

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETING
January 12, 2023

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

PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, January 12, 2023

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

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

STEVEN LEE, VICE-CHAIRMAN
COUNCILWOMAN FELISHA REYES-MORTON
DIRECTOR KEITH WALKER
OMARI THOMAS
BRENDA FRACTION

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY
DENA MOORE JOHNSON, P.E., C.M.E.
REMINGTON & VERNICK ENGINEERS
DR. EDWARD C. WILLIAMS, PP, ASIP, CSI, AHP, CZO;
DIRECTOR OF PLANNING; 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 MEETING MINUTES	5
4	DECEMBER 2022	
5		
6	2) PLANNING DIRECTOR'S REPORT	6
7		
8	3) REORGANIZATION OF THE BOARD	7
9		
10	4) RUTGERS UNIVERSITY STATE UNIVERSITY	14
11	413-421 Cooper Street	
	418-428 Lawrence Street	
12	5) A RESOLUTION REFERRING A PROPOSED	18
13	AMENDMENT TO THE CITY OF CAMDEN 870-38,	
14	RESTRICTED USES, TO THE CITY OF CAMDEN	
	PLANNING BOARD FOR A REPORT AS PROVIDED	
	FOR BY N.J.S.A., 40:55D-26	
15		
16	6) WARE INVESTMENTS c/o THIS N THAT DISCOUNT	22
17	1559-1561 Mt. Ephraim Avenue	
	(Adjourned to the February Meeting; New	
	Notice Required)	
18		
19	7) VIRTUA OUR LADY OF LOURDES HOSPITAL, INC.	23
20	1600 Haddon Avenue	
	(Adjourned to the February Meeting; New	
	Notice Required)	
21		
22	8) PUBLIC SERVICE ELECTRIC & GAS COMPANY	24
23	(PSE&G)	
	29 State Street	
24	9. ADOPTION OF RESOLUTIONS	52
25		

1 VICE-CHAIRMAN LEE: At this time, the
2 Planning Board Meeting shall come to order. By the
3 direction of the Planning Board Chairman DeJesus,
4 Jr., the City of Camden, there will be a regularly
5 scheduled Planning Board Meeting to be held on
6 Thursday, January the 12th, 2023 at 6:00 p.m.

7 Since the City of Camden remains under a
8 Declaration of Health Emergency related to the
9 COVID-19 virus, City Hall is open. Therefore, this
10 regularly scheduled meeting will be conducted as a
11 virtual meeting via a remote conference platform,
12 ZOOM. Instruction on accessing this virtual
13 regularly scheduled meeting and the meeting agenda,
14 can be found on the City of Camden's website.

15 Reading of the Opening Statement.

16 MS. MILLER: Good evening.

17 Adequate notice of this meeting has been
18 provided in accordance with the Open Public Meeting
19 Act. The Camden City Planning Board adopted a
20 Resolution approving the schedule of regular meetings
21 to be held during the year of 2023 by, one, posting a
22 copy thereof on the bulletin boards reserved for such
23 purpose in the Office of City Clerk, City Hall, first
24 floor, Camden, New Jersey; two, transmitting a copy
25 thereof to the Courier Post and to the Philadelphia

1 Inquirer. These newspapers have been designated by
2 this Board to receive same, and filing a copy thereof
3 with the City Clerk, City of Camden, New Jersey. The
4 subject meeting was publicized on January 5, 2023.

5 VICE-CHAIRMAN LEE: Thank you. Roll
6 call, please.

7 MS. MILLER: Jose DeJesus. Steven
8 Lee.

9 VICE-CHAIRMAN LEE: Yes.

10 MS. MILLER: Mayor Carstarphen. Director
11 Walker.

12 DIRECTOR WALKER: Present.

13 MS. MILLER: Ian Leonard. Councilwoman
14 Reyes-Morton.

15 COUNCILWOMAN REYES-MORTON: Here.

16 MS. MILLER: Aaron Stevens. Omari
17 Thomas.

18 MR. THOMAS: Present.

19 MS. MILLER: Rashid Humphrey. Brenda
20 Fraction.

21 MS. FRACTION: Present.

22 MS. MILLER: Thank you.

23 DR. WILLIAMS: Mr. Vice-Chair, just by
24 way of announcement to those on the call, if you're
25 not speaking or you've been asked to speak, can you

1 please mute yourself to avoid any sound inference.

2 Thank you.

3 VICE-CHAIRMAN LEE: At this time, we need
4 a motion to approve the Planning Board minutes of the
5 meeting. I need a motion to approve the minutes of
6 the meeting dated December 8, 2022.

7 MR. THOMAS: Motion to approve.

8 VICE-CHAIRMAN LEE: Second.

9 MS. MILLER: Roll call.

10 MS. MILLER: Mr. Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Councilwoman Reyes-Morton.

15 COUNCILWOMAN REYES-MORTON: Yes.

16 MS. MILLER: Mr. Thomas.

17 MR. THOMAS: Yes.

18 MS. MILLER: Ms. Fraction.

19 MS. FRACTION: Yes.

20 MS. MILLER: Motion carried to approve.

21 Thank you.

22 VICE-CHAIRMAN LEE: Thank you.

23 At this time, we have the swearing in of
24 all professional and planning staff.

25 MR. BURNS: For our professionals, please

1 raise your right hands.

2 - - -

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

7 - - -

8 VICE-CHAIRMAN LEE: Planning Director's
9 Report, Dr. Williams.

10 DR. WILLIAMS: Thank you, Mr. Vice-Chair
11 and Members of the Planning Board. As we discussed
12 last month relative to the professional services that
13 are being offered by the Board, it was recommended at
14 the last meeting and introduced in my report, of the
15 paraprofessionals being retained for the following
16 year. Beyond that, that ends my report, Mr.
17 Vice-Chair, that the current professionals that have
18 been on over the last year, be retained pursuant to
19 the Board review and vote.

20 VICE-CHAIRMAN LE: Do we need a motion
21 for that?

22 DR. WILLIAMS: No, sir, that's my
23 report. At the reorganization, it will be moved to
24 the Board to review and to approve, if appropriate.

25 VICE-CHAIRMAN LEE: Got you. Thank you.

1 At this time, we have a reorganization.

2 MR. BURNS: Mr. Vice-Chair, we need a
3 motion for the election of the Chairperson for the
4 Planning Board. So I need a motion or somebody
5 putting into the record on a motion for Planning
6 Board Chairperson.

7 MS. FRACTION: I make a motion that we
8 accept the election of the Chairperson.

9 MR. BURNS: Would that be Mr. DeJesus?

10 DR. WILLIAMS: If I may, Council.

11 MR. BURNS: Yes.

12 DR. WILLIAMS: To the Board for their
13 consideration, if the Board is pleased with the
14 selection of the various officers of the Board minus
15 anyone who you feel should not serve again, if
16 there's a consensus among members that the slate
17 that's currently for their office to continue, you
18 can vote that way as well. Is that right, Counsel?

19 MR. BURNS: Yes. But we would need
20 somebody to make a motion. For example, if the slate
21 would continue, I would need a motion to approve
22 Mr. DeJesus as Chairperson. We would need a second
23 and then we can do a roll-call vote.

24 COUNCILWOMAN REYES-MORTON: I make a
25 motion to except the current president Jose DeJesus

1 for the 2023 year of the Planning Board.

2 MR. BURNS: Do we have a second?

3 MS. FRACTION: I second the motion.

4 MR. BURNS: Thank you, Ms. Fraction.

5 Roll-call vote, Angela.

6 MS. MILLER: Mr. Lee.

7 VICE-CHAIRMAN LEE: Yes.

8 MS. MILLER: Director Walker.

9 DIRECTOR WALKER: Yes.

10 MS. MILLER: Councilwoman Reyes-Morton.

11 COUNCILWOMAN REYES-MORTON: Yes.

12 MS. MILLER: Omari Thomas.

13 MR. THOMAS: Yes.

14 MS. MILLER: Brenda Fraction.

15 MS. FRACTION: Yes.

16 MS. MILLER: Motion carried to approve.

17 Thank you.

18 MR. BURNS: At this time, Mr. Vice-Chair,

19 we would need a motion to appoint the

20 vice-chairperson of the Board. Current vice-chair is

21 Mr. Lee. Do we have a motion to appoint Mr. Lee or

22 any other party?

23 DIRECTOR WALKER: I make a motion for

24 Mr. Lee to stay as vice-chair of the Board.

25 MR. BURNS: Thank you, Director Walker.

1 So we have a second?

2 MR. THOMAS: I'll second it.

3 MR. BURNS: Thank you, Mr. Thomas. Roll
4 call.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Director Walker.

8 DIRECTOR WALKER: Yes.

9 MS. MILLER: Councilwoman Reyes-Morton.

10 COUNCILWOMAN REYES-MORTON: Yes.

11 MS. MILLER: Omari Thomas.

12 MR. THOMAS: Yes.

13 MS. MILLER: Ms. Fraction.

14 MS. FRACTION: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 VICE-CHAIRMAN LEE: I want to thank the
18 Board for the confidence that they have shown in me
19 and selecting me as vice-chair.

20 At this time we will move right on to New
21 Business.

22 MR. BURNS: Actually, Mr. Vice-Chairman,
23 we're going to elect our secretary.

24 VICE-CHAIRMAN LEE: I'm sorry.

25 MR. BURNS: The current secretary is Ms.

1 Angela Miller. Do I have a motion?

2 DIRECTOR WALKER: I make the motion for
3 Angela Miller to be the Board secretary.

4 MS. MILLER: Thank you.

5 MR. THOMAS: I second that motion.

6 MR. BURNS: Roll call.

7 MS. MILLER: Mr. Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Yes.

13 MS. MILLER: Omari Thomas.

14 MR. THOMAS: Yes.

15 MS. MILLER: Ms. Fraction.

16 MS. FRACTION: Yes.

17 MS. MILLER: Motion carried to approve.

18 Thank you all.

19 MR. BURNS: Mr. Lee, you would now ask
20 for motions to appoint the Board attorney, conflict
21 attorney, Board engineer and conflict engineer.

22 VICE-CHAIRMAN LEE: Is there a motion to
23 appoint the Board attorney, conflict attorney, Board
24 engineer and conflict engineer? What's your
25 pleasure, Board?

1 DIRECTOR WALKER: I make a motion to
2 appoint Dembo, Brown & Burns.

3 MR. BURNS: Do we have a second?

4 MR. THOMAS: I second it.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Director Walker.

8 DIRECTOR WALKER: Yes.

9 MS. MILLER: Councilwoman Reyes-Morton.

10 COUNCILWOMAN REYES-MORTON: Yes.

11 MS. MILLER: Omari Thomas.

12 MR. THOMAS: Yes.

13 MS. MILLER: Ms. Fraction.

14 MS. FRACTION: Yes.

15 MS. MILLER: Motion carried to approve.

16 Thank you.

17 VICE-CHAIRMAN LEE: Thank you all.

18 MR. BURNS: Mr. Lee, we need a motion for
19 conflict attorney.

20 VICE-CHAIRMAN LEE: We need a motion for
21 conflict attorney.

22 DIRECTOR WALKER: I make a motion for
23 Eric Bernstein & Associates.

24 MS. FRACTION: I second.

25 MS. MILLER: Roll call. Steven Lee.

1 VICE-CHAIRMAN LEE: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Councilwoman Reyes-Morton.

5 COUNCILWOMAN REYES-MORTON: Yes.

6 MS. MILLER: Omari Thomas.

7 MR. THOMAS: Yes.

8 MS. MILLER: Ms. Fraction.

9 MS. FRACTION: Yes.

10 MS. MILLER: Motion carried to approve.

11 Thank you.

12 VICE-CHAIRMAN LEE: Thank you. Moving
13 right along.

14 MS. MILLER: Mr. Lee we need to vote on
15 the appointment of the Board engineer and the
16 conflict engineer as well for the reorganization.

17 VICE-CHAIRMAN LEE: I guess we go through
18 you, right?

19 MR. BURNS: I need a motion to --

20 VICE-CHAIRMAN LEE: You need a motion?

21 MR. BURNS: -- appoint the Board
22 engineer. That would be Ms. Johnson of Remington &
23 Vernick.

24 DIRECTOR WALKER: I make that motion for
25 Ms. Moore Johnson from Remington & Vernick Engineers.

1 MR. THOMAS: I second it.

2 MS. MILLER: Roll call. Mr. Lee.

3 VICE-CHAIRMAN LEE: Yes.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: Yes.

6 MS. MILLER: Councilwoman Reyes-Morton.

7 COUNCILWOMAN REYES-MORTON: Yes.

8 MS. MILLER: Omari Thomas.

9 MR. THOMAS: Yes.

10 MS. MILLER: Ms. Fraction.

11 MS. FRACTION: Yes.

12 MS. MILLER: Motion carried to approve.

13 Thank you.

14 MS. MOORE: Thank you.

15 MR. BURNS: Conflict engineer is Alaimo
16 Group Consulting Engineers.

17 VICE-CHAIRMAN LEE: We need a motion for
18 the conflict engineer.

19 DIRECTOR WALKER: I make a motion for the
20 Alaimo Group Consulting Engineers.

21 MR. THOMAS: I second it.

22 MS. MILLER: Roll call.

23 MS. MILLER: Mr. Lee.

24 VICE-CHAIRMAN LEE: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Councilwoman Reyes-Morton.

3 COUNCILWOMAN REYES-MORTON: Yes.

4 MS. MILLER: Mr. Thomas.

5 MR. THOMAS: Yes.

6 MS. MILLER: Ms. Fraction.

7 MS. FRACTION: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 VICE-CHAIRMAN LEE: So we're clear with
11 the reorganization. Are we done with that?

12 MR. BURNS: Yes, sir.

13 VICE-CHAIRMAN LEE: Moving right along to
14 New Business. Certificate of Appropriateness,
15 Rutgers University State University of New Jersey,
16 413 through 421 Cooper Street and 418 through 428
17 Lawrence Street. The applicant is proposing
18 demolition and new construction (Cooper Square
19 District). Are the interested parties here who want
20 to talk about this?

21 MR. WELSH: Good evening. My name is
22 Richard Welsh. I am an associate counsel for Rutgers
23 University. For the record, Richard Welsh. I
24 represent Rutgers in this matter for the Certificate
25 of Appropriateness for the property listed on the

1 agenda here, 413 through 421 Cooper Street and 418
2 through 428 Lawrence Street.

3 The application for the Certificate of
4 Appropriateness was filed on December 2nd. It was
5 considered by the Historic Preservation Commission on
6 December the 22nd with a recommendation for it to
7 move forward subject to conditions set forth in the
8 memo dated January 5, 2023 with regard to the
9 Historic Preservation Commission. Rutgers agreed to
10 those conditions and memorialized them -

11 THE REPORTER: Mr. Welsh, your testimony
12 is garbled due to background noise on the ZOOM.

13 DR. WILLIAMS: Everyone not speaking must
14 mute themselves.

15 MR. WELSH: I will repeat my testimony.

16 The application was filed, the
17 Certificate of Appropriateness, on December 2, 2022.
18 It was considered by the Historic Preservation
19 Commission and recommended to go forward subject to
20 various conditions, three conditions. One, Rutgers
21 and Rutgers agent Clarke, Canton & Hintz will present
22 the development concept consistent with the
23 Department of Interior Standards and present that to
24 the Commission. The applicant, Rutgers, will agree
25 to introduce historic markers and any exterior work

1 will have to be approved by the Historic Preservation
2 Commission consistent with the Department of Interior
3 Standards.

4 I have two witnesses that can describe
5 the project. Or if the Board deems necessary, I have
6 David Schulz here. He's a vice-president for
7 Planning and Development at Rutgers. Also, I have a
8 Michael J. Hanrahan from our agents Canton & Hintz
9 who also can be sworn and both will tell us about the
10 project.

11 MR. BURNS: Counsel, if it's okay with
12 you, with these types of applications, since you've
13 already agreed to comply with the Historic
14 Preservation's review letter of January 5th as stated
15 on the record, we don't really need to have too much
16 testimony. I'll leave it up to Dr. Williams because
17 I know he's part of that procedure. But
18 Dr. Williams, do you believe we need any additional
19 testimony --

20 DR. WILLIAMS: -- through the
21 vice-chair --

22 MR. BURNS: -- in compliance with that
23 review letter enough to move this forward?

24 DR. WILLIAMS: No. I don't think there's
25 enough needed. Because as a member of the

1 Commission, what the applicant stated on the record
2 is accurate. And the Planning Board is moved to
3 approve the recommendation.

4 VICE-CHAIRMAN LEE: Okay.

5 MR. WELSH: The department thanks the
6 Board for that action.

7 MR. BURNS: Very good. Mr. Vice-Chair,
8 you just need to open it to the public for public
9 comment before we take a vote.

10 VICE-CHAIRMAN LEE: At this time, we'll
11 just do that, open it up for public comment.

12 MR. BURNS: I do not see any --

13 DR. WILLIAMS: I do not see any hands up.

14 MR. BURNS: Actually, there's a hand up
15 by Ms. Herring; is that correct? Oh, no. I'm sorry.
16 There are no hands.

17 DR. WILLIAMS: There are no hands.

18 MR. BURNS: We can close public portion.

19 VICE-CHAIRMAN LEE: Close the public
20 portion. Does the Board have any questions with
21 respect to this application? Any Board members have
22 any questions? I guess not.

23 DR. WILLIAMS: Ask for a motion, sir.

24 VICE-CHAIRMAN LEE: Is there a motion to
25 approve or deny?

1 COUNCILWOMAN REYES-MORTON: Motion to
2 approve the Rutgers State University Cooper Street,
3 Lawrence Street.

4 MR. BURNS: Thank you, Councilwoman.

5 MR. THOMAS: I second that motion.

6 MR. BURNS: Seconded by Mr. Thomas.

7 Thank you.

8 MS. MILLER: Mr. Lee.

9 VICE-CHAIRMAN LEE: Yes.

10 MS. MILLER: Director Walker.

11 DIRECTOR WALKER: Yes.

12 MS. MILLER: Councilwoman Reyes-Morton.

13 COUNCILWOMAN REYES-MORTON: Yes.

14 MS. MILLER: Mr. Thomas.

15 MR. THOMAS: Yes.

16 MS. MILLER: Ms. Fraction.

17 MS. FRACTION: Yes.

18 MS. MILLER: Motion carried to approve.

19 Thank you.

20 VICE-CHAIRMAN LEE: Thank you. We're
21 still on New Business. Item B, a Resolution
22 referring a proposed amendment to the City of Camden
23 code Section 870-38, restricted uses to the City of
24 Camden Planning Board for a report as provided by
25 N.J.S.A., 40:55D-26. Any parties presenting this?

1 Attorney?

2 MR. BURNS: Doctor Williams, who is
3 presenting this?

4 DR. WILLIAMS: I don't see anyone their
5 with hands raised.

6 MS. MILLER: Doctor Williams, that's for
7 the Resolution referring the proposed amendment?

8 DR. WILLIAMS: Yes.

9 MR. BURNS: Yes.

10 DR. WILLIAMS: I'm trying to work with
11 the static here. I'm asking again, for all on here
12 to mute yourselves. Thank you.

13 To the Planning Board vice-chair and
14 members of the Planning Board, there's still two
15 people that need to be muted. Thank you.

16 To the vice-president and the members of
17 the Planning Board. This is an Ordinance Amendment
18 to the tractor trailer provision in the Code that
19 eliminates the language out of our Zoning Code that
20 enforces parking on the street. The Zoning Code
21 should not be involved in enforcing activities on the
22 street. But rather, they should be enforcing
23 activities on real estate or private property.

24 So the recommendation that's before you
25 is to eliminate the language of enforcement

1 responsibilities of the Zoning Officer on any issues
2 on the street. And would resolve itself to what's in
3 the code for any activities on real estate in
4 general. So that's the proposed Amendment,
5 Mr. Vice-Chair.

6 MR. BURNS: Anybody want to comment on
7 that? Do we have any comments or questions?

8 I can say that it is appropriate that the Zoning
9 Officer should not have to be an enforcer on public
10 streets. That's normally the job of law enforcement.

11 VICE-CHAIRMAN LEE: That makes sense. I
12 do agree with that. That's the Parking Authority
13 duties and responsibilities, not ours. The Camden
14 Police Department should have jurisdiction over that
15 kind of thing.

16 MR. BURNS: If there's no other comments,
17 we can open it up to the public. I just need a
18 motion to open it up to the public and a second for
19 public comment on this referral.

20 DIRECTOR WALKER: I make a motion to open
21 it up to the public.

22 MR. BURNS: Second?

23 MR. THOMAS: Second.

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

25 Anybody from the public, Mr. Vice-Chair? Anybody

1 from the public like to speak on this matter?

2 VICE-CHAIRMAN LEE: I don't see anybody.

3 DR. WILLIAMS: I see no hands, Mr.

4 Vice-Chair.

5 VICE-CHAIRMAN LEE: Okay. So let's close
6 the public portion and ask the Board, are there any
7 concerns or comments or statements that any of the
8 members would like to make with respect to this
9 Resolution, proposed Resolution?

10 MR. BURNS: If anyone is inclined to make
11 a motion, the motion would be to recommend adoption
12 of the Resolution by Council with the finding that it
13 is consistent with the Master Plan.

14 VICE-CHAIRMAN LEE: I so move. I'm going
15 to move on that because I don't think that -- again,
16 that's the responsibility of the Parking Authority to
17 issue with tickets or what have you and not ours.
18 So I'm going to make a motion to approve that; to
19 adopt that Resolution.

20 COUNCILWOMAN REYES-MORTON: Second.

21 MS. MILLER: Roll call. Mr. Lee.

22 VICE-CHAIRMAN LEE: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Councilwoman Reyes-Morton.

1 COUNCILWOMAN REYES-MORTON: Yes.

2 MS. MILLER: Mr. Thomas.

3 MR. THOMAS: Yes.

4 MS. MILLER: Ms. Fraction.

5 MS. FRACTION: Yes.

6 MS. MILLER: Motion carried to approve.

7 Thank you.

8 VICE-CHAIRMAN LEE: Item C, Sign
9 Variance, Ware Investments c/o This N That Discount,
10 1559-1561 Mt. Ephraim Avenue, Block 441, Lot 55.
11 The applicant is proposing a 70 square foot
12 mounted sign. Is there anyone here on that?

13 MR. BURNS: I don't know if there's
14 anybody here on that application. If anybody is
15 here. I've had correspondence with Ware Investments
16 regarding the notice. The notice that was provided
17 did not specifically identify the variance. So I
18 indicated that the notice was deficient.

19 I also indicated and advised them that
20 they need to provide the proof of publication in the
21 paper; proof of the certifies that were sent to the
22 utility companies and the 200-foot list property
23 owners. And, also, personal service apparently was
24 done and I just need signed affidavits that those
25 people were personally served. We had asked for that

1 information. It's required to be provided at least
2 three days prior. We've asked for it. We did not
3 receive that.

4 I did have correspondence with Ware
5 Investments. I had asked that counsel contact me to
6 discuss it. I want to make sure that going forward
7 that the notice is correct. I try to provide
8 guidance to them on the best language for that
9 notice. And, hopefully, they'll provide that new
10 notice and be on for the February meeting. It'll
11 have to be off today. We don't have jurisdiction to
12 hear.

13 VICE-CHAIRMAN LEE: Okay. Should we
14 table this?

15 MR. BURNS: It'll have to be carried with
16 new notice required to the February meeting.

17 Mr. Chairman, on the next matter, Virtua
18 Our Lady of Lourdes Hospital, that is also being
19 carried to the February meeting.

20 VICE-CHAIRMAN LEE: Okay.

21 MR. BURNS: It was their understanding
22 they were not going to be on tonight so they did not
23 notice for their application, so they are carried to
24 the February meeting with new notice being required.

25 VICE-CHAIRMAN LEE: Okay. So in terms of

1 these two items being carried, do we need a motion
2 for them to be carried or just --

3 MR. BURNS: We don't have jurisdiction
4 really to carry them. We're putting it on the record
5 that they will be tabled to the February meeting
6 provided proper notice is provided under the
7 Municipal Land Use Law.

8 VICE-CHAIRMAN LEE: Got you. So now we
9 will move to Item E, Preliminary and Final Site Plan,
10 Public Service Electric and Gas Company, PSE&G, 29
11 State Street, Block 32.01, Lot 62.

12 The applicant is proposing demolition of
13 existing substation and building. Restore station
14 yard with gravel. Install section of fence along
15 State Street where existing building is located.
16 Is someone here from PSE&G that's representing the
17 company to speak on their behalf?

18 MR. LETIZIA: Yes, Mr. Chairman. My name
19 is Thomas Letizia, attorney representing Public
20 Service Electric & Gas.

21 MR. BURNS: Mr. Vice-Chair, just for the
22 record, proper notice of this meeting was provided by
23 the applicant. So I just want that on the record. I
24 did receive the proper affidavit and proper proofs
25 that notice was properly provided for this hearing

1 tonight so they can proceed with their application.

2 VICE-CHAIRMAN LEE: Okay.

3 MR. LETIZIA: Thank you, Mr. Burns. I'm
4 going to provide a brief introduction and then I
5 actually only have one witness to present testimony.
6 Again, Tom Letizia. That's spelled L-E-T-I-Z-I-A.
7 I'm an attorney with Troutman Pepper Hamilton
8 Sanders. I'm representing PSE&G. As you I'm sure
9 well know, PSE&G is a New Jersey Public Utility. And
10 it is the applicant for tonight's application.

11 The subject land is zoned by PSE&G and is
12 identified as Lot 62, Block 32.01 on the City Tax
13 Map. The site is within the GI-1 or General
14 Industrial Zone and in the North Camden Waterfront
15 Redevelopment Area.

16 We are here tonight to seek the Board's
17 approval of PSE&G's plan for the decommissioning and
18 demolition of its electrical substation at 29 State
19 Street which has operated at that location for almost
20 a century. As it currently stands, the existing
21 State Street Substation would need to be modified to
22 comply with current codes and regulations. PSE&G has
23 decided to replace this substation with a new
24 substation located approximately a mile away at 1130
25 Cooper Street.

1 This is a win-win in our opinion as it
2 results in a new state of the art substation for
3 Camden and also frees up a parcel of land in the
4 North Camden Waterfront Redevelopment Area for future
5 development. The substation at 29 State Street will
6 remain in operation until the new substation is up
7 and running and all of the load has been transferred
8 from it to another operating station.

9 Specifically, PSE&G proposes to demolish
10 the existing substation, including the electrical
11 equipment and the building that's on the property.
12 The concertina wire atop the existing fence will be
13 removed. A seven-foot high chain link fence topped
14 with one foot of inward-facing barbed wire will be
15 installed in the fence gap along State Street that
16 will result from removal of the existing building.

17 The ground surface of the site after all
18 the improvements are removed, will be restored
19 with gravel. We are requesting a certain variance
20 relief in connection with this application. And
21 while it may sound like a lot of relief, it actually
22 applies mainly to the fence and the fact that we are
23 not, at this time, proposing any landscaping. So
24 just for the record, the first variance is from the
25 requirement of Section 870-192 of the City Ordinance

1 which requires a landscape plan and vegetative cover
2 for areas. A lot not covered by buildings are
3 surfaced as parking. PSE&G proposes to restore the
4 substation property with gravel.

5 The next variance is from Section
6 870-197.F of the Ordinance which allows a maximum
7 fence height of four feet along the front property
8 line where the fence that is proposed along the State
9 Street property line, will be a total of eight feet
10 high to match the existing fence along that
11 property line.

12 The third variance is from Section
13 870-197.G of the City Ordinance which allows a
14 maximum fence height of 6 feet for any fence erected,
15 altered or reconstructed to allow the existing and
16 proposed fence height of 8 feet as I stated at this
17 property. We are also seeking a deviation from the
18 requirement of Section 2.16 of the North Camden
19 Waterfront Study Area Redevelopment Plan. That
20 requires all streets be planted with street trees
21 because as we will testify to, we are not proposing
22 at this time, any new street trees.

23 And then finally, we are seeking a design
24 waiver from the requirement of Section 870-244.B of
25 the City Ordinance which requires the submissions of

1 a landscape plan with site plan applications. PSE&G
2 is not proposing any new landscaping with this
3 application. Therefore, we have not submitted a
4 landscape plan.

5 The requested relief that I just outlined
6 is minor in our view, especially when compared with
7 the benefit of providing available land in the
8 Redevelopment Area. We have reviewed the Remington &
9 Vernick Review Letter of Ms. Johnson dated January 5,
10 2023 that was issued for this application. I'm
11 happy to report to the Board that PSE&G agrees to
12 address all of her comments therein. And we will
13 provide, tonight, certain testimony as she requested
14 in that review letter. So unless the Board members
15 have preliminary questions of me, we will begin our
16 presentation.

17 MR. BURNS: Counsel, if I could, it's
18 normal procedure for this Board to go to Ms. Moore
19 Johnson's review letter and letter. And why don't I
20 swear in your witnesses who will be addressing those
21 comments as we go through that letter. So if you
22 could just identify who is going to be sworn and
23 we'll get those credentials on the record.

24 MR. LETIZIA: So right now the only one
25 who will be testifying is Neil Pieszchala.

1 necessary for a municipal road, this application will
2 be subject to the Street Opening Permit Ordinance of
3 the City. The City Engineer should be contacted
4 concerning the application and fees involved. You
5 acknowledge that?

6 MR. LETIZIA: Yes, we do.

7 MR. PIESZCHALA: Yes.

8 MS. MOORE: Any sidewalk or curb damaged
9 during construction must be replaced. The applicant
10 has proposed sidewalk replacement in the area of the
11 building to be demolished. So any other would be
12 replaced. That's fine?

13 MR. LETIZIA: Yes.

14 MS. MOORE: The calculations provided to
15 confirm the post-development peak runoff not
16 exceeding the pre-development peak runoff for the
17 25-year storm event, must be revised to correct the
18 intensity value for the 25-year storm event. Do you
19 agree?

20 MR. LETIZIA: Neil, you want to answer
21 that, please?

22 MR. PIESZCHALA: Yes. PSE&G agrees to
23 adjust all the stormwater comments to the
24 satisfaction of the Board Engineer.

25 MS. MOORE: A stormwater fee is to be

1 calculated for the site as outlined in Appendix XVIII
2 of the City Ordinance. The calculation will be
3 reviewed by our office. The fees must be paid by the
4 applicant prior to the final signature of the plans.
5 You're aware of that calculation? You'll prepare
6 that?

7 MR. PIESZCHALA: Yes.

8 MS. MOORE: Proposed grades should be
9 provided at the corners of the construction trailers
10 and security trailer. The applicant should confirm
11 that these trailers will be removed once the
12 construction has been completed for this project.

13 MR. PIESZCHALA: Yes, we will comply.

14 MS. MOORE: And these trailers are going
15 to be removed at the end of the construction of the
16 demolition, correct?

17 MR. PIESZCHALA: That is correct.

18 MS. MOORE: The applicant should clarify
19 if any proposed utilities will be required for the
20 construction and security trailers. If so, the
21 applicant should provide this information on the
22 plans including the disconnection necessary after
23 construction.

24 MR. PIESZCHALA: No utilities like water
25 and sanitary are required for the construction and

1 security trailers. However, the construction and
2 security trailers will have temporary power. We will
3 apply to the City Construction Department for
4 building and electrical permits for all of the
5 trailers.

6 MS. MOORE: Okay.

7 The project must be approved by the City
8 Engineer and the City Fire Chief will written
9 verification provided to our office prior to final
10 signatures on the plan.

11 MR. PIESZCHALA: Yes, PSE&G will
12 comply.

13 MS. MOORE: The City's detail for the
14 vertical concrete curb should be added to the plans.

15 MR. PIESZCHALA: Yes. PSE&G will
16 comply.

17 MS. MOORE: The plans should note that
18 all site work construction and details must be
19 conform to the standards of the City of Camden.
20 You'll add that note to the plan?

21 MR. PIESZCHALA: Yes.

22 MS. MOORE: As mentioned previously, per
23 the Redevelopment Plan, street trees are
24 required. The applicant requests a variance.

25 MR. PIESZCHALA: Yes. Respectfully

1 requesting a relief from this requirement. This
2 property will likely be redeveloped, at which time
3 the design guidelines of the Redevelopment Plan will
4 be implemented. And the placement and type of street
5 trees would be identified and integrated into the
6 overall development of the site.

7 MS. MOORE: Okay.

8 Per Section 870-192, in any district, the
9 entire lot, except for areas covered by buildings or
10 serve as parking, recreation or service areas, shall
11 be seeded, sodded or planted with ground cover and
12 suitably landscaped to include trees, shrubs, edging
13 materials, stones, rocks or gravel in accordance with
14 an overall landscape plan. The applicant requests a
15 waiver from providing any landscaping.

16 MR. PIESZCHALA: Yes. The majority of
17 the station yard consists of gravel.

18 MS. MOORE: Okay.

19 MR. BURNS: Just to be clear, Dena, that
20 is a waiver, not a variance, correct?

21 MS. MOORE: Correct. I have that noted
22 as a waiver, as a design waiver that landscaping,
23 192.

24 MR. BURNS: Very good. I know counsel
25 had indicated it was potentially a variance. But

1 waivers are always better obviously. I mean, the
2 proofs for variances.

3 MR. LETIZIA: I think it all depends
4 where it is in the Ordinance.

5 MS. MOORE: Right.

6 MR. LETIZIA: Under zoning or --

7 MS. MOORE: Or where it's referenced,
8 yes.

9 MR. BURNS: Very good.

10 MS. MOORE: Per Section 870-244.B, a
11 landscape plan is required, whereas no landscaping is
12 proposed. The applicant requests a waiver.

13 MR. PIESZCHALA: Correct. Since there's
14 no landscaping being proposed, no landscaping plan
15 was submitted as part of our application.

16 MS. MOORE: Noting that this is
17 Section 870-192 for the actual landscaping, there
18 probably is a variance if it's located within the
19 zoning portion. So the landscaping, the overall
20 landscaping is moved to a variance. And I'll change
21 that you're requesting a variance for that because
22 the design waivers are located elsewhere. So
23 landscape plan would be the only waiver. Okay.

24 MR. LETIZIA: Okay.

25 MS. MOORE: Existing spotlights attached

1 to utility poles are used to light the site. Our
2 office recommends that these fixtures be removed.

3 MR. PIESZCHALA: Yes, these will be
4 removed once demolition is complete.

5 MS. MOORE: And areas of tree protection
6 should be shown on the plans.

7 MR. PIESZCHALA: Yes, we agree.

8 MS. MOORE: The applicant is to provide
9 testimony regarding any or all environmental
10 concerns, studies and remediation pertaining to the
11 site.

12 MR. PIESZCHALA: Right now PSE&G will be
13 retaining a New Jersey licensed site remediation
14 professional who will oversee the investigation and
15 potential remediation of the property under New
16 Jersey Site Remediation Program.

17 MS. MOORE: Okay. And if you have any
18 documents or reports prior to the final project, if
19 you can provide that to our office too.

20 MR. PIESZCHALA: Yes, we'll do.

21 MS. MOORE: Per Section 870-197.F, a
22 fence not more than six feet in height is permitted
23 along the rear lot line and along the side lot line
24 to the front building line. A fence not more than 4
25 feet tall is permitted along the side lot line from

1 the front building line to the front lot line and
2 along the front lot line. The applicant requests a
3 variance to allow a 7-foot fence in the front yard.
4 Existing barbed wire will remain, and barbed wire is
5 proposed for the new section of fencing. So
6 you're requesting that variance for a 7-foot high
7 fence in the front yard?

8 MR. PIESZCHALA: Correct.

9 MR. LETIZIA: Correct.

10 MS. MOORE: We note that barbed wire is
11 permitted in industrial zones so that barbed wire, of
12 course, may be in addition to the fence height.

13 Number 2: Per Section 870-197.G, fencing
14 is limited to 6 feet in height except where taller
15 fences are required for junkyards, open lots or
16 storage yards. The applicant requests a variance to
17 allow a 7-foot fence.

18 You're also requesting a variance from
19 that section, correct?

20 MR. PIESZCHALA: Correct.

21 MS. MOORE: The applicant should clarify
22 if no trespassing signage will be posted.

23 MR. PIESZCHALA: We will post no
24 trespassing signage.

25 MS. MOORE: Okay. Is that the only

1 signage that you would be posting?

2 MR. PIESZCHALA: Correct.

3 MS. MOORE: And do you know how many
4 signs? Will you meet the Ordinance with regard to
5 signage?

6 MR. PIESZCHALA: We will meet the
7 Ordinance. We'll follow the Ordinance.

8 MS. MOORE: All right. I'll note that
9 regarding number of signs.

10 The signature block should be revised to
11 state the signature of the zoning
12 officer/administrative officer. You'll change that?

13 MR. PIESZCHALA: Yes.

14 MS. MOORE: And then the Summary of
15 Variances and Waivers, we have variances for street
16 trees, fence height in front yard, fence height in
17 landscaping and then design waiver of landscape plan.

18 You're aware of the approval process as
19 listed on page 5?

20 MR. PIESZCHALA: Yes.

21 MS. MOORE: If you have any questions,
22 you can contact me at my office. And on page 6, I
23 have outside agency approvals as just Camden County
24 Planning Board and Camden County Soil Conservation
25 District. Are you aware of any others that may be

1 necessary?

2 MR. PIESZCHALA: No.

3 MS. MOORE: Mr. Vice-Chair, that
4 concludes my review.

5 VICE-CHAIRMAN LEE: Thank you. At this
6 time, we'll open it to the public to see if they have
7 any questions. Anybody From the public have any
8 questions with regard to this application?

9 MR. LETIZIA: Mr. Chairman, if you wish,
10 I can have Mr. Pieszchala just explain a little bit
11 the rational behind this project. But if you feel
12 that's not necessary, our paperwork explains it in
13 detail. That's up to you. I don't want to add time
14 to the Board's schedule if it doesn't want to hear
15 the explanation behind this.

16 COUNCILWOMAN REYES-MORTON: I like to
17 hear the explanation behind it and answers to some
18 questions that I have.

19 MR. LETIZIA: Great. Very good.

20 COUNCILWOMAN REYES-MORTON: If the Board
21 doesn't mind, that is.

22 MR. BURNS: Perfectly acceptable. Good
23 to do.

24 MR. LETIZIA: I believe we have a couple
25 of exhibits. So Mr. Pieszchala will need to have

1 the authority to --

2 MR. PIESZCHALA: Yes.

3 MR. LETIZIA: Okay.

4 MR. PIESZCHALA: Can we bring up Exhibit
5 No. 1?

6 MR. LETIZIA: So why don't we start
7 there, Mr. Pieszchala with you just giving the Board
8 a background on the location of the State Street
9 Substation in relation to the new one that's now
10 under construction.

11 MR. PIESZCHALA: Yes. So right now on
12 the screen you can see the existing State Street
13 Substation which is subject to demolition on the
14 upper lefthand corner.

15 MR. LETIZIA: I'm sorry, Mr. Pieszchala,
16 please identify this exhibit along with the date, who
17 prepared it, please?

18 MR. PIESZCHALA: This is Exhibit No. 1.
19 It's from NearMap Aerial image and it's dated
20 January 6, 2023.

21 MR. LETIZIA: Mr. Burns, we'll mark this
22 Exhibit A-1.

23 MR. BURNS: Correct. This will be
24 Exhibit A-1.

25 MR. LETIZIA: Please proceed, Neil.

1 MR. PIESZCHALA: Okay. So looking at
2 this image, you can see the existing State Street
3 Substation in the upper lefthand corner which will be
4 demolished at the completion of all the circuit
5 cut-overs. On the bottom righthand corner, you can
6 see the new State Street Substation which is
7 currently constructed and we still have activities
8 ongoing. The existing property located at 29 State
9 Street, it's presently the site of a PSE&G
10 Substation.

11 The property consists of approximately
12 one acre and it's located within the Borough's GI-1,
13 General Industrial Zone in the City's North Camden
14 Waterfront Redevelopment Area. The scope of this
15 project focuses on the demolition of the existing
16 State Street Substation and a restoration of the site
17 with a gravel surface. This station was constructed
18 in 1927. And based on current FEMA mapping, it is
19 located in FEMA Zone AE with an elevation of
20 NAVD 88 11 and is at risk of flooding in a major
21 storm event.

22 The International Building Code requires
23 that facility in flood prone areas, to be constructed
24 at least one foot above the published flood. In lieu
25 of modifying the existing State Street Substation to

1 meet this requirement, PSE&G is currently
2 constructing the new State Street Substation located
3 at 1130 Cooper Street.

4 The new State Street Substation mitigates
5 the flood impact to the risk of the existing State
6 Street Substation. Upon completion of the new
7 substation on Cooper Street, the 4 kV circuits at
8 existing State Street Substation, will be transferred
9 over and the existing State Street Substation will be
10 taken out of service and demolished. Work on the
11 demolition of State Street is scheduled to begin in
12 September of this year and to be completed in January
13 2024.

14 MR. LETIZIA: We will pull up the next
15 exhibit. And please identify this exhibit, Mr.
16 Pieszchala.

17 MR. PIESZCHALA: This is Exhibit No. 2.
18 It's a Google Earth Street view which was prepared on
19 January 6, 2023. We will mark this as Exhibit A-2
20 for the record.

21 MR. BURNS: Correct.

22 MR. LETIZIA: So please explain this
23 image.

24 MR. PIESZCHALA: Will do. This image is
25 taken from State Street itself. In front of us we

1 can see the building that will be demolished. And
2 this picture shows the fence butting up to the
3 existing building which will be demoed. And that's
4 the reason for the new fence in that area. And all
5 this equipment inside of the picture will be
6 demolished and what will be left is the 7-foot chain
7 link fence with 1-foot barbed wire with surface
8 gravel.

9 MR. LETIZIA: And then our final
10 exhibit. And what is this document?

11 MR. PIESZCHALA: This is the site plan,
12 Exhibit No. 3. And this was prepared -- Matt, can
13 you zoom in, please? This was prepared on
14 November 2, 2022. And this is the --

15 MR. LETIZIA: This is Exhibit A-3.

16 MR. BURNS: A-3.

17 MR. PIESZCHALA: And this is a site plan
18 prepared by our internal engineering department and
19 survey mapping group. The gray area, the light gray
20 area depicts the site in its final condition after
21 removal of all the station's electrical equipment,
22 building and foundation. The white area just above
23 the gray, is a treed area which is to remain. The
24 red area along State Street at the bottom, is a
25 section of sidewalk that is being proposed for

1 removal and replacement to facilitate the removal of
2 the building foundation which extends approximately
3 eight feet below grade.

4 MR. LETIZIA: Mr. Chairman, that
5 completes our direct testimony. Obviously, Mr.
6 Pieszchala is available for questions. And we do
7 have other members of the PSE&G team who are
8 available to answer questions that Mr. Pieszchala is
9 unable to.

10 DR. WILLIAMS: Mr. Vice-Chair, you need
11 to unmute yourself, sir.

12 VICE-CHAIRMAN LEE: Are there any other
13 questions from the Board at this time?

14 MR. BURNS: Councilwoman had a question.

15 COUNCILWOMAN REYES-MORTON: Thank you.
16 Thank you, Chairman. And thank you so much for the
17 presentation. So my question is, currently the land,
18 is it owned by PSE&G?

19 MR. LETIZIA: Yes.

20 MR. PIESZCHALA: Yes, it is.

21 COUNCILWOMAN REYES-MORTON: Do you have
22 any future plans for this site? I'm not sure if I
23 missed it earlier. But what are your intentions with
24 the site moving forward once it is demolished and
25 fenced up?

1 MR. PIESZCHALA: The intention is to
2 sell the piece of property.

3 COUNCILWOMAN REYES-MORTON: Okay. When
4 it comes to selling the piece of the property in the
5 Redevelopment Plan and possible redevelopers coming
6 to take a look at the space and land, how will the
7 fence provide challenges for that if it's going to --
8 like what type of fence -- do you have a picture of a
9 type of fence that is actually going to be going up?

10 MR. PIESZCHALA: If we can go back to
11 Exhibit 2 and zoom in. We'll be matching this fence.
12 This current fence has the same material on the
13 outside. We would plan to match that where the
14 building is being demolished.

15 MR. LETIZIA: Except the concertina fence
16 wires that will be removed. Is that correct?

17 MR. PIESZCHALA: Correct.

18 COUNCILWOMAN REYES-MORTON: That
19 concludes my questions. Only because I know that
20 there's so much green space surrounding the area. So
21 that was my question. And then there's going to be
22 asphalt on the ground, correct?

23 MR. PIESZCHALA: It will be gravel; stone
24 gravel.

25 COUNCILWOMAN REYES-MORTON: What kind of

1 process will you follow when you are going through
2 the process and stuff of selling the land? How will
3 that work?

4 MR. PIESZCHALA: We will -- when we do
5 our due diligence with selling the piece of property,
6 and we will make sure to involve the City if need be.

7 COUNCILWOMAN REYES-MORTON: And I only
8 ask that because I know sometimes projects like this
9 move forward and then, you know, spaces like this are
10 just sitting, not for anyone's, you know,
11 responsibility or anything like that. It's good to
12 know who the contact people are or the responsible
13 parties. So that way, if there is ever an
14 opportunity that we can get in contact and kind of
15 get things moving for future redevelopment purposes.

16 MR. LETIZIA: Sure. We'll be happy to
17 provide you with the appropriate contact at
18 PSE&G, yes.

19 DIRECTOR WALKER: All right. I have a
20 couple of questions. The one is, being that it's a
21 substation, I know within the transformers over
22 there, you have PCB's. How would you all as the
23 demolition is going on, how is the removal process?
24 Explain the removal process and the transformers to
25 not allow the PCB's to spill out and cause a Hazmat

1 incident?

2 MR. PIESZCHALA: We have our own
3 environmental folks who will be on-site while the
4 demo is ongoing. Specifically to the transformers,
5 these transformers are on the lower side of
6 electrical voltage. So these -- the oil will stay in
7 the transformer when it's shipped off. There will be
8 means and methods to make sure that oil is not
9 spilled. If there is any signage of any leaks, the
10 oil will be disposed of properly by our environmental
11 folks. It will be all documented.

12 DIRECTION WALKER: And another question
13 related to that. That's been there for almost a
14 century I believe you said since 1927. Has there
15 been an environmental study done on that property?
16 And if so, if it's found to have contaminants inside
17 of it, are you guys doing anything to remediate the
18 property before selling it or is it going to be sold
19 as-is and the proprietors that buy the property, are
20 going to have to take over the remediation process?

21 MR. PIESZCHALA: Tom, if we could swear
22 in Steve.

23 MR. LETIZIA: Sure. We have Steve
24 Nascimento who is in the environmental group at PSE&G
25 and he can answer that question in terms of the

1 process that PSE&G will go through prior to putting
2 this work in process. Mr. Burns, do you see him in
3 the list of attendees?

4 MR. BURNS: I do see him, yes. And we'll
5 just ask if everybody would mute themselves because
6 we are certainly getting a lot of feedbacks and it's
7 difficult to hear. Steven, I'm going to swear you
8 in. Okay? You can unmute yourself now for the
9 swearing in.

10 - - -

11 STEVEN NASCIMENTO, having first been duly
12 sworn, was examined and testified as follows:

13 - - -

14 MR. BURNS: And if you could identify who
15 you are, full name, address and affiliation for the
16 record.

17 MR. NASCIMENTO: My name is Steven
18 Nascimento, N-A-S-C-I-M-E-N-T-O. I'm an environmental
19 site remediation project manager at PSE&G with our
20 office at 4000 Hadley Road in South Plainfield,
21 New Jersey. And I've been a project manager now at
22 PSE&G for going on ten years.

23 MR. BURNS: You heard Director Walker's
24 question to you as it relates to the property. Can
25 you please respond to those questions?

1 MR. NASCIMENTO: Sure. So in addition to
2 what Neil had just mentioned with regard to all the
3 waste characterization of all the debris and the
4 equipment on the station, we will also be triggering
5 ESRI with decommissioning of a substation. And so
6 the site will be under the oversight of an LSRP and
7 all the soil is going to be investigated and waste
8 characterized to insure that there is no
9 contamination, including PCB's amongst other
10 potential contamination.

11 MR. BURNS: And you'll take that
12 responsibility on prior to selling the property; is
13 that correct?

14 MR. NASCIMENTO: That is correct. We
15 would not sell a property that's still contaminated.

16 DIRECTOR WALKER: Okay. That answers all
17 my questions. Thank you very much.

18 MS. MOORE: I did want to note with
19 regard to Director Walker's response -- I'm sorry --
20 his question. This project was in front of the Board
21 about five years ago. At that time, PSE&G testified
22 to no known remediation or environmental issues with
23 this site. So at least five years ago we know that
24 this was a clean site. So you're aware. They were
25 in front of the Board in 2018.

1 DIRECTOR WALKER: Okay. Thank you.

2 MS. MOORE: You're welcome.

3 VICE-CHAIRMAN LEE: Okay. I'm going to
4 ask, is the Board satisfied that all your questions
5 have been asked and answered?

6 COUNCILWOMAN REYES-MORTON: Yes, sir.

7 VICE-CHAIRMAN LEE: Great. Thank you.
8 At this time I think we -- correct me if I'm wrong,
9 do we move on to the public portion or not?

10 MR. BURNS: No. We need a motion to open
11 to the public.

12 VICE-CHAIRMAN LEE: We need a motion.

13 COUNCILWOMAN REYES-MORTON: I make a
14 motion to open to the public for comment.

15 MR. BURNS: Thank you, Councilwoman. Do
16 we have a second?

17 MR. THOMAS: Second.

18 MR. BURNS: Thank you, Mr. Thomas.
19 Any public comment on this application? Or anybody
20 like to be heard on the application? Mr. Chairman, I
21 don't see any hands.

22 DR. WILLIAMS: I see no hands at this
23 time.

24 MR. BURNS: There are no hands raised so
25 we can close the public portion, Mr. Chairman. Just

1 a motion to close.

2 VICE-CHAIRMAN LEE: Motion to close.

3 MR. THOMAS: Second.

4 MR. BURNS: All in favor?

5 THE BOARD: Yays.

6 MR. BURNS: Back to the Board.

7 VICE-CHAIRMAN LEE: All right. We need a
8 motion.

9 MR. BURNS: Mr. Chairman, if I could,
10 this matter is a pretty straightforward application.
11 The applicant is requesting preliminary and final
12 site plan approval. It's related to directly to the
13 application for a demolition and decommissioning of
14 the existing substation at the property located at --
15 I'm getting feedback; I can't hear. The applicant is
16 requesting approval for preliminary and final site
17 plan approval related to 29 State Street. The
18 applicant is proposing to decommission and demolish
19 the existing substation at 29 State Street.

20 You've heard a lot of testimony tonight
21 as it relates to the application. I believe
22 appropriate testimony was provided as it relates to
23 the requested variances. It is rather
24 straightforward. We're granting variances as it
25 relates to the decommission of this property and

1 substation for the purpose of providing additional
2 land for development as part of the Redevelopment
3 Plan. And a lot of the issues that were addressed
4 are related to variances, will be accomplished and
5 will be addressed once the property is sold and an
6 applicant comes before the Board to develop it.

7 So I believe that the waivers and
8 variances are appropriate. The only condition I know
9 other than complying with the R&V review letter dated
10 January 5, 2023, is that the applicant provide
11 appropriate contact information to the Division of
12 Planning for the City regarding sale-related issues
13 or access issues.

14 VICE-CHAIRMAN LEE: So moved.

15 COUNCILWOMAN REYES-MORTON: Second.

16 VICE-CHAIRMAN LEE: Roll call, please.

17 MS. MILLER: Mr. Lee.

18 VICE-CHAIRMAN LEE: Yes.

19 MS. MILLER: Director Walker.

20 DIRECTOR WALKER: Yes.

21 MS. MILLER: Councilwoman Reyes-Morton.

22 COUNCILWOMAN REYES-MORTON: Yes.

23 MS. MILLER: Mr. Thomas.

24 MR. THOMAS: Yes.

25 MS. MILLER: Ms. Fraction.

1 MS. FRACTION: Yes.

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

4 MR. LETIZIA: Thank you very much.

5 VICE-CHAIRMAN LEE: Item No. 8: Adoption
6 of the following Resolutions.

7 MR. BURNS: Mr. Chairman, we have two
8 Certificate of Appropriateness, Joseph Barnett and
9 Odessa Moore Benjamin. And then we have the Lady of
10 Lourdes Hospital related to the Code Blue Stations.
11 And Matrix Admiral Development, LLC from the
12 December meetings. So if we can get a motion to
13 approve all of those Resolutions and a second?

14 COUNCILWOMAN REYES-MORTON: So moved.

15 VICE-CHAIRMAN LEE: Second.

16 MR. BURNS: All in favor?

17 THE BOARD: Yays.

18 MR. BURNS: That disposes of the
19 Resolutions. And I don't believe that there's any
20 other business before the Board tonight, Mr.
21 Chairman.

22 DR. WILLIAMS: Mr. Vice-Chair, could we
23 table the two items that were not heard tonight?

24 MR. BURNS: We did. We tabled them as
25 part of when we reviewed them. So the Ware

1 Investments and the Virtua Lady of Lourdes will be
2 tabled to February provided proper notice has been
3 provided by those applicants. We need a motion to
4 adjourn. Happy New Year everybody.

5 VICE-CHAIRMAN LEE: So moved.

6 DIRECTOR WALKER: Second.

7 MS. MILLER: Mr. Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Councilwoman Reyes-Morton.

12 COUNCILWOMAN REYES-MORTON: Yes.

13 MS. MILLER: Mr. Thomas.

14 MR. THOMAS: Yes.

15 MS. MILLER: Ms. Fraction.

16 MS. FRACTION: Yes.

17 MS. MILLER: Motion to adjourn. Thank
18 you and have a good evening.

19 - - -

20 (**Meeting concluded at 7:08 p.m.**)

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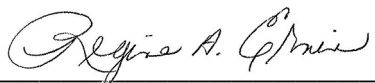
1 CERTIFICATION

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

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

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

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

18 

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*	agree (4) 15:24; 20:12;30:19;35:7	21:18;22:6;52:2,13 approved (2) 16:1; 32:7	21,23,23,25;12:15,21; 16:5;17:2,6,20,21; 18:24;19:13,14,17;	7:18,23;16:4,9;17:18; 20:8,17;25:1;29:17, 22:35;19;37:22;
**Meeting (1) 53:20	agreed (2) 15:9;16:13 agrees (2) 28:11; 30:22	approving (1) 3:20 approximately (3) 25:24;40:11;43:2	21:6;28:11,14,18; 30:24;37:24;38:20; 39:7;43:13;48:20,25; 49:4;50:5,6;51:6; 52:17,20	38:10;39:4,12;40:2,5; 42:1,12;44:10;45:14; 46:25;47:8,24;49:25; 52:12
A	AHP (1) 6:4 Alaimo (2) 13:15,20	Area (13) 25:15;26:4; 27:19;28:8;30:10; 40:14;42:4,19,20,22, 23,24;44:20	boards (1) 3:22 Board's (2) 25:16; 38:14	Canton (2) 15:21;16:8 carried (16) 5:20; 8:16;9:15;10:17; 11:15;12:10;13:12; 14:8;18:18;22:6; 23:15,19,23;24:1,2; 52:2
A-1 (2) 39:22,24	allow (4) 27:15;36:3, 17;45:25	areas (5) 27:2;33:9, 10;35:5;40:23	Borough's (1) 40:12	Carstarphen (1) 4:10
A-2 (1) 41:19	allows (2) 27:6,13	art (1) 26:2	both (1) 16:9	cause (1) 45:25
A-3 (2) 42:15,16	almost (2) 25:19; 46:13	ASIP (1) 6:3	bottom (2) 40:5;42:24	century (2) 25:20; 46:14
Aaron (1) 4:16	along (13) 12:13; 14:13;24:14;26:15; 27:7,8,10;35:23,23, 25;36:2;39:16;42:24	as-is (1) 46:19	Brenda (2) 4:19;8:14	certain (2) 26:19; 28:13
above (2) 40:24; 42:22	altered (1) 27:15	asphalt (1) 44:22	brief (1) 25:4	certainly (1) 47:6
accept (1) 7:8	always (1) 34:1	associate (1) 14:22	bring (1) 39:4	Certificate (5) 14:14, 24;15:3,17;52:8
acceptable (1) 38:22	amendment (4) 18:22; 19:7,17;20:4	Associates (1) 11:23	Brown (1) 11:2	certifies (1) 22:21
access (1) 51:13	among (1) 7:16	atop (1) 26:12	building (14) 24:13, 15;26:11,16;30:11; 32:4;35:24;36:1; 40:22;42:1,3,22;43:2; 44:14	chain (2) 26:13;42:6
accessing (1) 3:12	amongst (1) 48:9	attached (1) 34:25	bulletin (1) 3:22	Chairman (11) 3:3; 23:17;24:18;38:9; 43:4,16;49:20,25; 50:9;52:7,21
accomplished (1) 51:4	Angela (3) 8:5;10:1,3	attachees (1) 47:3	BURNS (71) 5:25;7:2, 9,11,19;8:2,4,18,25; 9:3,22,25;10:6,19; 11:2,3,18;12:19,21; 13:15;14:12;16:11, 22;17:7,12,14,18; 18:4,6;19:2,9;20:6, 16,22,24;21:10; 22:13;23:15,21;24:3, 21;25:3;28:17;29:1,8, 20;33:19,24;34:9; 38:22;39:21,23; 41:21;42:16;43:14; 47:2,4,14,23;48:11; 49:10,15,18,24;50:4, 6,9;52:7,16,18,24	Chairperson (4) 7:3,6, 8,22
accordance (2) 3:18; 33:13	announcement (1) 4:24	attorney (9) 10:20,21, 23,23;11:19,21;19:1; 24:19;25:7	Business (4) 9:21; 14:14;18:21;52:20	challenges (1) 44:7
accurate (1) 17:2	answered (1) 49:5	Authority (3) 20:12; 21:16;39:1	butting (1) 42:2	change (2) 34:20; 37:12
acknowledge (1) 30:5	apparently (1) 22:23	available (3) 28:7; 43:6,8	buy (1) 46:19	characterization (1) 48:3
acre (1) 40:12	Appendix (1) 31:1	Avenue (1) 22:10	c/o (1) 22:9	City's (2) 32:13;40:13
Act (1) 3:19	applicant (24) 14:17; 15:24;17:1;22:11; 24:12,23;25:10;30:9; 31:4,10,18,21;32:24; 33:14;34:12;35:8; 36:2,16,21;50:11,15, 18;51:6,10	avoid (1) 5:1	calculated (1) 31:1	clarify (2) 31:18;36:21
action (1) 17:6	applicants (1) 53:3	aware (4) 31:5;37:18, 25;48:24	calculation (2) 31:2,5	clean (1) 48:24
activities (4) 19:21,23; 20:3;40:7	application (19) 15:3, 16;17:21;22:14; 23:23;25:1,10;26:20; 28:3,10;30:1,4;34:15; 38:8;49:19,20;50:10, 13,21	away (1) 25:24	calculations (1) 30:14	clear (2) 14:10;33:19
actual (1) 34:17	applications (2) 16:12;28:1	B	call (10) 4:6,24;5:9; 9:4;10:6;11:25;13:2, 22;21:21;51:16	close (6) 17:18,19; 21:5;49:25;50:1,2
Actually (5) 9:22; 17:14;25:5;26:21; 44:9	apply (1) 32:3	Bachelor's (1) 29:16	Camden (16) 3:4,7, 19,24;4:3;18:22,24; 20:13;25:14;26:3,4; 27:18;32:19;37:23, 24;40:13	CME (1) 6:4
add (2) 32:20;38:13	appoint (6) 8:19,21; 10:20,23;11:2;12:21	back (2) 44:10;50:6	Camden's (1) 3:14	code (7) 18:23;19:18, 19,20;20:3;40:22; 52:10
added (1) 32:14	appointment (1) 12:15	background (2) 15:12; 39:8	can (28) 3:14;4:25;	codes (1) 25:22
addition (2) 36:12; 48:1	appropriate (6) 6:24; 20:8;45:17;50:22; 51:8,11	barbed (6) 26:14; 36:4,4,10,11;42:7		coming (1) 44:5
additional (2) 16:18; 51:1	appropriateness (5) 14:14,25;15:4,17; 52:8	Barnett (1) 52:8		comment (6) 17:9,11; 20:6,19;49:14,19
address (4) 28:12; 29:9,12;47:15	approval (5) 25:17; 37:18;50:12,16,17	based (1) 40:18		
addressed (2) 51:3,5	approvals (1) 37:23	begin (2) 28:15;41:11		
addressing (1) 28:20	approve (21) 5:4,5,7, 20;6:24;7:21;8:16; 9:15;10:17;11:15; 12:10;13:12;14:8; 17:3,25;18:2,18;	behalf (1) 24:17		
Adequate (1) 3:17		behind (3) 38:11,15, 17		
adjourn (2) 53:4,17		below (1) 43:3		
adjust (1) 30:23		benefit (1) 28:7		
Admiral (1) 52:11		Benjamin (1) 52:9		
adopt (1) 21:19		Bernstein (1) 11:23		
adopted (1) 3:19		best (1) 23:8		
adoption (2) 21:11; 52:5		better (1) 34:1		
advised (1) 22:19		Beyond (1) 6:16		
AE (1) 40:19		bit (1) 38:10		
Aerial (1) 39:19		Block (4) 22:10; 24:11;25:12;37:10		
affidavit (1) 24:24		Blue (1) 52:10		
affidavits (1) 22:24		Board (53) 3:2,3,5,19; 4:2;5:4;6:11,13,19, 24;7:4,6,12,13,14;8:1, 20,24;9:18;10:3,20,		
affiliation (2) 29:9; 47:15				
again (4) 7:15;19:11; 21:15;25:6				
agency (1) 37:23				
agenda (2) 3:13;15:1				
agent (1) 15:21				
agents (1) 16:8				
ago (2) 48:21,23				

<p>comments (6) 20:7, 16;21:7;28:12,21; 30:23 Commission (6) 15:5, 9,19,24;16:2;17:1 companies (1) 22:22 Company (2) 24:10, 17 compared (1) 28:6 complete (1) 35:4 completed (2) 31:12; 41:12 completes (1) 43:5 completion (2) 40:4; 41:6 compliance (1) 16:22 comply (5) 16:13; 25:22;31:13;32:12,16 complying (1) 51:9 concept (1) 15:22 concerning (1) 30:4 concerns (2) 21:7; 35:10 concertina (2) 26:12; 44:15 concluded (1) 53:20 concludes (2) 38:4; 44:19 concrete (1) 32:14 condition (2) 42:20; 51:8 conditions (4) 15:7,10, 20,20 conducted (1) 3:10 conference (1) 3:11 confidence (1) 9:18 confirm (2) 30:15; 31:10 conflict (9) 10:20,21, 23,24;11:19,21; 12:16;13:15,18 conform (1) 32:19 connection (1) 26:20 consensus (1) 7:16 Conservation (1) 37:24 consideration (1) 7:13 considered (2) 15:5, 18 consistent (3) 15:22; 16:2;21:13 consists (2) 33:17; 40:11 constructed (3) 40:7, 17,23 constructing (1) 41:2 construction (13) 14:18;29:15;30:9; 31:9,12,15,20,23,25; 32:1,3,18;39:10 Consulting (2) 13:16, 20 contact (6) 23:5;</p>	<p>37:22;45:12,14,17; 51:11 contacted (1) 30:3 contaminants (1) 46:16 contaminated (1) 48:15 contamination (2) 48:9,10 continue (2) 7:17,21 Cooper (7) 14:16,18; 15:1;18:2;25:25;41:3, 7 copy (3) 3:22,24;4:2 corner (3) 39:14;40:3, 5 corners (1) 31:9 correspondence (2) 22:15;23:4 Council (2) 7:10; 21:12 Councilwoman (44) 4:13,15;5:14,15; 7:24;8:10,11;9:9,10; 10:11,12;11:9,10; 12:4,5;13:6,7;14:2,3; 18:1,4,12,13;21:20, 25;22:1;38:16,20; 43:14,15,21;44:3,18, 25;45:7;49:6,13,15; 51:15,21,22;52:14; 53:11,12 Counsel (6) 7:18; 14:22;16:11;23:5; 28:17;33:24 County (2) 37:23,24 couple (2) 38:24; 45:20 Courier (1) 3:25 course (1) 36:12 cover (2) 27:1;33:11 covered (2) 27:2;33:9 COVID-19 (1) 3:9 Cragwood (1) 29:12 credentials (1) 28:23 CSI (1) 6:3 curb (2) 30:8;32:14 current (8) 6:17;7:25; 8:20;9:25;25:22; 29:12;40:18;44:12 currently (5) 7:17; 25:20;40:7;41:1; 43:17 cut-overs (1) 40:5 CZO (1) 6:4</p>	<p>David (1) 16:6 days (1) 23:2 debris (1) 48:3 December (5) 5:6; 15:4,6,17;52:12 decided (1) 25:23 Declaration (1) 3:8 decommission (2) 50:18,25 decommissioning (3) 25:17;48:5;50:13 deems (1) 16:5 deficient (1) 22:18 degree (1) 29:16 DeJesus (5) 3:3;4:7; 7:9,22,25 Dembo (1) 11:2 demo (1) 46:4 demoed (1) 42:3 demolish (2) 26:9; 50:18 demolished (7) 30:11; 40:4;41:10;42:1,6; 43:24;44:14 demolition (10) 14:18; 24:12;25:18;31:16; 35:4;39:13;40:15; 41:11;45:23;50:13 DENA (2) 6:4;33:19 deny (1) 17:25 Department (6) 15:23; 16:2;17:5;20:14; 32:3;42:18 depends (1) 34:3 depicts (1) 42:20 describe (1) 16:4 design (5) 27:23;33:3, 22;34:22;37:17 designated (1) 4:1 detail (2) 32:13;38:13 details (1) 32:18 develop (1) 51:6 development (6) 15:22;16:7;26:5; 33:6;51:2;52:11 deviation (1) 27:17 difficult (1) 47:7 diligence (1) 45:5 direct (1) 43:5 direction (2) 3:3;46:12 directly (1) 50:12 Director (40) 4:10,12; 5:12,13;8:8,9,23,25; 9:7,8;10:2,9,10;11:1, 7,8,22;12:2,3,24;13:4, 5,19,25;14:1;18:10, 11;20:20;21:23,24; 45:19;47:23;48:16, 19;49:1;51:19,20; 53:6,9,10 Director's (1) 6:8 disconnection (1) 31:22</p>	<p>Discount (1) 22:9 discuss (1) 23:6 discussed (1) 6:11 disposed (1) 46:10 disposes (1) 52:18 Distribution (1) 29:14 District (3) 14:19; 33:8;37:25 Division (1) 51:11 Doctor (2) 19:2,6 document (1) 42:10 documented (1) 46:11 documents (1) 35:18 done (3) 14:11;22:24; 46:15 DR (22) 4:23;6:3,9, 10,22;7:10,12;15:13; 16:16,18,20,24;17:13, 17,23;19:4,8,10;21:3; 43:10;49:22;52:22 due (2) 15:12;45:5 duly (3) 6:5;29:4; 47:11 during (2) 3:21;30:9 duties (1) 20:13</p>	<p>47:18;48:22 Ephraim (1) 22:10 equipment (4) 26:11; 42:5,21;48:4 erected (1) 27:14 Eric (1) 11:23 especially (1) 28:6 ESRI (1) 48:5 estate (1) 19:23;20:3 evening (3) 3:16; 14:21;53:18 event (3) 30:17,18; 40:21 everybody (2) 47:5; 53:4 Everyone (1) 15:13 examined (3) 6:5; 29:5;47:12 example (1) 7:20 exceeding (1) 30:16 except (4) 7:25;33:9; 36:14;44:15 Exhibit (13) 39:4,16, 18,22,24;41:15,15,17, 19;42:10,12,15;44:11 exhibits (1) 38:25 existing (21) 24:13, 15;25:20;26:10,12, 16;27:10,15;34:25; 36:4;39:12;40:2,8,15, 25;41:5,8,9;42:3; 50:14,19 explain (3) 38:10; 41:22;45:24 explains (1) 38:12 explanation (2) 38:15, 17 extends (1) 43:2 exterior (1) 15:25</p>
		E		
		<p>earlier (1) 43:23 Earth (1) 41:18 edging (1) 33:12 EDWARD (1) 6:3 eight (2) 27:9;43:3 elect (1) 9:23 election (2) 7:3,8 Electric (3) 24:10,20; 29:14 electrical (5) 25:18; 26:10;32:4;42:21; 46:6 elevation (1) 40:19 eliminate (1) 19:25 eliminates (1) 19:19 elsewhere (1) 34:22 Emergency (1) 3:8 end (1) 31:15 ends (1) 6:16 enforcement (2) 19:25;20:10 enforcer (1) 20:9 enforces (1) 19:20 enforcing (2) 19:21,22 engineer (12) 10:21, 21,24,24;12:15,16,22; 13:15,18;30:3,24; 32:8 engineering (1) 42:18 Engineers (3) 12:25; 13:16,20 enough (2) 16:23,25 entire (1) 33:9 environmental (7) 35:9;46:3,10,15,24;</p>		
		F		
		<p>facilitate (1) 43:1 facility (1) 40:23 fact (1) 26:22 favor (2) 50:4;52:16 February (6) 23:10, 16,19,24;24:5;53:2 fee (1) 30:25 feedback (1) 50:15 feedbacks (1) 47:6 feel (2) 7:15;38:11 fees (2) 30:4;31:3 feet (8) 27:7,9,14,16; 35:22,25;36:14;43:3 FEMA (2) 40:18,19 fence (28) 24:14; 26:12,13,15,22;27:7, 8,10,14,14,16;35:22, 24;36:3,7,12,17; 37:16,16;42:2,4,7; 44:7,8,9,11,12,15 fenced (1) 43:25</p>		

<p>fences (1) 36:15 fencing (2) 36:5,13 filed (2) 15:4,16 filing (1) 4:2 Final (8) 24:9;31:4; 32:9;35:18;42:9,20; 50:11,16 finally (1) 27:23 finding (1) 21:12 fine (1) 30:12 Fire (1) 32:8 first (5) 3:23;6:4; 26:24;29:4;47:11 five (2) 48:21,23 fixtures (1) 35:2 flood (3) 40:23,24; 41:5 flooding (1) 40:20 floor (1) 3:24 focuses (1) 40:15 folks (2) 46:3,11 follow (2) 37:7;45:1 following (2) 6:15; 52:6 follows (3) 6:6;29:6; 47:12 foot (3) 22:11;26:14; 40:24 forth (1) 15:7 forward (6) 15:7,19; 16:23;23:6;43:24; 45:9 found (2) 3:14;46:16 foundation (2) 42:22; 43:2 four (1) 27:7 Fraction (30) 4:20,21; 5:18,19;7:7;8:3,4,14, 15;9:13,14;10:15,16; 11:13,14,24;12:8,9; 13:10,11;14:6,7; 18:16,17;22:4,5; 51:25;52:1;53:15,16 frees (1) 26:3 front (11) 27:7;35:24; 36:1,1,2,3,7;37:16; 41:25;48:20,25 full (1) 47:15 future (3) 26:4;43:22; 45:15</p>	<p>45:11;53:18 Google (1) 41:18 grade (1) 43:3 grades (1) 31:8 graduated (1) 29:15 granting (1) 50:24 gravel (9) 24:14; 26:19;27:4;33:13,17; 40:17;42:8;44:23,24 gray (3) 42:19,19,23 Great (1) 38:19;49:7 green (1) 44:20 ground (3) 26:17; 33:11;44:22 Group (5) 13:16,20; 29:15;42:19;46:24 guess (2) 12:17;17:22 guidance (1) 23:8 guidelines (1) 33:3 guys (1) 46:17</p>	<p>image (4) 39:19;40:2; 41:23,24 impact (1) 41:5 implemented (1) 33:4 improvements (1) 26:18 incident (1) 46:1 inclined (1) 21:10 include (1) 33:12 including (3) 26:10; 31:22;48:9 indicated (3) 22:18, 19;33:25 Industrial (3) 25:14; 36:11;40:13 inference (1) 5:1 information (3) 23:1; 31:21;51:11 Inquirer (1) 4:1 inside (2) 42:5;46:16 Install (1) 24:14 installed (1) 26:15 Instruction (1) 3:12 insure (1) 48:8 integrated (1) 33:5 intensity (1) 30:18 intention (1) 44:1 intentions (1) 43:23 interested (1) 14:19 Interior (2) 15:23;16:2 internal (1) 42:18 International (1) 40:22 into (3) 7:5;29:18; 33:5 introduce (1) 15:25 introduced (1) 6:14 introduction (1) 25:4 investigated (1) 48:7 investigation (1) 35:14 Investments (4) 22:9, 15;23:5;53:1 involve (1) 45:6 involved (2) 19:21; 30:4 inward-facing (1) 26:14 issue (1) 21:17 issued (1) 28:10 issues (5) 20:1;48:22; 51:3,12,13 Item (4) 18:21;22:8; 24:9;52:5 items (2) 24:1;52:23</p>	<p>job (1) 20:10 JOHNSON (4) 6:4; 12:22,25;28:9 Johnson's (2) 28:19; 29:22 Jose (2) 4:7;7:25 Joseph (1) 52:8 Jr (1) 3:4 junkyards (1) 36:15 jurisdiction (3) 20:14; 23:11;24:3</p>	<p>40:3 Leonard (1) 4:13 LETIZIA (31) 24:18, 19;25:3,6;28:24; 29:17;30:6,13,20; 34:3,6,24;36:9;38:9, 19,24;39:3,6,15,21, 25;41:14,22;42:9,15; 43:4,19;44:15;45:16; 46:23;52:4 L-E-T-I-Z-I-A (1) 25:6 letter (10) 16:14,23; 28:9,14,19,19,21; 29:22,24;51:9 licensed (1) 35:13 lieu (1) 40:24 light (2) 35:1;42:19 likely (1) 33:2 limited (1) 36:14 line (10) 27:8,9,11; 35:23,23,24,25;36:1, 1,2 link (2) 26:13;42:7 list (2) 22:22;47:3 listed (2) 14:25;37:19 little (1) 38:10 LLC (1) 52:11 load (1) 26:7 located (9) 24:15; 25:24;34:18,22;40:8, 12,19;41:2;50:14 location (2) 25:19; 39:8 look (1) 44:6 looking (1) 40:1 Lot (14) 22:10;24:11; 25:12;26:21;27:2; 33:9;35:23,23,25; 36:1,2;47:6;50:20; 51:3 lots (1) 36:15 Lourdes (3) 23:18; 52:10;53:1 lower (1) 46:5 LSRP (1) 48:6</p>
<p style="text-align: center;">G</p>	<p style="text-align: center;">H</p>	<p style="text-align: center;">J</p>	<p style="text-align: center;">K</p>	<p style="text-align: center;">M</p>
<p>gap (1) 26:15 garbled (1) 15:12 Gas (2) 24:10,20 general (3) 20:4; 25:13;40:13 GI-1 (2) 25:13;40:12 giving (1) 39:7 Good (10) 3:16; 14:21;17:7;29:20; 33:24;34:9;38:19,22;</p>	<p>Hadley (1) 47:20 Hall (2) 3:9,23 Hamilton (1) 25:7 hand (2) 17:14;29:2 hands (9) 6:1;17:13, 16,17;19:5;21:3; 49:21,22,24 Hanrahan (1) 16:8 happy (3) 28:11; 45:16;53:4 Hazmat (1) 45:25 Health (1) 3:8 hear (5) 23:12;38:14, 17;47:7;50:15 heard (4) 47:23; 49:20;50:20;52:23 hearing (1) 24:25 height (8) 27:7,14,16; 35:22;36:12,14; 37:16,16 held (2) 3:5,21 Herring (1) 17:15 high (3) 26:13;27:10; 36:6 Hintz (2) 15:21;16:8 Historic (6) 15:5,9,18, 25;16:1,13 hopefully (1) 23:9 Hospital (2) 23:18; 52:10 Humphrey (1) 4:19</p>	<p>January (10) 3:6;4:4; 15:8;16:14;28:9; 29:24;39:20;41:12, 19;51:10 Jersey (8) 3:24;4:3; 14:15;25:9;29:13; 35:13,16;47:21</p>	<p style="text-align: center;">L</p>	<p>mainly (1) 26:22 major (1) 40:20 majority (1) 33:16 makes (1) 20:11 manager (3) 29:13; 47:19,21 many (1) 37:3 Map (1) 25:13 mapping (2) 40:18; 42:19 mark (2) 39:21;41:19 markers (1) 15:25 Master (1) 21:13 match (2) 27:10;44:13 matching (1) 44:11</p>

<p>material (1) 44:12 materials (1) 33:13 Matrix (1) 52:11 Matt (1) 42:12 matter (4) 14:24;21:1; 23:17;50:10 maximum (2) 27:6,14 may (4) 7:10;26:21; 36:12;37:25 Mayor (1) 4:10 mean (1) 34:1 means (1) 46:8 meet (3) 37:4,6;41:1 Meeting (18) 3:2,5,10, 11,13,13,17,18;4:4; 5:5,6;6:14;23:10,16, 19,24;24:5,22 meetings (2) 3:20; 52:12 member (1) 16:25 Members (8) 6:11; 7:16;17:21;19:14,16; 21:8;28:14;43:7 memo (1) 15:8 memorialized (1) 15:10 mentioned (2) 32:22; 48:2 methods (1) 46:8 Michael (1) 16:8 mile (1) 25:24 MILLER (86) 3:16;4:7, 10,13,16,19,22;5:9, 10,12,14,16,18,20; 8:6,8,10,12,14,16;9:5, 7,9,11,13,15;10:1,3,4, 7,9,11,13,15,17;11:5, 7,9,11,13,15,25;12:2, 4,6,8,10,14;13:2,4,6, 8,10,12,22,23,25; 14:2,4,6,8;18:8,10,12, 14,16,18;19:6;21:21, 23,25;22:2,4,6;51:17, 19,21,23,25;52:2; 53:7,9,11,13,15,17 mind (1) 38:21 minor (1) 28:6 minus (1) 7:14 minutes (2) 5:4,5 missed (1) 43:23 mitigates (1) 41:4 modified (1) 25:21 modifying (1) 40:25 month (1) 6:12 MOORE (39) 6:4; 12:25;13:14;28:18; 29:22,23;30:8,14,25; 31:8,14,18;32:6,13, 17,22;33:7,18,21; 34:5,7,10,16,25;35:5, 8,17,21;36:10,21,25; 37:3,8,14,21;38:3; 48:18;49:2;52:9</p>	<p>more (2) 35:22,24 motion (58) 5:4,5,7, 20;6:20;7:3,4,5,7,20, 21,25;8:3,16,19,21, 23;9:15;10:1,2,5,17, 22;11:1,15,18,20,22; 12:10,19,20,24;13:12, 17,19;14:8;17:23,24; 18:1,5,18;20:18,20; 21:11,11,18,22;6; 24:1;49:10,12,14; 50:1,2,8;52:2,12; 53:3,17 motions (1) 10:20 mounted (1) 22:12 move (8) 9:20;15:7; 16:23;21:14,15;24:9; 45:9;49:9 moved (6) 6:23;17:2; 34:20;51:14;52:14; 53:5 Moving (4) 12:12; 14:13;43:24;45:15 Mt (1) 22:10 much (5) 16:15; 43:16;44:20;48:17; 52:4 Municipal (2) 24:7; 30:1 must (6) 15:13;30:9, 17;31:3;32:7,18 mute (4) 5:1;15:14; 19:12;47:5 muted (1) 19:15</p>	<p>25:9,23;26:2,6;27:22; 28:2;29:13;35:13,15; 36:5;39:9;40:6;41:2, 4,6;42:4;47:21;53:4 newspapers (1) 4:1 next (3) 23:17;27:5; 41:14 NJSA (1) 18:25 noise (1) 15:12 normal (1) 28:18 normally (1) 20:10 North (4) 25:14;26:4; 27:18;40:13 note (5) 32:17,20; 36:10;37:8;48:18 noted (1) 33:21 notice (14) 3:17; 22:16,16,18;23:7,9, 10,16,23,24;24:6,22, 25;53:2 Noting (1) 34:16 November (1) 42:14 Number (2) 36:13; 37:9</p>	<p>opportunity (1) 45:14 order (1) 3:2 Ordinance (11) 19:17; 26:25;27:6,13,25; 30:2;31:2;34:4;37:4, 7,7 others (1) 37:25 ours (2) 20:13;21:17 out (3) 19:19;41:10; 45:25 outlined (2) 28:5;31:1 outside (2) 37:23; 44:13 over (5) 6:18;20:14; 41:9;45:21;46:20 overall (3) 33:6,14; 34:19 oversee (1) 35:14 oversight (1) 48:6 own (1) 46:2 owned (1) 43:18 owners (1) 22:23</p>	<p>28:25;29:4,10,11,19; 30:7,22;31:7,13,17, 24;32:11,15,21,25; 33:16;34:13;35:3,7, 12,20;36:8,20,23; 37:2,6,13,20;38:2,10, 25;39:2,4,7,11,15,18; 40:1;41:16,17,24; 42:11,17;43:6,8,20; 44:1,10,17,23;45:4; 46:2,21 P-I-E-S-Z-C-H-A-L-A (1) 29:11 placement (1) 33:4 Plainfield (2) 29:13; 47:20 Plan (24) 21:13;24:9; 25:17;27:1,19;28:1,1, 4;32:10,20,23;33:3, 14;34:11,14,23; 37:17;42:11,17;44:5, 13;50:12,17;51:3 Planning (19) 3:2,3,5, 19;5:4,24;6:8,11;7:4, 5;8:1;16:7;17:2; 18:24;19:13,14,17; 37:24;51:12 plans (6) 31:4,22; 32:14,17;35:6;43:22 planted (2) 27:20; 33:11 planting (1) 3:11 please (14) 4:6;5:1, 25;29:1,9;30:21; 39:16,17,25;41:15, 22;42:13;47:25;51:16 pleased (1) 7:13 pleasure (1) 10:25 pm (1) 3:6 pm** (1) 53:20 poles (1) 35:1 Police (1) 20:14 portion (6) 17:18,20; 21:6;34:19;49:9,25 possible (1) 44:5 Post (2) 3:25;36:23 post-development (1) 30:15 posted (1) 36:22 posting (2) 3:21;37:1 potential (2) 35:15; 48:10 potentially (1) 33:25 power (1) 32:2 PP (1) 6:3 pre-development (1) 30:16 Preliminary (4) 24:9; 28:15;50:11,16 prepare (1) 31:5 prepared (5) 39:17; 41:18;42:12,13,18 Present (6) 4:12,18,</p>
		<p>O</p>	<p>P</p>	
	<p>N</p>	<p>obviously (2) 34:1; 43:5 Odessa (1) 52:9 off (2) 23:11;46:7 offered (1) 6:13 Office (8) 3:23;7:17; 31:3;32:9;35:2,19; 37:22;47:20 Officer (3) 20:1,9; 37:12 officer/administrative (1) 37:12 officers (1) 7:14 oil (3) 46:6,8,10 Omari (7) 4:16;8:12; 9:11;10:13;11:11; 12:6;13:8 once (4) 31:11;35:4; 43:24;51:5 one (9) 3:21;15:20; 25:5;26:14;28:24; 39:9;40:12,24;45:20 ongoing (2) 40:8;46:4 only (7) 25:5;28:24; 34:23;36:25;44:19; 45:7;51:8 on-site (1) 46:3 open (11) 3:9,18; 17:8,11;20:17,18,20; 36:15;38:6;49:10,14 Opening (3) 3:15; 29:25;30:2 operated (1) 25:19 operating (1) 26:8 operation (1) 26:6 opinion (1) 26:1</p>	<p>page (3) 29:25;37:19, 22 paid (1) 31:3 paper (1) 22:21 paperwork (1) 38:12 paraprofessionals (1) 6:15 parcel (1) 26:3 parking (5) 19:20; 20:12;21:16;27:3; 33:10 part (4) 16:17;34:15; 51:2;52:25 parties (3) 14:19; 18:25;45:13 party (1) 8:22 PCB's (3) 45:22,25; 48:9 PE (1) 6:4 peak (2) 30:15,16 people (3) 19:15; 22:25;45:12 Pepper (1) 25:7 per (5) 32:22;33:8; 34:10;35:21;36:13 Perfectly (1) 38:22 permission (1) 29:21 Permit (1) 30:2 permits (1) 32:4 permitted (3) 35:22, 25;36:11 personal (1) 22:23 personally (1) 22:25 pertaining (1) 35:10 Philadelphia (1) 3:25 picture (3) 42:2,5;44:8 piece (3) 44:2,4;45:5 Pieszchala (53)</p>	

<p>21;15:21,23;25:5 presentation (2) 28:16;43:17 presenting (2) 18:25; 19:3 presently (1) 40:9 Preservation (4) 15:5, 9,18;16:1 Preservation's (1) 16:14 president (1) 7:25 pretty (1) 50:10 previously (1) 32:22 prior (6) 23:2;31:4; 32:9;35:18;47:1; 48:12 private (1) 19:23 probably (1) 34:18 procedure (2) 16:17; 28:18 proceed (2) 25:1; 39:25 process (8) 37:18; 45:1,2,23,24;46:20; 47:1,2 professional (3) 5:24; 6:12;35:14 professionals (2) 5:25;6:17 Program (1) 35:16 project (12) 16:5,10; 29:13,15;31:12;32:7; 35:18;38:11;40:15; 47:19,21;48:20 projects (1) 45:8 prone (1) 40:23 proof (2) 22:20,21 proofs (2) 24:24;34:2 proper (5) 24:6,22,24, 24;53:2 properly (2) 24:25; 46:10 property (25) 14:25; 19:23;22:22;26:11; 27:4,7,9,11,17;33:2; 35:15;40:8,11;44:2,4; 45:5;46:15,18,19; 47:24;48:12,15; 50:14,25;51:5 proposed (13) 18:22; 19:7;20:4;21:9;27:8, 16;30:10;31:8,19; 34:12,14;36:5;42:25 proposes (2) 26:9; 27:3 proposing (7) 14:17; 22:11;24:12;26:23; 27:21;28:2;50:18 proprietors (1) 46:19 protection (1) 35:5 provide (11) 22:20; 23:7,9;25:4;28:13; 31:21;35:8,19;44:7;</p>	<p>45:17;51:10 provided (14) 3:18; 18:24;22:16;23:1; 24:6,6,22,25;30:14; 31:9;32:9;50:22;53:2, 3 providing (3) 28:7; 33:15;51:1 provision (1) 19:18 PSE&G (25) 24:10, 16;25:8,9,11,22;26:9; 27:3;28:1,11;29:14; 30:22;32:11,15; 35:12;40:9;41:1;43:7, 18;45:18;46:24;47:1, 19,22;48:21 PSE&G's (1) 25:17 Public (24) 3:18;17:8, 8,11,18,19;20:9,17, 18,19,21,25;21:1,6; 24:10,19;25:9;38:6,7; 49:9,11,14,19,25 publication (1) 22:20 publicized (1) 4:4 published (1) 40:24 pull (1) 41:14 purpose (2) 3:23;51:1 purposes (1) 45:15 pursuant (1) 6:18 putting (3) 7:5;24:4; 47:1</p>	<p>Redevelopment (10) 25:15;26:4;27:19; 28:8;32:23;33:3; 40:14;44:5;45:15; 51:2 referenced (1) 34:7 referral (1) 20:19 referring (3) 18:22; 19:7;29:23 regard (5) 15:8;37:4; 38:8;48:2,19 regarding (4) 22:16; 35:9;37:9;51:12 regular (1) 3:20 regularly (3) 3:4,10,13 regulations (1) 25:22 related (6) 3:8;46:13; 50:12,17;51:4;52:10 relates (4) 47:24; 50:21,22,25 relation (1) 39:9 relative (1) 6:12 relief (4) 26:20,21; 28:5;33:1 remain (3) 26:6;36:4; 42:23 remains (1) 3:7 remediate (1) 46:17 remediation (7) 35:10, 13,15,16;46:20; 47:19;48:22 Remington (4) 12:22, 25;28:8;29:24 remote (1) 3:11 removal (6) 26:16; 42:21;43:1,1;45:23, 24 removed (7) 26:13,18; 31:11,15;35:2,4; 44:16 reorganization (4) 6:23;7:1;12:16;14:11 repeat (1) 15:15 replace (1) 25:23 replaced (2) 30:9,12 replacement (2) 30:10;43:1 Report (6) 6:9,14,16, 23;18:24;28:11 REPORTER (1) 15:11 reports (1) 35:18 represent (1) 14:24 representing (3) 24:16,19;25:8 requested (3) 28:5,13; 50:23 requesting (7) 26:19; 33:1;34:21;36:6,18; 50:11,16 requests (5) 32:24; 33:14;34:12;36:2,16 required (8) 23:1,16, 24;31:19,25;32:24;</p>	<p>34:11;36:15 requirement (5) 26:25;27:18,24;33:1; 41:1 requires (4) 27:1,20, 25;40:22 reserved (1) 3:22 Resolution (7) 3:20; 18:21;19:7;21:9,9,12, 19 Resolutions (3) 52:6, 13,19 resolve (1) 20:2 respect (2) 17:21;21:8 Respectfully (1) 32:25 respond (1) 47:25 response (1) 48:19 responsibilities (2) 20:1,13 responsibility (3) 21:16;45:11;48:12 responsible (1) 45:12 restoration (1) 40:16 Restore (2) 24:13; 27:3 restored (1) 26:18 restricted (1) 18:23 result (1) 26:16 results (1) 26:2 retained (2) 6:15,18 retaining (1) 35:13 review (9) 6:19,24; 16:14,23;28:9,14,19; 38:4;51:9 reviewed (3) 28:8; 31:3;52:25 revised (2) 30:17; 37:10 Reyes-Morton (41) 4:14,15;5:14,15; 7:24;8:10,11;9:9,10; 10:11,12;11:9,10; 12:4,5;13:6,7;14:2,3; 18:1,12,13;21:20,25; 22:1;38:16,20;43:15, 21;44:3,18,25;45:7; 49:6,13;51:15,21,22; 52:14;53:11,12 Richard (2) 14:22,23 right (15) 6:1;7:18; 9:20;12:13,18;14:13; 28:24;29:1,22;34:5; 35:12;37:8;39:11; 45:19;50:7 righthand (1) 40:5 risk (2) 40:20;41:5 Road (3) 29:12;30:1; 47:20 rocks (1) 33:13 Roll (9) 4:5;5:9;9:3; 10:6;11:25;13:2,22; 21:21;51:16 roll-call (2) 7:23;8:5</p>	<p>running (1) 26:7 runoff (2) 30:15,16 Rutgers (9) 14:15,22, 24;15:9,20,21,24; 16:7;18:2</p>
R		<p style="text-align: center;">S</p> <p>sale-related (1) 51:12 same (2) 4:2;44:12 Sanders (1) 25:8 sanitary (1) 31:25 satisfaction (1) 30:24 satisfied (1) 49:4 schedule (2) 3:20; 38:14 scheduled (4) 3:5,10, 13;41:11 Schulz (1) 16:6 scope (1) 40:14 screen (1) 39:12 Second (24) 5:8;7:22; 8:2,3;9:1,2;10:5;11:3, 4,24;13:1,21;18:5; 20:18,22,23;21:20; 49:16,17;50:3;51:15; 52:13,15;53:6 Seconded (1) 18:6 secretary (3) 9:23,25; 10:3 Section (15) 18:23; 24:14;26:25;27:5,12, 18,24;33:8;34:10,17; 35:21;36:5,13,19; 42:25 security (4) 31:10,20; 32:1,2 seeded (1) 33:11 seek (1) 25:16 seeking (2) 27:17,23 selecting (1) 9:19 selection (1) 7:14 sell (2) 44:2;48:15 selling (5) 44:4;45:2, 5;46:18;48:12 sense (1) 20:11 sent (1) 22:21 September (1) 41:12 serve (2) 7:15;33:10 served (1) 22:25 service (5) 22:23; 24:10,20;33:10;41:10 services (1) 6:12 set (1) 15:7 seven-foot (1) 26:13 shall (2) 3:2;33:10 shipped (1) 46:7 shown (2) 9:18;35:6 shows (1) 42:2 shrubs (1) 33:12 side (3) 35:23,25;46:5 sidewalk (3) 30:8,10; 42:25</p>		

<p>Sign (2) 22:8,12 signage (5) 36:22,24; 37:1,5;46:9 signature (3) 31:4; 37:10,11 signatures (1) 32:10 signed (1) 22:24 signs (2) 37:4,9 Site (24) 24:9;25:13; 26:17;28:1;31:1; 32:18;33:6;35:1,11, 13,16;40:9,16;42:11, 17,20;43:22,24; 47:19;48:6,23,24; 50:12,16 sitting (1) 45:10 six (1) 35:22 slate (2) 7:16,20 sodded (1) 33:11 Soil (2) 37:24;48:7 soil (2) 46:18;51:5 somebody (1) 7:4,20 someone (1) 24:16 sometimes (1) 45:8 sorry (4) 9:24;17:15; 39:15;48:19 sound (2) 5:1;26:21 South (2) 29:12;47:20 space (2) 44:6,20 spaces (1) 45:9 speak (3) 4:25;21:1; 24:17 speaking (2) 4:25; 15:13 specifically (3) 22:17; 26:9;46:4 spelled (2) 25:6;29:11 spill (1) 45:25 spilled (1) 46:9 spotlights (1) 34:25 Square (2) 14:18; 22:11 staff (1) 5:24 Standards (3) 15:23; 16:3;32:19 stands (1) 25:20 start (1) 39:6 Starting (1) 29:25 State (29) 14:15;18:2; 24:11,15;25:18,21; 26:2,5,15;27:8;29:8; 37:11;39:8,12;40:2,6, 8,16,25;41:2,4,5,8,9, 11,25;42:24;50:17,19 stated (3) 16:14;17:1; 27:16 Statement (1) 3:15 statements (1) 21:7 static (1) 19:11 station (5) 24:13;26:8; 33:17;40:17;48:4 Stations (1) 52:10 station's (1) 42:21</p>	<p>stay (2) 8:24;46:6 Steve (2) 46:22,23 Steven (5) 4:7;11:25; 47:7,11,17 Stevens (1) 4:16 still (4) 18:21;19:14; 40:7;48:15 stone (1) 44:23 stones (1) 33:13 stop (1) 29:17 storage (1) 36:16 storm (3) 30:17,18; 40:21 stormwater (2) 30:23, 25 straightforward (2) 50:10,24 Street (44) 14:16,17; 15:1,2;18:2,3;19:20, 22;20:2;24:11,15; 25:19,21,25;26:5,15; 27:9,20,22;29:25; 30:2;32:23;33:4; 37:15;39:8,12;40:2,6, 9,16,25;41:2,3,4,6,7, 8,9,11,18,25;42:24; 50:17,19 streets (2) 20:10; 27:20 studies (1) 35:10 Study (2) 27:19;46:15 stuff (1) 45:2 subject (6) 4:4;15:7, 19;25:11;30:2;39:13 submissions (1) 27:25 submitted (2) 28:3; 34:15 substation (28) 24:13; 25:18,21,23,24;26:2, 5,6,10;27:4;39:9,13; 40:3,6,10,16,25;41:2, 4,6,7,8,9;45:21;48:5; 50:14,19;51:1 suitably (1) 33:12 Summary (1) 37:14 sure (9) 23:6;25:8; 29:10;43:22;45:6,16; 46:8,23;48:1 surface (3) 26:17; 40:17;42:7 surfaced (1) 27:3 surrounding (1) 44:20 survey (1) 42:19 swear (3) 28:20; 46:21;47:7 swearing (2) 5:23; 47:9 sworn (3) 16:9;28:22; 47:12 sworn/affirmed (2) 6:5;29:5</p>	<p style="text-align: center;">T</p> <p>table (2) 23:14;52:23 tabled (3) 24:5;52:24; 53:2 talk (1) 14:20 tall (1) 35:25 taller (1) 36:14 Tax (1) 25:12 team (1) 43:7 temporary (1) 32:2 ten (1) 47:22 terms (2) 23:25;46:25 testified (4) 6:5;29:5; 47:12;48:21 testify (1) 27:21 testifying (1) 28:25 testimony (10) 15:11, 15;16:16,19;25:5; 28:13;35:9;43:5; 50:20,22 thanks (1) 17:5 Therefore (2) 3:9;28:3 therein (1) 28:12 thereof (3) 3:22,25; 4:2 third (1) 27:12 Thomas (41) 4:17,18; 5:7,16,17;8:12,13; 9:2,3,11,12;10:5,13, 14;11:4,11,12;12:6,7; 13:1,8,9,21;14:4,5; 18:5,6,14,15;20:23, 24;22:2,3;24:19; 49:17,18;50:3;51:23, 24;53:13,14 three (2) 15:20;23:2 Thursday (1) 3:6 tickets (1) 21:17 today (1) 23:11 Tom (2) 25:6;46:21 tonight (7) 23:22;25:1, 16;28:13;50:20; 52:20,23 tonight's (1) 25:10 topped (1) 26:13 total (1) 27:9 tractor (1) 19:18 trailer (2) 19:18;31:10 trailers (7) 31:9,11,14, 20;32:1,2,5 transferred (2) 26:7; 41:8 transformer (1) 46:7 transformers (4) 45:21,24;46:4,5 Transmission (1) 29:14 transmitting (1) 3:24 tree (1) 35:5 treed (1) 42:23 trees (6) 27:20,22;</p>	<p>32:23;33:5,12;37:16 trespassing (2) 36:22, 24 triggering (1) 48:4 Troutman (1) 25:7 try (1) 23:7 trying (1) 19:10 two (6) 3:24;16:4; 19:14;24:1;52:7,23 type (3) 33:4;44:8,9 types (1) 16:12</p> <p style="text-align: center;">U</p> <p>unable (1) 43:9 under (6) 3:7;24:6; 34:6;35:15;39:10; 48:6 Understood (1) 29:19 University (4) 14:15, 15,23;18:2 unless (1) 28:14 unmute (2) 43:11; 47:8 up (15) 16:16;17:11, 13,14;20:17,18,21; 26:3,6;38:13;39:4; 41:14;42:2;43:25; 44:9 Upon (1) 41:6 upper (2) 39:14;40:3 Use (1) 24:7 used (1) 35:1 uses (1) 18:23 utilities (2) 31:19,24 utility (3) 22:22;25:9; 35:1</p> <p style="text-align: center;">V</p> <p>value (1) 30:18 Variance (16) 22:9, 17;26:19,24;27:5,12; 32:24;33:20,25; 34:18,20,21;36:3,6, 16,18 variances (7) 34:2; 37:15,15;50:23,24; 51:4,8 various (2) 7:14;15:20 vegetative (1) 27:1 verification (1) 32:9 Vernick (3) 12:23,25; 28:9 Vernick's (1) 29:24 vertical (1) 32:14 via (1) 3:11 Vice-Chair (19) 4:23; 6:10,17;7:2;8:18,20, 24;9:19;16:21;17:7; 19:13;20:5,25;21:4; 24:21;29:23;38:3; 43:10;52:22</p>	<p>VICE-CHAIRMAN (61) 3:1;4:5,9;5:3,8,11, 22;6:8,20,25;8:7;9:6, 17,22,24;10:8,22; 11:6,17,20;12:1,12, 17,20;13:3,17,24; 14:10,13;17:4,10,19, 24;18:9,20;20:11; 21:2,5,14,22;22:8; 23:13,20,25;24:8; 25:2;29:21;38:5; 43:12;49:3,7,12;50:2, 7;51:14,16,18;52:5, 15;53:5,8 vice-chairperson (1) 8:20 vice-president (2) 16:6;19:16 view (2) 28:6;41:18 Virtua (2) 23:17;53:1 virtual (2) 3:11,12 virus (1) 3:9 voltage (1) 46:6 vote (6) 6:19;7:18,23; 8:5;12:14;17:9</p> <p style="text-align: center;">W</p> <p>waiver (8) 27:24; 33:15,20,22,22;34:12, 23;37:17 waivers (4) 34:1,22; 37:15;51:7 Walker (39) 4:11,12; 5:12,13;8:8,9,23,25; 9:7,8;10:2,9,10;11:1, 7,8,22;12:2,3,24;13:4, 5,19,25;14:1;18:10, 11;20:20;21:23,24; 45:19;46:12;48:16; 49:1;51:19,20;53:6,9, 10 Walker's (2) 47:23; 48:19 Ware (4) 22:9,15; 23:4;52:25 waste (2) 48:3,7 water (1) 31:24 Waterfront (4) 25:14; 26:4;27:19;40:14 way (3) 4:24;7:18; 45:13 website (1) 3:14 welcome (1) 49:2 WELSH (6) 14:21,22, 23;15:11,15;17:5 What's (2) 10:24;20:2 whereas (1) 34:11 white (1) 42:22 WILLIAMS (24) 4:23; 6:3,9,10,22;7:10,12; 15:13;16:16,18,20, 24;17:13,17,23;19:2,</p>
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4,6,8,10;21:3;43:10; 49:22;52:22 win-win (1) 26:1 wire (7) 26:12,14; 36:4,4,10,11;42:7 wires (1) 44:16 wish (1) 38:9 within (4) 25:13; 34:18;40:12;45:21 witness (1) 25:5 witnesses (2) 16:4; 28:20 work (6) 15:25;19:10; 32:18;41:10;45:3; 47:2 written (1) 32:8 wrong (1) 49:8	2022 (3) 5:6;15:17; 42:14 2023 (10) 3:6,21;4:4; 8:1;15:8;28:10; 29:25;39:20;41:19; 51:10 2024 (1) 41:13 22nd (1) 15:6 25-year (2) 30:17,18 29 (6) 24:10;25:18; 26:5;40:8;50:17,19 2nd (1) 15:4	88 (1) 40:20		
X	3			
XVIII (1) 31:1				
Y				
yard (5) 24:14;33:17; 36:3,7;37:16 yards (1) 36:16 Yays (2) 50:5;52:17 year (6) 3:21;6:16,18; 8:1;41:12;53:4 years (3) 47:22;48:21, 23	4 (2) 35:24;41:7 40 (1) 29:12 40:55D-26 (1) 18:25 4000 (1) 47:20 413 (2) 14:16;15:1 418 (2) 14:16;15:1 421 (2) 14:16;15:1 428 (2) 14:16;15:2 441 (1) 22:10			
Z	5			
Zone (3) 25:14;40:13, 19 zoned (1) 25:11 zones (1) 36:11 Zoning (7) 19:19,20; 20:1,8;34:6,19;37:11 ZOOM (4) 3:12; 15:12;42:13;44:11	5 (6) 4:4;15:8;28:9; 29:24;37:19;51:10 55 (1) 22:10 5th (1) 16:14			
1	6			
1 (2) 39:5,18 11 (1) 40:20 1130 (2) 25:24;41:3 12th (1) 3:6 1559-1561 (1) 22:10 192 (1) 33:23 1927 (2) 40:18;46:14 1-foot (1) 42:7	6 (5) 27:14;36:14; 37:22;39:20;41:19 6:00 (1) 3:6 62 (2) 24:11;25:12			
2	7			
2 (6) 15:17;29:25; 36:13;41:17;42:14; 44:11 2.16 (1) 27:18 200-foot (1) 22:22 2018 (1) 48:25	7:08 (1) 53:20 70 (1) 22:11 7-foot (4) 36:3,6,17; 42:6			
	8			
	8 (3) 5:6;27:16;52:5 870-192 (3) 26:25; 33:8;34:17 870-197F (2) 27:6; 35:21 870-197G (2) 27:13; 36:13 870-244B (2) 27:24; 34:10 870-38 (1) 18:23			