. Was there a Phase I
20 that was involved? Did we review something under the
21 previous, one of the previous Phases?

22 MR. SHEEHAN: I don't know, Dena, to be
23 honest but I'll check. If there's a Phase I, we'll
24 submit it.

25 MS. MOORE: Okay.

1 It appears that curbside trash pick-up is
2 proposed. Testimony should be provided regarding the
3 storage of trash cans and recycable containers.

4 MR. RICHIE: The trash cans and
5 recyclable containers will be stored along the sides
6 of the homes by the driveways.

7 MS. MOORE: And they would be just be
8 picked up with the regular pick up along South 9th
9 Street?

10 MR. RICHIE: Correct.

11 MS. MOORE: So public trash?

12 MR. RICHIE: Yes.

13 MS. MOORE: Testimony should be provided
14 as to whether any site identification signage is
15 proposed. None, correct?

16 MR. RICHIE: No.

17 MS. MOORE: Outside of the numbering on
18 the houses?

19 MR. RICHIE: Correct.

20 MS. MOORE: The applicant must obtain the
21 correct tax map plates and block and lot numbers from
22 the Tax Assessor. Written verification must be
23 received by this office prior to final review and
24 signatures of the deeds and/or plat.

25 MR. RICHIE: Agreed. We'll do that.

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

8 MR. RICHIE: Yes.

9 MS. MOORE: You'll add that note?

10 MR. RICHIE: Yes.

11 MS. MOORE: A signature block should be
12 provided on the title sheet for the signatures of the
13 Planning Board Chairman, Secretary, Engineer and the
14 Zoning Officer/Administrative Officer.

15 MR. RICHIE: We will add those signature
16 blocks.

17 MS. MOORE: The Title Sheet should
18 indicate the applicant and owner as noted on the
19 Planning Board Application.

20 MR. RICHIE: Will do.

21 MS. MOORE: And for the Major Subdivision
22 Review, the City Engineer Certification should be
23 revised to state the Planning Board Engineer
24 Certification.

25 MR. RICHIE: Will do.

1 MS. MOORE: Additional signatures should
2 be provided under the City of Camden Planning Board
3 for the Planning Board Engineer and the Zoning
4 Officer/Administrative Officer?

5 MR. RICHIE: Okay. We will add those
6 signatures.

7 MS. MOORE: And the Major Subdivision
8 Plan title block should include the signature and
9 seal for the NJ Professional Land Surveyor signing
10 the plan.

11 MR. RICHIE: We will do.

12 MS. MOORE: So we have the Summary of
13 Previously Granted Variances and Waivers. That
14 includes the lot depth and the minimum sidewalk width
15 which is permitted in this area to be four feet as
16 opposed to the five feet.

17 And Summary of Variances and Waivers. We
18 have for variances, the front yard setback, rear yard
19 setback and then the side yard setback for accessory
20 structures.

21 MR. RICHIE: Yes.

22 MS. MOORE: The other variances from the
23 RSIS, we have a De Minimus Exception for the number
24 of parking spaces.

25 MR. RICHIE: Yes.

1 MS. MOORE: And then City Ordinance,
2 well, these are the waivers: City Ordinance, the
3 year-round buffer around the trash enclosure and the
4 landscaping around the trash enclosure. You'll need
5 a waiver for those two items?

6 MR. SHEEHAN: Yes.

7 MS. MOORE: You're aware of the Approval
8 Process as listed on pages 9 and 10 in the review
9 letter?

10 MR. SHEEHAN: Yes.

11 MR. RICHIE: Yes.

12 MS. MOORE: Outside Agency Approvals, we
13 have noted as Camden County Planning Board and Camden
14 County Soil Conservation District. Are you aware of
15 any other that may be necessary?

16 MR. RICHIE: No, I'm not.

17 MS. MOORE: Well, that concludes our
18 review, Mr. Chairman.

19 CHAIRMAN DEJESUS: Thank you, Dena. I
20 appreciate that very much. I do have a question
21 regarding Mr. Sheehan. These homes, they are --
22 basically looks like the same size of each unit. Are
23 they four apartments or what is it?

24 MR. SHEEHAN: It's a single-family home
25 on each lot so you have a twin that has a common wall

1 down the center and a single-family home on one side
2 and a single-family on the other side.

3 CHAIRMAN DEJESUS: But how many
4 apartments are involved?

5 MR. SHEEHAN: No apartments. These are
6 homeowners. You buy it. You live there.

7 CHAIRMAN DEJESUS: I know that. How many
8 rooms are inside the building?

9 MR. SHEEHAN: Different question. How
10 many bedrooms, Jim?

11 MR. HALEY: Each of the homes is a
12 three-bedroom home.

13 CHAIRMAN DEJESUS: That's what I was
14 trying to find out. And do you have a price for what
15 these homes are going to be going for?

16 MR. SHEEHAN: I don't know. Chuck?

17 MR. HALEY: No, we do not at this point.

18 MR. VALENTINE: At this point, the range
19 will be what the market will allow for affordable
20 housing. But probably in the range of 90 to
21 120,000.

22 CHAIRMAN DEJESUS: Thank you. I
23 appreciate that. Does anybody on the Board have any
24 questions or concerns about this matter? If not,
25 I'll then now open it up the public. Anyone in the

1 public have any questions or concerns about this
2 application? Doctor Williams, do you have anybody?

3 DR. WILLIAMS: No, sir.

4 CHAIRMAN DEJESUS: All right. I'll close
5 the portion to the public. I need a motion to
6 approve or disapprove this application. Board
7 members.

8 DIRECTOR WALKER: I make a motion to
9 approve the plan with all the variances and waivers.

10 CHAIRMAN DEJESUS: Thank you, Mr. Walker.
11 I need a second.

12 CHAIRMAN DeJESUS: Roll call.

13 MS. MILLER: Mr. Humphrey.

14 MR. HUMPHREY: Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Yes.

17 MS. MILLER: Mr. Stephens.

18 MR. STEPHENS: Yes.

19 MS. MILLER: Councilwoman Reyes-Morton.

20 COUNCILWOMAN REYES-MORTON: Yes.

21 MS. MILLER: Ian Leonard.

22 MR. LEONARD: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Steven Lee.

1 MR. LEE: Yes.

2 MS. MILLER: Mr. DeJesus.

3 CHAIRMAN DEJESUS: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you and have a good night.

6 MR. SHEEHAN: Thank you.

7 CHAIRMAN DEJESUS: And the final on the
8 agenda is the Preliminary and Final Site Plan for
9 Miguel's Pharmacy, 1787 River Avenue, Block 845,
10 Lot 20. The applicant is proposing a conversion and
11 expansion of the existing structure on the property
12 to be used as a pharmacy with a drive-thru window,
13 along with a facade sign and pylon sign. The
14 applicant is proposing a 704 square foot addition on
15 the south side of the structure.

16 MR. BURNS: Mr. Chairman, that
17 application was sent to the Zoning Board for an
18 interpretation as to the -- whether or not the use is
19 permitted in the zone.

20 If the Zoning Board determines that the
21 use is, in fact, permitted, it will come back to the
22 Planning Board for review at the next month's
23 meeting. That's my understanding, right, Kevin,
24 you're going to appear before the Zoning Board and
25 get the interpretation?

1 MR. SHEEHAN: Yes. I thought we're -- it
2 has been interpreted and we'll be seeking a variance
3 from the board of the Zoning Board.

4 CHAIRMAN DEJESUS: Did you get it or you
5 haven't gotten it?

6 MR. SHEEHAN: We're scheduled at the
7 first Monday in June, Mr. Chairman.

8 MR. BURNS: Okay. So you're going to go
9 for a Zoning Board and not before this Board for a
10 use variance?

11 MR. SHEEHAN: Yes.

12 MR. BURNS: Very good. I apologize. I
13 thought -- I was not aware of that.

14 MS. MOORE: Next month the Planning Board
15 meeting for us is before the Zoning Board meeting so
16 you would miss --

17 MR. SHEEHAN: Yes.

18 MR. BURNS: We're not hearing that
19 tonight, Mr. Chairman. That will be the Zoning Board
20 so we're done with all applications tonight?

21 CHAIRMAN DEJESUS: All right. So then
22 what remains is the Adoption of the following
23 Resolutions.

24 MR. SHEEHAN: Thank you.

25 CHAIRMAN DEJESUS: You want to take that,

1 Jim?

2 MR. BURNS: Are there are no Resolutions
3 to adopt. What's on that list there, were addressed
4 tonight, Hernandez Valez and Gonzalez for the sign
5 variances. They were continued due to lack of quorum
6 at the last meeting -- oh, I'm sorry -- lack of
7 notice. And then Suarez did not notice and we
8 carried him to this meeting. So there are no
9 Resolutions to approve tonight.

10 CHAIRMAN DEJESUS: I need an adjournment,
11 motion to adjourn.

12 MR. LEONARD: So moved.

13 DIRECTOR WALKER: Second.

14 CHAIRMAN DeJESUS: Roll call.

15 MS. MILLER: Mr. Humphrey.

16 MR. HUMPHREY: Yes.

17 MS. MILER: Mr. Thomas.

18 MR. THOMAS: Yes.

19 MS. MILLER: Mr. Stephens.

20 MR. STEPHENS: Yes.

21 MS. MILLER: Councilwoman Reyes-Morton.

22 COUNCILWOMAN REYES-MORTON: Yes.

23 MS. MILLER: Ian Leonard.

24 MR. LEONARD: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Steven Lee.

3 MR. LEE: Yes.

4 MS. MILLER: Mr. DeJesus.

5 CHAIRMAN DEJESUS: Yes.

6 MS. MILLER: Motion carried to adjourn.

7 A reminder for next month's meeting which is June
8 2nd, 2022. We're early.

9 - - -

10 - - * (Meeting concluded at 7:46 p.m.) * - -

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

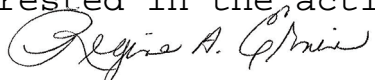
1 CERTIFICATION

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

6 I FURTHER CERTIFY that the 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 

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

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

A				
<p>A-1 (2) 24:16;52:24 A-2 (3) 24:18;50:21; 51:6 A-3 (2) 24:19;45:16 Aaron (4) 4:9;5:16; 10:24;13:17 AASHTO (1) 78:22 ability (2) 13:2;79:8 able (6) 34:20;35:22; 65:18;71:22;76:7; 79:15 Absolutely (1) 34:23 abstain (5) 5:10,12, 15,17;6:10 abstained (1) 17:22 abuts (1) 47:6 accept (1) 27:6 accepted (3) 26:5; 56:20,21 access (2) 58:9;68:4 accessing (1) 3:12 accessory (2) 59:25; 82:19 accommodate (1) 78:16 accordance (4) 3:17; 39:23;72:11;78:22 accordingly (4) 8:7; 38:10;61:25;73:22 accurate (2) 20:5; 51:22 achieved (1) 35:22 acre (1) 40:10 acres (2) 57:21;66:7 acronym (1) 30:20 across (2) 64:4,4 acrylic (1) 18:18 Act (2) 3:18;30:9 Action (10) 29:19; 31:5,9,17;34:2,7,20; 35:13;46:2;51:4 actions (1) 5:11 actual (2) 61:2;62:1 actually (4) 18:23; 38:12,22;63:13 ADA (1) 68:2 add (23) 6:5;16:18, 22;20:8;21:7;37:2,11; 40:6;41:10;44:25; 47:18;48:1,12;52:1; 68:25;69:18;71:2,18; 73:11,21;81:9,15; 82:5 added (3) 47:22; 70:23;71:21 adding (2) 69:14; 72:19 addition (1) 86:14 additional (8) 32:24; 43:20;47:13;68:10;</p>	<p>72:8,12;75:4;82:1 additionally (1) 31:12 address (7) 23:11; 25:2;31:2,19;35:15; 72:20;79:14 addressed (1) 88:3 Adequate (2) 3:16; 78:21 adjourn (2) 88:11; 89:6 adjournment (1) 88:10 adjustment (1) 69:14 adopt (1) 88:3 adopted (1) 3:19 Adoption (1) 87:22 advice (1) 7:18 advised (1) 20:1 advocated (1) 63:14 aerial (5) 24:16; 50:25;62:13;63:18; 74:20 affect (1) 62:25 affiliation (1) 56:19 affordable (1) 84:19 afternoon (1) 6:7 Again (17) 7:11; 18:19;26:3,9;27:2,12; 31:20;32:2;34:12; 43:19;44:21;45:7; 47:1;51:15;56:19; 59:7;75:6 agency (2) 49:3;83:12 agenda (4) 7:2,25; 12:3;86:8 ago (1) 27:1 agree (10) 19:10; 26:8;37:7;47:25; 48:21;52:1;65:10; 72:3;74:4;75:18 Agreed (8) 35:4;68:9, 12,15;70:2,8,21; 80:25 AICP (1) 6:18 Air (8) 22:22;23:6; 24:5;29:18,23;30:4,5; 33:7 Alexis (1) 10:6 allow (4) 13:2;15:5; 42:5;84:19 allowed (3) 12:16; 65:13;72:15 allows (1) 62:5 almost (1) 63:16 along (23) 19:1,1; 23:17;37:16;38:11; 43:13;44:4;46:10,22; 52:14;57:22,23; 71:25;73:17,18,21; 75:20;77:24;79:5,9; 80:5,8;86:13 aluminum (1) 18:17 always (1) 15:22 amendments (1) 8:11</p>	<p>amount (2) 63:19; 72:25 analysis (2) 76:25; 77:18 analysis/volume (1) 77:15 and/or (1) 80:24 Angela (8) 3:15;6:3; 7:14;11:23,25;12:15; 17:6;21:17 annually (1) 34:14 anticipate (3) 78:5,10, 17 anticipated (7) 33:3,5; 77:1,4,8,9,13 Apartment (2) 11:19; 55:16 apartments (5) 58:24; 59:6;83:23;84:4,5 apologize (1) 87:12 appear (1) 86:24 appeared (3) 9:16; 26:25;38:21 appearing (1) 23:6 appears (2) 73:23; 80:1 Appendix (2) 40:19; 66:20 applicability (1) 40:11 applicable (5) 40:14; 41:1,4;70:5;71:5 applicant (46) 9:7,24; 11:14,16;12:23,25; 14:10;15:4,14,17; 18:8,13,15,15;22:24; 23:3,6,14,14;33:15, 17;37:15;39:9,12,14; 40:10,22;47:16;48:4; 55:5,12;58:7;61:24; 65:5;66:22;67:11; 70:6,18;75:3;79:11; 80:20;81:2,5,18; 86:10,14 applicants (4) 9:12; 13:2;39:16;70:3 applicant's (9) 18:22, 24;27:19;32:14; 41:18;76:16;77:11; 78:14,20 application (52) 11:22,23;13:5;14:15, 16;15:3,9,21;16:5,8, 25;18:2,6,14,15;19:3, 14;20:2,8,18;21:7,12; 22:14;23:8,11,15; 24:16,19;29:19;31:7; 32:1,20,22;33:13; 39:12;46:19;49:15, 16,17;50:2,7;51:8; 53:9;55:10;64:15,18; 73:24;75:14;81:19; 85:2,6;86:17 applications (3) 9:17;</p>	<p>15:22;87:20 apply (1) 73:25 appointment (1) 7:24 appreciate (4) 22:21; 63:14;83:20;84:23 approach (1) 31:19 appropriate (6) 12:4; 15:18;16:20;47:8; 63:7;72:16 Appropriateness (3) 9:5;10:4,9 Approval (19) 5:5; 8:12;10:9;11:16; 19:11;23:8;31:14; 35:10;40:13;47:9; 48:22;49:9,13;55:23, 24,24,25;81:6;83:7 approvals (2) 49:3; 83:12 approve (14) 9:11; 11:11;16:20;17:2,24; 22:12,53;20,22,24; 54:21;85:6,9;86:4; 88:9 approved (10) 18:2; 21:15;22:14;23:19; 31:10;38:1;43:1; 51:5;70:10;72:12 approving (3) 3:19; 62:5,6 approximately (5) 47:6;57:21,23;77:6,8 appurtenances (1) 68:17 April (3) 5:6;32:10; 59:14 apron (1) 71:8 Archer (1) 23:5 Architects (1) 56:7 architectural (3) 57:10;75:16,21 architecture (2) 58:18; 60:13 area (21) 30:15;44:5, 10,24;46:9,12;47:7; 52:12,13,20,21,25; 58:3,14;59:16;62:11; 63:6;66:2;73:8; 77:25;82:15 areas (2) 30:8;51:11 around (5) 52:9,12; 65:15;83:3,4 arrow (1) 27:24 as-built (3) 35:7,9; 36:2 assessment (1) 77:16 Assessor (1) 80:22 assist (2) 7:15;8:6 Associates (2) 56:8; 76:23 assume (1) 41:2 Atco (1) 76:24 attention (1) 47:13</p>	<p>Authority (5) 56:5; 62:5,7,10;63:9 available (10) 25:7; 35:8;41:21;58:11; 62:16,23;63:2,4;64:9, 10 Avenue (6) 9:6;14:9; 18:8;57:18;69:7;86:9 average (1) 76:9 aware (7) 48:22; 49:22;65:5;81:5;83:7, 14;87:13 away (3) 44:10,23,24 awning (4) 14:11; 15:6,7;18:9</p> <hr/> <p style="text-align: center;">B</p> <p>Bachelor's (1) 26:15 back (18) 11:10,23; 12:24;13:1,3;16:16; 22:19;31:24;43:18; 46:7;52:23;61:13; 72:18,19,25;73:1,2; 86:21 background (3) 30:1; 31:11,16 balance (1) 57:20 bank (1) 46:18 based (6) 18:24; 35:16;42:12,24; 44:25;77:2 basically (2) 62:15; 83:22 basin (1) 45:4 basis (1) 77:10 bathroom (1) 59:4 bathrooms (1) 59:2 bedrooms (2) 59:2; 84:10 begin (2) 32:11;59:15 behalf (3) 23:6;33:9; 55:12 behind (2) 63:3,25 benchmark (1) 67:9 benefit (1) 65:19 besides (1) 72:7 better (2) 42:25;45:9 bi-annually (1) 34:17 bicycle-safe (1) 39:2 blank (1) 66:3 block (14) 9:12;14:9; 18:8;22:23;23:10; 37:18;47:21;55:5,13; 57:14;80:21;81:11; 82:8;86:9 blocks (2) 70:24; 81:16 Board (75) 3:2,3,18, 21;4:1;5:10;6:22,25; 7:8,11,12,13,15,21; 8:3,9,11;9:23;12:24; 13:1;15:15;16:5,6,14,</p>

<p>16,23;19:13;20:2; 21:4;24:23;26:2,5,25; 34:21;35:24,25; 39:16;47:14,23;49:4, 14,17,25;50:1,5,8,16; 53:6,13;56:21,21,24; 57:1,7;64:2;72:12; 81:13,19,23;82:2,3; 83:13;84:23;85:6; 86:17,20,22,24;87:3, 3,9,9,14,15,19 both (4) 43:12;46:22; 70:10;73:17 bottom (1) 68:7 bounded (1) 57:15 Branch (9) 55:3,13, 16;57:20;58:5,20; 63:3,6;65:14 Brandi (21) 24:6;25:7, 11,18;27:12,15,23; 28:7,8,14,17;29:3; 31:25;34:3;35:15; 42:2;45:13;50:20; 52:7,8,24 Brenda (1) 4:6 Brian (10) 24:4;25:6, 9,11,19;29:8,16,22; 32:2;42:2 brick (1) 58:21 brief (1) 33:2 briefly (2) 29:16;34:3 bring (2) 46:7;50:21 Broadway (17) 22:23; 23:3,9;30:2,13,13; 34:24;35:3;37:16,17; 43:14,15;44:3;46:11; 51:9,13,22 Budd (17) 55:5,14; 57:19,23;58:10; 61:23;63:24,25;64:4, 7;68:3;73:19,22;78:2, 3;79:1,7 buffer (1) 83:3 buffers (1) 47:8 building (12) 15:8; 19:2;59:22,25;60:13, 24;61:7,8;68:18; 71:25;81:6;84:8 buildings (7) 55:21, 22;58:8,19;65:16; 69:4,9 Bulk (4) 14:13;18:11; 24:11;59:16 bulletin (1) 3:21 BURNS (72) 4:23;5:1, 25;6:3,14;7:12;8:15, 17;9:1,15;10:11,19; 11:21;12:3,8,11,19, 22;13:13;14:1,14,19; 15:3,14;16:11,13,15, 21;17:2,5,23;18:1,4; 19:9,13,18;20:1,4,7, 10,16,22,25;21:5,9,</p>	<p>15;22:10,13,16,18; 25:3,11,14,23;27:15; 28:6,12;29:13;50:8, 14;52:8;53:19,23; 56:10,18,25;57:4; 86:16;87:8,12,18; 88:2 bus (8) 43:16;51:21, 22;52:1,5,6,12,13 busiest (1) 77:5 Business (3) 9:3,4, 18:16 businesses (2) 15:24, 25 buy (1) 84:6</p>	<p>capping (2) 31:5,21 caps (1) 39:25 carried (8) 11:11; 14:6;17:24;22:12; 54:21;86:4;88:8;89:6 Carstarphen (1) 4:17 case (5) 9:2,23;13:5; 30:21;68:1 CCTV (1) 70:15 Center (2) 66:7;84:1 central (3) 30:14; 57:18;69:7 Certainly (2) 29:21; 32:23 Certificate (1) 9:5 Certificates (2) 10:3,9 Certification (2) 81:22, 24 CFR (1) 48:11 chain-link (6) 22:25; 23:17;37:16;38:6; 51:10;52:16 Chair (6) 6:24;8:8,14; 12:2;25:24;55:15 CHAIRMAN (75) 3:1, 3,4;5:5,3,5,13;6:10, 22;8:15;9:2,14,20; 10:1,14;11:8,13; 12:18;14:5,8,14;16:4; 18:5;20:11;21:18; 22:11,18,20;23:4; 25:4;27:6;29:2,5,13, 14;32:9;47:23;49:20; 50:3,5,15;51:18; 52:22;53:5,12,15,18; 54:1,3,20,25;55:11; 59:10,11,13;81:13; 83:18,19;84:3,7,13, 22;85:4,10,12;86:3,7, 16;87:4,7,19,21,25; 88:10,14;89:5 Chambers (1) 9:6 chance (1) 49:7 Change (4) 11:15; 19:6;38:13;78:8 changed (1) 19:8 characteristic (3) 42:15;43:3;44:13 characteristics (1) 44:1 Chat (1) 50:9 check (6) 11:10; 65:24;66:15;69:17, 18;79:23 checking (1) 69:10 Chemicals (6) 22:23; 23:7;24:5;29:18,23; 33:7 Chief (1) 70:11 Chuck (9) 56:4,14; 57:2;62:9,14;63:1,5, 8;84:16 City (43) 3:2,4,6,8,13,</p>	<p>18,22,23;4:2,2;7:3,4; 8:12;15:24;18:16; 36:19;39:4,5,6,23,25; 40:6,20;41:7,9;49:25; 62:24;63:10;64:16, 17;66:20;70:4,6,11, 11,17;71:4,10,17; 81:22;82:2;83:1,2 City-combined (1) 41:6 City's (5) 23:10;28:9; 39:13;47:16;81:2 civil (1) 26:16 clarify (3) 60:16;69:5, 7 clean (1) 33:18 cleanouts (2) 64:25; 68:14 clear (2) 23:22;46:16 clearly (2) 69:2;75:15 Clerk (2) 3:23;4:2 click (1) 27:25 climate (1) 72:10 climb (1) 42:21 close (8) 16:9;20:20; 21:1,2;53:20;69:6,11; 85:4 closed (3) 3:8;16:15; 21:6 closer (1) 69:15 closure (1) 28:22 CME (2) 6:17;56:14 Code (2) 8:11;48:11 collaborate (1) 7:9 collaboration (1) 7:9 colleagues (1) 27:1 Collection (1) 64:23 color-rendered (1) 58:6 combined (2) 39:3; 70:16 coming (4) 42:19; 61:13;78:3;79:7 comment (7) 16:7; 19:14;20:19;36:2; 37:14;38:5;64:21 comments (9) 15:9; 16:5,16;24:25;25:2; 45:18;46:5,7;76:15 Commercial (1) 11:19 committee (2) 7:18; 9:18 committees (1) 9:16 common (1) 83:25 company's (1) 29:25 Compensatory (3) 74:2,5,11 Competent (1) 48:12 complete (3) 30:25; 31:15;34:6 completed (5) 30:12, 17,19;63:12,16 Complex (1) 55:17</p>	<p>comply (5) 35:4; 36:17;40:23;47:16; 81:2 comprehensive (1) 30:16 compressive (1) 38:7 concerning (1) 64:17 concerns (5) 39:2; 50:6;79:12;84:24; 85:1 concluded (1) 89:10 concludes (4) 43:8; 49:20;50:4;83:17 concrete (2) 38:8;71:6 condition (2) 35:10; 74:2 conditions (2) 65:13; 77:14 conducted (1) 3:10 conferencing (1) 3:11 confirm (3) 35:21; 66:1;78:21 confirmation (1) 40:16 Confirming (1) 65:8 conflict (2) 14:15;18:5 conform (2) 40:5; 71:16 confusion (1) 38:20 Congratulations (1) 22:13 connected (1) 41:6 connection (4) 23:14; 24:15;39:3;70:20 connections (3) 68:20, 21;71:8 connects (1) 41:9 Conservation (5) 31:15;49:5,9,24; 83:14 consider (2) 40:10; 61:8 considered (5) 8:11; 34:6;42:11;61:6,9 consist (1) 31:21 consisted (1) 55:17 consistent (1) 58:20 consisting (1) 33:18 consists (1) 31:4 construct (1) 58:7 constructed (2) 55:21; 62:12 construction (13) 23:25;36:5,10;37:2, 19;40:5;48:8,11;58:3, 4;61:11;70:18;71:16 contact (2) 48:24;70:6 contacted (1) 64:17 contained (2) 30:7; 77:15 containers (2) 80:3,5 contaminated (1) 32:3 contamination (1) 23:12</p>
C				
<p>c1 (1) 42:12 calculated (3) 40:19; 66:19;76:18 calculation (2) 40:20; 66:21 Calculations (6) 65:1, 4,8,11,12;66:5 call (12) 4:5;5:13;6:5; 10:14;13:12;21:18; 27:2;28:7,8;54:3; 85:12;88:14 called (3) 3:11;12:13; 31:9 calls (1) 56:18 Camden (26) 3:2,4,6, 18,23;4:3;18:16;30:2, 12;31:14;35:2;40:6; 49:4,4,13,16,25,25; 63:10;71:4,10,17; 79:17;82:2;83:13,13 Camden's (1) 3:14 came (1) 29:18 can (78) 3:13;6:1,5; 7:19,20;9:11;10:19; 12:6,9,23;14:21;16:4, 8,11,23;17:6;20:12, 19,22;21:16;25:1,15; 26:4,8;27:7,7;28:6,8, 11,12,14;29:11,16; 35:15,21;37:2;38:13; 39:17;42:8;43:22; 45:13,18;47:13; 48:24;50:17;51:1; 52:6,7,10,23,24;56:8, 9,10,19;57:8;58:6,16; 59:9;60:7;62:10,20; 63:4,5,18,24,25;64:3; 66:10;69:4;72:17; 73:3,9,10;74:9;75:8; 76:5,18 cans (2) 80:3,4 cap (12) 23:2;33:18, 20,22,23;34:5,9,13; 37:24;39:7,22;45:21 Capacity (1) 70:4</p>				

<p>context (1) 64:1 continue (3) 7:4,5; 13:12 continued (1) 88:5 contour (1) 37:14 contours (2) 67:12,12 contradictions (1) 10:3 contribution (1) 77:24 control (2) 31:4;72:10 controls (5) 31:5,21, 23;34:12,16 conversation (1) 35:16 conversion (4) 37:9, 11;67:7;86:10 Cooper (3) 9:6,7;10:4 copies (1) 47:13 copy (6) 3:21,24;4:2; 34:21;36:12;67:24 corner (3) 58:10,23; 64:2 corners (1) 68:11 Corporation (1) 30:3 corrected (1) 39:23 correction (1) 7:2 correctly (1) 65:2 correspondence (1) 40:15 cost (1) 36:23 costs (1) 70:7 Council (1) 8:12 Councilwoman (19) 4:11,12;5:18,19; 11:1,2;13:19,20; 17:13,14;21:25;22:1; 54:2,11,12;85:19,20; 88:21,22 Counsel (5) 7:13; 9:11;25:3,23;56:18 count (1) 62:5 counter (1) 77:21 County (11) 30:12; 31:15;38:11;39:15; 49:4,5,14,16,25; 83:13,14 couple (2) 6:25;76:15 Courier (1) 3:24 course (9) 7:23,25; 8:1,1,2,4,4,6;48:9 Court (1) 7:14 coverage (1) 65:19 covered (2) 58:25; 59:6 COVID-19 (1) 3:8 create (1) 55:6 credentials (1) 26:10 Creek (1) 47:6 Criteria (7) 42:14,17; 43:2,4,25;44:12,20 crosswalks (1) 43:16 crushed (7) 23:2,16; 33:19;35:19,20;46:1; 51:13</p>	<p>C's (1) 9:12 CSI (1) 6:18 curb (2) 71:6,7 curbside (1) 80:1 current (2) 77:2,14 currently (1) 58:2</p> <p style="text-align: center;">D</p> <p>Daily (2) 77:9,10 data (1) 77:23 dated (2) 32:10;59:14 datum (3) 37:9,10; 67:7 David (1) 11:14 daylight (1) 59:5 De (5) 10:5;60:6; 61:21;64:11;82:23 Deborah (1) 10:6 Declaration (1) 3:7 dedicated (2) 62:2,17 dedicating (1) 62:21 deed (2) 31:4,23 deeds (1) 80:24 deemed (1) 12:25 deep (1) 33:18 defined (1) 32:12 definitely (1) 43:2 Degree (2) 26:15,17 DeJESUS (62) 3:1,4; 4:5;5:2,3,5,13;6:9,10, 22;8:15;9:2,14,20; 10:1,14;11:7,8,13; 12:18;14:4,5,8;17:21; 21:18;22:8,11,20; 27:6;29:5,14;50:5,15; 51:18;52:22;53:5,12, 15,18;54:1,3,19,20, 25;83:19;84:3,7,13, 22;85:4,10,12;86:2,3, 7;87:4,21,25;88:10, 14;89:4,5 delays (1) 78:6 DENA (15) 6:17;7:13; 24:23;27:7;32:6,24; 36:22;51:24;55:25; 59:12;60:7;65:22; 72:16;79:22;83:19 Dena's (4) 29:7;57:6, 11;59:9 denial (1) 12:24 denied (3) 14:11; 15:6;18:10 deny (3) 12:5,8;14:7 DEP (11) 29:19;32:4; 33:23;34:1,7,11,17; 36:18,21;43:1;51:17 DEP-approved (1) 24:1 Department (7) 15:20; 19:2;23:20;30:20; 35:2,24;42:23 depends (1) 61:4</p>	<p>depicted (2) 58:6,14 depicts (2) 46:9;62:14 depressed (1) 71:7 depth (4) 57:23,25; 59:18;82:14 designate (1) 48:7 designated (1) 4:1 designed (1) 68:3 detail (3) 25:1;37:19; 38:6 details (11) 31:25; 32:17;38:18;40:5; 41:8;46:11;71:5,10, 13,16;76:6 detention (1) 45:3 deter (4) 42:19;44:7, 13,16 determine (1) 34:16 determined (1) 42:22 determines (1) 86:20 deterrence (1) 45:8 detrering (1) 43:7 detriment (2) 43:5; 44:21 develop (2) 33:8;55:7 developed (2) 33:3,5 developers (1) 70:3 development (7) 23:23;33:12;40:11; 55:8;62:11;70:5;78:7 developments (1) 72:7 different (4) 28:2; 63:24;67:21;84:9 Digital (2) 47:18;81:4 diligence (1) 15:15 dimensions (1) 57:22 dining (1) 59:1 direction (1) 30:19 directly (2) 25:24;41:6 Director (31) 4:15,16; 5:8,22,23;10:13;11:5, 6;12:10;13:23,24; 16:12;17:17,18; 20:14,16,24,25;21:13, 15;22:4,5;54:15,16; 63:9;85:8,23,24; 88:13,25;89:1 Director's (1) 6:23 disapprove (1) 85:6 discuss (1) 74:9 discussed (2) 62:4; 64:22 discussion (1) 35:11 disingenuous (1) 62:22 dismiss (1) 14:6 distance (4) 69:3; 78:21;79:3,6 distribution (1) 68:19 District (7) 9:8;31:15; 49:5,10,24;53:2; 83:14</p>	<p>disturbance (3) 40:10; 45:5;47:3 division (2) 21:11; 31:13 docks (1) 30:7 Doctor (5) 19:3;21:6; 27:18;53:9;85:2 documentation (4) 18:25;33:23;34:1; 66:11 Documents (2) 47:18; 81:4 Domarys (2) 18:7; 19:22 domestic (1) 69:21 done (2) 46:17;87:20 dot (1) 64:2 dovetails (1) 47:1 down (7) 14:20; 23:15;27:23;51:14; 52:17;64:22;84:1 DR (25) 4:19,25;5:9; 6:18,24;7:11;9:10,19, 22;10:20;11:9,25; 12:1;13:7,11;15:12, 13;16:19;19:6,10; 21:8;27:21;53:11; 63:13;85:3 drain (2) 64:24;65:2 drive (2) 63:21;68:4 drive-thru (1) 86:12 driveway (2) 58:9; 71:7 driveways (4) 23:24; 68:11;79:9;80:6 drop-off (1) 45:3 due (6) 15:15,19; 32:20;70:4;78:18; 88:5 duly (5) 6:19;14:25; 19:23;25:19;56:15 during (9) 3:20;8:1; 48:9;58:4;77:4,5,7, 21,22</p> <p style="text-align: center;">E</p> <p>earlier (6) 35:12; 37:23;38:25;39:8; 41:1;60:8 early (1) 89:8 easement (3) 67:13, 18,24 easier (1) 44:17 east (3) 37:18;45:1; 57:20 easy (1) 42:21 Ed (2) 9:8;16:17 Edition (1) 77:4 education (2) 26:10; 27:13 educational (1) 7:22 EDWARD (2) 6:18;</p>	<p>7:11 efficiently (1) 78:16 effort (1) 23:13 efforts (2) 51:4,17 eight (3) 66:7;73:23; 74:6 either (1) 13:10 electric (1) 68:19 electrical (1) 71:19 elements (1) 72:9 else (2) 50:15;56:22 Emergency (1) 3:7 employment (2) 26:10,13 enclose (1) 22:25 enclosure (2) 83:3,4 encourage (1) 15:23 end (2) 30:10;36:25 ends (1) 8:14 enforceable (2) 61:24; 62:25 Engineer (20) 7:13; 24:9,23;26:2,20; 47:23;56:6;64:17; 70:6,11,17;76:16,23; 77:12;78:14,20; 81:13,22,23;82:3 Engineering (10) 24:7;25:24;26:13,16, 18;29:11;31:5,21; 34:12;45:7 Engineers (1) 77:3 en-suite (1) 59:3 entering (1) 44:13 entertain (1) 21:11 entities (1) 67:21 entrance (3) 58:25; 76:4,4 environmental (13) 23:12,20;24:7;28:24; 29:4;30:16,21;42:15, 20,23;44:2;79:10,12 equipment (1) 71:20 Ervin (1) 7:14 escrow (3) 36:7,16,19 essentially (3) 23:15; 43:24;44:16 established (1) 79:2 Establishing (2) 47:17;81:3 estimate (3) 36:7,9,23 etc (1) 32:23 evaluate (1) 77:23 evaluation (1) 34:15 evaluator (1) 28:22 even (3) 44:14,22,23 evening (11) 3:1; 6:24;24:3,10,14;25:2; 29:22;31:7;32:6; 54:24;59:21 evening's (1) 49:17 event (3) 13:3;64:10; 65:8</p>
--	---	--	--	---

<p>everybody (1) 29:22 exactly (3) 39:10,13; 73:11 examined (4) 14:25; 19:23;25:20;56:15 example (1) 31:23 exceed (2) 41:16;65:6 exceeds (3) 14:12; 18:10,20 excellent (1) 22:21 except (2) 31:1;60:5 exception (6) 36:4; 58:10;60:6;61:21; 64:12;82:23 exceptional (3) 42:14; 43:2;44:12 excuse (3) 35:24; 41:13;50:20 Exhibit (9) 24:16,18, 19;45:16;50:21;51:6; 52:24;57:17;72:17 exhibits (5) 24:14; 45:14;46:8;50:23,25 exist (2) 42:16;44:2 existed (2) 65:14,19 existing (28) 16:1; 18:16;34:24;38:22, 23;41:9;43:15;46:14; 55:19;65:13,16; 67:12;69:1,6,18; 70:19;74:1,2,15,17, 21;75:14,20;78:9,23, 25;79:1;86:11 exists (2) 43:13;78:22 exit (1) 79:9 expansion (1) 86:11 expect (1) 39:6 expected (1) 78:16 experience (5) 26:11; 27:13;28:16,24;29:17 expert (4) 27:4,11; 29:3;57:3 explained (1) 58:5 extent (2) 38:1;75:7 exterior (2) 9:7;68:7 extra (1) 73:11</p>	<p>fees (2) 64:18;66:22 fee-simple (1) 55:7 feet (32) 14:10,12; 16:2;18:11,20,23; 19:7;23:17;32:13; 46:23;47:6;57:22,23; 58:1,1;59:19,20,23, 23,24,25;60:1,2,9,14, 23,25;69:9,13;73:18; 82:15,16 fence (23) 22:25; 23:17;24:13;31:6,6; 34:13;36:21;37:16; 38:6;41:18;42:5,18, 18,21,25;43:9,21; 44:5,7,14;48:17; 51:10;52:16 fences (3) 41:15;75:4, 5 fencing (3) 31:22; 37:19,21 fenestration (1) 58:21 Ferry (2) 14:9;66:8 few (1) 73:11 field (2) 27:4;29:4 fifth (1) 55:15 fighting (1) 64:5 figures (1) 77:15 files (1) 66:15 filing (1) 4:2 fill (4) 31:1,18;70:23; 79:17 fill-impacted (1) 31:3 fill-related (1) 31:20 final (12) 8:12;22:22; 35:23;40:22;55:2,25; 66:23;70:13;80:23; 81:5;86:7,8 find (1) 84:14 fine (3) 53:23;65:10; 73:12 fire (2) 69:2;70:11 firm (1) 23:5 first (11) 3:23;14:24; 19:22;25:19;41:4; 45:14;49:19;55:17; 56:15;62:12;87:7 fit (2) 15:7;18:24 five (6) 48:23;55:20; 58:8;77:8,22;82:16 flat (1) 36:3 floor (5) 3:23;58:17; 59:1,2,3 FLOYD (62) 23:4,5; 25:6;26:8,21;27:3,11; 28:8,14;29:2,6,15; 32:2,19;33:7,16,25; 35:4,15;36:11,17,22; 37:4,7,12,25;38:9,15; 39:8,24;40:2,8,17,23; 41:12,20,25;42:4,8; 43:10,18;45:13,25; 46:6,15,25;47:10,20,</p>	<p>25;48:3,14,21,25; 49:11,15,23;50:20, 24;51:24;52:23; 54:23;55:1 Floyd's (1) 26:25 folks (1) 64:7 following (4) 14:11; 40:24;70:22;87:22 follows (5) 6:20;15:1; 19:24;25:21;56:16 foot (4) 15:6;18:9; 23:1;86:14 forget (1) 37:13 Format (2) 47:18;81:4 former (2) 30:5,14 forward (2) 7:2,10 forwarded (3) 47:12; 49:7,8 forwarding (1) 8:9 found (3) 3:13;66:6, 17 Foundation (4) 10:6; 71:25;72:4,20 foundations (1) 72:1 four (7) 50:1;55:17; 62:12;77:6,21;82:15; 83:23 Fraction (1) 4:6 free (1) 13:1 freedom (1) 13:3 front (13) 23:22; 29:12;41:16,19; 48:17;56:1;58:25; 59:7,22;60:8;61:6; 76:1;82:18 frontage (2) 44:4;79:5 frontages (2) 46:22; 73:17 froze (1) 72:22 full (3) 18:13;26:9; 59:3 fully (1) 63:20 function (1) 11:17 furnished (1) 41:7 further (4) 7:5;44:23, 23;45:1 future (5) 7:9;33:4,6, 11;78:6</p>	<p>19:15,15,17,20,22; 20:3,6,9;22:14,15,17; 88:4 Good (24) 3:1;6:7,24; 9:1;13:6,7;14:19; 16:21;19:9,13;20:10; 21:5,9;25:14;27:2; 31:16;43:6,7;44:21, 22;57:4;63:22;86:5; 87:12 Gozo (1) 10:5 grade (2) 39:2;45:3 grades (2) 68:6,10 grading (6) 35:7,9,14; 37:1;67:13,16 Gran (1) 10:5 granted (5) 11:16; 57:25;59:17;60:23; 82:13 grants (1) 62:24 Gray (17) 24:6;25:12, 18;26:4;27:10,21; 28:11,13,17,17; 31:25;34:5,23;35:17; 52:7,9,18 great (1) 66:13 Greiner (1) 23:6 grocery (2) 16:1; 18:19 ground (1) 59:1 ground-up (1) 23:25 guarantee (2) 36:7,13 guidance (1) 8:5 guide (2) 45:2;52:14</p>	<p>Hernandez (4) 14:9, 17,24;88:4 high (4) 23:17;41:18; 42:5;51:10 highlighted (1) 51:1 Highway (1) 35:2 himself (2) 17:23;22:9 Historic (8) 9:8,17; 23:12;31:1,3,18,20; 79:16 historical (1) 77:23 history (3) 29:9;33:2,4 holes (1) 71:1 home (3) 83:24;84:1, 12 homeowners (2) 73:6; 84:6 Homeownership (3) 55:4,18;63:13 homes (5) 58:25; 80:6;83:21;84:11,15 Homewonership (1) 55:13 honest (1) 79:23 hope (1) 7:9 hopefully (1) 25:1 Hospital (2) 9:6;10:4 hour (3) 77:5,5,7 houses (3) 63:25; 64:6;80:18 Housing (4) 56:5; 62:9;63:9;84:20 Humphrey (25) 4:7; 6:4,4,6,7;8:24;10:15, 16,23;13:8,14;17:4,6, 7,8;21:19,20;50:9,12; 54:5,6;85:13,14; 88:15,16 hundred (1) 57:25 hydrant (4) 69:6,9,15, 18 hydrants (2) 69:2,3</p>
<p style="text-align: center;">F</p>			<p style="text-align: center;">H</p>	
<p>facade (4) 15:8;19:1, 2;86:13 face (1) 15:22 facility (1) 30:5 fact (8) 15:19;32:20; 36:4;45:1;57:3; 77:18;78:4;86:21 factor (2) 37:9;67:7 fair (1) 12:22 familiar (1) 52:20 far (1) 42:2 favor (2) 16:13;21:2 fee (5) 40:18,21; 66:19;67:3;70:5</p>	<p>fit (2) 15:7;18:24 five (6) 48:23;55:20; 58:8;77:8,22;82:16 flat (1) 36:3 floor (5) 3:23;58:17; 59:1,2,3 FLOYD (62) 23:4,5; 25:6;26:8,21;27:3,11; 28:8,14;29:2,6,15; 32:2,19;33:7,16,25; 35:4,15;36:11,17,22; 37:4,7,12,25;38:9,15; 39:8,24;40:2,8,17,23; 41:12,20,25;42:4,8; 43:10,18;45:13,25; 46:6,15,25;47:10,20,</p>	<p style="text-align: center;">G</p>	<p>Haley (10) 56:6,13,23, 25;57:9;58:16,19; 76:1;84:11,17 Hall (4) 3:8,23;7:3,4 hand (4) 14:21;19:19; 25:16;42:13 hands (2) 6:15;56:11 happen (1) 44:5 happy (2) 63:11,12 hardship (2) 42:12; 43:25 have- (1) 66:15 Health (1) 3:7 hear (10) 13:9;20:1; 27:9,15,16,22;28:4, 11;53:16;76:18 heard (4) 13:14; 20:18;33:20;42:1 hearing (5) 7:18;10:8; 53:7,12;87:18 heavy (1) 8:5 height (3) 24:13;43:9; 48:17 held (2) 3:20;5:6 Hello (1) 13:8 helpful (1) 29:7</p>	<p style="text-align: center;">I</p> <p>Ian (12) 4:13;5:20; 11:3;12:7;13:21; 17:15;21:16;22:2; 53:19;54:13;85:21; 88:23 idea (2) 44:7;57:11 identification (2) 15:23;80:14 identified (4) 23:9; 55:25;61:11;74:9 identify (6) 15:18,19; 26:3;60:15;62:22; 74:7 Iglesia (1) 10:4 Ill (6) 63:4;65:21,23, 25;66:2,4 impact (2) 79:6,8 impacted (3) 44:10,</p>

<p>24:47:7 impacts (8) 31:2,20; 42:16,20;44:2;77:24; 78:6;79:10 impervious (2) 65:19; 66:2 implement (1) 24:1 Improvement (1) 62:8 improvements (8) 23:18,19;34:25; 36:14;39:10;48:9; 51:16;70:19 Inc (3) 22:23;23:7; 29:23 include (2) 66:2;82:8 included (5) 65:22,23; 66:5,10;67:4 includes (2) 31:20; 82:14 including (3) 46:11; 66:8;71:6 inconvenience (1) 52:6 indicate (7) 5:10;38:7; 48:6;65:1;67:11; 75:19;81:18 indicated (6) 38:18; 58:13;62:1;67:9; 68:13;69:6 indicates (2) 32:15; 35:6 indicating (2) 7:3;60:5 individual (1) 48:8 industrial (5) 30:6,8,9; 53:2,2 industry (1) 28:24 information (8) 7:1; 15:18;38:23;39:16, 20;74:15;76:17;81:7 infrastructure (2) 24:18;70:19 initially (1) 36:1 inlet (2) 38:17;41:8 inlets (8) 38:24;39:1, 4,22;40:1,2;41:2,5 Inquirer (1) 3:25 inside (2) 75:5;84:8 inspect (1) 36:21 inspected (2) 34:14; 36:18 inspection (4) 36:7,15, 19;70:15 inspections (1) 34:15 install (2) 18:17;39:9 installation (4) 31:6, 22;35:19;70:24 installed (6) 35:20; 37:16;39:11,14; 68:20,22 Institute (1) 77:2 institutional (2) 31:4, 23 Instructions (1) 3:12</p>	<p>insure (1) 33:22 intended (1) 33:22 intention (1) 33:8 interest (1) 53:6 interference (1) 7:20 interpretation (2) 86:18,25 interpreted (1) 87:2 intersection (2) 68:3; 79:1 intersections (1) 78:23 into (8) 28:7,8;42:19; 43:7;45:3;55:20; 57:6;61:10 Inverts (1) 68:13 investigations (2) 28:25;30:17 invite (1) 44:6 inviting (1) 44:15 involved (3) 64:18; 79:20;84:4 involves (1) 40:9 IPhone (1) 4:24 ISRA (1) 30:10 issue (2) 19:4;72:14 issued (2) 24:22;81:6 issues (3) 9:21;19:4; 39:21 ITE (1) 77:2 item (1) 37:2 items (7) 7:1;9:11; 32:21;38:21;71:5; 73:12;83:5</p>	<p>25:7,13,14,18;26:8, 12;27:3;38:2;41:20; 42:1;43:10,19,22; 47:2 Kelly (2) 26:14;28:19 Kevin (3) 55:11; 56:22;86:23 kind (1) 79:6 kitchen (1) 59:1 knew (1) 71:9 knowledge (3) 9:22; 12:1;20:5 known (2) 30:9;57:14</p>	<p>11;32:7,9,10;49:19; 51:25;59:14;83:9 letters (1) 18:18 level (4) 77:13,17; 78:6,18 levels (1) 76:10 license (1) 28:23 licensed (8) 24:6,9; 26:18,19;28:20; 30:23;31:10;76:22 licenses (1) 28:16 lift (1) 8:5 lifting (1) 71:1 light (2) 76:3,4 lighting (12) 32:22; 75:13,16,19,21,23,25; 76:3,6,8,10,11 lights (3) 18:18;75:15, 20 limits (2) 51:10;67:13 line (4) 37:2;41:21; 60:10,15 lines (3) 68:20,21,22 list (2) 10:3;88:3 listed (2) 48:23;83:8 lit (2) 76:2,2 little (1) 27:24 live (1) 84:6 living (1) 59:1 LLC (3) 55:4,13;56:8 loading (1) 30:7 located (8) 23:2,9; 53:1;55:14;64:3; 65:17;68:17,18 location (6) 15:19; 19:12;52:1;64:24; 69:1;75:19 look (2) 28:1;74:6 looked (2) 76:25; 77:22 looking (6) 18:17; 36:2;57:17;62:14; 74:16;78:2 looks (1) 83:22 LOS (1) 78:9 lost (1) 11:9 Lot (25) 14:9;18:8; 22:24;23:10,25; 37:18;55:5,14,20,22; 57:15,25;58:24; 59:18;60:5;61:22; 62:2,17;63:3;64:13; 72:18;80:21;82:14; 83:25;86:10 lots (2) 55:7,20 low (2) 78:11,18 lower (1) 27:24 LSRP (1) 34:18 LSRP's (1) 42:24</p>	<p>Macrina (1) 10:6 maintenance (1) 34:9 major (7) 32:14,17; 40:11;48:19;55:3; 81:21;82:7 making (2) 69:14;79:7 management (3) 29:25;40:12;64:23 manager (2) 28:18; 30:21 Manual (1) 77:3 manufactured (1) 71:1 many (5) 29:10; 43:20;84:3,7,10 map (1) 80:21 Maps (3) 23:10; 47:17;81:4 market (1) 84:19 Martin (1) 10:7 master (1) 59:3 Master's (1) 26:17 match (2) 67:12,14 material (5) 38:19; 46:12;58:21;69:20,24 matter (2) 63:1;84:24 matters (1) 7:16 maximum (4) 14:12; 18:10;19:7;76:9 May (15) 3:2,5;4:4; 8:14;9:10;33:10; 41:15;45:6;67:13; 69:14;70:5;71:9; 72:9;74:2;83:15 maybe (4) 27:1; 29:11;45:14;74:21 Mayor (1) 4:17 McKay (1) 55:12 mean (1) 12:21 means (1) 12:23 measured (1) 69:4 mechanical (1) 71:19 meet (7) 39:4,5,6,25; 42:16;61:12;76:8 meeting (17) 3:5,10, 10,13,17,18;4:3;5:6, 12;8:19;86:23;87:15, 15;88:6,8;89:7,10 meetings (3) 3:20;7:3, 5 meets (3) 43:2;44:12; 76:12 member (4) 6:6;50:6, 8;53:6 members (13) 5:9; 6:25;7:7,21,23;8:9, 16,18;12:11;16:6; 19:13;26:2;85:7 membership (1) 8:3 mentioned (9) 38:25; 39:8;41:1;45:12;49:6, 8;59:18;61:21;78:17 Michael (1) 23:5 microphone (3) 27:24,</p>
<p>JAMES (1) 56:13 Jersey (16) 3:23;4:3; 10:5;23:20;26:20,24; 27:5;28:23;29:1;30:2, 3,9,20;42:23;48:10; 76:24 JESUS (1) 59:11 Jim (12) 7:12;12:1; 29:6;56:6,9,23,25; 57:9;58:16;75:24; 84:10;88:1 job (1) 22:21 JOHNSON (2) 6:17; 26:2 Jorge (2) 14:8,24 Jose (3) 3:4;5:2;22:8 Jr (1) 3:4 jump (1) 57:6 June (3) 11:16;87:7; 89:7</p>	<p>J</p>	<p>L</p> <p>lack (2) 88:5,6 Lady (1) 25:15 land (6) 7:23;31:12, 13;35:23;40:13;82:9 landscape (5) 45:19, 22,24;48:18;72:11 landscaping (8) 32:22;72:8,13,16; 73:12;74:10;75:7; 83:4 Langan (4) 24:7,10; 26:13;28:18 lap (1) 58:21 laptop (1) 28:3 Last (5) 8:8;24:8; 41:3,3;88:6 lastly (1) 24:21 laterals (2) 69:21,25 laundry (1) 59:2 lay-down (1) 58:3 leader (2) 24:4;29:24 lease (1) 30:10 leased (3) 30:3,14; 63:17 least (2) 8:8;24:8 leave (1) 55:8 Lee (19) 4:18,22,25; 5:24;6:2;11:7,9; 13:25;14:3;17:19,20; 22:6,7;54:17,18; 85:25;86:1;89:2,3 left (2) 27:24;78:3 lefthand-turn (1) 79:7 length (1) 38:19 Leonard (37) 4:13,14; 5:7,20,21;10:10,11; 11:3,4;12:7,8;13:21, 22;16:10;17:1,3,15, 16;20:15,17,21,22; 21:14,16;22:2,3; 53:14,17,22,25;54:13, 14;85:21,22;88:12, 23,24 less (3) 18:23;58:15; 61:3 letter (15) 24:22,24; 25:1,2,25;27:7;29:7,</p>	<p>M</p> <p>ma'am (1) 20:10</p>	<p>K</p> <p>keep (3) 37:23;44:9, 23 keeping (1) 44:22 Keith (16) 24:8,10;</p>

<p>25;28:2 might (3) 26:6;28:1; 29:7 Miguel's (1) 86:9 Mike (5) 25:9;28:6; 29:21;31:25;36:8 MILER (1) 88:17 MILLER (78) 3:16;4:6, 9,11,13,15,17,21;5:2, 4,14,16,18,20,22,24; 6:9;10:15,17,24;11:1, 3,5,7,11;13:8,15,17, 19,21,23,25;14:4,6; 17:7,9,11,13,15,17, 19,21,24;21:19,21,23, 25;22:2,4,6,8,12;54:5, 7,9,11,13,15,17,19, 21;85:13,15,17,19,21, 23,25;86:2,4;88:15, 19,21,23,25;89:2,4,6 mind (2) 44:11;45:9 minimal (2) 77:20; 78:5 minimize (2) 7:20; 47:3 minimum (4) 34:14; 38:7;76:9;82:14 Minimus (4) 60:6; 61:21;64:11;82:23 minor (2) 32:15;55:23 miss (1) 87:16 missed (2) 37:5;71:9 Modernization (1) 63:9 Monday (1) 87:7 monitor (1) 28:4 monitoring (2) 34:9,10 month (2) 8:13;87:14 months (1) 8:4 month's (2) 86:22; 89:7</p>	<p style="text-align: center;">N</p>	<p>MOORE (128) 6:17; 7:13;27:9,18;32:8; 33:1,14,17;34:19,24; 35:6,25;36:15,20,25; 37:5,8,13;38:4,11,16; 39:19;40:1,3,9,18,24; 41:13,23;43:11; 45:10,17;46:3,9,20; 47:5,15,21;48:1,4,15, 22;49:3,12,18;50:3, 22;52:3,59;13:60;11, 21;61:1,14,17;62:15; 64:14,21;65:5,24; 66:9,14,18;67:3,6,11, 17,20;68:2,6,10,13, 16;69:1,8,12,17,20, 24;70:3,9,15,22;71:4, 14,19,24;72:5,22; 73:1,7,14,23;74:8,14, 19,23;75:2,10,13,22; 76:7,13;77:11;78:8, 13,20;79:10,19,25;</p>	<p>80:7,11,13,17,20; 81:1,9,11,17,21;82:1, 7,12,22;83:1,7,12,17; 87:14 Moore-Johnson (1) 24:23 more (3) 32:13;44:14; 45:5 morning (1) 77:5 Mosely (9) 56:7,14, 20;76:21,22;77:17; 78:10,19,24 Motion (27) 11:11; 12:5,6,12;14:6;16:8, 23,24;17:2,24;20:12, 14,16,19;21:11,12; 22:12;53:13,20,20, 23;54:21;85:5,8;86:4; 88:11;89:6 mouse (1) 52:10 move (1) 27:8 moved (17) 5:7;10:10, 11;12:7,8;16:10;17:1; 20:21,22;21:13,15; 29:5;53:14,15,17,18; 88:12 moving (3) 7:2,10; 55:2 much (5) 38:23; 42:25;44:17;54:23; 83:20 must (16) 7:23;8:4; 40:5,21;41:6;61:24; 66:22;67:8;68:2,22; 70:10,16;71:5,16; 80:20,22 mute (4) 4:20;7:19; 14:1;27:16 muted (1) 5:25</p>	<p style="text-align: center;">N</p>	<p>name (7) 7:11;12:13; 26:9;28:17;29:22; 56:19;76:21 Nathan (4) 56:7,14; 76:20,22 nature (2) 42:12;45:1 NAVD (2) 37:9;67:7 necessary (12) 35:5; 36:18;38:2;41:17; 46:19;47:9,10,14; 64:15;72:10;74:3; 83:15 need (34) 8:5;10:8; 13:9;18:18;27:17; 33:12,12;36:5,9,20; 39:1,3,13,13,22; 41:10;49:18;53:12; 54:1;64:19;65:25; 66:14;67:17,21,25; 71:10;73:10;74:8,14; 77:20;83:4;85:5,11;</p>	<p>88:10 needed (3) 14:13; 35:3;65:24 needing (1) 29:18 Negative (2) 43:4; 44:20 network (2) 78:15,25 New (28) 3:23;4:3; 5:10;7:7,21,23;8:16, 18;9:4;10:5;12:11; 23:20,23,24,25;26:20, 24;27:5;28:23,25; 30:2,8,20;42:23; 46:18;48:10;51:2; 76:24 newspapers (1) 3:25 Newton (1) 47:6 next (11) 8:13;14:15; 18:6;27:25;37:13; 41:13;64:10,21; 86:22;87:14;89:7 NGVD (2) 37:10;67:8 nice (1) 59:5 Nick (1) 79:14 night (2) 22:16;86:5 Ninth (2) 58:10;78:2 NJ (1) 82:9 NJAC (1) 48:10 NJDEP (12) 30:19; 31:10,13;38:1;46:1; 47:8,11;49:5,6,23; 51:3,14 none (7) 10:8;16:6,8; 20:19;53:7,12;80:15 Nor (1) 79:8 normal (1) 79:16 normally (1) 25:23 north (6) 37:17;44:18; 51:12,13;57:16,19 northern (1) 43:13 Note (29) 35:6;36:6, 25;38:13;40:4,7; 41:11;46:16;47:15, 19;48:2,6,12;51:9,20; 57:24;59:17;60:3,21; 61:14;68:23,25;70:4, 25;71:15,18,21;81:1, 9 Noted (8) 38:15;44:3; 49:4;61:18,20;74:24; 81:18;83:13 notes (7) 32:24;40:24, 25;41:4,14;70:22; 71:2 notice (9) 3:16;7:5; 11:24;18:14;28:10; 31:5,23;88:7,7 noticed (1) 11:24 notify (1) 7:24 Nuevas (1) 10:5 Number (8) 7:7;28:7, 9,10;61:2,22;78:11; 82:23</p>	<p style="text-align: center;">O</p>	<p>numbering (1) 80:17 numbers (2) 76:18; 80:21 object (1) 15:20 objection (1) 15:11 objections (4) 9:13,15, 24;10:7 objective (1) 31:17 obtain (1) 80:20 obtained (2) 31:12,14 obtaining (1) 34:7 obviously (4) 15:23; 44:15;77:21;79:1 occurred (1) 13:4 off (3) 14:1;34:18; 37:23 Office (15) 3:22; 28:19;34:1;35:8; 40:21;48:24;49:13; 66:22;70:12;73:4,9; 74:12;75:1,11;80:23 officer (3) 47:24; 81:14;82:4 Officer/Administrative (3) 47:24;81:14;82:4 offices (1) 30:7 office's (1) 36:1 off-street (1) 60:3 often (1) 13:2 Old (2) 9:3;11:23 Olga (1) 10:6 Omari (3) 4:7;5:14; 12:20 once (3) 34:5;36:10; 69:18 one (13) 3:21;7:1; 26:25;27:11,18;40:9; 41:4,9;57:25;58:10; 69:13;79:21;84:1 one-foot (1) 35:21 ones (2) 71:8,9 one-way-only (1) 78:1 ongoing (1) 34:10 online (2) 7:19;25:7 only (7) 16:2;26:22; 71:9;72:14;76:9; 77:19;78:3 on-site (2) 64:13; 78:15 on-street (3) 58:11; 62:6;63:22 Open (10) 3:17;7:3,4; 9:23;16:4;20:11,12; 53:7;59:4;84:25 opening (6) 3:15; 35:1,3;64:14,16,19 operate (1) 11:17 opinion (3) 42:17; 43:1,25 opposed (1) 82:16</p>	<p>opposite (1) 44:9 order (2) 3:3;45:5 ordinance (11) 7:17; 18:20;40:20;47:16; 61:5;64:16;66:21; 70:4;81:3;83:1,2 orient (1) 57:6 original (1) 11:18 OSHA (1) 48:11 others (1) 35:7 otherwise (2) 30:9; 69:14 Ottes (15) 24:8;25:13, 13,14,18;26:5,12,12; 27:23;38:2;41:22; 42:3,7,11;43:24 out (13) 26:22;29:11, 12;39:14;59:16; 62:16;73:10;75:10; 76:23;78:3,24;79:7; 84:14 outline (2) 34:8;66:8 outlined (2) 40:19; 66:20 outright (2) 69:8; 71:10 Outside (4) 49:3;75:3; 80:17;83:12 over (9) 14:17;22:19; 28:23;32:6;36:2; 40:9;42:21;43:19; 44:6 overall (1) 75:7 overhang (7) 60:14, 14,18;61:5,8,11,15 overhead (3) 68:19, 21,22 overly (1) 64:8 overplant (1) 73:5 oversight (1) 30:23 overview (1) 31:16 own (1) 55:22 owned (1) 30:2 owner (5) 33:9;39:15; 48:5,7;81:18 owners (1) 62:23</p>	<p style="text-align: center;">P</p>	<p>page (4) 32:11;48:23; 59:15;61:21 pages (1) 83:8 paid (3) 40:21;66:22, 24 parcel (1) 57:14 parcels (1) 32:13 parenthesis (1) 61:18 park (2) 64:4,4 Parker (1) 55:12 parking (23) 23:25; 32:23;55:8;58:11; 60:3;61:20,22;62:3,6, 11,12,16;63:3,5,19,</p>
---	---	---	---	---	--	---	---	--	--	---	--

<p>20,22;64:3,6,7,9,22; 82:24 part (12) 8:3;38:21; 39:11;46:1;51:16; 61:6,7,8,9;65:21; 73:24;75:14 partially (1) 65:17 particular (2) 9:25; 63:11 particularly (1) 72:20 parts (1) 66:8 pass (2) 7:23;8:4 patio (3) 58:14;59:7; 73:8 patterns (2) 58:22,22 pay (1) 8:2 PE (6) 6:17;25:18,18, 19;56:13,14 peak (4) 65:6,7;77:5,7 pedestrians (2) 44:8; 45:8 Pennsylvania (2) 26:14;28:20 Pentecostal (1) 10:5 people (8) 37:23; 42:19;43:7;44:6,7,16, 16;52:5 per (9) 41:7,15;43:11; 45:19;46:21;71:20, 24;72:6;73:16 percentage (1) 77:24 performance (2) 36:6, 13 performed (3) 35:7; 36:10;70:17 performing (2) 33:22; 36:4 periodic (2) 33:21; 34:4 permanent (1) 52:17 permissible (2) 61:23; 62:7 permission (3) 14:16; 25:3,4 Permit (7) 34:7,8,20; 35:1;62:24;64:16,19 permits (7) 31:12; 34:3;47:11;49:6,21, 24;81:6 permitted (5) 15:16; 16:2;82:15;86:19,21 Person (1) 48:12 pertaining (1) 79:13 pertains (1) 7:10 Pharmacy (2) 86:9,12 Phase (10) 55:4,15, 18;63:4;65:21,23; 66:1,4;79:19,23 phases (4) 55:17; 58:20;62:12;79:21 Philadelphia (1) 3:25 photograph (2) 24:16; 50:25</p>	<p>photographs (2) 24:20;45:15 photos (1) 18:25 Phrase (1) 65:25 pick (1) 80:8 picked (1) 80:8 pick-up (1) 80:1 picture (2) 50:17,19 pictures (1) 45:11 pipes (5) 38:19;41:2; 64:24;65:2;70:25 place (2) 26:10,13 placed (1) 34:6 placing (1) 39:7 Plan (63) 11:13,22; 22:22;23:8;24:18; 29:20;31:9;32:14,15, 21;33:13;35:6,13,17; 37:3,8,10;38:18,20, 21,24;39:11;40:4,22; 41:11;45:19,22,24; 46:2,9,16;47:15; 48:19,20;51:4,6,7,13; 55:3,25;57:9;58:7,15, 17;64:25;66:23; 68:23;71:2,22;72:11, 17;73:4;74:2;75:7,13, 19,23;76:6,12;82:8, 10;85:9;86:8 planner (3) 24:9; 26:19,23 Planning (37) 3:2,3, 18;5:5;6:13,15,22,25; 7:8,11,12;15:20; 16:17;19:2;21:11; 24:11;26:22;27:4; 35:24;47:2,23;49:4, 14,17,25;50:1,18; 53:6;72:12;81:13,19, 23;82:2,3;83:13; 86:22;87:14 plans (26) 7:16,16; 32:16,24;38:9;39:17; 40:25;46:23;47:22; 52:2;57:10;61:25; 62:1;67:6,8;69:2,6, 22;70:1,13,23;71:15; 72:1;73:19,22;81:1 plant (5) 46:10,12,17; 57:16;72:25 planting (5) 72:21; 73:4;74:2,5,11 plantings (4) 71:25; 72:4,8;75:8 plants (2) 72:20,24 plat (1) 80:24 plates (1) 80:21 platform (3) 3:11;7:4,6 Plaza (1) 9:8 please (13) 6:15; 7:19;8:6,19;19:18; 25:15;27:12;43:23; 49:12;53:13;54:4;</p>	<p>56:11;58:18 Plenty (2) 59:4,4 pm (4) 3:6;77:7,22; 89:10 point (8) 31:24;46:4; 50:23;59:16;73:10; 75:10;84:17,18 point-by-point (1) 24:24 pointed (1) 26:21 policies (1) 78:22 pools (1) 45:2 porch (9) 59:1,7,7; 60:17,18,25;61:6; 76:2,2 Port (1) 30:3 portion (16) 16:9,15; 20:20;21:1,3,5;30:14; 31:22;37:18;43:14; 52:11;53:21;65:17; 67:1,4;85:5 Port-related (1) 53:1 position (2) 15:21; 29:24 Positive (3) 42:14,17; 44:12 possible (2) 38:24; 41:8 Post (1) 3:24 post-development (1) 65:6 posting (1) 3:21 potential (2) 77:23; 79:4 PP (2) 6:18;25:19 practical (1) 63:1 pre-development (1) 65:7 prejudice (6) 12:5,9, 21,23;14:7,7 prejudicial (1) 12:25 Preliminary (4) 22:22; 55:2,24;86:8 prepare (3) 36:23; 57:7;76:11 preparing (1) 65:12 presence (1) 7:8 present (11) 5:1,3;6:4, 4,5;10:16,18,21;13:4; 56:19;57:9 presentation (1) 14:17 presented (2) 18:25, 25 presenting (1) 56:22 pre-sworn (1) 8:21 previous (3) 58:4; 79:21,21 previously (5) 11:15; 30:3;57:25;59:17; 82:13 PRI (1) 53:1 price (1) 84:14 principal (1) 59:22</p>	<p>prior (20) 5:12;8:18; 18:15,23;35:16,18; 36:5,10;37:1;39:7,9, 15,22;40:22;65:14, 20;66:22;70:12,17; 80:23 privacy (2) 72:10;73:8 private (1) 63:19 probably (1) 84:20 problem (4) 27:6; 59:11;63:23;66:12 problems (1) 36:11 proceed (1) 9:3 process (4) 32:4; 48:23;66:1;83:8 procure (1) 67:23 Products (8) 22:23; 23:7;24:5;29:18,23; 30:4,5;33:7 professional (13) 15:10;24:6,9;26:19, 20,22,23;28:21; 30:24;31:11;42:17; 76:22;82:9 professionals (5) 6:12, 14;16:17;27:19;39:1 program (1) 30:1 project (13) 28:18; 30:13;32:13;33:2,4; 35:12;40:9;42:13; 47:11;56:6;65:15; 70:10,20 Projection (1) 42:23 projects (1) 7:10 project's (1) 40:11 promote (2) 44:8;45:8 promotes (2) 43:6; 44:22 proof (1) 11:24 proofs (1) 42:9 proper (2) 15:23; 18:14 properly (1) 68:2 properties (1) 47:4 property (42) 22:25; 23:2,9,12,16,18;24:2, 17,20;29:9,9,17,20; 32:3,5;33:8,9,10; 39:15;42:6,15,19; 43:3,8,22;44:1,14; 45:4,15;47:5;51:1,2, 3;53:1,3;55:6;60:9, 15;62:22;65:16; 67:13;86:11 proposal (1) 55:19 proposed (38) 11:15; 15:11;18:10,19,22; 19:5,11;23:19;31:2,8; 33:10;34:25;37:19; 38:17,22;41:2;46:12, 18;51:11;59:20,23; 61:22;67:12;68:14, 16;69:4,21,25;70:5,</p>	<p>20;73:18;75:16; 77:12,14;78:23;79:9; 80:2,15 proposes (3) 33:17; 37:15;75:3 proposing (14) 22:24; 23:15,23;51:15;55:6; 58:7;59:25;60:2,4; 61:2;75:21;79:4; 86:10,14 prospective (1) 74:22 protected (1) 34:16 Protection (2) 23:21; 30:21 provide (36) 24:10; 31:18;32:23;33:25; 34:2,20;35:23;36:19, 24;38:2,23;39:17; 46:16;47:13;49:12; 62:10;64:12;65:3,11; 66:10;67:21,24; 71:12;72:3;74:4,15; 75:8,18,23,24;76:5, 16,24;77:12;78:15; 79:11 provided (35) 3:17; 9:12;18:14;33:1,4,19, 24;35:9;37:10,20,21, 23;38:18;43:17; 45:20,22;46:11;47:2; 58:1;64:25;65:1,9; 67:8;68:7,11;70:12; 71:11;72:13;75:4; 76:17;77:16;80:2,13; 81:12;82:2 providing (5) 26:22; 36:12;40:15;43:20; 75:25 psi (3) 38:8,12,14 Public (28) 3:18;5:6; 16:4,7,9,15;20:12,13, 17,19,20;21:1,2,5, 36;14:43;5:6;44:13, 21,22;53:8,8,20; 62:20;80:11;84:25; 85:1,5 publication (1) 11:25 publicized (1) 4:4 purpose (4) 3:22; 11:19;33:20;37:21 purposes (1) 23:1 pursuant (1) 48:9 put (12) 23:15;35:13; 39:20;44:4,7;45:6; 51:14;61:17;63:12; 72:21;73:14;74:10 putting (2) 43:21; 50:18 pylon (1) 86:13</p>
Q				
qualifications (2)				

<p>27:13;28:15 qualify (1) 26:6 Quillia (6) 24:4;25:9, 19;29:8,21,23 quorum (1) 88:5</p>	<p>reference (2) 50:6; 67:6 referenced (1) 7:17 references (1) 37:8 referencing (1) 24:15 referring (2) 32:9; 59:14</p>	<p>representative (1) 48:7 request (5) 10:8; 32:19;41:18;42:10; 73:10 requested (8) 32:18; 43:17;45:23;46:24; 53:24;72:2,13;73:20 requesting (12) 14:10; 15:4,5;18:9;24:12; 41:23;42:5;43:19; 45:23;46:25;48:16; 56:3 requests (1) 42:13 require (3) 32:14,16; 60:6</p>	<p>review (23) 5:11;8:10, 12,13;9:17;24:22; 25:25;29:11;32:14, 15;33:24;37:3;48:15; 49:7,18;50:4;65:9; 79:20;80:23;81:22; 83:8,18;86:22 reviewed (5) 19:3; 40:21;66:21;70:17; 76:14 reviewing (2) 15:8,9 revise (3) 61:25; 67:15;73:22 revised (7) 32:16; 38:7,9;46:23;72:1; 73:19;81:23</p>	<p>roughly (1) 23:16 RSIS (2) 62:5;82:23 runoff (2) 65:6,7 runs (2) 30:13;52:14 Rutgers (1) 26:15</p>
<p style="text-align: center;">R</p>	<p>reflect (1) 32:16 reflected (1) 32:17 regarding (19) 7:16, 25;8:10;33:2,20; 35:12,14;37:14; 38:24;39:17;41:17; 43:4,8;62:11;70:23, 25;79:12;80:2;83:21 regards (2) 40:12; 52:4</p>	<p>required (31) 8:2; 18:12;33:21;34:1,4, 13,17;35:2;36:14; 37:25;43:12;45:19; 46:1,22;50:2;51:14; 58:1;59:19,21,23,24; 60:1,4;67:14;70:20; 71:25;72:8,9;73:17; 74:5;81:7 requirement (4) 7:22; 18:20;64:12;72:21 requirements (9) 34:8, 10;48:19;49:1;59:17; 60:22;73:25;76:8,12 requiring (1) 33:23 resale (1) 11:20 reserved (1) 3:22 residence (1) 52:25 residences (2) 52:19, 21</p>	<p>Reyes-Morton (19) 4:11,12;5:18,19; 11:1,2;13:19,20; 17:13,14;21:25;22:1; 54:2,11,12;85:19,20; 88:21,22 Richie (68) 56:5,13, 21;57:7,14;60:16,20, 24;65:3,10;66:13,16; 67:10,15,19,23;68:5, 9,12,15,25;69:5,11, 16,19,23;70:2,8,14, 21;71:3,12,18,23; 72:3,14,24;73:2,13, 21;74:4,13,16,20,25; 75:6,12,18,24;76:5, 11;80:4,10,12,16,19, 25;81:8,10,15,20,25; 82:5,11,21,25;83:11, 16</p>	<p style="text-align: center;">S</p>
<p>RA (1) 56:13 rail (2) 45:2;52:14 raise (6) 6:15;14:21; 19:18;25:15;27:17; 56:11 raised (1) 50:9 ramps (1) 68:2 range (2) 84:18,20 Rashid (2) 4:6;6:4 razed (1) 30:11 read (1) 61:4 reading (1) 3:15 real (1) 78:6 realign (2) 37:17;51:8 realigned (3) 43:14, 15;46:10 Realignment (1) 30:13 realize (1) 65:18 really (4) 45:8;59:5; 78:2,3 reapply (1) 12:24 rear (7) 56:1;59:7,24; 75:4,5;76:2;82:18 reason (2) 42:16; 64:11 reasonable (1) 73:5 reasons (2) 43:21; 72:11 recall (1) 66:4 receipt (1) 24:22 receive (1) 4:1 received (2) 80:23; 81:7 recognized (2) 27:4; 29:3 recommendation (1) 42:24 recommendations (2) 8:10;21:10 recommends (1) 35:8 record (11) 6:3;23:5; 26:3,9;27:14;28:15; 29:16;35:13;39:21; 56:20;76:21 records (2) 34:21,22 Recovery (1) 30:9 rectangle (1) 66:3 recused (1) 17:23 recuses (1) 22:8 recyclable (1) 80:3 recyclable (1) 80:5 redevelopment (3) 55:16;65:14,20 refer (2) 8:6;66:7</p>	<p>Regine (1) 7:14 regional (1) 31:1 regular (2) 3:20;80:8 regularly (3) 3:5,9,12 Regulation (1) 31:13 related (5) 3:7;28:25; 32:21;68:17;70:7 relates (2) 20:2,8 remain (1) 77:13 remaining (2) 31:1; 45:18 remains (2) 3:6;87:22 Remedial (9) 29:19; 31:9,17,19;34:2,7,20; 46:2,51:4 remediate (2) 29:20; 32:5 remediated (1) 33:11 remediation (16) 23:1, 13;24:2,5,6;28:20; 29:4,24;30:1,24,25; 31:11;47:11;51:4,17; 79:13 remediations (2) 28:25;30:17 remedy (5) 31:2,8,15, 18;34:6 remember (1) 26:4 reminded (1) 48:5 reminder (1) 89:7 Remington (2) 32:9; 59:14 remote (1) 3:11 removal (1) 73:25 removed (1) 73:24 rendering (2) 58:23; 59:8 rental (2) 55:17;63:17 repairs (2) 34:9,15 Report (11) 6:23; 8:14;31:9;57:6,11; 59:10;65:23;66:6,25; 76:14,25 reported (1) 34:17 Reporter (1) 7:14 reporting (1) 34:10</p>	<p>residential (4) 55:7; 62:8;72:6;77:1 Resolution (2) 3:19; 62:3 Resolutions (3) 87:23; 88:2,9 resources (1) 26:18 respect (3) 24:12; 42:13;43:5 Respectfully (1) 32:19 respond (1) 53:8 response (4) 13:9,10, 11;24:24 responsibility (2) 29:25;48:6 responsible (2) 48:8; 70:18 restoration (2) 46:17, 18 restored (2) 46:12; 51:11 restraints (1) 70:25 restricted (1) 31:18 result (1) 78:7 re-sur (1) 35:18 re-survey (1) 35:18 reverted (1) 11:18</p>	<p>right (29) 6:15;10:1; 14:21;19:18;29:7; 32:8,8;35:25;36:15, 20;42:7;57:16;59:13; 61:5;63:25;64:10; 66:9;67:2,5;69:12,16; 73:2;74:8,25;75:2; 76:13;85:4;86:23; 87:21 River (1) 86:9 Road (7) 26:14; 28:19;35:1,3;44:9,19; 51:2 roadway (5) 34:25; 35:1;38:12;78:15,25 Rod (7) 56:5;57:7,12, 13;60:8;67:14;72:23 RODMAN (1) 56:13 role (1) 63:11 Roll (9) 4:5;5:13;6:5; 10:14;13:12;21:18; 54:3;85:12;88:14 roll-call (5) 12:13,14; 17:6;21:1,17 roof (2) 64:24;65:2 room (1) 72:18 rooms (1) 84:8</p>	<p>safely (3) 76:4;78:16; 79:9 safety (3) 48:2,5,8 sale (1) 59:6 same (8) 4:1;9:13; 28:19;43:21,25; 58:22;70:7;83:22 sanitary (2) 69:25; 70:16 satisfied (2) 50:10,12 satisfy (1) 51:18 schedule (1) 3:19 scheduled (4) 3:5,9, 13;87:6 screen (3) 45:14; 57:13;72:22 screened (1) 71:20 screening (1) 72:7 seal (1) 82:9 sealed (1) 36:12 Second (23) 5:8; 10:12,13;12:9,10,12; 16:11,12;17:3,4,5; 20:15,17,23,24,25; 21:14,16;54:1,2;59:1; 85:11;88:13 seconds (3) 29:8; 57:10;58:15 Secretary (3) 7:15; 47:23;81:13 Section (11) 32:12,17; 41:15;43:11;45:20; 46:21;71:20,24;72:6; 73:16,25 sections (2) 58:5; 63:24 seeded (1) 51:11 Seeing (4) 16:8; 20:19;36:3;74:22 seek (1) 32:15 seeking (5) 9:7;11:22; 55:23;60:23;87:2 seem (1) 18:24 seems (1) 15:7 select (2) 28:1;70:23 senior (1) 28:18 sent (1) 86:17 separate (1) 55:20 separately (1) 61:15 service (5) 68:20; 69:21;77:13,18;78:6 Services (1) 24:7 setback (12) 56:1,2,2; 59:22,24;60:1,9;61:9, 12;82:18,19,19</p>

<p>seven (1) 27:1 sewer (2) 69:25;70:16 sewers (1) 41:6 shall (7) 46:22;68:17; 70:6,25;71:20;73:17; 77:12 share (2) 45:13;57:13 shed (1) 55:9 sheds (1) 58:13 SHEEHAN (37) 55:11, 12;56:23;57:2,5; 58:16;59:9;60:7,12, 18;61:4,16;62:4,19; 64:1,20;65:21;66:6, 17;67:2,5;76:20; 79:14,22;83:6,10,21, 24;84:5,9,16;86:6; 87:1,6,11,17,24 sheet (2) 81:12,17 shortly (1) 14:2 show (3) 45:11;57:8; 62:13 shown (11) 40:25; 43:16;47:8;60:13; 61:22;69:2,22;70:1; 74:1;75:15,17 Shropshire (2) 56:7; 76:23 shrubs (3) 75:3,4,8 side (16) 43:13,15; 44:3,8,9,17,18;46:10; 51:12;52:10;56:2; 60:1;82:19;84:1,2; 86:15 sides (2) 43:12;80:5 sidewalk (19) 24:13; 43:12,13,20,22;44:3, 4,14,15,18;45:6,9; 48:18;50:18;52:5,9, 11,13;82:14 Sidewalks (1) 43:16 siding (1) 58:21 sight (3) 78:21;79:3,6 Sign (20) 14:8,12; 15:4,5,11,22;16:2,3; 18:2,6,9,10,18,22,24; 19:1,11;86:13,13; 88:4 signage (2) 19:5; 80:14 signature (6) 47:21, 22;66:23;81:11,15; 82:8 signatures (7) 40:22; 70:13;80:24;81:5,12; 82:1,6 signed (2) 34:18; 36:12 significant (1) 45:3 signing (1) 82:9 similar (1) 58:25 Similarly (1) 44:20 single-family (3)</p>	<p>83:24;84:1,2 site (70) 7:16;11:13, 22;22:22,25;23:8,19, 24;24:4,6,18;28:20; 29:24;30:6,7,9,18,23, 25;31:3,11,19,22; 32:14,15,17,21;33:3, 5,11,12;35:18,22; 36:19;39:11;40:4,14, 19;48:1,5,8,9,19;51:6, 7,15;52:2;55:3,25; 57:9,15,21;58:2,6,15; 62:8;63:19;65:8,18; 66:20;68:17;71:15; 74:17;77:6;78:12,25; 79:13,18;80:14;86:8 situation (3) 42:25; 61:10;63:6 six (1) 27:1 Sixty (1) 58:15 size (16) 14:12;15:6, 16,18;16:2,3;18:11, 19;19:7,12;38:19; 69:20,24;74:1;79:5; 83:22 sized (1) 65:2 slope (1) 69:24 small (2) 16:3;58:14 soil (5) 31:2,20;49:5, 24;83:14 soils (1) 31:3 somebody (1) 61:11 Somehow (1) 74:23 someone (2) 12:5; 55:9 sorry (8) 19:1;21:2; 28:13;36:22;41:3; 49:21;60:19;88:6 sort (1) 62:13 South (25) 30:2; 34:24;35:3;37:16,17; 43:14,15;45:4;46:10, 10;51:8,12,22;55:4; 57:15,17,19,22;58:9; 68:4;75:20;78:1,4; 80:8;86:15 southern (1) 43:15 spaced (2) 46:22; 73:17 spaces (7) 55:9;60:4, 5;62:2,6;63:2;82:24 speak (5) 33:9;42:8; 43:22;50:16;52:7 speaker (1) 28:4 speaker' (1) 28:1 speaking (1) 60:8 speaks (1) 75:6 specially (1) 28:24 specific (1) 31:25 specifically (3) 48:13; 62:17;68:24 specified (1) 45:21 Spot (2) 68:6,10</p>	<p>Square (15) 11:14; 14:10,12;15:5;16:2; 18:9,11,20,23;19:7; 23:1,16;32:13;47:6; 86:14 stabilize (1) 46:17 staff (5) 6:13,15;7:12; 8:6;15:10 stairways (1) 68:8 standard (1) 41:7 standards (12) 15:17; 39:5,5,6,23,25;40:6; 42:9;47:17;62:8; 71:17;81:3 standing (1) 52:4 standpoint (1) 45:7 stands (1) 30:20 start (1) 27:7 started (1) 56:9 state (8) 7:22;24:21; 26:9,20,24;27:12; 28:14;81:23 stated (2) 23:7;38:20 statement (2) 3:15; 53:7 statements (1) 20:4 states (1) 7:22 stating (1) 11:17 Stephens (19) 4:9,10; 5:16,17;8:25;10:24, 25;13:17,18;17:11, 12;21:23,24;54:9,10; 85:17,18;88:19,20 Steve (1) 5:25 Steven (9) 4:18;5:24; 11:7;13:25;17:19; 22:6;54:17;85:25; 89:2 still (4) 28:4;34:16; 41:20;44:17 stone (9) 23:2,16; 33:18,19,35;19,20, 21;46:1;51:13 stop (7) 51:21,23,25; 52:2,5,12,13 stops (1) 43:16 storage (4) 28:22; 30:8;59:4;80:3 store (2) 16:1;18:19 stored (1) 80:5 storm (4) 41:5,8;65:7; 70:16 stormwater (6) 40:12, 14,18;64:23;65:22; 66:19 stream (1) 46:18 street (35) 46:21; 48:19;55:4,5;57:16, 18,19,22,23;58:9; 61:23;62:16,20; 63:24;64:4,5,7,14,16, 19;66:7;68:3,4;72:7; 73:16,19,22;75:15,</p>	<p>20;78:1,1,3;79:7,9; 80:9 streets (4) 43:12; 55:14;63:7;79:2 strength (1) 38:7 structure (4) 61:6; 64:10;86:11,15 structures (2) 30:11; 82:20 studies (1) 79:12 stuff (1) 57:13 Suarez (2) 11:14;88:7 subdivide (2) 55:6,19 subdivision (8) 7:16; 55:3,23,23,24;72:9; 81:21;82:7 subject (4) 4:3;31:7; 51:3;64:15 Submission (2) 47:17; 81:3 submit (4) 18:13; 24:24;29:18;79:24 submitted (6) 15:17; 23:8;24:19;31:10; 51:7;75:14 submitting (1) 49:16 substantial (2) 43:5; 44:21 subsurface (1) 28:21 succeed (1) 15:25 sufficient (1) 79:2 Suite (2) 26:14;59:3 summarized (1) 31:8 summary (7) 32:3; 34:14;48:15;57:8; 58:17;82:12,17 sump (2) 41:7,10 supplied (1) 71:1 supply (1) 68:19 support (5) 24:11; 38:3;42:9;47:1;76:18 supported (1) 63:14 suppose (1) 79:14 Sure (10) 26:12; 35:17;36:8;39:4,25; 42:11;43:24;45:13; 58:19;74:18 surrounding (4) 23:18;24:17;42:6; 53:3 survey (12) 35:8,9,14, 19,23;36:2,5,10,12; 37:1,3;39:20 Surveyor (1) 82:9 swear (4) 8:16;14:20; 19:15;25:5 Swearing (1) 6:12 sworn (5) 8:18,19; 25:25;27:2;56:8 sworn/affirmed (5) 6:19;14:25;19:23; 25:20;56:15 System (5) 9:6;39:3;</p>	<p>41:9;64:23;70:16 systems (1) 28:3</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>talk (3) 29:9,17;63:5 talking (2) 7:19;57:12 tall (1) 37:15 tank (1) 28:22 Tax (3) 23:10;80:21, 22 Taylor (1) 56:5 technical (1) 24:22 telephone (1) 68:19 ten (3) 63:12;77:1,7 term (1) 30:10 terms (1) 32:22 testified (5) 6:19; 14:25;19:23;25:20; 56:16 testify (3) 25:8;41:21; 63:1 testimony (24) 24:11; 26:7,23;33:1,19; 37:20,22;38:3;41:17; 42:1;43:8;45:20; 47:2;50:10,12;59:19; 62:10;76:16,19; 77:12;78:15;79:11; 80:2,13 testing (2) 33:21;34:4 Thanks (1) 43:24 Therefore (2) 3:9;9:3 thereof (3) 3:21,24; 4:2 thickness (1) 35:21 third (1) 59:3 Thomas (30) 4:7,8; 5:14,15;8:23;10:17, 18,22;12:16,20; 13:15,16;17:9,10; 21:21,22;50:17; 51:19,20;52:4,15,19, 24;53:4;54:7,8;85:15, 16;88:17,18 though (1) 29:8 thought (2) 87:1,13 three (5) 24:3,14; 41:4,14;59:15 three-bedroom (1) 84:12 throughout (2) 63:19; 72:9 Thrust (1) 70:24 Thursday (1) 3:5 thus (1) 42:2 title (3) 81:12,17;82:8 today (2) 3:2;60:8 together (2) 27:20; 74:10 toggle (1) 28:2 tonight (9) 8:20; 26:21;56:4,22;79:15;</p>
--	---	---	---	---

<p>87:19,20;88:4,9 top (1) 68:7 total (6) 77:6,8,10,19,21,22 towards (1) 8:5 townhomes (1) 58:8 townhouse (2) 58:23;59:6 Traffic (8) 76:14,16,24;77:11,16;78:4,14,17 trailers (1) 58:4 transfer (1) 30:6 transferred (1) 30:23 transition (1) 47:7 transmitting (1) 3:24 Transportation (1) 77:3 trap (2) 41:7,10 trash (6) 80:1,3,4,11;83:3,4 Tree (3) 10:5;73:25;74:15 trees (12) 46:21;48:19;72:7;73:16,18,21,23;74:1,6,17,21;79:4 tremendous (1) 63:18 trench (1) 70:24 trigger (2) 32:21;33:12 triggered (1) 30:10 trip (4) 76:17,25;77:3,20 trips (7) 77:6,9,9,10,21,22;78:11 try (1) 45:6 trying (5) 27:19;44:6,23;47:3;84:14 tube (1) 18:17 turn (4) 22:19;31:24;32:6;43:18 turns (1) 78:3 twin (3) 55:20;58:8;83:25 two (8) 3:24;24:11;55:8;59:2;60:4,4;63:17;83:5 two-way (1) 34:25 type (1) 36:9 types (1) 38:17 typical (1) 58:23 typo (1) 19:6</p>	<p>understood (2) 36:23;37:7 undertaken (1) 23:13 underutilized (1) 63:23 unfortunately (1) 15:16 Uniform (1) 48:10 unit (8) 55:8;58:8,10,12,14,23,24;83:22 units (10) 55:8,18,21;63:13,16,17;77:1,7,19;78:18 University (2) 26:16,17 unless (3) 16:4,22;62:24 unmute (3) 4:21;6:1;13:10 unmuted (1) 27:21 unusual (2) 79:17,17 up (16) 7:25;20:11,12;23:22;29:12;46:7;50:16,21;53:7;62:2;63:17;72:16;73:4;80:8,8;84:25 Urban (1) 56:6 use (18) 7:23;11:15,19,23;16:1;28:4;31:12,13,18;33:10;35:23;40:13;62:16;65:13;73:6;86:18,21;87:10 used (6) 30:6;58:3,21;64:8;71:5;86:12 uses (2) 24:17;53:3 using (1) 28:2 usual (1) 32:21 utilities (1) 68:16 utilities' (1) 68:22 utility (5) 45:2;64:25;68:23;71:2,8 utilized (1) 63:20</p>	<p>88:5 various (1) 58:3 vegetative (1) 45:21 vehicle (1) 79:8 vehicles (1) 79:6 Velez (1) 10:6 Venick's (1) 59:14 verification (2) 70:12;80:22 Vernick's (1) 32:10 versus (1) 42:18 vertical (4) 37:9,10;67:7;71:6 via (1) 3:10 Victor (1) 4:17 view (1) 71:20 Village (9) 55:3,13,16;57:20;58:5,20;63:3,6;65:14 Villanova (1) 26:17 virtual (2) 3:10,12 virus (1) 3:8 volume (2) 27:17,19 volumes (1) 78:17 vote (9) 5:12;10:8,19;12:13,14,14;17:6;21:1,17</p>	<p>wetland (1) 47:8 wetlands (1) 47:7 What's (3) 59:19,19;88:3 whereas (1) 73:18 whole (2) 51:3;72:18 width (1) 82:14 WILLIAMS (30) 4:19,25;5:9;6:18,24;7:12;9:10,19,22;10:20;11:9,25;12:1;13:7,11;15:12,13,16;19:19,3,6,10;21:6,8;27:18,21;53:9,11;63:13;85:2,3 window (2) 58:22;86:12 Wiseman (1) 56:6 wish (1) 29:21 within (9) 7:23;8:4;55:22;62:11;65:22;67:13;69:9,13;77:15 without (8) 12:5,9,21,23;14:7,7;44:15;71:1 witness (2) 25:12;57:3 witnesses (3) 24:4;25:5,25 wonderful (1) 22:16 work (19) 9:7;29:19;30:18;31:9;34:2;39:14,24;40:4;45:6;46:2;51:4;71:15;72:15;73:3,9,14;74:11,25;75:11 working (3) 4:23;32:24;42:22 wraps (1) 52:9 written (2) 70:12;80:22 wwwcamdennjus/ (1) 3:14</p>	<p>Yorkship (1) 11:14</p> <p style="text-align: center;">Z</p> <p>zero (1) 60:2 zone (2) 18:21;86:19 zoning (14) 7:17;8:10;15:17;47:24;53:2;81:14;82:3;86:17,20,24;87:3,9,15,19 ZOOM (3) 3:11;7:4,6</p> <p style="text-align: center;">1</p> <p>1 (3) 55:5,14;57:15 1,000 (1) 32:13 1.01 (6) 58:24;60:5;61:22;62:2,18;64:13 1/2 (2) 60:14,24 10 (9) 22:24;23:10;55:6,7,20;58:7;77:19;78:18;83:8 100 (1) 59:19 1029 (1) 18:8 10-by-10 (2) 55:9;58:13 11th (1) 77:4 12 (3) 3:2,5;14:10 120,000 (1) 84:21 1204 (1) 11:14 123 (2) 18:9,22 12-inch (1) 33:18 138 (2) 14:10;15:5 14 (1) 5:6 15 (2) 11:16;59:23 16.5 (1) 59:25 17 (1) 28:23 1720 (1) 14:9 1787 (1) 86:9 18 (2) 8:4;71:7 18976 (1) 26:15 18-month (1) 7:24 1926.32 (1) 48:11 1929 (2) 37:9;67:8 1974 (1) 30:4 1988 (2) 37:8;67:7</p>
<p style="text-align: center;">U</p> <p>unchanged (1) 77:14 under (7) 3:7;15:16;30:19;61:11;62:7;79:20;82:2 underground (3) 28:22;68:18,23 understands (1) 39:12</p>	<p style="text-align: center;">V</p> <p>vacant (1) 58:2 Valdez (8) 14:9,17,18,22,24;16:22;18:1,3 Valentine (8) 56:4,14;57:2;62:9;63:8,8;64:8;84:18 Valez (1) 88:4 variance (28) 14:8,13;15:4,5;18:7,11;19:11;38:3,5;41:16,24;42:5,9,10,12;43:9,17,19,23,25;48:17;57:24;59:17,21;60:22;61:19;87:2,10 variances (11) 24:12;48:16;53:24;56:1,3;82:13,17,18,22;85:9;</p>	<p style="text-align: center;">W</p> <p>wait (1) 46:4 waiting (2) 45:17;52:6 Waiver (15) 11:13,22;32:18,20,25;45:22,23;46:23,25;47:1;72:1,13;73:10,19;83:5 Waivers (7) 48:16,18;53:24;82:13,17;83:2;85:9 walk (3) 44:9,17,18 Walker (31) 4:15,16;5:8,22,23;10:13;11:5,6;12:10;13:23,24;16:12;17:17,18;20:14,16,24,25;21:13,16;22:4,5;54:15,16;85:8,10,23,24;88:13,25;89:1 wall (1) 83:25 wants (1) 16:22 Warrington (2) 26:14;28:19 water (2) 26:17;69:21 way (3) 29:12;35:20;43:7 website (2) 3:14;28:9 Welcome (5) 3:1;6:6;7:7,8;18:4 weren't (1) 5:11 west (3) 37:17;57:16,18 Westfield (1) 18:7</p>	<p style="text-align: center;">X</p> <p>XVIII (2) 40:19;66:20</p> <p style="text-align: center;">Y</p> <p>yard (14) 41:19;48:17;56:1,1,2;59:23,24;60:1,8;72:24;73:5;82:18,18,19 yards (4) 41:16;72:18,19;73:6 Yays (2) 16:14;21:4 year (9) 3:20;8:1;30:4,12,18,22,22;61:13;63:10 year-round (1) 83:3 years (4) 27:1;28:23;30:4;63:17 yellow (1) 51:1 yes' (1) 13:13</p>	<p style="text-align: center;">2</p> <p>2 (4) 7:7;32:11;60:14,24 2.5 (2) 61:7,17 20 (2) 59:24;86:10 200 (1) 26:14 2002 (3) 30:4,18,22 2012 (1) 30:22 2013 (1) 28:21 2015 (1) 11:16 2016 (1) 30:12 2017-2018 (1) 65:15 2018 (1) 46:17</p>

<p>2022 (8) 3:3,6,20;4:4; 5:6;32:10;59:15;89:8 20th (1) 63:10 22 (1) 18:8 24 (3) 14:12;16:2; 19:7 25-year (1) 65:7 2700 (2) 26:13;28:19 2710 (4) 22:23;23:2, 9;30:1 29 (1) 59:15 2nd (1) 89:8</p>	<p>7'x (1) 71:7</p>			
	<p>8</p>			
<p>3</p> <p>3 (1) 61:22 3/4-inch (1) 33:18 35 (2) 18:11,20 350 (1) 57:22 3504-3506 (1) 18:7 375 (1) 47:6</p>	<p>8.01 (1) 37:18 8.5 (6) 60:9,11,12,23; 61:2,10 845 (1) 86:9 870-197F (1) 41:15 870-224B19 (1) 71:21 870-241A (1) 43:11 870-244B (1) 45:20 870-244C6 (1) 71:24 870-244C9 (1) 72:6 870-244D (2) 46:21; 73:16 870-247D (1) 73:25 870-271A2 (1) 32:12 870-282 (1) 32:18 8by (1) 71:7</p>			
	<p>9</p>			
<p>4</p> <p>4 (2) 4:4;61:21 4,000 (1) 38:8 4,500 (2) 38:12,14 40 (2) 46:23;73:18 400 (2) 69:9,13 400-402 (1) 9:6 457 (3) 22:24;23:10; 37:18 4-feet (1) 41:16 4-foot (2) 42:18,21</p>	<p>9 (4) 59:23;60:11; 61:3;83:8 90 (1) 84:20 9th (14) 55:4,14; 57:15,18,22;58:9; 64:4;68:4;75:20;78:1, 4;79:1,9;80:8</p>			
	<p>5</p>			
<p>5 (2) 32:10;60:1 5:23-2.21 (1) 48:10 545 (1) 14:9 551.03 (3) 55:5,14; 57:15 56 (1) 57:21</p>				
	<p>6</p>			
<p>6:00 (1) 3:6 60 (3) 29:8;57:9;77:9 60-second (1) 57:7 62,235 (2) 23:1,16 6-foot (11) 22:24; 23:17;37:15;38:6; 41:18;42:5,18,24; 44:7;51:10;52:16</p>				
	<p>7</p>			
<p>7 (1) 35:6 7:46 (1) 89:10 70 (3) 57:23;58:1; 77:10 70.15 (1) 59:20 704 (1) 86:14</p>				