

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

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*TRANSCRIPT OF MEETING*  
*October 12, 2023*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, October 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  
DIRECTOR KEITH L. WALKER  
COUNCILWOMAN JANNETTE RAMOS  
OMARI THOMAS  
BRENDA FRACTION

- - - -

ANGELA MILLER, PLANNING BOARD SECRETARY  
JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD  
DENA MOORE JOHNSON, PE, CME, BOARD ENGINEER  
REMINGTON & VERNICK ENGINEERS

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I N D E X

CASES HEARD:	PAGE
1) APPROVAL OF PLANNING BOARD MINUTES - SEPTEMBER 14, 2023	4
2) ALICE McCRAY 2809 Tuckahoe Road	6
3) STACY STILL 1202 N. Octagon Road	7
4) REQUEST FOR A ONE-YEAR EXTENSION OF PRELIMINARY & FINAL SITE PLAN APPROVAL; REQUEST FOR AND PROJECT NAME CHANGE 1400 Collings Road	9
5) SALVATION ARMY KROC 1868 Harrison Avenue (Dismissed Without Prejudice)	10
6) REVIEW & APPROVAL AUTHORIZING A RESOLUTION REFERRING A PROPOSED AMENDMENT TO CHAPTER 870 OF THE CITY OF CAMDEN CODE, INCLUDING ENVIRONMENTAL JUSTICE PROVISIONS TO THE CITY OF CAMDEN PLANNING BOARD FOR A REPORT AS PROVIDED FOR N.J.S.A. 40:55D-26	11
7) ADOPTION OF RESOLUTIONS	15

1                   VICE-CHAIRMAN LEE: 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 Planning Board meeting held on Thursday, October 12,  
6 2023 at 6:00 p.m.

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

16                   MS. MILLER: Thank you. Adequate notice  
17 of this meeting has been provided in accordance with  
18 the Open Public Meeting Act. The Camden City  
19 Planning Board adopted a Resolution approving the  
20 schedule of regular meetings to be held during the  
21 year of 2023 by, one, posting a copy thereof on the  
22 bulletin boards reserved for such purpose in the  
23 Office of City Clerk, City Hall, first floor, Camden,  
24 New 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 October 5, 2023.

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

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

9 VICE-CHAIRMAN LEE: Here.

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

12 DIRECTOR WALKER: Present.

13 MS. MILLER: Ian Leonard. Councilwoman  
14 Jannette Ramos.

15 COUNCILWOMAN RAMOS: Present.

16 MS. MILLER: Aaron Stephens. Mr. Omari  
17 Thomas.

18 MR. THOMAS: Present.

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

21 MS. FRACTION: Present.

22 MS. MILLER: Thank you.

23 VICE-CHAIRMAN LEE: Thank you. At this  
24 time, we will move forward with the approval of  
25 Planning Board Public Hearing Minutes.

1 MR. BURNS: We need a motion to approve  
2 those minutes.

3 MR. THOMAS: Motion to approve.

4 MR. BURNS: Motion to approve by Mr.  
5 Thomas. Do I have a second?

6 MS. FRACTION: Second.

7 MR. BURNS: Second by Ms. Fraction.

8 VICE-CHAIRMAN LEE: Roll call.

9 MS. MILLER: Mr. Lee.

10 VICE-CHAIRMAN LEE: Yes.

11 MS. MILLER: Director Walker.

12 DIRECTOR WALKER: Yes.

13 MS. MILLER: Councilwoman Ramos.

14 COUNCILWOMAN RAMOS: Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Yes.

17 MS. MILLER: Ms. Fraction.

18 MS. FRACTION: Yes.

19 MS. MILLER: Motion carried to approve.

20 Thank you.

21 VICE-CHAIRMAN LEE: Swearing in of  
22 professionals and planning staff.

23 MR. BURNS: For our staff and  
24 professionals, would you raise your right hands,  
25 please?

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DENA MOORE JOHNSON, PE, CME, having first been duly sworn/affirmed, was examined and testified as follows:

- - -

MR. BURNS: Very good.

VICE-CHAIRMAN LEE: Planning Director's Report? Is there one?

MS. MILLER: There is not one this evening.

VICE-CHAIRMAN LEE: Thank you.

We will move on to New Business.

Certificate of Appropriateness, Alice McCray, 2809 Tuckahoe Road. The applicant is proposing the installation of windows in the Fairview Section Historic District. Is there someone here with respect to this application?

MR. BURNS: Mr. Vice-Chair, I don't believe anybody is here on this application but the applicant did appear before the Historic Preservation Commission and agreed to comply with the memorandum of October 4th as it relates to what she's proposing for the windows. So the Board is in a position tonight to move to approve that Certificate of Appropriateness.

1                   VICE-CHAIRMAN LEE: Okay. Is there a  
2 motion, please?

3                   MR. THOMAS: Motion to approve.

4                   COUNCILWOMAN RAMOS: Second.

5                   MR. BURNS: I have a motion from  
6 Mr. Thomas and a second from the Councilwoman.

7                   VICE-CHAIRMAN LEE: Roll call.

8                   MS. MILLER: Mr. Lee.

9                   VICE-CHAIRMAN LEE: Yes.

10                  MS. MILLER: Director Walker.

11                  DIRECTOR WALKER: Yes.

12                  MS. MILLER: Councilwoman Ramos.

13                  COUNCILWOMAN RAMOS: 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: Certificate of  
21 Appropriateness, Stacy Still, 1202 N. Octagon Road.  
22 The applicant is proposing the exterior work to a  
23 screen door in the Fairview Historic Section. Is  
24 there someone here regarding this application?

25                  MS. MILLER: I don't see anyone.



1 MR. BURNS: Ms. Vice-Chair, this  
2 applicant did appear before the Historic Preservation  
3 Commission on September 28th and agreed to the  
4 conditions that were imposed upon the application by  
5 the Historic Commission as it relates to the  
6 installation of a screen door in the Fairview  
7 Historic District. So this Board is in a position  
8 tonight to approve this application.

9 VICE-CHAIRMAN: Okay. Is there a  
10 motion?

11 MR. THOMAS: Motion to approve.

12 MR. BURNS: Motion by Mr. Thomas.

13 MS. FRACTION: Second.

14 MR. BURNS: I have a second by  
15 Ms. Fraction.

16 VICE-CHAIRMAN: Roll call.

17 MS. MILLER: Mr. Lee.

18 VICE-CHAIRMAN LEE: Yes.

19 MS. MILLER: Director Walker.

20 DIRECTOR WALKER: Yes.

21 MS. MILLER: Councilwoman Ramos.

22 COUNCILWOMAN RAMOS: Yes.

23 MS. MILLER: Mr. Thomas.

24 MR. THOMAS: Yes.

25 MS. MILLER: Brenda Fraction.

1 MS. FRACTION: Yes.

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

4 VICE-CHAIRMAN LEE: Request for a  
5 One-Year Extension of Preliminary & Final Site Plan  
6 Approval; Request for and Project Name Change 1400  
7 Collings Road, Block 728; Lot 2.

8 MR. BURNS: Mr. Vice-Chair, I received a  
9 letter from the applicant's attorney, Capehart &  
10 Scatchard requesting a one-year extension of their  
11 approved application. This was formerly under the  
12 name of Real Portfolio 5, LLC. It was assigned to --  
13 that approval was assigned to St. Joseph's Carpenter  
14 Society. They have requested in keeping with the  
15 statute, proper statute, a one-year extension of that  
16 approval.

17 And the Board is in a position to grant  
18 that approval tonight and I know it has been  
19 reviewed through Dr. Williams' office. And we took  
20 no issue with the requested approval -- extension.

21 VICE-CHAIRMAN LEE: Okay. May I have a  
22 motion, please?

23 MR. THOMAS: Motion to approve.

24 COUNCILWOMAN RAMOS: Second.

25 VICE-CHAIRMAN LEE: Roll call, please.

1 MS. MILLER: Mr. Lee.

2 VICE-CHAIRMAN LEE: Yes.

3 MS. MILLER: Director Keith Walker.

4 DIRECTOR WALKER: Yes.

5 MS. MILLER: Councilwoman Ramos.

6 COUNCILWOMAN RAMOS: Yes.

7 MS. MILLER: Mr. Thomas.

8 MR. THOMAS: Yes.

9 MS. MILLER: Brenda Fraction.

10 MS. FRACTION: Yes.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 VICE-CHAIRMAN LEE: Item "D," Sign  
14 Variance, Salvation Army KROC, 1868 Harrison Avenue.  
15 The applicant is proposing six exterior signs.

16 MS. MILLER: I don't see anyone on for  
17 that.

18 MR. BURNS: Yes, I don't either.

19 Mr. Vice-Chair, this has been on our  
20 agenda for an extended period of time. So I think  
21 tonight a motion would be appropriate just to simply  
22 dismiss this application without prejudice. That  
23 allows the Salvation Army to come back and refile.  
24 It will not hurt them in their progress, but we don't  
25 want them to get an automatic approval either for

1 signs that we may want to comment on. So that would  
2 be my recommendation, a motion to dismiss without  
3 prejudice.

4 VICE-CHAIRMAN LEE: That makes sense. A  
5 motion, please.

6 MR. THOMAS: Motion to dismiss  
7 without prejudice.

8 DIRECTOR WALKER: Second.

9 VICE-CHAIRMAN LEE: 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 Ramos.

15 COUNCILWOMAN RAMOS: 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 dismiss  
21 without prejudice. Thank you.

22 VICE-CHAIRMAN LEE: Item "'E", Review and  
23 Approval authorizing a Resolution referring a  
24 proposed Amendment to Chapter 870 of the City of  
25 Camden Code, including environmental Justice

1 provisions to the City of Camden Planning Board for a  
2 report as provided for N.J.S.A. 40:55D-26.

3 Mr. Burns, could you --

4 MR. BURNS: I don't know if Dr. Williams  
5 is going to be present to provide any information on  
6 this. Angela, will Dr. Williams be presenting  
7 anything on this?

8 MS. MILLER: No.

9 MR. BURNS: We have before us a  
10 Resolution referring a proposed Amendment  
11 to the Chapter 870 of the City of Camden Code,  
12 including Environmental Justice provisions to the  
13 City of Camden Planning Board for our review and a  
14 finding that such provisions are consistent with the  
15 City Master Plan.

16 Governor Murphy recently announced the  
17 first Environmental Justice regulations in the entire  
18 United States. The purpose of the Environmental  
19 Justice Regulations is to reduce pollution in New  
20 Jersey's vulnerable communities, including the City  
21 of Camden. The City Council wishes to incorporate  
22 and expound on the New Jersey Environmental Justice  
23 Law which is identified as N.J.S.A.13:1D-157, et sec.  
24 And the New Jersey Department of Environmental  
25 Protection Regulations identified as N.J.A.C.7:1C,

1 et sec.

2 Environmental Justice, its requirements  
3 and definitions by amending the Chapter 870 so that  
4 we incorporate those revisions and changes into the  
5 City of Camden's Ordinances.

6 I know Council met on this. They are the  
7 ones that are proposing this Ordinance. I don't know  
8 if the Councilwoman wants to add anything to this,  
9 but they are certainly worthwhile provisions. And it  
10 will have a positive impact based on what we've  
11 reviewed or what the City has reviewed on the City of  
12 Camden. That's why we're here. I don't if the  
13 Councilwoman wants to add anything to that.

14 VICE-CHAIRMAN LEE: Councilwoman?

15 MS. MILLER: Excuse me, Jim.

16 MR. BURNS: Yes.

17 MS. MILLER: Doctor Williams did review  
18 it and he does concur with that, the agreement of the  
19 review.

20 MR. BURNS: Very good. That's good to  
21 hear.

22 VICE-CHAIRMAN LEE: Great. So we should  
23 do a motion to --

24 MR. BURNS: The motion, Mr. Vice-Chair,  
25 would be to authorize the adoption of this Ordinance

1 by City Council with a finding that the Ordinance is  
2 consistent with the City of Camden Master Plan. So  
3 that would be the motion.

4 VICE-CHAIRMAN LEE: So that specific  
5 wording has to be incorporated into the motion or?

6 MR. BURNS: You can just say, I make that  
7 motion. Mr. Vice-Chair, you're free to make that  
8 motion as I've read it. Councilwoman has a question  
9 on the motion.

10 COUNCILWOMAN RAMOS: I just have a  
11 question. I'm not sure if that's something that I  
12 recuse myself from since I've already approved. I  
13 don't know if that's a double-dipping-type of thing.

14 MR. BURNS: No. You are our  
15 representative as a member of the Planning Board so  
16 you are certainly free to vote on this Resolution and  
17 offer your support since I know you've already  
18 offered it in your role as councilwoman. So that  
19 would be the motion. We have a motion made by the  
20 Chair. Do I have a second?

21 MR. THOMAS: Second.

22 VICE-CHAIRMAN LEE: Roll call, please.

23 MS. MILLER: Mr. Lee.

24 VICE-CHAIRMAN LEE: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Councilwoman Ramos.

3 COUNCILWOMAN RAMOS: 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: Mr. Burns, do you  
11 generally do the Adoption of Resolutions?

12 MR. BURNS: Yes. We have a number of  
13 Resolutions to approve tonight, Mr. Vice-Chair.  
14 Those Resolutions are -- we can do it all at once  
15 with one motion.

16 Request for the Extension that we just  
17 approved tonight for 1400 Collings Road. We have  
18 that Resolution for tonight's adoption.

19 We also have Certificates of  
20 Appropriateness that were approved at the last  
21 meeting: Annette McIntosh, 1637 Collings Road.

22 Fairview Village, II, U.R.A., 1238-44  
23 Collings Road.

24 New Beginnings Behavioral Health, 753  
25 Walnut Street.



1 Quiluito Gonzalez, 2852 N. Congress Road.

2 Respond, Inc, 3001 Fenwick Road.

3 And we also have the Resolution for  
4 Preliminary & Final Site Plan, Virtua Our Lady of  
5 Lourdes, 1600 Haddon Avenue.

6 Sign Variance, MSC Vine Street, LLC, 601  
7 Vine Street.

8 VICE-CHAIRMAN LEE: Do we need to do a  
9 roll call for Adoption of Resolutions?

10 MR. BURNS: Yes, we can do a roll call.  
11 And, Mr. Chairman, I apologize. I forgot to open up  
12 that last Resolution, the Adoption of the Ordinance  
13 to the public. It's not required. But I believe Ms.  
14 Simpson is here so I didn't know if she wanted to  
15 speak on it or if Mr. Shepherd wanted to speak on it  
16 so I apologize. I should have done that.

17 VICE-CHAIRMAN LEE: That's okay.

18 MR. BURNS: So why don't we do the  
19 Resolutions and then go back to public comment on the  
20 Ordinance.

21 VICE-CHAIRMAN LEE: Sounds good. I so  
22 move to adopt the Resolutions as read.

23 MR. THOMAS: Second.

24 VICE-CHAIRMAN LEE: Roll call.

25 MS. MILLER: Mr. Lee.

1 VICE-CHAIRMAN LEE: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Councilwoman Ramos.

5 COUNCILWOMAN RAMOS: Yes.

6 MS. MILLER: Mr. Thomas.

7 MR. THOMAS: Yes.

8 MS. MILLER: Ms. Fraction.

9 MS. FRACTION: Yes.

10 MS. MILLER: Motion carried the approve.

11 Thank you.

12 VICE-CHAIRMAN LEE: Thank you.

13 MR. BURNS: Mr. Lee, I apologize. I  
14 don't know if anybody that's a member of the public  
15 here tonight, wishes to comment on any of the matters  
16 tonight. If you do, please raise your hand and  
17 we'll --

18 VICE-CHAIRMAN LEE: I think there was  
19 only one person out there when we asked before.

20 MR. BURNS: Does anybody want to comment  
21 on anything tonight?

22 MS. SIMPSON: Mr. Burns, this is Olivette  
23 Simpson from the Camden Redevelopment Agency. I join  
24 tonight specifically to hear the conversations  
25 regarding the review and authorization of a

1 Resolution referring a proposed Amendment to Chapter  
2 870 to do with the Environmental Justice provisions.  
3 And I'm very pleased that the Board has taken -- has  
4 approved such Resolution.

5 MR. BURNS: Very good, Ms. Simpson. We  
6 always appreciate you appearing. I apologize if I  
7 ignored you. It wasn't my intention at all.

8 VICE-CHAIRMAN LEE: I apologize as well.

9 MS. SIMPSON: I'm not offended.

10 VICE-CHAIRMAN LEE: Thank you.

11 Now we have an adjournment. Motion to  
12 adjourn?

13 COUNCILWOMAN RAMOS: Motion.

14 MR. THOMAS: Second.

15 VICE-CHAIRMAN LEE: Roll call.

16 MS. MILLER: Mr. Lee.

17 VICE-CHAIRMAN LEE: Yes.

18 MS. MILLER: Director Walker.

19 DIRECTOR WALKER: Yes.

20 MS. MILLER: Councilwoman Ramos.

21 COUNCILWOMAN RAMOS: Yes.

22 MS. MILLER: Mr. Thomas.

23 MR. THOMAS: Yes.

24 MS. MILLER: Ms. Fraction.

25 MS. FRACTION: Yes.

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MS. MILLER: Motion carried to approval.  
Thank you.

MR. BURNS: Thank you.

- - -

- - (\*Meeting concluded at 6:19 p.m.\*) - -

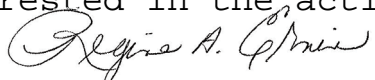
## 1 CERTIFICATION

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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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	authorizing (1) 11:23 automatic (1) 10:25 Avenue (2) 10:14; 16:5	12:1,11,13,15,20,21; 13:5,11,11;14:1,2 Clerk (2) 3:23;4:3 CME (1) 6:2 Code (2) 11:25;12:11 Collings (4) 9:7; 15:17,21,23 comment (4) 11:1; 16:19;17:15,20 Commission (3) 6:21; 8:3,5 communities (1) 12:20 comply (1) 6:21 concluded (1) 19:5 concur (1) 13:18 conditions (1) 8:4 conducted (1) 3:10 conferencing (1) 3:11 Congress (1) 16:1 consistent (2) 12:14; 14:2 conversations (1) 17:24 copy (3) 3:21,24;4:2 Council (3) 12:21; 13:6;14:1 Councilwoman (28) 4:13,15;5:13,14;7:4, 6,12,13;8:21,22;9:24; 10:5,6;11:14,15;13:8, 13,14;14:8,10,18; 15:2,3;17:4,5,18:13, 20,21 Courier (1) 3:25 COVID-19 (1) 3:9		hands (1) 5:24 Harrison (1) 10:14 Health (2) 3:8;15:24 hear (2) 13:21;17:24 Hearing (1) 4:25 held (2) 3:5,20 Historic (6) 6:16,20; 7:23;8:2,5,7 Humphrey (1) 4:19 hurt (1) 10:24
*			'E (1) 11:22	
*Meeting (1) 19:5			E	
A	B		either (2) 10:18,25 Emergency (1) 3:8 entire (1) 12:17 environmental (8) 11:25;12:12,17,18, 22,24;13:2;18:2 et (2) 12:23;13:1 evening (1) 3:1 eveningt (1) 6:10 examined (1) 6:3 Excuse (1) 13:15 expound (1) 12:22 extended (1) 10:20 Extension (5) 9:5,10, 15,20;15:16 exterior (2) 7:22; 10:15	I
Aaron (1) 4:16 accessing (1) 3:12 accordance (1) 3:17 Act (1) 3:18 add (2) 13:8,13 Adequate (1) 3:16 adjourn (1) 18:12 adjournment (1) 18:11 adopt (1) 16:22 adopted (1) 3:19 adoption (5) 13:25; 15:11,18;16:9,12 Agency (1) 17:23 agenda (2) 3:14; 10:20 agreed (2) 6:21;8:3 agreement (1) 13:18 Alice (1) 6:13 allows (1) 10:23 always (1) 18:6 amending (1) 13:3 Amendment (3) 11:24;12:10;18:1 Angela (2) 3:15;12:6 Annette (1) 15:21 announced (1) 12:16 apologize (5) 16:11, 16;17:13;18:6,8 appear (2) 6:20;8:2 appearing (1) 18:6 applicant (5) 6:14,20; 7:22;8:2;10:15 applicant's (1) 9:9 application (7) 6:17, 19;7:24;8:4,8,9;11; 10:22 appreciate (1) 18:6 appropriate (1) 10:21 Appropriateness (4) 6:13,25;7:21;15:20 approval (9) 4:24;9:6, 13,16,18,20;10:25; 11:23;19:1 approve (15) 5:1,3,4, 19;6:24;7:3,18;8:8, 11;9:2,23;10:11;15:8, 13;17:10 approved (5) 9:11; 14:12;15:17,20;18:4 approving (1) 3:19 Army (2) 10:14,23 assigned (2) 9:12,13 attorney (1) 9:9 authorization (1) 17:25 authorize (1) 13:25	back (2) 10:23;16:19 based (1) 13:10 Beginnings (1) 15:24 Behavioral (1) 15:24 Block (1) 9:7 Board (13) 3:3,5,13, 19;4:1,25;6:23;8:7; 9:17;12:1,13;14:15; 18:3 boards (1) 3:22 Brenda (3) 4:20;8:25; 10:9 bulletin (1) 3:22 BURNS (29) 5:1,4,7, 23;6:6,18;7:5;8:1,12, 14;9:8;10:18;12:3,4, 9;13:16,20,24;14:6, 14;15:10,12;16:10, 18;17:13,20,22;18:5; 19:3 Business (1) 6:12			
	C		F	
	call (12) 3:2;4:6;5:8; 7:7;8:16;9:25;11:9; 14:22;16:9,10,24; 18:15 Camden (13) 3:4,7, 18,23;4:3;11:25;12:1, 11,13,21;13:12;14:2; 17:23 Camden's (2) 3:14; 13:5 can (4) 3:14;14:6; 15:14;16:10 Capehart (1) 9:9 Carpenter (1) 9:13 carried (8) 5:19;7:18; 9:2;10:11;11:20; 15:8;17:10;19:1 Carstarphen (1) 4:10 certainly (2) 13:9; 14:16 Certificate (3) 6:13,24; 7:20 Certificates (1) 15:19 Chair (1) 14:20 Chairman (2) 3:3; 16:11 Change (1) 9:6 changes (1) 13:4 Chapter (4) 11:24; 12:11;13:3;18:1 City (21) 3:3,7,9,14, 18,23,23;4:2,3;11:24;		Fairview (4) 6:15; 7:23;8:6;15:22 Fenwick (1) 16:2 filing (1) 4:2 Final (2) 9:5;16:4 finding (2) 12:14;14:1 first (3) 3:23;6:2; 12:17 floor (1) 3:23 follows (1) 6:4 forgot (1) 16:11 formerly (1) 9:11 forward (1) 4:24 found (1) 3:14 Fraction (22) 4:20,21; 5:6,7,17,18;7:16,17; 8:13,15,25;9:1;10:9, 10;11:18,19;15:6,7; 17:8,9;18:24,25 free (2) 14:7,16	
	D		G	
	Declaration (1) 3:8 definitions (1) 13:3 DeJesus (2) 3:3;4:7 DENA (1) 6:2 Department (1) 12:24 designated (1) 4:1 direction (1) 3:2 Director (19) 4:11,12; 5:11,12;7:10,11;8:19, 20;10:3,4;11:8,12,13; 14:25;15:1;17:2,3; 18:18,19 Director's (1) 6:7 dismiss (4) 10:22; 11:2,6,20 District (2) 6:16;8:7 Doctor (1) 13:17 done (1) 16:16 door (2) 7:23;8:6 double-dipping-type (1) 14:13 Dr (3) 9:19;12:4,6 duly (1) 6:3 during (1) 3:20		generally (1) 15:11 Gonzalez (1) 16:1 Good (6) 3:1;6:6; 13:20,20;16:21;18:5 Governor (1) 12:16 grant (1) 9:17 Great (1) 13:22	
			H	
			Haddon (1) 16:5 Hall (2) 3:9,23 hand (1) 17:16	J
				Jannette (1) 4:14 Jersey (4) 3:24;4:3; 12:22,24 Jersey's (1) 12:20 Jim (1) 13:15 JOHNSON (1) 6:2 join (1) 17:23 Jose (2) 3:3;4:7 Joseph's (1) 9:13 Jr (1) 3:3 Justice (7) 11:25; 12:12,17,19,22;13:2; 18:2
				K
				keeping (1) 9:14 Keith (2) 4:11;10:3 KROC (1) 10:14
				L
				Lady (1) 16:4 last (2) 15:20;16:12 Law (1) 12:23 LEE (50) 3:1,4;5,8,9,

<p>23;5:8,9,10,21;6:7, 11;7:1,7,8,9,20;8:17, 18;9:4,21,25;10:1,2, 13;11:4,9,10,11,22; 13:14,22;14:4,22,23, 24;15:10;16:8,17,21, 24,25;17:1,12,13,18; 18:8,10,15,16,17 <b>Leonard (1)</b> 4:13 <b>letter (1)</b> 9:9 <b>LLC (2)</b> 9:12;16:6 <b>Lot (1)</b> 9:7 <b>Lourdes (1)</b> 16:5</p>	<p>6:12;12:19,22,24; 15:24 <b>newspapers (1)</b> 4:1 <b>NJAC7:1C (1)</b> 12:25 <b>NJSA (1)</b> 12:2 <b>NJSA13:1D-157 (1)</b> 12:23 <b>notice (1)</b> 3:16 <b>number (1)</b> 15:12</p>	<p><b>Preliminary (2)</b> 9:5; 16:4 <b>Present (5)</b> 4:12,15, 18,21;12:5 <b>presenting (1)</b> 12:6 <b>Preservation (2)</b> 6:20; 8:2 <b>professionals (2)</b> 5:22, 24 <b>progress (1)</b> 10:24 <b>Project (1)</b> 9:6 <b>proper (1)</b> 9:15 <b>proposed (3)</b> 11:24; 12:10;18:1 <b>proposing (5)</b> 6:15,22; 7:22;10:15;13:7 <b>Protection (1)</b> 12:25 <b>provide (1)</b> 12:5 <b>provided (2)</b> 3:17; 12:2 <b>provisions (5)</b> 12:1,12, 14;13:9;18:2 <b>Public (5)</b> 3:18;4:25; 16:13,19;17:14 <b>publicized (1)</b> 4:4 <b>purpose (2)</b> 3:22; 12:18</p>	<p><b>relates (2)</b> 6:22;8:5 <b>remains (1)</b> 3:7 <b>remote (1)</b> 3:11 <b>Report (2)</b> 6:8;12:2 <b>representative (1)</b> 14:15 <b>Request (3)</b> 9:4,6; 15:16 <b>requested (2)</b> 9:14,20 <b>requesting (1)</b> 9:10 <b>required (1)</b> 16:13 <b>requirements (1)</b> 13:2 <b>reserved (1)</b> 3:22 <b>Resolution (9)</b> 3:19; 11:23;12:10;14:16; 15:18;16:3,12;18:1,4 <b>Resolutions (6)</b> 15:11, 13,14;16:9,19,22 <b>respect (1)</b> 6:17 <b>Respond (1)</b> 16:2 <b>Review (5)</b> 11:22; 12:13;13:17,19;17:25 <b>reviewed (3)</b> 9:19; 13:11,11 <b>revisions (1)</b> 13:4 <b>right (1)</b> 5:24 <b>Road (8)</b> 6:14;7:21; 9:7;15:17,21,23;16:1, 2 <b>role (1)</b> 14:18 <b>Roll (11)</b> 4:5;5:8;7:7; 8:16;9:25;11:9; 14:22;16:9,10,24; 18:15</p>	<p><b>Sounds (1)</b> 16:21 <b>speak (2)</b> 16:15,15 <b>specific (1)</b> 14:4 <b>specifically (1)</b> 17:24 <b>St (1)</b> 9:13 <b>Stacy (1)</b> 7:21 <b>staff (2)</b> 5:22,23 <b>Statement (1)</b> 3:15 <b>States (1)</b> 12:18 <b>statute (2)</b> 9:15,15 <b>Stephens (1)</b> 4:16 <b>Steven (1)</b> 4:7 <b>Still (1)</b> 7:21 <b>Street (3)</b> 15:25;16:6, 7 <b>subject (1)</b> 4:3 <b>support (1)</b> 14:17 <b>sure (1)</b> 14:11 <b>Swearing (1)</b> 5:21 <b>sworn/affirmed (1)</b> 6:3</p>
<p style="text-align: center;"><b>M</b></p> <p><b>makes (1)</b> 11:4 <b>Master (2)</b> 12:15;14:2 <b>matters (1)</b> 17:15 <b>May (2)</b> 9:21;11:1 <b>Mayor (1)</b> 4:10 <b>McCray (1)</b> 6:14 <b>McIntosh (1)</b> 15:21 <b>meeting (10)</b> 3:2,5,10, 11,13,14,17,18;4:4; 15:21 <b>meetings (1)</b> 3:20 <b>member (2)</b> 14:15; 17:14 <b>memorandum (1)</b> 6:21 <b>met (1)</b> 13:6 <b>MILLER (61)</b> 3:16;4:7, 10,13,16,19,22;5:9, 11,13,15,17,19;6:9; 7:8,10,12,14,16,18, 25;8:17,19,21,23,25; 9:2;10:1,3,5,7,9,11, 16;11:10,12,14,16,18, 20;12:8;13:15,17; 14:23,25;15:2,4,6,8; 16:25;17:2,4,6,8,10; 18:16,18,20,22,24; 19:1 <b>Minutes (2)</b> 4:25;5:2 <b>MOORE (1)</b> 6:2 <b>motion (35)</b> 5:1,3,4, 19;7:2,3,5,18;8:10,11, 12;9:2,22,23;10:11, 21;11:2,5,6,20;13:23, 24;14:3,5,7,8,9,19,19; 15:8,15;17:10;18:11, 13;19:1 <b>move (4)</b> 4:24;6:12, 24;16:22 <b>MSC (1)</b> 16:6 <b>Murphy (1)</b> 12:16 <b>myself (1)</b> 14:12</p>	<p style="text-align: center;"><b>O</b></p> <p><b>Octagon (1)</b> 7:21 <b>October (3)</b> 3:5;4:4; 6:22 <b>offended (1)</b> 18:9 <b>offer (1)</b> 14:17 <b>offered (1)</b> 14:18 <b>Office (2)</b> 3:23;9:19 <b>Olivette (1)</b> 17:22 <b>Omari (1)</b> 4:16 <b>once (1)</b> 15:14 <b>one (5)</b> 3:21;6:8,9; 15:15;17:19 <b>ones (1)</b> 13:7 <b>One-Year (3)</b> 9:5,10, 15 <b>only (1)</b> 17:19 <b>open (3)</b> 3:9,18;16:11 <b>Opening (1)</b> 3:15 <b>order (1)</b> 3:2 <b>Ordinance (5)</b> 13:7, 25;14:1;16:12,20 <b>Ordinances (1)</b> 13:5 <b>out (1)</b> 17:19</p>	<p style="text-align: center;"><b>Q</b></p> <p><b>Quiluo (1)</b> 16:1</p>	<p style="text-align: center;"><b>S</b></p>	<p style="text-align: center;"><b>T</b></p> <p><b>testified (1)</b> 6:3 <b>Therefore (1)</b> 3:9 <b>thereof (3)</b> 3:21,24; 4:2 <b>Thomas (29)</b> 4:17,18; 5:3,5,15,16;7:3,6,14, 15;8:11,12,23,24; 9:23;10:7,8;11:6,16, 17;14:21;15:4,5; 16:23;17:6,7;18:14, 22,23 <b>Thursday (1)</b> 3:5 <b>tonight (10)</b> 6:24;8:8; 9:18;10:21;15:13,17; 17:15,16,21,24 <b>tonight's (1)</b> 15:18 <b>took (1)</b> 9:19 <b>transmitting (1)</b> 3:24 <b>Tuckahoe (1)</b> 6:14 <b>two (1)</b> 3:24</p>
<p style="text-align: center;"><b>N</b></p> <p><b>Name (2)</b> 9:6,12 <b>need (2)</b> 5:1;16:8 <b>New (7)</b> 3:24;4:3;</p>	<p style="text-align: center;"><b>P</b></p> <p><b>PE (1)</b> 6:2 <b>period (1)</b> 10:20 <b>person (1)</b> 17:19 <b>Philadelphia (1)</b> 3:25 <b>Plan (4)</b> 9:5;12:15; 14:2;16:4 <b>Planning (10)</b> 3:3,5, 13,19;4:25;5:22;6:7; 12:1,13;14:15 <b>platform (1)</b> 3:11 <b>please (8)</b> 4:6;5:25; 7:2;9:22,25;11:5; 14:22;17:16 <b>pleased (1)</b> 18:3 <b>pm (1)</b> 3:6 <b>pm* (1)</b> 19:5 <b>pollution (1)</b> 12:19 <b>Portfolio (1)</b> 9:12 <b>position (3)</b> 6:23;8:7; 9:17 <b>positive (1)</b> 13:10 <b>Post (1)</b> 3:25 <b>posting (1)</b> 3:21 <b>prejudice (4)</b> 10:22; 11:3,7,21</p>	<p style="text-align: center;"><b>R</b></p> <p><b>raise (2)</b> 5:24;17:16 <b>Ramos (22)</b> 4:14,15; 5:13,14;7:4,12,13; 8:21,22;9:24;10:5,6; 11:14,15;14:10;15:2, 3;17:4,5;18:13,20,21 <b>Rashid (1)</b> 4:19 <b>read (2)</b> 14:8;16:22 <b>Reading (1)</b> 3:15 <b>Real (1)</b> 9:12 <b>receive (1)</b> 4:2 <b>received (1)</b> 9:8 <b>recently (1)</b> 12:16 <b>recommendation (1)</b> 11:2 <b>recuse (1)</b> 14:12 <b>Redevelopment (1)</b> 17:23 <b>reduce (1)</b> 12:19 <b>referring (3)</b> 11:23; 12:10;18:1 <b>refile (1)</b> 10:23 <b>regarding (2)</b> 7:24; 17:25 <b>regular (2)</b> 3:10,20 <b>regularly (2)</b> 3:4,13 <b>regulations (3)</b> 12:17, 19,25 <b>related (1)</b> 3:8</p>	<p style="text-align: center;"><b>S</b></p> <p><b>Salvation (2)</b> 10:14,23 <b>same (1)</b> 4:2 <b>Scatchard (1)</b> 9:10 <b>schedule (1)</b> 3:20 <b>scheduled (3)</b> 3:4,10, 13 <b>screen (2)</b> 7:23;8:6 <b>sec (2)</b> 12:23;13:1 <b>second (13)</b> 5:5,6,7; 7:4,6;8:13,14;9:24; 11:8;14:20,21;16:23; 18:14 <b>Section (2)</b> 6:16;7:23 <b>sense (1)</b> 11:4 <b>September (1)</b> 8:3 <b>Shepherd (1)</b> 16:15 <b>Sign (2)</b> 10:13;16:6 <b>signs (2)</b> 10:15;11:1 <b>simply (1)</b> 10:21 <b>Simpson (5)</b> 16:14; 17:22,23;18:5,9 <b>Site (2)</b> 9:5;16:4 <b>six (1)</b> 10:15 <b>Society (1)</b> 9:14 <b>someone (2)</b> 6:16; 7:24</p>	<p style="text-align: center;"><b>U</b></p> <p><b>under (2)</b> 3:7;9:11 <b>United (1)</b> 12:18 <b>up (1)</b> 16:11 <b>upon (1)</b> 8:4 <b>URA (1)</b> 15:22</p> <p style="text-align: center;"><b>V</b></p> <p><b>Variance (2)</b> 10:14; 16:6 <b>via (1)</b> 3:11 <b>Vice-Chair (7)</b> 6:18; 8:1;9:8;10:19;13:24; 14:7;15:13 <b>VICE-CHAIRMAN (42)</b> 3:1;4:5,9,23;5:8,10, 21;6:7,11;7:1,7,9,20;</p>

8:9,16,18;9:4,21,25; 10:2,13;11:4,9,11,22; 13:14,22;14:4,22,24; 15:10;16:8,17,21,24; 17:1,12,18;18:8,10, 15,17				
<b>Victor (1)</b> 4:10	<b>3</b>			
<b>Village (1)</b> 15:22	<b>3001 (1)</b> 16:2			
<b>Vine (2)</b> 16:6,7	<b>4</b>			
<b>Virtua (1)</b> 16:4	<b>40:55D-26 (1)</b> 12:2			
<b>virtual (2)</b> 3:11,12	<b>4th (1)</b> 6:22			
<b>virus (1)</b> 3:9	<b>5</b>			
<b>vote (1)</b> 14:16	<b>5 (2)</b> 4:4;9:12			
<b>vulnerable (1)</b> 12:20	<b>6</b>			
<b>W</b>				
<b>Walker (19)</b> 4:11,12; 5:11,12;7:10,11;8:19, 20;10:3,4;11:8,12,13; 14:25;15:1;17:2,3; 18:18,19	<b>6:00 (1)</b> 3:6 <b>6:19 (1)</b> 19:5 <b>601 (1)</b> 16:6			
<b>Walnut (1)</b> 15:25	<b>7</b>			
<b>wants (2)</b> 13:8,13	<b>728 (1)</b> 9:7			
<b>website (1)</b> 3:15	<b>753 (1)</b> 15:24			
<b>Williams (3)</b> 12:4,6; 13:17	<b>8</b>			
<b>Williams' (1)</b> 9:19	<b>870 (4)</b> 11:24;12:11; 13:3;18:2			
<b>windows (2)</b> 6:15,23				
<b>wishes (2)</b> 12:21; 17:15				
<b>without (4)</b> 10:22; 11:2,7,21				
<b>wording (1)</b> 14:5				
<b>work (1)</b> 7:22				
<b>worthwhile (1)</b> 13:9				
<b>Y</b>				
<b>year (1)</b> 3:21				
<b>Z</b>				
<b>ZOOM (1)</b> 3:12				
<b>1</b>				
<b>12 (1)</b> 3:5				
<b>1202 (1)</b> 7:21				
<b>1238-44 (1)</b> 15:22				
<b>1400 (2)</b> 9:6;15:17				
<b>1600 (1)</b> 16:5				
<b>1637 (1)</b> 15:21				
<b>1868 (1)</b> 10:14				
<b>2</b>				
<b>2 (1)</b> 9:7				
<b>2023 (3)</b> 3:6,21;4:4				
<b>2809 (1)</b> 6:14				
<b>2852 (1)</b> 16:1				
<b>28th (1)</b> 8:3				