

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

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*Transcript of Meeting*  
*June 14, 2023*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Wednesday, June 14, 2023

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Transcript of the SPECIAL MEETING  
proceedings of the City of Camden Planning Board was  
conducted as a virtual meeting via a remote  
conferencing platform, ZOOM, commencing at 6:10 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
- DIRECTOR KEITH WALKER
- OMARI THOMAS
- AARON STEPHENS

- - - -

- 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,
- CPZBS; DIRECTOR OF PLANNING & DEVELOPMENT/  
ZONING OFFICER; HPC SECRETARY

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I N D E X

CASES HEARD:

PAGE

- 1) APPROVAL OF PLANNING BOARD PUBLIC HEARING MINUTES APRIL 13, 2023 4
- 2) GUSTAVO FIRPI, JR. 1202 Yorkship Square 6
- 3) JOHANNY & DANIEL BATISTA 1085 Niagara Road 9
- 4) LEAP ACADEMY UNIVERSITY 527 Cooper Street (Continued to the July 2023 Meeting) 10
- 5) A RESOLUTION BY THE CITY COUNCIL REFERRING TO THE PLANNING BOARD TO REVIEW PROPOSED ORDINANCE AMENDING THE CAMDEN CITY CODE TO REPEAL SECTION 870-258, WHICH PREVIOUSLY WAS CHAPTER 577 OF THE CAMDEN CITY CODE, AND AMENDED BY MC-4995, ADOPTED ON AUGUST 9, 2016; TO ADOPT A NEW SECTION 870-258; TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A FLOODPLAIN ADMINISTRATOR AND PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE. 11, 14
- 6) ADOPTION OF RESOLUTIONS 12, 17

1                   CHAIRMAN DeJESUS: Good evening. We'll  
2 call this meeting to order. By the direction of the  
3 Planning Board Chairman Jose DeJesus, Jr., the City  
4 of Camden, there will be a regularly scheduled  
5 Special Meeting held on Wednesday, June 14, 2023 at  
6 6:00 p.m. Since the City of Camden remains under a  
7 declaration of a Health Emergency related to the  
8 COVID-19 virus, City Hall is open. Therefore, this  
9 Special Meeting will be conducted as a virtual  
10 meeting via remote conferencing platform, ZOOM.  
11 Instructions on accessing this virtual regular  
12 scheduled meeting can be found on the City of  
13 Camden's website [www.ci.camden.nj.us/](http://www.ci.camden.nj.us/) and you will  
14 obtain information to attend the meeting.

15                   Reading of the Opening Statement, please.

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

1 newspapers have been designated by this Board to  
2 receive same, and filing a copy thereof with the City  
3 Clerk, City of Camden, New Jersey. The subject  
4 meeting was publicized on June 6, 2023.

5 CHAIRMAN DeJESUS: Roll call.

6 DR. WILLIAMS: Mr. DeJesus.

7 CHAIRMAN DeJESUS: Present.

8 DR. WILLIAMS: Mr. Lee.

9 VICE-CHAIRMAN LEE: Here.

10 DR. WILLIAMS: Mayor Carstarphen.

11 Director Walker.

12 DIRECTOR WALKER: Present.

13 DR. WILLIAMS: Mr. Leonard. Councilwoman  
14 Reyes.

15 COUNCILWOMAN REYES: Here.

16 DR. WILLIAMS: Mr. Stephens.

17 MR. STEPHENS: Here.

18 DR. WILLIAMS: Mr. Thomas.

19 MR. THOMAS: Here.

20 DR. WILLIAMS: Mr. Humphrey. Ms.

21 Fraction. Mr. Chairman, we have a quorum.

22 CHAIRMAN DEJESUS: Thank you.

23 Approval of the Planning Board Hearing  
24 Minutes of the meeting held on April 13, 2023.

25 Apparently last month we didn't approve them only

1 because they weren't ready. Now they are. I  
2 need a motion to approve the meeting minutes for  
3 April 13, 2023.

4 VICE-CHAIRMAN LEE: So moved.

5 MR. THOMAS: Second.

6 CHAIRMAN DeJESUS: Roll call.

7 DR. WILLIAMS: Jose DeJesus.

8 CHAIRMAN DeJESUS: Yes.

9 DR. WILLIAMS: Mr. Lee.

10 VICE-CHAIRMAN LEE: Yes.

11 DR. WILLIAMS: Mayor Carstarphen.

12 Director Walker.

13 DIRECTOR WALKER: Yes.

14 DR. WILLIAMS: Mr. Leonard. Councilwoman

15 Reyes.

16 COUNCILWOMAN REYES: Yes.

17 DR. WILLIAMS: Mr. Stephens.

18 MR. STEPHENS: Yes.

19 DIRECTOR WALKER: Mr. Thomas.

20 MR. THOMAS: Yes.

21 DR. WILLIAMS: Mr. Humphrey. Ms.

22 Fraction.

23 DR. WILLIAMS: Motion carried to

24 approve.

25 CHAIRMAN DEJESUS: Thank you. Next is

1 the swearing in of all professionals and planning  
2 staff.

3 MR. BURNS: For our professionals and  
4 staff, please raise your right hands.

5 - - -

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

10 - - -

11 MR. BURNS: Thank you very much.

12 CHAIRMAN DEJESUS: Planning Board  
13 Director's Report.

14 DR. WILLIAMS: No report for this month,  
15 Mr. Chairman.

16 CHAIRMAN DEJESUS: No report. Okay.

17 Let's go to the next one. New Business.  
18 Certificate of Appropriateness for Gustavo Firpi, Jr.  
19 1202 Yorkship Square. The applicant is proposing  
20 exterior work. Do we have any response to the  
21 Historical Review Committee?

22 DR. WILLIAMS: Yes, sir. This is a  
23 carryover from the last meeting and we have the  
24 applicant on the call tonight.

25 CHAIRMAN DEJESUS: Okay. Can we have him

1 sworn in so we can verify that he's accepting the --

2 DR. WILLIAMS: Mr. Firpi, can you unmute  
3 yourself, sir.

4 MR. FIRPI: Yes.

5 DR. WILLIAMS: Thank you.

6 MR. BURNS: Mr. Firpi, do you  
7 swear/affirm the testimony you're about to give in  
8 this matter, be the truth, the whole truth and  
9 nothing but the truth?

10 MR. FIRPI: Yes.

11 MR. BURNS: Very good. Did you appear  
12 before the Historic Preservation Committee and/or  
13 receive a memorandum dated May 27th regarding the  
14 proposed revisions to your home?

15 MR. FIRPI: Yes.

16 MR. BURNS: Very good. And do you  
17 understand the recommendations of the Historic  
18 Preservation Commission?

19 MR. FIRPI: Yes, I do.

20 MR. BURNS: And will you agree to comply  
21 with those recommendations?

22 MR. FIRPI: Yes.

23 MR. BURNS: Thank you, sir.

24 Doctor Williams, do you have any further  
25 information or questions for the applicant?



1 DR. WILLIAMS: No. just for the record,  
2 it's a commercial storefront where exterior work is  
3 being done.

4 MR. BURNS: Very good.

5 CHAIRMAN DEJESUS: Is there anyone in the  
6 public that has anything against or for this specific  
7 applicant?

8 DR. WILLIAMS: Mr. Chair, I see no one on  
9 the call with their hands raised.

10 CHAIRMAN DEJESUS: All right. Therefore,  
11 we go. I need a motion to approve, please.

12 MR. THOMAS: Motion to approve.

13 DR. WILLIAMS: Is there a second?

14 DIRECTOR WALKER: Second.

15 DR. WILLIAMS: Second by Director Walker.

16 CHAIRMAN DEJESUS: Thank you. Roll  
17 call.

18 DR. WILLIAMS: Jose DeJesus.

19 CHAIRMAN DeJESUS: Yes.

20 DR. WILLIAMS: Mr. Lee.

21 VICE-CHAIRMAN LEE: Yes.

22 DR. WILLIAMS: Mayor Carstarphen.  
23 Director Walker.

24 DIRECTOR WALKER: Yes.

25 DR. WILLIAMS: Mr. Leonard. Councilwoman

1 Reyes.

2 COUNCILWOMAN REYES: Yes.

3 DR. WILLIAMS: Mr. Stephens.

4 MR. STEPHENS: Yes.

5 DIRECTOR WALKER: Mr. Thomas.

6 MR. THOMAS: Yes.

7 DR. WILLIAMS: Mr. Humphrey. Ms.

8 Fraction. Motion carried to approve.

9 CHAIRMAN DEJESUS: Thank you.

10 Certificate of Appropriateness for  
11 Johanny & Daniel Batista, 1085 Niagara Road. The  
12 applicant is proposing installation of a fence.

13 Doctor Williams, do you have anything on  
14 that specific applicant?

15 DR. WILLIAMS: I don't see that person on  
16 the call, Mr. Chair.

17 CHAIRMAN DEJESUS: Any response on your  
18 end in reference to that committee?

19 DR. WILLIAMS: There is a C of A report  
20 that recommends approval and I have no problems in  
21 approving the same with the Board's permission?

22 CHAIRMAN DEJESUS: Open to the public.  
23 Anybody have any correspondence or requests to  
24 respond to this application? Hearing none, then I  
25 need a voice from the Planning Board group to

1 approve.

2 VICE-CHAIRMAN LEE: So moved.

3 DR. WILLIAMS: So moved by Mr. Lee.

4 MR. THOMAS: Second.

5 DR. WILLIAMS: Second by Mr. Thomas.

6 Roll call. Jose DeJesus.

7 CHAIRMAN DeJESUS: Yes.

8 DR. WILLIAMS: Mr. Lee.

9 VICE-CHAIRMAN LEE: Yes.

10 DR. WILLIAMS: Mayor Carstarphen.

11 Director Walker.

12 DIRECTOR WALKER: Yes.

13 DR. WILLIAMS: Mr. Leonard. Councilwoman

14 Reyes.

15 COUNCILWOMAN REYES: Yes.

16 DR. WILLIAMS: Mr. Stephens.

17 MR. STEPHENS: Yes.

18 DIRECTOR WALKER: Mr. Thomas.

19 MR. THOMAS: Yes.

20 DR. WILLIAMS: Mr. Humphrey. Ms.

21 Fraction.

22 DR. WILLIAMS: Motion carried to

23 approve.

24 CHAIRMAN DEJESUS: Thank you.

25 Certificate of Appropriateness of LEAP

1 Academy University, 527 Cooper Street.

2 DR. WILLIAMS: Mr. Chair and Members of  
3 the Planning Board, this item should not be on the  
4 agenda. The applicant told me prior to this, that it  
5 will be on for the July agenda.

6 CHAIRMAN DEJESUS: The next is our  
7 Resolution by the City Council referring to the  
8 Planning Board to review proposed Ordinance amending  
9 the Camden City Code to repeal Section 870-258, which  
10 previously was Chapter 577 of the Camden City Code,  
11 and amended by MC-4995, adopted on August 9, 2016; to  
12 adopt a new Section 870-258; to adopt Flood Hazard  
13 Maps; to designate a Floodplain Administrator and  
14 provide for severability and an effective date.

15 Do you have something to that,  
16 Dr. Williams? I can't hear, Dr. Williams.

17 Does any Board member have any questions  
18 in reference to this Resolution? Mr. Chairman, we  
19 are going to need to hear from the Director just on  
20 his opinion as to the amendment that's being --

21 CHAIRMAN DEJESUS: Yes, I know, but I  
22 didn't hear him. Did you hear him talk?

23 MR. BURNS: I see him. It looks like a  
24 bullseye next to his name. Do you see that,  
25 Mr. Chairman?

1                   CHAIRMAN DEJESUS:  Yes.

2                   MR. BURNS:  I don't know what that means.  
3  We got a new message from Dr. Williams:  My  
4  microphone is not working.

5                   CHAIRMAN DEJESUS:  Either is mine.

6                   MR. BURNS:  I can hear you,  
7  Mr. Chairman.

8                   Doctor Williams, is it possible that you  
9  can call in?  Doctor Williams is going to call in,  
10 Mr. Chairman.

11                  CHAIRMAN DEJESUS:  Yes, I see it.  He's  
12 microphone is out.

13                  MR. BURNS:  So while we wait for him to  
14 call in, Mr. Chairman, you can move right to the  
15 approval of the Resolutions.

16                  CHAIRMAN DEJESUS:  I'll do that right  
17 now.  So the next thing we have is our approval for  
18 Certificates of Appropriateness.  This is the list of  
19 who they are and the addresses:  Jesus Perez, 2871  
20 Kansas Road.  Jose Rivera, 429 Emerald Street.

21                               Fairview Village, 1185 Yorkship Square.  
22 Fairview Village, 2981 Yorkship Square.  Fairview  
23 Village, 2950 Yorkship Square.

24                  DR. WILLIAMS:  Can you hear me?

25                  CHAIRMAN DEJESUS:  Yes, we do now.

1 MR. BURNS: We're just going through the  
2 Resolutions for May, Dr. Williams.

3 DR. WILLIAMS: Okay.

4 CHAIRMAN DEJESUS: We'll get back to you  
5 in a second. We'll get back to you in a minute.  
6 Fairview Village, 1201 Yorkship Square.

7 Center for Family Services, 590 Benson  
8 Street. Center for Family Services, 574 Benson  
9 Street. Center for Family Services, 560 Benson  
10 Street. Ashley Torres 2804 Yorkship Road.

11 A Resolution authorizing the Planning  
12 Board as a City Council referral to consider amending  
13 the Gateway Redevelopment Plan regarding Tax Block  
14 366, Lot 2 on the Camden City Municipal Tax Map.

15 I need a motion to accept the  
16 Certificates of --

17 MR. BURNS: We just need approval and the  
18 Resolution.

19 CHAIRMAN DEJESUS: And the Resolution  
20 that was just stated.

21 VICE-CHAIRMAN LEE: So moved.

22 CHAIRMAN DEJESUS: I need a second?

23 MR. THOMAS: Thank you, Mr. Thomas.

24 CHAIRMAN DEJESUS: Roll call.

25 DR. WILLIAMS: Jose DeJesus.

1 CHAIRMAN DeJESUS: Yes.

2 DR. WILLIAMS: Mr. Lee.

3 VICE-CHAIRMAN LEE: Yes.

4 DR. WILLIAMS: Mayor Carstarphen.

5 Director Walker.

6 DIRECTOR WALKER: Yes.

7 DR. WILLIAMS: Mr. Leonard. Councilwoman

8 Reyes.

9 COUNCILWOMAN REYES: Yes.

10 DR. WILLIAMS: Mr. Stephens.

11 MR. STEPHENS: Yes.

12 DIRECTOR WALKER: Mr. Thomas.

13 MR. THOMAS: Yes.

14 DR. WILLIAMS: Mr. Humphrey. Ms.

15 Fraction. Motion carried to approve.

16 CHAIRMAN DEJESUS: Doctor, you're on now.

17 It's in reference to the Resolution for the

18 Floodplain.

19 DR. WILLIAMS: To the Board Chair and  
20 Members of the Board, we provided information to you  
21 prior to the last meeting regarding the Flood Damage  
22 Control Ordinance. This action or recommendation  
23 back to City Council which approved this on first  
24 reading, and a second action referring them to the  
25 Planning Board for review, is replacing the existing

1 Flood Damage Control section of the Zoning Code.

2           The basis for this amendment or total  
3 overall is when DEP and FEMA Region 2 conducted a  
4 study as a result of the Sandy Storm and recommended  
5 model ordinances across the State of the New Jersey  
6 to strengthened the Flood Zone Hazard Maps, as well  
7 as to clearly designate a Flood Zone administrator  
8 which is moving from the Department of Public Works  
9 to the Department of Planning and Development. We've  
10 had a committee of individuals from various  
11 departments to review this language which is a model  
12 ordinance from the State of New Jersey. And the DEP  
13 recently approved this version of the new Flood Zone  
14 or Flood Damage Control Ordinance.

15           It plans to strengthen with penalties in  
16 areas where development should not be and it  
17 encourages where development should take place for  
18 the most part, outside of flood damage control areas  
19 or the 100-year Floodplain. So we're asking the  
20 Board to make the recommendation to send this  
21 approved Ordinance from the DEP and FEMA Region 2  
22 back to City Council to concur with this approval.

23           MR. BURNS: Doctor Williams, can I ask  
24 you, is it your opinion the amendment is consistent  
25 with the goals and objectives of the City of Camden



1 Master Plan?

2 DR. WILLIAMS: Absolutely, sir.

3 MR. BURNS: And do you recommend that the  
4 Board make this amendment recommendation to City  
5 Council?

6 DR. WILLIAMS: Yes as it is a mandate  
7 from the State of New Jersey DEP, as well as FEMA  
8 Region 2.

9 MR. BURNS: Thank you, sir.

10 CHAIRMAN DEJESUS: Do we need to make a  
11 motion to approve this, Jim?

12 MR. BURNS: You can open it to the public  
13 for any comment that anyone wants to make on this.

14 CHAIRMAN DEJESUS: I will do just that.  
15 Any comments outside the Board that's related to this  
16 subject to ask any questions in reference to it? Is  
17 there anyone out there that has any questions related  
18 to it?

19 DR. WILLIAMS: I see no hands.

20 CHAIRMAN DEJESUS: Thank you,  
21 Dr. Williams. Then I need a motion from the Board,  
22 please.

23 VICE-CHAIRMAN LEE: So moved.

24 MR. THOMAS: Second.

25 CHAIRMAN DeJESUS: Roll call.

1 DR. WILLIAMS: Jose DeJesus.

2 CHAIRMAN DeJESUS: Yes.

3 DR. WILLIAMS: Mr. Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 DR. WILLIAMS: Mayor Carstarphen.

6 Director Walker.

7 DIRECTOR WALKER: Yes.

8 DR. WILLIAMS: Mr. Leonard. Councilwoman

9 Reyes.

10 COUNCILWOMAN REYES: Yes.

11 DR. WILLIAMS: Mr. Stephens.

12 MR. STEPHENS: Yes.

13 DR. WILLIAMS: Mr. Thomas.

14 MR. THOMAS: Yes.

15 DR. WILLIAMS: Mr. Humphrey. Brenda

16 Fraction. Motion carried to approve.

17 CHAIRMAN DEJESUS: Thank you.

18 Continuing with the Certificate of  
19 Appropriateness, Amending Final Site Plan for Virtua  
20 Our Lady of Lourdes Hospital, Inc., 1600 Haddon  
21 Avenue.

22 MR. BURNS: Mr. Chairman, that was  
23 continued to the July meeting with an ADA matter.

24 CHAIRMAN DEJESUS: So the only thing just  
25 remaining is just the April stuff?

1 MR. BURNS: What's remaining is the  
2 Preliminary and Final Site Plan for Urban Development  
3 Partners; Juan D. Ixchop; and then the last one, the  
4 Resolution approving what we just did, memorializing,  
5 what we just approved for the Flood Hazard and  
6 Floodplain Management.

7 CHAIRMAN DEJESUS: I need a motion to  
8 approve.

9 VICE-CHAIRMAN LEE: So moved.

10 MR. STEPHENS: Second.

11 CHAIRMAN DeJESUS: Roll call.

12 DR. WILLIAMS: Jose DeJesus.

13 CHAIRMAN DeJESUS: Yes.

14 DR. WILLIAMS: Mr. Lee.

15 VICE-CHAIRMAN LEE: Yes.

16 DR. WILLIAMS: Mayor Carstarphen.  
17 Director Walker.

18 DIRECTOR WALKER: Yes.

19 DR. WILLIAMS: Mr. Leonard. Councilwoman  
20 Reyes.

21 COUNCILWOMAN REYES: Yes.

22 DR. WILLIAMS: Mr. Stephens.

23 MR. STEPHENS: Yes.

24 DIRECTOR WALKER: Mr. Thomas.

25 MR. THOMAS: Yes.

1 DR. WILLIAMS: Mr. Humphrey.  
2 Ms. Fraction. Motion carried to approve, Mr. Chair.

3 CHAIRMAN DEJESUS: Thank you.

4 MR. BURNS: Mr. Chairman, that concludes  
5 our business for tonight.

6 CHAIRMAN DEJESUS: Now I need a motion  
7 for adjournment.

8 VICE-CHAIRMAN LEE: So moved.

9 MR. THOMAS: Second.

10 DR. WILLIAMS: All in favor indicate by  
11 saying, Yay.

12 THE BOARD: Yays.

13 CHAIRMAN DEJESUS: Thank you and good  
14 night.

15 - - -

16 (\*\*Meeting concluded at 6:30 p.m.\*\*)  
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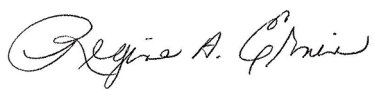
## 1 CERTIFICATION

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 

19 \_\_\_\_\_  
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		18:7,11,13;19:3,4,6,13	14,20,25;17:1,2,17,24;18:7,11,12,13;19:3,6,13	<b>Firpi (8)</b> 6:18;7:2,4,6,10,15,19,22
*	<b>B</b>	<b>Chapter (1)</b> 11:10	<b>DENA (1)</b> 6:7	<b>first (3)</b> 3:23;6:8;14:23
**Meeting (1) 19:16	<b>back (4)</b> 13:4,5;14:23;15:22	<b>City (18)</b> 3:3,6,8,12,18,23,23;4:2,3;11:7,9,10;13:12,14;14:23;15:22,25;16:4	<b>DEP (4)</b> 15:3,12,21;16:7	<b>Flood (9)</b> 11:12;14:21;15:1,6,7,13,14,18;18:5
<b>A</b>	<b>basis (1)</b> 15:2	<b>clearly (1)</b> 15:7	<b>Department (2)</b> 15:8,9	<b>Floodplain (4)</b> 11:13;14:18;15:19;18:6
<b>Absolutely (1)</b> 16:2	<b>Batista (1)</b> 9:11	<b>Clerk (2)</b> 3:23;4:3	<b>departments (1)</b> 15:11	<b>floor (1)</b> 3:23
<b>Academy (1)</b> 11:1	<b>Benson (3)</b> 13:7,8,9	<b>CME (1)</b> 6:7	<b>designate (2)</b> 11:13;15:7	<b>follows (1)</b> 6:9
<b>accept (1)</b> 13:15	<b>Block (1)</b> 13:13	<b>Code (3)</b> 11:9,10;15:1	<b>Development (4)</b> 15:9,16,17;18:2	<b>found (1)</b> 3:12
<b>accepting (1)</b> 7:1	<b>Board (18)</b> 3:3,18;4:1,23;6:12;9:25;11:3,8,17;13:12;14:19,20,25;15:20;16:4,15,21;19:12	<b>comment (1)</b> 16:13	<b>direction (1)</b> 3:2	<b>Fraction (7)</b> 4:21;5:22;9:8;10:21;14:15;17:16;19:2
<b>accessing (1)</b> 3:11	<b>boards (1)</b> 3:22	<b>comments (1)</b> 16:15	<b>Director (22)</b> 4:11,12;5:12,13,19;8:14,15,23,24;9:5;10:11,12,18;11:19;14:5,6,12;17:6,7;18:17,18,24	<b>further (1)</b> 7:24
<b>accordance (1)</b> 3:17	<b>Board's (1)</b> 9:21	<b>commercial (1)</b> 8:2	<b>Director's (1)</b> 6:13	
<b>across (1)</b> 15:5	<b>Brenda (1)</b> 17:15	<b>Commission (1)</b> 7:18	<b>Doctor (6)</b> 7:24;9:13;12:8,9;14:16;15:23	<b>G</b>
<b>Act (1)</b> 3:18	<b>bulletin (1)</b> 3:21	<b>Committee (4)</b> 6:21;7:12;9:18;15:10	<b>done (1)</b> 8:3	<b>Gateway (1)</b> 13:13
<b>action (2)</b> 14:22,24	<b>bullseye (1)</b> 11:24	<b>comply (1)</b> 7:20	<b>DR (72)</b> 3:16;4:6,8,10,13,16,18,20;5:7,9,11,14,17,21,23;6:6,14,22;7:2,5;8:1,8,13,15,18,20,22,25;9:3,7,15,19;10:3,5,8,10,13,16,20,22;11:2,16,16;12:3,24;13:2,3,25;14:2,4,7,10,14,19;16:2,6,19,21;17:1,3,5,8,11,13,15;18:12,14,16,19,22;19:1,10	<b>goals (1)</b> 15:25
<b>ADA (1)</b> 17:23	<b>BURNS (21)</b> 6:3,11;7:6,11,16,20,23;8:4;11:23;12:2,6,13;13:1,17;15:23;16:3,9,12;17:22;18:1;19:4	<b>concluded (1)</b> 19:16	<b>duly (1)</b> 6:8	<b>Good (5)</b> 3:1;7:11,16;8:4;19:13
<b>addresses (1)</b> 12:19	<b>Business (2)</b> 6:17;19:5	<b>concludes (1)</b> 19:4	<b>during (1)</b> 3:20	<b>group (1)</b> 9:25
<b>Adequate (1)</b> 3:16		<b>concur (1)</b> 15:22		<b>Gustavo (1)</b> 6:18
<b>adjournment (1)</b> 19:7		<b>conducted (2)</b> 3:9;15:3	<b>E</b>	
<b>Administrator (2)</b> 11:13;15:7	<b>C</b>	<b>conferencing (1)</b> 3:10	<b>EDWARD (1)</b> 6:6	<b>Haddon (1)</b> 17:20
<b>adopt (2)</b> 11:12,12	<b>call (14)</b> 3:2;4:5;5:6;6:24;8:9,17;9:16;10:6;12:9,14;13:24;16:25;18:11	<b>consider (1)</b> 13:12	<b>effective (1)</b> 11:14	<b>Hall (2)</b> 3:8,23
<b>adopted (2)</b> 3:19;11:11	<b>Camden (9)</b> 3:4,6,18,23;4:3;11:9,10;13:14;15:25	<b>consistent (1)</b> 15:24	<b>Either (1)</b> 12:5	<b>hands (3)</b> 6:4;8:9;16:19
<b>against (1)</b> 8:6	<b>Camden's (1)</b> 3:13	<b>continued (1)</b> 17:23	<b>Emerald (1)</b> 12:20	<b>Hazard (3)</b> 11:12;15:6;18:5
<b>agenda (2)</b> 11:4,5	<b>can (10)</b> 3:12;6:25;7:1,2;12:6,9,14,24;15:23;16:12	<b>Control (4)</b> 14:22;15:1,14,18	<b>Emergency (1)</b> 3:7	<b>Health (1)</b> 3:7
<b>agree (1)</b> 7:20	<b>carried (6)</b> 5:23;9:8;10:22;14:15;17:16;19:2	<b>Cooper (1)</b> 11:1	<b>encourages (1)</b> 15:17	<b>hear (6)</b> 11:16,19,22,22;12:6,24
<b>AHP (1)</b> 6:7	<b>carryover (1)</b> 6:23	<b>copy (3)</b> 3:21,24;4:2	<b>end (1)</b> 9:18	<b>Hearing (2)</b> 4:23;9:24
<b>amended (1)</b> 11:11	<b>Carstarphen (7)</b> 4:10;5:11;8:22;10:10;14:4;17:5;18:16	<b>correspondence (1)</b> 9:23	<b>evening (1)</b> 3:1	<b>held (3)</b> 3:5,20;4:24
<b>amending (3)</b> 11:8;13:12;17:19	<b>Center (3)</b> 13:7,8,9	<b>Council (5)</b> 11:7;13:12;14:23;15:22;16:5	<b>examined (1)</b> 6:8	<b>Historic (2)</b> 7:12,17
<b>amendment (4)</b> 11:20;15:2,24;16:4	<b>Certificate (4)</b> 6:18;9:10;10:25;17:18	<b>Councilwoman (14)</b> 4:13,15;5:14,16;8:25;9:2;10:13,15;14:7,9;17:8,10;18:19,21	<b>existing (1)</b> 14:25	<b>Historical (1)</b> 6:21
<b>and/or (1)</b> 7:12	<b>Certificates (2)</b> 12:18;13:16	<b>Courier (1)</b> 3:25	<b>exterior (2)</b> 6:20;8:2	<b>home (1)</b> 7:14
<b>Apparently (1)</b> 4:25	<b>Chair (5)</b> 8:8;9:16;11:2;14:19;19:2	<b>COVID-19 (1)</b> 3:8		<b>Hospital (1)</b> 17:20
<b>appear (1)</b> 7:11	<b>CHAIRMAN (55)</b> 3:1,3;4:5,7,21,22;5:6,8,25;6:12,15,16,25;8:5,10,16,19;9:9,17,22;10:7,24;11:6,18,21,25;12:1,5,7,10,11,14,16,25;13:4,19,22,24;14:1,16;16:10,14,20,25;17:2,17,22,24;	<b>CPZBS (1)</b> 6:7	<b>Fairview (4)</b> 12:21,22,22;13:6	<b>Humphrey (7)</b> 4:20;5:21;9:7;10:20;14:14;17:15;19:1
<b>applicant (7)</b> 6:19,24;7:25;8:7;9:12,14;11:4		<b>CSI (1)</b> 6:6	<b>Family (3)</b> 13:7,8,9	
<b>application (1)</b> 9:24		<b>CZO (1)</b> 6:7	<b>favor (1)</b> 19:10	<b>I</b>
<b>Appropriateness (5)</b> 6:18;9:10;10:25;12:18;17:19			<b>FEMA (3)</b> 15:3,21;16:7	<b>Inc (1)</b> 17:20
<b>Approval (6)</b> 4:23;9:20;12:15,17;13:17;15:22			<b>fence (1)</b> 9:12	<b>indicate (1)</b> 19:10
<b>approve (13)</b> 4:25;5:2,24;8:11,12;9:8;10:1,23;14:15;16:11;17:16;18:8;19:2			<b>filing (1)</b> 4:2	<b>individuals (1)</b> 15:10
<b>approved (4)</b> 14:23;15:13,21;18:5			<b>Final (2)</b> 17:19;18:2	<b>information (3)</b> 3:14;7:25;14:20
<b>approved (3)</b> 3:19;9:21;18:4				<b>Inquirer (1)</b> 3:25
<b>April (3)</b> 4:24;5:3;17:25				<b>installation (1)</b> 9:12
<b>areas (2)</b> 15:16,18				<b>Instructions (1)</b> 3:11
<b>Ashley (1)</b> 13:10				<b>item (1)</b> 11:3
<b>ASIP (1)</b> 6:6				<b>Ixchop (1)</b> 18:3
<b>attend (1)</b> 3:14				
<b>August (1)</b> 11:11				<b>J</b>
<b>authorizing (1)</b> 13:11				<b>Jersey (5)</b> 3:24;4:3;
<b>Avenue (1)</b> 17:21				

<p>15:5,12;16:7  <b>Jesus (1)</b> 12:19  <b>Jim (1)</b> 16:11  <b>Johanny (1)</b> 9:11  <b>JOHNSON (1)</b> 6:7  <b>Jose (8)</b> 3:3;5:7;8:18;  10:6;12:20;13:25;  17:1;18:12  <b>Jr (2)</b> 3:3;6:18  <b>Juan (1)</b> 18:3  <b>July (2)</b> 11:5;17:23  <b>June (2)</b> 3:5;4:4</p>	<p><b>message (1)</b> 12:3  <b>microphone (2)</b> 12:4,  12  <b>mine (1)</b> 12:5  <b>minute (1)</b> 13:5  <b>Minutes (2)</b> 4:24;5:2  <b>model (2)</b> 15:5,11  <b>month (2)</b> 4:25;6:14  <b>MOORE (1)</b> 6:7  <b>most (1)</b> 15:18  <b>motion (14)</b> 5:2,23;  8:11,12;9:8;10:22;  13:15;14:15;16:11,  21;17:16;18:7;19:2,6  <b>move (1)</b> 12:14  <b>moved (7)</b> 5:4;10:2,3;  13:21;16:23;18:9;  19:8  <b>moving (1)</b> 15:8  <b>much (1)</b> 6:11  <b>Municipal (1)</b> 13:14</p>	<p><b>part (1)</b> 15:18  <b>Partners (1)</b> 18:3  <b>PE (1)</b> 6:7  <b>penalties (1)</b> 15:15  <b>Perez (1)</b> 12:19  <b>permission (1)</b> 9:21  <b>person (1)</b> 9:15  <b>Philadelphia (1)</b> 3:25  <b>place (1)</b> 15:17  <b>Plan (4)</b> 13:13;16:1;  17:19;18:2  <b>Planning (11)</b> 3:3,18;  4:23;6:1,12;9:25;  11:3,8;13:11;14:25;  15:9  <b>plans (1)</b> 15:15  <b>platform (1)</b> 3:10  <b>please (4)</b> 3:15;6:4;  8:11;16:22  <b>pm (1)</b> 3:6  <b>pm** (1)</b> 19:16  <b>possible (1)</b> 12:8  <b>Post (1)</b> 3:25  <b>posting (1)</b> 3:21  <b>PP (1)</b> 6:6  <b>Preliminary (1)</b> 18:2  <b>Present (2)</b> 4:7,12  <b>Preservation (2)</b> 7:12,  18  <b>previously (1)</b> 11:10  <b>prior (2)</b> 11:4;14:21  <b>problems (1)</b> 9:20  <b>professionals (2)</b> 6:1,3  <b>proposed (2)</b> 7:14;  11:8  <b>proposing (2)</b> 6:19;  9:12  <b>provide (1)</b> 11:14  <b>provided (2)</b> 3:17;  14:20  <b>Public (5)</b> 3:18;8:6;  9:22;15:8;16:12  <b>publicized (1)</b> 4:4  <b>purpose (1)</b> 3:22</p>	<p><b>recommended (1)</b>  15:4  <b>recommends (1)</b> 9:20  <b>record (1)</b> 8:1  <b>Redevelopment (1)</b>  13:13  <b>reference (4)</b> 9:18;  11:18;14:17;16:16  <b>referral (1)</b> 13:12  <b>referring (2)</b> 11:7;  14:24  <b>regarding (3)</b> 7:13;  13:13;14:21  <b>Region (3)</b> 15:3,21;  16:8  <b>regular (2)</b> 3:11,20  <b>regularly (1)</b> 3:4  <b>related (3)</b> 3:7;16:15,  17  <b>remaining (2)</b> 17:25;  18:1  <b>remains (1)</b> 3:6  <b>remote (1)</b> 3:10  <b>repeal (1)</b> 11:9  <b>replacing (1)</b> 14:25  <b>Report (4)</b> 6:13,14,16;  9:19  <b>requests (1)</b> 9:23  <b>reserved (1)</b> 3:22  <b>Resolution (8)</b> 3:19;  11:7,18;13:11,18,19;  14:17;18:4  <b>Resolutions (2)</b> 12:15;  13:2  <b>respond (1)</b> 9:24  <b>response (2)</b> 6:20;  9:17  <b>result (1)</b> 15:4  <b>Review (4)</b> 6:21;11:8;  14:25;15:11  <b>revisions (1)</b> 7:14  <b>Reyes (14)</b> 4:14,15;  5:15,16;9:1,2;10:14,  15;14:8,9;17:9,10;  18:20,21  <b>right (4)</b> 6:4;8:10;  12:14,16  <b>Rivera (1)</b> 12:20  <b>Road (3)</b> 9:11;12:20;  13:10  <b>Roll (7)</b> 4:5;5:6;8:16;  10:6;13:24;16:25;  18:11</p>	<p>14:24;16:24;18:10;  19:9  <b>Section (3)</b> 11:9,12;  15:1  <b>send (1)</b> 15:20  <b>Services (3)</b> 13:7,8,9  <b>severability (1)</b> 11:14  <b>Site (2)</b> 17:19;18:2  <b>Special (2)</b> 3:5,9  <b>specific (2)</b> 8:6;9:14  <b>Square (5)</b> 6:19;  12:21,22,23;13:6  <b>staff (2)</b> 6:2,4  <b>State (3)</b> 15:5,12;16:7  <b>stated (1)</b> 13:20  <b>Statement (1)</b> 3:15  <b>Stephens (15)</b> 4:16,  17;5:17,18;9:3,4;  10:16,17;14:10,11;  17:11,12;18:10,22,23  <b>storefront (1)</b> 8:2  <b>Storm (1)</b> 15:4  <b>Street (5)</b> 11:1;12:20;  13:8,9,10  <b>strengthen (1)</b> 15:15  <b>strengthened (1)</b> 15:6  <b>study (1)</b> 15:4  <b>stuff (1)</b> 17:25  <b>subject (2)</b> 4:3;16:16  <b>swear/affirm (1)</b> 7:7  <b>swearing (1)</b> 6:1  <b>sworn (1)</b> 7:1  <b>sworn/affirmed (1)</b> 6:8</p>
<p><b>K</b></p>				
<p><b>Kansas (1)</b> 12:20</p>				
<p><b>L</b></p>				
<p><b>Lady (1)</b> 17:20  <b>language (1)</b> 15:11  <b>last (4)</b> 4:25;6:23;  14:21;18:3  <b>LEAP (1)</b> 10:25  <b>Lee (21)</b> 4:8,9;5:4,9,  10;8:20,21;10:2,3,8,  9;13:21;14:2,3;16:23;  17:3,4;18:9,14,15;  19:8  <b>Leonard (7)</b> 4:13;  5:14;8:25;10:13;  14:7;17:8;18:19  <b>list (1)</b> 12:18  <b>looks (1)</b> 11:23  <b>Lot (1)</b> 13:14  <b>Lourdes (1)</b> 17:20</p>	<p><b>N</b></p>			
	<p><b>name (1)</b> 11:24  <b>need (10)</b> 5:2;8:11;  9:25;11:19;13:15,17,  22;16:21;18:7;19:6  <b>New (9)</b> 3:23;4:3;  6:17;11:12;12:3;15:5,  12,13;16:7  <b>newspapers (1)</b> 4:1  <b>Next (5)</b> 5:25;6:17;  11:6,24;12:17  <b>Niagara (1)</b> 9:11  <b>night (1)</b> 19:14  <b>none (1)</b> 9:24  <b>notice (1)</b> 3:16</p>			
<p><b>M</b></p>	<p><b>O</b></p>			
<p><b>Management (1)</b> 18:6  <b>mandate (1)</b> 16:6  <b>Map (1)</b> 13:14  <b>Maps (2)</b> 11:13;15:6  <b>Master (1)</b> 16:1  <b>matter (2)</b> 7:8;17:23  <b>May (2)</b> 7:13;13:2  <b>Mayor (7)</b> 4:10;5:11;  8:22;10:10;14:4;  17:5;18:16  <b>MC-4995 (1)</b> 11:11  <b>means (1)</b> 12:2  <b>meed (1)</b> 16:10  <b>meeting (14)</b> 3:2,5,9,  10,12,14,17,18;4:4,  24;5:2;6:23;14:21;  17:23  <b>meetings (1)</b> 3:20  <b>member (1)</b> 11:17  <b>Members (2)</b> 11:2;  14:20  <b>memorandum (1)</b> 7:13  <b>memorializing (1)</b>  18:4</p>	<p><b>objectives (1)</b> 15:25  <b>obtain (1)</b> 3:14  <b>Office (1)</b> 3:22  <b>one (4)</b> 3:21;6:17;8:8;  18:3  <b>only (2)</b> 4:25;17:24  <b>open (4)</b> 3:8,17;9:22;  16:12  <b>Opening (1)</b> 3:15  <b>opinion (2)</b> 11:20;  15:24  <b>order (1)</b> 3:2  <b>Ordinance (5)</b> 11:8;  14:22;15:12,14,21  <b>ordinances (1)</b> 15:5  <b>out (2)</b> 12:12;16:17  <b>outside (2)</b> 15:18;  16:15  <b>overall (1)</b> 15:3</p>	<p><b>Q</b></p>		
	<p><b>P</b></p>	<p><b>quorum (1)</b> 4:21</p>		
		<p><b>R</b></p>		
		<p><b>raise (1)</b> 6:4  <b>raised (1)</b> 8:9  <b>Reading (2)</b> 3:15;  14:24  <b>ready (1)</b> 5:1  <b>receive (2)</b> 4:2;7:13  <b>recently (1)</b> 15:13  <b>recommend (1)</b> 16:3  <b>recommendation (3)</b>  14:22;15:20;16:4  <b>recommendations (2)</b>  7:17,21</p>	<p><b>S</b></p>	
			<p><b>same (2)</b> 4:2;9:21  <b>Sandy (1)</b> 15:4  <b>saying (1)</b> 19:11  <b>schedule (1)</b> 3:19  <b>scheduled (2)</b> 3:4,12  <b>Second (12)</b> 5:5;8:13,  14,15;10:4,5;13:5,22;</p>	<p><b>T</b></p>
				<p><b>talk (1)</b> 11:22  <b>Tax (2)</b> 13:13,14  <b>testified (1)</b> 6:9  <b>testimony (1)</b> 7:7  <b>Therefore (2)</b> 3:8;8:10  <b>thereof (3)</b> 3:21,24;  4:2  <b>Thomas (22)</b> 4:18,19;  5:5,19,20;8:12;9:5,6;  10:4,5,18,19;13:23,  23;14:12,13;16:24;  17:13,14;18:24,25;  19:9  <b>told (1)</b> 11:4  <b>tonight (2)</b> 6:24;19:5  <b>Torres (1)</b> 13:10  <b>total (1)</b> 15:2  <b>transmitting (1)</b> 3:24  <b>truth (3)</b> 7:8,8,9  <b>two (1)</b> 3:24</p>
				<p><b>U</b></p>
				<p><b>under (1)</b> 3:6  <b>University (1)</b> 11:1  <b>unmute (1)</b> 7:2  <b>Urban (1)</b> 18:2</p>

	<b>ZOOM (1)</b> 3:10			
<b>V</b>	<b>1</b>			
<b>various (1)</b> 15:10 <b>verify (1)</b> 7:1 <b>version (1)</b> 15:13 <b>via (1)</b> 3:10 <b>VICE-CHAIRMAN (13)</b> 4:9;5:4,10;8:21;10:2, 9;13:21;14:3;16:23; 17:4;18:9,15;19:8 <b>Village (4)</b> 12:21,22, 23;13:6 <b>Virtua (1)</b> 17:19 <b>virtual (2)</b> 3:9,11 <b>virus (1)</b> 3:8 <b>voice (1)</b> 9:25	<b>100-year (1)</b> 15:19 <b>1085 (1)</b> 9:11 <b>1185 (1)</b> 12:21 <b>1201 (1)</b> 13:6 <b>1202 (1)</b> 6:19 <b>13 (2)</b> 4:24;5:3 <b>14 (1)</b> 3:5 <b>1600 (1)</b> 17:20			
	<b>2</b>			
	<b>2 (4)</b> 13:14;15:3,21; 16:8 <b>2016 (1)</b> 11:11 <b>2023 (5)</b> 3:5,20;4:4, 24;5:3 <b>27th (1)</b> 7:13 <b>2804 (1)</b> 13:10 <b>2871 (1)</b> 12:19 <b>2950 (1)</b> 12:23 <b>2981 (1)</b> 12:22			
<b>W</b>	<b>3</b>			
<b>wait (1)</b> 12:13 <b>Walker (21)</b> 4:11,12; 5:12,13,19;8:14,15, 23,24;9:5;10:11,12, 18;14:5,6,12;17:6,7; 18:17,18,24 <b>wants (1)</b> 16:13 <b>website (1)</b> 3:13 <b>Wednesday (1)</b> 3:5 <b>weren't (1)</b> 5:1 <b>What's (1)</b> 18:1 <b>whole (1)</b> 7:8 <b>WILLIAMS (77)</b> 3:16; 4:6,8,10,13,16,18,20; 5:7,9,11,14,17,21,23; 6:6,14,22;7:2,5,24; 8:1,8,13,15,18,20,22, 25;9:3,7,13,15,19; 10:3,5,8,10,13,16,20, 22;11:2,16,16;12:3,8, 9,24;13:2,3,25;14:2,4, 7,10,14,19;15:23; 16:2,6,19,21;17:1,3,5, 8,11,13,15;18:12,14, 16,19,22;19:1,10 <b>work (2)</b> 6:20;8:2 <b>working (1)</b> 12:4 <b>Works (1)</b> 15:8 <b>wwwcamdennjus/ (1)</b> 3:13	<b>366 (1)</b> 13:14			
	<b>4</b>			
	<b>429 (1)</b> 12:20			
	<b>5</b>			
	<b>527 (1)</b> 11:1 <b>560 (1)</b> 13:9 <b>574 (1)</b> 13:8 <b>577 (1)</b> 11:10 <b>590 (1)</b> 13:7			
	<b>6</b>			
	<b>6 (1)</b> 4:4 <b>6:00 (1)</b> 3:6 <b>6:30 (1)</b> 19:16			
	<b>8</b>			
	<b>870-258 (2)</b> 11:9,12			
<b>Y</b>	<b>9</b>			
<b>Yay (1)</b> 19:11 <b>Yays (1)</b> 19:12 <b>year (1)</b> 3:20 <b>Yorkship (6)</b> 6:19; 12:21,22,23;13:6,10	<b>9 (1)</b> 11:11			
<b>Z</b>				
<b>Zone (3)</b> 15:6,7,13 <b>Zoning (1)</b> 15:1				