

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

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*TRANSCRIPT OF MEETING*  
*February 8, 2024*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, February 8, 2024

- - - -

Transcript of proceedings of the City of  
Camden Planning Board was conducted as a virtual  
meeting via a remote conferencing platform, ZOOM,  
commencing at 6:05 p.m.

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

- JOSE DeJESUS, CHAIRMAN
- STEVEN LEE, VICE-CHAIRMAN
- DIRECTOR WALKER
- COUNCILWOMAN JANNETTE RAMOS
- IAN LEONARD
- ERIN CREAN
- RASHID HUMPHREY

A-P-P-E-A-R-A-N-C-E-S

- ANGELA MILLER, PLANNING BOARD SECRETARY
- JAMES BURNS, ESQUIRE, ATTORNEY FOR THE BOARD
- DENA MOORE JOHNSON, PE, CME, BOARD ENGINEER
- REMINGTON & VERNICK ENGINEERS
- DR. EDWARD C. WILLIAMS, PP, ASIP, CSI, AHP, CZO,
- CPZBS; DIRECTOR OF PLANNING & DEVELOPMENT;
- ZONING OFFICER; HPC SECRETARY

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1                   CHAIRMAN DEJESUS: Good evening. This is  
2 the Camden City Planning Board for February 8, 2024  
3 at 6:00 p.m. Because of our issue with the Health  
4 Declaration of the COVID-19 virus, we're on a ZOOM  
5 platform. And, therefore, anyone wanting to attend  
6 the meeting can solicit through the City of Camden  
7 Secretary at the City's Clerk Office and get access  
8 to this meeting. Reading of the Opening Statement,  
9 please.

10                   MS. MILLER: Good evening, all.

11                   Adequate notice of this meeting has been  
12 provided in accordance with the Open Public Meeting  
13 Act. The Camden City Planning Board adopted a  
14 Resolution approving the schedule of regular meetings  
15 to be held during the year of 2024 by, one, posting a  
16 copy thereof on the bulletin boards reserved for such  
17 purpose in the Office of City Clerk, City Hall, first  
18 floor, Camden, New Jersey; two, transmitting a copy  
19 thereof to the Courier Post and to the Philadelphia  
20 Inquirer. These newspapers have been designated by  
21 this Board to receive same, and filing a copy thereof  
22 with the City Clerk, City of Camden, New Jersey. The  
23 subject meeting was publicized, amended and  
24 publicized on February 8, 2024.

25                   MS. MILLER: Jose DeJesus.

1 CHAIRMAN DEJESUS: Present.

2 MS. MILLER: Steven Lee

3 VICE-CHAIRMAN LEE: Here.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: Present.

6 MS. MILLER: Ian Leonard.

7 MR. LEONARD: Here.

8 MS. MILLER: Councilwoman Jannette

9 Ramos.

10 COUNCILWOMAN RAMOS: Present.

11 MS. MILLER: Erin Crean.

12 MS. CREAN: Present.

13 MS. MILLER: Omari Thomas. Rashid

14 Humphrey. Brenda Fraction. Thank you.

15 CHAIRMAN DEJESUS: Approval of Planning  
16 Board Public Hearing Minutes for January 11, 2024. I  
17 need a motion to approve minutes.

18 VICE-CHAIRMAN LEE: So moved.

19 MR. LEONARD: Second.

20 CHAIRMAN DeJESUS: Roll call.

21 MS. MILLER: Jose DeJesus.

22 CHAIRMAN DeJESUS: Yes.

23 MS. MILLER: Mr. Lee.

24 VICE-CHAIRMAN LEE: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Mr. Leonard.

3 MR. LEONARD: Yes.

4 MS. MILLER: Councilwoman Ramos.

5 COUNCILWOMAN RAMOS: Would I recuse  
6 myself because I was not here for last month's  
7 meeting?

8 MR. BURNS: Yes, Councilwoman.

9 COUNCILWOMAN RAMOS: Okay.

10 MS. MILLER: Thank you. Ms. Crean.

11 MS. CREAN: Yes.

12 MS. MILLER: Thank you. Motion carried  
13 to approve.

14 CHAIRMAN DEJESUS: Swearing in of all  
15 professionals and Planning Board staff.

16 MR. BURNS: For our professionals and  
17 staff, raise your right hands, please.

18 - - -

19 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,  
20 AHP, CZO; DENA MOORE JOHNSON, PE, CME, having first  
21 been duly sworn/affirmed, was examined and testified  
22 as follows:

23 - - -

24 CHAIRMAN DEJESUS: Planning Board  
25 Director's report.

1 DR. WILLIAMS: Good morning, Mr. Chair  
2 and Members of the Planning Board. I have just one  
3 part of my report just for your information. You  
4 have a Resolution referral from the Council regarding  
5 a Zoning Code Amendment Section 870-230.R and  
6 Section 870-268.C regarding, one, the cash  
7 contribution requirement for parking deficiencies.  
8 And Number 2, requiring electronic submissions as  
9 part of their overall submission package to the  
10 Board.

11 In the first instance, we need to add  
12 language for a waiver. And the other design  
13 requirements waivers are allowable. But  
14 specifically in this language in this code, language  
15 representing a waiver does not exist. So what we're  
16 adding is language that would allow for waivers on a  
17 case-by-case basis. And once, again, regarding  
18 870-268.C, it's requiring that all submissions be  
19 done electronically.

20 What will happen then, once applicants  
21 submit the application through electronic submission,  
22 we will post that on the website so that when  
23 applicants, residents and other interested parties  
24 want to review the information as opposed to coming  
25 to the department, they can download it from the

1 website from that point on. So, Mr. Chair and  
2 Members of the Board, those are the two amendments.

3 MR. BURNS: So when you would like the  
4 Board when it comes up, Dr. Williams, just to approve  
5 the Resolution referring the Amendments?

6 DR. WILLIAMS: Yes.

7 CHAIRMAN DEJESUS: Do you any  
8 recommendations to modify anything?

9 DR. WILLIAMS: I want to open it to Dena  
10 who has her hand up.

11 MS. MOORE: Yes. I'm sorry. I just had  
12 a question. Regarding the electronic submission, is  
13 that in addition to the paper sets that are required?

14 DR. WILLIAMS: Yes. As a matter of fact,  
15 because of that question which is a good question,  
16 we'll check the language to make sure that no one can  
17 get around that requirement to issue, to submit paper  
18 submissions as well.

19 MS. MOORE: For the initial application  
20 submission?

21 DR. WILLIAMS: Absolutely.

22 MS. MOORE: Okay. So that the Board is  
23 aware, I've been asking for that electronic  
24 submission because also Remington & Vernick's  
25 policies with maintaining electronic files, we know



1 since COVID, most of us have maintained electronic  
2 files. And so I just wanted to make sure because  
3 initial submissions are very important that we  
4 receive the paper in addition to the electronic.  
5 Thank you.

6 DR. WILLIAMS: So submission requirements  
7 would be paper and electronic but checking the  
8 language would be best to make sure that that's, in  
9 fact, the case.

10 CHAIRMAN DEJESUS: Are you going to add  
11 any modifications to any exceptions to the rule?

12 DR. WILLIAMS: No.

13 CHAIRMAN DEJESUS: Okay. That's all I  
14 wanted to know.

15 MR. BURNS: Mr. Chairman, since -- I  
16 don't think Dr. Williams' testimony is going to be  
17 much different. We just received input from our  
18 engineer. Would it be appropriate to just address  
19 the Item "G" now first on the agenda and we can get  
20 it out of the way?

21 CHAIRMAN DEJESUS: Since we got started  
22 on it, let's finish it.

23 MR. BURNS: You have before you, as  
24 Dr. Williams explained, a Resolution referring an  
25 amendment to the Camden Code allowing for a waiver

1 for cash contribution requirement as approved by the  
2 Zoning Officer. And, also, an amendment requiring  
3 that the submissions of all applications under this  
4 section are also to take place through electronic  
5 submission to the Planning Board.

6 Very straightforward referrals. They  
7 make perfect sense. I agree with Dena. These are  
8 things that normally happen with submissions. And it  
9 does allow for easier access for our professionals.  
10 And I reviewed the amendment. I reviewed the  
11 proposed language. It all seems in order. So I turn  
12 it back to you, Mr. Chairman, as to how you want to  
13 proceed. We would have to open it to the public for  
14 any comment.

15 CHAIRMAN DEJESUS: Dena, do you have  
16 something to say?

17 MS. MOORE: One other thing. I guess I  
18 wanted to find out if this language is for the  
19 initial submission application that we're asking for  
20 that. Because, you know, I receive Resolution  
21 compliance submission applications too. And I have  
22 one that just submitted electronic only. And we're  
23 not at the point. I didn't realize it was my  
24 initial Resolution compliance.

25 So we're not really at the point where I

1 can do electronic only on certain reviews. So I  
2 wanted to find out if this language addresses the  
3 initial application submission as opposed to the  
4 subsequent submissions that may take place where  
5 sometimes I'm okay with electronic only but other  
6 times, they need paper because there are too many  
7 things that may change.

8 DR. WILLIAMS: Right. But the initial  
9 application should be paper and electronic. And if  
10 we need to enforce that for subsequent amendments, we  
11 can do that too.

12 CHAIRMAN DEJESUS: Are you satisfied  
13 Dena?

14 MS. MOORE: Yes, yes. Thank you. Sorry.

15 CHAIRMAN DEJESUS: That's okay. We need  
16 to satisfy you because you are part of our Board. We  
17 depend on your evaluations for us to make decisions  
18 on this Board.

19 MS. MOORE: Thank you.

20 CHAIRMAN DEJESUS: Is there anyone else  
21 on the Board having any questions to this  
22 Resolution?

23 MS. MILLER: Excuse me, Chair. Let the  
24 record show that Mr. Humphrey is on, please.

25 CHAIRMAN DEJESUS: Yes. Well noted.

1           Mr. Humphrey, are you aware of what was  
2 going on -- what we just discussed?

3           MR. HUMPHREY: I'm sorry. I couldn't  
4 hear.

5           DR. WILLIAMS: Excuse me, Mr. Chair,  
6 Whoever is on the call, can you please mute yourself,  
7 please, to avoid me muting you. Thank you.

8           MR. HUMPRHEY: No, Mr. Chairman. I just  
9 came in at the tail-end of the conversation. I'm  
10 sorry.

11           MR. BURNS: That's okay. We have enough  
12 members to move this forward. That's fine.  
13 Mr. Chairman, at this point if nobody else has any  
14 questions, we can open it to the public.

15           CHAIRMAN DEJESUS: That's what I'm about  
16 to do next. I was trying to give Mr. Humphrey an  
17 opportunity to understand what was being presented to  
18 the Board since he just got in.

19           All right. Opening up the public.  
20 Anybody in the public have any response to this  
21 recommendation to City Council in reference to this  
22 new Ordinance? Doctor, do you have anybody there?

23           DR. WILLIAMS: I don't see any hands  
24 raised, Mr. Chair. Seeing none and hearing none,  
25 therefore, I'll bring it back and close the public

1 version of this. I will expect now a motion from the  
2 Board.

3 MR. BURNS: Motion to approve the  
4 proposed amendments to the Code.

5 MS. CREAN: So moved.

6 MR. LEONARD: Second.

7 CHAIRMAN DeJESUS: Roll call.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DeJESUS: Yes.

10 MS. MILLER: Mr. Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Mr. Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Councilwoman Ramos.

17 COUNCILWOMAN RAMOS: Yes.

18 MS. MILLER: Ms. Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Mr. Humphrey.

21 MR. HUMPHREY: I'm going to abstain.

22 MS. MILLER: Motion to approve. Thank  
23 you.

24 CHAIRMAN DEJESUS: Jim, do we have to do  
25 the next one, the second one?

1                   MR. BURNS: No. You can go back to  
2 Certificates of Appropriateness, Mr. Chairman. I  
3 believe there is a Ms. Reyes on for one of those so  
4 it's probably best to go back to the beginning and do  
5 the Certificates of Appropriateness and turn it over  
6 to Dr. Williams so he can advise as to those  
7 applications.

8                   CHAIRMAN DEJESUS: Under New Business we  
9 have the Certificate of Appropriateness for Rutgers,  
10 The State University of New Jersey, 330 Cooper  
11 Street. The applicant is proposing the installation  
12 of a signage in the Cooper Street Historical  
13 District.

14                   Certificate of Appropriateness for Angel  
15 Pagan, 987 Trent Road. The applicant is proposing  
16 exterior work to the porch and associated area of the  
17 front facade in the Fairview Historical District.

18                   Certificate of Appropriateness for Rosa  
19 Rivera Gallardo, 2825 N. Congress Road. The  
20 applicant is proposing the installation of a solar  
21 panels in the Fairview Historical District.

22                   Certificate of Appropriateness for  
23 Valerie Roundtree, 1002 E. Ironside Road. The  
24 applicant is proposing installation of a roof in the  
25 Fairview Historical District.

1                   Certificate of Appropriateness for Made  
2 To Move, LLC, 3008 Kearsarge Road. The applicant is  
3 proposing the installation of a roof in the Fairview  
4 Historical District.

5                   And last but not least, Certificate of  
6 Appropriateness for Pablo Reyes, 3071 Kearsarge Road.  
7 The applicant is proposing installation of a solar  
8 panel in the --

9                   DR. WILLIAMS: Mr. Chair, if I may. On  
10 Items "F," the HPC voted to deny the C OF A because  
11 we discovered the panels were already installed prior  
12 to approval. So for Item "F," it should be a denial.  
13 The rest of them are recommended for approval.

14                   CHAIRMAN DEJESUS: Any questions from the  
15 Board in reference to these Certificates? Hearing  
16 none, I open it up to the public. Anyone in the  
17 public have any interest or response to the proposed  
18 reports presented for the Certificate of  
19 Appropriateness? Doctor, do you have anybody?

20                   DR. WILLIAMS: No, sir.

21                   MS. REYES: I'm not sure if this is my  
22 turn to talk, but this is Mrs. Reyes for Pablo Reyes  
23 on the Item "F" that you proposed or mentioned.

24                   MR. BURNS: Yes, ma'am, I can swear you  
25 in. Okay.

1 MS. REYES: Okay.

2 - - -

3 MS. REYES, having first been duly  
4 sworn/affirmed, was examined and testified as  
5 follows:

6 - -

7 MR. BURNS: Where do you reside?

8 MS. REYES: At 3071 Kearsarge Road in  
9 Camden, New Jersey 08104.

10 MR. BURNS: Very good. Go ahead, ma'am,  
11 you can speak on your application.

12 MS. REYES: This is the issue that I'm  
13 having. So we went ahead and contracted this company  
14 to do the solar panels. Everything went well. We  
15 did all documentations; everything was submitted.  
16 And about a month or two later, they came back with  
17 the installation. And the first thing I told these  
18 people as soon as they came in was, if they had  
19 gotten the approval from the City. Because I had  
20 tried to get solar panels prior to this and it was  
21 denied, I want to say, like two or three years before  
22 that.

23 They assured me and, I mean, I had them  
24 sitting in my house for over 40 minutes before -- I  
25 needed somebody to confirm that these were approved



1 and ready to go up, because I had just replaced my  
2 roof and I wanted to make sure that, you know, if  
3 they went up, that no issues were going to happen and  
4 that everything is set to go. So this was almost  
5 four years ago. And at no point have I had been able  
6 to contact that company, nor anybody from, you know,  
7 within their installation department. I have been  
8 given the runaround the whole entire time. And I'm  
9 talking, they've been on for almost four years now.

10           They told me at one point that everything  
11 was ready; that all I needed was for PSE&G to come  
12 and change the meter; and that I should contact  
13 PSE&G and see if they had the PO ready. I called  
14 PSE&G and they said: No, there's no PO; we actually  
15 have no record of those panels being up at our house.  
16 So this has been an ongoing battle with these people.  
17 I've called many, many times. I've asked to speak to  
18 supervisors. I've been told that they're going to  
19 call me back. And, again, this is four years in the  
20 making. We actually just got in touch with someone  
21 and they said that the company had changed owners and  
22 that they were going to do the whole thing as a new  
23 setup.

24           CHAIRMAN DEJESUS: Do you have anything  
25 in writing, Ms. Reyes?

1 MS. REYES: The only thing I have in  
2 writing from them is the initial contract which was  
3 about four years ago. I mean, I didn't think to ask  
4 if they could show me like the permits or anything  
5 like that because I've changed my roof, I changed my  
6 windows and I've never had any kind of issues with  
7 asking somebody for the actual permit. I did it in  
8 good faith.

9 MR. BURNS: I understand that. Doctor  
10 Williams, what's the procedure when you have the  
11 installation done? Apparently, based on the  
12 testimony, the new company will come out and  
13 reinstall or do what needs to be done to connect  
14 these solar panels. Does the applicant, Ms. Reyes,  
15 and her husband need to reapply to the Historic  
16 Preservation Committee? What are the steps?

17 DR. WILLIAMS: Unfortunately, to the  
18 Chair and Members of the Board, this is an ongoing  
19 problem within the City regarding solar panel  
20 companies installing panels because they get  
21 commissions on these panels to sell these panels.  
22 And we come across a number of cases in the City  
23 particularly in our historic districts where the  
24 panels are already up. And I'm getting feedback  
25 from a lot of owners that said that they assured the

1 owners that they got all the permits.

2 But the permit for this locations, I've  
3 had my files from day one and we're been trying to  
4 get them to come to the Commission meeting to testify  
5 about the panels because you can't have them in  
6 public view because of the historic district.  
7 Another firm came to the meeting, this past meeting  
8 and they didn't even know that the panels were  
9 already up from another company. So it was just  
10 prudent for the Commission to say no. Not that they  
11 can't come back but we can't approve what's currently  
12 there.

13 MR. BURNS: That's important that  
14 finding, Ms. Reyes, because nobody is passing any  
15 aspersions(ph) or doing any -- certainly the City not  
16 the Historic Commission, is doing anything that's  
17 going harm you in any way as far as any action that  
18 needs to be taken, any violations. What I think you  
19 need to do based on what I just heard is to get that  
20 company to file the appropriate permit so that they  
21 can install, reinstall the solar panels and make good  
22 on that commitment that they made to you. You're  
23 going to have to work out the costs and all of that.  
24 We can't give you any guidances to that.

25 But I think right now you're kind of

1 starting all over without prejudice. And the best we  
2 can do is deny it for now so that, one, the  
3 installation that has been done is not deemed  
4 appropriate as Dr. Williams indicated; get this new  
5 company to come out; have them file the appropriate  
6 paperwork; make sure that you sign off on that  
7 paperwork; and get before the Historic Commission  
8 again. And we'll do everything we can to try to help  
9 you. This is an unfortunately situation. But as the  
10 Planning Board, there's only so much we can do other  
11 than to give you, what I hope, to be free legal  
12 direction here and I'm happy to provide to you and  
13 get you where you need to be. But that's how I would  
14 try to approach it.

15 MR. LEONARD: Jim, can I chime in real  
16 quick?

17 MR. BURNS: Yes, sure, Mr. Leonard.

18 MR. LEONARD: Since I do this for a  
19 living every day with the Union. Ma'am, two things  
20 you can do. One, is that you can file a complaint  
21 with the Board of Public Utilities because every  
22 solar developer has to be registered because they  
23 work with a utility, in this case, PSE&G, so you can  
24 file a complaint there. And the other thing you can  
25 do is, go online at the New Jersey Division of

1 Consumer Affairs. And if you don't get satisfaction  
2 with the new company, you can file a complaint  
3 because they're suppose to be a registered business  
4 with the State of New Jersey.

5 MS. REYES: As of like the Better  
6 Business Bureau?

7 MR. LEONARD: So the New Jersey  
8 Department of Consumer Affairs would be our version  
9 in New Jersey. And you can call them and they have  
10 like an advocate, a watchdog where you can file a  
11 complaint if you're not getting satisfaction. In  
12 this case if you're not, you should that immediately.  
13 But I would also call the Board of Public Utilities  
14 and file a complaint if you feel that you've been  
15 treated unfairly, especially since it's a  
16 utility-grade product.

17 MS. REYES: Will do. Thank you so much.

18 MR. LEONARD: You're welcome.

19 CHAIRMAN DEJESUS: Ms. Reyes, also you  
20 can go to the website of the New Jersey Consumer  
21 Affairs. They have a specific location for filing  
22 complaints against any company that provides a  
23 service to you and did not complete their job. So  
24 if you can't reach, you can go by phone. You can  
25 also do it by website.

1 MS. REYES: Okay. Will do. Thank you so  
2 much.

3 MR. BURNS: You're welcome. We encourage  
4 you to do -- you've done everything, it sounds like,  
5 by the book. It'll work out. You just got be a  
6 little bit persistent. It'll work out.

7 MS. REYES: Thank you so much. I  
8 appreciate it.

9 CHAIRMAN DEJESUS: With that said, I need  
10 a motion to approve the Certificates of  
11 Appropriateness from "A" through "E."

12 MR. LEONARD: So moved.

13 COUNCILWOMAN RAMOS: Second.

14 CHAIRMAN DeJESUS: Roll call.

15 MS. MILLER: Jose DeJesus.

16 CHAIRMAN DeJESUS: Yes.

17 MS. MILLER: Mr. Lee.

18 VICE-CHAIRMAN LEE: Yes.

19 MS. MILLER: Director Walker.

20 DIRECTOR WALKER: Yes.

21 MS. MILLER: Mr. Leonard.

22 MR. LEONARD: Yes.

23 MS. MILLER: Councilwoman Ramos.

24 COUNCILWOMAN RAMOS: Yes.

25 MS. MILLER: Ms. Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Mr. Humphrey.

3 MR. HUMPHREY: Yes.

4 MS. MILLER: Ms. Fraction.

5 MS. FRACTION: Yes.

6 MS. MILLER: Motion carried to approve  
7 Items "A" through "E." Thank you.

8 CHAIRMAN DEJESUS: And the Certificate of  
9 Appropriateness for Mr. Pablo Reyes is denied without  
10 prejudice only for the purpose of trying to help them  
11 reestablish their situation. And I need the Board to  
12 give me a motion to deny.

13 MS. CREAN: So moved.

14 MR. HUMPHREY: A question. What is the  
15 motion?

16 MR. BURNS: The motion would be to deny  
17 without prejudice.

18 DIRECTOR WALKER: Motion to deny without  
19 prejudice.

20 MR. BURNS: Yes.

21 MS. MILLER: So Erin is the one who made  
22 the first motion?

23 CHAIRMAN DEJESUS: That's correct.

24 MR. BURNS: I need a second.

25 MS. MILLER: Who is the second? I'm

1 sorry.

2 DIRECTOR WALKER: I second it.

3 MS. MILLER: Thank you.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DeJESUS: Yes.

7 MS. MILLER: Mr. Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Director Walker.

10 DIRECTOR WALKER: Yes.

11 MS. MILLER: Mr. Leonard.

12 MR. LEONARD: Yes.

13 MS. MILLER: Councilwoman Ramos.

14 COUNCILWOMAN RAMOS: Yes.

15 MS. MILLER: Ms. Crean.

16 MS. CREAN: Yes.

17 MS. MILLER: Mr. Humphrey.

18 MR. HUMPHREY: Yes.

19 MS. MILLER: Motion carried to dismiss  
20 without prejudice. Thank you.

21 CHAIRMAN DEJESUS: Moving on.

22 Preliminary and Final Site Plan for SC Garden Growth  
23 Zone Urban Renewal Development Entity, Inc., One  
24 Subaru Drive, Block 1459, Lot 9. The applicant is  
25 proposing to add an entrance lane and to relocate a



1 guardhouse and gate arms further into the site to  
2 control vehicular traffic on the property. Is anyone  
3 here for that?

4 MR. LETIZIA: Yes, Mr. Chairman. Tom  
5 Letizia, attorney representing the applicant.

6 CHAIRMAN DEJESUS: Do you want to make  
7 your presentation?

8 MR. LETIZIA: Yes, I'd be happy to.

9 Again, Tom Letizia, attorney with  
10 Troutman, Pepper, Hamilton, Sanders representing, as  
11 the Chair noted this very long name, SC Garden State  
12 Growth Zone Urban Renewal Development Entity, Inc.,  
13 better known as Subaru. And they are both the  
14 applicant as well as the owner of the subject  
15 property.

16 Notice of this hearing was published in  
17 the official newspaper and mailed to all owners  
18 within 200 feet as required by law. An affidavit  
19 confirming same was filed with the Board Secretary  
20 Ms. Miller and subject to confirmation from your  
21 counsel, Mr. Burns. We believe that notice is in  
22 order and we ask for confirmation on the record,  
23 please.

24 MR. BURNS: Yes, Counsel, I did receive a  
25 copy of your notice. The notice was appropriate. It

1 was deemed acceptable. I've also received your  
2 affidavits and everything is in order for you to  
3 proceed. And just for the record, Counsel, what we  
4 normally do, the Chair will instruct for me with the  
5 permission of the Chair, is provide us with a brief  
6 overview of what's being proposed. We'll then swear  
7 in your professionals and then we go right to the  
8 review letter from Remington & Vernick. Our  
9 engineer, Ms. Johnson, will go through that letter  
10 and your professionals can respond to the comments.  
11 It just moves things a little quicker.

12 MR. LETIZIA: Very good, Mr. Burns. I'm  
13 happy to obliged. That's fine.

14 Let me just give a brief overview for the  
15 board. The subject property is identified as Lot 9  
16 and Block 459 of the City Tax Map. The address of  
17 the subject property is One Subaru Drive. The  
18 property has been the site of Subaru of America  
19 Headquarters since 2018. The property is within the  
20 LOI, Light Office Industrial Zone District and the  
21 Gateway Redevelopment Plan area.

22 As indicated by the Chair, this is an  
23 application for preliminary and final site plan for  
24 proposed improvements to the existing parking lot on  
25 the site. Subaru proposes these improvements in

1 order to control vehicular traffic on the property by  
2 increasing the queuing capacity at its 11th Street  
3 entrance. And we will explain this in more detail  
4 through our engineer.

5 In addition to the entrance changes, a  
6 new row of parking spaces will be constructed at the  
7 edge of the existing parking lot to compensate for  
8 spaces lost near the 11th Street entrance. There is  
9 no change of use proposed and the improvements are  
10 consistent with the use and bulk zoning standards  
11 applicable for the site. In other words, no  
12 variances are requested with this application.

13 The proposed design results in a slight  
14 increase in the number of parking spaces and a slight  
15 decrease in improvement coverage compared to the  
16 existing condition while, again, maintaining the bulk  
17 standards on the site. And with that, I will now  
18 introduce our civil engineer who is Kyle MacGeorge.  
19 He can now be sworn.

20 MR. BURNS: Very good. Thank you,  
21 Counsel. Mr. MacGeorge, would you raise your right  
22 hand, please.

23 - - -

24 KYLE MacGEORGE, P.E., having first been  
25 duly sworn/affirmed, was examined and testified as

1 follows:

2 - - -

3 MR. BURNS: If you could just state your  
4 qualifications for the record, education and your  
5 background.

6 MR. MacGEORGE: Sure. I graduated from  
7 Yale University with a degree in civil engineering  
8 and environmental services just over 17 years ago.  
9 I've been working at Langan Engineering ever since.  
10 I am licensed in the State of New Jersey and my  
11 license is active and I've presented on many boards  
12 in New Jersey, including this one several times.

13 MR. LETIZIA: I offer MacGeorge as an  
14 expert in civil engineering.

15 MR. BURNS: Thank you.

16 CHAIRMAN DEJESUS: Continue.

17 MR. LETIZIA: We'll now turn to Ms.  
18 Johnson, Mr. Burns?

19 MR. BURNS: Yes, sir.

20 MR. MacGEORGE: In the meantime, if it  
21 pleases the Board, I can just pull up a site plan so  
22 people can see as we go through the letter.

23 MR. BURNS: That would make the Chairman  
24 happy. Thank you.

25 CHAIRMAN DEJESUS: Very happy.

1 MS. MOORE: Kyle, did you want to add  
2 anything on record or just go right to the  
3 letter?

4 MR. MacGEORGE: I'll just say very, very  
5 briefly to just orient everybody now that we have the  
6 plan up. I won't go through all the details. But  
7 you'll see on this plan that the improvements are  
8 what is shown in the darker spots here and  
9 everything. That light is existing. Just zooming in  
10 to show what's really proposed, it's the primary  
11 improvement.

12 There was an existing guardhouse that's  
13 located right about where my mouse is hovering  
14 currently. And we're shifting that further into the  
15 site which provides for more queuing space, as well  
16 as widening that lane. And then as already noted on  
17 the record, the parking reconfigurations are simply  
18 to replace any parking that was lost up front. But  
19 that's primarily the improvements.

20 MS. MOORE: Mr. Chairman, I'm referring  
21 to Remington & Venick's letter dated February 5,  
22 2024. Starting on page 3.

23 Per Section 870-231.B.(1)(a), parking  
24 spaces at 90-degree angles should be dimensioned 9  
25 feet by 18 feet. The applicant has stated that they

1 have proposed parking spaces that are 8 feet by 18  
2 feet and have requested a variance.

3 Now, our office could not determine the  
4 location of these proposed 8 feet by 18 feet parking  
5 spaces. Do you actually have those on the plan?

6 MR. MacGEORGE: Yes. To clarify, the  
7 reason that that note was left on the plan is, that  
8 that was a variance that was approved as part of the  
9 initial application for existing parking spaces. But  
10 all of the new proposed spaces are all 9 by 18 and  
11 compliant with the Code. So we're not actually  
12 asking for that variance. It was a note from the  
13 original application.

14 MS. MOORE: All right. I just wanted to  
15 make sure because I couldn't locate that. So I will  
16 remove that variance from the back and I'll just  
17 state: This comment is not applicable.

18 The applicant should provide testimony  
19 regarding satisfying the electric charging facilities  
20 requirements at the Subaru site.

21 MR. MacGEORGE: Yes. So actually, the  
22 site currently has 62 spaces that are already EV  
23 charging spaces so the site is currently compliant  
24 and actually and then some with the State Ordinance.  
25 We're happy to show those locations when we resubmit

1 the plans so that it's clear for the record.

2 MS. MOORE: Thank you.

3 The applicant should be aware that the --  
4 I'm on to the Stormwater Collection & Management  
5 System. The applicant should be aware that the  
6 post-development peak runoff cannot exceed the  
7 pre-development peak runoff for the 25-year storm  
8 event. Confirming calculations should be provided  
9 for review.

10 MR. MacGEORGE: We'll comply.

11 MS. MOORE: A stormwater fee is to be  
12 calculated for the site as outlined in Appendix XVIII  
13 of the City Ordinance. The calculations will be  
14 reviewed by our office. The fee must be paid by the  
15 applicant prior to final signatures of the plan.

16 MR. MacGEORGE: We'll comply.

17 MS. MOORE: Per Section 870-227.A.4,  
18 permanent benchmarks shall be set for all major  
19 subdivisions and for site plans exceeding two acres  
20 in size. Concrete monuments or other similar  
21 permanent structures shall be used. The permanent  
22 benchmarks should be indicated on the Overall Site  
23 Plan.

24 So it's very possible you already did  
25 this. I just didn't see it noted on the Overall Site

1 Plan those benchmarks.

2 MR. MacGEORGE: Sure. We'll definitely  
3 work with you on this, but we'll comply with the  
4 request.

5 MS. MOORE: The site plan should indicate  
6 the referenced horizontal and vertical datums. A  
7 conversion factor to 1929 NGVD must be provided on  
8 the plans, since the Topographic and Utility Plans  
9 indicate the use of NAVD 1988.

10 MR. MacGEORGE: We'll comply.

11 MS. MOORE: An architectural plan of the  
12 guard booth should be provided for review?

13 MR. MacGEORGE: So for this one what  
14 we're going to request is that, it was a  
15 prefabricated existing guard booth that we're  
16 actually just simply relocating. So what we've done  
17 is taken a number of photos of them and dimensioned  
18 them in order to confirm the height requirements. So  
19 if that's acceptable for us to submit those to you  
20 with all that information for review, that's what we  
21 would propose because these are really aren't  
22 architectural drawings per se since it's an existing  
23 facility.

24 MS. MOORE: That would be sufficient as  
25 long as it has the dimensions, that's what we're



1 looking for.

2 MR. MacGEORGE: Understood.

3 MR. BURNS: We're getting some feedback  
4 from somebody. Please mute except for Kyle and  
5 whoever else is testifying.

6 MS. MOORE: The top of curb elevations  
7 should be shown for all curb inlets.

8 MR. MacGEORGE: We'll comply.

9 MS. MOORE: The locations and limits of  
10 depressed curb should be stated on the site plan.

11 MR. MacGEORGE: We'll comply.

12 MS. MOORE: All utilities and related  
13 appurtenances on the site shall be located  
14 underground or in the building. Where overhead  
15 electric or telephone distribution supply lines and  
16 service connections have been installed from these  
17 overhead lines, the connections from the utilities'  
18 overhead lines must be installed underground. The  
19 Utility Plan should note this. You'll add that note  
20 specifically?

21 MR. MacGEORGE: Yes, we'll do. We'll  
22 comply.

23 MS. MOORE: The applicant should provide  
24 testimony regarding no proposed potable water or  
25 sanitary sewer services required for this application

1 other than the fire hydrant relocation. So no other  
2 services, correct?

3 MR. MacGEORGE: That is confirmed, yes.

4 MS. MOORE: And this project must be  
5 approved by both the City Engineer and the City  
6 Fire Chief prior to final approval with written  
7 verification provided to our office prior to final  
8 signatures on the plan.

9 MR. MacGEORGE: Understood and we'll  
10 comply.

11 MS. MOORE: You confirmed that there are  
12 no new utilities so No. 5, the CCTV is not applicable  
13 here. Okay? Or about the CCTV inspection.

14 MR. MacGEORGE: No. Thank you.

15 MS. MOORE: No, I'm sorry. Because you  
16 are changing the storm sewer.

17 MR. MacGEORGE: We're reconnecting to an  
18 on-site one so our thought on this one, if you want  
19 to leave the comment in, was that we would comply to  
20 the extent that the City Engineer requires us to do  
21 it. We would work through with that with you and  
22 Mr. Joyner.

23 MS. MOORE: Let's do that. Let's leave  
24 that comment and that's just for the storm sewer  
25 system on-site.

1           The structural calculations for the  
2 freestanding standing pedestal unit for the card  
3 reader and security camera pole should be provided  
4 for review.

5           MR. MacGEORGE: We will comply.

6           MS. MOORE: The plans should note that  
7 all site work construction and details must conform  
8 to the standards of the City of the Camden.

9           MR. MacGEORGE: We'll comply.

10          MS. MOORE: Per Section 870-244.F(4),  
11 parking lot islands should contain one shade tree, a  
12 minimum of three inches in caliper and 14 to 16 feet  
13 in height and shrubs not exceeding 24 inches in  
14 height. The applicant has proposed shade trees with  
15 a minimum of 2 1/2 inch caliper. Plans should be  
16 revised to include additional plantings or a waiver  
17 should be requested.

18          MR. MacGEORGE: We'll revise the plans to  
19 be compliant and ask for the waiver.

20          MS. MOORE: Okay.

21          No lighting has been proposed as part of  
22 this application and testimony should be provided  
23 that the existing lighting is sufficient.

24          MR. MacGEORGE: Yes, we have confirmed  
25 that the existing lighting is sufficient. So no new

1 lighting is proposed.

2 MS. MOORE: The Traffic Report, I had no  
3 comments for the Traffic Report for what was  
4 submitted. And the Environmental Impacts: Our  
5 office took no exception to the Environmental Impact  
6 Assessment prepared in support of the application.

7 The applicant should address refuse  
8 collection and recycling in accordance with Section  
9 870-224.B(14). Is it the same as what's there now?

10 MR. MacGEORGE: It's the same as what's  
11 there now, correct. So we're not proposing any  
12 changes to it. It's over by the loading dock area.

13 MS. MOORE: Testimony should be provided  
14 regarding the location of the proposed "Concrete  
15 Washout" sign and that the sign will be removed  
16 following construction on site.

17 MR. MacGEORGE: Yes. That sign that was  
18 shown, was intended to be temporary but it's not  
19 actually required so we're going to just simply  
20 remove it from the plan to avoid confusion moving  
21 forward.

22 MS. MOORE: Okay.

23 Testimony should be provided as to  
24 whether any other signage is proposed as part of this  
25 application?

1           MR. MacGEORGE: Confirmed. There is no  
2 other signage proposed for this application.

3           MS. MOORE: Per Section 870-189.C,  
4 accessory buildings, structures, and uses shall not  
5 occupy a front yard. The applicant has proposed to  
6 relocate the existing guard booth in the front yard  
7 along South 11th Avenue. A variance is required.

8           MR. MacGEORGE: So with regard to this  
9 one, I guess if a variance is required, we would  
10 request it. We felt that it wasn't necessarily  
11 required just because it was previously approved.  
12 And all we're doing is actually moving it further  
13 from the property line. So from a front yard  
14 point-of-view, it's an improvement. But if the  
15 Board requires us to request a variance for that as a  
16 formality, we're happy to do that.

17           MR. BURNS: While it was a pre-existing  
18 nonconforming where it was, the moving of it  
19 generates the need for the new variance. Your notice  
20 was fine. It had the appropriate language. So the  
21 Board is in a position to grant that tonight.

22           MR. LETIZIA: Okay. Thank you.

23           MS. MOORE: Right. And that's the same  
24 as our office, the fact that the location had  
25 changed, but it's still in the front yard. It's just

1 the dimensioning has changed.

2 Per Section 870-189.G, accessory  
3 buildings and structures shall not exceed 10 feet in  
4 height. Dimensions for the guardhouse should be  
5 provided to confirm compliance.

6 MR. MacGEORGE: As stated before, we will  
7 provide that for your review but we have confirmed  
8 that it's less than ten feet so no variance is  
9 going to be required.

10 MS. MOORE: Okay. Thank you.

11 The 30-foot scale should be removed from  
12 the Overall Site Plan.

13 MR. MacGEORGE: We'll comply.

14 MS. MOORE: The plan should note that the  
15 applicant will comply with the City's "Ordinance  
16 Establishing Standards for the Submission of Maps and  
17 Other Documents in a Digital Format."

18 MR. MacGEORGE: We'll comply.

19 MS. MOORE: The applicant and owner are  
20 reminded that site safety is their responsibility.  
21 The plan should note that "The owner, or his  
22 representative, is to designate an individual  
23 responsible for construction site safety during the  
24 course of the site improvements pursuant N.J.A.C.  
25 5:23-2.21(e) of the N.J. Uniform Construction Code

1 and CFR 1926.32(f) the OSHA Competent Person." You'll  
2 add that note specifically to the plans?

3 MR. MacGEORGE: We'll add that note, yes.

4 MS. MOORE: The Summary of Variances and  
5 Waivers, we just have the one variance for  
6 Section 870-189.C, the accessory building front yard.

7 MR. MacGEORGE: Agreed.

8 MS. MOORE: You're aware of the approval  
9 process that's listed on page 6 and 7?

10 MR. MacGEORGE: We are.

11 MS. MOORE: If you have any questions  
12 regarding that, you can contact my office.

13 MR. MacGEORGE: We'll do.

14 MS. MOORE: And I have the Outside Agency  
15 Approvals as both Camden County Planning Board and  
16 Camden County Soil Conservation District. The  
17 Planning Board I'm sure would just be the exemption.

18 MR. MacGEORGE: Right. Agreed. But we  
19 will get both of those and submit them.

20 MS. MOORE: Any others that you may see  
21 necessary.

22 MR. MacGEORGE: We don't. We agree with  
23 your assessment.

24 MS. MOORE: Well, thank you. That  
25 concludes our review, Mr. Chairman.

1                   CHAIRMAN DEJESUS: Thank you very much.

2                   MS. MOORE: You're welcome.

3                   CHAIRMAN DEJESUS: Anybody have any  
4 questions from the Board? Hearing none, I open it up  
5 to the public. Anyone here present interested in  
6 responding to the Subaru proposal of the security  
7 guardhouse and the parking issues on their property?  
8 Doctor Williams, do you have anybody?

9                   DR. WILLIAMS: No hands, sir.

10                  CHAIRMAN DEJESUS: Hearing none and  
11 seeing none, therefore, I close the public portion  
12 and then, therefore, I need a motion to approve.

13                  MR. BURNS: Mr. Chairman, before you do  
14 that, I just want to put on the record what's being  
15 reviewed. The applicant is requesting preliminary  
16 and final site plan approval to add an entrance lane  
17 and to relocate the guardhouse and gate arms further  
18 into the site to control vehicular traffic on the  
19 property by increasing the queuing capacity on the  
20 South 11th Street entrance at the existing Subaru  
21 Headquarters. And to also reconfigure parking as  
22 needed.

23                               It's a very straightforward application.  
24 It could have been by-right with the exception that  
25 the guardhouse which was previously approved, is



1 being moved back further into the side which creates  
2 the need for a new variance. It's no different than  
3 the variance that had been granted by this Board  
4 probably in 2018 with the approval of this  
5 application originally. So there really doesn't need  
6 to be much testimony in support of that variance.

7           It's just being addressed as a relocation  
8 of a preexisting issue that was previously approved  
9 by the Board. And with that Mr. Chairman, there's  
10 really no conditions that I know other than what's  
11 contained in Dena's review letter, which the  
12 applicant has agreed to comply with based on the  
13 testimony.

14           CHAIRMAN DEJESUS: Thank you, Jim.  
15 Therefore, I need a motion, Gentlemen.

16           VICE-CHAIRMAN LEE: So moved.

17           MS. CREAN: Second.

18           CHAIRMAN DeJESUS: Roll call.

19           MS. MILLER: Jose DeJesus.

20           CHAIRMAN DeJESUS: Yes.

21           MS. MILLER: Mr. Lee.

22           VICE-CHAIRMAN LEE: Yes.

23           MS. MILLER: Director Walker.

24           DIRECTOR WALKER: Yes.

25           MS. MILLER: Mr. Leonard.

1 MR. LEONARD: Yes.

2 MS. MILLER: Councilwoman Ramos.

3 COUNCILWOMAN RAMOS: Yes.

4 MS. MILLER: Ms. Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Mr. Humphrey.

7 MR. HUMPHREY: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 MR. LETIZIA: Thank you very much. We  
11 appreciated your support.

12 CHAIRMAN DEJESUS: That's what we're here  
13 for. Jim, do you want to go through the Certificates  
14 of Appropriatenes approvals?

15 MR. BURNS: Yes. We have a number of  
16 Resolutions for you to address tonight. We had  
17 previously submitted to the Director's office the  
18 Resolutions for the Planning Board Attorney, Conflict  
19 Attorney, Board Engineer, and Conflict Engineer.  
20 Angela, if you need copies of that again, we'll be  
21 happy to resend it.

22 MS. MILLER: I have it.

23 MR. BURNS: They'll need to be approved  
24 tonight based on last month's Reorganization. And we  
25 also have with the Reorganization, the election of

1 the Chair, Jose DeJesus, the election of Vice-Chair,  
2 Mr. Lee, election of Secretary, Ms. Miller, and then  
3 appointment of all the professionals and those  
4 Resolutions were also with Angela and they can be  
5 signed by the Chair. They're up for approval tonight  
6 by the Board. So we would need a motion. And we can  
7 do one motion to approval all the Resolutions, but  
8 that will be part of what gets approved.

9 And then we have Certificates of  
10 Appropriateness that were approved for Camden  
11 Fireworks, Inc. 600 Berkley Street, LLC. Patricia  
12 Miller, 1408 N. Chesapeake Road. Urban Dwellers  
13 Group, LLC, 1565 Collings Road. Eva David, 1339  
14 Argus Road. And then I prepared Resolutions for  
15 PDC Northeast LPVI, LLC for their site plan  
16 application and for their Street Vacation.

17 And, Angela, I don't know if you received  
18 a Resolution from Conflict's Counsel regarding  
19 Cooper. Did you?

20 MS. MILLER: Yes.

21 MR. BURNS: So that can also be approved  
22 by this Board tonight. With that being said,  
23 Mr. Chairman, you can accept a motion to approve all  
24 Resolutions that are on the agenda for tonight.

25 MS. MILLER: Thank you.

1                   CHAIRMAN DEJESUS: And, therefore, I  
2 shall. Can someone make the first initial  
3 presentation.

4                   MS. CREAN: So moved.

5                   CHAIRMAN DEJESUS: A second?

6                   MR. HUMPHREY: Second.

7                   CHAIRMAN DEJESUS: Thank you,  
8 Mr. Humphrey.

9                   CHAIRMAN DeJESUS: Roll call.

10                  MS. MILLER: Jose DeJesus.

11                  CHAIRMAN DeJESUS: Yes.

12                  MS. MILLER: Mr. Lee.

13                  VICE-CHAIRMAN LEE: Yes.

14                  MS. MILLER: Director Walker.

15                  DIRECTOR WALKER: Yes.

16                  MS. MILLER: Mr. Leonard.

17                  MR. LEONARD: Yes.

18                  MS. MILLER: Councilwoman Ramos.

19                  COUNCILWOMAN RAMOS: Yes.

20                  MS. MILLER: Ms. Crean.

21                  MS. CREAN: Yes.

22                  MS. MILLER: Mr. Humphrey.

23                  MR. HUMPHREY: Yes.

24                  MS. MILLER: Motion carried to approve.

25 Thank you.

1 CHAIRMAN DEJESUS: Thank you. Now, I  
2 need a motion to adjourn.

3 MR. LEONARD: So moved.

4 MS. CREAN: Second.

5 CHAIRMAN DeJESUS: Roll call.

6 MS. MILLER: Jose DeJesus.

7 CHAIRMAN DeJESUS: Yes.

8 MS. MILLER: Mr. Lee.

9 VICE-CHAIRMAN LEE: Yes.

10 MS. MILLER: Director Walker.

11 DIRECTOR WALKER: Yes.

12 MS. MILLER: Mr. Leonard.

13 MR. LEONARD: Yes.

14 MS. MILLER: Councilwoman Ramos.

15 COUNCILWOMAN RAMOS: Yes.

16 MS. MILLER: Ms. Crean.

17 MS. CREAN: Yes.

18 MS. MILLER: Mr. Humphrey.

19 MR. HUMPHREY: Yes.

20 MS. MILLER: Motion carried to  
21 adjourn.

22 CHAIRMAN DEJESUS: I just want to remind  
23 the Board that next month is a very heavy month for  
24 me in reference to accounting and tax season.  
25 I won't be present. I'm going to try to help Mr. Lee

1 who may not be here in April. And so I'll check and  
2 see to make sure that I can be available for April.  
3 I won't be here in March.

4 MR. BURNS: No problem. And if you can't  
5 make it in April, we have other members that can run  
6 the meeting. I believe Erin has run the meeting in  
7 the past. So there's plenty of people can help.

8 CHAIRMAN DEJESUS: Thank you.

9 - - -

10 \*(Meeting concluded at 6:51 p.m.)\*\*

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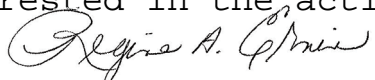
## 1 CERTIFICATION

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

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

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

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

18 

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	allowing (1) 8:25	32:13	briefly (1) 28:5	18,22;14:1,5,18;22:8
*	almost (2) 16:4,9	April (3) 45:1,2,5	bring (1) 11:25	Certificates (6) 13:2,5;
**Meeting (1) 45:10	along (1) 36:7	architectural (2)	building (2) 32:14;	14:15;21:10;41:13;
A	amended (1) 3:23	31:11,22	38:6	42:9
	Amendment (4) 6:5;	area (3) 13:16;25:21;	buildings (2) 36:4;	CFR (1) 38:1
	8:25;9:2,10	35:12	37:3	Chair (13) 6:1;7:1;
	amendments (4) 7:2,	Argus (1) 42:14	bulk (2) 26:10,16	10:23;11:5,24;14:9;
	5:10;10:10;12:4	arms (2) 24:1;39:17	bulletin (1) 3:16	17:18;24:11;25:4,5,
	America (1) 25:18	around (1) 7:17	Bureau (1) 20:6	22;42:1,5
	Angel (1) 13:14	ASIP (1) 5:19	BURNS (34) 5:8,16;	CHAIRMAN (64) 3:1;
	Angela (3) 41:20;	aspersionsph (1)	7:3;8:15,23;11:11;	4:1,15,20,22;5:14,24;
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