

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

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*TRANSCRIPT OF MEETING*  
*September 29, 2022*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, September 29, 2022

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Transcript of proceedings of the City of  
Camden Planning Board was conducted as a virtual  
meeting via a remote conferencing platform, ZOOM,  
commencing at 6:00 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
- OMARI THOMAS
- AARON STEPHENS
- BRENDA FRACTION

- - - -

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

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- - I N D E X - -		
CASES HEARD:		PAGE
1) APPROVAL OF PLANNING BOARD MINUTES - AUGUST 11, 2022		5
2. PLANNING DIRECTOR'S REPORT		7
3. SAMUEL SERRANO 1060 Collings Road		9, 10
4. JONATHAN GABAY 421 Chambers Avenue		9
5. THE PHOENIX DEVELOPMENT GROUP, LLC 3103 E. Ironside Road		9
6. FRANKLIN GEPETRIS 2759 N. Constitution Road		9
7. MICHAEL ARAUJO 1530 Minesota Road		9
8. ANAS MOSLEH 1428 Broadway - (Continued to the October 13th, 2022 Mtg. without prejudice.)		12, 80
9. CAMDEN'S CHARTER SCHOOL NETWORK 850, 856, 892 Lois Avenue 897 N. 31st Street 100,160,180,280,300,320 S. Hayes Street 3053, 3055 Cleveland Avenue Lots 1,3,5,7,9,10,11,13,15,16,17,31, 32,56-60 & 63		13
10. EMR EASTERN, LLC 1441 Ferry Avenue (Continued to the October 13th, 2022 Mtg.)		65
11. Review and Consideration of Ordinance Amending MC-5371, adopted on February 8, 2022 governing the Establishment and Control of Recreational Cannabis licenses in the City of Camden.		69
12. ADOPTION OF RESOLUTIONS		78

1                   CHAIRMAN DeJESUS: Good evening.  
2 Welcome to the City of Camden Planning Board that was  
3 originally set up for September the 14th and now  
4 being held September 29, 2022. According to the  
5 City's remaining under the Declaration of a Health  
6 Emergency related to the COVID-19 virus, this meeting  
7 is being held via the special platform called ZOOM.  
8 You can find that information on the City's website  
9 for access to their meeting. Reading of the Opening  
10 Statement, please.

11                   MS. MILLER: Adequate notice of this  
12 meeting has been provided in accordance with the Open  
13 Public Meeting Act. The Camden City Planning Board  
14 adopted a Resolution approving the schedule of  
15 regular meetings to be held during the year of 2022  
16 by, one, posting a copy thereof on the bulletin  
17 boards reserved for such purpose in the Office of  
18 City Clerk, City Hall, first floor, Camden, New  
19 Jersey; two, transmitting a copy thereof to the  
20 Courier Post and to the Philadelphia Inquirer. These  
21 newspapers have been designated by this Board to  
22 receive same, and filing a copy thereof with the City  
23 Clerk, City of Camden, New Jersey. The subject  
24 meeting was publicized on September 14, 2022.

25                   CHAIRMAN DeJESUS: Roll call.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DeJESUS: Here.

3 MS. MILLER: Steven Lee. Mayor Victor  
4 Carstarphen. Director Keith Walker. Ian Leonard.

5 MR. LEONARD: Here.

6 MS. MILLER: Councilwoman Reyes-Morton.

7 COUNCILWOMAN REYES-MORTON: Here.

8 MS. MILLER: Aaron Stevens.

9 MR. STEVENS: Here.

10 MS. MILLER: Omari Thomas.

11 MR. THOMAS: Here.

12 MS. MILLER: Rashid Humphrey. Brenda  
13 Fraction. Doctor Williams, can you unmute, Ms.  
14 Fraction, please?

15 DR. WILLIAMS: Yes.

16 Just for the Board's acknowledgment, Mr.  
17 Lee is on. Mr. Lee, can you hear us? Mr. Lee?  
18 He's having a hard time.

19 MS. MILLER: Is he muted?

20 DR. WILLIAMS: No, he's not muted.  
21 Brenda Fraction is on the call. I do see her. She  
22 has to unmute herself.

23 MS. MILLER: I think you muted her.

24 DR. WILLIAMS: I did but she can unmute  
25 herself.

1 MS. MILLER: So we do have Steven Lee?

2 MR. BURNS: Yes, we do.

3 MS. MILLER: So we have Mr. DeJesus, Mr.  
4 Lee, Mr. Leonard, Councilwoman Reyes-Morton, Mr.  
5 Stevens, Mr. Thomas. Do we have Mr. Humphrey?

6 DR. WILLIAMS: I don't see Mr. Humphrey.

7 MS. MILLER: Okay. And we have Brenda  
8 Fraction?

9 MS. FRACTION: Yes.

10 MS. MILLER: And we still don't have  
11 Director Walker, right?

12 MR. BURNS: Correct.

13 CHAIRMAN DEJESUS: With that said, the  
14 Approval of Planning Board minutes of August 11th,  
15 2022. I need a motion.

16 MR. THOMAS: I motion.

17 CHAIRMAN DEJESUS: I need a second.

18 MR. LEONARD: Second.

19 CHAIRMAN DEJESUS: Roll call, please.

20 MS. MILLER: Jose DeJesus.

21 CHAIRMAN DEJESUS: Yes.

22 MS. MILLER: Mr. Lee. How are we  
23 communicating with Mr. Lee?

24 MR. BURNS: He's not responding. I don't  
25 know if he can hear us.

1 DR. WILLIAMS: Mr. Lee. He's unmuted  
2 from my end. Something is going on with his  
3 computer.

4 MS. MILLER: We'll move on to the next  
5 one. Mr. Leonard.

6 MR. LEONARD: Yes.

7 MS. MILLER: Councilwoman Reyes-Morton.

8 COUNCILWOMAN REYES-MORTON: Yes.

9 MS. MILLER: Mr. Stevens.

10 MR. STEVENS: Yes

11 MS. MILLER: Mr. Thomas.

12 MR. THOMAS: Yes.

13 MS. MILLER: Ms. Fraction.

14 MS. FRACTION: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 CHAIRMAN DEJESUS: Well, Ms. Fraction,  
18 welcome back.

19 MS. FRACTION: Yes.

20 CHAIRMAN DEJESUS: Long-time-no-see.

21 Swearing in of all professionals and  
22 Planning Board staff.

23 MR. BURNS: For our professionals and  
24 Planning Board staff, raise your right hands.

25 - - -

1 DR. EDWARD C. WILLIAMS, PP, AICP, CSI,  
2 AHP, CZO; DENA MOORE JOHNSON, PE, CME, having first  
3 been duly sworn/affirmed, was examined and testified  
4 as follows:

5 - - -

6 CHAIRMAN DEJESUS: Planning Board  
7 Director's Report.

8 DR. WILLIAMS: Mr. Chairman and Members  
9 of the Board, just a few items under my annual  
10 report. Just to remind the Board about the Legal of  
11 Municipalities in Atlantic City on November 15th,  
12 16th, and 17th. It will be an in-person event.  
13 There will be an opportunity for Board members who  
14 are available to attend planning opportunities at the  
15 League during that time.

16 MS. MILLER: Excuse me, Doctor. Also,  
17 the mandatory training down at the League is on  
18 November the 16th and it's from 9:30 to 3:30. That's  
19 the mandatory Planning Board and Zoning Board  
20 training.

21 COUNCILWOMAN REYES-MORTON: Excuse me,  
22 Angela, is this mandatory for everyone?

23 MS. MILLER: Just for the people that  
24 haven't had the mandatory training. So that --

25 COUNCILWOMAN REYES-MORTON: Do we have



1 any updated mandatory ones for continued members or  
2 anything like that?

3 MS. MILLER: That would be you attending  
4 down at the League to see what is actually on the  
5 itinerary for Planning Board members and Zoning Board  
6 members.

7 DR. WILLIAMS: Can I pause you, Angela?  
8 We all hear static on this line.

9 MR. BURNS: I believe it's Ms. Fraction.

10 MS. MILLER: If you hear a TV or  
11 something.

12 MR, BURNS: There you go. We're good.

13 DR. WILLIAMS: The other item under my  
14 report is the mandatory training course that's  
15 virtual, Monday, September the 9th -- well, that's  
16 passed -- and October 22nd, that's a Saturday, from  
17 8:30 to 1:30. I believe Angela has contacted new  
18 members regarding the member training requirements.  
19 Just a reminder, for those persons who are attending,  
20 please indicate to the Board Secretary after you've  
21 attended, that you've been there. If you cannot make  
22 it for whatever reason, contact her as well. That's  
23 the end my report, Mr. Chair.

24 CHAIRMAN DEJESUS: Thank you, Dr.  
25 Williams. I appreciate it. Since there's no Old

1 Business, we have New Business which is the  
2 Certificates of Appropriateness. Jim, do you want to  
3 take that from there?

4 MR. BURNS: Yes. Thank you, Mr.  
5 Chairman. We have a number of Certificates of  
6 Appropriateness tonight. We have one for  
7 Samuel Serrano, 1060 Collings Road. We have one for  
8 Nathan Gabay, 421 Chambers Avenue. The Phoenix  
9 Development Group, LLC, 3103 East Ironside Road.  
10 Franklin Gepetris, 2759 North Constitution Road.  
11 And Michael Araujo, 5030 Minnesota Road. You should  
12 have those in your packet. One of them was a denial.

13 Doctor Williams, if you could just  
14 address those while we have the members of the public  
15 here that are participating in this event for this  
16 application, for Certificates of Appropriateness and  
17 explain the applications and what the recommendations  
18 are?

19 DR. WILLIAMS: The recommendations for  
20 all items from A through E with the exception of, I  
21 believe, Item E, will be approved. The applicants  
22 have been before the HPC and they have agreed to make  
23 the necessary proposed exterior improvements. For  
24 Item E, they have been denied by the Commission for  
25 work that was done prior to permits. They are

1 planning to come back before the HPC to modify their  
2 plan to come to compliance. But overall, Mr. Chair  
3 and Members of the Board, I have no problem with the  
4 recommendations put forth by the HPC, unless the  
5 applicants who are on the call disagrees.

6 MR. BURNS: Is anybody here tonight on  
7 any of these Certificates of Appropriateness that  
8 would like to be heard? I see Mr. Serrano.

9 MR. SERRANO: Hello. I'm here.

10 MR. BURNS: Mr. Serrano, I'm going to  
11 swear you in.

12 - - -

13 SAMUEL SERRANO, having first been duly  
14 sworn/affirmed, was examined and testified as  
15 follows:

16 - - -

17 MR. BURNS: And, Mr. Serrano, you  
18 appeared by the Appropriateness Committee, the  
19 Historic Committee?

20 MR. SERRANO: Yes.

21 MR. BURNS: And certain recommendations  
22 were made as it relates to your property. Do you  
23 agree with those recommendations?

24 MR. SERRANO: Yes, sir.

25 MR. BURNS: And will you comply with the

1 recommendations and the letter that was issued by the  
2 Historic Preservation Committee?

3 MR. SERRANO: Yes, sir.

4 MR. BURNS: Thank you. Anybody else that  
5 would like to speak on any of these applications  
6 tonight? I don't know if Mr. Gabay is here, Mr.  
7 Gepetris. I don't see them. Anybody from the public  
8 that would like to address Mr. Serrano's application  
9 or any of the applications tonight for Certificates  
10 of Appropriateness?

11 MR. BURNS: Mr. Chairman, I don't see any  
12 members of the public. So I think the motion would  
13 be to approve the Certificates of Appropriateness  
14 Items A through D. And to deny Certificate of  
15 Appropriateness for Item E, Michael Araujo with the  
16 stipulation that he return to the Historic  
17 Preservation Committee as he indicated he would do  
18 with the necessary changes recommended by the  
19 committee. So that would be the motion.

20 CHAIRMAN DEJESUS: I need someone to make  
21 the motion and I need a second.

22 MR. THOMAS: Motion to approve A to D and  
23 deny E.

24 MR. BURNS: Thank you, Mr. Thomas.

25 COUNCILWOMAN REYES-MORTON: Second.

1 DR. WILLIAMS: It was seconded by  
2 Councilwoman Reyes.

3 MR. CHAIRMAN: Thank you.

4 CHAIRMAN DEJESUS: Roll call, Angela.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Yes.

7 MS. MILLER: Steven Lee.

8 MR. LEE: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Mr. Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Councilwoman Reyes-Morton.

14 COUNCILWOMAN REYES-MORTON: Yes.

15 MS. MILLER: Mr. Stephens.

16 MR. STEPHENS: Yes.

17 MS. MILLER: Mr. Thomas.

18 MR. THOMAS: Yes.

19 MS. MILLER: Ms. Fraction.

20 MS. FRACTION: Yes.

21 MS. MILLER: Motion carried to approve  
22 and deny the one. Thank you.

23 CHAIRMAN DEJESUS: Sign variance for  
24 Anas Mosleh, 1428 Broadway, Block 346, Lot 23. The  
25 applicant is requesting a sign variance for the

1 installation of a 97.6 square foot awning. Anyone  
2 here for that application? Doctor Williams, do you  
3 have anything?

4 DR. WILLIAMS: I don't see the applicant,  
5 Mr. Chair.

6 CHAIRMAN DEJESUS: We'll hold on to the  
7 end and then we'll then make a decision on that.

8 Moving on, preliminary and final site  
9 plan of Camden's Charter School Network, 850, 856,  
10 892 Lois Avenue; 897 N. 31st Street, 100, 160, 180,  
11 280, 300, 320 S. Hayes 8th Street; and 3053, 3055  
12 Cleveland Avenue, Block 955, Lots 1, 3, 5, 7, 9, 11,  
13 13, 15, 16, 17, 31, 32, 56-60 and 63. The applicant  
14 is proposing an early childhood education facility  
15 with associated improvements.

16 Anyone here presenting for that case?

17 MR. HARRISON: Mr. Chairman, Bill  
18 Harrison from Genova Burns on behalf of the  
19 applicant, Camden's Charter School Network.

20 CHAIRMAN DEJESUS: Do you have anyone who  
21 is going to be testifying or having witnesses?

22 MR. HARRISON: We have four potential  
23 witnesses. We have two representatives from the  
24 school, Rebecca Phelan and Christa Hahn. We have our  
25 architect, Louis Profera and we have our

1 engineer-planner, Robert Hunter.

2 CHAIRMAN DEJESUS: Mr. Burns, could you  
3 swear them in, please?

4 MR. BURNS: Yes. For those that are  
5 testifying tonight, could you please raise your right  
6 hands?

7 - - -

8 ROBERT E. HUNTER, III, PE, CME;  
9 LOUIS PROFERA, RA; REBECCA PHELAN; CHRISTA HAHN,  
10 having first been duly sworn/affirmed, was examined  
11 and testified as follows:

12 - - -

13 MR. BURNS: As Mr. Harrison calls you as  
14 witnesses, you can just for the professionals, put  
15 your professional credentials on the record. We have  
16 in the past accepted Mr. Hunter as a professional  
17 engineer so we can dispense with this credentials. I  
18 have known Bob a long time. Hello Bob.

19 MR. HUNTER: Thank you.

20 MR. BURNS: And we'll just proceed.  
21 Counsel, I think you indicated that you were going to  
22 do an introduction, explain the application and then  
23 go right to our engineer's review letter to address  
24 it, correct?

25 MR. HARRISON: Correct. The applicant's

1 representatives, as well as the architect, are here  
2 if the Board or members of the public have any  
3 questions for them.

4           But this is an application for Camden's  
5 Charter School Network to expand their existing  
6 facilities on what is now the entirety of Block 955.  
7 There were four out-parcels in that block which  
8 precluded them from fully developing the parcel. The  
9 City of Camden has now condemned those parcels. So  
10 to be able to utilize the entire block, they're  
11 proposing to construct an 8,940 square foot  
12 educational facility. That will be adding 30 parking  
13 spaces to the existing 29 parking spaces. They'll be  
14 creating a turf field and playgrounds on the  
15 property. There is an existing shed that will be  
16 removed but otherwise, the existing buildings will  
17 continue on the property and be used as they are  
18 currently used.

19           CHAIRMAN DEJESUS: You have a plan or  
20 blueprint of some sort to reflect exactly what you  
21 just stated?

22           MR. HARRISON: Yes. Mr. Hunter will show  
23 that during his testimony. I call Mr. Hunter.

24           CHAIRMAN DEJESUS: Mr. Hunter, you want  
25 to take it over? You're on mute. You have to unmute



1 yourself. We can't hear you.

2 MR. HUNTER: Yes. I'm just getting used  
3 to the controls for this. I believe you can see my  
4 screen at this time?

5 MR. HARRISON: Yes.

6 CHAIRMAN DEJESUS: Yes.

7 MR. HUNTER: So what I'd like to do is  
8 take you around the block starting at the corner of  
9 Hayes and Lois. The existing area in white is an  
10 administrative building. It's a former residence  
11 that has been turned into offices by the school.  
12 That will be part of the lot consolidation to  
13 complete this entire block for the Charter School.

14 As we get into the colored portion, from  
15 this point we have a playground that is primarily for  
16 the use of the elementary school which is existing  
17 and faces 31st Street. Just above that we have a  
18 pavilion with some hardscaping that will be used for  
19 various items. But the primary use is outdoor  
20 teaching space. It could also be used for outdoor  
21 lunches, etc. during inclement weather or rain.

22 Above that, the school is proposing to  
23 install a turf field. The current conditions on site  
24 don't allow because of the amount of use of the  
25 field, don't allow for grass growth so that the

1 school is investing in a turf field to allow for the  
2 children at both the elementary school and the early  
3 childhood school to use that area for recess and  
4 other events.

5           As we head to the southeast on Cleveland  
6 Avenue, you'll see the existing lot that was there  
7 and I can share an aerial after this. It will be  
8 turned into a parking lot, 30 spaces. They're  
9 currently proposed to have four ADA spaces. We don't  
10 feel that those four spaces will be necessary so  
11 we'll be reducing them and creating additional  
12 parking.

13           There are two access points on this  
14 parking lot. You have an entrance and an exit on  
15 Cleveland Avenue. And then an exit to 31st Street.  
16 So what we did in this incidence was, we tried not to  
17 add any additional access points to the residential  
18 street on Lois Avenue.

19           And then as we get back to the main  
20 reason why we're here, the new early childhood and  
21 education building, it's approximately 8,900 square  
22 feet, give or take a couple feet. It's a  
23 single-story building. And a proposed playground  
24 which works in conjunction with that building.

25           The other improvements on site, you know,

1 are typical amenities with the school. We have  
2 fencing, we have grass, some landscaping. And that's  
3 really what we're proposing at this time.

4 MR. HARRISON: Do you want to go over the  
5 variances that the application needs?

6 MR. HUNTER: Absolutely. So what I'll be  
7 doing is following the variances based on Ms. Moore's  
8 letter.

9 MS. MOORE: Excuse me. If we can go  
10 ahead -- if I can go through the letter and then if  
11 you can respond to the variances once I go through  
12 the letter, is that all the testimony you would like  
13 to give before I get to the letter?

14 MR. HUNTER: I think that's appropriate  
15 because we can answer some of your questions through  
16 the course of that and that should save time. I  
17 would agree. Thank you.

18 MS. MOORE: Mr. Chairman, I'm referring  
19 to Remington & Vernick's letter dated August 8, 2022.  
20 I will start on page 3 because at the bottom of  
21 page 3, well, we have a quite a few variances and  
22 Di Minimus Exceptions noted. So on page 3 under  
23 Redevelopment, the impervious coverage for proposed  
24 Lots 1, a variance is required for impervious  
25 coverage. That's 60 percent is required. What

1 they're proposing is 66.2 percent. And you're  
2 requesting a variance for that, correct?

3 MR. HUNTER: Actually, per our  
4 discussion I think the applicant has chosen to  
5 consolidate that lot into the rest of the lots.  
6 Doing some quick math, we should still hover right  
7 around the 69 percent impervious coverage for the  
8 entire lot. So we should not need that variance.

9 MS. MOORE: So you will provide revised  
10 information correcting all of this with a  
11 consolidated lot, correct?

12 MR. HUNTER: Absolutely.

13 MS. MOORE: And so the deviation that I  
14 have noted for off-street parking, is that  
15 necessary?

16 MR. HUNTER: It will be not necessary.

17 MS. MOORE: That's not applicable  
18 either.

19 MR. HUNTER: No. Just for purposes of  
20 the record, that building is not used as a residence  
21 anymore. It's administrative offices so R.S.I.S.  
22 wouldn't apply.

23 MS. MOORE: All right. No longer a  
24 residence. I think I recall going through that with  
25 you. But we wanted that on record here since my

1 letter reflected something else.

2 So proposed Lot 2, you would require a  
3 variance for the principal building setback, front  
4 yard. What's required is 25 feet. You're proposing  
5 15 feet. That's correct, you will need that  
6 variance?

7 MR. HUNTER: That is correct. Based on  
8 the topography of the site, if we push that building  
9 back, we get into some issues with finished floor and  
10 fill. The 15-foot setback really is very appropriate  
11 for the building and the access around it. So we  
12 would request that that variance be granted based on  
13 the issues with the grading, existing parking.

14 MS. MOORE: Building height, what's  
15 required, 10 feet. What are you proposing there? I  
16 have, To Be Determined (TBD) by applicant.

17 MR. HUNTER: Can we hold or -- Bill,  
18 would you rather have Lou testify to that for the  
19 architectural purposes? I mean, I did tell you it is  
20 on a 10-foot building --

21 MS. MOORE: Greater than 10 feet?

22 CHAIRMAN DEJESUS: Let's have the  
23 engineer speak up.

24 MR. PROFERA: Yes. This is Lou Profera,  
25 architect. The building height would be 16 feet.

1 MS. MOORE: Sixteen?

2 MR. PROFERA: Yes, ma'am.

3 MS. MOORE: So that you're in  
4 conformance.

5 And then on the next page, page 4,  
6 off-street parking, 1.5 spaces for each classroom but  
7 not less than 1 per teacher and staff. Have you  
8 determined what your requirement would be for that --

9

10 MR. HUNTER: Yes.

11 MS. MOORE: -- within those stipulations?  
12 What's your required parking?

13 MR. HUNTER: So we are not adding any  
14 additional staff. This program is currently housed  
15 in the elementary school that exists on site. We're  
16 moving the students and the staff to the new  
17 building. But based on the ordinance, we need one  
18 and a half spaces for each classroom which is five  
19 classrooms which will be seven and a half spaces and  
20 we're providing 30.

21 MS. MOORE: So I'll say what's required  
22 is 8 spaces. And you're providing 30 and so you're  
23 in conformance.

24 The artificial turf field proposed on Lot  
25 2 overhangs the rear yard of the residence located on

1 Lot 1. It appears that rear yard -- so is this line,  
2 is this applicable anymore --

3 MR. HUNTER: It is not.

4 MS. MOORE: -- if you're consolidating?

5 MR. HUNTER: Correct. We won't have that  
6 issue.

7 MS. MOORE: And you're going to provide  
8 information regarding a consolidation, correct?  
9 Because I don't have anything noted for a  
10 consolidation.

11 MR. HUNTER: Yes, we will provide, I  
12 believe, a plat for that. And that's a question  
13 I believe that you had.

14 MS. MOORE: Okay. All right.  
15 Architectural plans should be provided for the  
16 proposed school building, the accessory pavilion and  
17 play equipment to determine height. So you'll  
18 provide?

19 MR. HUNTER: We will provide  
20 architectural plans.

21 MS. MOORE: Moving on to the performance  
22 standards, under Streets: The plans should be  
23 revised to indicate the street name of North 31st  
24 Street and not just 31st Street.

25 MR. HUNTER: We'll comply.

1 MS. MOORE: If a street opening is  
2 necessary, this application would be subject to the  
3 Street Opening Permit Ordinance of the City. The  
4 City Engineer should be contacted concerning the  
5 application and fees involved.

6 MR. HUNTER: That's understood and we'll  
7 comply.

8 MS. MOORE: Do we need the plan to be  
9 shown while I'm going through the letter? I wasn't  
10 sure. Can we not share the screen at this point? Is  
11 that fine with everyone?

12 MR. HUNTER: Sure.

13 MS. MOORE: Unless people need to see it  
14 while I'm going through the letter.

15 MR. HUNTER: No, that's fine.

16 CHAIRMAN DEJESUS: I do. I definitely  
17 want to see it so that way if I have questions; if I  
18 see anything that I'm concerned about.

19 MS. MOORE: So you want to look at that  
20 one plan while I go through the letter?

21 CHAIRMAN DEJESUS: No, that's okay now  
22 because I've seen enough, Dena, thank you.

23 MR. HUNTER: I have it available if we  
24 need it.

25 MS. MOORE: Just checking.



1           Per R.S.I.S., the number of -- okay, so  
2 there's no residential, correct?

3           MR. HUNTER: Correct.

4           MS. MOORE: So that's going to be, not  
5 applicable.

6           Per section 870-230.F, nursery and  
7 elementary schools shall have 1.5 parking spaces for  
8 each classroom, but not less than 1 per teacher and  
9 staff. We show that 29 spaces exist in the new  
10 30-space lots adjacent to Cleveland Street is  
11 proposed for a total of 59 spaces.

12           MR. HUNTER: I think that includes the  
13 existing parking.

14           MS. MOORE: Right. I'm going to note  
15 that total of 59. But your spaces, so did you  
16 include -- it says, not less than one per teacher and  
17 staff. So do you know how many teachers and staff  
18 you have? Because that may be a larger number than  
19 the 8 that are required for the classroom if we're  
20 combining.

21           MR. HUNTER: So we're not adding any  
22 additional teachers or staff. We're moving that  
23 program from the elementary school to the Early  
24 Childhood Building.

25           MS. MOORE: So with the 59 parking

1 spaces, we included the total, right? So how many  
2 total teachers and staff do we have in this area?

3 MR. HUNTER: Can we have the school  
4 answer that question?

5 MS. MOORE: Right. Okay. Because if you  
6 have more 8 then I need to note that as the required  
7 and not the 1.5 for each classroom?

8 CHAIRMAN DEJESUS: Mr. Harrison, do you  
9 have the answer to that question?

10 MR. HARRISON: Ms. Hahn is on. Can you  
11 answer how much current teachers and staff there are  
12 and confirm that there will be no increase with  
13 the proposed addition?

14 MS. HAHN: Yes. Right now currently we  
15 have 55 teachers and staff members.

16 MS. MOORE: So then I will go back. You  
17 have a total of 55. So I'm going to note that your  
18 required would be 55 and you're proposing a total of  
19 59. You're still in conformance but I needed to make  
20 sure that I have the correct required because your  
21 testimony according, it's teachers and staff, 55?

22 MS. HAHN: Yes.

23 MS. MOORE: Okay.

24 MR. HUNTER: We'll revise the parking  
25 schedule to reflect that for you.

1 MS. MOORE: So there's no parking  
2 variance required so we eliminate comment No. 3.

3 Number 4: Per federal requirements, the  
4 29-space lot requires 2 ADA-accessible spaces,  
5 whereas 7 ADA spaces are proposed. The 30-space  
6 lot also requires 2 ADA-accessible spaces, whereas 4  
7 ADA spaces are proposed. It appears that the number  
8 of accessible spaces should be reduced. Accessible  
9 building entrances should be shown to ensure  
10 accessible parking spaces are located appropriately.

11 MR. HUNTER: We will do that. As far as  
12 the number, we'll work with the staff of the Charter  
13 School to ensure that that's appropriate parking for  
14 them. If we can reduce it, we will do so.

15 MS. MOORE: Our office questions the  
16 circulation of the proposed parking lot adjacent to  
17 Cleveland Avenue. A dead-end is proposed adjacent to  
18 Lois Avenue. Our office recommends that the proposed  
19 parking lot be designed similar to the existing lot  
20 with thru-traffic.

21 So now did you want to share the screen  
22 so we can see exactly that location? And if you can  
23 just point out the proposed lot along Cleveland.

24 MR. HUNTER: So here's the proposed  
25 parking lot. Currently, there is access along

1 Cleveland in this area. And currently there is  
2 access along N. 31st in this area. There is  
3 currently no access on Lois Avenue. The proposed  
4 design took that into consideration. Because of the  
5 low trip generation for this site, usually it's one  
6 trip in and one trip out, we felt that this parking  
7 would be appropriate.

8 MS. MOORE: Testimony should be provided  
9 as to how students arrive whether by bus or  
10 drop-off. Accommodation for vehicular drop-off  
11 should be provided.

12 MR. HARRISON: Ms. Hahn, can you answer  
13 that question?

14 MS. HAHN: Yes, Christa Hahn again. The  
15 bus load comes in on 31st Street so that wouldn't be  
16 affected. And our current student drop-off is  
17 walkers and car line. And we currently utilize the  
18 space that is in-between that original Pride Building  
19 and the PAC Building, right where Bob Hunter has his  
20 cursor right there. And so the flow comes in 31st  
21 and out Lois. So nothing is changing. Everything is  
22 staying the same what we currently have.

23 MS. MOORE: Electric charging facilities  
24 should be provided in accordance with the Municipal  
25 Land Use Law requirements and the DCA Model Ordinance

1 requirements. You'll make adjustments to the parking  
2 area?

3 MR. HUNTER: Yes. We have some charging  
4 stations on order. We will make whatever adjustments  
5 are necessary.

6 MS. MOORE: Okay. And then you'll just  
7 show them -- should this project be approved, you'll  
8 show them on the plans?

9 MR. HUNTER: Correct.

10 MS. MOORE: Loading: Per Section  
11 870-231.C, one loading space shall be provided for  
12 buildings with over 10,000 square feet of floor area.  
13 Each loading space shall be 12 feet wide and 50 feet  
14 long. It appears no loading area is proposed.  
15 Testimony should be provided regarding deliveries and  
16 a variance appears to be necessary if you're not  
17 going have a loading space.

18 MR. HUNTER: So with regard to that, most  
19 of -- actually, I should say, all of the deliveries  
20 for this building will be circulated through the  
21 existing network. There is an area where my cursor  
22 is right now to the north of the site. Once this is  
23 constructed, there won't be any deliveries to the  
24 building. They will be handled through, like I said,  
25 the existing network. Any food will come from the

1 existing buildings and be transported to the building  
2 by cart. So there's no need for any loading area for  
3 this building. So if a variance is necessary, we  
4 will request that.

5 MS. MOORE: Yes. Loading space, I have  
6 that in the back already. So a variance would be  
7 necessary because a loading space is required.

8 MR. HUNTER: The only reason I say if  
9 necessary, because we are 8,940 square feet. Either  
10 way, if we need it, we're requesting it.

11 MS. MOORE: Okay. So you're floor area  
12 is less than the 10,000?

13 MR. HUNTER: It is.

14 MS. MOORE: All right. You're going  
15 ahead. Let's just request it now anyway.

16 MR. HUNTER: Okay.

17 CHAIRMAN DEJESUS: Just to add it.

18 MR. HUNTER: Agreed.

19 MS. MOORE: Exactly. And we'll move on  
20 to the next comment.

21 Pedestrian Circulation: Per Section  
22 870-230.Z, bicycle parking facilities shall be  
23 provided at a rate of 10 percent of the first 100  
24 required automobile parking spaces as specified above  
25 plus 2 percent of any amount thereafter. Plans

1 should be revised or a variance requested. You're  
2 going to provide bicycle parking spaces, correct?

3 MR. HUNTER: That is correct. We'll have  
4 a bike rack somewhere.

5 MS. MOORE: And the appropriate number?

6 MR. HUNTER: Yes. I think in all  
7 honesty, I think it's a very small number. So, yes,  
8 we will.

9 MS. MOORE: So I'll remove that variance  
10 that I have noted in the back of the letter.

11 The curb and sidewalk must be replaced  
12 along the property's street frontages.

13 MR. HUNTER: After our discussion, Dena,  
14 I drove the site. There are sections of this curb  
15 that are pretty new; pretty good condition. What we  
16 would request is to maybe walk the site with your  
17 office to determine what has to be replaced.

18 MS. MOORE: Okay. And the City  
19 Engineer's office too.

20 MR. HUNTER: The City Engineer's office;  
21 whoever determines that, yes.

22 MS. MOORE: Our inspector and the City's  
23 inspector to get it through.

24 MR. HUNTER: That's fine.

25 MS. MOORE: Because we're expecting. And

1 we did take a look at this. So we are noting that it  
2 should be replaced entirely otherwise, I would have  
3 specified the locations.

4 MR. HUNTER: With all due respect to the  
5 budget, it's a huge number for the project. So any  
6 concessions that we can work out with the City, we  
7 would appreciate.

8 MS. MOORE: Okay.

9 MR. HUNTER: If we get there and there's  
10 none then...

11 MS. MOORE: All right. I will mention  
12 coordination with a site visit.

13 ADA compliant ramps meeting current  
14 regulations should be installed at all street corners  
15 and specified by the City Engineer's Office for the  
16 project.

17 MR. HUNTER: Understood.

18 MS. MOORE: Stormwater Collection and  
19 Management System: The roof drain design for the  
20 building should be provided on the plans indicating  
21 the size, material and slope of the pipes.

22 MR. HUNTER: We'll comply.

23 MS. MOORE: The applicant must confirm  
24 that all proposed stormwater structures are located  
25 within the site and not the City's rights-of-way,



1 except for the pipe connection to the combined  
2 system.

3 MR. HUNTER: We will comply with that.

4 MS. MOORE: The proposed location of HDPE  
5 pipe must be revised to RCP within the City's  
6 right-of-way.

7 MR. HUNTER: We will comply with that.

8 MS. MOORE: The proposed inlet type must  
9 be indicated on the plans (A,E or B) if it is not a  
10 yard inlet. The top of curb should be indicated for  
11 a curb inlet.

12 MR. HUNTER: We'll comply with that.

13 MS. MOORE: The applicant must submit a  
14 Major Stormwater Development Summary in electronic  
15 and hard copy format in compliance with the City's  
16 Tier "A" Municipal Stormwater General Permit.

17 MR. HUNTER: We'll comply with that.

18 MS. MOORE: According to the New Jersey  
19 Best Management Practices Manual, all land covers  
20 must be considered in good condition under  
21 pre-development conditions. The applicant should  
22 revise the pre-development condition from "meadow" to  
23 "grass" in good condition.

24 MR. HUNTER: Yes, we will comply and  
25 revise the Stormwater Report to address any of your

1 concerns about how we modeled it.

2 MS. MOORE: So you're fine with all of  
3 the comments that I have for stormwater which seem to  
4 go into page 9.

5 MR. HUNTER: I believe so.

6 MS. MOORE: I think we may have gone  
7 through so I -- we'll skip to page 9. So you know  
8 that there's a Stormwater Maintenance Plan that's  
9 required?

10 MR. HUNTER: Yes.

11 MS. MOORE: And that the maintenance plan  
12 would have to be recorded at the County Clerk's  
13 Office prior to receiving final signatures on the  
14 plan?

15 MR. HUNTER: Yes. Once the design is  
16 finalized, we'll make sure that that's compliant.

17 MS. MOORE: Now, I will skip to 23. So  
18 that language specifically that I have on page 8 and  
19 9, a, b, c, d, that language has to specifically be  
20 included in the Stormwater Maintenance Plan and as  
21 notes in the Grading and Drainage Plan. Every single  
22 word. No change, please.

23 MR. HUNTER: Not a problem. We'll make  
24 sure there's no changes.

25 MS. MOORE: A stormwater fee must be

1 calculated for the site as outlined in Appendix XVIII  
2 of the City Ordinance and reviewed by our office.  
3 This fee must be paid by the applicant prior to final  
4 signatures of the plan. So you're aware of the  
5 stormwater fee and if there are any questions, you  
6 can check with me on that?

7 MR. HUNTER: Sure.

8 MS. MOORE: Grading. Do you have any  
9 issues with the grading comments that I have here,  
10 permanent benchmarks shall be set for all major  
11 subdivision and for site plans exceeding 2 acres in  
12 size? Concrete monuments or other similar permanent  
13 structures shall be used?

14 MR. HUNTER: Not a problem.

15 MS. MOORE: And everything else regarding  
16 grading?

17 MR. HUNTER: Yes, that's fine. We had to  
18 confirm whether there was a basement or crawl space,  
19 unless the architect wants to correct me, I believe  
20 we're slab on grade.

21 MS. MOORE: So no basement or crawl  
22 space?

23 MR. HUNTER: Correct.

24 MS. MOORE: Going through Utilities, do  
25 you -- the first comment I have regarding the

1 utilities, that's another note that should be  
2 specifically stated on the plan.

3 MR. HUNTER: That's fine.

4 MS. MOORE: And the others, the project,  
5 I'm on page 10 now, all developers and applicants  
6 should note that due to a City Ordinance, a Capacity  
7 Fee may be applicable to the proposed development.  
8 The applicant shall contact the City Engineer for all  
9 costs related to the same. You acknowledge that?

10 MR. HUNTER: We understand.

11 MS. MOORE: And the project must be  
12 approved by the City Engineer and the City Fire Chief  
13 with written verification provided to our office  
14 prior to final signatures on the plan. If you can go  
15 ahead and send both the City Engineer and the City  
16 Fire Chief a set of plans, again, just for their  
17 review for comments?

18 MR. HUNTER: Sure. Once we make the  
19 revisions, --

20 MS. MOORE: Right.

21 MR. HUNTER: -- we'll do.

22 MS. MOORE: Okay. Or you can also send  
23 it to them prior to the revisions to give them enough  
24 time because both of those may be the long lead item  
25 on the project.

1           A CCTV inspection of the sewer may be  
2 required. And I note under 9, 'a' through 'g,'  
3 notes that should be added to the Utility Plan  
4 specifically.

5           MR. HUNTER: Not a problem. I guess the  
6 CCTV is determined by the City Engineer?

7           MS. MOORE: Yes. The location.

8           MR. HUNTER: Okay.

9           MS. MOORE: Construction Details. Do you  
10 have any issues with the comments that we have on the  
11 details?

12          MR. HUNTER: None.

13          MS. MOORE: So you will make all the  
14 appropriate revisions?

15          MR. HUNTER: Correct.

16          MS. MOORE: Planting Design. Let's go  
17 through these.

18           All electrical and mechanical equipment  
19 should be screened from view per Section  
20 870-224.B.19. A note should be added to the plans.

21          MR. HUNTER: We'll do.

22          MS. MOORE: Per Section 870-244.A, a  
23 5-foot buffer is required between residential and  
24 nonresidential uses. The applicant proposes a 5-foot  
25 buffer on the southeast side of the existing

1 residence on Lot 1 or we'll say building at this  
2 point.

3           Given that the residence is only 5 feet  
4 from the buffer, more narrow plan material should be  
5 selected as not to overgrow the space. In addition,  
6 given the problems with White Pine Weevil, an  
7 alternative evergreen species should be provided for  
8 White Pine. You'll make that --

9           MR. HUNTER: I think we're talking about  
10 the area that's not really residence anymore.

11           MS. MOORE: Right.

12           MR. HUNTER: So I don't think that  
13 applies. But if there's anything there that we need  
14 to do for you, we'll comply.

15           MS. MOORE: Just the White Pine Weevil  
16 we'd like if you not use White Pine. So if you can  
17 make a --

18           MR. HUNTER: Substitution, no problem.

19           MS. MOORE: -- substitution there, right.

20           Per Section 870-244.E(3)(a), where  
21 residential that's -- it's not a residential use so  
22 we're talking about a landscape strip, that's not  
23 necessary anymore, correct?

24           MR. HUNTER: I would agree, yes.

25           MS. MOORE: And I will remove that waiver

1 from the back for the landscape buffer.

2           Number 4. Per Section 870-244.C(6),  
3 foundation plantings shall be required along all  
4 building elevations, whereas none are proposed.  
5 Plans should be revised or a waiver requested. All  
6 these items in the planting design are waivers, not  
7 variances.

8           MR. HUNTER: And we would request that  
9 waiver specifically. It tends to be a maintenance  
10 issue against the foundation of the school with the  
11 children, you know, keeping trash and other items out  
12 of there. So we would request that waiver.

13           MS. MOORE: Okay.

14           Per Section 870-244.C(7), maximum effort  
15 should be made to save trees that are greater than 5  
16 inches in caliper and in good condition. The  
17 demolition plan should be revised to illustrate the  
18 size and condition of trees to be removed in  
19 accordance with Section 870-247.D. Compensatory  
20 planting may be necessary. The plans depict a  
21 topsoil stockpile area atop existing vegetation to  
22 remain. Plans should be revised.

23           So you'll make the appropriate revisions  
24 to the demolition plan?

25           MR. HUNTER: We will. I think the school

1 has made a commitment to keeping as many of those  
2 trees as possible. So we will revise the plan and  
3 anything that we have to work out with you, we will.

4 MS. MOORE: Per Section 870-244.D, street  
5 trees are required along all frontages and shall be  
6 spaced every 40 feet. Plans should be revised or a  
7 waiver requested.

8 MR. HUNTER: We will provide them and I  
9 know we have in front of the building as best as  
10 possible where appropriate. Our only concern about  
11 street trees in the area of the turf, would be that  
12 the root system would grow into the sub-base of it.  
13 So we would request that we provide some different  
14 plantings there.

15 MS. MOORE: Well then you would be  
16 requesting a waiver from strict compliance with the  
17 street tree requirement?

18 MR. HUNTER: Correct.

19 MS. MOORE: But you'll provide the street  
20 trees where possible?

21 MR. HUNTER: Where appropriate, yes.  
22 Absolutely. I believe we have in most areas.

23 MS. MOORE: Per Section 870-244.F(3), at  
24 least 5 percent of the interior parking area shall be  
25 landscaped and at least two trees for each 10 spaces



1 shall be installed within landscaped islands. Plans  
2 should be revised or a variance requested.

3 MR. HUNTER: If I could switch to the  
4 landscaping plan, would that be appropriate?

5 MS. MOORE: That's fine.

6 CHAIRMAN DEJESUS: Absolutely.

7 MR. BURNS: Dena, while Bob is doing  
8 that, are these variances or waivers?

9 MS. MOORE: They're waivers,  
10 landscaping.

11 CHAIRMAN DEJESUS: This is A-1 and 2. We  
12 will mark them.

13 MR. HUNTER: This is directly from the  
14 plans that was submitted to the City.

15 CHAIRMAN DEJESUS: We're talking about  
16 the ones that we just saw. The first one we saw  
17 should be A-1 and this now is the second one which is  
18 A-2.

19 MR. HUNTER: Sheet 9, landscaping plan.

20 MR. BURNS: I think they were submitted  
21 with the application, Mr. Chairman, so they're part  
22 of the packet but we can mark them A-1 and A-2 if  
23 you'd like to do that.

24 CHAIRMAN DEJESUS: Please. Because  
25 that's the order in which you saw them.

1           MR. HUNTER: With regard to the existing  
2 parking area, we weren't proposing any new landscaped  
3 islands. So if that's under consideration for this,  
4 we would ask the waiver for that. In the proposed  
5 parking area, we have some larger shade trees in all  
6 the appropriate landscaping areas. We can put  
7 two trees there but we would have a concern about how  
8 they would thrive, the health of them; they're  
9 competing.

10           MS. MOORE: You would be requesting the  
11 waiver from strict compliance.

12           MR. HUNTER: Waiver, yes. I just want to  
13 explain why we ask for every waiver.

14           MS. MOORE: That's not a problem. We  
15 would like the explanation on record.

16           MR. HUNTER: Sure. So we would ask that  
17 waiver.

18           MS. MOORE: Per Section 870-244.F(4),  
19 curbed islands with a minimum radius of three feet  
20 shall be located at the end of each parking row and  
21 at an interval of every 10 spaces. These islands  
22 should contain one shade tree, minimum three inches  
23 in caliper and 14 feet to 16 feet in height, and  
24 shrubs not to exceed 24 inches in heights. Plans  
25 should be revised or a waiver requested.

1                   MR. HUNTER: I think the only landscape  
2 island where we're missing a tree or parking island  
3 is the lower area here. We would ask for that  
4 waiver.

5                   MS. MOORE: From strict compliance?

6                   MR. HUNTER: From strict compliance, yes.

7                   MS. MOORE: Light fixtures should be  
8 shown in the landscape plan to avoid conflicts. It  
9 appears one of the islands in Cleveland Avenue lot  
10 will need a tree relocated given the proposed  
11 location of the pole-mounted light.

12                  MR. HUNTER: We will do that. We'll show  
13 them and move the tree where appropriate.

14                  MS. MOORE: Okay. Just to make sure we  
15 don't have any other conflicts.

16                  Lighting: Existing wall-mounted and  
17 pole-mounted light fixtures should be shown on the  
18 plans. As shown, it appears there is no lighting for  
19 the existing parking lot.

20                  MR. HUNTER: So we didn't do a Light  
21 Level Study for the existing parking lot. We can  
22 provide that.

23                  MS. MOORE: Yes, please.

24                  MR. HUNTER: That's not a problem.

25                  MS. MOORE: Okay.

1                   MR. HUNTER: It is lit. But we didn't do  
2 a study but we can.

3                   MS. MOORE: Thank you.

4                   Per Sections 870-224.B(9) and 870-243.A,  
5 lighting should minimize glare and off-site spillage.  
6 Full cut-off fixtures should be provided for any  
7 existing floodlight fixtures to reduce impacts on  
8 adjacent residential properties.

9                   MR. HUNTER: We will provide those  
10 cut-offs.

11                  MS. MOORE: Per Section 870-243.A(10), no  
12 more than 0.25 footcandles are permitted 10 feet from  
13 the property line, whereas the applicant proposes 1.0  
14 footcandle from the school onto Lot 1. House-side  
15 shields should be provided. If you're going to  
16 consolidate.

17                  MR. HUNTER: We're going to consolidate  
18 it. It's not residential. In the event that we do  
19 need that variance, we would ask for it. Our light  
20 levels are pretty close to the zero at 10 feet.  
21 There may be one or two spaces where it spills over.  
22 In no event as I review the plan, do we have any  
23 additional lighting beyond the curb line.

24                  MS. MOORE: And you are going to provide  
25 cut-off for all fixtures, correct? Because that

1 means you wouldn't need a variance for 870-243.A for  
2 the light glare and spillage?

3 MR. HUNTER: Correct. We will provide  
4 the cut-offs.

5 MS. MOORE: I'll eliminate that one.  
6 And you are requesting the variance for  
7 243.8.A(10), a light trespass?

8 MR. HUNTER: Yes.

9 MS. MOORE: Plans should be revised to  
10 comply with Section 870-243.D(2) with respect to  
11 parking lot lighting or a variance requested.

12 So that's the minimum lighting level of  
13 0.25 footcandles. You're providing 0.5 footcandles.  
14 The average lighting level between 0.5 and 2.0  
15 footcandles, you are proposing -- your average is 2.4  
16 footcandles and your maximum lighting level is three.  
17 What's permitted is 3.0 footcandles unless you're  
18 directly under a fixture then 5 footcandles is  
19 permitted. And you are proposing 4.9 footcandles.

20 MR. HUNTER: That's correct. And we just  
21 would request that for safety purposes. I think  
22 those levels, while they're not in compliance with  
23 your Ordinance, are fairly consistent with industry  
24 standards.

25 MS. MOORE: Per Section 870-243.H, all

1 outdoor lighting not essential for safety and  
2 security purposes, shall be activated by automatic  
3 control devices and turned off during non-operating  
4 hours. A note should be added to the plans  
5 indicating that specifically.

6 MR. HUNTER: We will comply with that.

7 MS. MOORE: It's the applicant's  
8 responsibility to contact PSE&G concerning  
9 modifications required to make proposed or installed  
10 lighting fixtures within the City's right-of-way  
11 tamper-resistant. No dedication will be accepted by  
12 the City without the required modification.

13 MR. HUNTER: That's understood. We're  
14 not proposing any.

15 MS. MOORE: Testimony should be provided  
16 as to whether security cameras will be utilized. If  
17 so, additional lighting may be warranted.

18 MR. HUNTER: I'm going to defer to either  
19 the architect or operator, the owner.

20 MR. HARRISON: Ms. Hahn, can you answer  
21 that question?

22 MS. PHELAN: I can answer. This is  
23 Rebecca Phelan. I apologize for my voice.

24 All of our school buildings do have  
25 security cameras on them. So there will be

1 additional security cameras on the buildings.

2 MS. MOORE: So will there be any  
3 additional lighting to go along with the security  
4 cameras or what you have now is appropriate?

5 MR. HUNTER: We feel that the lighting at  
6 this point is appropriate. Should our security  
7 consultant come back and ask for something, we'll  
8 make sure that it's on the plan. We'll discuss it  
9 with you.

10 MS. MOORE: Okay. Lighting details  
11 should be provided including foundation and color of  
12 pole. You'll add that information?

13 MR. HUNTER: Yes, we will.

14 MS. MOORE: The applicant is to provide a  
15 Traffic Impact Assessment in accordance with Section  
16 870-274.

17 MR. HUNTER: We will provide additional  
18 traffic information. We may, if appropriate, modify  
19 that a little bit because we're not generating any  
20 additional trips, but we can work through that with  
21 your office to satisfy your concerns.

22 MS. MOORE: Okay. Because we definitely  
23 need to note the traffic in the area of the school.

24 MR. HUNTER: We'll provide it. The  
25 amount of information might not be appropriate so we

1 will work with you.

2 MS. MOORE: Okay.

3 Per Section 870-272.A, an Environmental  
4 Impact Assessment is required. The applicant is  
5 requesting a waiver.

6 MR. HUNTER: So we're working on Phase 1  
7 right now. Once that is completed, we will provide  
8 it to your office for review.

9 MS. MOORE: So then you don't need a  
10 waiver of the Environmental Impact Assessment because  
11 you're providing the Phase 1?

12 MR. HUNTER: If that satisfies it then we  
13 do not.

14 MS. MOORE: It will. It would.  
15 Because you -- specifically the Environmental Impact  
16 Assessment, we would determine whether you need to  
17 provide that and this is fine. The Phase 1 is more  
18 information because that satisfies the next question  
19 with providing testimony regarding any and all  
20 environmental concerns, studies and remediation  
21 pertaining to the site. So as soon as that is  
22 available, please provide that.

23 MR. HUNTER: We will.

24 MS. MOORE: It appears that no trash  
25 enclosure is proposed. Testimony should be provided



1 regarding waste hauling and storage.

2 MR. HUNTER: As testified to before, the  
3 majority of the trash generation will be at  
4 lunchtime. And that trash goes back with the server  
5 carts that come out of the kitchen. So it'll all be  
6 collected in the existing dumpsters on 31st Street.  
7 The amount of recyclable waste will also be generated  
8 by the school will also be collected here. We feel  
9 that our current situation is more than adequate to  
10 handle the additional trash and recycling generation  
11 from this building.

12 MS. MOORE: The only issue, the existing  
13 dumpsters on 31st Street, do they meet current  
14 standards for the Ordinance?

15 MR. HUNTER: That I am not aware of so if  
16 we need relief, I would ask for it now and then we  
17 can work through that issue.

18 MS. MOORE: Well, I'd like to know  
19 exactly what's there before you would ask for relief  
20 because we would want you to update whatever is there  
21 to meet current standards as opposed to just getting  
22 relief.

23 MR. HUNTER: Okay.

24 MR. BURNS: Can you explain to the Board  
25 what's there as far as trash enclosures right now?

1 MS. PHELAN: Sure. There's trash  
2 receptacles that are currently there. I think  
3 there's three of them currently. I may be wrong on  
4 that.

5 MS. MOORE: Is it something that's  
6 covered? Does it have a cover?

7 MR. HUNTER: Yes, it's covered. They're  
8 very traditional. Waste management comes and picks  
9 it up. There's one for recycling and one for trash.  
10 I want to say that there might be three.

11 And as we mentioned before, we are not  
12 changing the number of enrolled students. So it is  
13 the same amount of students so that will be the same  
14 amount of generated trash too as well.

15 MS. MOORE: And it's something that is  
16 separated, the trash and recycling is separated?

17 MS. PHELAN: That is correct.  
18 Definitely.

19 MR. BURNS: Ms. Hahn did confirm that  
20 there are three as opposed to two. Is that correct,  
21 Ms. Hahn?

22 MS. HAHN: Yes.

23 MR. BURNS: One for recycling and two for  
24 trash?

25 MS. HAHN: Yes.

1 MS. PHELAN: Thank you, Ms. Hahn.

2 MS. MOORE: Mr. Burns, do you know at  
3 this point, should we accept that or?

4 MR. BURNS: Well, I mean, from what we're  
5 hearing, there's not going to be any change in the  
6 number of students. No real change in the number of  
7 employees. So if that's what's existing in there now  
8 and it's functional, the only thing that I would ask  
9 is if the applicant would agree to maybe have  
10 somebody from your office go out and take a look and  
11 see how they're set up; if there's a better location  
12 for them; if additional signs may be better; or some  
13 recommendations your office may have.

14 If it gets above that as far as screening  
15 and all that, you don't want to create a variance  
16 situation. It sounds to me like they're operational  
17 now. I just think your office should go out and just  
18 identify that it's suitable for their needs and it's  
19 in the best location.

20 MS. MOORE: Okay. We'll go ahead and do  
21 that.

22 MR. BURNS: Is that acceptable to the  
23 applicant?

24 MR. HARRISON: Yes.

25 MR. BURNS: Thank you, Bill.

1 MS. MOORE: It appears that no signage is  
2 proposed as part of this application. Testimony  
3 should be provided. Is there any signage proposed  
4 with this? That's going to be separate application?

5 MR. HUNTER: There is signage. It's on  
6 the building, the architectural. It is compliant.  
7 We can have the architect present that now.

8 MS. MOORE: Was it submitted with any  
9 architectural plans?

10 MR. HUNTER: Can we have the architect  
11 confirm?

12 MR. PROFERA: Yes. I'm sorry. If I can  
13 share my screen, I can go over the signage with  
14 you.

15 CHAIRMAN DEJESUS: Please do.

16 MS. MOORE: So I guess we didn't see any  
17 architectural plans for review.

18 MR. PROFERA: Architectural plans were  
19 submitted with the site plan. We don't know. When  
20 we got the report back it said you didn't have  
21 architectural plans. We provided multiple copies of  
22 the color renderings. This is an example of it. The  
23 only changes is, we tweaked the building a little bit  
24 from the original presentation to match the  
25 architecture of the adjacent building, and we did

1 provide signage per the client's request.

2 The signage would be here on the front  
3 elevation of the building which is facing the  
4 existing parking lot. The signage would consist of  
5 individual letters that are labeling the building as  
6 Camden's Pride Annex and the individual letter area  
7 is consistent at 24 square feet. It is bordered by  
8 an accent brick that is part of the building's  
9 facade.

10 MS. MOORE: And your testimony is that  
11 there are no variances necessary for this signage  
12 being requested, correct?

13 MR. HUNTER: Correct.

14 MR. BURNS: And the applicant understands  
15 that if a variance is determined later by R&V, that  
16 you will have to come back to the Board to seek a  
17 variance or submit compliant signage.

18 MR. HARRISON: We understand that.

19 MR. BURNS: Thank you, Counsel.

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 our office prior to final review and  
24 signature of the deeds and/or plat.

25 MR. HUNTER: We will comply.

1 MS. MOORE: The applicant should clarify  
2 if the subdivision and lot consolidation will be by  
3 deed or plat. You had mentioned plat.

4 MR. HUNTER: Correct.

5 MS. MOORE: If by plat, the appropriate  
6 signatures and certifications must be added to the  
7 Subdivision and Lot Consolidation Plan for the  
8 property owner, surveyor, Planning Board Chairman,  
9 Secretary, Engineer and Zoning Office/Administrative  
10 Officer, the City Clerk and the County. You'll add  
11 the appropriate language.

12 MR. HUNTER: Yes, that's correct.

13 MS. MOORE: The plans should note that  
14 the applicant will comply with the City's "Ordinance  
15 Establishing Standards for the Submission of Maps and  
16 Other Documents in a Digital Format." The  
17 Subdivision and Lot Consolidation Plan in NAD 1983  
18 must be forwarded on a CD or flash Drive. The  
19 applicant should be aware that final signatures of  
20 approval and building permits will not be issued  
21 until the required information is received.

22 MR. HUNTER: We understand.

23 MS. MOORE: The applicant proposes a  
24 6-foot chain link fence. The fence detail on Sheet  
25 12 should be revised such that the fence and all

1 components shall be black vinyl clad.

2 MR. HUNTER: Yes. So with regard to  
3 that, we have a good portion of the existing site and  
4 facilities, do not have the black vinyl fencing. It  
5 is the galvanized. And we would like to continue  
6 that on the additional portions of the lot that we're  
7 proposing now.

8 MS. MOORE: I am not sure offhand if that  
9 requires a variance to not have the black vinyl clad.

10 MR. BURNS: I am not sure either. We've  
11 never had that issue really come up.

12 MS. MOORE: Right.

13 MR. BURNS: Mostly updating a lot of the  
14 fencing and, obviously, black vinyl clad will allow  
15 your fence to exist for an extended period of time as  
16 opposed to the metal or the galvanized.

17 Ed, is there an ordinance provision on  
18 that as far as whether a variance will be required?

19 DR. WILLIAMS: There's no specific  
20 language that I can think of for that.

21 MR. BURNS: So it's really whether the  
22 Board is comfortable with allowing it to remain.

23 CHAIRMAN DEJESUS: I don't see why not.  
24 Because it's not changing anything that's already  
25 there. And it's not a huge impact on the surrounding

1 area.

2 MS. MOORE: All right. I will note that,  
3 galvanize.

4 Per Section 870-197, a fence not more  
5 than 4-feet tall is permitted along the side lot line  
6 from the front building line to the front lot line  
7 and along the front lot line, whereas a 6-foot-tall  
8 fence is proposed in the front yard. A variance is  
9 necessary. You'll be requesting that variance?

10 MR. HUNTER: We are for safety and  
11 security of the children.

12 MS. MOORE: Architectural floor plans and  
13 elevations should be provided, which you mentioned  
14 that you did provide so we'll just need to get a copy  
15 of that for review.

16 MR. HUNTER: Not a problem.

17 MR. PROFERA: Would you like me to go  
18 through the drawings and renderings?

19 MS. MOORE: That would be good. If you  
20 would like to, yes, please.

21 MR. PROFERA: Okay. I'm going to share  
22 my screen again. What you're looking at now is the  
23 full colored-rendered floor we put together for this  
24 project that shows the floor plan and the four  
25 elevations of the building itself.



1 MR. BURNS: We will mark that A-3.

2 MR. PROFERA: And what I'm going to do  
3 is, I'm going to expand on each drawing. So if you  
4 want to mark them as individual sheets, that's fine  
5 too.

6 MR. BURNS: That's what the Chair prefers  
7 so that's what we'll do.

8 MR. PROFERA: Very good.

9 The sheet that you're looking at now is  
10 an enlarged version of the building-floor plan  
11 itself. Mr. Hunter incorrectly stated that there was  
12 five classrooms. There's a total of eight. There's  
13 five kindergarten classrooms and three Pre-K  
14 classrooms. Each classroom will have their own  
15 toilet room. And then a staff toilet room will be  
16 provided for the teachers.

17 There's a secured vestibule and a  
18 security office at the main entrance which is facing  
19 the existing parking lot. We do have a canopy at the  
20 main entrance. That is one point of egress into the  
21 building. There's also an exit out the back of the  
22 building at the end of the corridor.

23 MR. BURNS: That's A-4. Now, A-5.

24 MR. PROFERA: A-5, we're showing  
25 elevations. The east elevation, again, is facing the

1 existing parking lot. That is where the signage is.  
2 We are showing the total area inside the black  
3 outline which is basically a different color of the  
4 material of the facade.

5 The individual letters stating Camden's  
6 Pride Annex, will be mounted to the building. They  
7 are non-illuminated. We will providing illumination  
8 off the building to highlight the sign. It also  
9 shows the canopy that we're proposing and the piers.  
10 The building's materials will be a block, the CMU  
11 block, 4-inch veneer.

12 The building construction will be 8-inch  
13 CMU block bearing walls with steel bar joists,  
14 single-sloped toward the existing building. And all  
15 the drainage off the roof will be piped underground  
16 to the stormwater retention. The elevations south on  
17 the sheet is facing the street; the same material.  
18 We're showing the height of the building at 16 feet.  
19 The building, again, is CMU veneer and cast stone  
20 banding.

21 This sheet shows the rear elevation of  
22 the building.

23 MR. BURNS: A-6.

24 MR. PROFERA: Thank you. I apologize.  
25 And then the elevation facing the existing 2-story

1 building. Some materials; same heights. And that's  
2 all I have for now.

3 MR. BURNS: Thank you.

4 MS. MOORE: Thank you.

5 Two playground areas and a pavilion are  
6 proposed. Details should be provided including play  
7 equipment and safety surfacing.

8 MR. HUNTER: We will provide all that  
9 information.

10 MS. MOORE: All certifications and  
11 signature lines should be removed from the Cover  
12 Sheet and replaced with a signature block on the  
13 plans for signature by the Planning Board Chairman,  
14 Secretary, Engineer and the Zoning  
15 Officer/Administrative Officer.

16 MR. HUNTER: We'll comply with that.

17 MS. MOORE: Note 37 should be removed  
18 from the Legend and General Notes Plan, since it is  
19 the same as Note 31.

20 MR. HUNTER: We will comply.

21 MS. MOORE: Now, the Summary of Variances  
22 and Waivers, if we can go through that. We  
23 eliminated quite a few. So what I have noted for  
24 Redevelopment, I have the front yard setback for  
25 Lot 2. Section 870-197, the 6-foot fence in the

1 front yard. I am noting Section 870-189.D, the rear  
2 yard setback, the accessory structure, is that still  
3 required?

4 MR. HUNTER: I think because we're doing  
5 a consolidation, it's not required.

6 MS. MOORE: Okay. Because with the  
7 consolidation, this proposed Lot 1 residence, those  
8 area and bulk requirements aren't applicable,  
9 correct?

10 MR. HUNTER: Correct.

11 MS. MOORE: All right. So I will remove  
12 that one. We're also removing the next three from  
13 that, the light glare and spillage, I'm removing.  
14 Number of parking spaces, removing. And bicycle  
15 parking spaces we're removing.

16 MR. HUNTER: Correct.

17 MS. MOORE: We're keeping the Section  
18 870-231.C, the loading space.

19 MR. HUNTER: Correct.

20 MS. MOORE: We're removing 870-243.A, the  
21 light glare and spillage. And then we're keeping the  
22 light trespass and the parking lot lighting levels.

23 MR. HUNTER: Correct.

24 MS. MOORE: We're removing everything,  
25 New Jersey Residential Site Improvement Standards,

1 I'm taking out that whole area?

2 MR. HUNTER: Yes. This is not applicable  
3 anymore.

4 MS. MOORE: Right.

5 We're going to the City Ordinance, the  
6 waivers. You are asking for the foundation  
7 plantings, street trees.

8 MR. HUNTER: Correct.

9 MS. MOORE: I am removing the landscape  
10 buffer. We're keeping parking lot landscaping and  
11 parking island landscaping. And we're removing the  
12 Environmental Impact Assessment.

13 MR. HUNTER: Correct.

14 MS. MOORE: You're aware of the Approval  
15 Process as listed on page 15 and 16?

16 MR. HUNTER: Yes.

17 MS. MOORE: If you have any questions  
18 regarding that, you can contact our office. Contact  
19 me.

20 And Outside Agency Approvals I have  
21 noted, Camden County Planning Board, Camden County  
22 Soil Conservation District, Camden County Municipal  
23 Utilities Authority, New Jersey American Water  
24 Company. Any others that may be necessary?

25 MR. HUNTER: No. I would agree with what

1 you've listed. I'm not aware of any additional ones  
2 at this time.

3 MS. MOORE: Okay. Mr. Chairman, that  
4 concludes our review.

5 CHAIRMAN DEJESUS: Thank you, Dena. I  
6 appreciate it very much.

7 MS. MOORE: The only thing I did want to  
8 note, I'm sorry, to put on record, this applicant has  
9 another project that they need to finalize prior to,  
10 I think, this project beginning. Their prior project  
11 is our File No. 0408P896 which is 3098 Pleasant  
12 Street, Phases 2 and 3. So that project, my latest  
13 review, I gave them a letter August 31st. So I just  
14 wanted to note on record that that should be  
15 finalized prior to anything proceeding with this  
16 project, should this application be approved this  
17 evening.

18 DR. WILLIAMS: Mr. Chair, this is Dr.  
19 Williams. I concur completely with the engineer's  
20 statement.

21 CHAIRMAN DEJESUS: Thank you, Dr.  
22 Williams. I appreciate that.

23 MS. MOORE: And when I say finalizing the  
24 plan, that's including replenishing the engineering  
25 escrow for review. And also getting it to the point

1 of final sign plans.

2 DR. WILLIAMS: I concur completely.

3 MS. MOORE: Thank you.

4 CHAIRMAN DEJESUS: Anything else, Dena?

5 MS. MOORE: No, that's it. Thank you.

6 CHAIRMAN DEJESUS: Anybody from the Board  
7 have any questions relating to this project? Hearing  
8 none, we'll move it out to the public. Doctor, is  
9 there anybody out there that wants to make a  
10 statement or respond to this application?

11 DR. WILLIAMS: I don't see anyone out  
12 there with their hand up, sir.

13 CHAIRMAN DEJESUS: Hearing none, a motion  
14 is in order.

15 MR. BURNS: We've closed the public  
16 portion. You've heard testimony tonight, Mr.  
17 Chairman. I'm just going to do a quick overview of  
18 the proposal so the Board has an understanding what's  
19 being proposed tonight.

20 The applicant proposes to retain two  
21 existing buildings on site and then construct an  
22 8,940 square foot early childhood education facility  
23 with 30 additional parking spaces. You see the  
24 proposed addition on the plans that were marked into  
25 the record as Exhibit A-1 and A-2, which included the

1 proposed new parking area.

2 The applicant proposes to consolidate all  
3 lots with the exception of one lot at the northeast  
4 corner of the property. The existing residents on  
5 Lot 1 will remain and will receive a lot-line  
6 adjustment. That's my understanding of the  
7 application. I've heard testimony tonight --

8 MR. HARRISON: Mr. Burns, we're  
9 consolidating all the lots into one lot. There will  
10 only be one lot for the entire block.

11 MR. BURNS: Very good. Thank you,  
12 Counsel, for clarifying. So for the record and then  
13 for clarification, everything will be consolidated  
14 into one lot. And that consolidation will be  
15 followed by plat.

16 You heard testimony tonight as it relates  
17 to the requested variances. You've heard the input  
18 from our engineer as it relates to the requested  
19 waivers and variances. I believe the applicant  
20 demonstrated the correct Positive and Negative  
21 Criteria necessary to grant the requested variances  
22 and provided the records and testimony to support the  
23 requested waivers.

24 I don't note any real conditions on the  
25 application other than the applicant will work with



1 R&V as it relates to the landscaping proposed in the  
2 parking area. And the applicant will also need to  
3 work with our engineer as it relates to the proposed  
4 trash receptacles and location.

5 The rest of the condition is, the  
6 applicant will comply with the comments set forth on  
7 the record tonight. And the comments and conditions  
8 set forth in our engineer's review letter dated  
9 August 8, 2022.

10 CHAIRMAN DEJESUS: In addition to that,  
11 the additional condition that Dena had stated at the  
12 end in reference to the other property that needs to  
13 be settled first prior to bringing this specific  
14 document off and running. Is that correct, Dena?

15 MS. MOORE: That's correct. That's 3098  
16 Pleasant Street.

17 CHAIRMAN DEJESUS: Thank you for the  
18 address.

19 MS. MOORE: You're welcome.

20 CHAIRMAN DEJESUS: I need now the motion  
21 to be stated so we can vote, please. Someone make a  
22 a motion, please?

23 MR. LEONARD: Motion.

24 MR. LEE: Second.

25 CHAIRMAN DEJESUS: Roll call, Angela.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DEJESUS: Yes.

3 MS. MILLER: Mr. Lee.

4 MR. LEE: Yes.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Mr. Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilwoman Reyes-Morton.

10 COUNCILWOMAN REYES-MORTON: Yes.

11 MS. MILLER: Mr. Stephens.

12 MS. MOORE:STEPHENS: Yes.

13 MS. MILLER: Mr. Thomas.

14 MS. MOORE:THOMAS: Yes.

15 MS. MILLER: Ms. Fraction.

16 MS. FRACTION: Yes.

17 MS. MILLER: Motion carried to approve.

18 Thank you.

19 MR. HARRISON: Thank you very much. We  
20 appreciate your attention to this matter.

21 CHAIRMAN DEJESUS: Now we have  
22 Preliminary and Final Site Plan of EMR Eastern, LLC,  
23 1441 Ferry Avenue, Block 216, Lot 3. And 1531 Ferry  
24 Avenue, Block 216, Lot 10. The applicant is  
25 proposing to construct a solid concrete screen

1 wall/fence along Ferry Avenue. Anyone here for that  
2 application?

3 MR. MOENCH: My Brian Moench with Moench  
4 Engineering representing EMR organization on this  
5 petition.

6 MR. BURNS: Can you state your name again  
7 for the record, please.

8 MR. MOENCH: My name is Brian Moench.

9 CHAIRMAN DEJESUS: And your relationship  
10 to the application?

11 MR. MOENCH: I'm the engineer of record.

12 CHAIRMAN DEJESUS: Thank you.

13 MR. BURNS: Is there an attorney  
14 representing it?

15 MR. MOENCH: No, sir.

16 MR. BURNS: You're an LLC. The applicant  
17 is an LLC. And because of that, they must be  
18 represented by counsel before this Board tonight.

19 MR. MOENCH: I was not aware of that  
20 requirement, sir, sorry.

21 MR. BURNS: You'll need representation to  
22 present the application.

23 MR. MOENCH: And, obviously, we cannot  
24 respond to that at this time.

25 MR. BURNS: I understand that. Sorry.

1 If I had known that you were not represented, I would  
2 have let you know that earlier. I apologize. I  
3 thought you, in fact, were represented because I  
4 believe you've been represented by counsel in the  
5 past and I think Mike Gross was cc'd on the letter by  
6 R&V, so I assume that he would be representing you  
7 tonight.

8 MR. MOENCH: Unfortunately, that's not  
9 the case here so...

10 MR. BURNS: Mr. Chairman, we're not able  
11 to hear this application tonight. With the  
12 applicant's consent, we'll have to continue this  
13 until the next meeting because they do need to be  
14 represented by counsel as a limited liability  
15 company.

16 CHAIRMAN DEJESUS: Do you understand  
17 that, sir?

18 MR. MOENCH: I do, sir.

19 MR. BURNS: Mr. Moench, was this properly  
20 noticed? You provided notice to the public, correct,  
21 for this hearing?

22 MR. MOENCH: Yes, sir.

23 MR. BURNS: So with that being said and I  
24 will double check with Angela, we can continue it to  
25 the next hearing date without new notice with the

1 stipulation, of course, that you'll appear with  
2 counsel so we can hear the application.

3 Angela, when is the next meeting?

4 MS. MILLER: October the 13th. Let me  
5 make sure.

6 MS. MOORE: Yes, it is October 13th; in  
7 two weeks.

8 MR. BURNS: October 13th. So we will  
9 continue it to October 13th with a motion and a  
10 second and a vote of the Board, continue this  
11 application to October 13th to allow the applicant to  
12 obtain counsel and reappear to present. Do we have  
13 if a motion?

14 MR. THOMAS: Motion to October 13th.

15 MR. LEONARD: Second.

16 MR. BURNS: I have Mr. Thomas making the  
17 motion and Mr. Leonard who seconded it.

18 CHAIRMAN DEJESUS: Roll call, please.

19 MS. MILLER: Mr. DeJesus.

20 CHAIRMAN DEJESUS: Yes.

21 MS. MILLER: Mr. Lee.

22 MR. LEE: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Mr. Leonard.

1 MR. LEONARD: Yes.

2 MS. MILLER: Councilwoman Reyes-Morton.

3 COUNCILWOMAN REYES-MORTON: Yes.

4 MS. MILLER: Aaron Stephens.

5 MR. STEPHENS: Yes.

6 MS. MILLER: Mr. Thomas.

7 MR. THOMAS: Yes.

8 MS. MILLER: Ms. Fraction.

9 MS. FRACTION: Yes.

10 MS. MILLER: Motion carried to approve.

11 Thank you.

12 MR. BURNS: We'll see you next month,

13 Brian.

14 MR. MOENCH: Thank you, sir.

15 MR. BURNS: Thank you.

16 CHAIRMAN DEJESUS: Review and

17 Consideration of Ordinance Amending MC-5371, adopted

18 on February 8, 2022, governing the Establishment and

19 Control of Recreational Cannabis licenses in the City

20 of Camden.

21 DR. WILLIAMS: Mr. Chairman and Members

22 of the Planning Board, just for the record, Dr.

23 Williams, Department Head Planning and Development.

24 The proposed amendment to the Cannabis Ordinance is

25 in keeping with the Mayor's methodical and

1 coordinated approach, a slow approach, in introducing  
2 cannabis types within the City of Camden.

3 The proposed amendment before you simply  
4 expands the zone on Haddon Avenue between Kaighn and  
5 Atlantic Avenue to facilitate more retail licenses  
6 for cannabis applicants. And part of the Cannabis  
7 Committee reviewed this amendment and I approve the  
8 amendment in total.

9 CHAIRMAN DEJESUS: Anybody on the Board  
10 has any questions to this matter?

11 I have only one question, Doctor, if I  
12 may. I went to the Zoning Board meeting about three  
13 months ago. And they were applying for a zoning  
14 approval for cannabis in that specific area. Is that  
15 related to this specific applicant's motion that  
16 you're trying to get through?

17 DR. WILLIAMS: No, I'm not specifically  
18 aware of that, sir. This approach is consistent with  
19 the Mayor's overall policy approach, a methodical,  
20 slow and coordinated approach. We're going to be  
21 proposing amendments in other areas as well. This is  
22 just simply one of them.

23 CHAIRMAN DEJESUS: Okay.

24 MR. BURNS: Just for the record, the  
25 expansion that's being proposed, it's not automatic.

1 It will need to apply for the appropriate licensure  
2 and have to meet the appropriate requirements. So  
3 there's additional processes associated with  
4 obtaining the requisite approvals. This just expands  
5 it a bit for the area where these uses are permitted.

6 CHAIRMAN DEJESUS: So what I'm  
7 understanding, the Planning Board is granting  
8 authorization to expand the possibility of where  
9 stores can be established. Is that my understanding?

10 MR. BURNS: It's a specific area that's  
11 identified in the Ordinance. And all you're doing  
12 tonight is determining whether the proposed Ordinance  
13 change is consistent with the Master Plan and making  
14 the recommendation for adoption ultimately by Mayor  
15 and Council. But your goal is to, in reviewing an  
16 Ordinance, is to determine whether or not there's  
17 consistency with the Master Plan. This is a newer  
18 Ordinance that was put in affect. It's been vetted  
19 very carefully, I believe, in my opinion by the City.

20 You have a Cannabis Committee that's been  
21 established who also has the ability to review any of  
22 these applications that come before them in the  
23 permitted zones. And this is designed to, as Dr.  
24 Williams indicated, carefully reviewing the type of  
25 applications that are being presented in areas that



1 may be best suited to be expanded to accommodate the  
2 retail use. So that's really the purpose of it.

3 We just have to determine whether or not  
4 it's consistent with the Master Plan. And based on  
5 the review that's been provided, it's up to the Board  
6 to determine whether or not it is, in fact,  
7 consistent with the Master Plan for approval.

8 CHAIRMAN DEJESUS: Doctor, can I ask you  
9 a question, please?

10 DR. WILLIAMS: Sure.

11 CHAIRMAN DEJESUS: Does Zoning have also  
12 the authorization to evaluate these types of motions  
13 to make decisions to where things are going to be  
14 put? Because they're the initial people who have to  
15 see these things prior to it getting -- coming to  
16 us. I'm just curious why is it coming to Planning  
17 Board and then not to Zoning to have their opinion to  
18 be put into this decision-making process?

19 DR. WILLIAMS: Any time there's an  
20 Ordinance of this type, it goes before the  
21 Planning Board. The Zoning Board is an appeals panel  
22 and they have their role in terms of looking at  
23 appeals under "D" variances as well as "C" variances  
24 and in some cases, site plan approval.

25 This is similar to any Council referral

1 given to us by City Council that reviews our Zoning  
2 Ordinances and Master Plans. The Zoning Board of  
3 Adjustment doesn't have jurisdiction over the Master  
4 Plan.

5 MR. BURNS: That's correct. This will be  
6 no different than any other Ordinance that would be  
7 adopted by Mayor and Council. It requires that  
8 there's a first reading where they simply can read  
9 the Ordinance into the record. Then they are  
10 required to refer to us, as the Planning Board for  
11 review, to determine consistency with the Master  
12 Plan. And then they have a second reading and that  
13 is really the public hearing where the public can  
14 participate and comment on the proposed Ordinance.  
15 We're just following the regular course of what we do  
16 on a regular basis with any new Ordinance or amended  
17 Ordinance. The Zoning Board has no jurisdiction.

18 CHAIRMAN DEJESUS: I'm just trying to  
19 understand this thing. That's all. I'm trying to  
20 understand the logic of how things are being  
21 processed.

22 MR. BURNS: Now, if somebody wants to put  
23 a use in an area that is not permitted, they would be  
24 required to go to the Zoning Board and get use  
25 variance approval, which would be a separate hearing

1 before the Zoning Board. And they would have to meet  
2 the Positive and Negative Criteria to support --  
3 that's their burden to show that they meet the  
4 Positive and Negative Criteria to support the  
5 requested use variance. And that's the job of the  
6 Zoning Board.

7 CHAIRMAN DEJESUS: With that said, is  
8 there a voting that we have to do on this Ordinance  
9 that we're applying to?

10 DR. WILLIAMS: Yes, sir.

11 MR. BURNS: Yes. And the Board, this is  
12 not the public hearing but you're free to open it to  
13 the public to get any public comment. So there will  
14 be a motion for that and a motion to close. And then  
15 there would be a motion if the Board's inclined, to  
16 find that it is consistent with the Master Plan and  
17 recommend adoption.

18 CHAIRMAN DEJESUS: Then, therefore, I  
19 will open it up to the public. Anyone in the public  
20 present that wants to respond to this Ordinance as  
21 being presented, please do so. Doctor, do you have  
22 anyone?

23 DR. WILLIAMS: No, sir.

24 MR. THOMAS: I have a question.

25 CHAIRMAN DEJESUS: Yes, Mr. Thomas.

1 MR. THOMAS: Just in regards to, we're  
2 approving something to the Master Plan but I don't  
3 even know what the Master Plan is. How are we  
4 suppose to approve it if we don't know the Master  
5 Plan?

6 DR. WILLIAMS: Through the Board Chair,  
7 I'm the staff planner to the Board. I was the person  
8 that, along with the Cannabis Committee, that shaped  
9 the Ordinance. I also sit on the committee as  
10 department head as well as the zoning officer, which  
11 is the administrative office for the Zoning Board.

12 We've carefully scrubbed this language  
13 for the Code. And as the planner for the Board and  
14 as the advisor to the Chair as well, I'm very  
15 comfortable with the language because it's a very  
16 methodical approach. It doesn't go all over the  
17 place. It's very confined and it's very, very  
18 managed, and I'm very comfortable with the language  
19 in the Code.

20 MR. BURNS: In your opinion, Dr.  
21 Williams, it's consistent with the Master Plan?

22 DR. WILLIAMS: Yes.

23 MR. BURNS: Was there a motion to close  
24 the public portion?

25 DR. WILLIAMS: I indicated to the Board

1 Chair that I didn't see anyone making comments from  
2 the public.

3 CHAIRMAN DEJESUS: We're closing the  
4 public session now.

5 MR. BURNS: I just need a motion to close  
6 the public portion and a second and a roll call.

7 MR. THOMAS: Motion to close the public  
8 session.

9 COUNCILWOMAN REYES-MORTON: Second.

10 MR. BURNS: We have a motion by Mr.  
11 Thomas and seconded by our Councilwoman.

12 CHAIRMAN DEJESUS: Roll call, please.

13 MS. MILLER: Jose DeJesus.

14 CHAIRMAN DEJESUS: Yes.

15 MS. MILLER: Mr. Lee.

16 MR. LEE: Yes.

17 MS. MILLER: Director Walker.

18 DIRECTOR WALKER: Yes.

19 MS. MILLER: Mr. Leonard.

20 MR. LEONARD: Yes.

21 MS. MILLER: Councilwoman Reyes-Morton.

22 COUNCILWOMAN REYES-MORTON: Yes.

23 MS. MILLER: Mr. Stephens.

24 MR. STEPHENS: Yes.

25 MS. MILLER: Mr. Thomas.

1 MR. THOMAS: Yes.

2 MS. MILLER: Ms. Fraction.

3 MS. FRACTION: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 CHAIRMAN DEJESUS: So moved.

7 MR. BURNS: So it's back to the Board, if  
8 you need any deliberation or if you have any further  
9 questions. But you've heard testimony tonight from  
10 your professional planner, Dr. Williams, about the  
11 vetting that was done as it relates to this  
12 Ordinance. And it's his opinion as the professional  
13 planner for the City of Camden, that this does or  
14 this proposed ordinance is consistent with the Master  
15 Plan. And I would just need a motion for a finding  
16 whether or not this Ordinance is consistent with the  
17 Master Plan and if you're recommending adoption.

18 CHAIRMAN DEJESUS: Motion is in order  
19 gentlemen and lady.

20 MR. LEONARD: So moved.

21 MR. LEE: Second.

22 DR. WILLIAMS: Mr. Leonard motioned and  
23 Mr. Lee seconded it.

24 MR. BURNS: So we have a motion that it  
25 is consistent with the Master Plan and recommending

1 adoption. We just need a roll-call vote.

2 CHAIRMAN DEJESUS: Roll call, please.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DEJESUS: Abstain.

5 MS. MILLER: Steven Lee.

6 MR. LEE: Yes.

7 MS. MILLER: Director Walker.

8 DIRECTOR WALKER: Yes.

9 MS. MILLER: Mr. Leonard.

10 MR. LEONARD: Yes.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Yes.

13 MS. MILLER: Mr. Stephens.

14 MR. STEPHENS: Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Yes.

17 MS. MILLER: Ms. Fraction.

18 MS. FRACTION: Yes.

19 MS. MILLER: Motion carried to Review and  
20 Consideration and Recommendation to the Board -- to  
21 the Council, Board Council. Thank you.

22 CHAIRMAN DEJESUS: Thank you. Jim, do  
23 you want to do the Adoption Of The Following  
24 Resolutions?

25 MR. BURNS: Yes. We have a number of

1 Resolutions tonight, Mr. Chairman.

2 Certificates of Appropriateness:

3 Johanny Herrera, 1085 Niagara Road. R & M Rentals,  
4 1190 Yorkship Square. Alex Montesquieu, 2867 Cushing  
5 Road. Ironside Trust, 1064 Ironside Road.

6 Sign Variance Approved, Virtua, 1000  
7 Atlantic Avenue.

8 Preliminary & Final Site Plan Approved,  
9 Cooper Cancer Center, 400 Haddon Avenue. Preliminary  
10 & Final Site Plan Approved, 1800 Davis Associates  
11 Urban Renewal, LLC, 1800 Davis Street.

12 Review and Approval Approved, The Cramer  
13 Hill, 2030 Neighborhood Plan.

14 I need a motion to accept these  
15 adoptions, please.

16 COUNCILWOMAN REYES-MORTON: Motion to  
17 accept the aforementioned Adoptions.

18 CHAIRMAN DEJESUS: Thank you,  
19 Councilwoman Reyes-Morton. I need a second, please.

20 MS. FRACTION: Second.

21 CHAIRMAN DEJESUS: Roll call, please.

22 MS. MILLER: Jose DeJesus.

23 CHAIRMAN DEJESUS: Yes.

24 MS. MILLER: Steven Lee.

25 MR. LEE: Yes.



1 MS. MILLER: Director Walker.

2 DIRECTOR WALKER: Yes.

3 MS. MILLER: Mr. Leonard.

4 MR. LEONARD: Yes.

5 MS. MILLER: Councilwoman Reyes-Morton.

6 COUNCILWOMAN REYES-MORTON: Yes.

7 MS. MILLER: Mr. Stephens.

8 MR. STEPHENS: Yes.

9 MS. MILLER: Mr. Thomas.

10 MR. THOMAS: Yes.

11 MS. MILLER: Ms. Fraction.

12 MS. FRACTION: Yes.

13 MS. MILLER: Motion carried to approve.

14 Thank you.

15 MR. BURNS: Mr. Chairman, the only other  
16 item on your agenda tonight is the sign variance.  
17 I don't know if that person has shown up. That would  
18 be for Anas Mosleh.

19 DR. WILLIAMS: Did not show up.

20 MR. BURNS: What's the pleasure of the  
21 Board? Do you want to carry it for one more meeting  
22 without prejudice?

23 CHAIRMAN DEJESUS: I motion that we do  
24 that; we try to do that. Recommendation on my part  
25 as Chairman.

1 MR. BURNS: Do I have a second?

2 MR. THOMAS: Second.

3 MR. BURNS: Thank you, Mr. Thomas.

4 Roll-call vote to carry this sign variance to the  
5 October 13th meeting.

6 MS. MILLER: Jose DeJesus.

7 CHAIRMAN DEJESUS: Yes.

8 MS. MILLER: Steven Lee.

9 MR. LEE: Yes.

10 MS. MILLER: Director Walker.

11 DIRECTOR WALKER: Yes.

12 MS. MILLER: Mr. Leonard.

13 MR. LEONARD: Yes.

14 MS. MILER: Councilwoman Reyes-Morton.

15 COUNCILWOMAN REYES-MORTON: Yes.

16 MS. MILLER: Mr. Stephens.

17 MR. STEPHENS: Yes.

18 MS. MILLER: Mr. Thomas.

19 MR. THOMAS: Yes.

20 MS. MILLER: Ms. Fraction.

21 MS. FRACTION: Yes.

22 MS. MILLER: Motion carried to continue  
23 to next month. Thank you.

24 CHAIRMAN DEJESUS: Now is a motion to  
25 adjourn.

1 COUNCILWOMAN REYES-MORTON: Motion to  
2 adjourn.

3 MR. THOMAS: Second.

4 CHAIRMAN DEJESUS: Roll call, please.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Yes.

7 MS. MILLER: Steven Lee.

8 MR. LEE: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Mr. Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Councilwoman Reyes-Morton.

14 COUNCILWOMAN REYES-MORTON: Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Yes.

17 MS. MILLER: Brenda Fraction.

18 MS. FRACTION: Yes.

19 MS. MILLER: Motion carried to adjourn.

20 Thank you and have a good evening.

21 MR. BURNS: Thank you everyone.

22 - - -

23 \*(Meeting concluded at 7:38 p.m.)\*\*

24

25

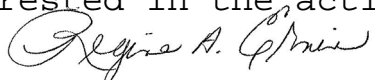
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2  
3  
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6 I FURTHER CERTIFY that the witness was sworn  
7 to testify to the truth.

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.

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	<b>addition (4)</b> 25:13; 37:5;62:24;64:10	<b>amendments (1)</b> 70:21	25;53:5,11;71:1,2	<b>Authority (1)</b> 60:23
*	<b>additional (17)</b> 17:11, 17;21:14;24:22; 43:23;45:17;46:1,3, 17,20;48:10;50:12; 54:6;61:1;62:23; 64:11;71:3	<b>amenities (1)</b> 18:1	<b>appropriately (1)</b> 26:10	<b>authorization (2)</b> 71:8; 72:12
**Meeting (1)	<b>address (5)</b> 9:14; 11:8;14:23;32:25; 64:18	<b>American (1)</b> 60:23	<b>Appropriateness (9)</b> 9:2,6,16;10:7,18; 11:10,13,15;79:2	<b>automatic (2)</b> 45:2; 70:25
A	<b>Adequate (2)</b> 3:11; 48:9	<b>amount (6)</b> 16:24; 29:25;46:25;48:7; 49:13,14	<b>Approval (8)</b> 5:14; 53:20;60:14;70:14; 72:7,24;73:25;79:12	<b>automobile (1)</b> 29:24
a' (1)	<b>adjustment (2)</b> 63:6; 73:3	<b>Anas (2)</b> 12:24;80:18	<b>Approvals (2)</b> 60:20; 71:4	<b>available (3)</b> 7:14; 23:23;47:22
A-1 (4)	<b>adjustments (2)</b> 28:1,4	<b>and/or (1)</b> 52:24	<b>approve (10)</b> 6:15; 11:13,22;12:21; 65:17;69:10;70:7; 75:4;77:4;80:13	<b>Awning (17)</b> 9:8; 13:10,12;17:6,15,18; 26:17,18;27:3;42:9; 65:23,24;66:1;70:4,5; 79:7,9
A-2 (3)	<b>administrative (3)</b> 16:10;19:21;75:11	<b>Angela (7)</b> 7:22;8:7, 17;12:4;64:25;67:24; 68:3	<b>approved (8)</b> 9:21; 28:7;35:12;61:16; 79:6,8,10,12	<b>average (2)</b> 44:14,15
A-3 (1)	<b>adopted (3)</b> 3:14; 69:17;73:7	<b>Annex (2)</b> 52:6;57:6	<b>approving (2)</b> 3:14; 75:2	<b>avoid (1)</b> 42:8
A-4 (1)	<b>adoption (5)</b> 71:14; 74:17;77:17;78:1,23	<b>annual (1)</b> 7:9	<b>approximately (1)</b> 17:21	<b>aware (7)</b> 34:4;48:15; 53:19;60:14;61:1; 66:19;70:18
A-5 (2)	<b>adoptions (2)</b> 79:15, 17	<b>anymore (5)</b> 19:21; 22:2;37:10,23;60:3	<b>Araujo (2)</b> 9:11;11:15	<b>awning (1)</b> 13:1
A-6 (1)	<b>advisor (1)</b> 75:14	<b>apologize (3)</b> 45:23; 57:24;67:2	<b>architect (7)</b> 13:25; 15:1;20:25;34:19; 45:19;51:7,10	<b>B</b>
Aaron (2)	<b>AE (1)</b> 32:9	<b>appeals (2)</b> 72:21,23	<b>architectural (8)</b> 20:19;22:15,20;51:9, 17,18,21;55:12	<b>back (14)</b> 6:18;10:1; 17:19;20:9;25:16; 29:6;30:10;38:1; 46:7;48:4;51:20; 52:16;56:21;77:7
ability (1)	<b>aerial (1)</b> 17:7	<b>appear (1)</b> 68:1	<b>architecturals (1)</b> 51:6	<b>banding (1)</b> 57:20
able (2)	<b>affect (1)</b> 71:18	<b>appeared (1)</b> 10:18	<b>architecture (1)</b> 51:25	<b>bar (1)</b> 57:13
above (4)	<b>affected (1)</b> 27:16	<b>appears (8)</b> 22:1; 26:7;28:14,16;42:9, 18;47:24;51:1	<b>area (30)</b> 16:9;17:3; 25:2;27:1,2;28:2,12, 14,21;29:2,11;37:10; 38:21;39:11,24;41:2, 5;42:3;46:23;52:6; 55:1;57:2;59:8;60:1; 63:1;64:2;70:14;71:5, 10;73:23	<b>based (5)</b> 18:7;20:7, 12;21:17;72:4
accept (3)	<b>aforementioned (1)</b> 79:17	<b>applicant (6)</b> 19:17; 22:2;24:5;35:7;59:8; 60:2	<b>areas (5)</b> 39:22;41:6; 58:5;70:21;71:25	<b>basement (2)</b> 34:18, 21
acceptable (1)	<b>again (6)</b> 27:14; 35:16;55:22;56:25; 57:19;66:6	<b>applicant (33)</b> 12:25; 13:4,13,19;19:4; 20:16;31:23;32:13, 21;34:3;35:8;36:24; 43:13;46:14;47:4; 50:9,23;52:14,20; 53:1,14,19,23;61:8; 62:20;63:2,19,25; 64:2,6;65:24;66:16; 68:11	<b>around (3)</b> 16:8;19:7; 20:11	<b>basically (1)</b> 57:3
accepted (2)	<b>against (1)</b> 38:10	<b>applicants (4)</b> 9:21; 10:5;35:5;70:6	<b>arrive (1)</b> 27:9	<b>basis (1)</b> 73:16
access (7)	<b>Agency (1)</b> 60:20	<b>applicant's (4)</b> 14:25; 45:7;67:12;70:15	<b>artificial (1)</b> 21:24	<b>bearing (1)</b> 57:13
access (7)	<b>agenda (1)</b> 80:16	<b>application (21)</b> 9:16; 11:8;13:2;14:22; 15:4;18:5;23:2,5; 40:21;51:2,4;61:16; 62:10;63:7,25;66:2, 10,22;67:11;68:2,11	<b>Assessment (5)</b> 46:15;47:4,10,16; 60:12	<b>beginning (1)</b> 61:10
accessible (3)	<b>ago (1)</b> 70:13	<b>applications (5)</b> 9:17; 11:5,9;71:22,25	<b>Assessor (1)</b> 52:22	<b>behalf (1)</b> 13:18
accessory (2)	<b>agree (5)</b> 10:23; 18:17;37:24;50:9; 60:25	<b>applies (1)</b> 37:13	<b>associated (2)</b> 13:15; 71:3	<b>benchmarks (1)</b> 34:10
accommodate (1)	<b>agreed (2)</b> 9:22;29:18	<b>apply (2)</b> 19:22;71:1	<b>Associates (1)</b> 79:10	<b>Best (4)</b> 32:19;39:9; 50:19;72:1
accommodation (1)	<b>ahead (4)</b> 18:10; 29:15;35:15;50:20	<b>applying (2)</b> 70:13; 74:9	<b>assume (1)</b> 67:6	<b>better (2)</b> 50:11,12
access (7)	<b>AHP (1)</b> 7:2	<b>appreciate (5)</b> 8:25; 31:7;61:6,22;65:20	<b>Atlantic (3)</b> 7:11;70:5; 79:7	<b>beyond (1)</b> 43:23
acceptable (1)	<b>AICP (1)</b> 7:1	<b>approach (6)</b> 70:1,1, 18,19,20;75:16	<b>atop (1)</b> 38:21	<b>bicycle (3)</b> 29:22; 30:2;59:14
access (7)	<b>Alex (1)</b> 79:4	<b>appropriate (20)</b> 18:14;20:10;26:13; 27:7;30:5;36:14; 38:23;39:10,21;40:4; 41:6;42:13;46:4,6,18,	<b>attend (1)</b> 7:14	<b>bike (1)</b> 30:4
accessible (3)	<b>allow (5)</b> 16:24,25; 17:1;54:14;68:11	<b>amount (6)</b> 16:24; 29:25;46:25;48:7; 49:13,14	<b>attended (1)</b> 8:21	<b>Bill (3)</b> 13:17;20:17; 50:25
accessory (2)	<b>allowing (1)</b> 54:22	<b>amount (6)</b> 16:24; 29:25;46:25;48:7; 49:13,14	<b>attending (2)</b> 8:3,19	<b>bit (3)</b> 46:19;51:23; 71:5
accommodate (1)	<b>along (11)</b> 26:23,25; 27:2;30:12;38:3; 39:5;46:3;55:5,7; 66:1;75:8	<b>amount (6)</b> 16:24; 29:25;46:25;48:7; 49:13,14	<b>attention (1)</b> 65:20	<b>black (5)</b> 54:1,4,9,14; 57:2
accommodation (1)	<b>alternative (1)</b> 37:7	<b>amount (6)</b> 16:24; 29:25;46:25;48:7; 49:13,14	<b>attorney (1)</b> 66:13	<b>Block (15)</b> 12:24; 13:12;15:6,7,10;16:8, 13;52:21;57:10,11, 13;58:12;63:10; 65:23,24
access (7)	<b>amended (1)</b> 73:16	<b>amount (6)</b> 16:24; 29:25;46:25;48:7; 49:13,14	<b>August (4)</b> 5:14; 18:19;61:13;64:9	<b>blueprint (1)</b> 15:20
accessible (3)	<b>Amending (1)</b> 69:17	<b>amount (6)</b> 16:24; 29:25;46:25;48:7; 49:13,14		<b>Board (51)</b> 3:2,13,21; 5:14;6:22,24;7:6,9, 10,13,19,19;8:5,5,20; 10:3;15:2;48:24; 52:16;53:8;54:22;
accessory (2)	<b>amendment (4)</b> 69:24; 70:3,7,8	<b>amount (6)</b> 16:24; 29:25;46:25;48:7; 49:13,14		

<p>58:13;60:21;62:6,18; 66:18;68:10;69:22; 70:9,12;71:7;72:5,17, 21,21;73:2,10,17,24; 74:1,6,11;75:6,7,11, 13,25;77:7;78:20,21; 80:21 <b>boards (1)</b> 3:17 <b>Board's (2)</b> 4:16; 74:15 <b>Bob (4)</b> 14:18,18; 27:19;40:7 <b>bordered (1)</b> 52:7 <b>both (3)</b> 17:2;35:15, 24 <b>bottom (1)</b> 18:20 <b>Brenda (4)</b> 4:12,21; 5:7;82:17 <b>Brian (3)</b> 66:3,8;69:13 <b>brick (1)</b> 52:8 <b>bringing (1)</b> 64:13 <b>Broadway (1)</b> 12:24 <b>budget (1)</b> 31:5 <b>buffer (5)</b> 36:23,25; 37:4;38:1;60:10 <b>building (44)</b> 16:10; 17:21,23,24;19:20; 20:3,8,11,14,20,25; 21:17;22:16;24:24; 26:9;27:18,19;28:20, 24;29:1,3;31:20;37:1; 38:4;39:9;48:11;51:6, 23,25;52:3,5;53:20; 55:6,25;56:21,22; 57:6,8,12,14,18,19, 22;58:1 <b>building-floor (1)</b> 56:10 <b>buildings (6)</b> 15:16; 28:12;29:1;45:24; 46:1;62:21 <b>building's (2)</b> 52:8; 57:10 <b>bulk (1)</b> 59:8 <b>bulletin (1)</b> 3:16 <b>burden (1)</b> 74:3 <b>BURNS (71)</b> 5:2,12, 24;6:23;8:9,12;9:4; 10:6,10,17,21,25; 11:4,11,24;13:18; 14:2,4,13,20;40:7,20; 48:24;49:19,23;50:2, 4,22,25;52:14,19; 54:10,13,21;56:1,6, 23;57:23;58:3;62:15; 63:8,11;66:6,13,16, 21,25;67:10,19,23; 68:8,16;69:12,15; 70:24;71:10;73:5,22; 74:11;75:20,23;76:5, 10;77:7,24;78:25; 80:15,20;81:1,3; 82:21</p>	<p><b>bus (2)</b> 27:9,15 <b>Business (2)</b> 9:1,1  <b>C</b>  <b>calculated (1)</b> 34:1 <b>caliper (2)</b> 38:16; 41:23 <b>call (13)</b> 3:25;4:21; 5:19;10:5;12:4; 15:23;64:25;68:18; 76:6,12;78:2;79:21; 82:4 <b>called (1)</b> 3:7 <b>calls (1)</b> 14:13 <b>Camden (11)</b> 3:2,13, 18,23;15:9;60:21,21, 22;69:20;70:2;77:13 <b>Camden's (5)</b> 13:9,19; 15:4;52:6;57:5 <b>cameras (4)</b> 45:16,25; 46:1,4 <b>can (51)</b> 3:8;4:13,17, 24;5:25;8:7;14:14,17; 16:3;17:7;18:9,10,11, 15;20:17;23:10;25:3, 10;26:14,22,22; 27:12;31:6;34:6; 35:14,22;37:16; 40:22;41:6;42:21; 43:2;45:20,22;46:20; 48:17,24;51:7,10,12, 13;54:20;58:22; 60:18;64:21;66:6; 67:24;68:2;71:9; 72:8;73:8,13 <b>Cancer (1)</b> 79:9 <b>Cannabis (8)</b> 69:19, 24;70:2,6,6,14;71:20; 75:8 <b>canopy (2)</b> 56:19;57:9 <b>Capacity (1)</b> 35:6 <b>car (1)</b> 27:17 <b>carefully (3)</b> 71:19,24; 75:12 <b>carried (9)</b> 6:15; 12:21;65:17;69:10; 77:4;78:19;80:13; 81:22;82:19 <b>carry (2)</b> 80:21;81:4 <b>Carstarphen (1)</b> 4:4 <b>cart (1)</b> 29:2 <b>carts (1)</b> 48:5 <b>case (2)</b> 13:16;67:9 <b>cases (1)</b> 72:24 <b>cast (1)</b> 57:19 <b>cc'd (1)</b> 67:5 <b>CCTV (2)</b> 36:1,6 <b>CD (1)</b> 53:18 <b>Center (1)</b> 79:9 <b>certain (1)</b> 10:21 <b>Certificate (1)</b> 11:14 <b>Certificates (7)</b> 9:2,5,</p>	<p>16;10:7;11:9,13;79:2 <b>certifications (2)</b> 53:6; 58:10 <b>chain (1)</b> 53:24 <b>Chair (8)</b> 8:23;10:2; 13:5;56:6;61:18;75:6, 14;76:1 <b>CHAIRMAN (90)</b> 3:1, 25;4:2;5:13,17,19,21; 6:17,20;7:6,8;8:24; 9:5;11:11,20;12:3,4, 6,23;13:6,17,20;14:2; 15:19,24;16:6;18:18; 20:22;23:16,21;25:8; 29:17;40:6,11,15,21, 24;51:15;53:8;54:23; 58:13;61:3,5,21;62:4, 6,13,17;64:10,17,20, 25;65:2,21;66:9,12; 67:10,16;68:18,20; 69:16,21;70:9,23; 71:6;72:8,11;73:18; 74:7,18,25;76:3,12, 14;77:6,18;78:2,4,22; 79:1,18,21,23;80:15, 23,25;81:7,24;82:4,6 <b>Chambers (1)</b> 9:8 <b>change (4)</b> 33:22; 50:5,6;71:13 <b>changes (3)</b> 11:18; 33:24;51:23 <b>changing (3)</b> 27:21; 49:12;54:24 <b>charging (2)</b> 27:23; 28:3 <b>Charter (5)</b> 13:9,19; 15:5;16:13;26:12 <b>check (2)</b> 34:6;67:24 <b>checking (1)</b> 23:25 <b>Chief (2)</b> 35:12,16 <b>childhood (5)</b> 13:14; 17:3,20,24;24;62:22 <b>children (3)</b> 17:2; 38:11;55:11 <b>chosen (1)</b> 19:4 <b>Christa (3)</b> 13:24; 14:9;27:14 <b>circulated (1)</b> 28:20 <b>circulation (2)</b> 26:16; 29:21 <b>City (31)</b> 3:2,13,18,18, 22,23;7:11;15:9;23:3, 4;30:18,20;31:6,15; 34:2;35:6,8,12,12,15, 15;36:6;40:14;45:12; 53:10;60:5;69:19; 70:2;71:19;73:1; 77:13 <b>City's (8)</b> 3:5,8;30:22; 31:25;32:5,15;45:10; 53:14 <b>clad (3)</b> 54:1,9,14 <b>clarification (1)</b> 63:13</p>	<p><b>clarify (1)</b> 53:1 <b>clarifying (1)</b> 63:12 <b>classroom (6)</b> 21:6, 18;24:8,19;25:7; 56:14 <b>classrooms (4)</b> 21:19; 56:12,13,14 <b>Clerk (3)</b> 3:18,23; 53:10 <b>Clerk's (1)</b> 33:12 <b>Cleveland (8)</b> 13:12; 17:5,15;24:10;26:17, 23;27:1;42:9 <b>client's (1)</b> 52:1 <b>close (5)</b> 43:20;74:14; 75:23;76:5,7 <b>closed (1)</b> 62:15 <b>closing (1)</b> 76:3 <b>CME (2)</b> 7:2;14:8 <b>CMU (3)</b> 57:10,13,19 <b>Code (2)</b> 75:13,19 <b>collected (2)</b> 48:6,8 <b>Collection (1)</b> 31:18 <b>Collings (1)</b> 9:7 <b>color (3)</b> 46:11;51:22; 57:3 <b>colored (1)</b> 16:14 <b>colored-rendered (1)</b> 55:23 <b>combined (1)</b> 32:1 <b>combining (1)</b> 24:20 <b>comfortable (3)</b> 54:22; 75:15,18 <b>coming (2)</b> 72:15,16 <b>comment (5)</b> 26:2; 29:20;34:25;73:14; 74:13 <b>comments (7)</b> 33:3; 34:9;35:17;36:10; 64:6,7;76:1 <b>Commission (1)</b> 9:24 <b>commitment (1)</b> 39:1 <b>Committee (9)</b> 10:18, 19;11:2,17,19;70:7; 71:20;75:8,9 <b>communicating (1)</b> 5:23 <b>Company (2)</b> 60:24; 67:15 <b>Compensatory (1)</b> 38:19 <b>competing (1)</b> 41:9 <b>complete (1)</b> 16:13 <b>completed (1)</b> 47:7 <b>completely (2)</b> 61:19; 62:2 <b>compliance (7)</b> 10:2; 32:15;39:16;41:11; 42:5,6;44:22 <b>compliant (4)</b> 31:13; 33:16;51:6;52:17 <b>comply (17)</b> 10:25; 22:25;23:7;31:22;</p>	<p>32:3,7,12,17,24; 37:14;44:10;45:6; 52:25;53:14;58:16, 20;64:6 <b>components (1)</b> 54:1 <b>computer (1)</b> 6:3 <b>concern (2)</b> 39:10; 41:7 <b>concerned (1)</b> 23:18 <b>concerning (2)</b> 23:4; 45:8 <b>concerns (3)</b> 33:1; 46:21;47:20 <b>concessions (1)</b> 31:6 <b>concluded (1)</b> 82:23 <b>concludes (1)</b> 61:4 <b>Concrete (2)</b> 34:12; 65:25 <b>concur (2)</b> 61:19;62:2 <b>condemned (1)</b> 15:9 <b>condition (8)</b> 30:15; 32:20,22,23;38:16, 18;64:5,11 <b>conditions (4)</b> 16:23; 32:21;63:24;64:7 <b>confined (1)</b> 75:17 <b>confirm (5)</b> 25:12; 31:23;34:18;49:19; 51:11 <b>conflicts (2)</b> 42:8,15 <b>conformance (3)</b> 21:4, 23;25:19 <b>conjunction (1)</b> 17:24 <b>connection (1)</b> 32:1 <b>consent (1)</b> 67:12 <b>Conservation (1)</b> 60:22 <b>consideration (4)</b> 27:4;41:3;69:17; 78:20 <b>considered (1)</b> 32:20 <b>consist (1)</b> 52:4 <b>consistency (2)</b> 71:17; 73:11 <b>consistent (11)</b> 44:23; 52:7;70:18;71:13; 72:4,7;74:16;75:21; 77:14,16,25 <b>consolidate (4)</b> 19:5; 43:16,17;63:2 <b>consolidated (2)</b> 19:11;63:13 <b>consolidating (2)</b> 22:4;63:9 <b>consolidation (9)</b> 16:12;22:8,10;53:2, 7,17;59:5,7;63:14 <b>Constitution (1)</b> 9:10 <b>construct (3)</b> 15:11; 62:21;65:25 <b>constructed (1)</b> 28:23 <b>Construction (2)</b> 36:9; 57:12</p>
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<p><b>consultant (1)</b> 46:7 <b>contact (5)</b> 8:22;35:8; 45:8;60:18,18 <b>contacted (2)</b> 8:17; 23:4 <b>contain (1)</b> 41:22 <b>continue (7)</b> 15:17; 54:5;67:12,24;68:9, 10;81:22 <b>continued (1)</b> 8:1 <b>control (2)</b> 45:3;69:19 <b>controls (1)</b> 16:3 <b>Cooper (1)</b> 79:9 <b>coordinated (2)</b> 70:1, 20 <b>coordination (1)</b> 31:12 <b>copies (1)</b> 51:21 <b>copy (5)</b> 3:16,19,22; 32:15;55:14 <b>corner (2)</b> 16:8;63:4 <b>corners (1)</b> 31:14 <b>correcting (1)</b> 19:10 <b>corridor (1)</b> 56:22 <b>costs (1)</b> 35:9 <b>Council (6)</b> 71:15; 72:25;73:1,7;78:21, 21 <b>Councilwoman (30)</b> 4:6,7;5:4;6:7,8;7:21, 25;11:25;12:2,13,14; 65:9,10;69:2,3;76:9, 11,21,22;78:11,12; 79:16,19;80:5,6; 81:14,15;82:1,13,14 <b>Counsel (8)</b> 14:21; 52:19;63:12;66:18; 67:4,14;68:2,12 <b>County (5)</b> 33:12; 53:10;60:21,21,22 <b>couple (1)</b> 17:22 <b>Courier (1)</b> 3:20 <b>course (4)</b> 8:14; 18:16;68:1;73:15 <b>cover (2)</b> 49:6;58:11 <b>coverage (3)</b> 18:23, 25;19:7 <b>covered (2)</b> 49:6,7 <b>covers (1)</b> 32:19 <b>COVID-19 (1)</b> 3:6 <b>Cramer (1)</b> 79:12 <b>crawl (2)</b> 34:18,21 <b>create (1)</b> 50:15 <b>creating (2)</b> 15:14; 17:11 <b>credentials (2)</b> 14:15, 17 <b>Criteria (3)</b> 63:21; 74:2,4 <b>CSI (1)</b> 7:1 <b>curb (5)</b> 30:11,14; 32:10,11;43:23 <b>curbed (1)</b> 41:19 <b>curious (1)</b> 72:16</p>	<p><b>current (7)</b> 16:23; 25:11;27:16;31:13; 48:9,13,21 <b>currently (11)</b> 15:18; 17:9;21:14;25:14; 26:25;27:1,3,17,22; 49:2,3 <b>cursor (2)</b> 27:20; 28:21 <b>Cushing (1)</b> 79:4 <b>cut-off (2)</b> 43:6,25 <b>cut-offs (2)</b> 43:10;44:4 <b>CZO (1)</b> 7:2</p> <p style="text-align: center;"><b>D</b></p> <p><b>date (1)</b> 67:25 <b>dated (2)</b> 18:19;64:8 <b>Davis (2)</b> 79:10,11 <b>DCA (1)</b> 27:25 <b>dead-end (1)</b> 26:17 <b>decision (1)</b> 13:7 <b>decision-making (1)</b> 72:18 <b>decisions (1)</b> 72:13 <b>Declaration (1)</b> 3:5 <b>dedication (1)</b> 45:11 <b>deed (1)</b> 53:3 <b>deeds (1)</b> 52:24 <b>defer (1)</b> 45:18 <b>definitely (3)</b> 23:16; 46:22;49:18 <b>DeJESUS (85)</b> 3:1,25; 4:1,2;5:3,13,17,19,20, 21;6:17,20;7:6,8;24; 11:20;12:4,5,6,23; 13:6,20;14:2;15:19, 24;16:6;20:22;23:16, 21;25:8;29:17;40:6, 11,15,24;51:15; 54:23;61:5,21;62:4,6, 13;64:10,17,20,25; 65:1,2,21;66:9,12; 67:16;68:18,19,20; 69:16;70:9,23;71:6; 72:8,11;73:18;74:7, 18,25;76:3,12,13,14; 77:6,18;78:2,3,4,22; 79:18,21,22,23; 80:23;81:6,7,24;82:4, 5,6 <b>deliberation (1)</b> 77:8 <b>deliveries (3)</b> 28:15, 19,23 <b>demolition (2)</b> 38:17, 24 <b>demonstrated (1)</b> 63:20 <b>DENA (8)</b> 7:2;23:22; 30:13;40:7;61:5; 62:4;64:11,14 <b>denial (1)</b> 9:12 <b>denied (1)</b> 9:24</p>	<p><b>deny (3)</b> 11:14,23; 12:22 <b>Department (2)</b> 69:23; 75:10 <b>depict (1)</b> 38:20 <b>design (5)</b> 27:4; 31:19;33:15;36:16; 38:6 <b>designated (1)</b> 3:21 <b>designed (2)</b> 26:19; 71:23 <b>detail (1)</b> 53:24 <b>Details (4)</b> 36:9,11; 46:10;58:6 <b>determine (7)</b> 22:17; 30:17;47:16;71:16; 72:3,6;73:11 <b>Determined (4)</b> 20:16; 21:8;36:6;52:15 <b>determines (1)</b> 30:21 <b>determining (1)</b> 71:12 <b>determiners (1)</b> 35:5 <b>developing (1)</b> 15:8 <b>Development (4)</b> 9:9; 32:14;35:7;69:23 <b>deviation (1)</b> 19:13 <b>devices (1)</b> 45:3 <b>Di (1)</b> 18:22 <b>different (3)</b> 39:13; 57:3;73:6 <b>Digital (1)</b> 53:16 <b>directly (2)</b> 40:13; 44:18 <b>Director (18)</b> 4:4;5:11; 12:9,10;65:5,6;68:23, 24;76:17,18;78:7,8; 80:1,2;81:10,11;82:9, 10 <b>Director's (1)</b> 7:7 <b>disagrees (1)</b> 10:5 <b>discuss (1)</b> 46:8 <b>discussion (2)</b> 19:4; 30:13 <b>dispense (1)</b> 14:17 <b>District (1)</b> 60:22 <b>Doctor (8)</b> 4:13;7:16; 9:13;13:2;62:8; 70:11;72:8;74:21 <b>document (1)</b> 64:14 <b>Documents (1)</b> 53:16 <b>done (2)</b> 9:25;77:11 <b>double (1)</b> 67:24 <b>down (2)</b> 7:17;8:4 <b>DR (34)</b> 4:15,20,24; 5:6;6:1;7:1,8;8:7,13, 24;9:19;12:1;13:4; 54:19;61:18,18,21; 62:2,11;69:21,22; 70:17;71:23;72:10, 19;74:10,23;75:6,20, 22,25;77:10,22;80:19 <b>drain (1)</b> 31:19 <b>Drainage (2)</b> 33:21;</p>	<p>57:15 <b>drawing (1)</b> 56:3 <b>drawings (1)</b> 55:18 <b>Drive (1)</b> 53:18 <b>drop-off (3)</b> 27:10,10, 16 <b>drove (1)</b> 30:14 <b>due (2)</b> 31:4;35:6 <b>duly (3)</b> 7:3;10:13; 14:10 <b>dumpsters (2)</b> 48:6,13 <b>during (5)</b> 3:15;7:15; 15:23;16:21;45:3</p> <p style="text-align: center;"><b>E</b></p> <p><b>earlier (1)</b> 67:2 <b>early (5)</b> 13:14;17:2, 20;24:23;62:22 <b>East (2)</b> 9:9;56:25 <b>Eastern (1)</b> 65:22 <b>Ed (1)</b> 54:17 <b>education (3)</b> 13:14; 17:21;62:22 <b>educational (1)</b> 15:12 <b>EDWARD (1)</b> 7:1 <b>effort (1)</b> 38:14 <b>egress (1)</b> 56:20 <b>eight (1)</b> 56:12 <b>either (4)</b> 19:18;29:9; 45:18;54:10 <b>Electric (1)</b> 27:23 <b>electrical (1)</b> 36:18 <b>electronic (1)</b> 32:14 <b>elementary (5)</b> 16:16; 17:2;21:15;24:7,23 <b>elevation (4)</b> 52:3; 56:25;57:21,25 <b>elevations (5)</b> 38:4; 55:13,25;56:25;57:16 <b>eliminate (2)</b> 26:2; 44:5 <b>eliminated (1)</b> 58:23 <b>else (4)</b> 11:4;20:1; 34:15;62:4 <b>Emergency (1)</b> 3:6 <b>employees (1)</b> 50:7 <b>EMR (2)</b> 65:22;66:4 <b>enclosure (1)</b> 47:25 <b>enclosures (1)</b> 48:25 <b>end (6)</b> 6:2;8:23;13:7; 41:20;56:22;64:12 <b>engineer (12)</b> 14:17; 20:23;23:4;35:8,12, 15;36:6;53:9;58:14; 63:18;64:3;66:11 <b>engineering (2)</b> 61:24;66:4 <b>engineer-planner (1)</b> 14:1 <b>engineer's (6)</b> 14:23; 30:19,20;31:15; 61:19;64:8</p>	<p><b>enlarged (1)</b> 56:10 <b>enough (2)</b> 23:22; 35:23 <b>enrolled (1)</b> 49:12 <b>ensure (2)</b> 26:9,13 <b>entire (4)</b> 15:10; 16:13;19:8;63:10 <b>entirely (1)</b> 31:2 <b>entirety (1)</b> 15:6 <b>entrance (3)</b> 17:14; 56:18,20 <b>entrances (1)</b> 26:9 <b>Environmental (5)</b> 47:3,10,15,20;60:12 <b>equipment (3)</b> 22:17; 36:18;58:7 <b>escrow (1)</b> 61:25 <b>essential (1)</b> 45:1 <b>established (2)</b> 71:9, 21 <b>Establishing (1)</b> 53:15 <b>Establishment (1)</b> 69:18 <b>etc (1)</b> 16:21 <b>evaluate (1)</b> 72:12 <b>even (1)</b> 75:3 <b>evening (3)</b> 3:1; 61:17;82:20 <b>event (4)</b> 7:12;9:15; 43:18,22 <b>events (1)</b> 17:4 <b>evergreen (1)</b> 37:7 <b>everyone (3)</b> 7:22; 23:11;82:21 <b>exactly (4)</b> 15:20; 26:22;29:19;48:19 <b>examined (3)</b> 7:3; 10:14;14:10 <b>example (1)</b> 51:22 <b>exceed (1)</b> 41:24 <b>exceeding (1)</b> 34:11 <b>except (1)</b> 32:1 <b>exception (2)</b> 9:20; 63:3 <b>Exceptions (1)</b> 18:22 <b>Excuse (3)</b> 7:16,21; 18:9 <b>Exhibit (1)</b> 62:25 <b>exist (2)</b> 24:9;54:15 <b>existing (31)</b> 15:5,13, 15,16;16:9,16;17:6; 20:13;24:13;26:19; 28:21,25;29:1;36:25; 38:21;41:1;42:16,19, 21;43:7;48:6,12;50:7; 52:4;54:3;56:19;57:1, 14,25;62:21;63:4 <b>exists (1)</b> 21:15 <b>exit (3)</b> 17:14,15; 56:21 <b>expand (3)</b> 15:5;56:3; 71:8 <b>expanded (1)</b> 72:1</p>
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<p>expands (2) 70:4;71:4 expansion (1) 70:25 expecting (1) 30:25 explain (4) 9:17; 14:22;41:13;48:24 explanation (1) 41:15 extended (1) 54:15 exterior (1) 9:23</p>	<p>35:3;40:5;47:17;56:4 finished (1) 20:9 Fire (2) 35:12,16 first (9) 3:18;7:2; 10:13;14:10;29:23; 34:25;40:16;64:13; 73:8 five (3) 21:18;56:12, 13</p>	<p>galvanized (2) 54:5, 16 gave (1) 61:13 General (2) 32:16; 58:18 generated (2) 48:7; 49:14 generating (1) 46:19 generation (3) 27:5; 48:3,10 Genova (1) 13:18 gentlemen (1) 77:19 Gepetris (2) 9:10;11:7 gets (1) 50:14 Given (4) 37:3,6; 42:10;73:1 glare (4) 43:5;44:2; 59:13,21 goal (1) 71:15 goes (2) 48:4;72:20 Good (1) 3:1;8:12; 30:15;32:20,23; 38:16;54:3;55:19; 56:8;63:11;82:20 governing (1) 69:18 grade (1) 34:20 grading (5) 20:13; 33:21;34:8,9,16 grant (1) 63:21 granted (1) 20:12 granting (1) 71:7 grass (3) 16:25;18:2; 32:23 Greater (2) 20:21; 38:15 Gross (1) 67:5 Group (1) 9:9 grow (1) 39:12 growth (1) 16:25 guess (2) 36:5;51:16</p>	<p>Hayes (2) 13:11;16:9 HDPE (1) 32:4 head (3) 17:5;69:23; 75:10 Health (2) 3:5;41:8 hear (7) 4:17;5:25; 8:8,10;16:1;67:11; 68:2 heard (6) 10:8;62:16; 63:7,16,17;77:9 hearing (8) 50:5;62:7, 13;67:21,25;73:13, 25;74:12 height (5) 20:14,25; 22:17;41:23;57:18 heights (2) 41:24;58:1 held (3) 3:4,7,15 Hello (2) 10:9;14:18 here's (1) 26:24 Herrera (1) 79:3 herself (2) 4:22,25 highlight (1) 57:8 Hill (1) 79:13 Historic (3) 10:19; 11:2,16 hold (2) 13:6;20:17 honesty (1) 30:7 hours (1) 45:4 housed (1) 21:14 House-side (1) 43:14 hover (1) 19:6 HPC (3) 9:22;10:1,4 huge (2) 31:5;54:25 Humphrey (3) 4:12; 5:5,6 Hunter (138) 14:1,8, 16,19;15:22,23,24; 16:2,7;18:6,14;19:3, 12,16,19;20:7,17; 21:10,13;22:3,5,11, 19,25;23:6,12,15,23; 24:3,12,21;25:3,24; 26:11,24;27:19;28:3, 9,18;29:8,13,16,18; 30:3,6,13,20,24;31:4, 9,17,22;32:3,7,12,17, 24;33:5,10,15,23; 34:7,14,17,23;35:3, 10,18,21;36:5,8,12, 15,21;37:9,12,18,24; 38:8,25;39:8,18,21; 40:3,13,19;41:1,12, 16;42:1,6,12,20,24; 43:1,9,17;44:3,8,20; 45:6,13,18;46:5,13, 17,24;47:6,12,23; 48:2,15,23;49:7;51:5, 10;52:13,25;53:4,12, 22;54:2;55:10,16; 56:11;58:8,16,20; 59:4,10,16,19,23; 60:2,8,13,16,25</p>	<p style="text-align: center;"><b>I</b></p> <p>lan (1) 4:4 identified (1) 71:11 identify (1) 50:18 Ill (1) 14:8 illumination (1) 57:7 illustrate (1) 38:17 Impact (6) 46:15;47:4, 10,15;54:25;60:12 impacts (1) 43:7 impervious (3) 18:23, 24;19:7 Improvement (1) 59:25 improvements (3) 9:23;13:15;17:25 in-between (1) 27:18 inches (3) 38:16; 41:22,24 incidence (1) 17:16 inclement (1) 16:21 inclined (1) 74:15 include (1) 24:16 included (3) 25:1; 33:20;62:25 includes (1) 24:12 including (3) 46:11; 58:6;61:24 incorrectly (1) 56:11 increase (1) 25:12 indicate (2) 8:20; 22:23 indicated (6) 11:17; 14:21;32:9,10;71:24; 75:25 indicating (2) 31:20; 45:5 individual (4) 52:5,6; 56:4;57:5 industry (1) 44:23 information (9) 3:8; 19:10;22:8;46:12,18, 25;47:18;53:21;58:9 initial (1) 72:14 inlet (3) 32:8,10,11 in-person (1) 7:12 input (1) 63:17 Inquirer (1) 3:20 inside (1) 57:2 inspection (1) 36:1 inspector (2) 30:22,23 install (1) 16:23 installation (1) 13:1 installed (3) 31:14; 40:1;45:9 interior (1) 39:24 interval (1) 41:21 into (14) 16:11,14; 17:8;19:5;20:9;27:4; 33:4;39:12;56:20; 62:24;63:9,14;72:18;</p>
<p style="text-align: center;"><b>F</b></p> <p>facade (2) 52:9;57:4 faces (1) 16:17 facilitate (1) 70:5 facilities (4) 15:6; 27:23;29:22;54:4 facility (3) 13:14; 15:12;62:22 facing (5) 52:3;56:18, 25;57:17,25 fact (2) 67:3;72:6 fairly (1) 44:23 far (4) 26:11;48:25; 50:14;54:18 February (1) 69:18 federal (1) 26:3 fee (4) 33:25;34:3,5; 35:7 feel (3) 17:10;46:5; 48:8 fees (1) 23:5 feet (20) 17:22,22; 20:4,5,15,21,25; 28:12,13,13;29:9; 37:3;39:6;41:19,23, 23;43:12,20;52:7; 57:18 felt (1) 27:6 fence (7) 53:24,24,25; 54:15;55:4,8;58:25 fencing (3) 18:2;54:4, 14 Ferry (3) 65:23,23; 66:1 few (3) 7:9;18:21; 58:23 field (5) 15:14;16:23, 25;17:1;21:24 File (1) 61:11 filing (1) 3:22 fill (1) 20:10 final (10) 13:8;33:13; 34:3;35:14;52:23; 53:19;62:1;65:22; 79:8,10 finalize (1) 61:9 finalized (2) 33:16; 61:15 finalizing (1) 61:23 find (2) 3:8;74:16 finding (1) 77:15 fine (9) 23:11,15; 30:24;33:2;34:17;</p>	<p>fixture (1) 44:18 fixtures (6) 42:7,17; 43:6,7,25;45:10 flash (1) 53:18 floodlight (1) 43:7 floor (7) 3:18;20:9; 28:12;29:11;55:12, 23,24 flow (1) 27:20 followed (1) 63:15 following (3) 18:7; 73:15;78:23 follows (3) 7:4;10:15; 14:11 food (1) 28:25 foot (3) 13:1;15:11; 62:22 footcandle (1) 43:14 footcandles (8) 43:12; 44:13,13,15,16,17,18, 19 format (2) 32:15; 53:16 former (1) 16:10 forth (3) 10:4;64:6,8 forwarded (1) 53:18 foundation (4) 38:3, 10;46:11;60:6 four (5) 13:22;15:7; 17:9,10;55:24 Fraction (27) 4:13,14, 21;5:8,9;6:13,14,17, 19;8:9;12:19,20; 65:15,16;69:8,9;77:2, 3;78:17,18;79:20; 80:11,12;81:20,21; 82:17,18 Franklin (1) 9:10 free (1) 74:12 front (9) 20:3;39:9; 52:2;55:6,6,7,8; 58:24;59:1 frontages (2) 30:12; 39:5 Full (2) 43:6;55:23 fully (1) 15:8 functional (1) 50:8 further (1) 77:8</p>	<p>g' (1) 36:2 Gabay (2) 9:8;11:6 galvanize (1) 55:3</p>	<p style="text-align: center;"><b>H</b></p> <p>Haddon (2) 70:4;79:9 Hahn (14) 13:24; 14:9;25:10,14,22; 27:12,14,14;45:20; 49:19,21,22,25;50:1 half (2) 21:18,19 Hall (1) 3:18 hand (1) 62:12 handle (1) 48:10 handled (1) 28:24 hands (2) 6:24;14:6 hard (2) 4:18;32:15 hardscaping (1) 16:18 HARRISON (16) 13:17,18,22;14:13, 25;15:22;16:5;18:4; 25:8,10;27:12;45:20; 50:24;52:18;63:8; 65:19 hauling (1) 48:1</p>	<p style="text-align: center;"><b>I</b></p> <p>lan (1) 4:4 identified (1) 71:11 identify (1) 50:18 Ill (1) 14:8 illumination (1) 57:7 illustrate (1) 38:17 Impact (6) 46:15;47:4, 10,15;54:25;60:12 impacts (1) 43:7 impervious (3) 18:23, 24;19:7 Improvement (1) 59:25 improvements (3) 9:23;13:15;17:25 in-between (1) 27:18 inches (3) 38:16; 41:22,24 incidence (1) 17:16 inclement (1) 16:21 inclined (1) 74:15 include (1) 24:16 included (3) 25:1; 33:20;62:25 includes (1) 24:12 including (3) 46:11; 58:6;61:24 incorrectly (1) 56:11 increase (1) 25:12 indicate (2) 8:20; 22:23 indicated (6) 11:17; 14:21;32:9,10;71:24; 75:25 indicating (2) 31:20; 45:5 individual (4) 52:5,6; 56:4;57:5 industry (1) 44:23 information (9) 3:8; 19:10;22:8;46:12,18, 25;47:18;53:21;58:9 initial (1) 72:14 inlet (3) 32:8,10,11 in-person (1) 7:12 input (1) 63:17 Inquirer (1) 3:20 inside (1) 57:2 inspection (1) 36:1 inspector (2) 30:22,23 install (1) 16:23 installation (1) 13:1 installed (3) 31:14; 40:1;45:9 interior (1) 39:24 interval (1) 41:21 into (14) 16:11,14; 17:8;19:5;20:9;27:4; 33:4;39:12;56:20; 62:24;63:9,14;72:18;</p>



<p>73:9  <b>introducing (1)</b> 70:1  <b>introduction (1)</b> 14:22  <b>investing (1)</b> 17:1  <b>involved (1)</b> 23:5  <b>Ironside (3)</b> 9:9;79:5,5  <b>island (3)</b> 42:2,2;  60:11  <b>islands (5)</b> 40:1;41:3,  19,21;42:9  <b>issue (5)</b> 22:6;38:10;  48:12,17;54:11  <b>issued (2)</b> 11:1;53:20  <b>issues (4)</b> 20:9,13;  34:9;36:10  <b>item (6)</b> 8:13;9:21,24;  11:15;35:24;80:16  <b>items (6)</b> 7:9;9:20;  11:14;16:19;38:6,11  <b>itinerary (1)</b> 8:5</p>	<p><b>latest (1)</b> 61:12  <b>Law (1)</b> 27:25  <b>lead (1)</b> 35:24  <b>League (3)</b> 7:15,17;  8:4  <b>least (2)</b> 39:24,25  <b>Lee (28)</b> 4:3,17,17,17;  5:1,4,22,23;6:1;12:7,  8;64:24;65:3,4;68:21,  22;76:15,16;77:21,  23;78:5,6;79:24,25;  81:8,9;82:7,8  <b>Legal (1)</b> 7:10  <b>Legend (1)</b> 58:18  <b>Leonard (27)</b> 4:4,5;  5:4,18;6:5,6;12:11,  12;64:23;65:7,8;  68:15,17,25;69:1;  76:19,20;77:20,22;  78:9,10;80:3,4;81:12,  13;82:11,12</p>	<p>50:11,19;64:4  <b>locations (1)</b> 31:3  <b>logic (1)</b> 73:20  <b>Lois (6)</b> 13:10;16:9;  17:18;26:18;27:3,21  <b>long (3)</b> 14:18;28:14;  35:24  <b>longer (1)</b> 19:23  <b>Long-time-no-see (1)</b>  6:20  <b>look (3)</b> 23:19;31:1;  50:10  <b>looking (3)</b> 55:22;  56:9;72:22  <b>Lot (47)</b> 12:24;16:12;  17:6,8,14;19:5,8,11;  20:2;21:24;22:1;26:4,  6,16,19,19,23,25;  37:1;42:9,19,21;  43:14;44:11;52:4,21;  53:2,7,17;54:6,13;  55:5,6,7;56:19;57:1;  58:25;59:7,22;60:10;  63:3,5,9,10,14;65:23,  24</p>	<p><b>match (1)</b> 51:24  <b>material (4)</b> 31:21;  37:4;57:4,17  <b>materials (2)</b> 57:10;  58:1  <b>math (1)</b> 19:6  <b>matter (2)</b> 65:20;  70:10  <b>maximum (2)</b> 38:14;  44:16  <b>may (15)</b> 24:18;33:6;  35:7,24;36:1;38:20;  43:21;45:17;46:18;  49:3;50:12,13;60:24;  70:12;72:1  <b>maybe (2)</b> 30:16;50:9  <b>Mayor (3)</b> 4:3;71:14;  73:7  <b>Mayor's (2)</b> 69:25;  70:19  <b>MC-5371 (1)</b> 69:17  <b>meadow (1)</b> 32:22  <b>mean (2)</b> 20:19;50:4  <b>means (1)</b> 44:1  <b>mechanical (1)</b> 36:18  <b>meet (5)</b> 48:13,21;  71:2;74:1,3  <b>meeting (11)</b> 3:6,9,12,  13,24;31:13;67:13;  68:3;70:12;80:21;  81:5  <b>meetings (1)</b> 3:15  <b>member (1)</b> 8:18  <b>Members (12)</b> 7:8,13;  8:1,5,6,18;9:14;10:3;  11:12;15:2;25:15;  69:21</p>	<p><b>minimize (1)</b> 43:5  <b>minimum (3)</b> 41:19,  22;44:12  <b>Minimus (1)</b> 18:22  <b>Minnesota (1)</b> 9:11  <b>minutes (1)</b> 5:14  <b>missing (1)</b> 42:2  <b>Model (1)</b> 27:25  <b>modeled (1)</b> 33:1  <b>modification (1)</b> 45:12  <b>modifications (1)</b> 45:9  <b>modify (2)</b> 10:1;46:18  <b>MOENCH (14)</b> 66:3,3,  3,8,8,11,15,19,23;  67:8,18,19,22;69:14  <b>Monday (1)</b> 8:15  <b>Montesquieu (1)</b> 79:4  <b>month (2)</b> 69:12;  81:23  <b>months (1)</b> 70:13  <b>monuments (1)</b> 34:12  <b>MOORE (145)</b> 7:2;  18:9,18;19:9,13,17,  23;20:14,21;21:1,3,  11,21;22:4,7,14,21;  23:1,8,13,19,25;24:4,  14,25;25:5,16,23;  26:1,15;27:8,23;28:6,  10;29:5,11,14,19;  30:5,9,18,22,25;31:8,  11,18,23;32:4,8,13,  18;33:2,6,11,17,25;  34:8,15,21,24;35:4,  11,20,22;36:7,9,13,  16,22;37:11,15,19,25;  38:13;39:4,15,19,23;  40:5,9;41:10,14,18;  42:5,7,14,23,25;43:3,  11,24;44:5,9,25;45:7,  15;46:2,10,14,22;  47:2,9,14,24;48:12,  18;49:5,15;50:2,20;  51:1,8,16;52:10,20;  53:1,5,13,23;54:8,12;  55:2,12,19;58:4,10,  17,21;59:6,11,17,20,  24;60:4,9,14,17;61:3,  7,23;62:3,5;64:15,19;  68:6</p>
<p style="text-align: center;"><b>J</b></p> <p><b>Jersey (5)</b> 3:19,23;  32:18;59:25;60:23  <b>Jim (2)</b> 9:2;78:22  <b>job (1)</b> 74:5  <b>Johanny (1)</b> 79:3  <b>JOHNSON (1)</b> 7:2  <b>joists (1)</b> 57:13  <b>Jose (9)</b> 4:1;5:20;  12:5;65:1;76:13;  78:3;79:22;81:6;82:5  <b>jurisdiction (2)</b> 73:3,17</p>	<p><b>less (4)</b> 21:7;24:8,16;  29:12  <b>letter (16)</b> 11:1;14:23;  18:8,10,12,13,19;  20:1;23:9,14,20;  30:10;52:6;61:13;  64:8;67:5  <b>letters (2)</b> 52:5;57:5  <b>Level (4)</b> 42:21;44:12,  14,16  <b>levels (3)</b> 43:20;  44:22;59:22  <b>liability (1)</b> 67:14  <b>licenses (2)</b> 69:19;  70:5</p>	<p><b>lot-line (1)</b> 63:5  <b>Lots (6)</b> 13:12;18:24;  19:5;24:10;63:3,9  <b>Lou (2)</b> 20:18,24  <b>Louis (2)</b> 13:25;14:9  <b>low (1)</b> 27:5  <b>lower (1)</b> 42:3  <b>lunches (1)</b> 16:21  <b>lunchtime (1)</b> 48:4</p>	<p style="text-align: center;"><b>M</b></p> <p><b>ma'am (1)</b> 21:2  <b>main (3)</b> 17:19;56:18,  20  <b>Maintenance (4)</b> 33:8,  11,20;38:9  <b>Major (2)</b> 32:14;34:10  <b>majority (1)</b> 48:3  <b>making (3)</b> 68:16;  71:13;76:1  <b>managed (1)</b> 75:18  <b>Management (3)</b>  31:19;32:19;49:8  <b>mandatory (6)</b> 7:17,  19,22,24;8:1,14  <b>Manual (1)</b> 32:19  <b>many (3)</b> 24:17;25:1;  39:1  <b>map (1)</b> 52:21  <b>Maps (1)</b> 53:15  <b>mark (4)</b> 40:12,22;  56:1,4  <b>marked (1)</b> 62:24  <b>Master (15)</b> 71:13,17;  72:4,7;73:2,3,11;  74:16;75:2,3,4,21;  77:14,17,25</p>	<p><b>mention (1)</b> 31:11  <b>mentioned (3)</b> 49:11;  53:3;55:13  <b>metal (1)</b> 54:16  <b>methodical (3)</b> 69:25;  70:19;75:16  <b>Michael (2)</b> 9:11;  11:15  <b>might (2)</b> 46:25;49:10  <b>Mike (1)</b> 67:5  <b>MILER (1)</b> 81:14  <b>MILLER (96)</b> 3:11;4:1,  3,6,8,10,12,19,23;5:1,  3,7,10,20,22;6:4,7,9,  11,13,15;7:16,23;8:3,  10;12:5,7,9,11,13,15,  17,19,21;65:1,3,5,7,9,  11,13,15,17;68:4,19,  21,23,25;69:2,4,6,8,  10;76:13,15,17,19,21,  23,25;77:2,4;78:3,5,7,  9,11,13,15,17,19;  79:22,24;80:1,3,5,7,9,  11,13;81:6,8,10,12,  16,18,20,22;82:5,7,9,  11,13,15,17,19</p>
<p style="text-align: center;"><b>K</b></p> <p><b>Kaighn (1)</b> 70:4  <b>keeping (6)</b> 38:11;  39:1;59:17,21;60:10;  69:25  <b>Keith (1)</b> 4:4  <b>kindergarten (1)</b> 56:13  <b>kitchen (1)</b> 48:5  <b>known (2)</b> 14:18;67:1</p>	<p><b>licensure (1)</b> 71:1  <b>Light (10)</b> 42:7,11,17,  20;43:19;44:2,7;  59:13,21,22  <b>Lighting (15)</b> 42:16,  18;43:5,23;44:11,12,  14,16;45:1,10,17;  46:3,5,10;59:22  <b>limited (1)</b> 67:14  <b>line (9)</b> 8:8;22:1;  27:17;43:13,23;55:5,  6,6,7</p>	<p style="text-align: center;"><b>M</b></p>	<p><b>mention (1)</b> 31:11  <b>mentioned (3)</b> 49:11;  53:3;55:13  <b>metal (1)</b> 54:16  <b>methodical (3)</b> 69:25;  70:19;75:16  <b>Michael (2)</b> 9:11;  11:15  <b>might (2)</b> 46:25;49:10  <b>Mike (1)</b> 67:5  <b>MILER (1)</b> 81:14  <b>MILLER (96)</b> 3:11;4:1,  3,6,8,10,12,19,23;5:1,  3,7,10,20,22;6:4,7,9,  11,13,15;7:16,23;8:3,  10;12:5,7,9,11,13,15,  17,19,21;65:1,3,5,7,9,  11,13,15,17;68:4,19,  21,23,25;69:2,4,6,8,  10;76:13,15,17,19,21,  23,25;77:2,4;78:3,5,7,  9,11,13,15,17,19;  79:22,24;80:1,3,5,7,9,  11,13;81:6,8,10,12,  16,18,20,22;82:5,7,9,  11,13,15,17,19</p>	<p><b>Moore's (1)</b> 18:7  <b>MOORESTEPHENS (1)</b>  65:12  <b>MOORETHOMAS (1)</b>  65:14  <b>more (8)</b> 25:6;37:4;  43:12;47:17;48:9;  55:4;70:5;80:21  <b>Mosleh (2)</b> 12:24;  80:18  <b>most (2)</b> 28:18;39:22  <b>Mostly (1)</b> 54:13  <b>motion (39)</b> 5:15,16;  6:15;11:12,19,21,22;</p>
<p style="text-align: center;"><b>L</b></p> <p><b>labeling (1)</b> 52:5  <b>lady (1)</b> 77:19  <b>Land (2)</b> 27:25;32:19  <b>landscaped (5)</b> 37:22;  38:1;42:1,8;60:9  <b>landscaped (3)</b> 39:25;  40:1;41:2  <b>landscaping (8)</b> 18:2;  40:4,10,19;41:6;  60:10,11;64:1  <b>language (7)</b> 33:18,  19;53:11;54:20;  75:12,15,18  <b>larger (2)</b> 24:18;41:5  <b>later (1)</b> 52:15</p>	<p><b>lines (1)</b> 58:11  <b>link (1)</b> 53:24  <b>listed (2)</b> 60:15;61:1  <b>lit (1)</b> 43:1  <b>little (2)</b> 46:19;51:23  <b>LLC (5)</b> 9:9;65:22;  66:16,17;79:11  <b>load (1)</b> 27:15  <b>Loading (9)</b> 28:10,11,  13,14,17;29:2,5,7;  59:18  <b>located (4)</b> 21:25;  26:10;31:24;41:20  <b>location (7)</b> 26:22;  32:4;36:7;42:11;</p>	<p><b>ma'am (1)</b> 21:2  <b>main (3)</b> 17:19;56:18,  20  <b>Maintenance (4)</b> 33:8,  11,20;38:9  <b>Major (2)</b> 32:14;34:10  <b>majority (1)</b> 48:3  <b>making (3)</b> 68:16;  71:13;76:1  <b>managed (1)</b> 75:18  <b>Management (3)</b>  31:19;32:19;49:8  <b>mandatory (6)</b> 7:17,  19,22,24;8:1,14  <b>Manual (1)</b> 32:19  <b>many (3)</b> 24:17;25:1;  39:1  <b>map (1)</b> 52:21  <b>Maps (1)</b> 53:15  <b>mark (4)</b> 40:12,22;  56:1,4  <b>marked (1)</b> 62:24  <b>Master (15)</b> 71:13,17;  72:4,7;73:2,3,11;  74:16;75:2,3,4,21;  77:14,17,25</p>	<p><b>mention (1)</b> 31:11  <b>mentioned (3)</b> 49:11;  53:3;55:13  <b>metal (1)</b> 54:16  <b>methodical (3)</b> 69:25;  70:19;75:16  <b>Michael (2)</b> 9:11;  11:15  <b>might (2)</b> 46:25;49:10  <b>Mike (1)</b> 67:5  <b>MILER (1)</b> 81:14  <b>MILLER (96)</b> 3:11;4:1,  3,6,8,10,12,19,23;5:1,  3,7,10,20,22;6:4,7,9,  11,13,15;7:16,23;8:3,  10;12:5,7,9,11,13,15,  17,19,21;65:1,3,5,7,9,  11,13,15,17;68:4,19,  21,23,25;69:2,4,6,8,  10;76:13,15,17,19,21,  23,25;77:2,4;78:3,5,7,  9,11,13,15,17,19;  79:22,24;80:1,3,5,7,9,  11,13;81:6,8,10,12,  16,18,20,22;82:5,7,9,  11,13,15,17,19</p>	<p><b>Moore's (1)</b> 18:7  <b>MOORESTEPHENS (1)</b>  65:12  <b>MOORETHOMAS (1)</b>  65:14  <b>more (8)</b> 25:6;37:4;  43:12;47:17;48:9;  55:4;70:5;80:21  <b>Mosleh (2)</b> 12:24;  80:18  <b>most (2)</b> 28:18;39:22  <b>Mostly (1)</b> 54:13  <b>motion (39)</b> 5:15,16;  6:15;11:12,19,21,22;</p>

<p>12:21;62:13;64:20, 22,23;65:17;68:9,13, 14,17;69:10;70:15; 74:14,14,15;75:23; 76:5,7,10;77:4,15,18, 24;78:19;79:14,16; 80:13,23;81:22,24; 82:1,19 <b>motioned (1)</b> 77:22 <b>motions (1)</b> 72:12 <b>mounted (1)</b> 57:6 <b>move (4)</b> 6:4;29:19; 42:13;62:8 <b>moved (2)</b> 77:6,20 <b>Moving (4)</b> 13:8; 21:16;22:21;24:22 <b>much (3)</b> 25:11;61:6; 65:19 <b>multiple (1)</b> 51:21 <b>Municipal (3)</b> 27:24; 32:16;60:22 <b>Municipalities (1)</b> 7:11 <b>must (14)</b> 30:11; 31:23;32:5,8,13,20; 33:25;34:3;35:11; 52:20,22;53:6,18; 66:17 <b>mute (1)</b> 15:25 <b>muted (3)</b> 4:19,20,23</p>	<p>8:17;9:1;17:20; 21:16;24:9;30:15; 32:18;41:2;59:25; 60:23;63:1;67:25; 73:16 <b>newer (1)</b> 71:17 <b>newspapers (1)</b> 3:21 <b>next (10)</b> 6:4;21:5; 29:20;47:18;59:12; 67:13,25;68:3;69:12; 81:23 <b>Niagara (1)</b> 79:3 <b>none (5)</b> 31:10;36:12; 38:4;62:8,13 <b>non-illuminated (1)</b> 57:7 <b>non-operating (1)</b> 45:3 <b>nonresidential (1)</b> 36:24 <b>North (3)</b> 9:10;22:23; 28:22 <b>northeast (1)</b> 63:3 <b>note (16)</b> 24:14;25:6, 17;35:1,6;36:2,20; 45:4;46:23;53:13; 55:2;58:17,19;61:8, 14;63:24 <b>noted (6)</b> 18:22; 19:14;22:9;30:10; 58:23;60:21 <b>notes (3)</b> 33:21;36:3; 58:18 <b>notice (3)</b> 3:11;67:20, 25 <b>noticed (1)</b> 67:20 <b>noting (2)</b> 31:1;59:1 <b>November (2)</b> 7:11,18 <b>number (15)</b> 9:5;24:1, 18;26:3,7,12;30:5,7; 31:5;38:2;49:12;50:6, 6;59:14;78:25 <b>numbers (1)</b> 52:21 <b>nursery (1)</b> 24:6</p>	<p><b>Office/Administrative (1)</b> 53:9 <b>Officer (3)</b> 53:10; 58:15;75:10 <b>Officer/Administrative (1)</b> 58:15 <b>offices (2)</b> 16:11; 19:21 <b>off-site (1)</b> 43:5 <b>off-street (2)</b> 19:14; 21:6 <b>Old (1)</b> 8:25 <b>Omari (1)</b> 4:10 <b>once (5)</b> 18:11;28:22; 33:15;35:18;47:7 <b>one (30)</b> 3:16;6:5;9:6, 7,12;12:22;21:17; 23:20;24:16;27:5,6; 28:11;40:16,17; 41:22;42:9;43:21; 44:5;49:9,23;56:20; 59:12;63:3,9,10,14; 70:11,22;80:21 <b>ones (3)</b> 8:1;40:16; 61:1 <b>only (11)</b> 29:8;37:3; 39:10;42:1;48:12; 50:8;51:23;61:7; 63:10;70:11;80:15 <b>onto (1)</b> 43:14 <b>Open (3)</b> 3:12;74:12, 19 <b>Opening (3)</b> 3:9;23:1, 3 <b>operational (1)</b> 50:16 <b>operator (1)</b> 45:19 <b>opinion (4)</b> 71:19; 72:17;75:20;77:12 <b>opportunities (1)</b> 7:14 <b>opportunity (1)</b> 7:13 <b>opposed (3)</b> 48:21; 49:20;54:16 <b>order (4)</b> 28:4;40:25; 62:14;77:18 <b>ordinance (28)</b> 21:17; 23:3;27:25;34:2; 35:6;44:23;48:14; 53:14;54:17;60:5; 69:17,24;71:11,12,16, 18;72:20;73:6,9,14, 16,17;74:8,20;75:9; 77:12,14,16 <b>Ordinances (1)</b> 73:2 <b>organization (1)</b> 66:4 <b>original (2)</b> 27:18; 51:24 <b>originally (1)</b> 3:3 <b>others (2)</b> 35:4;60:24 <b>otherwise (2)</b> 15:16; 31:2 <b>out (14)</b> 26:23;27:6, 21;31:6;38:11;39:3; 48:5;50:10,17;56:21;</p>	<p>60:1;62:8,9,11 <b>outdoor (3)</b> 16:19,20; 45:1 <b>outline (1)</b> 57:3 <b>outlined (1)</b> 34:1 <b>out-parcels (1)</b> 15:7 <b>Outside (1)</b> 60:20 <b>over (7)</b> 15:25;18:4; 28:12;43:21;51:13; 73:3;75:16 <b>overall (2)</b> 10:2;70:19 <b>overgrow (1)</b> 37:5 <b>overhangs (1)</b> 21:25 <b>overview (1)</b> 62:17 <b>own (1)</b> 56:14 <b>owner (2)</b> 45:19;53:8</p>	<p><b>period (1)</b> 54:15 <b>permanent (2)</b> 34:10, 12 <b>Permit (2)</b> 23:3;32:16 <b>permits (2)</b> 9:25;53:20 <b>permitted (7)</b> 43:12; 44:17,19;55:5;71:5, 23;73:23 <b>person (2)</b> 75:7;80:17 <b>persons (1)</b> 8:19 <b>pertaining (1)</b> 47:21 <b>petition (1)</b> 66:5 <b>Phase (3)</b> 47:6,11,17 <b>Phases (1)</b> 61:12 <b>Phelan (7)</b> 13:24; 14:9;45:22,23;49:1, 17;50:1</p>
<p style="text-align: center;"><b>N</b></p>	<p style="text-align: center;"><b>O</b></p>	<p><b>Office/Administrative (1)</b> 53:9 <b>Officer (3)</b> 53:10; 58:15;75:10 <b>Officer/Administrative (1)</b> 58:15 <b>offices (2)</b> 16:11; 19:21 <b>off-site (1)</b> 43:5 <b>off-street (2)</b> 19:14; 21:6 <b>Old (1)</b> 8:25 <b>Omari (1)</b> 4:10 <b>once (5)</b> 18:11;28:22; 33:15;35:18;47:7 <b>one (30)</b> 3:16;6:5;9:6, 7,12;12:22;21:17; 23:20;24:16;27:5,6; 28:11;40:16,17; 41:22;42:9;43:21; 44:5;49:9,23;56:20; 59:12;63:3,9,10,14; 70:11,22;80:21 <b>ones (3)</b> 8:1;40:16; 61:1 <b>only (11)</b> 29:8;37:3; 39:10;42:1;48:12; 50:8;51:23;61:7; 63:10;70:11;80:15 <b>onto (1)</b> 43:14 <b>Open (3)</b> 3:12;74:12, 19 <b>Opening (3)</b> 3:9;23:1, 3 <b>operational (1)</b> 50:16 <b>operator (1)</b> 45:19 <b>opinion (4)</b> 71:19; 72:17;75:20;77:12 <b>opportunities (1)</b> 7:14 <b>opportunity (1)</b> 7:13 <b>opposed (3)</b> 48:21; 49:20;54:16 <b>order (4)</b> 28:4;40:25; 62:14;77:18 <b>ordinance (28)</b> 21:17; 23:3;27:25;34:2; 35:6;44:23;48:14; 53:14;54:17;60:5; 69:17,24;71:11,12,16, 18;72:20;73:6,9,14, 16,17;74:8,20;75:9; 77:12,14,16 <b>Ordinances (1)</b> 73:2 <b>organization (1)</b> 66:4 <b>original (2)</b> 27:18; 51:24 <b>originally (1)</b> 3:3 <b>others (2)</b> 35:4;60:24 <b>otherwise (2)</b> 15:16; 31:2 <b>out (14)</b> 26:23;27:6, 21;31:6;38:11;39:3; 48:5;50:10,17;56:21;</p>	<p style="text-align: center;"><b>P</b></p> <p><b>PAC (1)</b> 27:19 <b>packet (2)</b> 9:12;40:22 <b>page (10)</b> 18:20,21, 22;21:5,5;33:4,7,18; 35:5;60:15 <b>paid (1)</b> 34:3 <b>panel (1)</b> 72:21 <b>parcel (1)</b> 15:8 <b>parcels (1)</b> 15:9 <b>parking (43)</b> 15:12,13; 17:8,12,14;19:14; 20:13;21:6,12;24:7, 13,25;25:24;26:1,10, 13,16,19,25;27:6; 28:1;29:22,24;30:2; 39:24;41:2,5,20;42:2, 19,21;44:11;52:4; 56:19;57:1;59:14,15, 22;60:10,11;62:23; 63:1;64:2 <b>part (6)</b> 16:12;40:21; 51:2;52:8;70:6;80:24 <b>participate (1)</b> 73:14 <b>participating (1)</b> 9:15 <b>passed (1)</b> 8:16 <b>past (2)</b> 14:16;67:5 <b>pause (1)</b> 8:7 <b>pavilion (3)</b> 16:18; 22:16;58:5 <b>PE (2)</b> 7:2;14:8 <b>Pedestrian (1)</b> 29:21 <b>people (3)</b> 7:23; 23:13;72:14 <b>per (23)</b> 19:3;21:7; 24:1,6,8,16;26:3; 28:10;29:21;36:19, 22;37:20;38:2,14; 39:4,23;41:18;43:4, 11;44:25;47:3;52:1; 55:4 <b>percent (6)</b> 18:25; 19:1,7;29:23,25; 39:24 <b>performance (1)</b> 22:21</p>	<p><b>Philadelphia (1)</b> 3:20 <b>Phoenix (1)</b> 9:8 <b>picks (1)</b> 49:8 <b>piers (1)</b> 57:9 <b>Pine (4)</b> 37:6,8,15,16 <b>pipe (2)</b> 32:1,5 <b>piped (1)</b> 57:15 <b>pipes (1)</b> 31:21 <b>place (1)</b> 75:17 <b>plan (49)</b> 10:2;13:9; 15:19;23:8,20;33:8, 11,14,20,21;34:4; 35:2,14;36:3;37:4; 38:17,24;39:2;40:4, 19;42:8;43:22;46:8; 51:19;53:7,17;55:24; 56:10;58:18;61:24; 65:22;71:13,17;72:4, 7,24;73:4,12;74:16; 75:2,3,5,21;77:15,17, 25;79:8,10,13 <b>planner (4)</b> 75:7,13; 77:10,13 <b>Planning (19)</b> 3:2,13; 5:14;6:22,24;7:6,14, 19;8:5;10:1;53:8; 58:13;60:21;69:22, 23;71:7;72:16,21; 73:10 <b>plans (30)</b> 22:15,20, 22;28:8;29:25;31:20; 32:9;34:11;35:16; 36:20;38:5,20,22; 39:6;40:1,14;41:24; 42:18;44:9;45:4;51:9, 17,18,21;53:13; 55:12;58:13;62:1,24; 73:2 <b>Planting (3)</b> 36:16; 38:6,20 <b>plantings (3)</b> 38:3; 39:14;60:7 <b>plat (6)</b> 22:12;52:24; 53:3,3,5;63:15 <b>plates (1)</b> 52:21 <b>platform (1)</b> 3:7</p>

<p><b>play (2)</b> 22:17;58:6  <b>playground (3)</b> 16:15; 17:23;58:5  <b>playgrounds (1)</b> 15:14  <b>Pleasant (2)</b> 61:11; 64:16  <b>please (24)</b> 3:10; 4:14;5:19;8:20;14:3; 5;33:22;40:24;42:23; 47:22;51:15;55:20; 64:21,22;66:7;68:18; 72:9;74:21;76:12; 78:2;79:15,19,21; 82:4  <b>pleasure (1)</b> 80:20  <b>plus (1)</b> 29:25  <b>pm** (1)</b> 82:23  <b>point (8)</b> 16:15;23:10; 26:23;37:2;46:6; 50:3;56:20;61:25  <b>points (2)</b> 17:13,17  <b>pole (1)</b> 46:12  <b>pole-mounted (2)</b> 42:11,17  <b>policy (1)</b> 70:19  <b>portion (5)</b> 16:14; 54:3;62:16;75:24; 76:6  <b>portions (1)</b> 54:6  <b>Positive (3)</b> 63:20; 74:2,4  <b>possibility (1)</b> 71:8  <b>possible (3)</b> 39:2,10, 20  <b>Post (1)</b> 3:20  <b>posting (1)</b> 3:16  <b>potential (1)</b> 13:22  <b>PP (1)</b> 7:1  <b>Practices (1)</b> 32:19  <b>precluded (1)</b> 15:8  <b>pre-development (2)</b> 32:21,22  <b>prefers (1)</b> 56:6  <b>prejudice (1)</b> 80:22  <b>Pre-K (1)</b> 56:13  <b>preliminary (4)</b> 13:8; 65:22;79:8,9  <b>present (4)</b> 51:7; 66:22;68:12;74:20  <b>presentation (1)</b> 51:24  <b>presented (2)</b> 71:25; 74:21  <b>presenting (1)</b> 13:16  <b>Preservation (2)</b> 11:2, 17  <b>pretty (3)</b> 30:15,15; 43:20  <b>Pride (3)</b> 27:18;52:6; 57:6  <b>primarily (1)</b> 16:15  <b>primary (1)</b> 16:19  <b>principal (1)</b> 20:3  <b>prior (11)</b> 9:25;33:13;</p>	<p>34:3;35:14,23;52:23; 61:9,10,15;64:13; 72:15  <b>problem (8)</b> 10:3; 33:23;34:14;36:5; 37:18;41:14;42:24; 55:16  <b>problems (1)</b> 37:6  <b>proceed (1)</b> 14:20  <b>proceeding (1)</b> 61:15  <b>Process (2)</b> 60:15; 72:18  <b>processed (1)</b> 73:21  <b>processes (1)</b> 71:3  <b>Profera (13)</b> 13:25; 14:9;20:24,24;21:2; 51:12,18;55:17,21; 56:2,8,24;57:24  <b>professional (4)</b> 14:15,16;77:10,12  <b>professionals (3)</b> 6:21, 23;14:14  <b>program (2)</b> 21:14; 24:23  <b>project (13)</b> 28:7;31:5, 16;35:4,11,25;55:24; 61:9,10,10,12,16;62:7  <b>properly (1)</b> 67:19  <b>properties (1)</b> 43:8  <b>property (7)</b> 10:22; 15:15,17;43:13;53:8; 63:4;64:12  <b>property's (1)</b> 30:12  <b>proposal (1)</b> 62:18  <b>proposed (43)</b> 9:23; 17:9,23;18:23;20:2; 21:24;22:16;24:11; 25:13;26:5,7,16,17, 18,23,24;27:3;28:14; 31:24;32:4,8;35:7; 38:4;41:4;42:10; 45:9;47:25;51:2,3; 55:8;58:6;59:7;62:19, 24;63:1;64:1,3;69:24; 70:3,25;71:12;73:14; 77:14  <b>proposes (5)</b> 36:24; 43:13;53:23;62:20; 63:2  <b>proposing (16)</b> 13:14; 15:11;16:22;18:3; 19:1;20:4,15;25:18; 41:2;44:15,19;45:14; 54:7;57:9;65:25; 70:21  <b>provide (22)</b> 19:9; 22:7,11,18,19;30:2; 39:8,13,19;42:22; 43:9,24;44:3;46:14, 17,24;47:7,17,22; 52:1;55:14;58:8  <b>provided (24)</b> 3:12; 22:15;27:8,11,24;</p>	<p>28:11,15;29:23; 31:20;35:13;37:7; 43:6,15;45:15;46:11; 47:25;51:3,21;55:13; 56:16;58:6;63:22; 67:20;72:5  <b>providing (6)</b> 21:20, 22;44:13;47:11,19; 57:7  <b>provision (1)</b> 54:17  <b>PSE&amp;G (1)</b> 45:8  <b>Public (20)</b> 3:13;9:14; 11:7,12;15:2;62:8,15; 67:20;73:13,13; 74:12,13,13,19,19; 75:24;76:2,4,6,7  <b>publicized (1)</b> 3:24  <b>purpose (2)</b> 3:17;72:2  <b>purposes (4)</b> 19:19; 20:19;44:21;45:2  <b>push (1)</b> 20:8  <b>put (9)</b> 10:4;14:14; 41:6;55:23;61:8; 71:18;72:14,18;73:22</p> <p style="text-align: center;"><b>Q</b></p> <p><b>quick (2)</b> 19:6;62:17  <b>quite (2)</b> 18:21;58:23</p> <p style="text-align: center;"><b>R</b></p> <p><b>R&amp;V (3)</b> 52:15;64:1; 67:6  <b>RA (1)</b> 14:9  <b>rack (1)</b> 30:4  <b>radius (1)</b> 41:19  <b>rain (1)</b> 16:21  <b>raise (2)</b> 6:24;14:5  <b>ramps (1)</b> 31:13  <b>Rashid (1)</b> 4:12  <b>rate (1)</b> 29:23  <b>rather (1)</b> 20:18  <b>RCP (1)</b> 32:5  <b>read (1)</b> 73:8  <b>Reading (3)</b> 3:9;73:8, 12  <b>real (2)</b> 50:6;63:24  <b>really (7)</b> 18:3;20:10; 37:10;54:11,21;72:2; 73:13  <b>reappear (1)</b> 68:12  <b>rear (4)</b> 21:25;22:1; 57:21;59:1  <b>reason (3)</b> 8:22; 17:20;29:8  <b>Rebecca (3)</b> 13:24; 14:9;45:23  <b>recall (1)</b> 19:24  <b>receive (2)</b> 3:22;63:5  <b>received (2)</b> 52:23; 53:21  <b>receiving (1)</b> 33:13</p>	<p><b>receptacles (2)</b> 49:2; 64:4  <b>recess (1)</b> 17:3  <b>recommend (1)</b> 74:17  <b>recommendation (3)</b> 71:14;78:20;80:24  <b>recommendations (7)</b> 9:17,19;10:4,21,23; 11:1;50:13  <b>recommended (1)</b> 11:18  <b>recommending (2)</b> 77:17,25  <b>recommends (1)</b> 26:18  <b>record (14)</b> 14:15; 19:20,25;41:15;61:8, 14;62:25;63:12;64:7; 66:7,11;69:22;70:24; 73:9  <b>recorded (1)</b> 33:12  <b>records (1)</b> 63:22  <b>Recreational (1)</b> 69:19  <b>recyclable (1)</b> 48:7  <b>recycling (4)</b> 48:10; 49:9,16,23  <b>Redevelopment (2)</b> 18:23;58:24  <b>reduce (2)</b> 26:14;43:7  <b>reduced (1)</b> 26:8  <b>reducing (1)</b> 17:11  <b>refer (1)</b> 73:10  <b>reference (1)</b> 64:12  <b>referral (1)</b> 72:25  <b>referring (1)</b> 18:18  <b>reflect (2)</b> 15:20;25:25  <b>reflected (1)</b> 20:1  <b>regard (3)</b> 28:18;41:1; 54:2  <b>regarding (8)</b> 8:18; 22:8;28:15;34:15,25; 47:19;48:1;60:18  <b>regards (1)</b> 75:1  <b>regular (3)</b> 3:15; 73:15,16  <b>regulations (1)</b> 31:14  <b>related (3)</b> 3:6;35:9; 70:15  <b>relates (6)</b> 10:22; 63:16,18;64:1,3; 77:11  <b>relating (1)</b> 62:7  <b>relationship (1)</b> 66:9  <b>relief (3)</b> 48:16,19,22  <b>relocated (1)</b> 42:10  <b>remain (3)</b> 38:22; 54:22;63:5  <b>remaining (1)</b> 3:5  <b>remediation (1)</b> 47:20  <b>remind (1)</b> 7:10  <b>reminder (1)</b> 8:19  <b>Remington (1)</b> 18:19</p>	<p><b>remove (3)</b> 30:9; 37:25;59:11  <b>removed (4)</b> 15:16; 38:18;58:11,17  <b>removing (8)</b> 59:12, 13,14,15,20,24;60:9, 11  <b>renderings (2)</b> 51:22; 55:18  <b>Renewal (1)</b> 79:11  <b>Rentals (1)</b> 79:3  <b>replaced (4)</b> 30:11,17; 31:2;58:12  <b>replenishing (1)</b> 61:24  <b>Report (6)</b> 7:7,10; 8:14,23;32:25;51:20  <b>representation (1)</b> 66:21  <b>representatives (2)</b> 13:23;15:1  <b>represented (5)</b> 66:18;67:1,3,4,14  <b>representing (3)</b> 66:4, 14;67:6  <b>request (9)</b> 20:12; 29:4,15;30:16;38:8, 12;39:13;44:21;52:1  <b>requested (12)</b> 30:1; 38:5;39:7;40:2; 41:25;44:11;52:12; 63:17,18,21,23;74:5  <b>requesting (8)</b> 12:25; 19:2;29:10;39:16; 41:10;44:6;47:5;55:9  <b>require (1)</b> 20:2  <b>required (27)</b> 18:24, 25;20:4,15;21:12,21; 24:19;25:6,18,20; 26:2;29:7,24;33:9; 36:2,23;38:3;39:5; 45:9,12;47:4;53:21; 54:18;59:3,5;73:10, 24  <b>requirement (3)</b> 21:8; 39:17;66:20  <b>requirements (6)</b> 8:18; 26:3;27:25;28:1; 59:8;71:2  <b>requires (4)</b> 26:4,6; 54:9;73:7  <b>requisite (1)</b> 71:4  <b>reserved (1)</b> 3:17  <b>residence (8)</b> 16:10; 19:20,24;21:25;37:1, 3,10;59:7  <b>residential (8)</b> 17:17; 24:2;36:23;37:21,21; 43:8,18;59:25  <b>residents (1)</b> 63:4  <b>Resolution (1)</b> 3:14  <b>Resolutions (2)</b> 78:24; 79:1  <b>respect (2)</b> 31:4;44:10</p>
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<p>respond (4) 18:11; 62:10;66:24;74:20 responding (1) 5:24 responsibility (1) 45:8 rest (2) 19:5;64:5 retail (2) 70:5;72:2 retain (1) 62:20 retention (1) 57:16 return (1) 11:16 review (17) 14:23; 35:17;43:22;47:8; 51:17;52:23;55:15; 61:4,13,25;64:8; 69:16;71:21;72:5; 73:11;78:19;79:12 reviewed (2) 34:2; 70:7 reviewing (2) 71:15, 24 reviews (1) 73:1 revise (4) 25:24; 32:22,25;39:2 revised (12) 19:9; 22:23;30:1;32:5;38:5, 17,22;39:6;40:2; 41:25;44:9;53:25 revisions (4) 35:19, 23;36:14;38:23 Reyes (1) 12:2 Reyes-Morton (28) 4:6,7;5:4;6:7,8;7:21, 25;11:25;12:13,14; 65:9,10;69:2,3;76:9, 21,22;78:11,12; 79:16,19;80:5,6; 81:14,15;82:1,13,14 right (25) 5:11;6:24; 14:5,23;19:6,23; 22:14;24:14;25:1,5, 14;27:19,20;28:22; 29:14;31:11;35:20; 37:11,19;47:7;48:25; 54:12;55:2;59:11; 60:4 right-of-way (2) 32:6; 45:10 rights-of-way (1) 31:25 Road (7) 9:7,9,10,11; 79:3,5,5 Robert (2) 14:1,8 role (1) 72:22 Roll (10) 3:25;5:19; 12:4;64:25;68:18; 76:6,12;78:2;79:21; 82:4 roll-call (2) 78:1;81:4 roof (2) 31:19;57:15 room (2) 56:15,15 root (1) 39:12 row (1) 41:20 RSIS (2) 19:21;24:1 running (1) 64:14</p>	<p style="text-align: center;"><b>S</b></p> <p>safety (4) 44:21;45:1; 55:10;58:7 same (8) 3:22;27:22; 35:9;49:13,13;57:17; 58:1,19 Samuel (2) 9:7;10:13 satisfies (2) 47:12,18 satisfy (1) 46:21 Saturday (1) 8:16 save (2) 18:16;38:15 saw (3) 40:16,16,25 schedule (2) 3:14; 25:25 School (23) 13:9,19, 24;15:5;16:11,13,16, 22;17:1,2,3;18:1; 21:15;22:16;24:23; 25:3;26:13;38:10,25; 43:14;45:24;46:23; 48:8 schools (1) 24:7 screen (6) 16:4; 23:10;26:21;51:13; 55:22;65:25 screened (1) 36:19 screening (1) 50:14 scrubbed (1) 75:12 second (17) 5:17,18; 11:21,25;40:17; 64:24;68:10,15; 73:12;76:6,9;77:21; 79:19,20;81:1,2;82:3 seconded (4) 12:1; 68:17;76:11;77:23 Secretary (3) 8:20; 53:9;58:14 section (21) 24:6; 28:10;29:21;36:19, 22;37:20;38:2,14,19; 39:4,23;41:18;43:11; 44:10,25;46:15;47:3; 55:4;58:25;59:1,17 sections (2) 30:14; 43:4 secured (1) 56:17 security (8) 45:2,16, 25;46:1,3,6;55:11; 56:18 seek (1) 52:16 seem (1) 33:3 selected (1) 37:5 send (2) 35:15,22 separate (2) 51:4; 73:25 separated (2) 49:16, 16 September (4) 3:3,4, 24;8:15 Serrano (9) 9:7;10:8, 9,10,13,17,20,24;11:3</p>	<p>Serrano's (1) 11:8 server (1) 48:4 session (2) 76:4,8 set (6) 3:3;34:10; 35:16;50:11;64:6,8 setback (4) 20:3,10; 58:24;59:2 settled (1) 64:13 seven (1) 21:19 sewer (1) 36:1 shade (2) 41:5,22 shall (14) 24:7;28:11, 13;29:22;34:10,13; 35:8;38:3;39:5,24; 40:1;41:20;45:2;54:1 shaped (1) 75:8 share (5) 17:7;23:10; 26:21;51:13;55:21 shed (1) 15:15 Sheet (6) 40:19; 53:24;56:9;57:17,21; 58:12 sheets (1) 56:4 shields (1) 43:15 show (7) 15:22;24:9; 28:7,8;42:12;74:3; 80:19 showing (3) 56:24; 57:2,18 shown (6) 23:9;26:9; 42:8,17,18;80:17 shows (3) 55:24;57:9, 21 shrubs (1) 41:24 side (2) 36:25;55:5 sidewalk (1) 30:11 Sign (7) 12:23,25; 57:8;62:1;79:6; 80:16;81:4 signage (10) 51:1,3,5, 13;52:1,2,4,11,17; 57:1 signature (4) 52:24; 58:11,12,13 signatures (5) 33:13; 34:4;35:14;53:6,19 signs (1) 50:12 similar (3) 26:19; 34:12;72:25 simply (3) 70:3,22; 73:8 single (1) 33:21 single-sloped (1) 57:14 single-story (1) 17:23 sit (1) 75:9 site (22) 13:8;16:23; 17:25;20:8;21:15; 27:5;28:22;30:14,16; 31:12,25;34:1,11; 47:21;51:19;54:3; 59:25;62:21;65:22; 72:24;79:8,10</p>	<p>situation (2) 48:9; 50:16 Sixteen (1) 21:1 size (3) 31:21;34:12; 38:18 skip (2) 33:7,17 slab (1) 34:20 slope (1) 31:21 slow (2) 70:1,20 small (1) 30:7 Soil (1) 60:22 solid (1) 65:25 somebody (2) 50:10; 73:22 someone (2) 11:20; 64:21 somewhere (1) 30:4 soon (1) 47:21 sorry (4) 51:12;61:8; 66:20,25 sort (1) 15:20 sounds (1) 50:16 south (1) 57:16 southeast (2) 17:5; 36:25 space (11) 16:20; 27:18;28:11,13,17; 29:5,7;34:18,22;37:5; 59:18 spaced (1) 39:6 spaces (28) 15:13,13; 17:8,9,10;21:6,18,19, 22;24:7,9,11,15;25:1; 26:4,5,6,7,8,10;29:24; 30:2;39:25;41:21; 43:21;59:14,15;62:23 speak (2) 11:5;20:23 special (1) 3:7 species (1) 37:7 specific (5) 54:19; 64:13;70:14,15;71:10 specifically (8) 33:18, 19;35:2;36:4;38:9; 45:5;47:15;70:17 specified (3) 29:24; 31:3,15 spillage (4) 43:5;44:2; 59:13,21 spills (1) 43:21 square (8) 13:1; 15:11;17:21;28:12; 29:9;52:7;62:22;79:4 staff (16) 6:22,24; 21:7,14,16;24:9,17, 17,22;25:2,11,15,21; 26:12;56:15;75:7 standards (6) 22:22; 44:24;48:14,21; 53:15;59:25 start (1) 18:20 starting (1) 16:8 state (1) 66:6 stated (5) 15:21;35:2;</p>	<p>56:11;64:11,21 Statement (3) 3:10; 61:20;62:10 static (1) 8:8 stating (1) 57:5 stations (1) 28:4 staying (1) 27:22 steel (1) 57:13 Stephens (13) 12:15, 16;65:11;69:4,5; 76:23,24;78:13,14; 80:7,8;81:16,17 Steven (7) 4:3;5:1; 12:7;78:5;79:24; 81:8;82:7 Stevens (5) 4:8,9;5:5; 6:9,10 still (4) 5:10;19:6; 25:19;59:2 stipulation (2) 11:16; 68:1 stipulations (1) 21:11 stockpile (1) 38:21 stone (1) 57:19 storage (1) 48:1 stores (1) 71:9 Stormwater (11) 31:18,24;32:14,16, 25;33:3,8,20,25;34:5; 57:16 Street (25) 13:10,11; 16:17;17:15,18; 22:23,24,24;23:1,3; 24:10;27:15;30:12; 31:14;39:4,11,17,19; 48:6,13;57:17;60:7; 61:12;64:16;79:11 Streets (1) 22:22 strict (4) 39:16;41:11; 42:5,6 strip (1) 37:22 strive (1) 41:8 structure (1) 59:2 structures (2) 31:24; 34:13 student (1) 27:16 students (5) 21:16; 27:9;49:12,13;50:6 studies (1) 47:20 Study (2) 42:21;43:2 sub-base (1) 39:12 subdivision (4) 34:11; 53:2,7,17 subject (2) 3:23;23:2 Submission (1) 53:15 submit (2) 32:13; 52:17 submitted (4) 40:14, 20;51:8,19 Substitution (2) 37:18, 19 suitable (1) 50:18 suited (1) 72:1</p>
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<p><b>Summary (2)</b> 32:14; 58:21 <b>support (3)</b> 63:22; 74:2,4 <b>suppose (1)</b> 75:4 <b>sure (15)</b> 23:10,12; 25:20;33:16,24;34:7; 35:18;41:16;42:14; 46:8;49:1;54:8,10; 68:5;72:10 <b>surfacing (1)</b> 58:7 <b>surrounding (1)</b> 54:25 <b>surveyor (1)</b> 53:8 <b>swear (2)</b> 10:11;14:3 <b>Swearing (1)</b> 6:21 <b>switch (1)</b> 40:3 <b>sworn/affirmed (3)</b> 7:3;10:14;14:10 <b>System (3)</b> 31:19; 32:2;39:12</p>	<p><b>Tier (1)</b> 32:16 <b>together (1)</b> 55:23 <b>toilet (2)</b> 56:15,15 <b>tonight (17)</b> 9:6;10:6; 11:6,9;14:5;62:16,19; 63:7,16;64:7;66:18; 67:7,11;71:12;77:9; 79:1;80:16 <b>took (1)</b> 27:4 <b>top (1)</b> 32:10 <b>topography (1)</b> 20:8 <b>topsoil (1)</b> 38:21 <b>total (9)</b> 24:11,15; 25:1,2,17,18;56:12; 57:2;70:8 <b>toward (1)</b> 57:14 <b>traditional (1)</b> 49:8 <b>Traffic (3)</b> 46:15,18,23 <b>training (5)</b> 7:17,20, 24;8:14,18 <b>transmitting (1)</b> 3:19 <b>transported (1)</b> 29:1 <b>trash (12)</b> 38:11; 47:24;48:3,4,10,25; 49:1,9,14,16,24;64:4 <b>tree (5)</b> 39:17;41:22; 42:2,10,13 <b>trees (10)</b> 38:15,18; 39:2,5,11,20,25;41:5, 7;60:7 <b>trespass (2)</b> 44:7; 59:22 <b>tried (1)</b> 17:16 <b>trip (3)</b> 27:5,6,6 <b>trips (1)</b> 46:20 <b>Trust (1)</b> 79:5 <b>try (1)</b> 80:24 <b>trying (3)</b> 70:16;73:18, 19 <b>turf (5)</b> 15:14;16:23; 17:1;21:24;39:11 <b>turned (3)</b> 16:11;17:8; 45:3 <b>TV (1)</b> 8:10 <b>tweaked (1)</b> 51:23 <b>two (11)</b> 3:19;13:23; 17:13;39:25;41:7; 43:21;49:20,23;58:5; 62:20;68:7 <b>type (3)</b> 32:8;71:24; 72:20 <b>types (2)</b> 70:2;72:12 <b>typical (1)</b> 18:1</p>	<p><b>understands (1)</b> 52:14 <b>understood (3)</b> 23:6; 31:17;45:13 <b>Unfortunately (1)</b> 67:8 <b>unless (4)</b> 10:4;23:13; 34:19;44:17 <b>unmute (4)</b> 4:13,22, 24;15:25 <b>unmuted (1)</b> 6:1 <b>up (10)</b> 3:3;20:23; 49:9;50:11;54:11; 62:12;72:5;74:19; 80:17,19 <b>update (1)</b> 48:20 <b>updated (1)</b> 8:1 <b>updating (1)</b> 54:13 <b>Urban (1)</b> 79:11 <b>use (11)</b> 16:16,19,24; 17:3;27:25;37:16,21; 72:2;73:23,24;74:5 <b>used (7)</b> 15:17,18; 16:2,18,20;19:20; 34:13 <b>uses (2)</b> 36:24;71:5 <b>usually (1)</b> 27:5 <b>Utilities (3)</b> 34:24; 35:1;60:23 <b>Utility (1)</b> 36:3 <b>utilize (2)</b> 15:10;27:17 <b>utilized (1)</b> 45:16</p>	<p><b>visit (1)</b> 31:12 <b>voice (1)</b> 45:23 <b>vote (4)</b> 64:21;68:10; 78:1;81:4 <b>voting (1)</b> 74:8</p> <p style="text-align: center;"><b>W</b></p> <p><b>waiver (15)</b> 37:25; 38:5,9,12;39:7,16; 41:4,11,12,13,17,25; 42:4;47:5,10 <b>waivers (7)</b> 38:6;40:8, 9;58:22;60:6;63:19, 23 <b>walk (1)</b> 30:16 <b>Walker (18)</b> 4:4;5:11; 12:9,10;65:5,6;68:23, 24;76:17,18;78:7,8; 80:1,2;81:10,11;82:9, 10 <b>walkers (1)</b> 27:17 <b>wall/fence (1)</b> 66:1 <b>wall-mounted (1)</b> 42:16 <b>walls (1)</b> 57:13 <b>wants (4)</b> 34:19;62:9; 73:22;74:20 <b>warranted (1)</b> 45:17 <b>waste (3)</b> 48:1,7;49:8 <b>Water (1)</b> 60:23 <b>way (2)</b> 23:17;29:10 <b>weather (1)</b> 16:21 <b>website (1)</b> 3:8 <b>weeks (1)</b> 68:7 <b>Weevil (2)</b> 37:6,15 <b>Welcome (3)</b> 3:2; 6:18;64:19 <b>weren't (1)</b> 41:2 <b>What's (10)</b> 20:4,14; 21:12,21;44:17; 48:19,25;50:7;62:18; 80:20 <b>whereas (5)</b> 26:5,6; 38:4;43:13;55:7 <b>white (5)</b> 16:9;37:6,8, 15,16 <b>whole (1)</b> 60:1 <b>wide (1)</b> 28:13 <b>Williams (37)</b> 4:13,15, 20,24;5:6;6:1;7:1,8; 8:7,13,25;9:13,19; 12:1;13:2,4;54:19; 61:18,19,22;62:2,11; 69:21,23;70:17; 71:24;72:10,19; 74:10,23;75:6,21,22, 25;77:10,22;80:19 <b>within (6)</b> 21:11; 31:25;32:5;40:1; 45:10;70:2 <b>without (3)</b> 45:12; 67:25;80:22</p>	<p><b>witnesses (3)</b> 13:21, 23;14:14 <b>word (1)</b> 33:22 <b>work (9)</b> 9:25;26:12; 31:6;39:3;46:20; 47:1;48:17;63:25; 64:3 <b>working (1)</b> 47:6 <b>works (1)</b> 17:24 <b>written (2)</b> 35:13; 52:22 <b>wrong (1)</b> 49:3</p> <p style="text-align: center;"><b>X</b></p> <p><b>XVIII (1)</b> 34:1</p> <p style="text-align: center;"><b>Y</b></p> <p><b>yard (8)</b> 20:4;21:25; 22:1;32:10;55:8; 58:24;59:1,2 <b>year (1)</b> 3:15 <b>Yorkship (1)</b> 79:4</p> <p style="text-align: center;"><b>Z</b></p> <p><b>zero (1)</b> 43:20 <b>zone (1)</b> 70:4 <b>zones (1)</b> 71:23 <b>Zoning (17)</b> 7:19;8:5; 53:9;58:14;70:12,13; 72:11,17,21;73:1,2, 17,24;74:1,6;75:10, 11 <b>ZOOM (1)</b> 3:7</p> <p style="text-align: center;"><b>0</b></p> <p><b>0.25 (2)</b> 43:12;44:13 <b>0.5 (2)</b> 44:13,14 <b>0408P896 (1)</b> 61:11</p> <p style="text-align: center;"><b>1</b></p> <p><b>1 (12)</b> 13:12;18:24; 21:7;22:1;24:8;37:1; 43:14;47:6,11,17; 59:7;63:5 <b>1.0 (1)</b> 43:13 <b>1.5 (3)</b> 21:6;24:7;25:7 <b>1:30 (1)</b> 8:17 <b>10 (9)</b> 20:15,21; 29:23;35:5;39:25; 41:21;43:12,20;65:24 <b>10,000 (2)</b> 28:12; 29:12 <b>100 (2)</b> 13:10;29:23 <b>1000 (1)</b> 79:6 <b>1060 (1)</b> 9:7 <b>1064 (1)</b> 79:5 <b>1085 (1)</b> 79:3 <b>10-foot (1)</b> 20:20</p>
<p style="text-align: center;"><b>T</b></p> <p><b>talking (3)</b> 37:9,22; 40:15 <b>tall (1)</b> 55:5 <b>tamper-resistant (1)</b> 45:11 <b>tax (2)</b> 52:21,22 <b>TBD (1)</b> 20:16 <b>teacher (3)</b> 21:7;24:8, 16 <b>teachers (7)</b> 24:17,22; 25:2,11,15,21;56:16 <b>teaching (1)</b> 16:20 <b>tends (1)</b> 38:9 <b>terms (1)</b> 72:22 <b>testified (4)</b> 7:3;10:14; 14:11;48:2 <b>testify (1)</b> 20:18 <b>testifying (2)</b> 13:21; 14:5 <b>testimony (15)</b> 15:23; 18:12;25:21;27:8; 28:15;45:15;47:19, 25;51:2;52:10;62:16; 63:7,16,22;77:9 <b>thereafter (1)</b> 29:25 <b>therefore (1)</b> 74:18 <b>thereof (3)</b> 3:16,19,22 <b>Thomas (33)</b> 4:10,11; 5:5,16;6:11,12;11:22, 24;12:17,18;65:13; 68:14,16;69:6,7; 74:24,25;75:1;76:7, 11,25;77:1;78:15,16; 80:9,10;81:2,3,18,19; 82:3,15,16 <b>thought (1)</b> 67:3 <b>three (9)</b> 41:19,22; 44:16;49:3,10,20; 56:13;59:12;70:12 <b>thru-traffic (1)</b> 26:20</p>	<p style="text-align: center;"><b>U</b></p> <p><b>ultimately (1)</b> 71:14 <b>under (10)</b> 3:5;7:9; 8:13;18:22;22:22; 32:20;36:2;41:3; 44:18;72:23 <b>underground (1)</b> 57:15</p>	<p style="text-align: center;"><b>V</b></p> <p><b>variance (31)</b> 12:23, 25;18:24;19:2,8;20:3, 6,12;26:2;28:16;29:3, 6,30;1,9;40:2;43:19; 44:1,6,11;50:15; 52:15,17;54:9,18; 55:8,9;73:25;74:5; 79:6;80:16;81:4 <b>variances (13)</b> 18:5,7, 11,21;38:7;40:8; 52:11;58:21;63:17, 19,21;72:23,23 <b>various (1)</b> 16:19 <b>vegetation (1)</b> 38:21 <b>vehicular (1)</b> 27:10 <b>vener (2)</b> 57:11,19 <b>verification (2)</b> 35:13; 52:22 <b>Vernick's (1)</b> 18:19 <b>version (1)</b> 56:10 <b>vestibule (1)</b> 56:17 <b>vetted (1)</b> 71:18 <b>vetting (1)</b> 77:11 <b>via (1)</b> 3:7 <b>Victor (1)</b> 4:3 <b>view (1)</b> 36:19 <b>vinyl (4)</b> 54:1,4,9,14 <b>Virtua (1)</b> 79:6 <b>virtual (1)</b> 8:15 <b>virus (1)</b> 3:6</p>		

<p>11 (1) 13:12 1190 (1) 79:4 11th (1) 5:14 12 (2) 28:13;53:25 13 (1) 13:13 13th (7) 68:4,6,8,9,11, 14:81:5 14 (2) 3:24;41:23 1428 (1) 12:24 1441 (1) 65:23 14th (1) 3:3 15 (3) 13:13;20:5; 60:15 1531 (1) 65:23 15-foot (1) 20:10 15th (1) 7:11 16 (5) 13:13;20:25; 41:23;57:18;60:15 160 (1) 13:10 16th (2) 7:12,18 17 (1) 13:13 17th (1) 7:12 180 (1) 13:10 1800 (2) 79:10,11 1983 (1) 53:17</p>	<p>26:5 31 (2) 13:13;58:19 3103 (1) 9:9 31st (11) 13:10; 16:17;17:15;22:23, 24;27:2,15,20;48:6, 13;61:13 32 (1) 13:13 320 (1) 13:11 346 (1) 12:24 37 (1) 58:17</p>	<p>870-224B9 (1) 43:4 870-230F (1) 24:6 870-230Z (1) 29:22 870-231C (2) 28:11; 59:18 870-243A (3) 43:4; 44:1;59:20 870-243A10 (1) 43:11 870-243D2 (1) 44:10 870-243H (1) 44:25 870-244A (1) 36:22 870-244C6 (1) 38:2 870-244C7 (1) 38:14 870-244D (1) 39:4 870-244E3a (1) 37:20 870-244F3 (1) 39:23 870-244F4 (1) 41:18 870-247D (1) 38:19 870-272A (1) 47:3 870-274 (1) 46:16 892 (1) 13:10 897 (1) 13:10 8-inch (1) 57:12 8th (1) 13:11</p>		
<b>2</b>	<b>4</b>			
<p>2 (9) 20:2;21:25;26:4, 6;29:25;34:11;40:11; 58:25;61:12 2.0 (1) 44:14 2.4 (1) 44:15 2022 (7) 3:4,15,24; 5:15;18:19;64:9; 69:18 2030 (1) 79:13 216 (2) 65:23,24 22nd (1) 8:16 23 (2) 12:24;33:17 24 (2) 41:24;52:7 243.8A10 (1) 44:7 25 (1) 20:4 2759 (1) 9:10 280 (1) 13:11 2867 (1) 79:4 29 (3) 3:4;15:13;24:9 29-space (1) 26:4 2-story (1) 57:25</p>	<p>4 (4) 21:5;26:3,6;38:2 4.9 (1) 44:19 40 (1) 39:6 400 (1) 79:9 421 (1) 9:8 4-feet (1) 55:5 4-inch (1) 57:11</p>			
	<b>5</b>		<b>9</b>	
	<p>5 (5) 13:12;37:3; 38:15;39:24;44:18 50 (1) 28:13 5030 (1) 9:11 55 (4) 25:15,17,18,21 56-60 (1) 13:13 59 (4) 24:11,15,25; 25:19 5-foot (2) 36:23,24</p>		<p>9 (6) 13:12;33:4,7,19; 36:2;40:19 9:30 (1) 7:18 955 (2) 13:12;15:6 97.6 (1) 13:1 9th (1) 8:15</p>	
	<b>6</b>			
	<p>60 (1) 18:25 63 (1) 13:13 66.2 (1) 19:1 69 (1) 19:7 6-foot (2) 53:24;58:25 6-foot-tall (1) 55:7</p>			
	<b>7</b>			
	<p>7 (2) 13:12;26:5 7:38 (1) 82:23</p>			
	<b>8</b>			
<b>3</b>	<p>8 (7) 18:19;21:22; 24:19;25:6;33:18; 64:9;69:18 8,900 (1) 17:21 8,940 (3) 15:11;29:9; 62:22 8:30 (1) 8:17 850 (1) 13:9 856 (1) 13:9 870-189D (1) 59:1 870-197 (2) 55:4; 58:25 870-224B19 (1) 36:20</p>			
<p>3 (7) 13:12;18:20,21, 22;26:2;61:12;65:23 3.0 (1) 44:17 3:30 (1) 7:18 30 (5) 15:12;17:8; 21:20,22;62:23 300 (1) 13:11 3053 (1) 13:11 3055 (1) 13:11 3098 (2) 61:11;64:15 30-space (2) 24:10;</p>				