

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
November 2, 2023

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, November 2, 2023

- - - -

Transcript of proceedings of the City of
Camden Planning Board was conducted as a virtual
meeting via a remote conferencing platform ZOOM
commencing at 6:11 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 WALKER
COUNCILWOMAN JANNETTE RAMOS
IAN LEONARD
BRENDA FRACTION

- - - -

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

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

CASES HEARD:	PAGE
1) APPROVAL OF PLANNING BOARD PUBLIC HEARING MINUTES - October 12, 2023	4
2) PLANNING BOARD DIRECTOR'S REPORT	6
3) HOLTEC TECHNOLOGY CENTER, LLC 2360 Broadway (Formerly known as Holtec Office Building	7
4) IMPULSE PROPERTIES, LLC 300 Jefferson Street	39
5) ADOPTION OF RESOLUTIONS	71

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. of the City
4 of Camden, there will be a regularly scheduled
5 meeting held on Thursday, November 2, 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 regular scheduled meeting will be conducted as a
10 virtual meeting via remote conferencing platform
11 ZOOM. Instructions on accessing this virtual
12 regularly scheduled meeting and agenda can be found
13 on the City of Camden's website.

14 DR. WILLIAMS: Mr. Vice-Chair, I'll read
15 the Opening Statement.

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

1 designated by this Board to receive same. Three,
2 filing a copy thereof with the City Clerk, City of
3 Camden, New Jersey. The subject meeting was
4 publicized on October 30, 2023.

5 Roll call. Jose DeJesus. Mr. Steven
6 Lee.

7 MR. LEE: Here.

8 DR. WILLIAMS: Mayor Victor Carstarphen.
9 Director Keith Walker.

10 DIRECTOR WALKER: Here.

11 DR. WILLIAMS: Mr. Ian Leonard.

12 MR. LEONARD: Here.

13 DR. WILLIAMS: Councilperson Jannette
14 Ramos.

15 COUNCILPERSON RAMOS: Here.

16 DR. WILLIAMS: Mr. Aaron Stephens. Mr.
17 Omari Thomas. Mr. Raschid Humphrey. Ms. Brenda
18 Fraction.

19 MS. FRACTION: Here.

20 DR. WILLIAMS: Mr. Vice-Chair, we have a
21 quorum.

22 VICE-CHAIRMAN LEE: Thank you. Approval
23 of Planning Board Public Hearing Minutes for October
24 the 12th, 2023. We need a motion for approval.

25 MS. FRACTION: I make a motion.

1 COUNCILPERSON RAMOS: I second.

2 VICE-CHAIRMAN LEE: Roll call.

3 DR. WILLIAMS: Jose DeJesus. Mr. Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 DR. WILLIAMS: Mayor Carstarphen.

6 Director Walker.

7 DIRECTOR WALKER: Yes.

8 DR. WILLIAMS: Mr. Leonard.

9 MR. LEONARD: Yes.

10 DR. WILLIAMS: Councilperson Ramos.

11 COUNCILPERSON RAMOS: Yes.

12 DR. WILLIAMS: Mr. Stephens. Mr.

13 Thomas. Mr. Humphey. Ms. Fraction.

14 MS. FRACTION: Yes.

15 DR. WILLIAMS: Motion carried to approve.

16 VICE-CHAIRMAN LEE: Thank you.

17 Swearing in of all professionals and
18 planning staff.

19 MR. BURNS: For our professionals and
20 planning staff, could you please raise your right
21 hands.

22 - - -

23 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,
24 AHP, CZO, CPZBS; DENA MOORE JOHNSON, PE, CME, having
25 first been duly sworn/affirmed, was examined and

1 testified as follows:

2 - - -

3 VICE-CHAIRMAN LEE: Planning Board
4 Director, is there a report?

5 DR. WILLIAMS: Yes, Mr. Vice-Chair and
6 members of the Planning Board. My report will be
7 brief. Just a couple of items. One is, reminder to
8 Board members regarding the League of Municipalities
9 in Atlantic City, the 14th to 16th of November. So
10 anyone that needs any further information or have any
11 difficulty with registration and the like, just
12 contact the Board Secretary for further assistance.

13 Also, we have information in terms of
14 Board professionals is the recommendation of staff
15 and would like the concurrence with the Board
16 regarding the Board professional for the attorney and
17 engineers. We recommend that they remain the same
18 with the exception that we're still reviewing for
19 conflict engineer. So the current engineer, R&V and
20 the current Board attorney. We're still looking at
21 the conflict engineer. It will be different firm for
22 this year coming. And we will announce that at the
23 next Board meeting. And Mr. Vice-Chair and members
24 of the Board, that concludes my report.

25 VICE-CHAIRMAN LEE: Thank you, Doctor.

1 At this time, we will move forward with
2 the New Business: (A) Preliminary and Final Site
3 Plan, Holtec Office Building, 2360 Broadway, Block
4 511, Lot(s) 1, 77-87, 90-93; Block 512, Lot(s) 55-74,
5 33-53, 109-110, 113-117. Block 514, Lot(s) 3-6,
6 9-32, 100-107, 118, 120, 145-149, 21, 150-155. And
7 Block 515, Lot 1. The applicant is proposing to
8 construct a new Holtec Office Building and Pole Barn.
9 Is there anyone here regarding this application or
10 this matter?

11 MR. SHEEHAN: Yes, Mr. Vice-Chair, this
12 is Kevin Sheehan from Parker McCay here on behalf of
13 the applicant. If I can continue. Mr. Vice-Chair,
14 we had filed the application in the name of Holtec
15 International. I sent a letter to Dr. Williams
16 yesterday and Mr. Burns and Ms. Johnson asking that
17 the application be modified to be Holtec Technology
18 Center, LLC. So if this is approved -- well,
19 regardless, if the Resolution of Approval or Denial
20 can be in the name of Holtec Technology Center, LLC,
21 I would appreciate it. That is the entity that
22 actually ground-leases the property from the South
23 Jersey Port Corporation.

24 I am going to share my screen if it's
25 okay. And you should be able to see an aerial of the

1 Holtec Property. So Holtec leases about 46 acres of
2 land plus or minus, from the South Jersey Port
3 Corporation at the southern end of the City right by
4 Holtec Boulevard and Morgan Boulevard and 676. This
5 Board will recall that it reviewed the Holtec
6 Technology Center headquarters several years ago as
7 well as the manufacturing building and the warehouse
8 building that are shown in this general location.
9 Part of its ground lease with the Port includes this
10 area up here which is north of Holtec Boulevard
11 between the new Broadway and the former Broadway in
12 this area. That site is about eight or more acres
13 and it currently contains an electric substation in
14 this area and a parking lot in this area.

15 This vacant area, we're proposing to
16 build a 51,586 square foot building as well as a
17 approximately 2,200 square foot pole barn. I will
18 note, Mr. Burns, that I spoke with counsel for the
19 South Jersey Port. There's a question as to whether
20 or not the DCA has ultimate jurisdiction over this or
21 the Planning Board. I spoke with him. I told him
22 that we had filed the application for site plan
23 approval. I believe the Planning Board has
24 jurisdiction over this.

25 We agree that we will go to the DCA to

1 confirm that after this approval. If this is
2 approved, we'd ask for the normal Resolution, but a
3 statement in there that it says that in the event the
4 DCA accepts jurisdiction, the Resolution becomes the
5 Planning Board's recommendations to DCA in
6 relationship to the development of this property, if
7 that's okay with the Board.

8 MR. BURNS: That's acceptable. I do
9 believe we do have jurisdiction.

10 MR. SHEEHAN: I do as well.

11 MR. BURNS: If you could, at some point,
12 shoot me an email explaining that and the appropriate
13 language for any approval Resolution, I'm happy to
14 work with you.

15 MR. SHEEHAN: We will do that.

16 So with me tonight are Chris Bieberbach
17 from Holtec, Joe Raday and Blake Fitzgerald from
18 Pennoni and Paul Swartz from USA Architects. If we
19 can have them sworn in, we can get to Dena's letter.

20 MR. BURNS: If you could all raise your
21 right hands, please.

22 - - -

23 JOE RADAY, P.E.; PAUL SWARTZ, R.A. ;
24 BLAKE FITZGERALD; CHRIS BIEBERBACH, having first been
25 duly sworn/affirmed, was examined and testified as

1 follows:

2 - - -

3 MR. BURNS: When counsel calls you, if
4 you could please reintroduce yourself. Mr. Raday has
5 been accepted by this Board on numerous occasions as
6 a professional engineer. And, Kevin, I leave it to
7 you as to who else may need to be qualified. But Mr.
8 Raday has already been qualified and accepted by this
9 Board.

10 MR. SHEEHAN: We are good to go to
11 Ms. Johnson's letter unless you want a summary or go
12 over the site plan.

13 MR. BURNS: Mr. Vice-Chair, that's your
14 call, go to the letter or -- Steve, you're okay for
15 them to go right to Dena's letter?

16 VICE-CHAIRMAN LEE: I was muted. Yes.
17 I'm sorry. Yes, that would be fine.

18 MR. BURNS: Very good. Thank you.

19 MS. MOORE: Thank you, Mr. Vice-Chair.

20 I am referring to the Remington
21 & Vernick's letter dated October 30, 2023. First
22 off, I do have the name change, Kevin, regarding the
23 applicant. That's Holtec Technology Center, LLC.
24 But then I also noticed, are we adding -- should I
25 have included Block 515, Lot 1?

1 MR. SHEEHAN: Yes, that was on the
2 application. I did check that and the notes as well.

3 MS. MOORE: Okay. So that was missed by
4 me.

5 Referring to our letter starting on page
6 3 for the Area and Bulk Requirements, I have noticed
7 that accessory building height, you would need a
8 variance for that. What's required is 10 feet. What
9 you're proposing is 15 and a quarter feet for the
10 accessory building height.

11 MR. SHEEHAN: Okay.

12 MS. MOORE: Under Performance Standards
13 on page 4. Broadway and South Broadway are existing
14 two-way roadways. The applicant should confirm the
15 roadway name for Broadway since it is not listed in
16 the Boundary and Topographic Survey. Also, the
17 applicant should confirm that the county roadway is
18 South Broadway and not Broadway as indicated on the
19 plans. There are no improvements for these roadways
20 with this application.

21 MR. RADAY: We'll confirm that.

22 MS. MOORE: Okay. If a street opening is
23 necessary for Broadway, this application would be
24 subject to the Street Opening Permit Ordinance of the
25 City. The City Engineer should be contacted

1 concerning the application and fees involved. You
2 acknowledge that?

3 MR. RADAY: Yes.

4 MS. MOORE: A road opening permit from
5 the Camden County Highway Department would be
6 required for a road opening on South Broadway.

7 MR. RADAY: We acknowledge that.

8 MS. MOORE: Documentation regarding all
9 streets in the project area that have been vacated as
10 indicated on the Boundary & Topographic Survey should
11 be provided for review.

12 MR. RADAY: We'll provide that, yes.

13 MS. MOORE: Per Section 870-231.C.1.c,
14 buildings having over 10,000 square feet of floor
15 area, shall provide one loading space. This includes
16 but is not limited to offices, hotels, hospitals and
17 mortuaries. The applicant has not proposed a loading
18 space and will require a variance.

19 MR. RADAY: So the applicant already has
20 a separate loading area for the entire facility so
21 they intend on using that. And then any deliveries
22 to this site would be from that separate loading area
23 via a small vehicle like a van.

24 MS. MOORE: Okay. So looking at the
25 entire site there, where is the loading area now?

1 MR. SHEEHAN: Mr. Bieberbach, did you say
2 it was in the warehouse in this area?

3 MR. BIEBERBACH: That is correct. Right
4 where your cursor is circulating is exactly where
5 our shipping and receiving is for the entire
6 facility; that is correct.

7 MS. MOORE: Okay. But this building
8 would not require a separate loading area so you
9 would be requesting a variance?

10 MR. RADAY: Correct.

11 MR. SHEEHAN: Correct.

12 MS. MOORE: It appears that the site is
13 proposed to be accessed by the existing parking lot
14 to the southwest of the proposed building. Testimony
15 should be provided regarding the existing use of the
16 parking lot and if cross-access easements will be
17 required.

18 MR. RADAY: It's not required. It's all
19 one lease area, so that wouldn't be required.

20 MS. MOORE: Of the same ownership?

21 MR. SHEEHAN: Yes.

22 MS. MOORE: Future parking expansion
23 totalling 111 stalls is shown at the southeast corner
24 of the site. Testimony should be provided as to the
25 mechanism by which those additional areas will be

1 developed.

2 MR. RADAY: That would be utilized when
3 there's a future expansion to the building which
4 would require us to come back to the Board.

5 MS. MOORE: Okay.

6 Per Section 870-224.B.18.a, sidewalks
7 shall be installed by the applicant along streets
8 and/or drives. No sidewalk has been proposed along
9 Broadway. The plans should be revised or a waiver
10 requested.

11 MR. RADAY: So we're going to request a
12 waiver for that. The owner doesn't want to install
13 sidewalk along that one edge because that's where the
14 truck traffic, when they come out, they wrap their
15 vehicles right in that area. They don't require a
16 sidewalk there.

17 MR. SHEEHAN: In this area here.

18 MR. RADAY: Yes, right there.

19 MS. MOORE: The location of sidewalk and
20 curbs to be replaced along the property's frontage of
21 Broadway and South Broadway should be determined by
22 the City Engineer. So I'm going to leave that to the
23 City Engineer to determine exactly the locations.
24 Some looked like they were in good condition and then
25 others did not. So I will leave that up to that

1 office to make that decision.

2 MR. RADAY: Okay.

3 MS. MOORE: Per Section 870-229.C.3.d,
4 all new manholes and catch basins shall have an
5 exterior coating of Carboline Coal Tar Epoxy 300M, or
6 equal, two coats. Each manhole base shall be
7 provided with circular openings at the required
8 locations and elevations for the proper connection of
9 all pipes. The flexible connections shall be A-Lok
10 Flexible Connector by A-Lok Products or equal. The
11 Utility Plan should note this. You'll add this note?

12 MR. RADAY: Yes, we'll add the note.

13 MS. MOORE: You'll add the next note
14 regarding the inlet box, the same information
15 regarding the coats interior and the A-Lok Product?

16 MR. RADAY: Yes.

17 MS. MOORE: Okay.

18 Per Section 870-229.C.5, the grate shall
19 be set 2 inches below the normal gutter grade. The
20 surface of the paving adjacent to the inlets shall be
21 constructed to blend into the lowered gutter grade at
22 the inlet in such a manner that a sudden drop or dip
23 at the inlet would not be created. Do you agree to
24 make that sump?

25 MR. RADAY: Yes.

1 MS. MOORE: Invert elevations should be
2 provided for all storm sewer clean-outs.

3 MR. RADAY: We'll add that.

4 MS. MOORE: The applicant should clarify
5 the connections between the 4-inch PVC and the
6 10-inch HDPE pipes for the roof drain system.

7 MR. RADAY: We will. We'll do that on
8 the plans.

9 MS. MOORE: Okay.

10 The applicant should be aware that the
11 post-development peak runoff cannot exceed the
12 pre-development peak runoff for the 25-year storm
13 event. Confirming calculations should be provided
14 for review.

15 MR. RADAY: We'll provide those counts.

16 MS. MOORE: Storm sewer pipe calculations
17 have been provided for review. The applicant must
18 use the "normal" Manning's roughness coefficient
19 established under N.J.A.C. 5:21-7 for the design per
20 Section 870-229.B.4.

21 MR. RADAY: We'll provide that.

22 MS. MOORE: The applicant should provide
23 our office with any previous NJDEP permits obtained
24 regarding the original Holtec project that
25 incorporates this project area in the stormwater

1 design. That project was submitted and reviewed
2 previously to the Planning Board as a capital project
3 review. So I did not receive that information.
4 Would you be able to provide that to my office?

5 MR. RADAY: I'll work with Kevin's office
6 and Chris's office to see if we can obtain all those
7 permits, yes.

8 MS. MOORE: Okay.

9 A Stormwater Maintenance Report has been
10 provided for review. A person's name and title for
11 the party responsible for maintenance after
12 construction and performance bond release should be
13 provided.

14 MR. RADAY: We'll add that.

15 MS. MOORE: The applicant should be aware
16 that the Stormwater Maintenance Report must be
17 recorded at the County Clerk's Office prior to
18 receiving final signatures on the plans.

19 MR. RADAY: We acknowledge that.

20 MS. MOORE: A stormwater fee is to be
21 calculated for the site as outlined in Appendix XVII
22 of the City Ordinance. The calculations will be
23 reviewed by our office. And the fee must be paid by
24 the applicant prior to final signature of the plan.

25 MR. RADAY: We'll submit those

1 applications.

2 MS. MOORE: It's the fee, the fee
3 calculation.

4 MR. RADAY: Right. It's a whole litany
5 of the applications there. We'll submit all of that.

6 MS. MOORE: Okay.

7 The language that I have noted in the
8 letter has been added as notes on the plan. But it
9 also has to be included in the Stormwater Management
10 Maintenance Agreement in its entirety. I think one
11 of the paragraphs is missing. So would you be able
12 to add that entire thing, this language?

13 MR. RADAY: Absolutely, yes.

14 MS. MOORE: Okay. All four notes.
15 That's all. I think there were only three.
16 Something got cut off.

17 Grading: Per Section 870-224.A.4,
18 permanent benchmarks shall be set for all major
19 subdivisions and for site plans exceeding 2 acres in
20 size. Concrete monuments or other similar permanent
21 structures shall be used. You'll add that?

22 MR. RADAY: Yes.

23 MS. MOORE: The plans reference the
24 horizontal datum of NAD 1983 and the vertical datum
25 of 1988 NAVD. A conversion factor to 1929 NGVD has

1 been provided on the plans. Benchmarks should also
2 be indicated.

3 MR. RADAY: We'll add them to the plans.

4 MS. MOORE: The applicant must provide
5 spot grades at all building access points.

6 MR. RADAY: We'll add additional spot
7 grades on the plan.

8 MS. MOORE: The applicant should confirm
9 that the proposed building does not have a basement
10 or a crawlspace.

11 MR. RADAY: It does not. It does not
12 have a basement or a crawlspace.

13 MS. MOORE: The plans should note that
14 grades within grassed areas should not be more steep
15 than 3:1 (three to one). You'll add that note?

16 MR. RADAY: Yes. we'll add that note.

17 MS. MOORE: Stormwater structures appear
18 to be missing from the road profiles. You'll add
19 those?

20 MR. RADAY: Yes.

21 MS. MOORE: Locations of depressed curb
22 should be indicated on the Site Plan.

23 MR. RADAY: Yes, we'll add them.

24 MS. MOORE: All utilities and related
25 appurtenances on the site shall be located

1 underground or in the building. Where overhead
2 electric or telephone distribution supply lines and
3 service connections have been installed from those
4 overhead lines, the connections from the utilities'
5 overhead lines must be installed underground. The
6 Utility Plan should note that specifically. You'll
7 add that note?

8 MR. RADAY: Yes.

9 MS. MOORE: The applicant must confirm
10 that the inverts of the existing sanitary sewer
11 system do not conflict with the proposed storm sewer
12 system.

13 MR. RADAY: We will confirm that.

14 MS. MOORE: The project must be approved
15 by both the City Engineer and the City Fire Chief
16 prior to final approval with written verification
17 provided to our office prior to final signatures on
18 the plan.

19 MR. RADAY: We acknowledge that.

20 MS. MOORE: A CCTV inspection of the
21 sewer (combined, sanitary and storm) system must be
22 performed and reviewed by the City Engineer prior to
23 construction. The applicant will be responsible for
24 any improvements to the existing infrastructure
25 required for the connection of the proposed project.

1 You acknowledge that?

2 MR. RADAY: Yes.

3 MS. MOORE: All developers and applicants
4 should note that due to the City Ordinance, a
5 Capacity Fee may be applicable to the proposed
6 development. The applicant shall contact the City
7 Engineer for all costs related to the same. You
8 acknowledge that also?

9 MR. RADAY: Yes.

10 MS. MOORE: All concrete curb and
11 sidewalk details should indicate a minimum
12 compressive strength of 4,500 psi.

13 MR. RADAY: We'll make that note.

14 MS. MOORE: The thrust block should have
15 a concrete compressive minimum strength of 4,000 psi?

16 MR. RADAY: We'll note that on the
17 drawing.

18 MS. MOORE: Any filter fabric to be used
19 in the HDPE storm sewer trenching detail should be
20 shown with the type specified.

21 MR. RADAY: We'll show that.

22 MS. MOORE: All electrical and mechanical
23 equipment shall be screened from view per Section
24 870-224.B.19. That note that should be added to the
25 plan.

1 MR. RADAY: We'll add the note.

2 MS. MOORE: A minimum installation size
3 for a shrub should be stated as 24 inches.

4 MR. RADAY: We'll revise that note to
5 state that.

6 MS. MOORE: Lighting levels shall comply
7 with Section 870-243.D.2 or a variance requested.
8 That's the minimum lighting level of 0.25
9 footcandles. The average lighting level between 0.5
10 and 2.0 footcandles, the maximum lighting level of
11 3.0 footcandles unless directly under a fixture and
12 then it's 5 footcandles. Would you be able to meet
13 this?

14 MR. RADAY: We would probably need a
15 variance for that.

16 MS. MOORE: Okay. But you will meet
17 these, where do you think?

18 MR. RADAY: We can meet them in most of
19 the parking lot, but there are some areas where we
20 can't because of the spacing of the lights.

21 MS. MOORE: Right. Do you exceed the
22 maximum lighting? You're not less than the minimum,
23 right?

24 MR. RADAY: Right.

25 MS. MOORE: You would be exceeding the

1 maximum?

2 MR. RADAY: Yes.

3 MS. MOORE: And you're requesting a
4 variance. And your reasoning, is it safety purposes
5 or what exactly?

6 MR. RADAY: Are we talking about the
7 870-243.H?

8 MS. MOORE: No. The lighting levels.

9 MR. RADAY: Oh, the lighting levels.

10 MS. MOORE: Yes. Why you would exceeding
11 the maximum.

12 MR. RADAY: It's for safety reasons.

13 MS. MOORE: Moving on to page 9. Per
14 Section 870-243.A.10, no more than 0.25 footcandles
15 are permitted 10 feet from the property line. The
16 plans should be revised or a variance requested.
17 Do you know if you're meeting that?

18 MR. RADAY: Is that No. 3?

19 MS. MOORE: I'm sorry. No. That's
20 No. 2.

21 MR. RADAY: Oh, it's still No. 2.

22 MR. SHEEHAN: At the top of the page.

23 MS. MOORE: 0.25 footcandles. You're not
24 near anything else or any residence. So are you over
25 the --

1 MR. RADAY: Yes, we would need a variance
2 for that because it spills out on to Broadway. And
3 talking to the owner, they wanted that and it's a
4 safety issue.

5 MS. MOORE: Okay, that's fine.

6 Per Section 870-243.H, all outdoor
7 lighting not essential for safety and security
8 purposes shall be activated by automatic control
9 devices and turned off during non-operating hours.
10 You'll add that note on the plan?

11 MR. RADAY: Yes.

12 MS. MOORE: Moving on to the traffic
13 comments. The applicant should clarify how delivery
14 vehicles and others will access the site to insure
15 that the anticipated queing will not impact the
16 surrounding roadways.

17 MR. RADAY: There's not going to be any
18 change to the loading as we've talked about before
19 about the loading comment. Everything is going to
20 come off of Holtec Boulevard. So there's not going
21 to be any change in traffic circulation in that area.

22 MS. MOORE: So you don't expect there to
23 be any queing on the road, right?

24 MR. RADAY: No.

25 MS. MOORE: You're just going to go from

1 the one through the parking lot to the other area?

2 MR. RADAY: Correct.

3 MS. MOORE: Okay.

4 The applicant's traffic engineer should
5 provide testimony as to the trip generation
6 information provided in support of the calculated
7 numbers and verify if weekend peak hour traffic is
8 not anticipated to be a substantial contributor as
9 projections for that time period were not provided or
10 analyzed.

11 MR. RADAY: So the traffic impact study
12 we did for the peak hours here Monday through
13 Friday, we're not anticipating to affect the weekend
14 traffic because this is a -- it's not commuter
15 traffic here. It's not a shopping center so we don't
16 anticipate any adjustments to the based on that.

17 MS. MOORE: Okay.

18 The applicant's traffic engineer should
19 provide testimony that the on-site accesses and
20 internal circulation layouts are expected to safely
21 and efficiently accommodate the anticipated traffic
22 volumes.

23 MR. RADAY: It will. We have done a
24 traffic circulation plan showing the Fire Marshall's
25 largest vehicle and trash trucks. So we believe the

1 site can safely maneuver not only employee traffic,
2 but any safety or fire apparatus that would come on
3 to the site.

4 MS. MOORE: The applicant's engineer
5 should confirm that adequate sight distance in
6 accordance with AASHTO policies exists at all
7 existing and proposed intersections.

8 MR. RADAY: We showed the sight easement
9 triangles on-site but we don't show them on Holtec
10 Boulevard because there's no change to Holtec
11 Boulevard, but we do show the easement. There are
12 sight triangles on-site. Obviously at all the stop
13 intersections we show them.

14 MS. MOORE: Environmental Impacts: The
15 Soil Erosion and Sediment Control Plan shall be
16 approved by Camden County Soil Conservation District
17 prior to earth disturbance. You're aware of that;
18 you acknowledge that you would do that, correct?

19 MR. RADAY: Absolutely. Yes.

20 MS. MOORE: The project must comply with
21 the New Jersey Stormwater Management Regulations
22 which set forth standards for runoff quantity, water
23 quality, and groundwater recharge. You acknowledge
24 that?

25 MR. RADAY: Yes.

1 MS. MOORE: Sorry. I'm just going
2 through the environmental portion.

3 Noise regulations established sound level
4 limits of 50 decibels during nighttime. That's
5 10:00 p.m. to 7:00 a.m. and 65 decibels during
6 daytime, 7:00 a.m. to 10:00 p.m. as measured at any
7 residential property line.

8 MR. RADAY: The applicant will conform to
9 that.

10 MS. MOORE: Will comply. Got it.

11 Remington & Vernick Engineers encourages
12 the applicant to continue its process of working
13 closely with the New Jersey Department of
14 Environmental Protection (NJDEP), Camden County Soil
15 Conservation District, Camden County Planning Board,
16 and the City of Camden to avoid impacts to any
17 environmental features adjacent to and/or on the site
18 and to comply with any outstanding issues and obtain
19 all necessary licenses, permits and approvals prior
20 to site development. You acknowledge that?

21 MR. RADAY: Yes.

22 MS. MOORE: Per Section 870-189.C,
23 accessory structures shall not occupy the front yard.
24 The proposed trash enclosure is located within a
25 front yard. A waiver is required.

1 MR. RADAY: Yes, we would request that
2 waiver.

3 MS. MOORE: A trash enclosure detail
4 should be provided. You'll add that?

5 MR. RADAY: Yes, we'll add that, yes.

6 MS. MOORE: Testimony should be provided
7 as to the extent of conformance with the design
8 standards enumerated in Section 870-255.A.2.

9 MR. RADAY: Yes. When you get the trash
10 enclosure, it'll conform to that section of the
11 ordinance. Masonry construction walls, side entry,
12 6-foot high fence, we'll conform with that.

13 MS. MOORE: Signage is shown on the
14 architectural plans; however, no signage details have
15 been provided on the site plan set. Additional
16 information regarding signage should be provided.

17 Will signage be a part of this
18 application? Because we did not receive anything.

19 MR. SHEEHAN: We do have signage on this
20 detail that I brought up in the exhibit. If we can
21 do that as part of this application with Mr. Swartz's
22 testimony. We'd like to do that.

23 MS. MOORE: Okay. Will it require
24 variances?

25 MR. SHEEHAN: We need a variance for the

1 height of the sign on this one elevation here. It's
2 20 feet is permitted. Twenty-nine feet is proposed.

3 MS. MOORE: Okay.

4 MR. BURNS: Kevin, will you pull up specs
5 so that Dena, because she hasn't seen anything, can
6 at least look at it tonight?

7 MR. SHEEHAN: Yes.

8 MR. BURNS: But the only variance is just
9 the height. When you say height, you mean the
10 placement --

11 MR. SHEEHAN: The height, the top part of
12 the sign can't be higher than 20 feet.

13 MR. BURNS: Okay.

14 MS. MOORE: Do you know what section that
15 is?

16 MR. SHEEHAN: I do if you'll bear with
17 me.

18 MS. MOORE: I just need to add it.

19 MR. SHEEHAN: 870-253.P.

20 MS. MOORE: Okay. And that's just sign
21 height.

22 MR. SHEEHAN: Yes. So we're allowed --
23 we have more than one street frontage so we're
24 allowed 2 facade signs. We have one proposed over
25 the building that just says Holtec. And the maximum

1 square footage is 100 square feet. We're at
2 48 square feet here so that complies.

3 The second sign is up here. Again, the
4 square footage is 100. This is a 24-square foot
5 surface area of the sign. But the top of the sign is
6 about 29 feet. The top of the sign here is about 29
7 feet. They're 16-inch letters.

8 MS. MOORE: Okay. I'll make sure we add
9 that variance.

10 MR. BURNS: Kevin, looking at the
11 exhibit, if you were to remove that sign lower, you
12 would basically be in the windows?

13 MR. SHEEHAN: It would be in the windows,
14 yes.

15 MS. MOORE: Are they back-lit or
16 anything?

17 MR. SHEEHAN: I believe they are. Paul?

18 MR. SWARTZ: Yes. The one sign, the high
19 sign is back-lit. The main entrance sign which is
20 Holtec facing east, actually it's aluminum windows;
21 freestanding aluminum letters that are mounted on
22 that entrance element. But the one sign is back-lit.

23 MR. SHEEHAN: Just not here?

24 MR. SWARTZ: Yes.

25 MR. BURNS: For the record, that was Paul

1 Swartz. You are the sign expert?

2 MR. SHEEHAN: He's an architect.

3 MR. SWARTZ: I'm the architect.

4 MR. BURNS: Architect.

5 MR. SWARTZ: Yes.

6 MR. SHEEHAN: Paul has been qualified as
7 an expert before this Board on several occasions.

8 MR. BURNS: Yes, I recall Paul.

9 MR. SHEEHAN: There's also a sign on the
10 pole barn similar. That's a 12-square foot surface
11 area, and otherwise it complies.

12 MS. MOORE: The lots should be
13 consolidated with this application. The applicant
14 must obtain the correct tax map plates and block and
15 lot numbers from the Tax Assessor. Written
16 verification must be received by our office prior to
17 final review and signature of the deeds and/or plat.

18 MR. SHEEHAN: Dena, South Jersey Port
19 owns the property. We ground-lease it on their
20 100-year lease. They've asked that we not
21 consolidate the lots. They're all part of our lease
22 area and part of our ground lease. And we don't need
23 cross-easements or anything like that because we have
24 the ground lease to all of that area.

25 MS. MOORE: Okay.

1 MR. BURNS: I take no issue with that.

2 MS. MOORE: All right. So it will not be
3 consolidated. The next comment is not applicable.

4 MR. SHEEHAN: Right.

5 MS. MOORE: I'll move on.

6 Fences: Per Section 870-197.A, no fence
7 that is a solid fence shall be erected from the front
8 of a house or building line forward. The applicant
9 has proposed a solid fence around the trash
10 enclosure. Plans should be revised or a variance
11 requested.

12 MR. RADAY: So based on the ordinance
13 requirements for a trash enclosure, we're going to
14 change that to a masonry construction so the fence
15 won't be around the trash enclosure so we wouldn't
16 need that.

17 MS. MOORE: Okay.

18 MR. SHEEHAN: That doesn't apply to the
19 fence along the perimeter?

20 MR. RADAY: Well, you're just talking
21 about the -- is it just the trash enclosure, Dena, or
22 are you talking about the entire perimeter of the
23 site?

24 MS. MOORE: It looks like right here
25 we're just talking about the trash enclosure that

1 would be in the front line moving forward.

2 MR. RADAY: Right. Well, we do have
3 fencing along the perimeter of Broadway.

4 MS. MOORE: Is that solid?

5 MR. RADAY: No. It's going to be the
6 black estate fence.

7 MS. MOORE: Okay.

8 MR. RADAY: Yes.

9 MS. MOORE: Per Section 870-197.F, a
10 fence not more than four feet tall is permitted along
11 the side lot line from the front building line to the
12 front lot line and along the front lot line. The
13 applicant has proposed fencing in the front yard with
14 a height of 6 feet. Plans should be revised or a
15 variance requested.

16 MR. RADAY: Yes. We're going to require
17 a variance for that because there's a 6-foot high
18 fence there already, chain link. And we're going to
19 change that to black estate fence.

20 MS. MOORE: So you'll request that
21 variance?

22 MR. RADAY: Yes.

23 MS. MOORE: That's fine.

24 MR. RADAY: Yes.

25 MS. MOORE: Per Section 870-108, pole

1 barns are not a permitted accessory use. A variance
2 is required to permit the proposed pole barn.
3 Testimony should be provided regarding the use of the
4 proposed pole barn. Additional relief may be
5 required if it is found that the pole barn is not
6 accessory to the office building in accordance with
7 Section 870-23 of the ordinance which permits no more
8 than one principal building on a lot.

9 MR. SHEEHAN: The pole barn is to store
10 equipment for the maintenance of the property.

11 MS. MOORE: So it is an accessory use to
12 the property?

13 MR. RADAY: Right.

14 MS. MOORE: Okay. So you would be
15 requesting that variance. And we have the accessory
16 building height also that you're requesting?

17 MR. SHEEHAN: Right. That's 15 and
18 change.

19 MS. MOORE: A north arrow is missing from
20 the Boundary & Topographic Survey Plan. You'll have
21 that --

22 MR. RADAY: We'll add that, yes.

23 MS. MOORE: So going to the Summary of
24 Variances and Waivers: I have Section 870-108 for
25 the accessory use. Section 870-189.G, the accessory

1 building height. I removed Section 870-197.A, the
2 solid fence in front yard, we removed that.

3 MR. SHEEHAN: Right.

4 MS. MOORE: Section 870-197.F, fence
5 height. Section 870-231.C.1.c, the loading space.
6 Section 870-243.D.2, lighting levels. And
7 Section 870-243.A.10, lighting at the property line.
8 And then I added Section 870-253.P, the sign
9 height.

10 MR. SHEEHAN: And that's P.11.f.

11 MS. MOORE: P.11.f. Okay.

12 Waivers: I have Section 870-189.C, the
13 accessory use in front yard which generally should
14 be -- that should be a variance in that section.

15 MR. SHEEHAN: Okay.

16 MS. MOORE: That's actually a variance.
17 I will remove that. And Waiver 870-224.B.18.a,
18 sidewalks. And that would be -- specifically, that's
19 Broadway. I'll note Broadway.

20 You're aware of the Approval Process as
21 listed on page 15. If you have any questions you can
22 contact my office.

23 MR. SHEEHAN: Yes.

24 MS. MOORE: And the Outside Agency
25 Approvals, I have Camden County Planning Board,

1 Camden County Soil Conservation District. I have New
2 Jersey Department of Environmental Protection but I
3 am not sure. Does that suggest to make any
4 adjustments in your current permit? I think there
5 are changes.

6 MR. RADAY: We're not aware of any but if
7 there are, we'll reach out to them.

8 MS. MOORE: According to the stormwater
9 report, it just mentioned that you had portions of
10 this site approved with the other approval and then
11 you were making changes to that. So that's why I
12 kept the DEP because I wasn't sure if you were going
13 to have that permit amended for what you're actually
14 showing here as to what you were thinking you were
15 going to have there. I wasn't sure if you were going
16 to get that permit amended.

17 MR. RADAY: If we do, we will but I don't
18 think we do.

19 MS. MOORE: Okay. I'll keep that there
20 for now and then you can just provide documentation
21 to me otherwise.

22 MR. RADAY: Okay.

23 MS. MOORE: Mr. Vice-Chair, that
24 concludes my review.

25 VICE-CHAIRMAN LEE: At this time, I'm

1 going to ask if the Board has any questions regarding
2 the testimony that was just given. I guess there's
3 no Board members?

4 MR. BURNS: That's correct.

5 VICE-CHAIRMAN LEE: So we'll move
6 forward. Anybody in the public, Dr. Williams, out
7 there that may want to chime in?

8 DR. WILLIAMS: I'm looking at the list.
9 I don't see hands up. No hands, sir.

10 VICE-CHAIRMAN LEE: So, therefore --

11 MR. BURNS: I can give you a brief
12 summary, Mr. Vice-Chairman, if you'd like.

13 VICE-CHAIRMAN LEE: Sure. Please go
14 ahead.

15 MR. BURNS: The applicant before you
16 tonight is Holtec Technology Center, LLC. The
17 applicant is requesting preliminary and final site
18 plan approval to construct a new 51,568-square foot
19 office building and a pole barn and related
20 improvements on the property located at 2360 S.
21 Broadway. There's a lot of lots and blocks. I'm not
22 going to repeat them all for you. You did a good job
23 at the begining, Mr. Vice-Chairman, doing that.

24 VICE-CHAIRMAN LEE: Thank you.

25 MR. BURNS: That property is located in

1 the PR-1 Port-Related Industrial. That's the relief
2 they're requesting. You heard the testimony
3 regarding their compliance with the engineer's review
4 letter which testimony becomes part of the record in
5 reference to any approval resolution.

6 VICE-CHAIRMAN LEE: We need a motion.
7 Is there a motion to approve?

8 DIRECTOR WALKER: Motion.

9 MR. BURNS: Director Walker has made the
10 motion. Do we have a second?

11 MS. FRACTION: Second.

12 MR. BURNS: Motion by Director Walker;
13 second by Brenda; and you just need a roll-call vote.

14 DR. WILLIAMS: Roll call. Jose DeJesus.
15 Mr. Lee.

16 VICE-CHAIRMAN LEE: Yes.

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

19 DIRECTOR WALKER: Yes.

20 DR. WILLIAMS: Mr. Leonard.

21 MR. LEONARD: Yes.

22 DR. WILLIAMS: Councilperson Ramos.

23 COUNCILPERSON RAMOS: Yes.

24 DR. WILLIAMS: Mr. Stephens.

25 Mr. Thomas. Mr. Humphrey. Ms. Fraction.

1 MS. FRACTION: Yes.

2 DR. WILLIAMS: Motion carried to approve.

3 VICE-CHAIRMAN LEE: Thank you.

4 MR. SHEEHAN: Thank you.

5 MR. BIEBERBACH: Thank you everybody.

6 VICE-CHAIRMAN LEE: The next application
7 is Preliminary and Final Site Plan, Impulse
8 Properties, LLC, 300 Jefferson Street, Block 454,
9 Lot 5, The applicant is proposing to construct new
10 loading docks and platforms.

11 MR. SHEEHAN: Yes, Mr. Vice-Chairman,
12 again, Kevin Sheehan, Parker McKay, on behalf of the
13 applicant, Impulse Properties, LLC.

14 I'm going to share the screen and it'll
15 help talk through it. Mr. Vice-Chairman, this
16 property is located along the Delaware River just
17 south of the CCMUA property and power plant. It's an
18 industrial property. Fully all impervious coverage
19 with a pier that sticks out into the river. There's
20 ten existing old industrial warehouse buildings on
21 the property.

22 The applicant is proposing to install
23 a loading dock in two of the buildings. You can see
24 here the red outline Building 5, there would be two
25 docks inside that building. And Building No. 7,

1 there would be a loading platform on the outside here
2 and then some work done on the inside. There's no
3 expansion of the existing buildings; no additional
4 gross lease area or gross floor area; no changes to
5 lighting, landscaping, parking, utilities or anything
6 like that.

7 All they're trying to do is to be able to
8 put in a couple of loading docks in this existing
9 site. They applied for construction permits and were
10 told they needed site plan approvals, so here we are.
11 With me is Marc Smouha and Todd Koenig. Marc is a
12 principal with the property owner and Todd is a
13 licensed architect. If the Board has any questions,
14 we'd be happy to go into details. Otherwise, we can
15 run through Dena's letter.

16 MR. BURNS: Let me swear in your
17 witnesses, Kevin, if I could. Gentlemen, if you
18 could, please raise your right hands.

19 - - -

20 TODD L. KOENIG, R.A.; MARC SMOUHA, having
21 first been duly sworn/affirmed, was examined and
22 testified as follows:

23 - - -

24 MR. BURNS: Please identify yourselves
25 for the record.

1 MR. SMOUHA: My name is Marc Smouha,
2 owner of Impulse Properties.

3 MR. KOENIG: My name is Todd Koenig and
4 I'm an architect.

5 MS. MOORE: Mr. Vice-Chair, we'll just go
6 straight to my letter.

7 VICE-CHAIRMAN LEE: Sure.

8 MS. MOORE: I am referring to Remington
9 & Vernick's letter dated October 17, 2023 starting on
10 page two.

11 If a street opening is necessary for this
12 roadway, Jefferson Street, the application would be
13 subject to the Street Opening Permit Ordinance of the
14 City. The City Engineer should be contacted
15 concerning the application and fees involved. You
16 acknowledge that?

17 MR. SHEEHAN: Yes.

18 MS. MOORE: Property lines and street
19 right-of-way lines should be properly denoted on the
20 plans to determine if a sight triangle easement is
21 required. That would be added?

22 MR. SHEEHAN: Yes.

23 MS. MOORE: Per Section 870-230.F,
24 industrial uses shall have one parking space for
25 every two employees on the largest shift or 2.1

1 spaces per 1,000 square feet gross floor area if the
2 number of employees is unknown. Existing and
3 proposed parking spaces should be shown on the plan
4 along with parking calculations.

5 MR. SHEEHAN: Dena, there's no change in
6 the gross floor area; no change in parking
7 requirements, and no change that generates anything
8 new as far as parking. There is 327,000 square feet
9 of gross floor area. Under the ordinance that
10 generates a need of about 688 spaces. However,
11 because there's no additional floor area and this is
12 an existing condition, we don't need a variance for
13 that. I am showing the aerial. There's a parking
14 lot outlined in yellow where there are over 100
15 parking spaces as well as truck parking spaces.

16 MS. MOORE: If you can share your screen.

17 MR. SHEEHAN: I'm sorry. I apologize.
18 I thought I was doing that. There we go.

19 MS. MOORE: So how many parking spaces
20 are there?

21 MR. SHEEHAN: So there's 100 parking
22 spaces in the yellow over here which is across the
23 street. That property is owned by the applicant. It
24 historically been used for parking on the industrial
25 site for the industrial site. There's also some

1 parking spaces along Jefferson Street.

2 MS. MOORE: Right. So they would not
3 need a variance, Mr. Burns, for this if they're
4 making improvements to the property?

5 MR. BURNS: For what, for the number of
6 parking spaces?

7 MS. MOORE: Right.

8 MR. BURNS: I guess the question becomes
9 is, the square footage calculation as to the total
10 size of the improvement is what?

11 MR. SHEEHAN: Well, the improvements
12 don't generate any additional floor area. The
13 improvements are only a loading dock.

14 MR. BURNS: So if you're not generating
15 any new floor area space then you don't create the
16 need for any additional parking.

17 MR. SHEEHAN: Right.

18 MR. BURNS: And that's been the parking
19 that has been utilized?

20 MR. SHEEHAN: Yes.

21 MR. BURNS: Is there any other available
22 parking?

23 MR. SHEEHAN: There's some on the street
24 that goes perpendicular across the street and then
25 some on the side along -- there's about 24 spaces

1 total.

2 MS. MOORE: But nothing striped. They're
3 just parking there?

4 MR. SHEEHAN: That's correct, yes.

5 MR. BURNS: I don't know how you -- I
6 don't know what the total calculation would be, Dena,
7 how many spaces are required for that.

8 MS. MOORE: It's like 600 --

9 MR. SHEEHAN: About 680-plus.

10 MR. BURNS: So technically, yes, you need
11 a variance.

12 MR. SHEEHAN: I don't think so, Jim.

13 MR. BURNS: Well, you've only shown 100
14 spaces.

15 MR. SHEEHAN: I know but I'm not --
16 that's an existing condition that I'm not
17 exacerbating. It's the Cortesini Case that I had
18 sent to you. If you're doing improvements that don't
19 make the existing condition any worse, you don't need
20 a variance for that.

21 MR. BURNS: I don't dispute that. But I
22 guess my question is, at some point along the line,
23 I mean, that's been that way forever. There must
24 have been something, some relief granted, correct, or
25 you're just not aware of the history?

1 MR. SHEEHAN: It's ancient, Jim. I can't
2 say that there was. I don't have a resolution.

3 MR. BURNS: It probably predates zoning
4 to be honest with you. What I can't do is pay \$6,000
5 for --

6 MS. MOORE: Oh, no.

7 MR. BURNS: No, no, we're not asking
8 that. I think we just want to know what -- given the
9 fact that we have a lot of square footage there,
10 and if that's the only parking lot that's used,
11 I guess you could argue it's a technical variance. I
12 understand what you're saying on the case law. We're
13 not requiring any cost being incurred for --

14 MR. SHEEHAN: That's my major concern.
15 That's my concern obviously. That's a significant
16 impact for two loading docks. If you feel we need
17 the variance but I don't have to pay the parking
18 variance fee, I'm okay with that.

19 MR. BURNS: I guess it's just for me,
20 it's just closing a possible gap.

21 MR. SHEEHAN: Right.

22 DR. WILLIAMS: If I may.

23 MR. SHEEHAN: Yes, Dr. Williams.

24 MR. BURNS: Because if you keep coming
25 back technically --

1 DR. WILLIAMS: Through the Vice-Chair,
2 I tend to agree with Mr. Sheehan because -- as
3 anxious as some of us are on this call tonight, in
4 order for us to try to resurrect the history of any
5 possible variances granted versus two loading docks,
6 it would bring me some concern because that can be
7 applied to a number of cases that we come across on
8 prior site plans.

9 MR. BURNS: There's no question. I was
10 just -- I was referring -- I don't disagree with
11 Kevin either. I'm just wondering if we close the gap
12 by granting a variance so that we -- an action has
13 been taken. But if the Board is not inclined to do
14 that, that's fine with me too.

15 MR. SHEEHAN: And I'm okay with that,
16 Jim. My real concern was the parking variance fee
17 that I don't think should apply given the reasons we
18 just talked about.

19 MS. MOORE: No. I don't think the fee
20 would apply. I just thought if you're making
21 improvements and you don't have the required parking
22 spaces, that ultimately you would need a variance.
23 That's not -- if it gets into legal case law, that
24 just wouldn't be me.

25 MR. SHEEHAN: Right.

1 MR. BURNS: Yes. I'm okay with not
2 granting a variance for a loading zone.

3 MS. MOORE: Okay.

4 MR. BURNS: But, you know, I throw out
5 just that option of potentially granting it so that
6 nobody can come back in the future and say, you got
7 all this square footage, however, you only have 100
8 parking spaces.

9 MR. SHEEHAN: And I'll take the variance,
10 Jim.

11 DR. WILLIAMS: I think the language in
12 the resolution should be couched to reflect this
13 conversation.

14 MR. BURNS: Yes, it would be. If the
15 Board is inclined to grant the variance, it would be.

16 MS. MOORE: And it would just be
17 technicality purposes, right?

18 MR. BURNS: Correct.

19 DR. WILLIAMS: That makes sense.

20 MS. MOORE: Okay.

21 Per Section 870-231.A(5), all parking and
22 loading spaces and driveways shall be arranged so
23 that cars and trucks can be turned on to the lot so
24 that it is not necessary to back into any street.
25 A truck circulation plan should be provided which

1 indicates access aisle widths, two-way/one-way
2 directional flow, parking areas, truck size and
3 turning templates.

4 MR. SHEEHAN: We will do that.

5 MS. MOORE: The signage and marking for
6 any ADA parking spaces should be shown on the plans,
7 including details. An ADA accessible route should be
8 indicated. Do you know if you have ADA parking,
9 Kevin, across the street or any?

10 MR. SHEEHAN: Mark, do you know whether
11 you have ADA parking across the street?

12 MR. SMOUHA: Not that I know of, but I
13 know that we can stripe that accordingly.

14 MS. MOORE: Okay. Because what I didn't
15 see so you're aware, I didn't see the parking lot.
16 So none of the plans included the parking lot.

17 MR. SMOUHA: And the parking across the
18 street is actually striped. I didn't want to jump
19 in. Those are striped lots and we own 50 -- or we
20 agree to 50 percent and the neighbor uses 50 percent
21 which comes out to the number that Mr. Sheehan said.

22 MS. MOORE: So the 100 is your half?

23 MR. SMOUHA: No, no. In addition to the
24 100 across the street, the street parking is actually
25 striped, the perpendicular lot.

1 MR. SHEEHAN: This over here.

2 MR. BURNS: Oh. Got you.

3 MR. SMOUHA: Fifty percent of that is
4 ours and 50 percent that the neighbor uses. We have
5 an agreement with them. And that could be -- is
6 best.

7 MR. SHEEHAN: Yeah. That's probably best
8 just because it's closer and you have a chance of
9 having an accessible route.

10 MS. MOORE: Well, you'll add that on to
11 the plan. And then any future plans, if you can also
12 show the parking lot that's associated with this
13 location. Because generally, we would go out and
14 check the condition of the parking lot because we
15 would say, if there are any tripping hazards or
16 anything, that we would need you to fix the parking
17 lot too.

18 MR. SHEEHAN: Yes.

19 MS. MOORE: And then there's the parking
20 on a separate lot. That's usually another variance
21 that I didn't have noted because we didn't see the
22 parking lot.

23 MR. SHEEHAN: Right. But that's not a
24 change in condition. I think all of that rolls all
25 into all the parking issues.

1 MS. MOORE: Okay. Well, I'll just say,
2 parking -- yes.

3 MR. SHEEHAN: The number of spaces and on
4 the separate lot.

5 MS. MOORE: Right. And I'll add that --
6 I'll add that section. I don't have it with me
7 handy.

8 MR. SHEEHAN: Okay.

9 MS. MOORE: But I will add it. Back to
10 the letter.

11 The applicant should provide testimony
12 regarding the anticipated loading at the site,
13 including the size and frequency of the vehicles.

14 MR. SHEEHAN: So, Mark, these are going
15 to be, I think you told me, large box trucks, right?

16 MR. SMOUHA: Correct. Yes, box trucks,
17 UPS, Fed-Ex, those type of trucks.

18 MS. MOORE: Okay.

19 The applicant should provide new
20 sidewalks and curbing along the property's frontage
21 on Jefferson Street, unless otherwise directed by the
22 City Engineer. Proposed ADA ramps may be required.

23 MR. SHEEHAN: Understood:

24 MS. MOORE: Roof drain pipes should be
25 shown on the plans with an invert elevation indicated

1 for any cleanouts.

2 MR. SHEEHAN: Even if we're not doing
3 anything to them?

4 MS. MOORE: So, no, there aren't --
5 nothing is necessary there?

6 MR. SHEEHAN: There's no change.

7 MS. MOORE: Okay. No change.

8 A Waterfront Development Permit may be
9 required for the proposed activities for the
10 application.

11 MR. SHEEHAN: If it's required we will
12 get it but I don't think it's required because it is
13 existing --

14 MS. MOORE: Okay. I just said maybe
15 required. I wasn't quite sure.

16 The applicant should be aware that the
17 post-development peak runoff cannot exceed the
18 pre-development peak runoff for the 25-year storm
19 event for the site. Confirming calculations should
20 be provided for review.

21 MR. SHEEHAN: Even if we're -- again, no
22 change in impervious, no nothing, Dena.

23 MS. MOORE: That's not applicable then.

24 MR. SHEEHAN: Yes. It's 100 percent
25 impervious and there's no change done.

1 MS. MOORE: A stormwater fee is to be
2 calculated for the site as outlined in Appendix XVIII
3 of the City Ordinance. The calculation will be
4 reviewed by our office. The fees must be paid by the
5 applicant prior to final signatures of the plan.

6 MR. SHEEHAN: We will submit it but I
7 don't think it's anything.

8 MS. MOORE: According to Section
9 870-227.A.4, permanent benchmarks shall be set for
10 all major subdivision and site plans exceeding 2
11 acres in size. Concrete monuments or other similar
12 permanent structures shall be used.

13 MR. SHEEHAN: You need that for this?
14 We're not doing any changes?

15 MS. MOORE: Right but then this is a
16 requirement for site plans that come in. If you need
17 site plan approval, this is what they're saying that
18 you have a monument if it's larger than 2 acres.

19 MR. SHEEHAN: Understood.

20 MS. MOORE: If the plans reference 1988
21 NAVD, a conversion factor to 1929 NGVD must be
22 provided on the plans.

23 MR. SHEEHAN: Okay.

24 MS. MOORE: The finished floor elevation
25 should be shown for the existing buildings.

1 MR. SHEEHAN: So around where we're
2 changing them?

3 MS. MOORE: Yes.

4 MR. SHEEHAN: Okay. Just where we
5 change?

6 MS. MOORE: Yes. I'll just note where it
7 is being changed.

8 MR. SHEEHAN: Okay.

9 MS. MOORE: All building access points
10 must be identified and spot grades must be provided
11 at these building access points so that we know --

12 MR. SHEEHAN: The changes?

13 MS. MOORE: Yes.

14 MR. SHEEHAN: Okay.

15 MS. MOORE: Additional spot grades should
16 be shown for the proposed trench drains.

17 MR. SHEEHAN: Todd, are there new trench
18 drains being shown?

19 MR. KOENIG: Yes, there are.

20 MR. SHEEHAN: Okay. So we'll do that.

21 MS. MOORE: Spot grades should be
22 provided for the proposed loading docks, the
23 platforms and top and bottom of exterior stairs.

24 MR. SHEEHAN: Yes.

25 MS. MOORE: And then I have the note

1 regarding utilities; that everything must be
2 installed underground. You'll add that note to the
3 plans?

4 MR. SHEEHAN: Do we have new utilities,
5 Todd?

6 MR. KOENIG: No. Just the stormwater
7 drain for the trench drains.

8 MS. MOORE: Okay. But can you just add
9 this utility note to the plan?

10 MR. KOENIG: Sure.

11 MR. SHEEHAN: Yes.

12 MS. MOORE: Existing and proposed
13 sanitary sewer and water main and laterals should be
14 shown on the plans. Are there any changes?

15 MR. SHEEHAN: No changes.

16 MS. MOORE: The project must be approved
17 by both the City Engineer and the City Fire Chief
18 with written verification provided to our office
19 prior to final signatures on the plans.

20 MR. SHEEHAN: Yes.

21 MS. MOORE: A CCTV inspection of the
22 sewer (combined, sanitary and storm) system must be
23 performed and reviewed by the City Engineer prior to
24 construction. The applicant will be responsible for
25 any improvements to the existing infrastructure

1 required for the connection of the proposed
2 project.

3 MR. SHEEHAN: When we do that if it's
4 required by the City Engineer since there's no change
5 in anything, I don't know.

6 MS. MOORE: If required. I just put that
7 note on --

8 MR. SHEEHAN: So we're aware of it. I
9 know that --

10 MS. MOORE: So you're aware if you see it
11 in his review letter?

12 MR. SHEEHAN: Yes.

13 MS. MOORE: All developers and applicants
14 should not that due to a City Ordinance, a Capacity
15 Fee may be applicable to the proposed development.
16 The applicant should contact the City Engineer for
17 all costs related to the same. So you just
18 acknowledge that?

19 MR. SHEEHAN: Yes.

20 MS. MOORE: Details for the trench drain,
21 sidewalk and curb should be added to the plans.

22 MR. SHEEHAN: Yes.

23 MS. MOORE: The plans should note that
24 all site work construction and details must conform
25 to the standards of the City of Camden.

1 MR. SHEEHAN: Acknowledged.

2 MS. MOORE: It appears that no
3 landscaping is proposed. A landscape plan should be
4 provided per Section 870-244.B or a waiver
5 requested.

6 MR. SHEEHAN: We're going to request
7 waivers for all four of those because the only
8 changes are interior and you can't see any of that.
9 And there's no place to put a tree on the impervious
10 surface.

11 MS. MOORE: Okay? I got it. So it's a
12 waiver for the landscape plan, the loading area
13 screening, the equipment screening and street trees?

14 MR. SHEEHAN: Yes please.

15 MS. MOORE: And Lighting: Plans should
16 be revised to comply with Section 870-243.D.2 or a
17 variance requested.

18 MR. SHEEHAN: I don't think there's any
19 change in the lighting, Dena. I'm not positive but
20 I'm assuming that we would -- if a variance is needed
21 because there's no change; that they're not going to
22 be able to comply if the property lines -- they'll
23 probably meet the minimum but -- at the property
24 lines they're not going to --

25 MR. BURNS: I would ask for the

1 variance.

2 MS. MOORE: Right. For the lighting
3 levels?

4 MR. BURNS: Yes.

5 MS. MOORE: And also -- and I just said
6 per Section 870-224.B.9 and 870-243, lighting should
7 minimize glare and off-site spillage. So full
8 cut-off fixtures should be provided for any existing
9 floodlight fixtures.

10 MR. SHEEHAN: For existing ones?

11 MS. MOORE: Yes.

12 Per Section 870-243.H, all outdoor
13 lighting not essential for safety and security
14 purposes shall be activated by automatic control
15 devices and turned off during non-operating hours.

16 MR. SHEEHAN: Yes.

17 MS. MOORE: And then you'll add that note
18 to the plans?

19 MR. SHEEHAN: Yes.

20 MS. MOORE: It is the applicant's
21 responsibility to contact PSE&G concerning any
22 modifications required to make proposed or installed
23 lighting fixtures within the City's right-of-way
24 tamper resistant. No dedication will be accepted by
25 the City without the required modification. But

1 you're not making any modifications within the City's
2 right-of-way --

3 MR. SHEEHAN: Right.

4 MS. MOORE: -- so that would not be
5 applicable.

6 The applicant is to provide a traffic
7 impact statement explaining the anticipated traffic
8 change from the current site traffic to the
9 anticipated site traffic for the proposed
10 improvements.

11 MR. SHEEHAN: They'll have to submit
12 that, right.

13 MS. MOORE: A statement, please.

14 MR. SHEEHAN: Yes. It's not a full
15 report.

16 MS. MOORE: Even if there's no change
17 just a statement, a sentence or two.

18 MR. SHEEHAN: Understood.

19 MS. MOORE: The applicant is to provide
20 testimony regarding any and all environmental
21 concerns, studies and remediation pertaining to the
22 site.

23 MR. SHEEHAN: They have a Phase 1.
24 They'll submit a copy of the Phase 1.

25 MS. MOORE: You'll submit it to our

1 office?

2 MR. SHEEHAN: Yes.

3 MS. MOORE: And should this project be
4 approved tonight, just submit the Phase 1 along with
5 any resolution compliance submission.

6 MR. SHEEHAN: Yes.

7 MS. MOORE: It appears that no trash
8 enclosure is proposed or exists. Testimony should be
9 provided regarding the storage and hauling of waste.

10 MR. SHEEHAN: The existing buildings keep
11 the trash inside and they're privately picked up.

12 MS. MOORE: Okay. So internal system
13 with private hauling.

14 No signage has been proposed. Testimony
15 should be provided.

16 MR. SHEEHAN: No signage, right,
17 Marc?

18 MR. SMOUHA: Correct. No signage.

19 MS. MOORE: Right.

20 MS. MOORE: Let's see. You're not doing
21 a consolidation or proposing a subdivision --

22 MR. SHEEHAN: Right.

23 MS. MOORE: -- so the first comment under
24 Miscellaneous is not applicable.

25 Aerial imagery indicates an out building

1 directly located where docks are proposed. A
2 demolition plan should be provided, and the site plan
3 revised to indicate proposed internal site
4 conditions.

5 MR. SHEEHAN: That's a shed that has been
6 removed. But if you need another plan, we can
7 indicate that.

8 MS. MOORE: Okay.

9 The signature block on the plans should
10 be revised to indicate the signature for the Zoning
11 Office/Administrative Officer and not those two
12 titles individually. It's the same person.

13 MR. SHEEHAN: Yes.

14 MS. MOORE: And the applicant and owner
15 are reminded that site safety is their
16 responsibility. The plan should note that "The
17 owner, or his representative, is to designate an
18 individual responsible for construction site safety
19 during the course of site improvements pursuant
20 N.J.A.C. 5:23-2.21 (e) of the N.J. Uniform
21 Construction Code and CFR 1926.32 (f), the OSHA
22 Competent Person)". You'll add that note, the safety
23 note.

24 MR. SHEEHAN: Yes. Todd, you'll add that
25 to the plan?

1 MR. KOENIG: Yes.

2 MS. MOORE: Okay.

3 Now, Summary of Variances and Waivers, I
4 have added Section 870-230.F for the parking spaces.
5 It will be another section, 870-, I'm not quite sure,
6 for the parking on a separate lot.

7 MR. BURNS: Dena, if I could. I think
8 the way I'll phrase that in the Resolution will be,
9 870-230.F regarding number of parking spaces and
10 section, whatever. You'll get me that other section
11 regarding parking on a separate lot to identify
12 existing and historical conditions. No parking space
13 fee shall be imposed on the applicant.

14 MS. MOORE: Okay.

15 MR. BURNS: Is that okay, Kevin?

16 MR. SHEEHAN: Yes.

17 MS. MOORE: And then with the parking
18 lot, the separate lot --

19 MR. BURNS: You'll get me that number?

20 MS. MOORE: Right. But then if
21 improvements are necessary on that lot, does your
22 applicant agree to make improvements on that lot?

23 MR. SHEEHAN: If they have to.

24 MS. MOORE: I mean, because normally, if
25 you are saying that the parking associated with the

1 activity on the site plan is on another lot, we would
2 evaluate that lot. I just didn't get a chance to.
3 The plans didn't indicate that parking at all.

4 MR. SHEEHAN: I understand that. I'm
5 conflicted to, I'm adding a loading dock, one extra
6 loading dock and I got to --

7 MS. MOORE: I get it but you realize at
8 least from my point, once you come to the Board
9 and you have a site plan, that opens you up to take a
10 look at this. I mean, the people, you know, they're
11 parking here and then -- it's that with any other
12 site plan.

13 MR. SHEEHAN: But it's an existing
14 condition that's not being changed. And no
15 additional parking is required based on the
16 application.

17 MS. MOORE: Well, then I mean, this is
18 what we would ask for any other applicant. So I
19 don't know. I would defer to Mr. Burns regarding
20 this.

21 MR. BURNS: I guess the issue is, we're
22 treating it as existing conditions in one sense but
23 at the same time, you're right, it's just a loading
24 dock, but at the same time, you know -- I don't know
25 what to say on it. It wasn't shown originally on the

1 plan. I think if it was originally shown, Dena,
2 would have picked up on it right away.

3 MS. MOORE: Right.

4 MR. BURNS: We don't know what goes on
5 out there until we see it on the plans.

6 MR. SHEEHAN: Yes, I understand that.

7 MS. MOORE: And because this was an
8 unusual -- I mean, it's the loading dock so all we
9 saw -- basically all I was given was the --

10 MR. SHEEHAN: The architectural plan.

11 MS. MOORE: Yes.

12 MR. BURNS: Right.

13 Just from a safety point of view and I
14 think for your client's own benefit, sure they want
15 to make sure the property is safe for their employees
16 and anybody that might be traversing that lot, I
17 mean, it's really a liability issue. I understand
18 why you're torn because I think part of it is too
19 that hopefully this applicant is going to be here for
20 a long time.

21 But if they decide to sell or do
22 whatever, you want to at least kind of find that
23 variance for the parking so nobody can come in and,
24 you know, any person that comes to buy it, if they go
25 and get an approval for some of the uses, they're

1 going to be able to say, hey, wait a minute, this has
2 always been historically what it is.

3 MR. SHEEHAN: Well, that I thought we
4 talked about.

5 MR. BURNS: Yes. It's tough to --

6 MS. MOORE: I'm just saying typically we
7 would look at the condition of the lot. So I'm
8 just --

9 MR. SHEEHAN: I understand. I'm not
10 saying you're doing anything unusual here. I get
11 it. I just have a tough -- I've never, whether it's
12 you or this Board or any other Board, I've never
13 gotten that out -- doing something smaller over on
14 the left side, makes you have to spend tens of
15 thousands of dollars completely unrelated to it on
16 the other side of the property that's completely
17 unaffected by it. If I had to put in additional
18 parking, I would agree with that. If I were
19 expanding the building and adding additional gross
20 floor area which required additional parking, I get
21 it.

22 MR. BURNS: Why don't we do this. Why
23 don't we take a closer look at it. If you come up
24 with some justification that can appease Dena.

25 MS. MOORE: I don't want it to be just

1 me.

2 MR. BURNS: I know. But it's an issue
3 that -- you know, it's a separate lot. It is what it
4 is.

5 MS. MOORE: Right. But --

6 MR. BURNS: Marc, this is without
7 prejudice buy --

8 MR. SHEEHAN: I mean --

9 MS. MOORE: But legally, I mean, and then
10 maybe this is a question because like said, I'm the
11 engineer in this instance. So how would this be
12 different if you have a site plan and you have a
13 school that uses a parking lot, an existing parking
14 lot, and they have an agreement in a separate
15 location and we have them, you know, we say, okay,
16 you're making improvements and we have to look at
17 where you're parking, and you now have to improve
18 that parking lot because we know the people are
19 parking there?

20 MR. SHEEHAN: If you put a loading dock
21 there?

22 MS. MOORE: No, it's not a loading dock.

23 MR. SHEEHAN: But it is, though. That's
24 the point, Dena.

25 MS. MOORE: Right.

1 MR. SHEEHAN: I don't mean a loading dock
2 for a school. I mean, if the school was putting a
3 loading dock or receiving dock on its thing, you
4 would go across the street and say, now you got to do
5 the church parking lot across the street that you
6 park on. That's my concern. Remember, the only
7 reason this is being shown here is because you asked
8 about whether a variance was needed for parking.

9 What I could have done is, just not shown
10 that to give the Board the full view of what was
11 going on and just say, look, it's an existing site;
12 we don't need a variance; you've always approved it
13 for no parking. I'm sort of getting shot here
14 because I told you not just 24 spaces. But, you
15 know, we don't need a variance but, hey, here's where
16 we are.

17 DR. WILLIAMS: If I may, Mr. Vice-Chair,
18 to Mr. Sheehan. I think Dena asked whether you would
19 look at it if there was need for improvement and you
20 said if. So we can put our head on that, correct?

21 MR. SHEEHAN: I'm sorry, Dr. Williams, we
22 could put what?

23 DR. WILLIAMS: You indicated -- Dena
24 asked a question regarding improvements to the lot
25 across the street. If improvements were needed and

1 you said in response, if.

2 MR. SHEEHAN: If there's a dangerous
3 condition and we have to --

4 DR. WILLIAMS: Let's rely on that now.

5 MS. MOORE: That's all --

6 MR. BURNS: I don't think anybody is
7 asking to redo the lot.

8 MR. SHEEHAN: I don't want to have to
9 install lighting and all --

10 MS. MOORE: No. I'm asking like tripping
11 hazards. That's what I'm basically concerned with.

12 MR. BURNS: I think, Kevin, it was really
13 just an inspection to determine that there's safe
14 conditions. I don't think it's no mention of
15 lighting or landscaping or any of that. I mean, if
16 you got big pot holes out there, you should be
17 filling them.

18 MR. SHEEHAN: Fair enough.

19 MS. MOORE: Okay. Do I win?

20 MR. SHEEHAN: You win.

21 MR. BURNS: You win.

22 MS. MOORE: We're good. Thank you.

23 MR. SHEEHAN: I usually don't fight with
24 you, Dena.

25 MS. MOORE: Thanks. I like to win,

1 though.

2 Waivers: The landscape plan, loading
3 area screening, equipment screening and street
4 trees.

5 MR. SHEEHAN: Yes.

6 MS. MOORE: You're aware of the Approval
7 Process that's listed on page 6 of 7?

8 MR. SHEEHAN: Yes.

9 MS. MOORE: If you have any questions you
10 can contact my office.

11 Outside Agency Approvals, I have Camden
12 County Planning Board. And I said NJDEP for
13 waterfront development but I don't know if you also
14 have to make any adjustments for any waterfront
15 development permit when you make those changes. Will
16 you have to for waterfront development?

17 MR. SHEEHAN: I don't think so. We'll
18 have to look into that, Dena, but I don't think so
19 only because it's existing impervious and there's no
20 changes.

21 MS. MOORE: When I did more design, they
22 always want it when things change. They always
23 wanted to see an amended plan. So that's the only
24 reason why I put it there.

25 MR. SHEEHAN: Okay.

1 MS. MOORE: And then any others that may
2 be necessary.

3 MR. SHEEHAN: Yes.

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

6 VICE-CHAIRMAN LEE: Okay. Thank you,
7 Dena. Now, in terms of a motion on this matter, Mr.
8 Burns, could you give us a summary in terms of how
9 the motion should read?

10 MR. BURNS: Why don't we open it to the
11 public.

12 VICE-CHAIRMAN LEE: We need to ask the
13 Board, are there any questions coming from the
14 Board?

15 DR. WILLIAMS: No questions.

16 VICE-CHAIRMAN LEE: Thank you, Doctor.
17 Why don't we move to the public. Anybody from the
18 public would like to weigh in on this?

19 DR. WILLIAMS: There's no hands up from
20 the public, sir.

21 VICE-CHAIRMAN LEE: Thank you. So we can
22 move forward with the summary of a motion in terms of
23 how it should read.

24 MR. BURNS: Right. So the applicant is
25 before you tonight, Mr. Vice-Chair. It's Impulse

1 Properties, LLC. The applicant is requesting
2 preliminary and final site plan approval to construct
3 a new loading dock and platforms. There was
4 extensive review of the R&V review letter dated
5 October 17, 2023.

6 If the motion was to be made to approve,
7 it would be a motion to approve preliminary and final
8 site plan and any related variances and waivers that
9 were identified on the record and in the R&V review
10 letter subject to those conditions that are noted on
11 the record, and subject to the fact that a lot of
12 what was called for in the letter has since been
13 removed as being nonapplicable given the limited
14 nature of the improvement proposed.

15 VICE-CHAIRMAN LEE: Okay. Thank you. Is
16 there a motion to deny or approve? Do I hear a
17 motion?

18 DIRECTOR WALKER: Motion to approve.

19 MR. BURNS: That's Director Walker.

20 VICE-CHAIRMAN LEE: Do I have a second?
21 Can I second it?

22 MR. BURNS: Yes, sir.

23 VICE-CHAIRMAN LEE: Second.

24 DR. WILLIAMS: Very good. Roll call.

25 Mr. Jose DeJesus. Mr. Lee.

1 VICE-CHAIRMAN LEE: Yes.

2 DR. WILLIAMS: Mayor Carstarphen.

3 Director Walker.

4 DIRECTOR WALKER: Yes.

5 DR. WILLIAMS: Mr. Leonard.

6 MR. LEONARD: Yes.

7 DR. WILLIAMS: Councilperson Ramos.

8 COUNCILPERSON RAMOS: Yes.

9 DR. WILLIAMS: Mr. Stephens.

10 Mr. Thomas. Mr. Humphrey. Ms. Fraction.

11 MS. FRACTION: Yes.

12 DR. WILLIAMS: Motion carried to approve.

13 VICE-CHAIRMAN LEE: Thank you.

14 MR. SHEEHAN: Thank you.

15 MR. SMOUHA: Thank you.

16 VICE-CHAIRMAN LEE: Now, Item C,

17 Mr. Burns, you mentioned that this one is not to be
18 heard tonight?

19 MR. BURNS: That's been removed from the
20 agenda, Mr. Burns. That is not on our agenda
21 tonight.

22 VICE-CHAIRMAN LEE: Great. So we'll move
23 forward with the Adoption of the Following
24 Resolutions. Do you want to handle that, Mr. Burns?

25 MR. BURNS: Yes, sir. Thank you.

1 The Resolutions that we have to approve
2 tonight are Certificates of Appropriateness for Alice
3 McCray, 2809 Tuckahoe Road. Stacy Still, 1202 N.
4 Octagon Road. And then we have the Review and
5 Approval authorizing the Resolution referring a --
6 I'm sorry -- it's the Resolution that approved and
7 recommended approval to Council of the Environmental
8 Justice provisions. So that is on the agenda to be
9 approved tonight.

10 And then the Salvation Army KROC, 1868
11 Harrison Avenue. That was dismissed without
12 prejudice but that is not a Resolution. We're just
13 putting that on the record. So it's just those three
14 Resolutions.

15 VICE-CHAIRMAN LEE: Motion to adopt the
16 three Resolutions.

17 MR. LEONARD: So moved.

18 VICE-CHAIRMAN LEE: Second.

19 DR. WILLIAMS: Jose DeJesus. Mr. Lee.

20 VICE-CHAIRMAN LEE: Yes.

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

23 DIRECTOR WALKER: Yes.

24 DR. WILLIAMS: Mr. Leonard.

25 MR. LEONARD: Yes.

1 DR. WILLIAMS: Councilperson Ramos.

2 COUNCILPERSON RAMOS: Yes.

3 DR. WILLIAMS: Mr. Stephens.

4 Mr. Thomas. Mr. Humphrey. Ms. Fraction.

5 MS. FRACTION: Yes.

6 DR. WILLIAMS: Motion carried to approve.

7 VICE-CHAIRMAN LEE: Thank you. Now a
8 motion to adjourn.

9 MR. LEONARD: So moved.

10 DIRECTOR WALKER: Second.

11 VICE-CHAIRMAN LEE: All those in favor
12 say yays.

13 THE BOARD: Yays.

14 - - -

15 - - (*Meeting adjourned at 7:33 p.m.*)

16

17

18

19

20

21

22

23

24

25

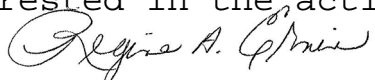
1 CERTIFICATION

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

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

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

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

18 

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

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

	19:3,6,15,16,18,23; 20:7;22:1;24:10;28:4, 5;29:18;30:8;34:22; 49:10;50:5,6,9;54:2, 8;57:17;60:22,24	anticipate (1) 25:16 anticipated (6) 24:15; 25:8,21;50:12;58:7,9 anticipating (1) 25:13 anxious (1) 46:3 apologize (1) 42:17 apparatus (1) 26:2 appear (1) 19:17 appears (3) 13:12; 56:2;59:7 apease (1) 64:24 Appendix (2) 17:21; 52:2 applicable (6) 21:5; 32:3;51:23;55:15; 58:5;59:24 applicant (46) 7:7,13; 10:23;11:14,17; 12:17,19;14:7;16:4, 10,17,22;17:15,24; 19:4,8;20:9,23;21:6; 24:13;27:8,12;31:13; 32:8;33:13;37:15,17; 39:9,13,22;42:23; 50:11,19;51:16;52:5; 54:24;55:16;58:6,19; 60:14;61:13,22; 62:18;63:19;69:24; 70:1 applicants (2) 21:3; 55:13 applicant's (4) 25:4, 18;26:4;57:20 application (16) 7:9, 14,17;8:22;11:2,20, 23;12:1;28:18,21; 31:13;39:6;41:12,15; 51:10;62:16 applications (2) 18:1,5 applied (2) 40:9;46:7 apply (3) 32:18;46:17, 20 appreciate (1) 7:21 appropriate (1) 9:12 Appropriateness (1) 72:2 Approval (17) 4:22, 24;7:19;8:23;9:1,13; 20:16;35:20;36:10; 37:18;38:5;52:17; 63:25;68:6;70:2;72:5, 7 approvals (4) 27:19; 35:25;40:10;68:11 approve (10) 5:15; 38:7;39:2;70:6,7,16, 18;71:12;72:1;73:6 approved (10) 7:18; 9:2;20:14;26:16; 36:10;54:16;59:4; 66:12;72:6,9 approving (1) 3:19 approximately (1)	8:17 appurtenances (1) 19:25 architect (5) 31:2,3,4; 40:13;41:4 Architects (1) 9:18 architectural (2) 28:14;63:10 area (34) 8:10,12,14, 14,15;11:6;12:9,15, 20,22,25;13:2,8,19; 14:15,17;16:25; 24:21;25:1;30:5; 31:11,22,24;40:4,4; 42:1,6,9,11;43:12,15; 56:12;64:20;68:3 areas (4) 13:25; 19:14;22:19;48:2 argue (1) 45:11 Army (1) 72:10 around (3) 32:9,15; 53:1 arranged (1) 47:22 arrow (1) 34:19 ASIP (1) 5:23 Assessor (1) 31:15 assistance (1) 6:12 associated (2) 49:12; 61:25 assuming (1) 56:20 Atlantic (1) 6:9 attorney (2) 6:16,20 authorizing (1) 72:5 automatic (2) 24:8; 57:14 available (1) 43:21 Avenue (1) 72:11 average (1) 22:9 avoid (1) 27:16 aware (11) 16:10; 17:15;26:17;35:20; 36:6;44:25;48:15; 51:16;55:8,10;68:6 away (1) 63:2	becomes (3) 9:4;38:4; 43:8 begining (1) 37:23 behalf (2) 7:12;39:12 below (1) 15:19 benchmarks (3) 18:18;19:1;52:9 benefit (1) 63:14 best (2) 49:6,7 Bieberbach (5) 9:16, 24;13:1,3;39:5 big (1) 67:16 black (2) 33:6,19 Blake (2) 9:17,24 blend (1) 15:21 Block (9) 7:3,4,5,7; 10:25;21:14;31:14; 39:8;60:9 blocks (1) 37:21 Board (38) 3:3,18;4:1, 23;6:3,6,8,12,14,15, 16,20,23,24;8:5,21, 23;9:7;10:5,9;14:4; 17:2;27:15;31:7; 35:25;37:1,3;40:13; 46:13;47:15;62:8; 64:12,12;66:10; 68:12;69:13,14;73:13 boards (1) 3:21 Board's (1) 9:5 bond (1) 17:12 both (2) 20:15;54:17 bottom (1) 53:23 Boulevard (6) 8:4,4, 10;24:20;26:10,11 Boundary (3) 11:16; 12:10;34:20 box (3) 15:14;50:15, 16 Brenda (2) 4:17;38:13 brief (2) 6:7;37:11 bring (1) 46:6 Broadway (18) 7:3; 8:11,11;11:13,13,15, 18,18,23;12:6;14:9, 21,21;24:2;33:3; 35:19,19;37:21 brought (1) 28:20 build (1) 8:16 Building (28) 7:3,8; 8:7,8,16;11:7,10; 13:7,14;14:3;19:5,9; 20:1;29:25;32:8; 33:11;34:6,8,16;35:1; 37:19;39:24,25,25; 53:9,11;59:25;64:19 buildings (6) 12:14; 39:20,23;40:3;52:25; 59:10 Bulk (1) 11:6 bulletin (1) 3:21 BURNS (71) 5:19; 7:16;8:18;9:8,11,20;
\$				
\$6,000 (1) 45:4				
*	added (6) 18:8;21:24; 35:8;41:21;55:21; 61:4 adding (3) 10:24; 62:5;64:19 addition (1) 48:23 additional (13) 13:25; 19:6;28:15;34:4; 40:3;42:11;43:12,16; 53:15;62:15;64:17, 19,20 Adequate (2) 3:16; 26:5 adjacent (2) 15:20; 27:17 adjourn (1) 73:8 adjourned (1) 73:15 adjustments (3) 25:16;36:4;68:14 adopt (1) 72:15 adopted (1) 3:18 Adoption (1) 71:23 aerial (3) 7:25;42:13; 59:25 affect (1) 25:13 Again (3) 30:3;39:12; 51:21 Agency (2) 35:24; 68:11 agenda (4) 3:12; 71:20,20;72:8 ago (1) 8:6 agree (6) 8:25;15:23; 46:2;48:20;61:22; 64:18 Agreement (3) 18:10; 49:5;65:14 ahead (1) 37:14 AHP (1) 5:24 aisle (1) 48:1 Alice (1) 72:2 allowed (2) 29:22,24 A-Lok (3) 15:9,10,15 along (15) 14:7,8,13, 20;32:19;33:3,10,12; 39:16;42:4;43:1,25; 44:22;50:20;59:4 aluminum (2) 30:20, 21 always (4) 64:2; 66:12;68:22,22 amended (3) 36:13, 16;68:23 analyzed (1) 25:10 ancient (1) 45:1 and/or (3) 14:8;27:17; 31:17 announce (1) 6:22			
*Meeting (1) 73:15				
A				
Aaron (1) 4:16 AASHTO (1) 26:6 able (7) 7:25;17:4; 18:11;22:12;40:7; 56:22;64:1 Absolutely (2) 18:13; 26:19 acceptable (1) 9:8 accepted (3) 10:5,8; 57:24 accepts (1) 9:4 access (5) 19:5; 24:14;48:1;53:9,11 accessed (1) 13:13 accesses (1) 25:19 accessible (2) 48:7; 49:9 accessing (1) 3:11 accessory (10) 11:7, 10;27:23;34:1,6,11, 15,25,25;35:13 accommodate (1) 25:21 accordance (3) 3:17; 26:6;34:6 According (2) 36:8; 52:8 accordingly (1) 48:13 acknowledge (11) 12:2,7;17:19;20:19; 21:1,8;26:18,23; 27:20;41:16;55:18 Acknowledged (1) 56:1 acres (5) 8:1,12; 18:19;52:11,18 across (10) 42:22; 43:24;46:7;48:9,11, 17,24;66:4,5,25 Act (1) 3:18 action (1) 46:12 activated (2) 24:8; 57:14 activities (1) 51:9 activity (1) 62:1 actually (6) 7:22; 30:20;35:16;36:13; 48:18,24 ADA (5) 48:6,7,8,11; 50:22 add (30) 15:11,12,13; 16:3;17:14;18:12,21;				
		B		
		back (5) 14:4;45:25; 47:6,24;50:9 back-lit (3) 30:15,19, 22 Barn (8) 7:8;8:17; 31:10;34:2,4,5,9; 37:19 barns (1) 34:1 base (1) 15:6 based (3) 25:16; 32:12;62:15 basement (2) 19:9,12 basically (3) 30:12; 63:9;67:11 basins (1) 15:4 bear (1) 29:16		

<p>10:3,13,18;29:4,8,13; 30:10,25;31:4,8;32:1; 37:4,11,15,25;38:9, 12;40:16,24;43:3,5,8, 14,18,21;44:5,10,13, 21;45:3,7,19,24;46:9; 47:1,4,14,18;49:2; 56:25;57:4;61:7,15, 19;62:19,21;63:4,12; 64:5,22;65:2,6;67:6, 12,21;69:8,10,24; 70:19,22;71:17,19,20, 24,25 Business (1) 7:2 buy (2) 63:24;65:7</p>	<p>Certificates (1) 72:2 CFR (1) 60:21 chain (1) 33:18 Chairman (1) 3:3 chance (2) 49:8;62:2 change (22) 10:22; 24:18,21;26:10; 32:14;33:19;34:18; 42:5,6,7;49:24;51:6, 7,22,25;53:5;55:4; 56:19,21;58:8,16; 68:22 changed (2) 53:7; 62:14 changes (10) 36:5,11; 40:4;52:14;53:12; 54:14,15;56:8;68:15, 20</p>	<p>completely (2) 64:15, 16 compliance (2) 38:3; 59:5 complies (2) 30:2; 31:11 comply (6) 22:6; 26:20;27:10,18; 56:16,22 compressive (2) 21:12,15 concern (5) 45:14,15; 46:6,16;66:6 concerned (1) 67:11 concerning (3) 12:1; 41:15;57:21 concerns (1) 58:21 concludes (3) 6:24; 36:24;69:5 Concrete (4) 18:20; 21:10,15;52:11 concurrency (1) 6:15 condition (9) 14:24; 42:12;44:16,19; 49:14,24;62:14;64:7; 67:3 conditions (5) 60:4; 61:12;62:22;67:14; 70:10 conducted (1) 3:9 conferencing (1) 3:10 confirm (8) 9:1;11:14, 17,21;19:8;20:9,13; 26:5 Confirming (2) 16:13; 51:19 conflict (3) 6:19,21; 20:11 conflicted (1) 62:5 conform (4) 27:8; 28:10,12;55:24 conformance (1) 28:7 connection (3) 15:8; 20:25;55:1 connections (4) 15:9; 16:5;20:3,4 Connector (1) 15:10 Conservation (3) 26:16;27:15;36:1 consolidate (1) 31:21 consolidated (2) 31:13;32:3 consolidation (1) 59:21 construct (4) 7:8; 37:18;39:9;70:2 constructed (1) 15:21 construction (9) 17:12;20:23;28:11; 32:14;40:9;54:24; 55:24;60:18,21 contact (6) 6:12;21:6; 35:22;55:16;57:21;</p>	<p>68:10 contacted (2) 11:25; 41:14 contains (1) 8:13 continue (2) 7:13; 27:12 contributor (1) 25:8 control (3) 24:8; 26:15;57:14 conversation (1) 47:13 conversion (2) 18:25; 52:21 copy (4) 3:21,24;4:2; 58:24 corner (1) 13:23 Corporation (2) 7:23; 8:3 Cortesini (1) 44:17 cost (1) 45:13 costs (2) 21:7;55:17 couched (1) 47:12 Council (1) 72:7 Councilperson (11) 4:13,15;5:1,10,11; 38:22,23;71:7,8;73:1, 2 counsel (2) 8:18;10:3 counts (1) 16:15 county (9) 11:17;12:5; 17:17;26:16;27:14, 15;35:25;36:1;68:12 couple (2) 6:7;40:8 Courier (1) 3:24 course (1) 60:19 coverage (1) 39:18 COVID-19 (1) 3:8 CPZBS (1) 5:24 crawlspace (2) 19:10, 12 create (1) 43:15 created (1) 15:23 cross-access (1) 13:16 cross-easements (1) 31:23 CSI (1) 5:23 curb (3) 19:21;21:10; 55:21 curbing (1) 50:20 curbs (1) 14:20 current (4) 6:19,20; 36:4;58:8 currently (1) 8:13 cursor (1) 13:4 cut (1) 18:16 cut-off (1) 57:8 CZO (1) 5:24</p>	<p>70:4 datum (2) 18:24,24 daytime (1) 27:6 DCA (4) 8:20,25;9:4,5 decibels (1) 27:5 decibles (1) 27:4 decide (1) 63:21 decision (1) 15:1 Declaration (1) 3:7 dedication (1) 57:24 deeds (1) 31:17 defer (1) 62:19 DeJesus (6) 3:3;4:5; 5:3;38:14;70:25; 72:19 Delaware (1) 39:16 deliveries (1) 12:21 delivery (1) 24:13 demolition (1) 60:2 DENA (17) 5:24;29:5; 31:18;32:21;42:5; 44:6;51:22;56:19; 61:7;63:1;64:24; 65:24;66:18,23; 67:24;68:18;69:7 Dena's (3) 9:19; 10:15;40:15 Denial (1) 7:19 denoted (1) 41:19 deny (1) 70:16 DEP (1) 36:12 Department (3) 12:5; 27:13;36:2 depressed (1) 19:21 design (4) 16:19; 17:1;28:7;68:21 designate (1) 60:17 designated (1) 4:1 detail (3) 21:19;28:3, 20 details (6) 21:11; 28:14;40:14;48:7; 55:20,24 determine (3) 14:23; 41:20;67:13 determined (1) 14:21 developed (1) 14:1 developers (2) 21:3; 55:13 development (8) 9:6; 21:6;27:20;51:8; 55:15;68:13,15,16 devices (2) 24:9; 57:15 different (2) 6:21; 65:12 difficulty (1) 6:11 dip (1) 15:22 directed (1) 50:21 direction (1) 3:2 directional (1) 48:2 directly (2) 22:11;60:1 Director (17) 4:9,10;</p>
C				
<p>calculated (3) 17:21; 25:6;52:2 calculation (4) 18:3; 43:9;44:6;52:3 calculations (5) 16:13, 16;17:22;42:4;51:19 call (7) 3:2;4:5;5:2; 10:14;38:14;46:3; 70:24 called (1) 70:12 calls (1) 10:3 Camden (14) 3:4,6, 18,23;4:3;12:5;26:16; 27:14,15,16;35:25; 36:1;55:25;68:11 Camden's (1) 3:13 can (29) 3:12;7:13, 20;9:19,19;17:6; 22:18;26:1;28:20; 29:5;35:21;36:20; 37:11;39:23;40:14; 42:16;46:6;47:6,23; 48:13;49:11;54:8; 60:6;63:23;64:24; 66:20;68:10;69:21; 70:21 Capacity (2) 21:5; 55:14 capital (1) 17:2 Carboline (1) 15:5 carried (4) 5:15;39:2; 71:12;73:6 cars (1) 47:23 Carstarphen (5) 4:8; 5:5;38:17;71:2;72:21 Case (3) 44:17;45:12; 46:23 cases (1) 46:7 catch (1) 15:4 CCMUA (1) 39:17 CCTV (2) 20:20; 54:21 Center (6) 7:18,20; 8:6;10:23;25:15; 37:16</p>	<p>changing (1) 53:2 check (2) 11:2;49:14 Chief (2) 20:15;54:17 chime (1) 37:7 Chris (2) 9:16,24 Chris's (1) 17:6 church (1) 66:5 circular (1) 15:7 circulating (1) 13:4 circulation (4) 24:21; 25:20,24;47:25 City (34) 3:3,6,8,13, 18,22,22;4:2,2;6:9; 8:3;11:25,25;14:22, 23;17:22;20:15,15, 22;21:4,6;27:16; 41:14,14;50:22;52:3; 54:17,17,23;55:4,14, 16,25;57:25 City's (2) 57:23;58:1 clarify (2) 16:4;24:13 cleanouts (1) 51:1 clean-outs (1) 16:2 Clerk (2) 3:22;4:2 Clerk's (1) 17:17 client's (1) 63:14 close (1) 46:11 closely (1) 27:13 closer (2) 49:8;64:23 closing (1) 45:20 CME (1) 5:24 Coal (1) 15:5 coating (1) 15:5 coats (2) 15:6,15 Code (1) 60:21 coefficient (1) 16:18 combined (2) 20:21; 54:22 coming (3) 6:22; 45:24;69:13 comment (3) 24:19; 32:3;59:23 comments (1) 24:13 commuter (1) 25:14 Competent (1) 60:22</p>	<p>completely (2) 64:15, 16 compliance (2) 38:3; 59:5 complies (2) 30:2; 31:11 comply (6) 22:6; 26:20;27:10,18; 56:16,22 compressive (2) 21:12,15 concern (5) 45:14,15; 46:6,16;66:6 concerned (1) 67:11 concerning (3) 12:1; 41:15;57:21 concerns (1) 58:21 concludes (3) 6:24; 36:24;69:5 Concrete (4) 18:20; 21:10,15;52:11 concurrency (1) 6:15 condition (9) 14:24; 42:12;44:16,19; 49:14,24;62:14;64:7; 67:3 conditions (5) 60:4; 61:12;62:22;67:14; 70:10 conducted (1) 3:9 conferencing (1) 3:10 confirm (8) 9:1;11:14, 17,21;19:8;20:9,13; 26:5 Confirming (2) 16:13; 51:19 conflict (3) 6:19,21; 20:11 conflicted (1) 62:5 conform (4) 27:8; 28:10,12;55:24 conformance (1) 28:7 connection (3) 15:8; 20:25;55:1 connections (4) 15:9; 16:5;20:3,4 Connector (1) 15:10 Conservation (3) 26:16;27:15;36:1 consolidate (1) 31:21 consolidated (2) 31:13;32:3 consolidation (1) 59:21 construct (4) 7:8; 37:18;39:9;70:2 constructed (1) 15:21 construction (9) 17:12;20:23;28:11; 32:14;40:9;54:24; 55:24;60:18,21 contact (6) 6:12;21:6; 35:22;55:16;57:21;</p>	<p>counsel (2) 8:18;10:3 counts (1) 16:15 county (9) 11:17;12:5; 17:17;26:16;27:14, 15;35:25;36:1;68:12 couple (2) 6:7;40:8 Courier (1) 3:24 course (1) 60:19 coverage (1) 39:18 COVID-19 (1) 3:8 CPZBS (1) 5:24 crawlspace (2) 19:10, 12 create (1) 43:15 created (1) 15:23 cross-access (1) 13:16 cross-easements (1) 31:23 CSI (1) 5:23 curb (3) 19:21;21:10; 55:21 curbing (1) 50:20 curbs (1) 14:20 current (4) 6:19,20; 36:4;58:8 currently (1) 8:13 cursor (1) 13:4 cut (1) 18:16 cut-off (1) 57:8 CZO (1) 5:24</p>	<p>D dangerous (1) 67:2 dated (3) 10:21;41:9;</p>

<p>5:6,7;6:4;38:8,9,12, 18,19;70:18,19;71:3, 4;72:22,23;73:10 disagree (1) 46:10 dismissed (1) 72:11 dispute (1) 44:21 distance (1) 26:5 distribution (1) 20:2 District (3) 26:16; 27:15;36:1 disturbance (1) 26:17 dock (12) 39:23; 43:13;62:5,6,24;63:8; 65:20,22;66:1,3,3; 70:3 docks (7) 39:10,25; 40:8;45:16;46:5; 53:22;60:1 Doctor (2) 6:25;69:16 Documentation (2) 12:8;36:20 dollars (1) 64:15 done (4) 25:23;40:2; 51:25;66:9 DR (46) 3:14;4:8,11, 13,16,20;5:3,5,8,10, 12,15,23;6:5;7:15; 37:6,8;38:14,17,20, 22,24;39:2;45:22,23; 46:1;47:11,19;66:17, 21,23;67:4;69:15,19; 70:24;71:2,5,7,9,12; 72:19,21,24;73:1,3,6 drain (4) 16:6;50:24; 54:7;55:20 drains (3) 53:16,18; 54:7 drawing (1) 21:17 drives (1) 14:8 driveways (1) 47:22 drop (1) 15:22 due (2) 21:4;55:14 duly (3) 5:25;9:25; 40:21 during (6) 3:20;24:9; 27:4,5;57:15;60:19</p>	<p>50:25;52:24 elevations (2) 15:8; 16:1 else (2) 10:7;23:24 email (1) 9:12 Emergency (1) 3:7 employee (1) 26:1 employees (3) 41:25; 42:2;63:15 enclosure (9) 27:24; 28:3,10;32:10,13,15, 21,25;59:8 encourages (1) 27:11 end (1) 8:3 engineer (20) 6:19,19, 21;10:6;11:25;14:22, 23;20:15,22;21:7; 25:4,18;26:4;41:14; 50:22;54:17,23;55:4, 16;65:11 engineers (2) 6:17; 27:11 engineer's (1) 38:3 enough (1) 67:18 entire (5) 12:20,25; 13:5;18:12;32:22 entirety (1) 18:10 entity (1) 7:21 entrance (2) 30:19,22 entry (1) 28:11 enumerated (1) 28:8 Environmental (7) 26:14;27:2,14,17; 36:2;58:20;72:7 Epoxy (1) 15:5 equal (2) 15:6,10 equipment (4) 21:23; 34:10;56:13;68:3 erected (1) 32:7 Erosion (1) 26:15 essential (2) 24:7; 57:13 established (2) 16:19; 27:3 estate (2) 33:6,19 evaluate (1) 62:2 Even (3) 51:2,21; 58:16 evening (1) 3:1 event (3) 9:3;16:13; 51:19 everybody (1) 39:5 exacerbating (1) 44:17 exactly (3) 13:4; 14:23;23:5 examined (3) 5:25; 9:25;40:21 exceed (3) 16:11; 22:21;51:17 exceeding (4) 18:19; 22:25;23:10;52:10 exception (1) 6:18</p>	<p>exhibit (2) 28:20; 30:11 existing (26) 11:13; 13:13,15;20:10,24; 26:7;39:20;40:3,8; 42:2,12;44:16,19; 51:13;52:25;54:12, 25;57:8,10;59:10; 61:12;62:13,22; 65:13;66:11;68:19 exists (2) 26:6;59:8 expanding (1) 64:19 expansion (3) 13:22; 14:3;40:3 expect (1) 24:22 expected (1) 25:20 expert (2) 31:1,7 explaining (2) 9:12; 58:7 extensive (1) 70:4 extent (1) 28:7 exterior (2) 15:5; 53:23 extra (1) 62:5</p>	<p>54:19;70:2,7 find (1) 63:22 fine (4) 10:17;24:5; 33:23;46:14 finished (1) 52:24 Fire (4) 20:15;25:24; 26:2;54:17 firm (1) 6:21 first (6) 3:23;5:25; 9:24;10:21;40:21; 59:23 Fitzgerald (2) 9:17,24 fix (1) 49:16 fixture (1) 22:11 fixtures (3) 57:8,9,23 flexible (2) 15:9,10 floodlight (1) 57:9 floor (11) 3:23;12:14; 40:4;42:1,6,9,11; 43:12,15;52:24;64:20 flow (1) 48:2 Following (1) 71:23 follows (3) 6:1;10:1; 40:22 foot (5) 8:16,17;30:4; 31:10;37:18 footage (5) 30:1,4; 43:9;45:9;47:7 footcandles (6) 22:9, 10,11,12;23:14,23 forever (1) 44:23 former (1) 8:11 forth (1) 26:22 forward (6) 7:1;32:8; 33:1;37:6;69:22; 71:23 found (2) 3:12;34:5 four (3) 18:14;33:10; 56:7 Fraction (12) 4:18,19, 25:5;13,14;38:11,25; 39:1;71:10,11;73:4,5 freestanding (1) 30:21 frequency (1) 50:13 Friday (1) 25:13 front (10) 27:23,25; 32:7;33:1,11,12,12, 13;35:2,13 frontage (3) 14:20; 29:23;50:20 full (3) 57:7;58:14; 66:10 Fully (1) 39:18 further (2) 6:10,12 Future (4) 13:22;14:3; 47:6;49:11</p>	<p>generate (1) 43:12 generates (2) 42:7,10 generating (1) 43:14 generation (1) 25:5 Gentlemen (1) 40:17 gets (1) 46:23 given (5) 37:2;45:8; 46:17;63:9;70:13 glare (1) 57:7 goes (2) 43:24;63:4 Good (7) 3:1;10:10, 18;14:24;37:22; 67:22;70:24 grade (2) 15:19,21 grades (6) 19:5,7,14; 53:10,15,21 Grading (1) 18:17 grant (1) 47:15 granted (2) 44:24; 46:5 granting (3) 46:12; 47:2,5 grassed (1) 19:14 grate (1) 15:18 Great (1) 71:22 gross (6) 40:4,4;42:1, 6,9;64:19 ground (3) 8:9;31:22, 24 ground-lease (1) 31:19 ground-leases (1) 7:22 groundwater (1) 26:23 guess (6) 37:2;43:8; 44:22;45:11,19;62:21 gutter (2) 15:19,21</p>
<p style="text-align: center;">E</p>	<p>earth (1) 26:17 easement (3) 26:8,11; 41:20 easements (1) 13:16 east (1) 30:20 edge (1) 14:13 EDWARD (1) 5:23 efficiently (1) 25:21 eight (1) 8:12 either (1) 46:11 electric (2) 8:13;20:2 electrical (1) 21:22 element (1) 30:22 elevation (3) 29:1;</p>	<p style="text-align: center;">F</p> <p>fabric (1) 21:18 facade (1) 29:24 facility (2) 12:20;13:6 facing (1) 30:20 fact (2) 45:9;70:11 factor (2) 18:25;52:21 Fair (1) 67:18 far (1) 42:8 favor (1) 73:11 features (1) 27:17 Fed-Ex (1) 50:17 fee (11) 17:20,23; 18:2,2;21:5;45:18; 46:16,19;52:1;55:15; 61:13 feel (1) 45:16 fees (3) 12:1;41:15; 52:4 feet (15) 11:8,9; 12:14;23:15;29:2,2, 12;30:1,2,6,7;33:10, 14;42:1,8 fence (12) 28:12;32:6, 7,9,14,19;33:6,10,18, 19;35:2,4 Fences (1) 32:6 fencing (2) 33:3,13 Fifty (1) 49:3 fight (1) 67:23 filed (2) 7:14;8:22 filing (1) 4:2 filling (1) 67:17 filter (1) 21:18 Final (12) 7:2;17:18, 24;20:16,17;31:17; 37:17;39:7;52:5;</p>	<p style="text-align: center;">G</p> <p>gap (2) 45:20;46:11 general (1) 8:8 generally (2) 35:13; 49:13</p>	<p style="text-align: center;">H</p> <p>half (1) 48:22 Hall (2) 3:8,22 handle (1) 71:24 hands (6) 5:21;9:21; 37:9,9;40:18;69:19 handy (1) 50:7 happy (2) 9:13;40:14 Harrison (1) 72:11 hauling (2) 59:9,13 hazards (2) 49:15; 67:11 HDPE (2) 16:6;21:19 head (1) 66:20 headquarters (1) 8:6 Health (1) 3:7 hear (1) 70:16 heard (2) 38:2;71:18 Hearing (1) 4:23 height (12) 11:7,10; 29:1,9,9,11,21;33:14; 34:16;35:1,5,9 held (2) 3:5,20 help (1) 39:15</p>

<p>here's (1) 66:15 hey (2) 64:1;66:15 high (3) 28:12;30:18; 33:17 higher (1) 29:12 Highway (1) 12:5 historical (1) 61:12 historically (2) 42:24; 64:2 history (2) 44:25;46:4 holes (1) 67:16 Holtec (19) 7:3,8,14, 17,20;8:1,1,4,5,10; 9:17;10:23;16:24; 24:20;26:9,10;29:25; 30:20;37:16 honest (1) 45:4 hopefully (1) 63:19 horizontal (1) 18:24 hospitals (1) 12:16 hotels (1) 12:16 hour (1) 25:7 hours (3) 24:9;25:12; 57:15 house (1) 32:8 Humphrey (4) 4:17; 38:25;71:10;73:4 Humphrey (1) 5:13</p>	<p>incorporates (1) 16:25 incurred (1) 45:13 indicate (5) 21:11; 60:3,7,10;62:3 indicated (7) 11:18; 12:10;19:2,22;48:8; 50:25;66:23 indicates (2) 48:1; 59:25 individual (1) 60:18 individually (1) 60:12 Industrial (6) 38:1; 39:18,20;41:24; 42:24,25 information (6) 6:10, 13;15:14;17:3;25:6; 28:16 infrastructure (2) 20:24;54:25 inlet (3) 15:14,22,23 inlets (1) 15:20 Inquirer (1) 3:25 inside (3) 39:25;40:2; 59:11 inspection (3) 20:20; 54:21;67:13 install (3) 14:12; 39:22;67:9 installation (1) 22:2 installed (5) 14:7; 20:3,5;54:2;57:22 instance (1) 65:11 Instructions (1) 3:11 insure (1) 24:14 intend (1) 12:21 interior (2) 15:15;56:8 internal (3) 25:20; 59:12;60:3 International (1) 7:15 intersections (2) 26:7, 13 into (7) 15:21;39:19; 40:14;46:23;47:24; 49:25;68:18 Invert (2) 16:1;50:25 inverts (1) 20:10 involved (2) 12:1; 41:15 issue (5) 24:4;32:1; 62:21;63:17;65:2 issues (2) 27:18; 49:25 Item (1) 71:16 items (1) 6:7</p>	<p>Jim (4) 44:12;45:1; 46:16;47:10 job (1) 37:22 Joe (2) 9:17,23 JOHNSON (2) 5:24; 7:16 Johnson's (1) 10:11 Jose (6) 3:3;4:5;5:3; 38:14;70:25;72:19 Jr (1) 3:3 jump (1) 48:18 jurisdiction (4) 8:20, 24;9:4,9 Justice (1) 72:8 justification (1) 64:24</p>	<p>71:1,13,16,22;72:15, 18,19,20;73:7,11 left (1) 64:14 legal (1) 46:23 legally (1) 65:9 Leonard (12) 4:11,12; 5:8,9;38:20,21;71:5, 6;72:17,24,25;73:9 less (1) 22:22 letter (17) 7:15;9:19; 10:11,14,15,21;11:5; 18:8;38:4;40:15;41:6, 9;50:10;55:11;70:4, 10,12 letters (2) 30:7,21 level (4) 22:8,9,10; 27:3 levels (5) 22:6;23:8,9; 35:6;57:3 liability (1) 63:17 licensed (1) 40:13 licenses (1) 27:19 Lighting (19) 22:6,8,9, 10,22;23:8,9;24:7; 35:6,7;40:5;56:15,19; 57:2,6,13,23;67:9,15 lights (1) 22:20 limited (2) 12:16; 70:13 limits (1) 27:4 line (10) 23:15;27:7; 32:8;33:1,11,11,12, 12;35:7;44:22 lines (7) 20:2,4,5; 41:18,19;56:22,24 link (1) 33:18 list (1) 37:8 listed (3) 11:15;35:21; 68:7 litany (1) 18:4 LLC (7) 7:18,20; 10:23;37:16;39:8,13; 70:1 loading (31) 12:15,17, 20,22,25;13:8;24:18, 19;35:5;39:10,23; 40:1,8;43:13;45:16; 46:5;47:2,22;50:12; 53:22;56:12;62:5,6, 23;63:8;65:20,22; 66:1,3;68:2;70:3 located (6) 19:25; 27:24;37:20,25; 39:16;60:1 location (4) 8:8;14:19; 49:13;65:15 locations (3) 14:23; 15:8;19:21 long (1) 63:20 look (8) 29:6;62:10; 64:7,23;65:16;66:11, 19;68:18 looked (1) 14:24</p>	<p>looking (4) 6:20; 12:24;30:10;37:8 looks (1) 32:24 Lot (45) 7:7;8:14; 10:25;13:13,16; 22:19;25:1;31:15; 33:11,12,12;34:8; 37:21;39:9;42:14; 45:9,10;47:23;48:15, 16,25;49:12,14,17,20, 22;50:4;61:6,11,18, 18,21,22;62:1,2; 63:16;64:7;65:3,13, 14,18;66:5,24;67:7; 70:11 Lots (7) 7:4,4,5;31:12, 21;37:21;48:19 lower (1) 30:11 lowered (1) 15:21</p>
<p style="text-align: center;">I</p>	<p style="text-align: center;">J</p>	<p style="text-align: center;">K</p>	<p style="text-align: center;">L</p>	<p style="text-align: center;">M</p>
<p>lan (1) 4:11 identified (2) 53:10; 70:9 identify (2) 40:24; 61:11 imagery (1) 59:25 impact (4) 24:15; 25:11;45:16;58:7 Impacts (2) 26:14; 27:16 impervious (5) 39:18; 51:22,25;56:9;68:19 imposed (1) 61:13 improve (1) 65:17 improvement (3) 43:10;66:19;70:14 improvements (16) 11:19;20:24;37:20; 43:4,11,13;44:18; 46:21;54:25;58:10; 60:19;61:21,22; 65:16;66:24,25 Impulse (4) 39:7,13; 41:2;69:25 inches (2) 15:19;22:3 inclined (2) 46:13; 47:15 included (3) 10:25; 18:9;48:16 includes (2) 8:9;12:15 including (2) 48:7; 50:13</p>	<p>Jannette (1) 4:13 Jefferson (4) 39:8; 41:12;43:1;50:21 Jersey (9) 3:23;4:3; 7:23;8:2,19;26:21; 27:13;31:18;36:2</p>	<p>keep (3) 36:19;45:24; 59:10 Keith (1) 4:9 kept (1) 36:12 Kevin (11) 7:12;10:6, 22;29:4;30:10;39:12; 40:17;46:11;48:9; 61:15;67:12 Kevin's (1) 17:5 kind (1) 63:22 Koenig (8) 40:11,20; 41:3,3;53:19;54:6,10; 61:1 KROC (1) 72:10</p>	<p>land (1) 8:2 landscape (3) 56:3, 12;68:2 landscaping (3) 40:5; 56:3;67:15 language (4) 9:13; 18:7,12;47:11 large (1) 50:15 larger (1) 52:18 largest (2) 25:25; 41:25 laterals (1) 54:13 law (2) 45:12;46:23 layouts (1) 25:20 League (1) 6:8 lease (7) 8:9;13:19; 31:20,21,22,24;40:4 leases (1) 8:1 least (3) 29:6;62:8; 63:22 leave (3) 10:6;14:22, 25 LEE (40) 3:1;4:6,7,22; 5:2,3,4,16;6:3,25; 10:16;36:25;37:5,10, 13,24;38:6,15,16; 39:3,6;41:7;69:6,12, 16,21;70:15,20,23,25;</p>	<p>main (2) 30:19;54:13 Maintenance (5) 17:9, 11,16;18:10;34:10 major (3) 18:18; 45:14;52:10 makes (2) 47:19; 64:14 making (5) 36:11; 43:4;46:20;58:1; 65:16 Management (2) 18:9; 26:21 maneuver (1) 26:1 manhole (1) 15:6 manholes (1) 15:4 manner (1) 15:22 Manning's (1) 16:18 manufacturing (1) 8:7 many (2) 42:19;44:7 map (1) 31:14 Marc (6) 40:11,11,20; 41:1;59:17;65:6 Mark (2) 48:10;50:14 marking (1) 48:5 Marshall's (1) 25:24 Masonry (2) 28:11; 32:14 matter (2) 7:10;69:7 maximum (5) 22:10, 22;23:1,11;29:25 may (10) 10:7;21:5; 34:4;37:7;45:22; 50:22;51:8;55:15; 66:17;69:1 maybe (2) 51:14; 65:10 Mayor (5) 4:8;5:5; 38:17;71:2;72:21 McCay (1) 7:12 McCray (1) 72:3 McKay (1) 39:12</p>

<p>mean (12) 29:9; 44:23;61:24;62:10, 17;63:8,17;65:8,9; 66:1,2;67:15 measured (1) 27:6 mechanical (1) 21:22 mechanism (1) 13:25 meet (4) 22:12,16,18; 56:23 meeting (10) 3:2,5,9, 10,12,16,17;4:3;6:23; 23:17 meetings (1) 3:19 members (4) 6:6,8,23; 37:3 mention (1) 67:14 mentioned (2) 36:9; 71:17 might (1) 63:16 minimize (1) 57:7 minimum (6) 21:11, 15;22:2,8,22;56:23 minus (1) 8:2 minute (1) 64:1 Minutes (1) 4:23 Miscellaneous (1) 59:24 missed (1) 11:3 missing (3) 18:11; 19:18;34:19 modification (1) 57:25 modifications (2) 57:22;58:1 modified (1) 7:17 Monday (1) 25:12 monument (1) 52:18 monuments (2) 18:20; 52:11 MOORE (197) 5:24; 10:19;11:3,12,22; 12:4,8,13,24;13:7,12, 20,22;14:5,19;15:3, 13,17;16:1,4,9,16,22; 17:8,15,20;18:2,6,14, 23;19:4,8,13,17,21, 24;20:9,14,20;21:3, 10,14,18,22;22:2,6, 16,21,25;23:3,8,10, 13,19,23;24:5,12,22, 25;25:3,17;26:4,14, 20;27:1,10,22;28:3,6, 13,23;29:3,14,18,20; 30:8,15;31:12,25; 32:2,5,17,24;33:4,7,9, 20,23,25;34:11,14,19, 23;35:4,11,16,24; 36:8,19,23;41:5,8,18, 23;42:16,19;43:2,7; 44:2,8;45:6;46:19; 47:3,16,20;48:5,14, 22;49:10,19;50:1,5,9, 18,24;51:4,7,14,23; 52:1,8,15,20,24;53:3,</p>	<p>6,9,13,15,21,25;54:8, 12,16,21;55:6,10,13, 20,23;56:2,11,15; 57:2,5,11,17,20;58:4, 13,16,19,25;59:3,7, 12,19,20,23;60:8,14; 61:2,14,17,20,24; 62:7,17;63:3,7,11; 64:6,25;65:5,9,22,25; 67:5,10,19,22,25; 68:6,9,21;69:1,4 more (7) 8:12;19:14; 23:14;29:23;33:10; 34:7;68:21 Morgan (1) 8:4 mortuaries (1) 12:17 most (1) 22:18 motion (21) 4:24,25; 5:15;38:6,7,8,10,12; 39:2;69:7,9,22;70:6, 7,16,17,18;71:12; 72:15;73:6,8 mounted (1) 30:21 move (6) 7:1;32:5; 37:5;69:17,22;71:22 moved (2) 72:17;73:9 Moving (3) 23:13; 24:12;33:1 Municipalities (1) 6:8 must (20) 16:17; 17:16,23;19:4;20:5,9, 14,21;26:20;31:14, 16;44:23;52:4,21; 53:10,10;54:1,16,22; 55:24 muted (1) 10:16</p>	<p>New (17) 3:23;4:3; 7:2,8;8:11;15:4; 26:21;27:13;36:1; 37:18;39:9;42:8; 43:15;50:19;53:17; 54:4;70:3 newspapers (1) 3:25 next (4) 6:23;15:13; 32:3;39:6 NGVD (2) 18:25; 52:21 nighttime (1) 27:4 NJ (1) 60:20 NJAC (2) 16:19;60:20 NJDEP (3) 16:23; 27:14;68:12 nobody (2) 47:6; 63:23 Noise (1) 27:3 nonapplicable (1) 70:13 none (1) 48:16 non-operating (2) 24:9;57:15 normal (3) 9:2;15:19; 16:18 normally (1) 61:24 north (2) 8:10;34:19 note (28) 8:18;15:11, 11,12,13;19:13,15,16; 20:6,7;21:4,13,16,24; 22:1,4;24:10;35:19; 53:6,25;54:2,9;55:7, 23;57:17;60:16,22,23 noted (3) 18:7;49:21; 70:10 notes (3) 11:2;18:8,14 notice (1) 3:16 noticed (2) 10:24;11:6 November (2) 3:5;6:9 number (7) 42:2;43:5; 46:7;48:21;50:3;61:9, 19 numbers (2) 25:7; 31:15 numerous (1) 10:5</p>	<p>15:1;16:23;17:4,5,6, 17,23;20:17;31:16; 34:6;35:22;37:19; 52:4;54:18;59:1; 68:10 Office/Administrative (1) 60:11 Officer (1) 60:11 offices (1) 12:16 off-site (1) 57:7 old (1) 39:20 Omari (1) 4:17 once (1) 62:8 one (18) 3:20;6:7; 12:15;13:19;14:13; 18:10;19:15;25:1; 29:1,23,24;30:18,22; 34:8;41:24;62:5,22; 71:17 ones (1) 57:10 only (11) 18:15;26:1; 29:8;43:13;44:13; 45:10;47:7;56:7; 66:6;68:19,23 on-site (3) 25:19;26:9, 12 open (3) 3:8,17;69:10 Opening (7) 3:15; 11:22,24;12:4,6; 41:11,13 openings (1) 15:7 opens (1) 62:9 option (1) 47:5 order (2) 3:2;46:4 Ordinance (10) 11:24; 17:22;21:4;28:11; 32:12;34:7;41:13; 42:9;52:3;55:14 original (1) 16:24 originally (2) 62:25; 63:1 OSHA (1) 60:21 others (3) 14:25; 24:14;69:1 otherwise (4) 31:11; 36:21;40:14;50:21 ours (1) 49:4 out (12) 14:14;24:2; 36:7;37:6;39:19; 47:4;48:21;49:13; 59:25;63:5;64:13; 67:16 outdoor (2) 24:6; 57:12 outline (1) 39:24 outlined (3) 17:21; 42:14;52:2 Outside (3) 35:24; 40:1;68:11 outstanding (1) 27:18 over (10) 8:20,24; 10:12;12:14;23:24; 29:24;42:14,22;49:1;</p>	<p>64:13 overhead (3) 20:1,4,5 own (2) 48:19;63:14 owned (1) 42:23 owner (6) 14:12;24:3; 40:12;41:2;60:14,17 ownership (1) 13:20 owns (1) 31:19</p>
P				
<p>P11f (2) 35:10,11 page (7) 11:5,13; 23:13,22;35:21; 41:10;68:7 paid (2) 17:23;52:4 paragraphs (1) 18:11 parikng (1) 65:17 park (1) 66:6 Parker (7) 7:12;39:12 parking (65) 8:14; 13:13,16,22;22:19; 25:1;40:5;41:24;42:3, 4,6,8,13,15,15,19,21, 24;43:1,6,16,18,22; 44:3;45:10,17;46:16, 21;47:8,21;48:2,6,8, 11,15,16,17,24;49:12, 14,16,19,22,25;50:2; 61:4,6,9,11,12,17,25; 62:3,11,15;63:23; 64:18,20;65:13,13,18, 19;66:5,8,13 Part (8) 8:9;28:17,21; 29:11;31:21,22;38:4; 63:18 party (1) 17:11 Paul (6) 9:18,23; 30:17,25;31:6,8 paving (1) 15:20 pay (2) 45:4,17 PE (2) 5:24;9:23 peak (6) 16:11,12; 25:7,12;51:17,18 Pennoni (1) 9:18 people (2) 62:10; 65:18 Per (19) 12:13;14:6; 15:3,18;16:19;18:17; 21:23;23:13;24:6; 27:22;32:6;33:9,25; 41:23;42:1;47:21; 56:4;57:6,12 percent (5) 48:20,20; 49:3,4;51:24 Performance (2) 11:12;17:12 performed (2) 20:22; 54:23 perimeter (3) 32:19, 22;33:3 period (1) 25:9 permanent (4) 18:18,</p>				

<p>20;52:9,12 Permit (9) 11:24;12:4; 34:2;36:4,13,16; 41:13;51:8;68:15 permits (5) 16:23; 17:7;27:19;34:7;40:9 permitted (4) 23:15; 29:2;33:10;34:1 perpendicular (2) 43:24;48:25 person (3) 60:12,22; 63:24 person's (1) 17:10 pertaining (1) 58:21 Phase (3) 58:23,24; 59:4 Philadelphia (1) 3:25 phrase (1) 61:8 picked (2) 59:11;63:2 pier (1) 39:19 pipe (1) 16:16 pipes (3) 15:9;16:6; 50:24 place (1) 56:9 placement (1) 29:10 Plan (42) 7:3;8:22; 10:12;15:11;17:24; 18:8;19:7,22;20:6,18; 21:25;24:10;25:24; 26:15;28:15;34:20; 37:18;39:7;40:10; 42:3;47:25;49:11; 52:5,17;54:9;56:3,12; 60:2,2,6,16,25;62:1,9, 12;63:1,10;65:12; 68:2,23;70:2,8 Planning (14) 3:3,18; 4:23;5:18,20;6:3,6; 8:21,23;9:5;17:2; 27:15;35:25;68:12 plans (33) 11:19; 14:9;16:8;17:18; 18:19,23;19:1,3,13; 23:16;28:14;32:10; 33:14;41:20;46:8; 48:6,16;49:11;50:25; 52:10,16,20,22;54:3, 14,19;55:21,23; 56:15;57:18;60:9; 62:3;63:5 plant (1) 39:17 plat (1) 31:17 plates (1) 31:14 platform (2) 3:10;40:1 platforms (3) 39:10; 53:23;70:3 please (8) 5:20;9:21; 10:4;37:13;40:18,24; 56:14;58:13 plus (1) 8:2 pm (3) 3:6;27:5,6 pm* (1) 73:15 point (5) 9:11;44:22;</p>	<p>62:8;63:13;65:24 points (3) 19:5;53:9, 11 Pole (9) 7:8;8:17; 31:10;33:25;34:2,4,5, 9;37:19 policies (1) 26:6 Port (5) 7:23;8:2,9,19; 31:18 portion (1) 27:2 portions (1) 36:9 Port-Related (1) 38:1 positive (1) 56:19 possible (2) 45:20; 46:5 Post (1) 3:24 post-development (2) 16:11;51:17 posting (1) 3:20 pot (1) 67:16 potentially (1) 47:5 power (1) 39:17 PP (1) 5:23 PR-1 (1) 38:1 predates (1) 45:3 pre-development (2) 16:12;51:18 prejudice (2) 65:7; 72:12 Preliminary (5) 7:2; 37:17;39:7;70:2,7 previous (1) 16:23 previously (1) 17:2 principal (2) 34:8; 40:12 prior (12) 17:17,24; 20:16,17,22;26:17; 27:19;31:16;46:8; 52:5;54:19,23 private (1) 59:13 privately (1) 59:11 probably (4) 22:14; 45:3;49:7;56:23 process (3) 27:12; 35:20;68:7 Product (1) 15:15 Products (1) 15:10 professional (2) 6:16; 10:6 professionals (3) 5:17, 19;6:14 profiles (1) 19:18 project (11) 12:9; 16:24,25;17:1,2; 20:14,25;26:20; 54:16;55:2;59:3 projections (1) 25:9 proper (1) 15:8 properly (1) 41:19 Properties (4) 39:8, 13;41:2;70:1 property (23) 7:22; 8:1,9;6:23;15;27:7;</p>	<p>31:19;34:10,12;35:7; 37:20,25;39:16,17,18, 21;40:12;41:18; 42:23;43:4;56:22,23; 63:15;64:16 property's (2) 14:20; 50:20 proposed (32) 12:17; 13:13,14;14:8;19:9; 20:11,25;21:5;26:7; 27:24;29:2,24;32:9; 33:13;34:2,4;42:3; 50:22;51:9;53:16,22; 54:12;55:1,15;56:3; 57:22;58:9;59:8,14; 60:1,3;70:14 proposing (6) 7:7; 8:15;11:9;39:9,22; 59:21 Protection (2) 27:14; 36:2 provide (14) 12:12,15; 16:15,21,22;17:4; 19:4;25:5,19;36:20; 50:11,19;58:6,19 provided (30) 3:17; 12:11;13:15,24;15:7; 16:2,13,17;17:10,13; 19:1;20:17;25:6,9; 28:4,6,15,16;34:3; 47:25;51:20;52:22; 53:10,22;54:18;56:4; 57:8;59:9,15;60:2 provisions (1) 72:8 PSE&G (1) 57:21 psi (2) 21:12,15 Public (7) 3:17;4:23; 37:6;69:11,17,18,20 publicized (1) 4:4 pull (1) 29:4 purpose (1) 3:22 purposes (4) 23:4; 24:8;47:17;57:14 pursuant (1) 60:19 put (8) 40:8;55:6; 56:9;64:17;65:20; 66:20,22;68:24 putting (2) 66:2;72:13 PVC (1) 16:5</p>	<p>R&V (3) 6:19;70:4,9 RA (2) 9:23;40:20 Raday (82) 9:17,23; 10:4,8;11:21;12:3,7, 12,19;13:10,18;14:2, 11,18;15:2,12,16,25; 16:3,7,15,21;17:5,14, 19,25;18:4,13,22; 19:3,6,11,16,20,23; 20:8,13,19;21:2,9,13, 16,21;22:1,4,14,18, 24;23:2,6,9,12,18,21; 24:1,11,17,24;25:2, 11,23;26:8,19,25; 27:8,21;28:1,5,9; 32:12,20;33:2,5,8,16, 22,24;34:13,22;36:6, 17,22 raise (3) 5:20;9:20; 40:18 Ramos (11) 4:14,15; 5:1,10,11;38:22,23; 71:7,8;73:1,2 ramps (1) 50:22 Raschid (1) 4:17 reach (1) 36:7 read (3) 3:14;69:9,23 real (1) 46:16 realize (1) 62:7 really (2) 63:17;67:12 reason (2) 66:7;68:24 reasoning (1) 23:4 reasons (2) 23:12; 46:17 recall (2) 8:5;31:8 receive (3) 4:1;17:3; 28:18 received (1) 31:16 receiving (3) 13:5; 17:18;66:3 recharge (1) 26:23 recommend (1) 6:17 recommendation (1) 6:14 recommendations (1) 9:5 recommended (1) 72:7 record (6) 30:25;38:4; 40:25;70:9,11;72:13 recorded (1) 17:17 red (1) 39:24 redo (1) 67:7 reference (3) 18:23; 38:5;52:20 referring (5) 10:20; 11:5;41:8;46:10;72:5 reflect (1) 47:12 regarding (21) 6:8,16; 7:9;10:22;12:8; 13:15;15:14,15; 16:24;28:16;34:3; 37:1;38:3;50:12;</p>	<p>54:1;58:20;59:9;61:9, 11;62:19;66:24 regardless (1) 7:19 registration (1) 6:11 regular (2) 3:9,19 regularly (2) 3:4,12 Regulations (2) 26:21;27:3 reintroduce (1) 10:4 related (6) 3:7;19:24; 21:7;37:19;55:17; 70:8 relationship (1) 9:6 release (1) 17:12 relief (3) 34:4;38:1; 44:24 rely (1) 67:4 remain (1) 6:17 remains (1) 3:6 remediation (1) 58:21 Remember (1) 66:6 reminded (1) 60:15 reminder (1) 6:7 Remington (3) 10:20; 27:11;41:8 remote (1) 3:10 remove (2) 30:11; 35:17 removed (5) 35:1,2; 60:6;70:13;71:19 repeat (1) 37:22 replaced (1) 14:20 report (7) 6:4,6,24; 17:9,16;36:9;58:15 representative (1) 60:17 request (4) 14:11; 28:1;33:20;56:6 requested (7) 14:10; 22:7;23:16;32:11; 33:15;56:5,17 requesting (7) 13:9; 23:3;34:15,16;37:17; 38:2;70:1 require (6) 12:18; 13:8;14:4,15;28:23; 33:16 required (25) 11:8; 12:6;13:17,18,19; 15:7;20:25;27:25; 34:2,5;41:21;44:7; 46:21;50:22;51:9,11, 12,15;55:1,4,6;57:22, 25;62:15;64:20 requirement (1) 52:16 Requirements (3) 11:6;32:13;42:7 requiring (1) 45:13 reserved (1) 3:21 residence (1) 23:24 residential (1) 27:7 resistant (1) 57:24 Resolution (13) 3:19;</p>
		Q		
		<p>qualified (3) 10:7,8; 31:6 quality (1) 26:23 quantity (1) 26:22 quarter (1) 11:9 queing (2) 24:15,23 quite (2) 51:15;61:5 quorum (1) 4:21</p>		
		R		

<p>7:19;9:2,4,13;38:5; 45:2;47:12;59:5; 61:8;72:5,6,12 Resolutions (4) 71:24; 72:1,14,16 response (1) 67:1 responsibility (2) 57:21;60:16 responsible (4) 17:11; 20:23;54:24;60:18 resurrect (1) 46:4 review (15) 12:11; 16:14,17;17:3,10; 31:17;36:24;38:3; 51:20;55:11;69:5; 70:4,4,9;72:4 reviewed (6) 8:5;17:1, 23;20:22;52:4;54:23 reviewing (1) 6:18 revis (1) 22:4 revised (7) 14:9; 23:16;32:10;33:14; 56:16;60:3,10 right (44) 5:20;8:3; 9:21;10:15;13:3; 14:15,18;18:4;22:21, 23,24;24:23;32:2,4, 24;33:2;34:13,17; 35:3;40:18;43:2,7,17; 45:21;46:25;47:17; 49:23;50:5,15;52:15; 57:2;58:3,12;59:16, 19,22;61:20;62:23; 63:2,3,12;65:5,25; 69:24 right-of-way (3) 41:19; 57:23;58:2 River (2) 39:16,19 road (6) 12:4,6;19:18; 24:23;72:3,4 roadway (3) 11:15,17; 41:12 roadways (3) 11:14, 19;24:16 Roll (4) 4:5,5:2; 38:14;70:24 roll-call (1) 38:13 rolls (1) 49:24 roof (2) 16:6;50:24 roughness (1) 16:18 route (2) 48:7;49:9 run (1) 40:15 runoff (5) 16:11,12; 26:22;51:17,18</p>	<p>same (9) 4:1;6:17; 13:20;15:14;21:7; 55:17;60:12;62:23,24 sanitary (4) 20:10,21; 54:13,22 saw (1) 63:9 saying (5) 45:12; 52:17;61:25;64:6,10 schedule (1) 3:19 scheduled (3) 3:4,9, 12 school (3) 65:13;66:2, 2 screen (3) 7:24; 39:14;42:16 screened (1) 21:23 screening (4) 56:13, 13;68:3,3 second (10) 5:1;30:3; 38:10,11,13;70:20,21, 23;72:18;73:10 Secretary (1) 6:12 Section (40) 12:13; 14:6;15:3,18;16:20; 18:17;21:23;22:7; 23:14;24:6;27:22; 28:8,10;29:14;32:6; 33:9,25;34:7,24,25; 35:1,4,5,6,7,8,12,14; 41:23;47:21;50:6; 52:8;56:4,16;57:6,12; 61:4,5,10,10 security (2) 24:7; 57:13 Sediment (1) 26:15 sell (1) 63:21 sense (2) 47:19;62:22 sent (2) 7:15;44:18 sentence (1) 58:17 separate (10) 12:20, 22;13:8;49:20;50:4; 61:6,11,18;65:3,14 service (1) 20:3 set (5) 15:19;18:18; 26:22;28:15;52:9 several (2) 8:6;31:7 sewer (8) 16:2,16; 20:10,11,21;21:19; 54:13,22 shall (23) 12:15;14:7; 15:4,6,9,18,20;18:18, 21;19:25;21:6,23; 22:6;24:8;26:15; 27:23;32:7;41:24; 47:22;52:9,12;57:14; 61:13 share (3) 7:24;39:14; 42:16 shed (1) 60:5 SHEEHAN (140) 7:11, 12;9:10,15;10:10; 11:1,11;13:1,11,21; 14:17;23:22;28:19,</p>	<p>25;29:7,11,16,19,22; 30:13,17,23;31:2,6,9, 18;32:4,18;34:9,17; 35:3,10,15,23;39:4, 11,12;41:17,22;42:5, 17,21;43:11,17,20,23; 44:4,9,12,15;45:1,14, 21,23;46:2,15,25; 47:9;48:4,10,21;49:1, 7,18,23;50:3,8,14,23; 51:2,6,11,21,24;52:6, 13,19,23;53:1,4,8,12, 14,17,20,24;54:4,11, 15,20;55:3,8,12,19, 22;56:1,6,14,18; 57:10,16,19;58:3,11, 14,18,23;59:2,6,10, 16,22;60:5,13,24; 61:16,23;62:4,13; 63:6,10;64:3,9;65:8, 20,23;66:1,18,21; 67:2,8,18,20,23;68:5, 8,17,25;69:3;71:14 shift (1) 41:25 shipping (1) 13:5 shoot (1) 9:12 shopping (1) 25:15 shot (1) 66:13 show (5) 21:21;26:9, 11,13;49:12 showed (1) 26:8 showing (3) 25:24; 36:14;42:13 shown (16) 8:8;13:23; 21:20;28:13;42:3; 44:13;48:6;50:25; 52:25;53:16,18; 54:14;62:25;63:1; 66:7,9 shrub (1) 22:3 side (5) 28:11;33:11; 43:25;64:14,16 sidewalk (6) 14:8,13, 16,19;21:11;55:21 sidewalks (3) 14:6; 35:18;50:20 sight (4) 26:5,8,12; 41:20 sign (15) 29:1,12,20; 30:3,5,5,6,11,18,19, 19,22;31:1,9;35:8 Signage (9) 28:13,14, 16,17,19;48:5;59:14, 16,18 signature (4) 17:24; 31:17;60:9,10 signatures (4) 17:18; 20:17;52:5;54:19 significant (1) 45:15 signs (1) 29:24 similar (3) 18:20; 31:10;52:11 Site (49) 7:2;8:12,22;</p>	<p>10:12;12:22,25; 13:12,24;17:21; 18:19;19:22,25; 24:14;26:1,3;27:17, 20;28:15;32:23; 36:10;37:17;39:7; 40:9,10;42:25,25; 46:8;50:12;51:19; 52:2,10,16,17;55:24; 58:8,9,22;60:2,3,15, 18,19;62:1,9,12; 65:12;66:11;70:2,8 size (6) 18:20;22:2; 43:10;48:2;50:13; 52:11 small (1) 12:23 smaller (1) 64:13 Smouha (11) 40:11, 20;41:1,1;48:12,17, 23;49:3;50:16;59:18; 71:15 Soil (4) 26:15,16; 27:14;36:1 solid (4) 32:7,9;33:4; 35:2 sorry (6) 10:17;23:19; 27:1;42:17;66:21; 72:6 sort (1) 66:13 sound (1) 27:3 South (9) 7:22;8:2,19; 11:13,18;12:6;14:21; 31:18;39:17 southeast (1) 13:23 southern (1) 8:3 southwest (1) 13:14 space (6) 12:15,18; 35:5;41:24;43:15; 61:12 spaces (20) 42:1,3,10, 15,15,19,22;43:1,6, 25;44:7,14;46:22; 47:8,22;48:6;50:3; 61:4,9;66:14 spacing (1) 22:20 specifically (2) 20:6; 35:18 specified (1) 21:20 specs (1) 29:4 spend (1) 64:14 spillage (1) 57:7 spills (1) 24:2 spoke (2) 8:18,21 spot (5) 19:5,6;53:10, 15,21 square (12) 8:16,17; 12:14;30:1,1,2,4; 42:1,8;43:9;45:9;47:7 Stacy (1) 72:3 staff (3) 5:18,20;6:14 stairs (1) 53:23 stalls (1) 13:23 Standards (4) 11:12;</p>	<p>26:22;28:8;55:25 starting (2) 11:5;41:9 state (1) 22:5 stated (1) 22:3 Statement (5) 3:15; 9:3;58:7,13,17 steep (1) 19:14 Stephens (5) 4:16; 5:12;38:24;71:9;73:3 Steve (1) 10:14 Steven (1) 4:5 sticks (1) 39:19 still (4) 6:18,20;23:21; 72:3 stop (1) 26:12 storage (1) 59:9 store (1) 34:9 storm (8) 16:2,12,16; 20:11,21;21:19; 51:18;54:22 stormwater (10) 16:25;17:9,16,20; 18:9;19:17;26:21; 36:8;52:1;54:6 straight (1) 41:6 street (24) 11:22,24; 29:23;39:8;41:11,12, 13,18;42:23;43:1,23, 24;47:24;48:9,11,18, 24,24;50:21;56:13; 66:4,5,25;68:3 streets (2) 12:9;14:7 strength (2) 21:12,15 stripe (1) 48:13 striped (4) 44:2;48:18, 19,25 structures (4) 18:21; 19:17;27:23;52:12 studies (1) 58:21 study (1) 25:11 subdivision (2) 52:10; 59:21 subdivisions (1) 18:19 subject (5) 4:3;11:24; 41:13;70:10,11 submission (1) 59:5 submit (7) 17:25;18:5; 52:6;58:11,24,25; 59:4 submitted (1) 17:1 substantial (1) 25:8 substation (1) 8:13 sudden (1) 15:22 suggest (1) 36:3 summary (6) 10:11; 34:23;37:12;61:3; 69:8,22 sump (1) 15:24 supply (1) 20:2 support (1) 25:6 sure (11) 30:8;36:3, 12,15;37:13;41:7; 51:15;54:10;61:5;</p>
<p style="text-align: center;">S</p> <p>safe (2) 63:15;67:13 safely (2) 25:20;26:1 safety (10) 23:4,12; 24:4,7;26:2;57:13; 60:15,18,22;63:13 Salvation (1) 72:10</p>	<p>share (3) 7:24;39:14; 42:16 shed (1) 60:5 SHEEHAN (140) 7:11, 12;9:10,15;10:10; 11:1,11;13:1,11,21; 14:17;23:22;28:19,</p>	<p>shift (1) 41:25 shipping (1) 13:5 shoot (1) 9:12 shopping (1) 25:15 shot (1) 66:13 show (5) 21:21;26:9, 11,13;49:12 showed (1) 26:8 showing (3) 25:24; 36:14;42:13 shown (16) 8:8;13:23; 21:20;28:13;42:3; 44:13;48:6;50:25; 52:25;53:16,18; 54:14;62:25;63:1; 66:7,9 shrub (1) 22:3 side (5) 28:11;33:11; 43:25;64:14,16 sidewalk (6) 14:8,13, 16,19;21:11;55:21 sidewalks (3) 14:6; 35:18;50:20 sight (4) 26:5,8,12; 41:20 sign (15) 29:1,12,20; 30:3,5,5,6,11,18,19, 19,22;31:1,9;35:8 Signage (9) 28:13,14, 16,17,19;48:5;59:14, 16,18 signature (4) 17:24; 31:17;60:9,10 signatures (4) 17:18; 20:17;52:5;54:19 significant (1) 45:15 signs (1) 29:24 similar (3) 18:20; 31:10;52:11 Site (49) 7:2;8:12,22;</p>	<p>10:12;12:22,25; 13:12,24;17:21; 18:19;19:22,25; 24:14;26:1,3;27:17, 20;28:15;32:23; 36:10;37:17;39:7; 40:9,10;42:25,25; 46:8;50:12;51:19; 52:2,10,16,17;55:24; 58:8,9,22;60:2,3,15, 18,19;62:1,9,12; 65:12;66:11;70:2,8 size (6) 18:20;22:2; 43:10;48:2;50:13; 52:11 small (1) 12:23 smaller (1) 64:13 Smouha (11) 40:11, 20;41:1,1;48:12,17, 23;49:3;50:16;59:18; 71:15 Soil (4) 26:15,16; 27:14;36:1 solid (4) 32:7,9;33:4; 35:2 sorry (6) 10:17;23:19; 27:1;42:17;66:21; 72:6 sort (1) 66:13 sound (1) 27:3 South (9) 7:22;8:2,19; 11:13,18;12:6;14:21; 31:18;39:17 southeast (1) 13:23 southern (1) 8:3 southwest (1) 13:14 space (6) 12:15,18; 35:5;41:24;43:15; 61:12 spaces (20) 42:1,3,10, 15,15,19,22;43:1,6, 25;44:7,14;46:22; 47:8,22;48:6;50:3; 61:4,9;66:14 spacing (1) 22:20 specifically (2) 20:6; 35:18 specified (1) 21:20 specs (1) 29:4 spend (1) 64:14 spillage (1) 57:7 spills (1) 24:2 spoke (2) 8:18,21 spot (5) 19:5,6;53:10, 15,21 square (12) 8:16,17; 12:14;30:1,1,2,4; 42:1,8;43:9;45:9;47:7 Stacy (1) 72:3 staff (3) 5:18,20;6:14 stairs (1) 53:23 stalls (1) 13:23 Standards (4) 11:12;</p>	<p>26:22;28:8;55:25 starting (2) 11:5;41:9 state (1) 22:5 stated (1) 22:3 Statement (5) 3:15; 9:3;58:7,13,17 steep (1) 19:14 Stephens (5) 4:16; 5:12;38:24;71:9;73:3 Steve (1) 10:14 Steven (1) 4:5 sticks (1) 39:19 still (4) 6:18,20;23:21; 72:3 stop (1) 26:12 storage (1) 59:9 store (1) 34:9 storm (8) 16:2,12,16; 20:11,21;21:19; 51:18;54:22 stormwater (10) 16:25;17:9,16,20; 18:9;19:17;26:21; 36:8;52:1;54:6 straight (1) 41:6 street (24) 11:22,24; 29:23;39:8;41:11,12, 13,18;42:23;43:1,23, 24;47:24;48:9,11,18, 24,24;50:21;56:13; 66:4,5,25;68:3 streets (2) 12:9;14:7 strength (2) 21:12,15 stripe (1) 48:13 striped (4) 44:2;48:18, 19,25 structures (4) 18:21; 19:17;27:23;52:12 studies (1) 58:21 study (1) 25:11 subdivision (2) 52:10; 59:21 subdivisions (1) 18:19 subject (5) 4:3;11:24; 41:13;70:10,11 submission (1) 59:5 submit (7) 17:25;18:5; 52:6;58:11,24,25; 59:4 submitted (1) 17:1 substantial (1) 25:8 substation (1) 8:13 sudden (1) 15:22 suggest (1) 36:3 summary (6) 10:11; 34:23;37:12;61:3; 69:8,22 sump (1) 15:24 supply (1) 20:2 support (1) 25:6 sure (11) 30:8;36:3, 12,15;37:13;41:7; 51:15;54:10;61:5;</p>

<p>63:14,15 surface (4) 15:20; 30:5;31:10;56:10 surrounding (1) 24:16 Survey (3) 11:16; 12:10;34:20 Swartz (7) 9:18,23; 30:18,24;31:1,3,5 Swartz's (1) 28:21 swear (1) 40:16 Swearing (1) 5:17 sworn (1) 9:19 sworn/affirmed (3) 5:25;9:25;40:21 system (6) 16:6; 20:11,12,21;54:22; 59:12</p>	<p>throw (1) 47:4 thrust (1) 21:14 Thursday (1) 3:5 title (1) 17:10 titles (1) 60:12 Todd (7) 40:11,12,20; 41:3;53:17;54:5; 60:24 told (4) 8:21;40:10; 50:15;66:14 tonight (10) 9:16; 29:6;37:16;46:3; 59:4;69:25;71:18,21; 72:2,9 top (5) 23:22;29:11; 30:5,6;53:23 Topographic (3) 11:16;12:10;34:20 torn (1) 63:18 total (3) 43:9;44:1,6 totalling (1) 13:23 tough (2) 64:5,11 traffic (16) 14:14; 24:12,21;25:4,7,11, 14,15,18,21,24;26:1; 58:6,7,8,9 transmitting (1) 3:23 trash (11) 25:25; 27:24;28:3,9;32:9,13, 15,21,25;59:7,11 traversing (1) 63:16 treating (1) 62:22 tree (1) 56:9 trees (2) 56:13;68:4 trench (4) 53:16,17; 54:7;55:20 trenching (1) 21:19 triangle (1) 41:20 triangles (2) 26:9,12 trip (1) 25:5 tripping (2) 49:15; 67:10 truck (4) 14:14;42:15; 47:25;48:2 trucks (5) 25:25; 47:23;50:15,16,17 try (1) 46:4 trying (1) 40:7 Tuckahoe (1) 72:3 turned (3) 24:9;47:23; 57:15 turning (1) 48:3 Twenty-nine (1) 29:2 two (10) 3:23;15:6; 39:23,24;41:10,25; 45:16;46:5;58:17; 60:11 two-way (1) 11:14 two-way/one-way (1) 48:1 type (2) 21:20;50:17 typically (1) 64:6</p>	<p style="text-align: center;">U</p> <p>ultimate (1) 8:20 ultimately (1) 46:22 unaffected (1) 64:17 under (6) 3:6;11:12; 16:19;22:11;42:9; 59:23 underground (3) 20:1, 5:54;2 Understood (3) 50:23; 52:19;58:18 Uniform (1) 60:20 unknown (1) 42:2 unless (3) 10:11; 22:11;50:21 unrelated (1) 64:15 unusual (2) 63:8; 64:10 up (11) 8:10;14:25; 28:20;29:4;30:3; 37:9;59:11;62:9; 63:2;64:23;69:19 UPS (1) 50:17 USA (1) 9:18 use (7) 13:15;16:18; 34:1,3,11,25;35:13 used (5) 18:21;21:18; 42:24;45:10;52:12 uses (5) 41:24;48:20; 49:4;63:25;65:13 using (1) 12:21 usually (2) 49:20; 67:23 utilities (4) 19:24; 40:5;54:1,4 utilities' (1) 20:4 Utility (3) 15:11;20:6; 54:9 utilized (2) 14:2;43:19</p> <p style="text-align: center;">V</p> <p>vacant (1) 8:15 vacated (1) 12:9 van (1) 12:23 variance (40) 11:8; 12:18;13:9;22:7,15; 23:4,16;24:1;28:25; 29:8;30:9;32:10; 33:15,17,21;34:1,15; 35:14,16;42:12;43:3; 44:11,20;45:11,17, 18;46:12,16,22;47:2, 9,15;49:20;56:17,20; 57:1;63:23;66:8,12, 15 variances (5) 28:24; 34:24;46:5;61:3;70:8 vehicle (2) 12:23; 25:25 vehicles (3) 14:15;</p>	<p>24:14;50:13 verification (3) 20:16; 31:16;54:18 verify (1) 25:7 Vernick (1) 27:11 Vernick's (2) 10:21; 41:9 versus (1) 46:5 vertical (1) 18:24 via (2) 3:10;12:23 Vice-Chair (14) 3:14; 4:20;6:5,23;7:11,13; 10:13,19;36:23;41:5; 46:1;66:17;69:4,25 VICE-CHAIRMAN (38) 3:1;4:22;5:2,4,16; 6:3,25;10:16;36:25; 37:5,10,12,13,23,24; 38:6,16;39:3,6,11,15; 41:7;69:6,12,16,21; 70:15,20,23;71:1,13, 16,22;72:15,18,20; 73:7,11 Victor (1) 4:8 view (3) 21:23;63:13; 66:10 virtual (2) 3:10,11 virus (1) 3:8 volumes (1) 25:22 vote (1) 38:13</p> <p style="text-align: center;">W</p> <p>wait (1) 64:1 waiver (7) 14:9,12; 27:25;28:2;35:17; 56:4,12 Waivers (6) 34:24; 35:12;56:7;61:3; 68:2;70:8 Walker (16) 4:9,10; 5:6,7;38:8,9,12,18,19; 70:18,19;71:3,4; 72:22,23;73:10 walls (1) 28:11 warehouse (3) 8:7; 13:2;39:20 waste (1) 59:9 water (2) 26:22;54:13 Waterfront (4) 51:8; 68:13,14,16 way (2) 44:23;61:8 website (1) 3:13 weekend (2) 25:7,13 weigh (1) 69:18 What's (1) 11:8 whole (1) 18:4 widths (1) 48:1 WILLIAMS (46) 3:14; 4:8,11,13,16,20;5:3,5, 8,10,12,15,23;6:5; 7:15;37:6,8;38:14,17, 20,22,24;39:2;45:22,</p>	<p>23;46:1;47:11,19; 66:17,21,23;67:4; 69:15,19;70:24;71:2, 5,7,9,12;72:19,21,24; 73:1,3,6 win (4) 67:19,20,21, 25 windows (3) 30:12,13, 20 within (4) 19:14; 27:24;57:23;58:1 without (3) 57:25; 65:6;72:11 witnesses (1) 40:17 wondering (1) 46:11 work (4) 9:14;17:5; 40:2;55:24 working (1) 27:12 worse (1) 44:19 wrap (1) 14:14 written (3) 20:16; 31:15;54:18</p> <p style="text-align: center;">X</p> <p>XVII (1) 17:21 XVIII (1) 52:2</p> <p style="text-align: center;">Y</p> <p>yard (5) 27:23,25; 33:13;35:2,13 yays (2) 73:12,13 year (2) 3:20;6:22 years (1) 8:6 yellow (2) 42:14,22 yesterday (1) 7:16</p> <p style="text-align: center;">Z</p> <p>zone (1) 47:2 zoning (2) 45:3;60:10 ZOOM (1) 3:11</p> <p style="text-align: center;">0</p> <p>0.25 (3) 22:8;23:14, 23 0.5 (1) 22:9</p> <p style="text-align: center;">1</p> <p>1 (6) 7:4,7;10:25; 58:23,24;59:4 1,000 (1) 42:1 10 (2) 11:8;23:15 10,000 (1) 12:14 10:00 (2) 27:5,6 100 (9) 30:1,4;42:14, 21;44:13;47:7;48:22, 24;51:24 100-107 (1) 7:6 100-year (1) 31:20</p>
--	--	---	--	---

<p>109-110 (1) 7:5 10-inch (1) 16:6 111 (1) 13:23 113-117 (1) 7:5 118 (1) 7:6 120 (1) 7:6 1202 (1) 72:3 12-square (1) 31:10 12th (1) 4:24 145-149 (1) 7:6 14th (1) 6:9 15 (3) 11:9;34:17; 35:21 150-155 (1) 7:6 16-inch (1) 30:7 16th (1) 6:9 17 (2) 41:9;70:5 1868 (1) 72:10 1926.32 (1) 60:21 1929 (2) 18:25;52:21 1983 (1) 18:24 1988 (2) 18:25;52:20</p>	<p>48 (1) 30:2 4-inch (1) 16:5</p>	<p>12:13;35:5 870-243 (1) 57:6 870-243A10 (2) 23:14;35:7 870-243D2 (3) 22:7; 35:6;56:16 870-243H (3) 23:7; 24:6;57:12 870-244B (1) 56:4 870-253P (2) 29:19; 35:8 870-255A2 (1) 28:8</p>		
<p>2</p>	<p>5</p>	<p>9</p>		
<p>2 (8) 3:5;15:19;18:19; 23:20,21;29:24; 52:10,18 2,200 (1) 8:17 2.0 (1) 22:10 2.1 (1) 41:25 20 (2) 29:2,12 2023 (7) 3:5,20;4:4, 24;10:21;41:9;70:5 21 (1) 7:6 2360 (2) 7:3;37:20 24 (3) 22:3;43:25; 66:14 24-square (1) 30:4 25-year (2) 16:12; 51:18 2809 (1) 72:3 29 (2) 30:6,6</p>	<p>5 (3) 22:12;39:9,24 5:21-7 (1) 16:19 5:23-2.21 (1) 60:20 50 (5) 27:4;48:19,20, 20;49:4 51,568-square (1) 37:18 51,586 (1) 8:16 511 (1) 7:4 512 (1) 7:4 514 (1) 7:5 515 (2) 7:7;10:25 55-74 (1) 7:4</p>	<p>9 (1) 23:13 90-93 (1) 7:4 9-32 (1) 7:6</p>		
<p>3</p>	<p>6</p>			
<p>3 (2) 11:6;23:18 3.0 (1) 22:11 3:1 (1) 19:15 30 (2) 4:4;10:21 300 (1) 39:8 300M (1) 15:5 327,000 (1) 42:8 33-53 (1) 7:5 3-6 (1) 7:5</p>	<p>6 (2) 33:14;68:7 6:00 (1) 3:6 600 (1) 44:8 65 (1) 27:5 676 (1) 8:4 680-plus (1) 44:9 688 (1) 42:10 6-foot (2) 28:12;33:17</p>			
<p>4</p>	<p>7</p>			
<p>4 (1) 11:13 4,000 (1) 21:15 4,500 (1) 21:12 454 (1) 39:8 46 (1) 8:1</p>	<p>7 (2) 39:25;68:7 7:00 (2) 27:5,6 7:33 (1) 73:15 77-87 (1) 7:4</p>			
	<p>8</p>			
	<p>870- (1) 61:5 870-108 (2) 33:25; 34:24 870-189C (2) 27:22; 35:12 870-189G (1) 34:25 870-197A (2) 32:6; 35:1 870-197F (2) 33:9; 35:4 870-224A4 (1) 18:17 870-224B18a (2) 14:6;35:17 870-224B19 (1) 21:24 870-224B9 (1) 57:6 870-227A4 (1) 52:9 870-229B4 (1) 16:20 870-229C3d (1) 15:3 870-229C5 (1) 15:18 870-23 (1) 34:7 870-230F (3) 41:23; 61:4,9 870-231A5 (1) 47:21 870-231C1c (2)</p>			