

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETING
December 8, 2022

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

PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, December 8, 2022

- - - -

Transcript of proceedings of the City of
Camden Planning Board was conducted as a virtual
meeting via a remote conferencing platform, ZOOM,
commencing at 6:00 p.m.

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

JOSE DeJESUS, CHAIRMAN
STEVEN LEE, VICE-CHAIRMAN
COUNCILWOMAN FELISHA REYES-MORTON
DIRECTOR KEITH WALKER
IAN LEONARD
RASHID HUMPHREY
AARON STEPHENS

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY
JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
DENA MOORE JOHNSON, PE, CME, BOARD ENGINEER
REMINGTON & VERNICK ENGINEERS
DR. EDWARD C. WILLIAMS, PP, ASIP, CSI, AHP, CZO,
DIRECTOR OF PLANNING & DEVELOPMENT & SECRETARY,
HISTORIC PRESERVATION COMMISSION

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

1	I N D E X	
2	CASES HEARD:	PAGE
3	1) APPROVAL OF PLANNING BOARD	5
4	MINUTES NOVEMBER 2022	
5	2) PLANNING BOARD DIRECTOR'S	6
6	REPORT	
7	3) JOSEPH BARNETT	7
8	434 Emerald Street	
9	4) ODESSA MOORE BENJAMIN	8
10	2834 Idaho Road	
11	5) WARE INVESTMENTS c/o THIS N THAT	10, 72
12	DISCOUNT	
13	1559-1561 Mt. Ephraim Avenue	
14	(Continued to the January 2023 Meeting)	
15	6) VIRTUA OUR LADY OF LOURDES	11
16	HOSPITAL, INC.	
17	1533, 1555 and 1565 Haddon Avenue	
18	7) MATRIX ADMIRAL DEVELOPMENT, LLC,	21
19	ADMIRAL WILSON NORTH REDEVELOPMENT	
20	AREA - Various blocks & lots.	
21	8) APPROVAL OF 2023 PLANNING BOARD	68
22	MEETING DATES	
23		
24		
25		

1 CHAIRMAN DeJESUS: Good evening. This is
2 the Camden City Planning meeting of December 8, 2022.
3 To all members of the Camden City Planning Board, by
4 the direction of the Planning Board Chairman Jose
5 DeJesus, Jr., the City of Camden, there will be a
6 regularly scheduled meeting held on Thursday,
7 December 8, 2022 at 6:00 p.m.

8 Since the City of Camden remains under a
9 declaration of a Health Emergency related to the
10 COVID-19 virus, even though the City Hall is open,
11 therefore, the regular scheduled meeting will be
12 conducted as a virtual meeting in a remote
13 conferencing platform called ZOOM. Instructions on
14 accessing this virtual regular scheduled Planning
15 Board meeting, the meeting's agenda, can be found on
16 the City of Camden's website, www.ci.camden.nj.us.
17 Reading of the Opening Statement.

18 MS. MILLER: Good evening. Adequate
19 notice of this meeting has been provided in
20 accordance with the Open Public Meeting Act. The
21 Camden City Planning Board adopted a Resolution
22 approving the schedule of regular meetings to be held
23 during the year of 2022 by, one, posting a copy
24 thereof on the bulletin boards reserved for such
25 purpose in the Office of City Clerk, City Hall, first

1 floor, Camden, New Jersey; two, transmitting a copy
2 thereof to the Courier Post and to the Philadelphia
3 Inquirer. These newspapers have been designated by
4 this Board to receive same, and filing a copy thereof
5 with the City Clerk, City of Camden, New Jersey. The
6 subject meeting was publicized on December 5, 2022.

7 CHAIRMAN DeJESUS: Roll call.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DEJESUS: Present.

10 MS. MILLER: Steven Lee.

11 VICE-CHAIRMAN LEE: Here.

12 MS. MILLER: Mayor Carstarphen. Director
13 Keith Walker.

14 DIRECTOR WALKER: Here.

15 MS. MILLER: Ian Leonard. Is he still
16 with us?

17 MR. BURNS: He's still with us. He's
18 just on mute.

19 MS. MILLER: Can you unmute yourself,
20 Ian?

21 MR. LEONARD: Here. Sorry.

22 MS. MILLER: Councilwoman Felisha
23 Reyes-Morton. Aaron Stevens.

24 MR. STEVENS: Present.

25 MS. MILLER: Omari Thomas. Rashid

1 Humphrey.

2 MR. HUMPHREY: Present.

3 MS. MILLER: Brenda Fraction. Thank you.

4 CHAIRMAN DEJESUS: Approval of the
5 Special Planning Board meeting held November 3, 2022.
6 I need a motion to approve.

7 MR. LEONARD: So moved.

8 VICE-CHAIRMAN LEE: Second.

9 CHAIRMAN DEJESUS: Roll call.

10 MS. MILLER: Jose DeJesus.

11 CHAIRMAN DeJESUS: Yes.

12 MS. MILLER: Steven Lee.

13 VICE-CHAIRMAN LEE: Yes.

14 MS. MILLER: Director Walker.

15 DIRECTOR WALKER: Yes.

16 MS. MILLER: Ian Leonard. Is he still
17 there?

18 MR. LEONARD: Yes. Trouble with my
19 phone.

20 MR. BURNS: Yes, we heard him.

21 MS. MILLER: Councilwoman Reyes-Morton.

22 COUNCILWOMAN REYES-MORTON: Yes.

23 MS. MILLER: Mr. Stevens.

24 MR. STEVENS: Yes.

25 MS. MILLER: Mr. Humphrey.

1 MR. HUMPHREY: Yes.

2 MS. MILLER: Motion carried to approve.
3 Thank you.

4 CHAIRMAN DEJESUS: Swearing in of all
5 professionals and planning staff members.

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

8 - - -

9 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,
10 AHP, CZO; DENA MOORE JOHNSON, PE, CME, having first
11 been duly sworn/affirmed, was examined and testified
12 as follows:

13 - - -

14 CHAIRMAN DEJESUS: Planning Board
15 Director's Report.

16 DR. WILLIAMS: Thank you, Mr. Chair and
17 Members of the Planning Board. I just have one item
18 on my list of things to do or discuss. It's for
19 special service RFPs for our Board professionals,
20 namely, our attorney, conflict attorney, as well as
21 our Board engineer. RFPs were let out and were
22 opened on December the 6th. And the outcome of which
23 presents the same firms that services our Board
24 tonight.

25 It's my recommendation based on that

1 since the same firms have been applying for the
2 Special Service Contracts, one, two, we're pleased
3 with the service that they have been providing with
4 this Board. And I would recommend the continuance of
5 the same.

6 CHAIRMAN DEJESUS: Can I have a motion to
7 approve the director's recommendation --

8 DR. WILLIAMS: To the Board Chair, to
9 just give you the outcome of our due process, we'll
10 put some on the January agenda regarding the --

11 CHAIRMAN DEJESUS: Very good.

12 New Business. Certificate of
13 Appropriateness for Joseph Barnett, 434 Emerald
14 Street. The applicant is proposing exterior work
15 which would for a facade. Is there someone here
16 representing that?

17 DR. WILLIAMS: Mr. Chair, I can represent
18 the applicant as well as the second item, Item B on
19 agenda. Just in short, the applicant is proposing to
20 shore up the facade through putting in steel rods
21 with star-points to shore up the building. It's been
22 a well in the front facade. And the proposal is to
23 install two star-point rods to shore up the --

24 MR. BURNS: Steven, I think we're getting
25 some feedback. Can you go to mute we'll we're

1 waiting. We're having trouble. It think it might be
2 coming from somebody. Maybe we can all go to mute
3 while Dr. Williams is talking.

4 DR. WILLIAMS: Mr. Chair, I'll repeat.

5 The applicant for 434 Emerald Street -- I
6 think it's me right now. Let me try to get this out
7 very quickly.

8 MS. MILLER: Ask Ms. Simpson to mute.

9 DR. WILLIAMS: Is that better?

10 434 Emerald Street, once again for the
11 record, the applicant is installing star point rods,
12 steel rods, in the front facade to stabilize the
13 front facade of the building.

14 MS. MILLER: Mr. Lee, can you mute,
15 please?

16 DR. WILLIAMS: Did everyone hear me?

17 MR. BURNS: Yes, sir, we heard you.

18 DR. WILLIAMS: Okay. Very good.

19 MR. BURNS: It's the recommendation that
20 the Board approve that Certificate of
21 Appropriateness, correct, Doctor Williams?

22 DR. WILLIAMS: That's correct.

23 MR. BURNS: Very good. And the second
24 one, Odessa Moore Benjamin, 2834 Idaho Road. That
25 was for the proposed installation of a new roof; is

1 that correct?

2 DR. WILLIAMS: Yes. And to the Chair and
3 to the Members of the Board, the applicant is
4 proposing to install a rubberized flat roof. And
5 there is a shingle portion of the gable that will be
6 Williamsburg Slate. So the roof will be flat on top
7 with rubberized materials. The gable will be
8 Williamsburg Slate.

9 CHAIRMAN DEJESUS: And has that also been
10 approved by the Historical Committee?

11 DR. WILLIAMS: Yes, Mr. Chair.

12 CHAIRMAN DEJESUS: I need a motion to
13 approve these two applications.

14 MR. BURNS: First. Is there anybody from
15 the public that wants to be heard on these? No
16 public wants to be heard, Mr. Chairman, so we can
17 move to --

18 CHAIRMAN DEJESUS: We'll close that and,
19 therefore, a motion is in order.

20 MR. LEONARD: So moved.

21 COUNCILWOMAN REYES-MORTON: Second.

22 CHAIRMAN DEJESUS: Roll call.

23 MS. MILLER: Jose DeJesus.

24 CHAIRMAN DEJESUS: Yes.

25 MS. MILLER: Steve Lee.

1 VICE-CHAIRMAN LEE: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Ian Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Councilwoman Reyes-Morton.

7 COUNCILWOMAN REYES-MORTON: Yes.

8 MS. MILLER: Aaron Stevens.

9 MR. STEVENS: Yes.

10 MS. MILLER: Mr. Rashid Humphrey.

11 MR. HUMPHREY: Yes.

12 MS. MILLER: Motion carried to approve.

13 Thank you.

14 CHAIRMAN DEJESUS: Sign Variance, Ware
15 Investments c/o This N That Discount at 1559-1561
16 Mt. Ephraim Avenue, Block 441, Lot 55. The applicant
17 is proposing a 70-square foot mounted sign.

18 MR. BURNS: Mr. Chairman, I know this
19 went through Dr. Williams' office. I do not believe
20 Dr. Williams' office had any concerns as it relates
21 to the proposed signage. Is there anybody here on
22 that sign or that sign approval?

23 DR. WILLIAMS: I don't see one on the
24 call, unless they speak up now.

25 MR. BURNS: If there's nobody here, we'll

1 have to carry it, Mr. Chairman, to the next
2 meeting.

3 DR. WILLIAMS: Yes.

4 CHAIRMAN DEJESUS: Let's do this. We'll
5 wait until the end of the meeting. And if no one
6 shows up then we'll do just that.

7 DR. WILLIAMS: Very good.

8 MR. BURNS: Thank you, sir.

9 CHAIRMAN DEJESUS: Amendment to the final
10 site plan, Virtual Our Lady of Lourdes Hospital,
11 Inc., 5533, 1555, 1565 Haddon Avenue, Block 1381,
12 Lots 2, 31, 30. Block 1382, Lots 4, 5, 6 and 8. The
13 applicant is proposing to add Code Blue Emergency
14 lights along with increasing parking space from 367
15 parking spaces to 464. Someone here for that?

16 MR. BARANOWSKI: Yes. Good evening, Mr.
17 Chairman. This is Robert Baranowski speaking. I'm
18 not attorney with the firm of Hyland, Levin, Shapiro
19 in Marlton.

20 I also have with me tonight our witnesses
21 from the project team, Mr. David Cranston and Ms. Jen
22 Keddie are both on with us as well. And I have Mr.
23 Vladislav Koldomasov who is our engineer from Taylor
24 Wiseman Taylor. And I see him on as well. We'd like
25 to swear everybody in.

1 CHAIRMAN DEJESUS: Jim, please.

2 MR. BURNS: I'd be happy to do that.
3 Bob, how are you doing? For the applicant's
4 witnesses, please raise your right hand.

5 - - -

6 DAVID CRANSTON, JEN KEDDIE, VLADISLAV
7 KOLDOMASOV, PE, having first been duly
8 sworn/affirmed, was examined and testified as
9 follows:

10 - - -

11 MR. BURNS: And when counsel calls you to
12 testify, if you could just, again, state your full
13 name and address for the record. For the record,
14 Mr. Chairman, we have accepted the applicant's
15 engineer in the past as a professional engineer to
16 provide testimony, not just this application but
17 other applications in the past, so we do not have to
18 qualify him a professional engineer.

19 CHAIRMAN DEJESUS: No problem.

20 MR. BARANOWSKI: And thank you for that,
21 Mr. Burns and a good evening to you as well. It's
22 good to see you. We may only need to hear from
23 Mr. Koldomasov but we can see how that goes. We do
24 have also just to mention, the review letter from Ms.
25 Johnson. It's dated October 26th. We don't have any

1 issues with the comments in the letter and we would
2 agree to comply.

3 I can, if it would be the pleasure of the
4 Board, have Mr. Koldomasov share his screen and put
5 up the plans so you could see what we're doing, which
6 basically as noted, involves placing five Code Blue
7 emergency call boxes in the parking area. So if it
8 would be the Board's pleasure, can I have Mr.
9 Koldmasov do that?

10 CHAIRMAN DEJESUS: Yes, you can do that.
11 And the once you've done that, we'll allow Ms.
12 Johnson to make her presentation of her letter.

13 MR. BARANOWSKI: Thank you, sir. Vlad,
14 do you want to take it away.

15 MR. KOLDOMASOV: Thank you everybody and
16 thank you for having us on this call. My name is
17 Vladislav Koldomasov. I'm a project engineer with
18 Taylor Wiseman Taylor. Our address is 124 Gaither
19 Drive, Suite 150 in Mt. Laurel, New Jersey.

20 Now with this, I had previously received
21 approvals from this Board back in March, as well as
22 adopted in 2012. And it was to demolish two existing
23 buildings that were vacant to expand an existing
24 parking lot from 367 spaces to 464 spaces.

25 Now, today, we come in and we're seeking

1 an amended site plan approval to provide five Code
2 Blue emergency call stations. Just similar as to the
3 ones that you see if you're on the site across the
4 street on the newly constructed parking lot adjacent
5 to the Virtua Our Lady of Lourdes Hospital.

6 Now, the stations if you're looking at
7 this plan, the stations will be located in the
8 previously-approved landscaped islands. We have two
9 on the westerly side of the improvements. One at the
10 top lefthand corner and one at the bottom. We also
11 have two on the easterly side on the landscape
12 islands. One at the top and one at the bottom. And
13 we also have one centrally-located within the
14 proposed parking lot.

15 Now, in order to accommodate the Code
16 blue stations, we had to remove four of the proposed
17 Landscaped trees in each of the islands at the end of
18 the parking rows.

19 Now, I don't know Ms. Johnson, if it's
20 easier if I just go ahead and answer the --

21 MS. MOORE: I'll go through the letter,
22 Vlad, and you can just respond as I go through each
23 comment. It'll be fairly quick.

24 MR. KOLDOMASOV: No problem.

25 MS. MOORE: Mr. Chairman, I'm referring

1 to Remington & Vernick's letter dated October 26,
2 2022. I'm starting on page 2.

3 While the number of parking spaces remain
4 the same, testimony should be provided as to whether
5 any changes are proposed to the impervious coverage.

6 MR. KOLDOMASOV: Now, the only impervious
7 coverage that's proposed is mainly the foundation,
8 the concrete foundations for the actual structures.
9 For the site for the five Code Blue stations, it's a
10 very minimal increase and it's nonvehicular
11 impervious. It's only 50 square feet and it's for
12 the --

13 MS. MOORE: Total?

14 MR. KOLDOMASOV: Total. Correct. It's
15 really only five for the corner ones but then it's 45
16 square feet for the center one because we have to
17 provide like a concrete foundation base and provide
18 bollards around that since there's going to be a
19 parked vehicle in front of that station.

20 MS. MOORE: So 50 square feet is very
21 minimal. I just wanted to note that amount.

22 Our office recommends that the call boxes
23 should be placed near the ADA-accessible spaces.
24 This distance should be shown on the plans.

25 MR. KOLDOMASOV: So the proposed

1 placements that we have right now are kind of placed
2 in a strategic manner for equal distance opportunity
3 for all pedestrians within the parking area within
4 the proposed improvements. And we can add -- with
5 the previous approval, we had restriped the front of
6 this building to add four additional ADA spaces. And
7 for this closest accessible space, it's roughly 70
8 feet to that ADA space.

9 MS. MOORE: Seventy feet. All right.

10 Per Section 870-244.F.3, at least five
11 percent of the interior parking area, 4,118 square
12 feet shall be landscaped and at least two trees
13 provided for 10 spaces. We stated five trees were
14 eliminated from the prior approval. So it's only
15 four?

16 MR. KOLDOMASOV: That's correct. Just
17 four. One on each corner of the landscaped islands.
18 The one in the center, that's where the filter unit
19 is and there's no tree proposed. It's usually just
20 grasses.

21 MS. MOORE: All right. So I'll change
22 that. Four trees were eliminated from the prior
23 approval. The applicant proposes 2,913 square feet
24 and requests a waiver. And you still request that
25 waiver, correct?

1 MR. KOLDOMASOV: That's correct. The
2 percentage of the interior parking didn't change from
3 the previously approved plans. The only thing that
4 changed was the elimination of the four previously
5 approved trees.

6 MS. MOORE: Okay. We would take no
7 exception to the granting of that waiver.

8 Per Section 870-244.F.5, parking lots
9 that include stalls in a double-stacked arrangement,
10 shall have a five-foot wide landscape buffer between
11 them. The applicant requests a waiver.

12 And you received that waiver on the last
13 approval so you would also be requesting that waiver
14 in this instance, correct?

15 MR. KOLDOMASOV: That's correct. Yes.
16 We just wanted -- right now the existing parking lot
17 is an existing nonconforming lot. So we're just
18 trying to keep the proposed arrangement of the spaces
19 similar to what is out there right now.

20 MS. MOORE: And then Note 14 from the
21 amended site plan should also be added to the
22 Construction Detail Sheet. So that's referring to
23 the concrete, correct?

24 MR. KOLDOMASOV: That's correct. And we
25 have no problem adding that note to the Construction

1 Detail Sheets.

2 MS. MOORE: All right. So we have our
3 Summary of Variances and Waivers. There are no
4 variances being requested with this application. The
5 waivers are, the percentage of parking lot to be
6 landscaped and the landscaping between stacked
7 spaces. Just those two. You're aware of the
8 Approval Process as listed on page 3?

9 MR. KOLDOMASOV: Yes.

10 MS. MOORE: And you received your Camden
11 County Planning Board approval already. The Camden
12 County Soil Conservation District, I still had that
13 as pending. So are you going to get a revised or an
14 updated approval from the County?

15 MR. KOLDOMASOV: From that County
16 Planning Board?

17 MS. MOORE: Right. It probably isn't
18 necessary since it's not affecting their --

19 MR. KOLDOMASOV: Correct. There's really
20 no access point. And then for the Camden County
21 Soils, we actually received that approval October
22 6th.

23 MS. MOORE: You did. Okay.

24 MR. KOLDOMASOV: I'm not sure if we
25 provided a copy to your office. If not, I can

1 forward it tomorrow. No problem.

2 MS. MOORE: Please do that so I can
3 update the project, the overall project.

4 MR. KOLDOMASOV: Yes.

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

7 CHAIRMAN DEJESUS: Thank you very much,
8 Dena.

9 MS. MOORE: You're welcome.

10 CHAIRMAN DEJESUS: Anybody from the Board
11 have any questions or concerns? Hearing none, is
12 anyone outside in the public interested in responding
13 to this application?

14 CHAIRMAN DEJESUS: Hearing none and,
15 Doctor, you don't have anyone?

16 DR. WILLIAMS: No, sir.

17 CHAIRMAN DEJESUS: A motion is in order,
18 please.

19 MR. BURNS: Mr. Chairman, this is a very
20 straight-forward application as clearly indicated and
21 as stated by our engineer. Just for the record, the
22 applicant is requesting amended site plan approval to
23 install five Code blue emergency call boxes within a
24 previously-approved parking lot. And has testified,
25 the number of parking spaces remains unchanged.

1 I believe adequate testimony was provided
2 to support the requested waivers. And, I believe,
3 that was also acknowledged by our engineer. And it
4 was also acknowledged by the applicant and our
5 engineer that there are no variances requested or
6 required. The only condition will be to comply with
7 the R&V review letter, Remington & Vernick review
8 letter, dated October 26, 2022.

9 CHAIRMAN DEJESUS: Anyone on the Board
10 make a motion, please?

11 MR. LEONARD: So moved.

12 CHAIRMAN DEJESUS: Thank you, Mr.
13 Leonard.

14 COUNCILWOMAN REYES-MORTON: Second.

15 CHAIRMAN DEJESUS: Thank you, Felisha.
16 Roll call, please.

17 MS. MILLER: Jose DeJesus.

18 CHAIRMAN DEJESUS: Yes.

19 MS. MILLER: Mr. Lee.

20 VICE-CHAIRMAN LEE: Yes.

21 MS. MILLER: Director Walker.

22 DIRECTOR WALKER: Yes.

23 MS. MILLER: Mr. Leonard.

24 MR. LEONARD: Yes.

25 MS. MILLER: Councilwoman Reyes-Morton.

1 COUNCILWOMAN REYES-MORTON: Yes.

2 MS. MILLER: Mr. Stevens.

3 MR. STEVENS: Yes.

4 MS. MILLER: Mr. Humphrey.

5 MR. HUMPHREY: Yes.

6 MS. MILLER: Motion carried to approve.

7 Thank you.

8 MR. BARANOWSKI: Thank you everybody.

9 Have a great evening. Have a wonderful holiday.

10 CHAIRMAN DEJESUS: Thank you.

11 MS. MOORE: Thank you.

12 MR. BURNS: Thanks.

13 CHAIRMAN DEJESUS: Amended Preliminary
14 and Final Site Plan for Matrix Admiral Development,
15 LLC, Admiral Wilson North Redevelopment Area; various
16 blocks and lots.

17 The applicant is seeing to amend
18 previously-approved major preliminary and final site
19 plan to construct two warehouse buildings on the
20 property with associated off-street parking and other
21 site improvements. The first warehouse is 279,600
22 square feet with 86 loading docks, 50 Trailer parking
23 spaces, and 162 car parking spaces.

24 The second warehouse is 132,000 square
25 feet with 36 loading docks, 22 trailer parking spaces

1 and 98-car parking spaces. Is someone here
2 representing them?

3 MR. BORASKE: Yes. Good afternoon, Mr.
4 Chairman and good afternoon Board. Thank you for
5 that introduction. That does provide a nice summary,
6 overview and intro for the Board

7 My name is Stephen Boraske. I'm an
8 attorney with the law firm, Florio, Perrucci
9 Steinhardt, Cappelli, Tipton & Taylor. And I have
10 the privilege tonight to, once again, represent the
11 applicant, Matrix Admiral Development Group. I say
12 it once again because this is actually the third time
13 that the Board will have this applicant and this
14 development before it for consideration of a site
15 plan approval.

16 The site, as mentioned, is located in the
17 Admiral Wilson Redevelopment area. And the site
18 itself, I believe, is known as the Admiral Wilson
19 Boulevard Plaza site. So I believe the Board is
20 well-familiar and I will not list the many blocks and
21 lots that comprise the subject property. But, again,
22 we are located within the Admiral Wilson North
23 Redevelopment area.

24 By way of a very brief summary
25 introduction, again, this is the second time the

1 applicant has sought amended site plan approval. The
2 first site plan approval was January 2001. The
3 use -- the project and use proposed has always been
4 a warehouse-type manufacturing commercial use. That
5 use is consistent with the City's Redevelopment Plan
6 and does further the intent and purposes of the
7 applicable, again, Redevelopment Plan and
8 Redevelopment area. The only things or aspects of
9 the project that have changed, are really the
10 footprint of the warehouse itself, although the use
11 has generally remained the same.

12 So January 2021, the Planning Board
13 approved a 145,390 square foot warehouse. We were
14 back a few months later in May 2021 to receive
15 approval for a 142,776 square foot warehouse. And
16 now we are back once again and hoping that the third
17 time is the charm, I think. We're proposing two
18 warehouses. One that will ultimately be about
19 279,000 square feet. And a second warehouse that
20 will be 132,000 square feet.

21 We will provide whatever testimony is
22 needed to make sure that the Board understands why
23 the application has changed. Really, it's ultimately
24 to provide more flexibility for the end-user of the
25 warehouse. And we will get into that, I think, as we

1 go through the Board's professional's review letter,
2 as well as any testimony from our professional
3 witnesses.

4 Two other final notes or three very short
5 notes. First is that the resulting traffic from this
6 application, although the warehouses are larger, the
7 footprints, the resulting traffic is still within
8 what's considered acceptable levels. And it isn't
9 going to be a major increase or change to the
10 previously approved traffic that the Board looked at
11 and considered as part of the prior site plan
12 applications. In some ways, the traffic impact
13 will actually be lessened.

14 The second point is that there are no new
15 variances or waivers required for this application.
16 We are able to rely on our prior approvals. There's
17 no new nonconforming use. There's no new deviations
18 from the Redevelopment Plan or underlying zoning. So
19 this is really a by-right site plan approval.
20 Meaning, that we fully comply with the Redevelopment
21 Plan. We fully comply with the Zoning Ordinance.
22 We don't require variances or waivers. So we're
23 looking to proceed with this project as we present it
24 to the Board tonight.

25 And, finally, we are in receipt of the

1 Board engineer's December 2nd, 2022 review letter.
2 We can generally comply with all of the comments in
3 the letter. I think there are one or two items that
4 we're looking for clarification on. So I can't say
5 that we will 100 percent comply just yet, but we just
6 need some clarification on a few of the comments and
7 then I think we'll be in good shape. With that said,
8 Mr. Chairman, again, thank you for the intro and we
9 are willing to proceed however the Board would see
10 fit.

11 CHAIRMAN DEJESUS: Let's swear in all of
12 your professionals who are going to testify, please.

13 MR. BURNS: If everybody could do that
14 who will be testifying, to please raise their right
15 hands. So I see Mr. Thomas. I see Mr. MacGeorge,
16 Mr. Disario, and Mr. Pratt.

17 - - -

18 DAVID THOMAS; KYLE MACGEORGE, PE, LEED,
19 AP; DAN DISARIO, PE; RICK PRATT, AIA, having first
20 been duly sworn/affirmed, was examined and testified
21 as follows:

22 - - -

23 MR. BURNS: And if counsel calls you to
24 testify as we go through the review letters, just
25 identify yourself again for the record. I believe

1 that we accepted most of you as professionals during
2 the last few meetings. And I think we can dispense
3 with clarifying what the credentials are for each
4 individual. And, Steven, I'm correct on that, right?
5 This is the same team pretty much, correct?

6 MR. BORASKE: Yes, that's correct.

7 MR. BURNS: Very good. Dena was kind of
8 nodding so I figured I was right.

9 CHAIRMAN DEJESUS: Dena, you want to
10 start, please?

11 MS. MOORE: I'll start.

12 Mr. Chairman, I'm referring to Remington
13 & Vernick's letter dated December 2nd, 2022.
14 Starting on page 6 under parking and loading.

15 Per the amended Redevelopment Plan,
16 warehouses shall provide one parking space for every
17 two employees on the largest shift where employment
18 is known. Otherwise, .5 spaces (point 5 spaces) per
19 each 1,000 square feet of gross floor area. As such,
20 140 parking spaces are required for the main
21 warehouse. And 162 spaces are proposed. Sixty-six
22 (66) spaces are required for the smaller warehouse
23 and 98 spaces are proposed.

24 The amount of off-street parking provided
25 on the tract cannot exceed 120 percent of the minimum

1 required, unless justified required experience.

2 Testimony should be provided.

3 MR. MACGEORGE: I can respond to this
4 one. This is Kyle MacGeorge with Langan Engineering
5 Environmental Services. Our address is 1818 Market
6 Street, Suite 3300, Philadelphia, PA. So we
7 understand the criteria of the two areas, the two
8 sites that have the parking spaces on them. The only
9 one that exceeds the 120 percent is the smaller
10 warehouse facility.

11 The reason for the number of spaces is
12 because this is a speculative building. We're trying
13 to provide maximum flexibility on who the final
14 tenant might be. So we wanted to make sure we had
15 the max spaces we could provide based on future uses.
16 So our feeling is that the number of spaces is
17 consistent with what the actual occupancy will be if
18 a variance is needed for that 120 percent exceedance,
19 we would request it. But we feel like we're
20 generally consistent with the meaning of the Code.

21 MS. MOORE: I'm checking to see if you
22 had that variance previously, which I don't see that
23 for.

24 MR. MACGEORGE: I would say we probably
25 did not, Dena, because that last one we had a pretty

1 decent idea of who that tenant was going to be so,
2 therefore, it would be the parking for that tenant.
3 But, again, this is speculative so it's a little
4 different.

5 MS. MOORE: Okay. So I'm just going to
6 add that. I know there was the testimony by the
7 attorney who stated that we had no variances at that
8 point. I'm just going to add that. Do you agree
9 that you would request that variance at this time?

10 MR. MACGEORGE: Yes, that's correct.

11 MR. BORASKE: Sure. I would say to the
12 extent that that requires a variance, we would seek
13 them and thank you for clarifying.

14 MS. MOORE: Okay. No problem. I'll just
15 say, exceed 120 percent for parking.

16 CHAIRMAN DEJESUS: Dena, may I ask a
17 question?

18 MS. MOORE: Yes.

19 CHAIRMAN DEJESUS: What does that number
20 represent, the 120 percent? Twenty more cars or
21 what? What does the 120 represent?

22 MS. MOORE: Well, you have a certain
23 amount that's required and they're exceeding 120
24 percent of that. That's what's stated in the
25 Redevelopment Plan that you're not to exceed 120

1 percent of what's being required. So where that 120
2 percent comes from, I couldn't tell you exactly.

3 CHAIRMAN DEJESUS: That's okay. It's all
4 right.

5 COUNCILWOMAN REYES-MORTON: I have a
6 follow-up question. Can you repeat that, again,
7 Dena. I'm sorry.

8 MS. MOORE: About 120 percent?

9 COUNCILWOMAN REYES-MORTON: Yes.

10 MS. MOORE: The amount of off-street
11 parking provided on the tract cannot exceed 120
12 percent of the minimum required parking spaces
13 unless it's justified through prior experience.

14 COUNCILWOMAN REYES-MORTON: So it's more
15 than 120 percent but we don't know how much percent
16 increase it actually is? We just know it's over
17 120?

18 MS. MOORE: Oh, no. We can do the
19 calculation.

20 COUNCILWOMAN REYES-MORTON: Is that where
21 you were going, Chairman, with your question? I
22 think so.

23 CHAIRMAN DEJESUS: Yeah. I was trying to
24 find out the number.

25 COUNCILWOMAN REYES-MORTON: Me too.

1 MS. MOORE: Oh, I'm sorry. I didn't
2 realize that's what you wanted to know, the actual
3 number --

4 CHAIRMAN DEJESUS: No. Are we looking at
5 the number more so than the percentage? I understood
6 the logic of that.

7 MS. MOORE: I'm sorry. Kyle, do you have
8 that number or do you need me to do that division?
9 Do you have it offhand?

10 MR. MACGEORGE: I'm doing the calculation
11 right now.

12 MS. MOORE: I'm doing it on my calculator
13 right now. It's 66 divided by 98, right or no? What
14 did I do wrong?

15 MR. MACGEORGE: Sixty-six would be
16 required. That's the amount that's required. So we
17 have 98 divided --

18 MS. MOORE: Divided by the 66. Sorry.

19 MR. MACGEORGE: So we're about 150
20 percent. It works out. Jose, your question was
21 about how many additional spaces. It's about 20
22 spaces over the criteria.

23 CHAIRMAN DEJESUS: Yes, that's what I
24 figured, 20 or 25 more cars, more vehicles.

25 MR. BURNS: I'm impressed, Jose. You

1 must be an accountant because that's pretty good.
2 You hit 20 right on the head.

3 MS. MOORE: Here, I pulled out my cell
4 phone.

5 CHAIRMAN DEJESUS: Doing accounting for
6 practically all my life, numbers are just
7 standard procedures. Go ahead, Dena. I'm sorry.

8 MS. MOORE: Okay. No problem.

9 The very next item. Per the amended
10 Redevelopment Plan, required parking spaces for any
11 use may be provided anywhere within the overall
12 Redevelopment Area Tract. The applicant proposes two
13 lots for satellite parking. On the western lot, 54
14 van spaces are provided. On the northeastern lot, 60
15 van spaces are proposed. If required parking is
16 provided on a different lot than the use that it is
17 serving, appropriate deed restrictions and easements
18 must be submitted.

19 MR. MACGEORGE: So generally, this is --
20 we'll comply with just a little bit of explanation.
21 As we just discussed, we have the least number of
22 spaces required per the ordinance on the lots that
23 they're actually going to be serving the building.
24 The satellite spaces are potential for vans, again,
25 to provide some flexibility for the tenant. Should

1 those be required, I think what we previously agreed
2 to was that many documents that would be necessary
3 would be coordinated between the land use attorney
4 and the solicitor. And we're find with that.

5 CHAIRMAN DEJESUS: I can show you if I
6 may ask, is the fact that we're dealing with vans.
7 And vans are either, what, 26 footers or 32?
8 Because what we don't want to do is, give you all
9 this truck space and you end up with truck and
10 trailers.

11 MR. MACGEORGE: So the parking spaces
12 that we're talking about, are all sized for the van
13 spaces. They're not for trucks and trailers. The
14 loading docks for the actual facility show the trucks
15 and trailers. We're not asking for additional spaces
16 on the plan for that. And if that were to change, we
17 understand that we'd have to come back for an
18 amended.

19 CHAIRMAN DEJESUS: Absolutely. Go ahead,
20 Dena.

21 MS. MOORE: For the main warehouse, two
22 dead-end parking areas are proposed. Our office
23 questions whether through circulation would be better
24 suited for this use.

25 MR. MACGEORGE: We appreciate the

1 feedback. I will say, we are up against some pretty
2 stringent grading criteria to make the drainage work
3 with the amount fill-in things we're bringing on
4 site. So we had considered it. We're going to
5 leave the plan as per what we have shown.

6 MS. MOORE: Okay.

7 Electric charging facilities shall be
8 provided in accordance with the Municipal Land use
9 Law requirements and the DCA model ordinance
10 requirements.

11 MR. MACGEORGE: We will comply with that
12 on the revised plans.

13 MS. MOORE: Okay.

14 Bus stops exist at 17th Street and
15 Federal Street, 19th Street and Federal Street, and
16 Baird Boulevard at Admiral Wilson Boulevard. The
17 applicant previously agreed to work with New Jersey
18 Transit to provide connections to the site.
19 Testimony should be provided regarding the status of
20 this effort.

21 MR. MACGEORGE: So the addition of the
22 sidewalks along 17th and 19th were one of the reasons
23 for that. Those sidewalk improvements were to
24 provide better connectivity to Federal Street which
25 is where the transit system currently goes. So we

1 feel that we've accommodated the best connection that
2 we can.

3 MS. MOORE: Okay.

4 The applicant previously agreed to
5 replace the sidewalk and curb along the project
6 Rights-of-Way. Improvements are proposed along 17th
7 Street, 19th Street and Admiral Wilson Boulevard.
8 However, no improvements are proposed along 20th
9 Street, Randolph Street or Bank Street. Testimony
10 should be provided.

11 MR. MACGEORGE: That's correct. So we
12 acknowledge that Bank Street along the frontage does
13 have existing sidewalks that we're willing to revise
14 the plan and replace the sidewalk and curb along Bank
15 Street. 20th Street and Randolph, there actually is
16 no sidewalk there currently. And we feel that's it
17 preferred not to have sidewalk along that frontage
18 because that's the opposite of the residential and we
19 feel it's better to keep the pedestrian travel on the
20 residential side rather than on the side of the
21 street of our development.

22 CHAIRMAN DEJESUS: Do you have a survey
23 of pictures of which you're talking about, please?

24 MR. MACGEORGE: I'd be happy to, yes.

25 MS. MOORE: How about curb then, if not

1 sidewalk? Was there curb there that needs to be
2 replaced?

3 MR. MACGEORGE: Sorry. I will minimize
4 my screen there. There is curb. I think we can
5 review the condition with you and with the City
6 Engineer if that's okay and confirm whether that
7 needs to be replaced. I will pull up the plan.

8 MS. MOORE. Okay. Because I think
9 previously we have noted to replace. And I'm sure we
10 weren't expecting you to add sidewalk, but replace a
11 sidewalk where locations that there are -- that
12 there's already sidewalk and then curb where there's
13 already curb to replace the curb.

14 CHAIRMAN DEJESUS: I'm sorry that I'm
15 making you do this, Kyle, but...

16 MR. MACGEORGE: I want to pull it up. I
17 just have too many screens open.

18 CHAIRMAN DEJESUS: That's quite all
19 right. I'm more of a visual person than a verbal
20 person.

21 MR. MACGEORGE: Can you see that?

22 CHAIRMAN DEJESUS: Yes. That's fine.
23 Thank you.

24 MR. MACGEORGE: So the area in question
25 is along 20th Street where I'm showing here along --

1 I'll say the back side of our site which is where
2 there are no sidewalks. Currently, there is curb.
3 And then Randolph Street, the same thing, no
4 sidewalks currently and there is curb.

5 And then the third location that Dena's
6 letter refers to is Bank Street. There is sidewalk
7 along here. So that's where I'm suggesting we can do
8 a replacement of that, the curb. And, again, with
9 20th & Randolph, I think the answer, Dena, unless you
10 have anything else to say, Dave, is that we -- we're
11 happy to look at the condition. And if it warrants
12 replacement, we would replace the curb along 20th &
13 Randolph. Based on Orion and your judgement.

14 MR. BURNS: So just to be clear, that
15 decision will be left to Dena and to our City
16 Engineer.

17 MS. MOORE: Well, I can tell you, we
18 looked at this a year-plus ago and we recommended to
19 replace the curb in that area a year plus ago.
20 That's fine. I'll note my recommendation to Orion
21 and then we'll see what his review letter says.

22 MR. MACGEORGE: That's fine, yes. I
23 misunderstood the prior recommendation if that's the
24 case, Dena. I know for sure we talked about the
25 other locations. But we're fine. I think we're on

1 the same page. Whatever your recommendation is, will
2 be done.

3 MS. MOORE: Okay. We'll confirm with
4 the City Engineer.

5 MR. BURNS: Just to be clear, Dena, the
6 improvements we're talking about for curbing are
7 along 20th Street, Randolph Street, and Bank Street,
8 correct?

9 MS. MOORE: Yes. Because they were
10 already -- they already proposed everything for 17th,
11 19th and Admiral Wilson Blvd.

12 MR. BURNS: Thank you.

13 MS. MOORE: So we're just cleaning up all
14 of the frontages.

15 MR. BURNS: Thank you.

16 MS. MOORE: I'm just noting to confirm
17 with the City Engineer.

18 Moving on to the Stormwater Collection
19 and Management System, page 8.

20 The inlet type should be corrected for
21 Inlet CB-1.9.

22 MR. MACGEORGE: We will comply.

23 MS. MOORE: And the top of curb elevation
24 should be provided or corrected for the curb inlets I
25 have noted here, 2.9, 1.13, 0.4, 2.11, and 2.12.

1 MR. MACGEORGE We'll comply.

2 MS. MOORE: Moving on to page 9. Nothing
3 on page 9.

4 Page 10. The applicant agreed to provide
5 buoyancy calculations during the design phase and a
6 pressure test after construction. This is regarding
7 the three-foot separation between the base and bottom
8 and the estimated seasonal high groundwater table for
9 the bio retention basins and the underground stormwater
10 systems. So a waiver was granted from that
11 requirement. But then you did agree to provide the
12 buoyancy calculations. Will that be provided?

13 MR. MACGEORGE: We'll comply, yes.

14 MS. MOORE: Okay.

15 The stormwater management approach within
16 the report should be revised to present the results
17 per phase since the report states that each phase
18 satisfies the stormwater management requirements
19 independently and only certain phases may ultimately
20 be constructed.

21 MR. MACGEORGE: We'll comply. Again,
22 with one clarification. Phase 1 which is the larger
23 building in the middle of the site is definitely
24 Phase 1. So the way we've done our construction is
25 that our calculations is that that will work by

1 itself. And then as we add other phases, it'll work
2 in any combination. So that's what we'll provide for
3 support.

4 MS. MOORE: Oh, okay. So any
5 combination. I think you listed four phases, right?

6 MR. MACGEORGE: Listed four phases but we
7 have looked at it. So if like Phase 1 is built and
8 then, say, Phase 3 is needed, it'll -- that
9 combination will work without the other phases. So
10 that's what we'll illustrate.

11 MS. MOORE: Okay. Because that's what I
12 saw was noted in the report. But then when it was
13 time to look at the calculations, I just need to see
14 the combinations --

15 MR. MACGEORGE: Understood.

16 MS. MOORE: -- just in case that does
17 happen later.

18 MR. MACGEORGE: Huh-huh.

19 MS. MOORE: The applicant should be aware
20 that a stormwater maintenance plan must be recorded
21 at the County Clerk's Office prior to receiving final
22 signatures on the plans.

23 MR. MACGEORGE: We'll comply.

24 MS. MOORE: A stormwater fee for the
25 amended site application must be calculated as

1 outlined in Appendix XVIII of the City Ordinance.
2 This fee must be paid by the applicant prior to final
3 signatures of the plan.

4 MR. MACGEORGE: We'll comply.

5 MS. MOORE: Moving on to page 11 under
6 Grading. The location of the building access points
7 must be coordinated between the site plans and
8 architectural plans. Architectural plans for each
9 building must be provided for review.

10 MR. MACGEORGE: We'll comply.

11 MS. MOORE: So you do have architectural
12 plans at this point?

13 MR. MACGEORGE: We do.

14 MS. MOORE: Okay.

15 The applicant should confirm that the
16 proposed buildings do not have a basement or a crawl
17 space.

18 MR. MACGEORGE: That's confirmed and we
19 can add that as a note to the plan.

20 MS. MOORE: Okay.

21 And the top and bottom of wall elevations
22 must be provided at the ends and corners of each
23 retaining wall.

24 MR. MACGEORGE: We'll comply.

25 MS. MOORE: Page 12. All

1 developers/applicants should note that due to a City
2 Ordinance, a Capacity Fee may be applicable to the
3 proposed development. The applicant should contact
4 the City Engineer for all costs related to the same.

5 MR. MACGEORGE: We'll comply.

6 MS. MOORE: The amended project must be
7 approved by both the City Engineer and the City Fire
8 Chief with written verification provided to our
9 office prior to final signatures on the plan.

10 MR. MACGEORGE: We'll comply.

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

18 MR. MACGEORGE: Acknowledged, yes.

19 MS. MOORE: Moving on to page 13 under
20 the Planting Design.

21 It should be noted that per the Amended
22 Redevelopment Plan, if the minimum 5 percent
23 landscape area and 1 tree per 10 parking spaces
24 requirements are not satisfied within the
25 redevelopment area, a maximum of one-half of the

1 requirement may be satisfied through planting of the
2 required landscaping elsewhere in the community, or
3 through a contribution in lieu of landscaping.

4 This contribution shall be used to
5 provide landscaping off-site and provide a community
6 benefit. The required contribution in lieu of
7 landscaping shall be calculated at the rate of \$350
8 per tree, and \$75 per 100 square feet of required
9 landscaping. The total contribution is calculated to
10 be \$12,950 for 37 trees.

11 MR. MACGEORGE: Acknowledged and we'll
12 comply.

13 MS. MOORE: And 37 trees is the
14 deficiency, I guess, where the applicant proposes 60
15 trees where 97 trees are required.

16 MR. MACGEORGE: Understood.

17 MS. MOORE: So you acknowledge that.

18 Our office recommends that evergreen
19 buffering should be provided where headlight glare
20 will be visible from roadways.

21 MR. MACGEORGE: Understood and we'll
22 comply with the revised landscape plans.

23 MS. MOORE: Given the problem with White
24 Pine Weevil, our office recommends that an
25 alternative evergreen tree should be specified.

1 MR. MACGEORGE: We'll comply.

2 MS. MOORE: Our office recommends that
3 the Emerald Sentinel cultivar should be provided for
4 the Eastern Red Cedar to ensure a uniform habit.

5 MR. MACGEORGE: We'll comply.

6 MS. MOORE: Our office recommends
7 additional evergreen and deciduous shrub species
8 should be provided to reduce the potential for insect
9 pests and diseases.

10 MR. MACGEORGE: We'll comply.

11 MS. MOORE: Planting areas shall be shown
12 in continuous mulched beds. You'll add that to the
13 plan?

14 MR. MACGEORGE: Yes.

15 MS. MOORE: Moving on to the Traffic
16 Report. The applicant's traffic engineer should
17 provide testimony as to the trip generation
18 information provided in support of the calculated
19 numbers and verify if weekend peak hour traffic is
20 not anticipated to be a substantial contributor as
21 projections for that time period were not provided or
22 analyzed.

23 MR. DISARIO: Good evening, everyone.
24 For the record, Dan Disario with Langan Engineering,
25 One University Square Drive, Suite 110, Princeton,

1 New Jersey.

2 We ran the Saturday numbers, Dena, based
3 on the published rates that ITE has in for the total
4 building square footage that's proposed over the
5 multiple phases. Saturday trip generation would only
6 amount to 21 peak-hour trips. We would respectfully
7 submit to you as well as the Board that that is not
8 significant and doesn't rise to the level of
9 warranting any analysis.

10 MS. MOORE: Thank you. I'll add that.

11 The applicant should provide
12 testimony regarding number of employees, the types of
13 deliveries to the site and hours of operation
14 anticipated.

15 MR. THOMAS: Good evening everyone. This
16 is Dave Thomas with Matrix Development Group. We're
17 at 3 Center Drive in Monroe Township, the applicant
18 in this case.

19 And so we are expecting -- to answer your
20 question, Dena, we're expecting somewhere between 100
21 and 170 employees. And that's just based on our
22 experience developing this product over the last 40
23 years and then looking at it in general. As we've
24 said before, it is a speculative development and so
25 we're trying to be as flexible as we can. But that

1 range is between 100 to 170.

2 MS. MOORE: And then the hours of
3 operation approximately?

4 MR. THOMAS: Many users would want to be
5 a three-shift operation, 24-hours a day, especially
6 as you get closer to the holiday periods and the peak
7 shipping periods. But in that overnight hours, it's
8 a little bit of a generally reduced shift when they
9 do that.

10 MS. MOORE: And then the days, is this
11 every day, Sunday through Saturday?

12 MR. THOMAS: It would want the ability to
13 operate seven days a week. I can tell you that it's
14 more rare to see a seven-day operation. But, again,
15 in those peak periods, you know, the holiday time
16 like we're in now, our users would want the ability
17 to do so to keep up with the demand that they're
18 seeing.

19 MS. MOORE: So I'll just note Sunday
20 through Saturday during peak, but typically you would
21 think that it's Monday through Saturday?

22 MR. THOMAS: I'd rather keep it -- I'd
23 rather not state it on the record but just keep it
24 open so that we're not limited to who can come in and
25 how they operate.

1 MS. MOORE: I'll state -- I'll just note
2 Sunday through Saturday and 24-hours a day. And then
3 the types of deliveries to the site.

4 MR. THOMAS: The deliveries will
5 generally be coming in on the tractor trailer size
6 and they're going in and out based on that mode.
7 We'll see some package deliveries maybe going to the
8 FedEx facility. But they're also leaving in a larger
9 vehicle as they are going out. So mostly deliveries
10 are the 18-wheeler that you're talking about.

11 MS. MOORE: Okay.

12 The applicant's engineer should confirm
13 that adequate sight distance in accordance with
14 AASHTO policies exists at all existing and proposed
15 intersections in support of the exhibits provided on
16 the plans.

17 MR. MACGEORGE: Confirmed and we'll
18 update the plans as well.

19 MS. MOORE: Okay.

20 Environmental Impacts. On page 16.

21 The Soil Erosion and Sediment Control
22 Plan shall be approved by the Camden County Soil
23 Conservation District review and approval prior to
24 earth disturbance. You're aware of that, correct?

25 MR. MACGEORGE: Yes.

1 MS. MOORE: And then an LOI from the DEP
2 confirming the absence or presence of wetlands and
3 transition areas should be provided prior to final
4 approval.

5 MR. MACGEORGE: Yes, we have that and
6 we'll provide that.

7 MS. MOORE: The project must comply with
8 the New Jersey Stormwater Management Regulations
9 (N.J.A.C. 7:8), which set forth standards for runoff
10 quantity, water quality, and groundwater recharge.
11 We are aware of that already.

12 Moving on to page 18. During
13 construction, the applicant shall adhere to the
14 "Noise regulations established sound level limits of
15 50 decibels during nighttime. That's 10:00 pm to
16 7:00 am) and 65 decibels during daytime at (7:00 am
17 to 10:00 pm) as measured at any residential property
18 line. You acknowledge that?

19 MR. MACGEORGE: Yes.

20 MS. MOORE: Remington & Vernick Engineers
21 encourages the applicant to continue its process of
22 working closely with the New Jersey Department of
23 Environmental Protection (NJDEP), Camden County Soil
24 Conservation District, Camden County Planning Board,
25 and the City of Camden to avoid impacts to any

1 environmental features adjacent to and/or on the
2 site, and to comply with any outstanding issues and
3 obtain all necessary licenses, permits, waivers and
4 approvals prior to site development. You acknowledge
5 that statement?

6 MR. MACGEORGE: Acknowledged. Yes, we'll
7 comply.

8 MS. MOORE: For the Community Impact
9 Assessment, updated will serve letters to support the
10 amended application should be provided for the
11 proposed potable water service from New Jersey
12 American Water and proposed sanitary sewer service
13 from the CCMUA.

14 MR. MACGEORGE: Understood. We'll
15 comply.

16 MS. MOORE: Trash Enclosure.

17 The site plans do not appear to indicate
18 any trash enclosure areas which a detail has been
19 shown, so testimony should be provided.

20 MR. MACGEORGE: Yes. We will add the
21 location of trash enclosures. It's likely that they
22 will use up one of the loading dock areas, but we'll
23 have that coordinated with the architect prior to our
24 final submission.

25 MS. MOORE: Per the Amended Redevelopment

1 Plan, trash enclosures and utility areas shall be
2 screened around their perimeters by evergreen trees
3 and shrubs, whereas no landscaping is proposed. A
4 variance was previously granted.

5 MR. MACGEORGE: Understood and we'll
6 still need that prior variance because it'll be a
7 similar condition where it's located in this plan.

8 MS. MOORE: So we have that. So I will
9 note that. Jim, do I need to note that that variance
10 is needed again?

11 MR. BURNS: I would note that it's needed
12 again. We can treat it as a pre-existing variance,
13 but based on the testimony, the applicant will have
14 to comply with the trash enclosure -- the first part
15 of the trash enclosure and then they're requesting a
16 variance once they identify the location of the
17 trash.

18 MS. MOORE: Okay. Well, I am adding that
19 then, trash enclosure screening to what's required
20 with this amended application.

21 MR. BURNS: I think that's best, yes.

22 MS. MOORE: Signage. Per the Amended --
23 I still am looking for information regarding the
24 pole way-finding signs. Are those still proposed?

25 MR. MACGEORGE: So for right now we're

1 still proposing those way-finding signs, again, just
2 because of the flexibility. We didn't want to take
3 them off of the plan. If any additional signage is
4 needed, we understand that it would be handled
5 separately. But for now, we want to maintain the
6 prior approval for signage.

7 MS. MOORE: Okay. I'm on page 19.

8 Per the Amended Redevelopment Plan, one
9 monument sign is permitted per street frontage,
10 whereas two monument signs are proposed on the 17th
11 Street frontage and the 19th Street frontage. A
12 variance was previously granted.

13 Would they need to request that variance
14 again or?

15 MR. BURNS: I don't see that as a change
16 in condition so I think that's previously granted.
17 So that should not have been underlined.

18 Per the Amended Redevelopment Plan, wall
19 signs are permitted on all building faces and shall
20 not exceed ten percent of the wall area. The
21 applicant should clarify.

22 MR. MACGEORGE: I don't know if Dave
23 wants to answer this or the architect. But I will
24 say that we will definitely be less than the 10
25 percent requirement; not just based on the size of

1 the building. I don't believe we have any signed
2 details at this point just because the tenant is
3 unknown.

4 MS. MOORE: But you will make sure that
5 you meet that requirement?

6 MR. MACGEORGE: It will be compliant,
7 yes.

8 MR. THOMAS: Correct. We'll comply with
9 that.

10 MR. BURNS: And, of course, you
11 understand that if you can't comply, you'll have to
12 come back to the Board --

13 MR. MACGEORGE: Understood.

14 MR. BURNS: -- and get a variance.

15 MS. MOORE: Per the Amended Redevelopment
16 Plan, one pole sign -- this is what I talked about
17 before -- is permitted per street frontage. A
18 variance was previously granted to allow two signs on
19 the west side of 17th Street and two signs on the
20 west side of 19th Street. If the pole signs are
21 proposed, they should be shown on the plans. So
22 that's to be determined still.

23 MR. MACGEORGE: I believe we have the
24 same location shown from the prior plan and we're
25 holding those for the time being.

1 MS. MOORE: Per the Amended Redevelopment
2 Plan, pole signs are limited to 60 feet in height
3 with a minimum clearance of 8 feet. A variance was
4 previously granted to allow signage with a minimum
5 clearance of 4 feet. If pole signs are proposed,
6 they should be shown on the plans. So once again, I
7 think -- if you can make sure that they're actually
8 shown on the plans. We could not locate them.

9 MR. MACGEORGE: We'll confirm and make
10 sure that they're there.

11 MS. MOORE: That's why we mentioned it.

12 CHAIRMAN DEJESUS: Can you show them as
13 you have the map on the screen where they would go?

14 MR. MACGEORGE: They're just generally at
15 the various entrances. And the reason for the number
16 of signs is just because of the uniqueness of this
17 development crossing the Right-of-Way. There's more
18 signage needed than you would normally need for one
19 building. So at each entrance, we have either a
20 monument sign or a pole sign identifying what the
21 purpose of that entrance is.

22 CHAIRMAN DEJESUS: Okay.

23 MR. MACGEORGE: So you can imagine one
24 basically at each of these corners.

25 CHAIRMAN DEJESUS: Thank you.

1 MS. MOORE: The applicant must obtain the
2 correct tax map plates and block and lot numbers from
3 the Tax Assessor. Written verification must be
4 received by this office prior to final review and
5 signature of the deeds and/or plat.

6 MR. MACGEORGE: We'll comply.

7 MS. MOORE: The chain -- for Fences and
8 Walls: The chain link detail on Sheet 50 should be
9 revised to indicate the fence height. A range of 3
10 feet to 12 feet has been identified in the detail.
11 The extent of the proposed fencing height should be
12 clarified on the plans.

13 MR. MACGEORGE: We'll comply. We'll
14 clarify that on both the plan and the detail.

15 MS. MOORE: Okay.

16 Retaining wall detail on Sheet 50 should
17 be revised to include the manufacturer and the color
18 of the block.

19 MR. MACGEORGE: We'll comply. As with
20 before, I think we requested that that be reviewed
21 once we have an actual product selected and we would
22 submit that for your review prior to the
23 construction.

24 MS. MOORE: Okay. I will just state,
25 prior to construction.

1 So for page 21, for the Summary of
2 Requested Variances and Waivers with this Amended
3 Application, for the variances I have from the
4 Amended Redevelopment Plan, to exceed 100 percent for
5 parking and the trash enclosure screening. Those are
6 the only two you have, correct?

7 MR. MACGEORGE: Not exceed the 120
8 percent but, yes, that's correct.

9 MR. BURNS: That's what I have too, Dena.

10 MS. MOORE: Right and then the trash
11 enclosure screening.

12 MR. MACGEORGE: Yes.

13 MS. MOORE: I had noted two waivers
14 also. I'll take this one out. It says the
15 screening of utility/trash collection areas. I
16 believe that's the Amended Redevelopment Plan so
17 that's actually a variance as opposed to a waiver
18 unless it's also -- that must also be a section in
19 the Ordinance so you would need a waiver from that
20 section.

21 MR. MACGEORGE: I think it's listed
22 twice. It's listed twice and it was the same last
23 time so we were just following suit with the same way
24 it was approved previously.

25 MS. MOORE: Okay. And then landscaping

1 for parking interior is also a waiver noted. You
2 need both of those, correct?

3 MR. MACGEORGE: Correct.

4 MS. MOORE: Okay. So two variances; two
5 waivers.

6 You're aware of the Approval Process as
7 listed on page 21. If you have any questions you can
8 contact my office, to go through that.

9 MR. MACGEORGE: Yes.

10 MS. MOORE: And the Outside Agency
11 approvals. I just noted that evidence of these
12 updated approvals must be submitted to the City's
13 Planning Department and our office prior to final
14 signatures of the plans. I do believe you received
15 most of your approvals under the overall project.

16 MR. MACGEORGE: That's correct, yes.
17 With respect to the county, I'm not sure if they're
18 actually going to review it again because this
19 doesn't actually front -- well, we have submitted to
20 them. Whatever we get back from them we'll certainly
21 share with you whether it's no intent to review or an
22 approval.

23 MS. MOORE: And nothing has really
24 changed at that 17th & Admiral Wilson Boulevard
25 intersections.

1 MR. MACGEORGE: Correct.

2 MS. MOORE: Because I know they were
3 looking at that too.

4 MR. MACGEORGE: Right. That was our main
5 comment last time and it was because their project
6 that they have along Admiral Wilson and we've held
7 that same approach.

8 MS. MOORE: Okay.

9 Camden County Soil Conservation District,
10 you'll get something new for that?

11 MR. MACGEORGE: Yes.

12 MS. MOORE: And your connection fees, of
13 course, would be different. Your NJDEP permits?

14 MR. MACGEORGE: So we submitted for a
15 major modification and it's under their review.
16 We've actually just today received just a couple of
17 minor comments. So once we get that approved, we
18 will certainly provide a copy of that.

19 MS. MOORE: Okay. I did note that.
20 The DOT, your DOT permit.

21 So that expired so we are getting a new
22 one and we'll share it with you. It's actually the
23 same improvements because it's just to work along
24 17th Street so nothing changed in the design but we
25 will get a refreshed one.

1 MS. MOORE: Mr. Chairman, can concludes
2 our review.

3 CHAIRMAN DEJESUS: Thank you, Dena. I
4 appreciate it very much.

5 MS. MOORE: You're welcome.

6 CHAIRMAN DEJESUS: Thank you, Kyle, for
7 your responses. Anybody from the Board have any
8 questions or concerns about this project?

9 COUNCILWOMAN REYES-MORTON: I have a
10 question, Chairman.

11 CHAIRMAN DEJESUS: Yes Felisha.

12 COUNCILWOMAN REYES-MORTON: I just need
13 some clarification points. So I think we're not
14 covering the trash cans; is that correct?

15 MS. MOORE: I'm sorry. What was that
16 question?

17 COUNCILWOMAN REYES-MORTON: We're not
18 covering the trash cans; is that correct?

19 CHAIRMAN DEJESUS: She's talking about
20 the trash enclosure.

21 MS. MOORE: It's a screening.

22 MR. MACGEORGE: Yes, there will be trash
23 enclosure so like a low wall that blocks the trash
24 equipment. What we're not providing is just
25 landscaping around that because that trash enclosure

1 will be in and around the loading dock area.

2 MS. MOORE: Right.

3 MR. BURNS: So they will be covered,
4 Councilwoman, and they will be screened. But they're
5 not going to be screened with landscaping given their
6 location. And the fear that they'll probably have to
7 keep replacing landscaping given its location, it'll
8 continually probably die off. But it will be covered
9 and screened.

10 COUNCILWOMAN REYES-MORTON: All right.

11 And then the second question is and
12 I think I have two more after that. The second one
13 is the sidewalk. They're going to be redone, right,
14 even the ones that are around the entire project,
15 right?

16 MR. MACGEORGE: Yes. I believe what was
17 agreed to was, anywhere that there are sidewalks,
18 they're being redone and curbs wherever they are,
19 they're being redone at the recommendation of Ms.
20 Johnson and the City Engineer.

21 MS. MOORE: Right.

22 COUNCILWOMAN REYES-MORTON: But even with
23 the one that the one side that was not initially
24 there, I think that currently there's no sidewalk
25 there. Is that one going to be also done and added

1 to the plans so that it's complete all around or?

2 MR. MACGEORGE: So, no, there's no
3 sidewalk along this location. And we're only being
4 asked to replace existing sidewalks. There's not an
5 intention. Because it actually -- we don't have
6 control over this property up here. And there's no
7 sidewalk along here so this doesn't actually connect
8 on both sides.

9 COUNCILWOMAN REYES-MORTON: So there's
10 another building in between that space that's
11 grayed-out. Is that space that's there that --

12 MR. MACGEORGE: This is the ice skating
13 rink in the parking lot. That's not part of our
14 development project.

15 COUNCILWOMAN REYES-MORTON: Okay. And
16 then the Traffic Study based off of the operating
17 hours and I think also the peak of holidays and
18 things of that sort and not knowing who the tenant is
19 currently, right, so the traffic study was
20 done and reviewed?

21 MS. MOORE: Yes.

22 COUNCILWOMAN REYES-MORTON: What is the
23 impact exactly of the traffic study?

24 CHAIRMAN DEJESUS: Minor.

25 COUNCILWOMAN REYES-MORTON: Minor? Yeah,

1 that's what they said, yes. So I just wanted to
2 clarify.

3 CHAIRMAN DEJESUS: There's not no
4 major --

5 MS. MOORE: No --

6 CHAIRMAN DEJESUS: -- changes from the
7 original proposal --

8 MS. MOORE: Right.

9 CHAIRMAN DEJESUS: -- that was given to
10 us when we approved the plan the first time.

11 MS. MOORE: So the applicant's traffic
12 engineer states that the proposed development is
13 anticipated to generate a total of 59 new trips
14 during the AM peak hour and 64 new trips
15 during the PM peak hour. That's part of the Phase 1
16 development. And then an additional 43 new trips
17 during the AM peak hour and 40 new trips during the
18 PM peak hour as part of the Phase 2 improvements for
19 a total of 102 new trips during the AM peak hour and
20 104 new trips during the P.M. peak hour based on the
21 ITE Trip Generation Data for ITE land use No. 150
22 which is warehousing.

23 Now, what I questioned them on were the
24 Saturday numbers which weren't included. So the
25 Saturday numbers only increased the peak by 21 per

1 hour trips. So that was what's minimum as compared
2 to the regular workweek.

3 COUNCILWOMAN REYES-MORTON: Okay.

4 MS. MOORE: And they did provide an
5 updated report and that was reviewed by our office.

6 COUNCILWOMAN REYES-MORTON: And then my
7 final question is, what is the expected start date
8 for the project and expected end date?

9 MR. THOMAS: This is Dave Thomas. I
10 think our expected start date would likely be next
11 summer. We're working through the state agency
12 approvals and getting through that part. So we try
13 to wrap up the permitting process in the spring and
14 then be ready to start construction in the summer.
15 Generally, construction would probably take about
16 roughly a year with the site improvements that need
17 to occur on this property.

18 CHAIRMAN DEJESUS: Which one will you
19 start first with?

20 MR. THOMAS: The larger building in the
21 middle would be the first.

22 CHAIRMAN DEJESUS: Thank you.

23 COUNCILWOMAN REYES-MORTON: And you don't
24 have a tenant yet; is that correct?

25 MR. MACGEORGE: That's correct.

1 guys using local laborers, contractors out of New
2 Jersey or are you all bringing in guys from outside
3 of New Jersey and all over the country to do this
4 job?

5 MR. THOMAS: Most of our forces are
6 construction crews that do come from New Jersey and
7 the surrounding area. The work that we've done to
8 the north of Burlington and down to the South in
9 Salem County, we're fortunate that there are a lot of
10 good qualified contractors in this area that
11 understand how to build these warehouse facilities.

12 Now, the precast supplier usually comes
13 from Pennsylvania. That's just where they are. The
14 steel manufacturing comes in various areas and some
15 of those components. But that certainly makes sense.
16 Our concrete guy a lot of times that we use,
17 certainly there's a few good guys out of New Jersey.
18 Roofing the same. So we try to employ the New Jersey
19 crews because they know best and they know the area
20 and everything that we're looking for.

21 MR. STEPHENS: Thank you.

22 CHAIRMAN DEJESUS: Is anybody else on the
23 Board seeking any other additional information?
24 Hearing none, I'll open it up to the public. Doctor,
25 do you have anyone intending to speak on this

1 project?

2 DR. WILLIAMS: I don't see any hands
3 raised. No hands, sir.

4 CHAIRMAN DEJESUS: Hearing none and
5 knowing that there's none there, I'll close it to the
6 public. And now, one final response from Board. If
7 no one else wants to speak then I need a motion.

8 MR. BORASKE: Excuse me, Mr. Chairman and
9 Board members. I apologize. Again, this is Steve
10 Boraske, counsel for the applicant. I just want
11 to -- Jim, could we have our witnesses sworn in
12 simply because I think we do have one or two new
13 witnesses from the prior hearing. Out of an
14 abundance of caution, if we could have them sworn to
15 complete the record.

16 MR. BURNS: I believe, Steve, that I
17 swore everybody in that was to testify.

18 CHAIRMAN DEJESUS: Yes, he did that.

19 MR. BURNS: I swore in Mr. Thomas,
20 Mr. Pratt, Mr. Disario and Mr. MacGeorge.

21 MR. BORASKE: Great. Okay.

22 MR. THOMAS: Steven, do you need to have
23 them qualified as experts?

24 MR. BORASKE: It's the same firm but
25 different individuals. It really is the

1 qualification issue.

2 MR. BURNS: Very good. Why don't you
3 qualify those you feel you need to qualify for the
4 record. I would ask Mr. Lee if he could just mute
5 himself because we're picking up the background.

6 MR. BORASKE: So, Kyle, very quickly, did
7 you prepare or are you familiar with the amended site
8 plans that were before the Board this evening?

9 MR. MACGEORGE: Yes.

10 MR. BORASKE: And could you please give
11 the Board the benefit of your credentials and
12 experience?

13 MR. MACGEORGE: Sure. I am a licensed
14 professional in New Jersey. Active license. I
15 graduated from Lehigh University with a Bachelor of
16 Science in civil engineering and I've been
17 practicing for 16 years. And I've also presented at
18 this Board several times.

19 MR. BORASKE: Thank you. We would offer
20 Kyle as a professional civil engineer

21 CHAIRMAN DEJESUS: No problem. Thank
22 you.

23 MR. BORASKE: Then we'll also have Dan
24 qualified as well, please. Dan, again, are you
25 familiar with the Traffic Impact Study and the plans

1 that were prepared for this application?

2 MR. DISARIO: I am.

3 MR. BORASKE: And if you could please
4 give the Board the benefit of your background and
5 experience.

6 MR. DISARIO: Certainly. Bachelor of
7 Science in civil engineering from Temple University.
8 Master of Science in Transportation Engineering from
9 New Jersey Institute of Technology. Licensed
10 professional engineer in the State of New Jersey as
11 well as other states. Been accepted as an expert in
12 the field of traffic engineering before hundreds of
13 boards throughout New Jersey including this one.

14 MR. BORASKE: Thank you. And we would
15 offer Dan as a professional civil engineer
16 specializing in traffic.

17 CHAIRMAN DEJESUS: Thank you. We accept
18 that.

19 MR. BORASKE: Thank you Board and Jim and
20 Dan and Kyle.

21 MR. BURNS: Not a problem. Mr. Chairman,
22 I know you've asked for a motion. But just for the
23 record, the applicant is seeking an amendment to a
24 previously-approved major preliminary and final site
25 plan to construct two warehouses at the subject

1 property and associated off-street parking and other
2 site improvements.

3 The first warehouse is proposed to be
4 approximately 279,600 square feet with 86 loading
5 docks, 50 trailer parking spaces and 162 car parking
6 spaces. And the second warehouse is proposed to be
7 approximately 132,000 square feet with 36 loading
8 docks, 22 trailer parking spaces and 98 car parking
9 spaces.

10 And you've heard testimony tonight as it
11 relates to the previously approved variances. The
12 two new variances have been identified and, I
13 believe, proper testimony was provided to support
14 those variances and the requested waivers. So with
15 that being said, we just need either a motion to
16 approve or deny the application.

17 CHAIRMAN DEJESUS: Anyone open to speak
18 up and say yes or what?

19 MR. LEONARD: So moved.

20 MR. BURNS: Thank you.

21 CHAIRMAN DEJESUS: We need a second,
22 please.

23 COUNCILWOMAN REYES-MORTON: Second.

24 CHAIRMAN DEJESUS: Thank you,
25 Councilwoman. Roll call.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DEJESUS: Yes.

3 MS. MILLER: Steven Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Ian Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilwoman Reyes-Morton.

10 COUNCILWOMAN REYES-MORTON: Yes.

11 MS. MILLER: Aaron Stevens.

12 MR. STEVENS: Yes.

13 MS. MILLER: Rashid Humphrey.

14 MR. HUMPHREY: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 MR. BURNS: Well done, Steven.

18 MR. BORASKE: Thank you.

19 MR. THOMAS: Thank you very much Board.

20 CHAIRMAN DEJESUS: Have a happy holidays
21 and the New Year as well.

22 MR. BORASKE: You as well.

23 MS. MILLER: Before we cut off, we need
24 to approve the Planning Board new meeting days for
25 2023.

1 CHAIRMAN DEJESUS: Yes, Angela.

2 MS. MILLER: Thank you.

3 MR. BURNS: We need a motion to approve
4 the 2023 Planning Board meeting dates.

5 MR. STEPHEN: So moved.

6 MR. LEONARD: Second.

7 MR. BURNS: Thank you, Ian.

8 DR. WILLIAMS: Mr. Chair, part of our
9 discussion is to remain on ZOOM and judge it
10 month-by-month as needed.

11 CHAIRMAN DEJESUS: Thank you. So we're
12 voting on the calendar schedule given to us. We have
13 a first and second. I need a roll call.

14 MS. MILLER: Jose DeJesus.

15 CHAIRMAN DEJESUS: Yes.

16 MS. MILLER: Mr. Steven Lee.

17 VICE-CHAIRMAN LEE: Yes.

18 MS. MILLER: Director Walker.

19 DIRECTOR WALKER: Yes.

20 MS. MILLER: Ian Leonard.

21 MR. LEONARD: Yes.

22 MS. MILLER: Councilwoman Reyes-Morton.

23 COUNCILWOMAN REYES-MORTON: Yes.

24 MS. MILLER: Mr. Aaron Stevens.

25 MR. STEVENS: Yes.

1 MS. MILLER: Mr. Rashid Humphrey.

2 MR. HUMPHREY: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 CHAIRMAN DEJESUS: One of the things that
6 we need to discuss so we can all work together on
7 this coming new year in reference to these meetings,
8 is to decide on when we're going to become
9 face-to-face or in person. So I'm recommending that
10 we continue ZOOMing until May and at that time to
11 review that point. And then hopefully if everyone
12 gets well and there's no issues, we can then start in
13 the first of June.

14 Because this is wintertime and wintertime
15 is basically when the virus becomes more prevalent.
16 And this will make it much safer for all of us for
17 that time frame. We'd like to recommend that to the
18 Board. And if they accept, we'd like to get
19 everybody to give me approval.

20 MR. BURNS: Just for the record, Mr.
21 Chairman, similar action is being in taken Cherry
22 Hill where I sit as a solicitor for the
23 Planning Board. Given the winter months and what
24 appears to be an increase in not just the COVID
25 outbreak but also the flu, and similar concerns have

1 been raised. Cherry Hill is also going on a kind of
2 a month-a-month basis. But it is anticipated that
3 they probably will not go live until spring just as
4 you've suggested. So I just want to put that out
5 there for the Board.

6 I also think it helps us get a quorum. I
7 also think it is very helpful because we can share
8 the screen and see things that normally we can't see
9 as we're sitting at the dais. It also allows the
10 public to participate in a good way. So just some
11 additional thoughts as we move forward into the new
12 year and pray that everybody stays safe, of course,
13 and healthy.

14 CHAIRMAN DEJESUS: Can the Board then,
15 therefore, respond, please, based on my request?

16 MR. LEONARD: I think it's a good idea.

17 MS. MOORE: Excuse me. I just wanted a
18 clarification on the request. So you would say in
19 person in May or in person in June?

20 CHAIRMAN DEJESUS: In May we will review
21 the ability to come together in June and see if
22 everything is okay. If not, then we go to
23 month-to-month. But if everything is good then we'll
24 start in June.

25 MS. MOORE: Thank you.

1 DIRECTOR WALKER: I agree.

2 COUNCILWOMAN REYES-MORTON: I agree.

3 CHAIRMAN DEJESUS: Doctor, can you keep
4 that on your records so we can be aware of those
5 facts?

6 DR. WILLIAMS: Yes, sir.

7 CHAIRMAN DEJESUS: I want to wish
8 everyone a Merry Christmas and a Happy New Year.
9 I will say now that come February through April, you
10 won't see me because of the tax season.

11 IRS is creating a major problem for
12 everybody who prepare returns so I have to do more
13 due diligence. I'll be available only for emergency
14 purposes. Meaning, if there's a shortage of members,
15 I'll gladly try to attend so I can complete our
16 voting capability.

17 DR. WILLIAMS: Yes, sir, Mr. Chair.

18 MS. MOORE: Mr. Chairman, thank you.

19 DR. WILLIAMS: We have a tabled sign
20 application and we have to do Resolutions, if there
21 be any.

22 CHAIRMAN DEJESUS: All right.

23 DR. WILLIAMS: I don't see any
24 Resolutions but we need to table Item C.

25 MR. BURNS: That was a sign variance

1 application.

2 CHAIRMAN DEJESUS: That one I recommend
3 we table to next month. I need a motion to approve
4 that.

5 VICE-CHAIRMAN LEE: So moved.

6 COUNCILWOMAN REYES-MORTON: Second.

7 CHAIRMAN DEJESUS: Roll call.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DEJESUS: Yes.

10 MS. MILLER: Steven Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Ian Leonard.

15 MS. LEONARD: Yes.

16 MS. MILLER: Councilwoman Reyes-Morton.

17 COUNCILWOMAN REYES-MORTON: Yes.

18 MS. MILLER: Aaron Stevens.

19 MR. STEVENS: Yes.

20 MS. MILLER: Rashid Humphrey.

21 MR. HUMPHREY: Yes.

22 MS. MILLER: Motion carried to table
23 until next month. Thank you. We need a motion to
24 adjourn.

25 COUNCILWOMAN REYES-MORTON: Motion to

1 adjourn.

2 MR. LEONARD: Second.

3 CHAIRMAN DEJESUS: All in favor.

4 THE BOARD: Yays.

5 CHAIRMAN DEJESUS: Good night everyone.

6 - - -

7 (**Meeting concluded at 7:29 p.m.**)

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

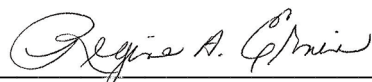
1 CERTIFICATION

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

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

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

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

18 

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

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

	58:25	48:10,25;49:20,22; 50:8,18;51:15;52:1; 54:2,4,16;65:7	7:7;8:20;9:13;10:12; 21:6;67:16;68:15,24; 69:3;70:3;73:3	base (2) 15:17;38:7 based (11) 6:25; 27:15;36:13;44:2,21; 46:6;49:13;50:25; 59:16;60:20;71:15 basement (1) 40:16 basically (3) 13:6; 52:24;70:15 basins (1) 38:9 basis (1) 71:2 become (1) 70:8 becomes (1) 70:15 beds (1) 43:12 benefit (3) 42:6; 65:11;66:4 Benjamin (1) 8:24 best (3) 34:1;49:21; 63:19 better (4) 8:9;32:23; 33:24;34:19 biovention (1) 38:9 bit (2) 31:20;45:8 Block (5) 10:16;11:11, 12:53;2,18 blocks (3) 21:16; 22:20;57:23 Blue (6) 11:13;13:6; 14:2,16;15:9;19:23 Blvd (1) 37:11 Board (51) 3:3,4,15, 21:4;4:5;5:6;14,17, 19,21,23;7:4,8;8:20; 9:3;13:4,21;18:11,16; 19:10;20:9;22:4,6,13, 19:23;12,22;24:10, 24:25;1,9;44:7;47:24; 51:12;57:7;63:23; 64:6,9;65:8,11,18; 66:4,19;68:19,24; 69:4;70:18,23;71:5, 14;74:4 boards (2) 3:24;66:13 Board's (2) 13:8;24:1 Bob (1) 12:3 bollards (1) 15:18 BORASKE (17) 22:3, 7:26;6;28:11;64:8,10, 21,24;65:6,10,19,23; 66:3,14,19;68:18,22 both (5) 11:22;41:7; 53:14;55:2;59:8 bottom (4) 14:10,12; 38:7;40:21 Boulevard (5) 22:19; 33:16,16;34:7;55:24 boxes (4) 13:7;15:22; 19:23;62:7 Brenda (1) 5:3 brief (1) 22:24 bringing (2) 33:3;63:2 buffer (1) 17:10 buffering (1) 42:19 build (1) 63:11
\$	adding (2) 17:25; 49:18	Amendment (2) 11:9; 66:23	approved (11) 9:10; 17:3,5;23:13;24:10; 41:7;46:22;54:24; 56:17;60:10;67:11	
\$12,950 (1) 42:10 \$350 (1) 42:7 \$75 (1) 42:8	addition (1) 33:21 additional (8) 16:6; 30:21;32:15;43:7; 50:3;60:16;63:23; 71:11	American (1) 48:12 amount (7) 15:21; 26:24;28:23;29:10; 30:16;33:3;44:6	approving (1) 3:22 approximately (3) 45:3;67:4,7	
*	address (3) 12:13; 13:18;27:5	analysis (1) 44:9 analyzed (1) 43:22 and/or (2) 48:1;53:5	April (1) 72:9 architect (2) 48:23; 50:23	
**Meeting (1) 74:7	Adequate (3) 3:18; 20:1;46:13	Angela (1) 69:1 anticipated (4) 43:20; 44:14;60:13;71:2	architectural (3) 40:8, 8,11	
A	adhere (1) 47:13 adjacent (2) 14:4;48:1 adjourn (2) 73:24; 74:1	AP (1) 25:19 apologize (1) 64:9 appear (1) 48:17 appears (1) 70:24 Appendix (1) 40:1 appliances (1) 62:13 applicable (2) 23:7; 41:2	area (19) 13:7;16:3, 11:21;15:22;17,23; 23:8;26:19;31:12; 35:24;36:19;41:23, 25;50:20;58:1;62:16; 63:7,10,19 areas (9) 27:7;32:22; 43:11;47:3;48:18,22; 49:1;54:15;63:14 around (6) 15:18; 49:2;57:25;58:1,14; 59:1 arrangement (2) 17:9, 18 ASIP (1) 6:9 aspects (1) 23:8 Assessment (1) 48:9 Assessor (1) 53:3 associated (2) 21:20; 67:1 attend (1) 72:15 attorney (6) 6:20,20; 11:18;22:8;28:7;32:3 available (1) 72:13 Avenue (2) 10:16; 11:11 avoid (1) 47:25 aware (6) 18:7;39:19; 46:24;47:11;55:6; 72:4 away (1) 13:14	
Aaron (5) 4:23;10:8; 68:11;69:24;73:18 AASHTO (1) 46:14 ability (3) 45:12,16; 71:21 able (1) 24:16 absence (1) 47:2 Absolutely (1) 32:19 abundance (1) 64:14 accept (2) 66:17; 70:18 acceptable (1) 24:8 accepted (3) 12:14; 26:1;66:11 access (2) 18:20;40:6 accessible (1) 16:7 accessing (1) 3:14 accommodate (1) 14:15 accommodated (1) 34:1 accordance (3) 3:20; 33:8;46:13 accountant (1) 31:1 accounting (1) 31:5 acknowledge (5) 34:12;41:17;42:17; 47:18;48:4 acknowledged (5) 20:3,4;41:18;42:11; 48:6 across (1) 14:3 Act (1) 3:20 action (1) 70:21 Active (1) 65:14 actual (5) 15:8;27:17; 30:2;32:14;53:21 actually (14) 18:21; 22:12;24:13;29:16; 31:23;34:15;52:7; 54:17;55:18,19; 56:16,22;59:5,7 ADA (2) 16:6,8 ADA-accessible (1) 15:23 add (11) 11:13;16:4, 6;28:6,8;35:10;39:1; 40:19;43:12;44:10; 48:20 added (2) 17:21;	adopted (2) 3:21; 13:22 affecting (1) 18:18 afternoon (2) 22:3,4 again (24) 8:10; 12:12;22:10,12,21, 25;23:7,16;25:8,25; 28:3;29:6;31:24; 36:8;38:21;45:14; 49:10,12;50:1,14; 52:6;55:18;64:9; 65:24 against (1) 33:1 Agency (2) 55:10; 61:11 agenda (3) 3:15;7:10, 19 ago (2) 36:18,19 agree (5) 13:2;28:8; 38:11;72:1,2 agreed (5) 32:1; 33:17;34:4;38:4; 58:17 ahead (3) 14:20;31:7; 32:19 AHP (1) 6:10 AIA (1) 25:19 allow (3) 13:11;51:18; 52:4 allows (1) 71:9 along (17) 11:14; 33:22;34:5,6,8,12,14, 17;35:25,25;36:7,12; 37:7;56:6,23;59:3,7 alternative (1) 42:25 although (2) 23:10; 24:6 always (1) 23:3 amend (1) 21:17 amended (23) 14:1; 17:21;19:22;21:13; 23:1;26:15;31:9; 32:18;39:25;41:6,21;	applicant (35) 7:14, 18,19;8:5,11;9:3; 10:16;11:13;16:23; 17:11;19:22;20:4; 21:17;22:11,13;23:1; 31:12;33:17;34:4; 38:4;39:19;40:2,15; 41:3,14;42:14;44:11, 17;47:13,21;49:13; 50:21;53:1;64:10; 66:23 applicant's (5) 12:3, 14;43:16;46:12;60:11 application (15) 12:16;18:4;19:13,20; 23:23;24:6,15;39:25; 48:10;49:20;54:3; 66:1;67:16;72:20; 73:1 applications (3) 9:13; 12:17;24:12 applying (1) 7:1 appreciate (2) 32:25; 57:4 approach (2) 38:15; 56:7 appropriate (1) 31:17 Appropriateness (2) 7:13;8:21 Approval (23) 5:4; 10:22;14:1;16:5,14, 23;17:13;18:8,11,14, 21;19:22;22:15;23:1, 2,15;24:19;46:23; 47:4;50:6;55:6,22; 70:19 approvals (7) 13:21; 24:16;48:4;55:11,12, 15;61:12 approve (13) 5:6;6:2;	B	
			Bachelor (2) 65:15; 66:6 back (7) 13:21;23:14, 16;32:17;36:1;51:12; 55:20 background (2) 65:5; 66:4 Baird (1) 33:16 Bank (5) 34:9,12,14; 36:6;37:7 BARANOWSKI (5) 11:16,17;12:20; 13:13;21:8 Barnett (1) 7:13	

<p>building (14) 7:21; 8:13;16:6;27:12; 31:23;38:23;40:6,9; 44:4;50:19;51:1; 52:19;59:10;61:20 buildings (3) 13:23; 21:19;40:16 built (1) 39:7 bulletin (1) 3:24 buoyancy (2) 38:5,12 Burlington (1) 63:8 BURNS (42) 4:17; 5:20;6:6;7:24;8:17, 19,23;9:14;10:18,25; 11:8;12:2,11,21; 19:19;21:12;25:13, 23;26:7;30:25;36:14; 37:5,12,15;49:11,21; 50:15;51:10,14;54:9; 58:3;62:20;64:16,19; 65:2;66:21;67:20; 68:17;69:3,7;70:20; 72:25 Bus (1) 33:14 Business (1) 7:12 by-right (1) 24:19</p>	<p>Cappelli (1) 22:9 car (3) 21:23;67:5,8 carried (6) 6:2;10:12; 21:6;68:15;70:3; 73:22 carry (1) 11:1 cars (2) 28:20;30:24 Carstarphen (1) 4:12 case (3) 36:24;39:16; 44:18 caution (1) 64:14 CB-1.9 (1) 37:21 CCMUA (1) 48:13 CCTV (1) 41:11 Cedar (1) 43:4 cell (1) 31:3 center (3) 15:16; 16:18;44:17 centrally-located (1) 14:13 certain (2) 28:22; 38:19 certainly (5) 55:20; 56:18;63:15,17;66:6 Certificate (2) 7:12; 8:20 chain (2) 53:7,8 Chair (8) 6:16;7:8,17; 8:4;9:2,11;69:8;72:17 CHAIRMAN (104) 3:1, 4:4;7:9;5:4,9,11;6:4, 14;7:6,11;9:9,12,16, 18,22,24;10:14,18; 11:1,4,9,17;12:1,14, 19;13:10;14:25;19:5, 7,10,14,17,19;20:9, 12,15,18;21:10,13; 22:4;25:8,11;26:9,12; 28:16,19;29:3,21,23; 30:4,23;31:5;32:5,19; 34:22;35:14,18,22; 52:12,22,25;57:1,3,6, 10,11,19;59:24;60:3, 6,9;61:18,22;62:20, 24;63:22;64:4,8,18; 65:21;66:17,21; 67:17,21,24;68:2,20; 69:1,11,15;70:5,21; 71:14,20;72:3,7,18, 22;73:2,7,9;74:3,5 change (5) 16:21; 17:2;24:9;32:16; 50:15 changed (5) 17:4; 23:9,23;55:24;56:24 changes (2) 15:5;60:6 charging (1) 33:7 charm (1) 23:17 checking (1) 27:21 Cherry (2) 70:21;71:1 Chief (1) 41:8 Christmas (1) 72:8 circulation (1) 32:23</p>	<p>City (23) 3:2,3,5,8,10, 16,21,25,25;4:5,5; 35:5;36:15;37:4,17; 40:1;41:1,4,7,7,13; 47:25;58:20 City's (2) 23:5;55:12 civil (4) 65:16,20; 66:7,15 clarification (5) 25:4,6; 38:22;57:13;71:18 clarified (1) 53:12 clarify (3) 50:21; 53:14;60:2 clarifying (2) 26:3; 28:13 cleaning (1) 37:13 clear (2) 36:14;37:5 clearance (2) 52:3,5 clearly (1) 19:20 Clerk (2) 3:25;4:5 Clerk's (1) 39:21 close (2) 9:18;64:5 closely (1) 47:22 closer (1) 45:6 closest (1) 16:7 clothing (1) 62:14 CME (1) 6:10 Code (7) 11:13;13:6; 14:1,15;15:9;19:23; 27:20 Collection (2) 37:18; 54:15 color (1) 53:17 combination (3) 39:2, 5,9 combinations (1) 39:14 combined (1) 41:12 coming (3) 8:2;46:5; 70:7 comment (2) 14:23; 56:5 comments (4) 13:1; 25:2,6;56:17 commercial (1) 23:4 Committee (1) 9:10 community (3) 42:2,5; 48:8 company (1) 62:7 compared (1) 61:1 complete (3) 59:1; 64:15;72:15 compliant (1) 51:6 comply (33) 13:2; 20:6;24:20,21;25:2,5; 31:20;33:11;37:22; 38:1,13,21;39:23; 40:4,10,24;41:5,10; 42:12,22;43:1,5,10; 47:7;48:2,7,15;49:14; 51:8,11;53:6,13,19 components (1) 63:15 comprise (1) 22:21</p>	<p>concerns (4) 10:20; 19:11;57:8;70:25 concluded (1) 74:7 concludes (2) 19:5; 57:1 concrete (4) 15:8,17; 17:23;63:16 condition (5) 20:6; 35:5;36:11;49:7; 50:16 conducted (1) 3:12 conferencing (1) 3:13 confirm (6) 35:6;37:3, 16;40:15;46:12;52:9 confirmed (2) 40:18; 46:17 confirming (1) 47:2 conflict (1) 6:20 connect (1) 59:7 connection (3) 34:1; 41:16;56:12 connections (1) 33:18 connectivity (1) 33:24 Conservation (4) 18:12;46:23;47:24; 56:9 consideration (1) 22:14 considered (3) 24:8, 11;33:4 consistent (3) 23:5; 27:17,20 construct (2) 21:19; 66:25 constructed (2) 14:4; 38:20 Construction (11) 17:22,25;38:6,24; 41:14;47:13;53:23, 25;61:14,15;63:6 contact (2) 41:3;55:8 continually (1) 58:8 continuance (1) 7:4 continue (2) 47:21; 70:10 continuous (1) 43:12 contractors (2) 63:1, 10 Contracts (1) 7:2 contribution (4) 42:3, 4,6,9 contributor (1) 43:20 Control (2) 46:21;59:6 coordinated (3) 32:3; 40:7;48:23 copy (5) 3:23;4:1,4; 18:25;56:18 corner (3) 14:10; 15:15;16:17 corners (2) 40:22; 52:24 corrected (2) 37:20,24 corrugated (1) 62:7</p>	<p>costs (1) 41:4 Councilwoman (40) 4:22;5:21,22;9:21; 10:6,7;20:14,25;21:1; 29:5,9,14,20,25;57:9, 12,17;58:4,10,22; 59:9,15,22,25;61:3,6, 23;62:1,19;67:23,25; 68:9,10;69:22,23; 72:2;73:6,16,17,25 counsel (3) 12:11; 25:23;64:10 country (1) 63:3 County (12) 18:11,12, 14,15,20;39:21; 46:22;47:23,24; 55:17;56:9;63:9 couple (1) 56:16 Courier (1) 4:2 course (3) 51:10; 56:13;71:12 coverage (2) 15:5,7 covered (2) 58:3,8 covering (2) 57:14,18 COVID (1) 70:24 COVID-19 (1) 3:10 Cranston (2) 11:21; 12:6 crawl (1) 40:16 creating (1) 72:11 credentials (2) 26:3; 65:11 crews (2) 63:6,19 criteria (3) 27:7; 30:22;33:2 crossing (1) 52:17 CSI (1) 6:9 cultivar (1) 43:3 curb (15) 34:5,14,25; 35:1,4,12,13,13;36:2, 4,8,12,19;37:23,24 curbing (1) 37:6 curbs (1) 58:18 currently (6) 33:25; 34:16;36:2,4;58:24; 59:19 cut (1) 68:23 CZO (1) 6:10</p>
C				
<p>c/o (1) 10:15 calculated (4) 39:25; 42:7,9;43:18 calculation (2) 29:19; 30:10 calculations (4) 38:5, 12,25;39:13 calculator (1) 30:12 calendar (1) 69:12 call (13) 4:7;5:9,9,22; 10:24;13:7,16;14:2; 15:22;19:23;20:16; 67:25;69:13;73:7 called (1) 3:13 calls (2) 12:11;25:23 Camden (15) 3:2,3,5, 8,21;4:1,5;18:10,11, 20;46:22;47:23,24, 25;56:9 Camden's (1) 3:16 can (44) 3:15;4:19; 7:6,17,25;8:2,14; 9:16;12:23;13:3,8,10; 14:22;16:4;18:25; 19:2;25:2;26:2;27:3; 29:6,18;32:5;34:2; 35:4,21;36:7,17; 40:19;44:25;45:13, 24;49:12;52:7,12,23; 55:7;57:1;70:6,12; 71:7,14;72:3,4,15 cans (2) 57:14,18 capability (1) 72:16 Capacity (1) 41:2</p>	<p style="text-align: center;">D</p> <p>dais (1) 71:9 DAN (6) 25:19;43:24; 65:23,24;66:15,20 Data (1) 60:21 date (3) 61:7,8,10 dated (4) 12:25;15:1; 20:8;26:13 dates (1) 69:4 Dave (4) 36:10;44:16; 50:22;61:9 David (3) 11:21;12:6; 25:18</p>			

<p>day (3) 45:5,11;46:2 days (3) 45:10,13; 68:24 daytime (1) 47:16 DCA (1) 33:9 dead-end (1) 32:22 dealing (1) 32:6 December (6) 3:2,7; 4:6;6:22;25:1;26:13 decent (1) 28:1 decibels (2) 47:15,16 decide (1) 70:8 deciduous (1) 43:7 decision (1) 36:15 declaration (1) 3:9 deed (1) 31:17 deeds (1) 53:5 deficiency (1) 42:14 definitely (2) 38:23; 50:24 DeJESUS (92) 3:1,5; 4:7,8,9;5:4,9,10,11; 6:4,14;7:6,11;9:9,12, 18,22,23,24;10:14; 11:4,9;12:1,19;13:10; 19:7,10,14,17;20:9, 12,15,17,18;21:10,13; 25:11;26:9;28:16,19; 29:3,23;30:4,23;31:5; 32:5,19;34:22;35:14, 18,22;52:12,22,25; 57:3,6,11,19;59:24; 60:3,6,9;61:18,22; 62:24;63:22;64:4,18; 65:21;66:17;67:17, 21,24;68:1,2,20;69:1, 11,14,15;70:5;71:14, 20;72:3,7,22;73:2,7,8, 9;74:3,5 deliveries (5) 44:13; 46:3,4,7,9 DeLongi (1) 62:13 demand (1) 45:17 demolish (1) 13:22 DENA (17) 6:10;19:8; 26:7,9;27:25;28:16; 29:7;31:7;32:20;36:9, 15,24;37:5;44:2,20; 54:9;57:3 Dena's (1) 36:5 deny (1) 67:16 DEP (1) 47:1 Department (2) 47:22; 55:13 design (3) 38:5; 41:20;56:24 designated (1) 4:3 Detail (7) 17:22;18:1; 48:18;53:8,10,14,16 details (1) 51:2 determined (1) 51:22 developers/applicants (1) 41:1</p>	<p>developing (1) 44:22 Development (12) 21:14;22:11,14; 34:21;41:3;44:16,24; 48:4;52:17;59:14; 60:12,16 deviations (1) 24:17 die (1) 58:8 different (4) 28:4; 31:16;56:13;64:25 diligence (1) 72:13 direction (1) 3:4 directly (1) 62:18 Director (15) 4:12,14; 5:14,15;10:2,3;20:21, 22;68:5,6;69:18,19; 72:1;73:12,13 Director's (2) 6:15;7:7 Disario (7) 25:16,19; 43:23,24;64:20;66:2, 6 Discount (1) 10:15 discuss (2) 6:18;70:6 discussed (1) 31:21 discussion (1) 69:9 diseases (1) 43:9 dispense (1) 26:2 distance (3) 15:24; 16:2;46:13 distributor (1) 62:9 District (4) 18:12; 46:23;47:24;56:9 disturbance (1) 46:24 divided (3) 30:13,17, 18 division (1) 30:8 dock (2) 48:22;58:1 docks (5) 21:22,25; 32:14;67:5,8 Doctor (4) 8:21;19:15; 63:24;72:3 documents (1) 32:2 done (7) 13:11;37:2; 38:24;58:25;59:20; 63:7;68:17 DOT (2) 56:20,20 double-stacked (1) 17:9 down (1) 63:8 DR (24) 6:9,16;7:8, 17;8:3,4,9,16,18,22; 9:2,11;10:19,20,23; 11:3,7;19:16;64:2; 69:8;72:6,17,19,23 drainage (1) 33:2 Drive (3) 13:19;43:25; 44:17 due (3) 7:9;41:1; 72:13 duly (3) 6:11;12:7; 25:20 during (13) 3:23;26:1; 38:5;45:20;47:12,15,</p>	<p>16;60:14,15,17,17,19, 20 E earth (1) 46:24 easements (1) 31:17 easier (1) 14:20 easterly (1) 14:11 Eastern (1) 43:4 EDWARD (1) 6:9 effort (1) 33:20 either (4) 32:7;52:19; 62:17;67:15 Electric (1) 33:7 elevation (1) 37:23 elevations (1) 40:21 eliminated (2) 16:14, 22 elimination (1) 17:4 else (3) 36:10;63:22; 64:7 elsewhere (1) 42:2 Emerald (4) 7:13;8:5, 10;43:3 Emergency (6) 3:9; 11:13;13:7;14:2; 19:23;72:13 employ (1) 63:18 employees (3) 26:17; 44:12,21 employment (1) 26:17 Enclosure (10) 48:16, 18;49:14,15,19;54:5, 11;57:20,23,25 enclosures (2) 48:21; 49:1 encourages (1) 47:21 end (4) 11:5;14:17; 32:9;61:8 ends (1) 40:22 end-user (1) 23:24 engineer (23) 6:21; 11:23;12:15,15,18; 13:17;19:21;20:3,5; 35:6;36:16;37:4,17; 41:4,7,13;43:16; 46:12;58:20;60:12; 65:20;66:10,15 Engineering (6) 27:4; 43:24;65:16;66:7,8, 12 Engineers (1) 47:20 engineer's (1) 25:1 ensure (1) 43:4 entire (1) 58:14 entrance (2) 52:19,21 entrances (1) 52:15 Environmental (4) 27:5;46:20;47:23; 48:1 Ephraim (1) 10:16 equal (1) 16:2</p>	<p>equipment (1) 57:24 Erosion (1) 46:21 especially (1) 45:5 established (1) 47:14 estimated (1) 38:8 even (3) 3:10;58:14, 22 evening (8) 3:1,18; 11:16;12:21;21:9; 43:23;44:15;65:8 evergreen (4) 42:18, 25;43:7;49:2 everybody (8) 11:25; 13:15;21:8;25:13; 64:17;70:19;71:12; 72:12 everyone (6) 8:16; 43:23;44:15;70:11; 72:8;74:5 evidence (1) 55:11 exactly (2) 29:2;59:23 examined (3) 6:11; 12:8;25:20 exceed (7) 26:25; 28:15,25;29:11; 50:20;54:4,7 exceedance (1) 27:18 exceeding (1) 28:23 exceeds (1) 27:9 exception (1) 17:7 Excuse (2) 64:8;71:17 exhibits (1) 46:15 exist (1) 33:14 existing (8) 13:22,23; 17:16,17;34:13; 41:15;46:14;59:4 exists (1) 46:14 expand (1) 13:23 expected (4) 61:7,8, 10;62:2 expecting (3) 35:10; 44:19,20 experience (5) 27:1; 29:13;44:22;65:12; 66:5 expert (1) 66:11 experts (1) 64:23 expired (1) 56:21 explanation (1) 31:20 extent (2) 28:12;53:11 exterior (1) 7:14 F facade (5) 7:15,20,22; 8:12,13 faces (1) 50:19 face-to-face (1) 70:9 facilities (2) 33:7; 63:11 facility (3) 27:10; 32:14;46:8 fact (1) 32:6</p>	<p>facts (1) 72:5 fairly (1) 14:23 familiar (2) 65:7,25 favor (1) 74:3 fear (1) 58:6 features (1) 48:1 February (1) 72:9 Federal (3) 33:15,15, 24 FedEx (1) 46:8 fee (3) 39:24;40:2; 41:2 feedback (2) 7:25; 33:1 feel (5) 27:19;34:1,16, 19;65:3 feeling (1) 27:16 fees (1) 56:12 feet (20) 15:11,16,20; 16:8,9,12,23;21:22, 25;23:19,20;26:19; 42:8;52:2,3,5;53:10, 10;67:4,7 Felisha (3) 4:22; 20:15;57:11 fence (1) 53:9 Fences (1) 53:7 fencing (1) 53:11 few (4) 23:14;25:6; 26:2;63:17 field (1) 66:12 figured (2) 26:8;30:24 filing (1) 4:4 fill-in (1) 33:3 filter (1) 16:18 final (15) 11:9;21:14, 18;24:4;27:13;39:21; 40:2;41:9;47:3; 48:24;53:4;55:13; 61:7;64:6;66:24 finally (1) 24:25 find (2) 29:24;32:4 fine (4) 35:22;36:20, 22,25 Fire (1) 41:7 firm (3) 11:18;22:8; 64:24 firms (2) 6:23;7:1 first (15) 3:25;6:10; 9:14;12:7;21:21; 23:2;24:5;25:19; 49:14;60:10;61:19, 21;67:3;69:13;70:13 fit (1) 25:10 five (7) 13:6;14:1; 15:9,15;16:10,13; 19:23 five-foot (1) 17:10 flat (2) 9:4,6 flexibility (4) 23:24; 27:13;31:25;50:2 flexible (1) 44:25 floor (2) 4:1;26:19</p>
---	---	--	--	--

<p>Florio (1) 22:8 flu (1) 70:25 following (1) 54:23 follows (3) 6:12;12:9; 25:21 follow-up (1) 29:6 foot (3) 10:17;23:13, 15 footage (1) 44:4 footers (1) 32:7 footprint (1) 23:10 footprints (1) 24:7 forces (1) 63:5 forth (1) 47:9 fortunate (1) 63:9 forward (2) 19:1; 71:11 found (1) 3:15 foundation (2) 15:7,17 foundations (1) 15:8 four (8) 14:16;16:6, 15,17,22;17:4;39:5,6 Fraction (1) 5:3 frame (1) 70:17 front (6) 7:22;8:12,13; 15:19;16:5;55:19 frontage (6) 34:12,17; 50:9,11,11;51:17 frontages (1) 37:14 full (1) 12:12 fully (2) 24:20,21 furniture (1) 62:14 further (1) 23:6 future (2) 27:15;62:3</p>	<p>graduated (1) 65:15 granted (6) 38:10; 49:4;50:12,16;51:18; 52:4 granting (1) 17:7 grasses (1) 16:20 grayed-out (1) 59:11 great (2) 21:9;64:21 gross (1) 26:19 groundwater (2) 38:8; 47:10 Group (2) 22:11; 44:16 guess (1) 42:14 guy (1) 63:16 guys (3) 63:1,2,17</p>	<p>house (1) 62:9 household (1) 62:5 Huh-huh (1) 39:18 Humphrey (14) 5:1,2, 25;6:1;10:10,11;21:4, 5;68:13,14;70:1,2; 73:20,21 hundreds (1) 66:12 HVAC (1) 62:9 Hyland (1) 11:18</p>	<p>install (3) 7:23;9:4; 19:23 installation (1) 8:25 installing (1) 8:11 instance (1) 17:14 Institute (1) 66:9 Instructions (1) 3:13 intending (1) 63:25 intent (2) 23:6;55:21 intention (1) 59:5 interested (1) 19:12 interior (3) 16:11; 17:2;55:1 intersections (2) 46:15;55:25 into (3) 23:25;62:16; 71:11 intro (2) 22:6;25:8 introduction (2) 22:5, 25 Investments (1) 10:15 involves (1) 13:6 IRS (1) 72:11 islands (4) 14:8,12, 17;16:17 issue (1) 65:1 issues (3) 13:1;48:2; 70:12 ITE (3) 44:3;60:21,21 item (5) 6:17;7:18,18; 31:9;72:24 items (1) 25:3</p>	<p style="text-align: center;">K</p> <p>Keddie (2) 11:22;12:6 keep (7) 17:18;34:19; 45:17,22,23;58:7; 72:3 keeping (1) 62:11 Keith (1) 4:13 kind (3) 16:1;26:7; 71:1 kitchen (1) 62:13 knowing (2) 59:18; 64:5 known (2) 22:18; 26:18 Koldmasov (1) 13:9 Koldomasov (19) 11:23;12:7,23;13:4, 15,17;14:24;15:6,14, 25;16:16;17:1,15,24; 18:9,15,19,24;19:4 KYLE (8) 25:18;27:4; 30:7;35:15;57:6;65:6, 20;66:20</p>
G	H	I	J	L
<p>gable (2) 9:5,7 Gaither (1) 13:18 general (1) 44:23 generally (10) 23:11; 25:2;27:20;31:19; 45:8;46:5;52:14; 61:15;62:4,15 generate (1) 60:13 generation (3) 43:17; 44:5;60:21 gets (3) 62:16,17; 70:12 Given (6) 42:23;58:5, 7;60:9;69:12;70:23 gladly (1) 72:15 glare (1) 42:19 goes (2) 12:23;33:25 Good (23) 3:1,18; 7:11;8:18,23;11:7,16; 12:21,22;22:3,4,25;7; 26:7;31:1;43:23; 44:15;63:10,17;65:2; 71:10,16,23;74:5 goods (1) 62:18 goods-type (1) 62:5 grading (2) 33:2;40:6</p>	<p>habit (1) 43:4 Haddon (1) 11:11 Hall (2) 3:10,25 hand (1) 12:4 handled (1) 50:4 hands (4) 6:7;25:15; 64:2,3 happen (1) 39:17 happy (5) 12:2;34:24; 36:11;68:20;72:8 head (1) 31:2 headlight (1) 42:19 Health (1) 3:9 healthy (1) 71:13 hear (2) 8:16;12:22 heard (6) 5:20;8:17; 9:15,16;62:21;67:10 Hearing (5) 19:11,14; 63:24;64:4,13 height (3) 52:2;53:9, 11 held (4) 3:6,22;5:5; 56:6 helpful (1) 71:7 helps (1) 71:6 high (1) 38:8 Hill (2) 70:22;71:1 himself (1) 65:5 Historical (1) 9:10 hit (1) 31:2 holding (1) 51:25 holiday (3) 21:9;45:6, 15 holidays (2) 59:17; 68:20 home (2) 62:15,18 hopefully (1) 70:11 hoping (1) 23:16 Hospital (2) 11:10; 14:5 hour (8) 43:19;60:14, 15,17,18,19,20;61:1 hours (4) 44:13;45:2, 7;59:17</p>	<p>ice (1) 59:12 Idaho (1) 8:24 idea (2) 28:1;71:16 identified (2) 53:10; 67:12 identify (2) 25:25; 49:16 identifying (1) 52:20 illustrate (1) 39:10 imagine (1) 52:23 impact (4) 24:12;48:8; 59:23;65:25 Impacts (2) 46:20; 47:25 impervious (3) 15:5,6, 11 impressed (1) 30:25 improvements (12) 14:9;16:4;21:21; 33:23;34:6,8;37:6; 41:15;56:23;60:18; 61:16;67:2 Inc (1) 11:11 include (2) 17:9;53:17 included (1) 60:24 including (1) 66:13 increase (4) 15:10; 24:9;29:16;70:24 increased (1) 60:25 increasing (1) 11:14 independently (1) 38:19 indicate (2) 48:17; 53:9 indicated (1) 19:20 individual (1) 26:4 individuals (1) 64:25 information (3) 43:18; 49:23;63:23 infrastructure (1) 41:15 initially (1) 58:23 inlet (2) 37:20,21 inlets (1) 37:24 Inquirer (1) 4:3 insect (1) 43:8 inspection (1) 41:11</p>	<p>January (3) 7:10;23:2, 12 Jen (2) 11:21;12:6 Jersey (1) 13:19 Jersey (16) 4:1,5; 33:17;44:1;47:8,22; 48:11;63:2,3,6,17,18; 65:14;66:9,10,13 Jim (4) 12:1;49:9; 64:11;66:19 job (1) 63:4 JOHNSON (5) 6:10; 12:25;13:12;14:19; 58:20 Jose (10) 3:4;4:8; 5:10;9:23;20:17; 30:20,25;68:1;69:14; 73:8 Joseph (1) 7:13 Jr (1) 3:5 judge (1) 69:9 judgement (1) 36:13 June (4) 70:13;71:19, 21,24 justified (2) 27:1; 29:13</p>	<p style="text-align: center;">L</p> <p>laborers (1) 63:1 Lady (2) 11:10;14:5 land (3) 32:3;33:8; 60:21 landscape (4) 14:11; 17:10;41:23;42:22 landscaped (5) 14:8, 17;16:12,17;18:6 landscaping (11) 18:6;42:2,3,5,7,9; 49:3;54:25;57:25; 58:5,7 Langan (2) 27:4; 43:24 larger (4) 24:6;38:22; 46:8;61:20 largest (1) 26:17 last (6) 17:12;26:2; 27:25;44:22;54:22; 56:5 later (2) 23:14;39:17 Laurel (1) 13:19 law (2) 22:8;33:9 least (3) 16:10,12; 31:21 leave (1) 33:5 leaving (1) 46:8 Lee (18) 4:10,11;5:8, 12,13;8:14;9:25;10:1; 20:19,20;65:4;68:3,4; 69:16,17;73:5,10,11 LEED (1) 25:18 left (1) 36:15 lefthand (1) 14:10 Lehigh (1) 65:15</p>

<p>Leonard (22) 4:15,21; 5:7,16,18;9:20;10:4, 5;20:11,13,23,24; 67:19;68:7,8;69:6,20, 21;71:16;73:14,15; 74:2</p> <p>less (1) 50:24</p> <p>lessened (1) 24:13</p> <p>letter (13) 12:24;13:1, 12;14:21;15:1,20;7:8, 24:1;25:1,3;26:13; 36:6,21</p> <p>letters (2) 25:24;48:9</p> <p>level (2) 44:8;47:14</p> <p>levels (1) 24:8</p> <p>Levin (1) 11:18</p> <p>license (1) 65:14</p> <p>licensed (2) 65:13; 66:9</p> <p>licenses (1) 48:3</p> <p>lieu (2) 42:3,6</p> <p>life (1) 31:6</p> <p>lights (1) 11:14</p> <p>likely (2) 48:21;61:10</p> <p>limited (2) 45:24;52:2</p> <p>limits (1) 47:14</p> <p>line (1) 47:18</p> <p>link (1) 53:8</p> <p>list (2) 6:18;22:20</p> <p>listed (6) 18:8;39:5,6; 54:21,22;55:7</p> <p>little (3) 28:3;31:20; 45:8</p> <p>live (1) 71:3</p> <p>LLC (1) 21:15</p> <p>loading (8) 21:22,25; 26:14;32:14;48:22; 58:1,67:4,7</p> <p>local (1) 63:1</p> <p>locate (1) 52:8</p> <p>located (4) 14:7; 22:16,22;49:7</p> <p>location (9) 36:5;40:6; 48:21;49:16;51:24; 58:6,7;59:3;62:2</p> <p>locations (2) 35:11; 36:25</p> <p>logic (1) 30:6</p> <p>LOI (1) 47:1</p> <p>look (2) 36:11;39:13</p> <p>looked (3) 24:10; 36:18;39:7</p> <p>looking (9) 14:6; 24:23;25:4;30:4; 44:23;49:23;56:3; 62:5;63:20</p> <p>Lot (15) 10:16;13:24; 14:4,14;17:16,17; 18:5;19:24;31:13,14, 16;53:2;59:13;63:9, 16</p> <p>Lots (7) 11:12,12; 17:8;21:16;22:21;</p>	<p>31:13,22</p> <p>Lourdes (2) 11:10; 14:5</p> <p>low (1) 57:23</p> <p style="text-align: center;">M</p> <p>MacGeorge (81) 25:15,18;27:3,4,24; 28:10;30:10,15,19; 31:19;32:11,25; 33:11,21;34:11,24; 35:3,16,21,24;36:22; 37:22;38:1,13,21; 39:6,15,18,23;40:4, 10,13,18,24;41:5,10, 18;42:11,16,21;43:1, 5,10,14;46:17,25; 47:5,19;48:6,14,20; 49:5,25;50:22;51:6, 13,23;52:9,14,23; 53:6,13,19;54:7,12, 21;55:3,9,16;56:1,4, 11,14;57:22;58:16; 59:2,12;61:25;64:20; 65:9,13</p> <p>main (3) 26:20;32:21; 56:4</p> <p>mainly (1) 15:7</p> <p>maintain (1) 50:5</p> <p>maintenance (1) 39:20</p> <p>major (6) 21:18;24:9; 56:15;60:4;66:24; 72:11</p> <p>makes (1) 63:15</p> <p>making (1) 35:15</p> <p>Management (4) 37:19;38:15,18;47:8</p> <p>manner (1) 16:2</p> <p>manufacturer (2) 53:17;62:14</p> <p>manufacturers (1) 62:8</p> <p>manufacturing (2) 23:4;63:14</p> <p>many (5) 22:20; 30:21;32:2;35:17; 45:4</p> <p>map (2) 52:13;53:2</p> <p>March (1) 13:21</p> <p>Market (1) 27:5</p> <p>Marlton (1) 11:19</p> <p>Master (1) 66:8</p> <p>material (1) 62:11</p> <p>materials (1) 9:7</p> <p>Matrix (3) 21:14; 22:11;44:16</p> <p>max (1) 27:15</p> <p>maximum (2) 27:13; 41:25</p> <p>may (11) 12:22; 23:14;28:16;31:11;</p>	<p>32:6;38:19;41:2; 42:1;70:10;71:19,20</p> <p>Maybe (2) 8:2;46:7</p> <p>Mayor (1) 4:12</p> <p>Meaning (3) 24:20; 27:20;72:14</p> <p>measured (1) 47:17</p> <p>meet (1) 51:5</p> <p>meeting (13) 3:2,6,11, 12,15,19,20;4:6;5:5; 11:2,5;68:24;69:4</p> <p>meetings (3) 3:22; 26:2;70:7</p> <p>meeting's (1) 3:15</p> <p>members (6) 3:3;6:5, 17;9:3;64:9;72:14</p> <p>mention (1) 12:24</p> <p>mentioned (2) 22:16; 52:11</p> <p>Merry (1) 72:8</p> <p>middle (2) 38:23; 61:21</p> <p>might (2) 8:1;27:14</p> <p>MILLER (61) 3:18;4:8, 10,12,15,19,22,25; 5:3,10,12,14,16,21, 23,25;6:2;8:8,14; 9:23,25;10:2,4,6,8,10, 12;20:17,19,21,23,25; 21:2,4,6;68:1,3,5,7,9, 11,13,15,23;69:2,14, 16,18,20,22,24;70:1, 3;73:8,10,12,14,16, 18,20,22</p> <p>minimal (2) 15:10,21</p> <p>minimize (1) 35:3</p> <p>minimum (6) 26:25; 29:12;41:22;52:3,4; 61:1</p> <p>minor (3) 56:17; 59:24,25</p> <p>misunderstood (1) 36:23</p> <p>mode (1) 46:6</p> <p>model (1) 33:9</p> <p>modification (1) 56:15</p> <p>Monday (1) 45:21</p> <p>Monroe (1) 44:17</p> <p>month (2) 73:3,23</p> <p>month-a-month (1) 71:2</p> <p>month-by-month (1) 69:10</p> <p>months (2) 23:14; 70:23</p> <p>month-to-month (1) 71:23</p> <p>monument (3) 50:9, 10;52:20</p> <p>MOORE (116) 6:10; 8:24;14:21,25;15:13, 20;16:9,21;17:6,20; 18:2,10,17,23;19:2,5,</p>	<p>9;21:11;26:11;27:21; 28:5,14,18,22;29:8, 10,18;30:1,7,12,18; 31:3,8;32:21;33:6,13; 34:3,25;35:8;36:17; 37:3,9,13,16,23;38:2, 14;39:4,11,16,19,24; 40:5,11,14,20,25; 41:6,11,19;42:13,17, 23;43:2,6,11,15; 44:10;45:2,10,19; 46:1,11,19;47:1,7,20; 48:8,16,25;49:8,18, 22;50:7;51:4,15;52:1, 11;53:1,7,15,24; 54:10,13,25;55:4,10, 23;56:2,8,12,19;57:1, 5,15,21;58:2,21; 59:21;60:5,8,11;61:4; 71:17,25;72:18</p> <p>more (12) 23:24; 28:20;29:14;30:5,24, 24;35:19;45:14; 52:17;58:12;70:15; 72:12</p> <p>most (3) 26:1;55:15; 63:5</p> <p>mostly (1) 46:9</p> <p>motion (19) 5:6;6:2; 7:6;9:12,19;10:12; 19:17;20:10;21:6; 64:7;66:22;67:15; 68:15;69:3;70:3;73:3, 22,23,25</p> <p>mounted (1) 10:17</p> <p>move (2) 9:17;71:11</p> <p>moved (6) 5:7;9:20; 20:11;67:19;69:5; 73:5</p> <p>Moving (6) 37:18; 38:2;40:5;41:19; 43:15;47:12</p> <p>Mt (2) 10:16;13:19</p> <p>much (6) 19:7;26:5; 29:15;57:4;68:19; 70:16</p> <p>mulched (1) 43:12</p> <p>multiple (1) 44:5</p> <p>Municipal (1) 33:8</p> <p>must (15) 31:1,18; 39:20,25;40:2,7,9,22; 41:6,12;47:7;53:1,3; 54:18;55:12</p> <p>mute (6) 4:18;7:25; 8:2,8,14;65:4</p> <p style="text-align: center;">N</p> <p>name (3) 12:13; 13:16;22:7</p> <p>namely (1) 6:20</p> <p>near (1) 15:23</p> <p>necessary (3) 18:18;</p>	<p>32:2;48:3</p> <p>need (26) 5:6;9:12; 12:22;25:6;30:8; 39:13;49:6,9;50:13; 52:18;54:19;55:2; 57:12;61:16;64:7,22; 65:3;67:15,21;68:23; 69:3,13;70:6;72:24; 73:3,23</p> <p>needed (8) 23:22; 27:18;39:8;49:10,11; 50:4;52:18;69:10</p> <p>needs (2) 35:1,7</p> <p>New (37) 4:1,5;7:12; 8:25;13:19;24:14,17, 17;33:17;44:1;47:8, 22;48:11;56:10,21; 60:13,14,16,17,19,20; 63:1,3,6,17,18;64:12; 65:14;66:9,10,13; 67:12;68:21,24;70:7; 71:11;72:8</p> <p>newly (1) 14:4</p> <p>newspapers (1) 4:3</p> <p>next (5) 11:1;31:9; 61:10;73:3,23</p> <p>nice (1) 22:5</p> <p>night (1) 74:5</p> <p>nighttime (1) 47:15</p> <p>NJAC (1) 47:9</p> <p>NJDEP (2) 47:23; 56:13</p> <p>nobody (1) 10:25</p> <p>nodding (1) 26:8</p> <p>Noise (1) 47:14</p> <p>nonconforming (2) 17:17;24:17</p> <p>none (5) 19:11,14; 63:24;64:4,5</p> <p>nonvehicular (1) 15:10</p> <p>normally (2) 52:18; 71:8</p> <p>North (3) 21:15; 22:22;63:8</p> <p>northeastern (1) 31:14</p> <p>note (12) 15:21; 17:20,25;36:20; 40:19;41:1;45:19; 46:1;49:9,11;56:19</p> <p>noted (8) 13:6;35:9; 37:25;39:12;41:21; 54:13;55:1,11</p> <p>notes (2) 24:4,5</p> <p>notice (1) 3:19</p> <p>noting (1) 37:16</p> <p>November (1) 5:5</p> <p>number (12) 15:3; 19:25;27:11,16; 28:19;29:24;30:3,5,8; 31:21;44:12;52:15</p> <p>numbers (6) 31:6; 43:19;44:2;53:2;</p>
---	---	---	---	--

60:24,25	31:22;33:9;40:1; 41:2;54:19	33:5;38:17;41:21,23; 42:8,8;48:25;49:22; 50:8,9,18;51:15,17; 52:1;60:25	42:1;43:11 plat (1) 53:5 plates (1) 53:2 platform (1) 3:13 Plaza (1) 22:19	Princeton (1) 43:25 prior (22) 16:14,22; 24:11,16;29:13; 36:23;39:21;40:2; 41:9,13;46:23;47:3; 48:4,23;49:6;50:6; 51:24;53:4,22,25; 55:13;64:13
O	original (1) 60:7 Orion (2) 36:13,20 Otherwise (1) 26:18	percent (20) 16:11; 25:5;26:25;27:9,18; 28:15,20,24;29:1,2,8, 12,15,15;30:20; 41:22;50:20,25;54:4, 8	please (17) 6:7;8:15; 12:1,4;19:2,18;20:10, 16;25:12,14;26:10; 34:23;65:10,24;66:3; 67:22;71:15	privilege (1) 22:10 probably (7) 18:17; 27:24;58:6,8;61:15; 62:8;71:3
<p>obtain (2) 48:3;53:1 occupancy (1) 27:17 occur (1) 61:17 October (4) 12:25; 15:1;18:21;20:8 Odessa (1) 8:24 off (4) 50:3;58:8; 59:16;68:23 offer (2) 65:19;66:15 offhand (1) 30:9 Office (17) 3:25; 10:19,20;15:22; 18:25;32:22;39:21; 41:9;42:18,24;43:2,6; 53:4;55:8,13;61:5; 62:14 off-site (1) 42:5 off-street (4) 21:20; 26:24;29:10;67:1 Omari (1) 4:25 once (9) 8:10;13:11; 22:10,12;23:16; 49:16;52:6;53:21; 56:17 one (43) 3:23;6:17; 7:2;8:24;10:23;11:5; 14:9,10,12,12,13; 15:16;16:17,18; 23:18;25:3;26:16; 27:4,9,25;33:22; 38:22;43:25;48:22; 50:8;51:16;52:18,23; 54:14;56:22,25; 58:12,23,23,25; 61:18;62:10;64:6,7, 12;66:13;70:5;73:2 one-half (1) 41:25 ones (3) 14:3;15:15; 58:14 only (15) 12:22;15:6, 11,15;16:14;17:3; 20:6;23:8;27:8; 38:19;44:5;54:6; 59:3;60:25;72:13 open (6) 3:10,20; 35:17;45:24;63:24; 67:17 opened (1) 6:22 Opening (1) 3:17 operate (2) 45:13,25 operating (1) 59:16 operation (4) 44:13; 45:3,5,14 opportunity (1) 16:2 opposed (1) 54:17 opposite (1) 34:18 order (3) 9:19;14:15; 19:17 Ordinance (6) 24:21;</p>	<p>ours (1) 62:10 out (13) 6:21;8:6; 17:19;29:24;30:20; 31:3;46:6,9;54:14; 63:1,17;64:13;71:4 outbreak (1) 70:25 outcome (2) 6:22;7:9 outlined (1) 40:1 outside (3) 19:12; 55:10;63:2 outstanding (1) 48:2 over (6) 29:16;30:22; 44:4,22;59:6;63:3 overall (3) 19:3; 31:11;55:15 overnight (1) 45:7 overview (1) 22:6</p>	<p>percentage (3) 17:2; 18:5;30:5 performed (1) 41:13 perimeters (1) 49:2 period (1) 43:21 periods (3) 45:6,7,15 permit (1) 56:20 permits (2) 48:3;56:13 permitted (3) 50:9,19; 51:17 permitting (1) 61:13 Perrucci (1) 22:8 person (5) 35:19,20; 70:9;71:19,19 pests (1) 43:9 phase (9) 38:5,17,17, 22,24;39:7,8;60:15, 18 phases (6) 38:19; 39:1,5,6,9;44:5 Philadelphia (2) 4:2; 27:6 phone (2) 5:19;31:4 picking (1) 65:5 pictures (1) 34:23 Pine (1) 42:24 placed (2) 15:23;16:1 placements (1) 16:1 placing (1) 13:6 plan (43) 11:10;14:1, 7;17:21;19:22;21:14, 19;22:15;23:1,2,5,7; 24:11,18,19,21; 26:15;28:25;31:10; 32:16;33:5;34:14; 35:7;39:20;40:3,19; 41:9,22;43:13;46:22; 49:1,7;50:3,8,18; 51:16,24;52:2;53:14; 54:4,16;60:10;66:25 Planning (17) 3:2,3,4, 14,21;5:5;6:5,14,17; 18:11,16;23:12; 47:24;55:13;68:24; 69:4;70:23 plans (21) 13:5; 15:24;17:3;33:12; 39:22;40:7,8,8,12; 42:22;46:16,18; 48:17;51:21;52:6,8; 53:12;55:14;59:1; 65:8,25 Planting (3) 41:20;</p>	<p>pleased (1) 7:2 pleasure (2) 13:3,8 plus (1) 36:19 pm (6) 3:7;47:15,17; 60:15,18,20 pm** (1) 74:7 point (8) 8:11;18:20; 24:14;26:18;28:8; 40:12;51:2;70:11 points (2) 40:6;57:13 pole (6) 49:24;51:16, 20;52:2,5,20 policies (1) 46:14 portion (1) 9:5 Post (1) 4:2 posting (1) 3:23 potable (1) 48:11 potential (2) 31:24; 43:8 PP (1) 6:9 practically (1) 31:6 practicing (1) 65:17 Pratt (3) 25:16,19; 64:20 pray (1) 71:12 precast (1) 63:12 pre-existing (1) 49:12 preferred (1) 34:17 Preliminary (3) 21:13, 18;66:24 prepare (2) 65:7; 72:12 prepared (1) 66:1 presence (1) 47:2 Present (5) 4:9,24; 5:2;24:23;38:16 presentation (1) 13:12 presented (1) 65:17 presents (1) 6:23 pressure (1) 38:6 pretty (4) 26:5;27:25; 31:1;33:1 prevalent (1) 70:15 previous (1) 16:5 previously (16) 13:20; 17:3,4;24:10;27:22; 32:1;33:17;34:4; 35:9;49:4;50:12,16; 51:18;52:4;54:24; 67:11 previously-approved (4) 14:8;19:24;21:18; 66:24</p>	<p>probably (7) 18:17; 27:24;58:6,8;61:15; 62:8;71:3 problem (10) 12:19; 14:24;17:25;19:1; 28:14;31:8;42:23; 65:21;66:21;72:11 procedures (1) 31:7 proceed (2) 24:23; 25:9 process (5) 7:9;18:8; 47:21;55:6;61:13 product (3) 44:22; 53:21;62:15 professional (7) 12:15,18;24:2;65:14, 20;66:10,15 professionals (5) 6:5, 6,19;25:12;26:1 professional's (1) 24:1 project (18) 11:21; 13:17;19:3,3;23:3,9; 24:23;34:5;41:6,16; 47:7;55:15;56:5; 57:8;58:14;59:14; 61:8;64:1 projections (1) 43:21 proper (1) 67:13 property (6) 21:20; 22:21;47:17;59:6; 61:17;67:1 proposal (2) 7:22; 60:7 proposed (34) 8:25; 10:21;14:14,16;15:5, 7,25;16:4,19;17:18; 23:3;26:21,23;31:15; 32:22;34:6,8;37:10; 40:16;41:3,16;44:4; 46:14;48:11,12;49:3, 24;50:10;51:21;52:5; 53:11;60:12;67:3,6 proposes (3) 16:23; 31:12;42:14 proposing (7) 7:14,19; 9:4;10:17;11:13; 23:17;50:1 Protection (1) 47:23 provide (23) 12:16; 14:1;15:17,17;22:5; 23:21,24;26:16; 27:13,15;31:25; 33:18,24;38:4,11; 39:2;42:5,5;43:17;</p>
P	P			
	<p>PA (1) 27:6 package (1) 46:7 packaged (1) 62:17 page (16) 15:2;18:8; 26:14;37:1,19;38:2,3, 4;40:5,25;41:19; 46:20;47:12;50:7; 54:1;55:7 paid (1) 40:2 parked (1) 15:19 parking (44) 11:14,15; 13:7,24;14:4,14,18; 15:3;16:3,11;17:2,8, 16;18:5;19:24,25; 21:20,22,23,25;22:1; 26:14,16,20,24;27:8; 28:2,15;29:11,12; 31:10,13,15;32:11, 22;41:23;54:5;55:1; 59:13;67:1,5,5,8,8 part (7) 24:11;49:14; 59:13;60:15,18; 61:12;69:8 participate (1) 71:10 past (2) 12:15,17 PE (4) 6:10;12:7; 25:18,19 peak (12) 43:19;45:6, 15,20;59:17;60:14, 15,17,18,19,20,25 peak-hour (1) 44:6 pedestrian (1) 34:19 pedestrians (1) 16:3 pending (1) 18:13 Pennsylvania (1) 63:13 Per (21) 16:10;17:8; 26:15,18;31:9,22;</p>			

<p>44:11;47:6;56:18; 61:4 provided (29) 3:19; 15:4;16:13;18:25; 20:1;26:24;27:2; 29:11;31:11,14,16; 33:8,19;34:10;37:24; 38:12;40:9,22;41:8; 42:19;43:3,8,18,21; 46:15;47:3;48:10,19; 71:13 providing (2) 7:3; 57:24 Public (7) 3:20;9:15, 16;19:12;63:24;64:6; 71:10 publicized (1) 4:6 published (1) 44:3 pull (2) 35:7,16 pulled (1) 31:3 purpose (2) 3:25; 52:21 purposes (2) 23:6; 72:14 put (3) 7:10;13:4;71:4 putting (1) 7:20</p>	<p>really (7) 15:15; 18:19;23:9,23;24:19; 55:23;64:25 reason (2) 27:11; 52:15 reasons (1) 33:22 receipt (1) 24:25 receive (2) 4:4;23:14 received (7) 13:20; 17:12;18:10,21;53:4; 55:14;56:16 receiving (1) 39:21 recharge (1) 47:10 recommend (3) 7:4; 70:17;73:2 recommendation (7) 6:25;7:7;8:19;36:20, 23;37:1;58:19 recommended (1) 36:18 recommending (1) 70:9 recommends (5) 15:22;42:18,24;43:2, 6 record (11) 8:11; 12:13,13;19:21; 25:25;43:24;45:23; 64:15;65:4;66:23; 70:20 recorded (1) 39:20 records (1) 72:4 Red (1) 43:4 Redevelopment (21) 21:15;22:17,23;23:5, 7,8;24:18,20;26:15; 28:25;31:10,12; 41:22,25;48:25;50:8, 18;51:15;52:1;54:4, 16 redone (3) 58:13,18, 19 reduce (1) 43:8 reduced (1) 45:8 reference (1) 70:7 referring (3) 14:25; 17:22;26:12 refers (1) 36:6 refreshed (1) 56:25 regarding (5) 7:10; 33:19;38:6;44:12; 49:23 regular (4) 3:11,14, 22;61:2 regularly (1) 3:6 Regulations (2) 47:8, 14 related (2) 3:9;41:4 relates (2) 10:20; 67:11 rely (1) 24:16 remain (2) 15:3;69:9 remained (1) 23:11</p>	<p>remains (2) 3:8;19:25 Remington (4) 15:1; 20:7;26:12;47:20 remote (1) 3:12 remove (1) 14:16 repeat (2) 8:4;29:6 replace (8) 34:5,14; 35:9,10,13;36:12,19; 59:4 replaced (2) 35:2,7 replacement (2) 36:8, 12 replacing (1) 58:7 Report (6) 6:15;38:16, 17;39:12;43:16;61:5 represent (4) 7:17; 22:10;28:20,21 representing (2) 7:16; 22:2 request (6) 16:24; 27:19;28:9;50:13; 71:15,18 requested (6) 18:4; 20:2,5;53:20;54:2; 67:14 requesting (3) 17:13; 19:22;49:15 requests (2) 16:24; 17:11 require (1) 24:22 required (21) 20:6; 24:15;26:20,22;27:1, 1;28:23;29:1,12; 30:16,16;31:10,15, 22;32:1;41:16;42:2,6, 8,15;49:19 requirement (4) 38:11;42:1;50:25; 51:5 requirements (4) 33:9, 10;38:18;41:24 requires (1) 28:12 reserved (1) 3:24 residential (3) 34:18, 20;47:17 Resolution (1) 3:21 Resolutions (2) 72:20, 24 respect (1) 55:17 respectfully (1) 44:6 respond (3) 14:22; 27:3;71:15 responding (1) 19:12 response (1) 64:6 responses (1) 57:7 responsible (1) 41:14 restrictions (1) 31:17 restriped (1) 16:5 resulting (2) 24:5,7 results (1) 38:16 retail (1) 62:17 retaining (2) 40:23; 53:16</p>	<p>retrofit (1) 62:13 returns (1) 72:12 review (19) 12:24; 19:6;20:7,7;24:1; 25:1,24;35:5;36:21; 40:9;46:23;53:4,22; 55:18,21;56:15;57:2; 70:11;71:20 reviewed (4) 41:13; 53:20;59:20;61:5 revise (1) 34:13 revised (6) 18:13; 33:12;38:16;42:22; 53:9,17 Reyes-Morton (38) 4:23;5:21,22;9:21; 10:6,7;20:14,25;21:1; 29:5,9,14,20,25;57:9, 12,17;58:10,22;59:9, 15,22,25;61:3,6,23; 62:1,19;67:23;68:9, 10;69:22,23;72:2; 73:6,16,17,25 RFPs (2) 6:19,21 RICK (1) 25:19 right (31) 6:7;8:6; 12:4;16:1,9,21;17:16, 19;18:2,17;25:14; 26:4,8;29:4;30:11,13, 13;31:2;35:19;39:5; 49:25;54:10;56:4; 58:2,10,13,15,21; 59:19;60:8;72:22 Right-of-Way (1) 52:17 Rights-of-Way (1) 34:6 rink (1) 59:13 rise (1) 44:8 Road (1) 8:24 roadways (1) 42:20 Robert (1) 11:17 rods (4) 7:20,23;8:11, 12 Roll (7) 4:7;5:9;9:22; 20:16;67:25;69:13; 73:7 roof (3) 8:25;9:4,6 Roofing (1) 63:18 roughly (2) 16:7; 61:16 roundabout (1) 62:3 rows (1) 14:18 rubberized (2) 9:4,7 runoff (1) 47:9</p>	<p>26:5;36:3;37:1;41:4; 51:24;54:22,23;56:7, 23;63:18;64:24 sanitary (2) 41:12; 48:12 satellite (2) 31:13,24 satisfied (2) 41:24; 42:1 satisfies (1) 38:18 Saturday (8) 44:2,5; 45:11,20,21;46:2; 60:24,25 saw (1) 39:12 schedule (2) 3:22; 69:12 scheduled (3) 3:6,11, 14 Science (3) 65:16; 66:7,8 screen (4) 13:4;35:4; 52:13;71:8 screened (4) 49:2; 58:4,5,9 screening (5) 49:19; 54:5,11,15;57:21 screens (1) 35:17 season (1) 72:10 seasonal (1) 38:8 Second (18) 5:8;7:18; 8:23;9:21;20:14; 21:24;22:25;23:19; 24:14;58:11,12;67:6, 21,23;69:6,13;73:6, 74:2 Section (4) 16:10; 17:8;54:18,20 Sediment (1) 46:21 seeing (2) 21:17; 45:18 seek (1) 28:12 seeking (3) 13:25; 63:23;66:23 selected (1) 53:21 sense (1) 63:15 sent (1) 62:7 Sentinel (1) 43:3 separately (1) 50:5 separation (1) 38:7 serve (1) 48:9 service (5) 6:19;7:2,3; 48:11,12 services (3) 6:23; 27:5;62:18 serving (2) 31:17,23 set (1) 47:9 seven (1) 45:13 seven-day (1) 45:14 Seventy (1) 16:9 several (1) 65:18 sewer (2) 41:12;48:12 shall (11) 16:12; 17:10;26:16;33:7; 42:4,7;43:11;46:22;</p>
Q				
<p>qualification (1) 65:1 qualified (3) 63:10; 64:23;65:24 qualify (3) 12:18;65:3, 3 quality (1) 47:10 quantity (1) 47:10 quick (1) 14:23 quickly (2) 8:7;65:6 quite (1) 35:18 quorum (1) 71:6</p>				
R				
<p>R&V (1) 20:7 raise (3) 6:6;12:4; 25:14 raised (2) 64:3;71:1 ran (1) 44:2 Randolph (6) 34:9,15; 36:3,9,13;37:7 range (3) 45:1;53:9; 62:6 rare (1) 45:14 Rashid (5) 4:25; 10:10;68:13;70:1; 73:20 rate (1) 42:7 rates (1) 44:3 rather (3) 34:20; 45:22,23 Reading (1) 3:17 ready (1) 61:14 realize (1) 30:2</p>				
S				
			<p>safe (1) 71:12 safer (1) 70:16 Salem (1) 63:9 same (17) 4:4;6:23; 7:1,5;15:4;23:11;</p>	

<p>47:13;49:1;50:19 shape (1) 25:7 Shapiro (1) 11:18 share (4) 13:4;55:21; 56:22;71:7 Sheet (3) 17:22;53:8, 16 Sheets (1) 18:1 shelving (1) 62:11 shift (2) 26:17;45:8 shingle (1) 9:5 shipping (1) 45:7 shore (3) 7:20,21,23 short (2) 7:19;24:4 shortage (1) 72:14 show (3) 32:5,14; 52:12 showing (1) 35:25 shown (8) 15:24;33:5; 43:11;48:19;51:21, 24;52:6,8 shows (1) 11:6 shrub (1) 43:7 shrubs (1) 49:3 side (8) 14:9,11; 34:20,20;36:1;51:19, 20;58:23 sides (1) 59:8 sidewalk (14) 33:23; 34:5,14,16,17;35:1, 10,11,12;36:6;58:13, 24;59:3,7 sidewalks (6) 33:22; 34:13;36:2,4;58:17; 59:4 sight (1) 46:13 Sign (10) 10:14,17,22, 22;50:9;51:16;52:20, 20;72:19,25 signage (6) 10:21; 49:22;50:3,6;52:4,18 signature (1) 53:5 signatures (4) 39:22; 40:3;41:9;55:14 signed (1) 51:1 significant (1) 44:8 signs (10) 49:24;50:1, 10,19;51:18,19,20; 52:2,5,16 similar (5) 14:2;17:19; 49:7;70:21,25 simply (1) 64:12 Simpson (1) 8:8 sit (1) 70:22 site (32) 11:10;14:1,3; 15:9;17:21;19:22; 21:14,18,21;22:14,16, 17,19;23:1,2;24:11, 19;33:4,18;36:1; 38:23;39:25;40:7; 44:13;46:3;48:2,4,17; 61:16;65:7;66:24; 67:2</p>	<p>sites (1) 27:8 sitting (1) 71:9 Sixty-six (2) 26:21; 30:15 size (3) 46:5;50:25; 62:6 sized (1) 32:12 skating (1) 59:12 Slate (2) 9:6,8 small (1) 62:13 smaller (2) 26:22;27:9 Soil (5) 18:12;46:21, 22;47:23;56:9 Soils (1) 18:21 solicitor (2) 32:4; 70:22 somebody (2) 8:2; 62:21 someone (3) 7:15; 11:15;22:1 somewhere (1) 44:20 Sorry (9) 4:21;29:7; 30:1,7,18;31:7;35:3, 14;57:15 sort (1) 59:18 sought (1) 23:1 sound (1) 47:14 South (1) 63:8 space (8) 11:14;16:7, 8;26:16;32:9;40:17; 59:10,11 spaces (40) 11:15; 13:24,24;15:3,23; 16:6,13;17:18;18:7; 19:25;21:23,23,25; 22:1;26:18,18,20,21, 22,23;27:8,11,15,16; 29:12;30:21,22; 31:10,14,15,22,24; 32:11,13,15;41:23; 67:5,6,8,9 speak (4) 10:24; 63:25;64:7;67:17 speaking (1) 11:17 Special (3) 5:5;6:19; 7:2 specializing (1) 66:16 species (1) 43:7 specified (1) 42:25 speculative (3) 27:12; 28:3;44:24 spring (2) 61:13;71:3 square (17) 15:11,16, 20;16:11,23;21:22, 24;23:13,15,19,20; 26:19;42:8;43:25; 44:4;67:4,7 stabilize (1) 8:12 stacked (1) 18:6 staff (1) 6:5 staging (1) 62:12 stalls (1) 17:9 standard (1) 31:7</p>	<p>standards (1) 47:9 star (1) 8:11 star-point (1) 7:23 star-points (1) 7:21 start (9) 26:10,11; 61:7,10,14,19;62:21; 70:12;71:24 starting (2) 15:2;26:14 state (6) 12:12;45:23; 46:1;53:24;61:11; 66:10 stated (4) 16:13; 19:21;28:7,24 Statement (2) 3:17; 48:5 states (3) 38:17; 60:12;66:11 station (1) 15:19 stations (5) 14:2,6,7, 16;15:9 status (1) 33:19 stays (1) 71:12 steel (3) 7:20;8:12; 63:14 Steinhardt (1) 22:9 Stephen (2) 22:7;69:5 STEPHENS (4) 62:23, 24,25;63:21 Steve (3) 9:25;64:9, 16 Steven (9) 4:10;5:12; 7:24;26:4;64:22;68:3, 17;69:16;73:10 Stevens (14) 4:23,24; 5:23,24;10:8,9;21:2, 3;68:11,12;69:24,25; 73:18,19 still (11) 4:15,17;5:16; 16:24;18:12;24:7; 49:6,23,24;50:1; 51:22 stops (1) 33:14 store (2) 62:12,17 storm (1) 41:12 Stormwater (7) 37:18; 38:9,15,18;39:20,24; 47:8 straight-forward (1) 19:20 strategic (1) 16:2 Street (32) 7:14;8:5, 10;14:4;27:6;33:14, 15,15,15,24;34:7,7,9, 9,9,12,15,15,21; 35:25;36:3,6;37:7,7, 7;50:9,11,11;51:17, 19,20;56:24 stringent (1) 33:2 structures (1) 15:8 Study (4) 59:16,19,23; 65:25 subject (3) 4:6;22:21; 66:25</p>	<p>submission (1) 48:24 submit (2) 44:7;53:22 submitted (4) 31:18; 55:12,19;56:14 substantial (1) 43:20 suggested (1) 71:4 suggesting (1) 36:7 suit (1) 54:23 Suite (3) 13:19;27:6; 43:25 suited (1) 32:24 Summary (4) 18:3; 22:5,24;54:1 summer (2) 61:11,14 Sunday (3) 45:11,19; 46:2 supplier (1) 63:12 support (6) 20:2;39:3; 43:18;46:15;48:9; 67:13 sure (11) 18:24; 23:22;27:14;28:11; 35:9;36:24;51:4;52:7, 10;55:17;65:13 surrounding (1) 63:7 survey (1) 34:22 swear (2) 11:25;25:11 Swearing (1) 6:4 swore (2) 64:17,19 sworn (2) 64:11,14 sworn/affirmed (3) 6:11;12:8;25:20 system (3) 33:25; 37:19;41:12 systems (1) 38:10</p> <p style="text-align: center;">T</p> <p>table (4) 38:8;72:24; 73:3,22 tabled (1) 72:19 talked (2) 36:24;51:16 talking (6) 8:3;32:12; 34:23;37:6;46:10; 57:19 tax (3) 53:2,3;72:10 Taylor (5) 11:23,24; 13:18,18;22:9 team (2) 11:21;26:5 Technology (1) 66:9 Temple (1) 66:7 ten (1) 50:20 tenant (7) 27:14;28:1, 2;31:25;51:2;59:18; 61:24 tenants (2) 62:2,6 test (1) 38:6 testified (4) 6:11;12:8; 19:24;25:20 testify (4) 12:12; 25:12,24;64:17 testifying (1) 25:14 testimony (15) 12:16;</p>	<p>15:4;20:1;23:21; 24:2;27:2;28:6; 33:19;34:9;43:17; 44:12;48:19;49:13; 67:10,13 Thanks (1) 21:12 therefore (4) 3:11; 9:19;28:2;71:15 thereof (3) 3:24;4:2,4 third (3) 22:12;23:16; 36:5 Thomas (18) 4:25; 25:15,18;44:15,16; 45:4,12,22;46:4;51:8; 61:9,9,20;62:4;63:5; 64:19,22;68:19 though (1) 3:10 thoughts (1) 71:11 three (1) 24:4 three-foot (1) 38:7 three-shift (1) 45:5 throughout (1) 66:13 Thursday (1) 3:6 times (2) 63:16;65:18 Tipton (1) 22:9 today (2) 13:25;56:16 together (2) 70:6; 71:21 tomorrow (1) 19:1 tonight (5) 6:24; 11:20;22:10;24:24; 67:10 top (5) 9:6;14:10,12; 37:23;40:21 Total (6) 15:13,14; 42:9;44:3;60:13,19 Township (1) 44:17 tract (3) 26:25;29:11; 31:12 tractor (1) 46:5 traffic (14) 24:5,7,10, 12;43:15,16,19; 59:16,19,23;60:11; 65:25;66:12,16 Trailer (5) 21:22,25; 46:5;67:5,8 trailers (3) 32:10,13, 15 Transit (2) 33:18,25 transition (1) 47:3 transmitting (1) 4:1 Transportation (1) 66:8 Trash (16) 48:16,18, 21;49:1,14,15,17,19; 54:5,10;57:14,18,20, 22,23,25 travel (1) 34:19 treat (1) 49:12 tree (4) 16:19;41:23; 42:8,25 trees (10) 14:17; 16:12,13,22;17:5;</p>
--	--	---	---	---

<p>42:10,13,15,15;49:2 trip (3) 43:17;44:5; 60:21 trips (8) 44:6;60:13, 14,16,17,19,20;61:1 Trouble (2) 5:18;8:1 truck (2) 32:9,9 trucks (2) 32:13,14 try (4) 8:6;61:12; 63:18;72:15 trying (4) 17:18; 27:12;29:23;44:25 Twenty (1) 28:20 twice (2) 54:22,22 two (29) 4:1;7:2,23; 9:13;13:22;14:8,11; 16:12;18:7;21:19; 23:17;24:4;25:3; 26:17;27:7,7;31:12; 32:21;50:10;51:18, 19;54:6,13;55:4,4; 58:12;64:12;66:25; 67:12 type (2) 37:20;62:4 types (2) 44:12;46:3 typically (1) 45:20</p>	<p>60:21;62:4;63:16 used (1) 42:4 users (2) 45:4,16 uses (1) 27:15 using (1) 63:1 usually (2) 16:19; 63:12 utility (1) 49:1 utility/trash (1) 54:15</p>	<p>5:14,15;10:2,3;20:21, 22;68:5,6;69:18,19; 72:1;73:12,13 wall (6) 40:21,23; 50:18,20;53:16;57:23 Walls (1) 53:8 Walmart (1) 62:10 wants (4) 9:15,16; 50:23;64:7 Ware (1) 10:14 warehouse (15) 21:19,21,24;23:10, 13,15,19,25;26:21,22; 27:10;32:21;63:11; 67:3,6 warehoused (1) 62:16 warehouses (4) 23:18;24:6;26:16; 66:25 warehouse-type (1) 23:4 warehousing (1) 60:22 warranting (1) 44:9 warrants (1) 36:11 water (3) 47:10;48:11, 12 way (4) 22:24;38:24; 54:23;71:10 way-finding (2) 49:24; 50:1 ways (1) 24:12 website (1) 3:16 week (1) 45:13 weekend (1) 43:19 Weevil (1) 42:24 welcome (2) 19:9; 57:5 well-familiar (1) 22:20 weren't (2) 35:10; 60:24 west (2) 51:19,20 westerly (1) 14:9 western (1) 31:13 wetlands (1) 47:2 what's (5) 24:8;28:24; 29:1;49:19;61:1 whereas (2) 49:3; 50:10 wherever (1) 58:18 White (1) 42:23 wide (1) 17:10 WILLIAMS (23) 6:9, 16;7:8,17;8:3,4,9,16, 18,21,22;9:2,11; 10:23;11:3,7;19:16; 64:2;69:8;72:6,17,19, 23 Williams' (2) 10:19,20 Williamsburg (2) 9:6,8 willing (2) 25:9;34:13 Wilson (9) 21:15; 22:17,18,22;33:16;</p>	<p>34:7;37:11;55:24; 56:6 winter (1) 70:23 wintertime (2) 70:14, 14 Wiseman (2) 11:24; 13:18 wish (1) 72:7 within (9) 14:13;16:3, 3;19:23;22:22;24:7; 31:11;38:15;41:24 without (1) 39:9 witnesses (5) 11:20; 12:4;24:3;64:11,13 wonderful (1) 21:9 work (9) 7:14;33:2,17; 38:25;39:1,9;56:23; 63:7;70:6 working (2) 47:22; 61:11 works (1) 30:20 workweek (1) 61:2 wrap (1) 61:13 written (2) 41:8;53:3 wrong (1) 30:14 wwwcamdennj.us (1) 3:16</p>	<p>104 (1) 60:20 11 (1) 40:5 110 (1) 43:25 12 (2) 40:25;53:10 120 (14) 26:25;27:9, 18;28:15,20,21,23,25; 29:1,8,11,15,17;54:7 124 (1) 13:18 13 (1) 41:19 132,000 (3) 21:24; 23:20;67:7 1381 (1) 11:11 1382 (1) 11:12 14 (1) 17:20 140 (1) 26:20 142,776 (1) 23:15 145,390 (1) 23:13 150 (3) 13:19;30:19; 60:21 1555 (1) 11:11 1559-1561 (1) 10:15 1565 (1) 11:11 16 (2) 46:20;65:17 162 (3) 21:23;26:21; 67:5 170 (2) 44:21;45:1 17th (8) 33:14,22; 34:6;37:10;50:10; 51:19;55:24;56:24 18 (1) 47:12 1818 (1) 27:5 18-wheeler (1) 46:10 19 (1) 50:7 19th (6) 33:15,22; 34:7;37:11;50:11; 51:20</p>
<p style="text-align: center;">U</p> <p>ultimately (3) 23:18, 23;38:19 unchanged (1) 19:25 under (6) 3:8;26:14; 40:5;41:19;55:15; 56:15 underground (1) 38:9 underlined (1) 50:17 underlying (1) 24:18 understands (1) 23:22 understood (7) 30:5; 39:15;42:16,21; 48:14;49:5;51:13 uniform (1) 43:4 uniqueness (1) 52:16 unit (1) 16:18 University (3) 43:25; 65:15;66:7 unknown (1) 51:3 unless (5) 10:24;27:1; 29:13;36:9;54:18 unmute (1) 4:19 up (18) 7:20,21,23; 10:24;11:6;13:5; 32:9;33:1;35:7,16; 37:13;45:17;48:22; 59:6;61:13;63:24; 65:5;67:18 update (2) 19:3;46:18 updated (4) 18:14; 48:9;55:12;61:5 use (15) 23:3,3,4,5, 10;24:17;31:11,16; 32:3,24;33:8;48:22;</p>	<p style="text-align: center;">V</p> <p>vacant (1) 13:23 van (3) 31:14,15; 32:12 vans (3) 31:24;32:6,7 Variance (17) 10:14; 27:18,22;28:9,12; 49:4,6,9,12,16;50:12, 13;51:14,18;52:3; 54:17;72:25 Variances (12) 18:3,4; 20:5;24:15,22;28:7; 54:2,3;55:4;67:11,12, 14 various (3) 21:15; 52:15;63:14 vehicle (2) 15:19;46:9 vehicles (1) 30:24 verbal (1) 35:19 verification (2) 41:8; 53:3 verify (1) 43:19 Vernick (2) 20:7; 47:20 Vernick's (2) 15:1; 26:13 VICE-CHAIRMAN (9) 4:11;5:8,13;10:1; 20:20;68:4;69:17; 73:5,11 Virtua (1) 14:5 virtual (3) 3:12,14; 11:10 virus (2) 3:10;70:15 visible (1) 42:20 visual (1) 35:19 Vlad (2) 13:13;14:22 Vladislav (3) 11:23; 12:6;13:17 voting (2) 69:12;72:16</p>	<p style="text-align: center;">W</p> <p>wait (1) 11:5 waiting (1) 8:1 waiver (10) 16:24,25; 17:7,11,12,13;38:10; 54:17,19;55:1 Waivers (10) 18:3,5; 20:2;24:15,22;48:3; 54:2,13;55:5;67:14 Walker (15) 4:13,14;</p>	<p style="text-align: center;">X</p> <p>XVIII (1) 40:1</p> <p style="text-align: center;">Y</p> <p>Yays (1) 74:4 year (7) 3:23;36:19; 61:16;68:21;70:7; 71:12;72:8 year-plus (1) 36:18 years (2) 44:23;65:17</p> <p style="text-align: center;">Z</p> <p>zoning (2) 24:18,21 ZOOM (2) 3:13;69:9 ZOOMing (1) 70:10</p> <p style="text-align: center;">0</p> <p>0.4 (1) 37:25</p> <p style="text-align: center;">1</p> <p>1 (5) 38:22,24;39:7; 41:23;60:15 1,000 (1) 26:19 1.13 (1) 37:25 10 (4) 16:13;38:4; 41:23;50:24 10:00 (2) 47:15,17 100 (5) 25:5;42:8; 44:20;45:1;54:4 102 (1) 60:19</p>	<p style="text-align: center;">2</p> <p>2 (3) 11:12;15:2; 60:18 2,913 (1) 16:23 2.11 (1) 37:25 2.12 (1) 37:25 2.9 (1) 37:25 20 (3) 30:21,24;31:2 2001 (1) 23:2 2012 (1) 13:22 2021 (2) 23:12,14 2022 (9) 3:2,7,23;4:6; 5:5;15:2;20:8;25:1; 26:13 2023 (2) 68:25;69:4 20th (6) 34:8,15; 35:25;36:9,12;37:7 21 (4) 44:6;54:1;55:7; 60:25 22 (2) 21:25;67:8 24-hours (2) 45:5; 46:2 25 (1) 30:24 26 (3) 15:1;20:8;32:7 26th (1) 12:25</p>

<p>279,000 (1) 23:19 279,600 (2) 21:21; 67:4 2834 (1) 8:24 2nd (2) 25:1;26:13</p>	<p>37:19;52:3 86 (2) 21:22;67:4 870-244F3 (1) 16:10 870-244F5 (1) 17:8</p>			
<p>3</p>	<p>9</p>			
<p>3 (5) 5:5;18:8;39:8; 44:17;53:9 30 (1) 11:12 31 (1) 11:12 32 (1) 32:7 3300 (1) 27:6 36 (2) 21:25;67:7 367 (2) 11:14;13:24 37 (2) 42:10,13</p>	<p>9 (2) 38:2,3 97 (1) 42:15 98 (4) 26:23;30:13, 17;67:8 98-car (1) 22:1</p>			
<p>4</p>				
<p>4 (2) 11:12;52:5 4,118 (1) 16:11 40 (2) 44:22;60:17 43 (1) 60:16 434 (3) 7:13;8:5,10 441 (1) 10:16 45 (1) 15:15 464 (2) 11:15;13:24</p>				
<p>5</p>				
<p>5 (5) 4:6;11:12;26:18, 18;41:22 50 (7) 15:11,20; 21:22;47:15;53:8,16; 67:5 54 (1) 31:13 55 (1) 10:16 5533 (1) 11:11 59 (1) 60:13</p>				
<p>6</p>				
<p>6 (2) 11:12;26:14 6:00 (1) 3:7 60 (3) 31:14;42:14; 52:2 64 (1) 60:14 65 (1) 47:16 66 (3) 26:22;30:13,18 6th (2) 6:22;18:22</p>				
<p>7</p>				
<p>7:00 (2) 47:16,16 7:29 (1) 74:7 7:8 (1) 47:9 70 (1) 16:7 70-square (1) 10:17</p>				
<p>8</p>				
<p>8 (5) 3:2,7;11:12;</p>				