

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
June 13, 2024

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

PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, June 13, 2024

- - - -

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

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

- JOSE DeJESUS, CHAIRMAN
- STEVEN LEE, VICE-CHAIRMAN
- DIRECTOR KEITH WALKER
- IAN LEONARD
- COUNCILWOMAN JANNETTE RAMOS
- OMARI THOMAS
- ERIN CREAN

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

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

1	I N D E X	
2	CASES HEARD:	PAGE
3	1) APPROVAL OF MEETING MINUTES	5
4	MAY 2024	
5	2) PLANNING DIRECTOR'S REPORT	7
6	3) TARIQ ALAM	9
7	600 Block of Berkley Street	
8	4) REBECCA GRIGGER-SMITH	9
9	967 Niagara Road	
10	5) MABLE COOK	9
11	2886 N. Congress Road	
12	6) SHANICE EDMOND	10
13	1802 S. 4th Street	
14	7) RIVA GORDON	10
15	575 Berkley Street	
16	8) DAVID EWING	10
17	1115 S. Merrimac Road	
18	9) NATIONAL ENERGY PARTNERS, LLC	13, 24
19	201 North Front Street	
20	(Adjourned to the July 11, 2024 Meeting)	
21	10) LESBIA ZAPATA	14
22	3334 Federal Street	
23	(Adjourned to the July 11, 2024 Meeting)	
24	11) LEIVI GUTIERREZ	14
25	3800-02 Westfield Avenue	
	Continued of Page 3	

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
12) ALEX AYBAR 3214 River Road (Adjourned to the July 11th Meeting)	18
13) KWANG SOO CHUN 1135 Haddon Avenue	20
14) ADOPTION OF RESOLUTIONS	26

1 CHAIRMAN DeJESUS: Good evening. Welcome
2 to the Camden City Planning Board for the month of
3 June 2024. By the direction of the Planning Board
4 Chairman, myself, Jose DeJesus, Jr., City of Camden,
5 there will be a regularly scheduled Planning Board
6 meeting on this Thursday. The City of Camden is
7 under a Declaration of Health Emergency related to
8 the COVID-19 virus and City Hall is open.

9 Therefore, the regular scheduled meeting
10 will be conducted in a virtual meeting via the remote
11 conference platform TEAMS. Instructions on accessing
12 this virtual regular scheduled Planning Board meeting
13 and meeting's agenda, can be found on the City of
14 Camden's website. Angela, reading of the opening
15 statement.

16 MS. MILLER: Adequate notice of this
17 meeting has been provided in accordance with the Open
18 Public Meeting Act. The Camden City Planning Board
19 adopted a Resolution approving the schedule of
20 regular meetings to be held during the year of 2024
21 by, one, posting a copy thereof on the bulletin
22 boards reserved for such purpose in the Office of
23 City Clerk, City Hall, first floor, Camden, New
24 Jersey; two, transmitting a copy thereof to the
25 Courier Post and to the Philadelphia Inquirer. These

1 newspapers have been designated by this Board to
2 receive same, and filing a copy thereof with the City
3 Clerk, City of Camden, New Jersey. The subject
4 meeting was publicized on June 10, 2024.

5 CHAIRMAN DeJESUS: Roll call.

6 MS. MILLER: Mr. DeJesus.

7 CHAIRMAN DEJESUS: Present.

8 MS. MILLER: Steven Lee.

9 VICE-CHAIRMAN LEE: Here.

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

12 DIRECTOR WALKER: Present.

13 MS. MILLER: Ian Leonard.

14 MR. LEONARD: Here.

15 MS. MILLER: Councilwoman Jannette Ramos.

16 COUNCILWOMAN RAMOS: Present.

17 MS. MILLER: Erin Crean.

18 MS. CREAN: Present.

19 MS. MILLER: Omari Thomas.

20 MR. THOMAS: Present.

21 MS. MILLER: Raschid Humphrey. Brenda.
22 Fraction. Thank you.

23 CHAIRMAN DeJESUS: Approval of the
24 Planning Board Public Hearing Minutes on May 9, 2024.
25 I need a motion to approve.

1 MR. LEONARD: So moved.

2 MR. THOMAS: Second.

3 CHAIRMAN DEJESUS: Do you have that,
4 Angela?

5 MS. MILLER: Yes.

6 CHAIRMAN DeJESUS: Roll call.

7 MS. MILLER: Jose DeJesus.

8 CHAIRMAN DeJESUS: Yes.

9 MS. MILLER: Mr. Lee.

10 VICE-CHAIRMAN LEE: Yes.

11 MS. MILLER: Director Walker.

12 DIRECTOR WALKER: Yes.

13 MS. MILLER: Mr. Leonard.

14 MR. LEONARD: Yes.

15 MS. MILLER: Councilwoman Ramos.

16 COUNCILWOMAN RAMOS: Yes.

17 MS. MILLER: Ms. Crean.

18 MS. CREAN: Yes.

19 MS. MILLER: Mr. Thomas.

20 MR. THOMAS: Yes.

21 MS. MILLER: Motion carried to approve.

22 Thank you.

23 CHAIRMAN DEJESUS: Swearing in of all
24 professionals and planning staff.

25 MR. BURNS: For our professionals and

1 planning staff, if you could raise your right hands,
2 please.

3 - - -

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

7 - - -

8 CHAIRMAN DeJESUS: Planning Board
9 Director's Report.

10 DR. WILLIAMS: Thank you, Mr. Chair and
11 Members of the Board. I'll just report on one item
12 on today, Angela and myself attended a meeting at
13 Rutgers for training today regarding planning board
14 and zoning boards planning and zoning issues as
15 current issues.

16 A couple of issues came up during the
17 meeting regarding Board review, site plan
18 applications, understanding the difference between
19 variances and waivers, as well as focusing on case
20 law regarding split-zone zoning, height variances, as
21 well as a major section regarding a commercial speech
22 and noncommercial speech relative to signs. And the
23 importance of making sure our sign ordinances are
24 up-to-date according to case law to avoid any
25 litigation that may affect the City or affect any

1 Board members.

2 The other thing that was mentioned during
3 the meeting was, that there are cases involving
4 members who have went beyond their reach in terms of
5 opinions and discussion and they were found to not
6 have immunity from the lawsuits, and that's a major
7 issue. That's something for Board members to always
8 remember. Opinions should be directly tied to the
9 Site Plan Ordinance. It cannot be based on personal
10 fill-ins or opinions about the applicant or the area
11 or anything that's not related to the application.

12 I can go further, Mr. Chair, but it's
13 just a reminder to all of us on the Board to make
14 sure that we stay abreast of any points and comments
15 that we make regarding an application; that we stick
16 to the Site Plan Ordinance; stick to the Zoning
17 Ordinance and defer any concerns to our Board Counsel
18 who will help us to filter them out to make sure that
19 our records is solid and that it's clean.

20 Again, I can go into more detail but
21 tonight I'll just give you some snippets and may
22 discuss some other issues during next month's
23 meeting.

24 CHAIRMAN DEJESUS: I appreciate that,
25 Dr. Williams, and I would hope that some time in the

1 future you would enlighten us even more so and maybe
2 have a special meeting just to do just that.

3 DR. WILLIAMS: Thank you, sir.

4 CHAIRMAN DEJESUS: I think that's a good
5 idea to do that because we all need it. And that
6 way, we can understand our responsibilities and our
7 decision-making process and how we go around saying
8 yes and no.

9 DR. WILLIAMS: Thank you, sir.

10 CHAIRMAN DEJESUS: With that said, New
11 Business, Certificates of Appropriateness. Jim, do
12 you want to read the list?

13 MR. BURNS: I can do that, Mr. Chairman.

14 We have, and I count, six Certificates
15 of Appropriateness that are before the Board tonight.

16 The first is for Tariq Alam, 600 Block of
17 Berkley Street. The applicant is proposing window
18 replacement at that property. It's in the Cooper
19 Plaza Historic District.

20 The second Certificate of Appropriateness
21 is Rebecca Grigger-Smith, 967 Niagara Road. The
22 applicant is proposing roof and sidewalk repair to
23 the property in the Fairview Historic District.

24 The third Certificate of Appropriateness
25 is for Mable Cook, 2886 N. Congress Road. The

1 applicant is proposing exterior work at that property
2 in the Fairview Historic District.

3 The fourth Certificate of Appropriateness
4 is Shanice Edwards, 1802 S. 4th Street. The
5 applicant is proposing exterior at that property
6 located in the Waterfront South Historic District.

7 Then we have Riva Gordon, 575 Berkley
8 Street. The applicant is proposing exterior work at
9 that property in the Cooper Plaza Historic District.

10 And then lastly, David Ewing, 1115 S.
11 Merrimac Road. The applicant is proposing exterior
12 work to that property in the Fairview Historic
13 District.

14 And I believe, Dr. Williams, you have
15 reviewed those applications and are prepared to
16 provide some testimony regarding same?

17 DR. WILLIAMS: Yes, Mr. Burns, to the
18 Board Chair and Members of the Board, I serve as
19 secretary to the HPC as well as a member. We have
20 reviewed all the applications under New Business
21 Items A through F. We have a staff person here by
22 the name of the Mrs. Walker from the Division of
23 Housing Services, if needed, could testify as well.
24 But the HPC has no problems with the applications on
25 the agenda. Again, for the record, under New

1 Business, A through F, and agreed to advise the Board
2 to move forward with the same.

3 MR. BURNS: Ms. Walker, is there anything
4 you would like to add?

5 MS. WALKER: I have one correction on
6 Item D, the applicant's last name is Edmond,
7 E-D-M-O-N-D,

8 MS. WALKER: Thank you, ma'am.

9 DR. WILLIAMS: We'll make that correct
10 for the record.

11 MS. WALKER: Thank you.

12 CHAIRMAN DEJESUS: Everything else
13 remains the same?

14 MS. WALKER: Yes.

15 CHAIRMAN DEJESUS: Okay.

16 Now I need a motion from the Board,
17 please or any questions that relates to this
18 Certificates of Appropriateness from the Board.
19 Anyone?

20 MR. BURNS: Mr. Chairman, we can open it
21 up to the public now that we have Ms. Walker's
22 testimony. And Ms. Walker, I forgot to swear you in.
23 I apologize. The testimony that you provided, you
24 swear or affirm that it was true to the best of
25 your knowledge?

1 MS. WALKER: I affirm.

2 MR. BURNS: Thank you.

3 CHAIRMAN DEJESUS: Doctor, did you have
4 anybody having any questions in relation to any of
5 these Certificates?

6 DR. WILLIAMS: Mr. Chair, I'm scanning
7 the list under the invites and I see no hands up.

8 CHAIRMAN DEJESUS: Closing the public
9 section. I need a motion from the Board, please?

10 MR. LEONARD: So moved.

11 MS. CREAN: Second.

12 CHAIRMAN DeJESUS: Roll call.

13 MS. MILLER: Jose DeJesus.

14 CHAIRMAN DeJESUS: Yes.

15 MS. MILLER: Mr. Lee. Did we lose

16 Mr. Lee?

17 DR. WILLIAMS: He's still there.

18 Mr. Lee? He's muted. You're muted, sir.

19 CHAIRMAN DEJESUS: Wave your hand if you
20 can't speak.

21 DR. WILLIAMS: Continue with the roll
22 call.

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. Thomas.

7 MR. THOMAS: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 CHAIRMAN DEJESUS: Preliminary & Final
11 Site Plan for National Energy Partners, LLC, 201
12 North Front Street, Block 63, Lot 70.01. The
13 applicant is proposing to construct a detached
14 carport with solar panels on top. Anyone here for
15 that specific presentation?

16 MR. BURNS: Anybody here for the National
17 Energy Partners, LLC?

18 MS. MOORE: Angela, they did call
19 recently to confirm that they were on tonight's
20 agenda, right?

21 MS. MILLER: That is correct.

22 MS. MOORE: That's what I thought.
23 That's why I didn't reach out separately because I
24 knew they had contacted to confirm.

25 CHAIRMAN DEJESUS: We'll leave it for

1 last and then we'll move on so we don't waste time.

2 Sign Variance for Lesbia Zapata, 3334
3 Federal Street, Block 1058, Lot 7.01. The applicant
4 is proposing a 68 square foot sign.

5 MS. MILLER: Mr. DeJesus, they are not on
6 because they didn't get their notice in on time.

7 MR. BURNS: So they're off?

8 MS. MILLER: They're off. They'll be
9 heard next month.

10 CHAIRMAN DEJESUS: Thank you. Is there
11 anyone else there, Angela?

12 MS. MILLER: Not that I'm aware of.

13 CHAIRMAN DEJESUS: We'll move on to the
14 next one.

15 MR. BURNS: Angela, what is that meeting
16 date?

17 MS. MILLER: July 11, 2024.

18 MR. BURNS: So that matter, Lesbia
19 Zapata, will be carried to the July 11th meeting,
20 Mr. Chairman.

21 MR. BURNS: Sorry, Mr. Chairman. Your
22 next applicant, Item No. I, Mr. Gutierrez.

23 CHAIRMAN DEJESUS: Yes, I know.

24 MR. BURNS: Mr. Chairman, is anybody here
25 for 3800-02 Westfield Avenue, proposing a 32 square

1 foot sign? Anybody here on the Gutierrez matter?

2 CHAIRMAN DEJESUS: Yes. He's at my
3 office because he didn't know how to use the
4 computer. You want to swear him in?

5 MR. BURNS: He's going to have to sit
6 down so we can see him, Jose.

7 MR. BURNS: Mr. Gutierrez, I'm going to
8 swear you in. Would you raise your right hand,
9 please.

10 - - -

11 LEIVI GUTIERREZ, having first been duly
12 sworn/affirmed, was examined and testified as
13 follows:

14 MR. BURNS: Mr. Gutierrez, I'm going to
15 ask you some questions, okay?

16 MR. GUTIERREZ: Yes.

17 MR. BURNS: You're here before us tonight
18 requesting a variance to permit the installation of a
19 32 square foot sign; is that correct?

20 MR. GUTIERREZ: Yes.

21 MR. BURNS: And the sign is going to be
22 made of aluminum and the Sunbrella fabric; is that
23 correct?

24 MR. GUTIERREZ: Yes.

25 MR. BURNS: Under ordinance, you're only

1 permitted a 24-square foot sign but you're increasing
2 it to 32-square feet, correct?

3 MR. GUTIERREZ: Yes.

4 MR. BURNS: And you submitted with your
5 application, a rendering of the sign for the Board to
6 review showing classic barbershop, correct?

7 MR. GUTIERREZ: Yes.

8 MR. BURNS: And Dr. Williams, does your
9 office take any exceptions or have any concerns as it
10 relates to this proposed signage?

11 DR. WILLIAMS: Repeat the address,
12 please.

13 MR. BURNS: The address is 3800-02
14 Westfield Avenue.

15 DR. WILLIAMS: For that location, I have
16 no objections.

17 MR. BURNS: Very good. Thank you, Dr.
18 Williams.

19 Mr. Chairman, I think the applicant has
20 addressed the application through my questioning of
21 the applicant. You've heard that there's no
22 objection from the Department of Planning and
23 Dr. Williams. At this time, I think it would be
24 appropriate to open the application to the public for
25 public comment.

1 CHAIRMAN DEJESUS: I will please do so.
2 Therefore, Dr. Williams, do you have anyone having
3 any concerns about this sign?

4 DR. WILLIAMS: I'm scanning the list,
5 sir, I do not see any hands up for this matter.

6 CHAIRMAN DEJESUS: Okay. Having none and
7 seeing none, therefore, I close the public portion
8 and ask that Planning Board members make a decision
9 and make a motion.

10 MR. BURNS: Do we have a motion to
11 approve?

12 COUNCILWOMAN RAMOS: So moved.

13 MS. CREAN: Second.

14 MR. BURNS: I believe I have a motion
15 from the Councilwoman and is seconded by Ms. Crean.

16 CHAIRMAN DeJESUS: Roll call, Angela.

17 MS. MILLER: Mr. DeJesus.

18 CHAIRMAN DeJESUS: Yes.

19 MS. MILLER: Mr. Lee.

20 VICE-CHAIRMAN LEE: Yes.

21 MS. MILLER: Director Walker.

22 DIRECTOR WALKER: Yes.

23 MS. MILLER: Mr. Leonard.

24 MR. LEONARD: Yes.

25 MS. MILLER: Councilwoman Ramos.

1 COUNCILWOMAN RAMOS: Yes.

2 MS. MILLER: Ms. Crean.

3 MS. CREAN: Yes.

4 MS. MILLER: Mr. Thomas.

5 MR. THOMAS: Yes.

6 MS. MILLER: Motion carried to approve.

7 Thank you.

8 MR. BURNS: Mr. Gutierrez, your sign is
9 approved, sir. Thank you.

10 CHAIRMAN DEJESUS: Next is sign variance
11 for Item No. J, Alex Aybar, 314 River Avenue, Block
12 941, Lot 42. The applicant is proposing a 36 square
13 foot sign. Is anyone here for that?

14 CHAIRMAN DEJESUS: Jim, he happens to be
15 one of our clients and he wasn't able to attend here
16 so I don't know. Do you want us to postpone it until
17 we get him in here next month?

18 MR. BURNS: Well obviously, you'll have
19 to recuse yourself given the conflict.

20 CHAIRMAN DEJESUS: I know that part.
21 That's the reason I'm saying it.

22 MR. BURNS: But if he's not prepared to
23 appear tonight, I believe that we had dismissed this
24 application at the last meeting without prejudice and
25 they refiled. So we are not in danger of an

1 automatic approval so I leave it to the Board.

2 If the Board is inclined to grant the
3 extension and carry it to the July 11th meeting, we
4 can do that. But I would need a motion to do that
5 and I will look to our Vice-Chairman to make that
6 motion and I would need a second.

7 VICE-CHAIRMAN LEE: So moved.

8 MR. LEONARD: Second.

9 MR. BURNS: I have a second by
10 Mr. Leonard. Do we have a roll call to carry this to
11 the July 11th meeting?

12 MS. MILLER: Mr. DeJesus.

13 CHAIRMAN DeJESUS: Abstain.

14 MS. MILLER: Mr. Lee.

15 VICE-CHAIRMAN LEE: Yes.

16 MS. MILLER: Director Walker.

17 DIRECTOR WALKER: Yes.

18 MS. MILLER: Mr. Leonard.

19 MR. LEONARD: Yes.

20 MS. MILLER: Councilwoman Ramos.

21 COUNCILWOMAN RAMOS: Yes.

22 MS. MILLER: Ms. Crean.

23 MS. CREAN: Yes.

24 MS. MILLER: Mr. Thomas.

25 MR. THOMAS: Yes.

1 MS. MILLER: Motion to carry to next
2 month.

3 CHAIRMAN DEJESUS: The last one is the
4 sign variance for Kwang Soo Chun, 1135 Haddon Avenue,
5 Block 1313, Lot 114. He's proposing a 373 square
6 foot awning sign. Is anyone here for that?

7 MR. BURNS: I do see Mr. Chun and he is
8 here. And we have Mr. Pak. Gentlemen, if you can
9 raise your right hand, I'm going to swear you in.

10 - - -

11 KWANG SOO CHUN, having first been duly
12 sworn/affirmed, was examined and testified as
13 follows:

14 - - -

15 MR. PAK: Good evening. This is an
16 application of Kwang Chun. The address is 1135
17 Haddon Avenue, Camden, New Jersey. And he's the
18 owner of Beauty Heaven which operates at 1135 Haddon
19 Avenue. And this is for a sign variance application
20 for C(1) bulk variance. They are replacing the
21 existing awning sign. They're not replacing the
22 frame. They are just replacing the fabric basically.
23 Am I allowed to show pictures of the drawings and
24 everything?

25 MR. BURNS: Mr. Chairman, we have the

1 drawings with the packet but if you want to try to
2 pull up the screen, we can turn the screen over to
3 you to do that, sir.

4 MR. PAK: I will make this quick but I do
5 want to show you. I will share now.

6 MR. BURNS: Very good. That looks good,
7 Mr. Pak.

8 MR. PAK: So you can see the full size
9 view. On the right, that's the existing, the old
10 sign. And you can see the wear and tear on the sign,
11 but that's coming out and they're putting in a fabric
12 sign. That's basically the same size and it's
13 just -- using the same frame that's existing.

14 The store has been around for a long
15 time. They're not making the sign any bigger. And
16 we're just seeking a variance to accomplish this. We
17 also sent all the notices to the neighborhood within
18 200 feet and you could see the certified mail
19 receipts that we have here.

20 MR. BURNS: I reviewed your notice,
21 Mr. Pak, and the notices were deemed acceptable so we
22 do have jurisdiction to hear this matter tonight.
23 So the representation is that this is a replacement
24 awning. You're going to use the existing frame. And
25 you're going to be installing what appears to be a

1 very attractive green awning with similar writing,
2 similar identification as the prior awning; is that
3 correct, sir?

4 MR. PAK: That is correct.

5 MR. BURNS: Very good. Doctor Williams,
6 I know your office has reviewed this application.
7 Do you take any issue with the proposed awning or
8 with the requested size of this awning?

9 DR. WILLIAMS: To the Board Chair and
10 members of the Board, I did look at the sign. I
11 drive past the location almost every day. I think
12 and my personal opinion is that it's an improvement
13 from the prior sign that was located on the building.
14 Number 2, it is a small percentage of the facade size
15 of the facade. So this size of sign in proportion
16 with the facade size is appropriate for this location
17 in my professional opinion.

18 MR. BURNS: Thank you, sir.

19 Mr. Chairman, we can open this matter to
20 the public unless Mr. Pak or Mr. Chun has anything
21 they want to add.

22 CHAIRMAN DEJESUS: Anybody on the Board
23 has any questions in relationship to the sign?

24 MS. WALKER: I don't have any questions.
25 I just want to comment on whoever filled out the sign

1 variance application, has a really nice, neat
2 handwriting so kudos to that handwriting.

3 MR. PAK: Thank you, that was my
4 colleague, my associate rather.

5 CHAIRMAN DEJESUS: All right. If you
6 don't have anymore then I'll open it up to the
7 public. Doctor, do you have anyone having any
8 response to this sign.

9 DR. WILLIAMS: Mr. Chair and members of
10 the Board, I do not see anyone with their hands up
11 on this list.

12 CHAIRMAN DEJESUS: Having none and not
13 hearing any request, therefore, I close the public
14 portion and pass it on to the Board for a motion to
15 approve or disapprove, either way.

16 VICE-CHAIRMAN LEE: So moved to approve.

17 MS. CREAN: Second to approve.

18 CHAIRMAN DeJESUS: Roll call, Angela.

19 MS. MILLER: Mr. 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: Erin Crean.

5 MS. CREAN: Yes.

6 MS. MILLER: Mr. Thomas.

7 MR. THOMAS: Yes.

8 MS. MILLER: Motion carried to approve.

9 Thank you.

10 CHAIRMAN DEJESUS: We're back to
11 Preliminary & Final Site Plan, again, with National
12 Energy Partners, LLC, 201 North Front Street,
13 Block 64, Lot 70.01. The applicant is proposing to
14 construct a detached carport with solar panels on
15 top. Has anyone arrived yet? Doctor, do you have
16 anyone?

17 DR. WILLIAMS: No, sir.

18 MR. BURNS: I know they got -- Dena's
19 letter is dated June 10th and I know they received
20 it. They provided notice and I deemed the notice
21 appropriate for the application.

22 MS. MILLER: And I was also asked if they
23 were going to be heard and I told them, yes.

24 MS. MOORE: And that was last week,
25 right, Angela?

1 MS. MILLER: Last week and I think they
2 might have asked again this week as well.

3 MS. MOORE: Okay.

4 CHAIRMAN DEJESUS: With that, said, I
5 don't want to keep this sitting here for whenever
6 they decide to come. We'll just have to postpone it
7 until next month.

8 DR. WILLIAMS: Will we have to table the
9 matter to next month, Mr. Chair?

10 CHAIRMAN DEJESUS: That's what I'm
11 saying, table it.

12 MR. BURNS: Doctor Williams, we're okay
13 as far as time, right? We don't have to worry about
14 that?

15 DR. WILLIAMS: Yes, sir.

16 CHAIRMAN DEJESUS: Do we have to make a
17 motion for that, Jim?

18 MR. BURNS: Yes, we just make it.

19 CHAIRMAN DEJESUS: I need a motion to
20 approve --

21 MR. BURNS: It's a motion to table.

22 CHAIRMAN DEJESUS: -- the extension of
23 National Partners, LLC, 201 North Front Street. I
24 need a motion.

25 MS. CREAN: So moved.

1 CHAIRMAN DEJESUS: I need a second.

2 MR. THOMAS: Second.

3 CHAIRMAN DeJESUS: Roll call, please.

4 MS. MILLER: Mr. DeJesus.

5 CHAIRMAN DeJESUS: Yes.

6 MS. MILLER: Mr. Lee.

7 VICE-CHAIRMAN LEE: Yes.

8 MS. MILLER: Director Walker.

9 DIRECTOR WALKER: Yes.

10 MS. MILLER: Mr. Leonard.

11 MR. LEONARD: Yes.

12 MS. MILLER: Councilwoman Ramos.

13 COUNCILWOMAN RAMOS: Yes.

14 MS. MILLER: Ms. Crean.

15 MS. CREAN: Yes.

16 MS. MILLER: Mr. Thomas.

17 MR. THOMAS: Yes.

18 MS. MILLER: Motion to continue to next
19 month. Thank you.

20 CHAIRMAN DEJESUS: Now, the Adoption of
21 the Following Resolutions. Jim, do you want to take
22 that?

23 MR. BURNS: Yes, sir. Thank you,
24 Mr. Chairman. The Resolutions we have are for the
25 Certificates of Appropriateness: Henry Williams,

1 NPC622 Cooper Street and Lawrence Miles, 111 N. 6th
2 Street. And then we have the approval of The Heart
3 of Camden Resolution.

4 CHAIRMAN DEJESUS: I need a motion to
5 approve these Adoption of the Resolutions, please.

6 MS. CREAN: So moved.

7 VICE-CHAIRMAN LEE: Second.

8 CHAIRMAN DeJESUS: Roll call, please.

9 MS. MILLER: Mr. DeJesus.

10 CHAIRMAN DeJESUS: Yes.

11 MS. MILLER: Mr. Lee.

12 VICE-CHAIRMAN LEE: Yes.

13 MS. MILLER: Director Walker.

14 DIRECTOR WALKER: Yes.

15 MS. MILLER: Mr. Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Councilwoman Ramos.

18 COUNCILWOMAN RAMOS: Yes.

19 MS. MILLER: Ms. Crean.

20 MS. CREAN: Yes.

21 MS. MILLER: Mr. Thomas.

22 MR. THOMAS: Yes.

23 MS. MILLER: Motion carried to approve.

24 Thank you.

25 MR. BURNS: Angela, can I ask you a

1 question?

2 MS. MILLER: Yes.

3 MR. BURNS: I noticed that one of the
4 matters that was adjourned was 960-966 North Street.

5 MS. MILLER: Right.

6 MR. BURNS: Was that adjourned to July?

7 MS. MILLER: It went to the Zoning Board.

8 MR. BURNS: It went to the Zoning Board,
9 okay. So the only matters that we have right now are
10 the ones that we addressed tonight that were carried
11 to July, correct?

12 MS. MILLER: That's correct.

13 MR. BURNS: Do you anticipate any
14 additional for July?

15 MS. MILLER: Yes, I do.

16 MS. MOORE: Cooper.

17 MS. MILLER: Cooper.

18 CHAIRMAN DEJESUS: Cooper Hospital.

19 MS. MOORE Cooper is on in July.

20 MR. BURNS: I have a conflict on that one
21 obviously. I only ask because it's right after the
22 holidays, so I don't know what the quorum would be
23 like. That's fine. If anybody can't make it for
24 July, let Angela know, please.

25 CHAIRMAN DEJESUS: Yes, very seriously

1 because it's a real tough month. I need a motion to
2 adjourn.

3 MS. CREAN: So moved.

4 VICE-CHAIRMAN LEE: Second.

5 CHAIRMAN DeJESUS: Roll call, please.

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. Thomas.

19 MR. THOMAS: Yes.

20 MS. MILLER: Motion carried to adjourn.

21 Thank you all. Have a good weekend.

22 - - -

23 (*Meeting concluded at 6:35 p.m.*)

24

25

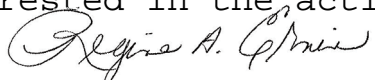
1 CERTIFICATION

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 A. 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.)

	10:15,20,24	17,21,25;16:4,8,13, 17:17:10,14;18:8,18, 22:19:9;20:7,25;21:6, 20;22:5,18;24:18; 25:12,18,21;26:23; 27:25;28:3,6,8,13,20	close (2) 17:7;23:13 Closing (1) 12:8 CME (1) 7:5 colleague (1) 23:4 coming (1) 21:11 comment (2) 16:25; 22:25 comments (1) 8:14 commercial (1) 7:21 computer (1) 15:4 concerns (3) 8:17; 16:9;17:3 concluded (1) 29:23 conducted (1) 4:10 conference (1) 4:11 confirm (2) 13:19,24 conflict (2) 18:19; 28:20 Congress (1) 9:25 construct (2) 13:13; 24:14 contacted (1) 13:24 Continue (2) 12:21; 26:18 Cook (1) 9:25 Cooper (7) 9:18;10:9; 27:1;28:16,17,18,19 copy (3) 4:21,24;5:2 correction (1) 11:5 Councilwoman (20) 5:15,16;6:15,16; 13:2,3;17:12,15,25; 18:1;19:20,21;24:2,3; 26:12,13;27:17,18; 29:14,15 Counsel (1) 8:17 count (1) 9:14 couple (1) 7:16 Courier (1) 4:25 COVID-19 (1) 4:8 Crean (25) 5:17,18; 6:17,18;12:11;13:4,5; 17:13,15;18:2,3; 19:22,23;23:17;24:4, 5;25:25;26:14,15; 27:6,19,20;29:3,16,17 CSI (1) 7:4 current (1) 7:15 CZO (1) 7:5	24:20 defer (1) 8:17 DeJESUS (67) 4:1,4; 5:5,6,7,23;6:3,6,7,8, 23;7:8;8:24;9:4,10; 11:12,15;12:3,8,12, 13,14,19;13:10,25; 14:5,10,13,23;15:2; 17:1,6,16,17,18; 18:10,14,20;19:12, 13;20:3;22:22;23:5, 12,18,19,20;24:10; 25:4,10,16,19,22; 26:1,3,4,5,20;27:4,8, 9,10;28:18,25;29:5,6, 7 DENA (1) 7:5 Dena's (1) 24:18 Department (1) 16:22 designated (1) 5:1 detached (2) 13:13; 24:14 detail (1) 8:20 difference (1) 7:18 direction (1) 4:3 directly (1) 8:8 Director (18) 5:11,12; 6:11,12;12:23,24; 17:21,22;19:16,17; 23:23,24;26:8,9; 27:13,14;29:10,11 Director's (1) 7:9 disapprove (1) 23:15 discuss (1) 8:22 discussion (1) 8:5 dismissed (1) 18:23 District (6) 9:19,23; 10:2,6,9,13 Division (1) 10:22 Doctor (5) 12:3;22:5; 23:7;24:15;25:12 down (1) 15:6 DR (23) 7:4,10;8:25; 9:3,9;10:14,17;11:9; 12:6,17,21;16:8,11, 15,17,23;17:2,4;22:9; 23:9;24:17;25:8,15 drawings (2) 20:23; 21:1 drive (1) 22:11 duly (3) 7:6;15:11; 20:11 during (4) 4:20;7:16; 8:2,22
*	appreciate (1) 8:24 appropriate (3) 16:24; 22:16;24:21 Appropriateness (7) 9:11,15,20,24;10:3; 11:18;26:25 Approval (3) 5:23; 19:1;27:2 approve (12) 5:25; 6:21;13:8;17:11; 18:6;23:15,16,17; 24:8;25:20;27:5,23 approved (1) 18:9 approving (1) 4:19 area (1) 8:10 around (2) 9:7;21:14 arrived (1) 24:15 associate (1) 23:4 attend (1) 18:15 attended (1) 7:12 attractive (1) 22:1 automatic (1) 19:1 Avenue (6) 14:25; 16:14;18:11;20:4,17, 19 avoid (1) 7:24 aware (1) 14:12 awning (7) 20:6,21; 21:24;22:1,2,7,8 Aybar (1) 18:11	Business (3) 9:11; 10:20;11:1		
*Meeting (1) 29:23				
A				
able (1) 18:15 abreast (1) 8:14 Abstain (1) 19:13 acceptable (1) 21:21 accessing (1) 4:11 accomplish (1) 21:16 accordance (1) 4:17 according (1) 7:24 Act (1) 4:18 add (2) 11:4;22:21 additional (1) 28:14 address (3) 16:11,13; 20:16 addressed (2) 16:20; 28:10 Adequate (1) 4:16 adjourn (2) 29:2,20 adjourned (2) 28:4,6 adopted (1) 4:19 Adoption (2) 26:20; 27:5 advise (1) 11:1 affect (2) 7:25,25 affirm (2) 11:24;12:1 Again (4) 8:20;10:25; 24:11;25:2 agenda (3) 4:13; 10:25;13:20 agreed (1) 11:1 AHP (1) 7:5 AICP (1) 7:4 Alam (1) 9:16 Alex (1) 18:11 allowed (1) 20:23 almost (1) 22:11 aluminum (1) 15:22 always (1) 8:7 Angela (11) 4:14;6:4; 7:12;13:18;14:11,15; 17:16;23:18;24:25; 27:25;28:24 anticipate (1) 28:13 anymore (1) 23:6 apologize (1) 11:23 appear (1) 18:23 appears (1) 21:25 applicant (14) 8:10; 9:17,22;10:1,5,8,11; 13:13;14:3,22;16:19, 21;18:12;24:13 applicant's (1) 11:6 application (11) 8:11, 15;16:5,20,24;18:24; 20:16,19;22:6;23:1; 24:21 applications (4) 7:18;	C C1 (1) 20:20 call (11) 5:5;6:6; 12:12,22;13:18; 17:16;19:10;23:18; 26:3;27:8;29:5 Camden (8) 4:2,4,6, 18,23;5:3;20:17;27:3 Camden's (1) 4:14 came (1) 7:16 can (14) 4:13;8:12, 20;9:6,13;11:20;15:6; 19:4;20:8;21:2,8,10; 22:19;27:25 carport (2) 13:14; 24:14 carried (8) 6:21;13:8; 14:19;18:6;24:8; 27:23;28:10;29:20 carry (3) 19:3,10;20:1 Carstarphen (1) 5:10 case (2) 7:19,24 cases (1) 8:3 Certificate (3) 9:20,24; 10:3 Certificates (5) 9:11, 14;11:18;12:5;26:25 certified (1) 21:18 Chair (7) 7:10;8:12; 10:18;12:6;22:9; 23:9;25:9 CHAIRMAN (66) 4:1, 4;5:5,7,23;6:3,6,8,23; 7:8;8:24;9:4,10,13; 11:12,15,20;12:3,8, 12,14,19;13:10,25; 14:10,13,20,21,23,24; 15:2,16,19;17:1,6,16, 18;18:10,14,20; 19:13;20:3,25;22:19, 22;23:5,12,18,20; 24:10;25:4,10,16,19, 22;26:1,3,5,20,24; 27:4,8,10;28:18,25; 29:5,7 Chun (5) 20:4,7,11, 16;22:20 City (11) 4:2,4,6,8,13, 18,23,23;5:2,3;7:25 classic (1) 16:6 clean (1) 8:19 Clerk (2) 4:23;5:3 clients (1) 18:15			
	B back (1) 24:10 barbershop (1) 16:6 based (1) 8:9 basically (2) 20:22; 21:12 Beauty (1) 20:18 Berkley (2) 9:17;10:7 best (1) 11:24 beyond (1) 8:4 bigger (1) 21:15 Block (6) 9:16;13:12; 14:3;18:11;20:5; 24:13 Board (33) 4:2,3,5,12, 18;5:1,24;7:8,11,13, 17;8:1,7,13,17;9:15; 10:18,18;11:1,16,18; 12:9;16:5;17:8;19:1, 2;22:9,10,22;23:10, 14;28:7,8 boards (2) 4:22;7:14 Brenda (1) 5:21 building (1) 22:13 bulk (1) 20:20 bulletin (1) 4:21 BURNS (45) 6:25; 9:13;10:17;11:3,20; 12:2;13:16;14:7,15, 18,21,24;15:5,7,14,			
			D danger (1) 18:25 date (1) 14:16 dated (1) 24:19 David (1) 10:10 day (1) 22:11 decide (1) 25:6 decision (1) 17:8 decision-making (1) 9:7 Declaration (1) 4:7 deemed (2) 21:21;	
			E Edmond (1) 11:6 E-D-M-O-N-D (1) 11:7 EDWARD (1) 7:4 Edwards (1) 10:4 either (1) 23:15 else (2) 11:12;14:11	

<p>Emergency (1) 4:7 Energy (3) 13:11,17; 24:12 enlighten (1) 9:1 Erin (2) 5:17;24:4 even (1) 9:1 evening (2) 4:1;20:15 Ewing (1) 10:10 examined (2) 15:12; 20:12 exceptions (1) 16:9 existing (4) 20:21; 21:9,13,24 extension (2) 19:3; 25:22 exterior (4) 10:1,5,8, 11</p>	<p>22:5;29:21 Gordon (1) 10:7 grant (1) 19:2 green (1) 22:1 Grigger-Smith (1) 9:21 Gutierrez (11) 14:22; 15:1,7,11,14,16,20, 24;16:3,7;18:8</p>	<p>item (4) 7:11;11:6; 14:22;18:11 Items (1) 10:21</p>	<p>long (1) 21:14 look (2) 19:5;22:10 looks (1) 21:6 lose (1) 12:15 Lot (5) 13:12;14:3; 18:12;20:5;24:13</p>	<p>19:4,6;20:1;23:14; 24:8;25:17,19,21,24; 26:18;27:4,23;29:1, 20 move (3) 11:2;14:1,13 moved (8) 6:1;12:10; 17:12;19:7;23:16; 25:25;27:6;29:3 Mrs (1) 10:22 muted (2) 12:18,18 myself (2) 4:4;7:12</p>
<p style="text-align: center;">F</p>	<p style="text-align: center;">H</p>	<p style="text-align: center;">J</p>	<p style="text-align: center;">M</p>	<p style="text-align: center;">N</p>
<p>fabric (3) 15:22; 20:22;21:11 facade (3) 22:14,15, 16 Fairview (3) 9:23; 10:2,12 far (1) 25:13 Federal (1) 14:3 feet (2) 16:2;21:18 filing (1) 5:2 filled (1) 22:25 fill-ins (1) 8:10 filter (1) 8:18 Final (2) 13:10;24:11 fine (1) 28:23 first (4) 4:23;9:16; 15:11;20:11 floor (1) 4:23 focusing (1) 7:19 Following (1) 26:21 follows (3) 7:6;15:13; 20:13 foot (6) 14:4;15:1,19; 16:1;18:13;20:6 forgot (1) 11:22 forward (1) 11:2 found (2) 4:13;8:5 fourth (1) 10:3 Fraction (1) 5:22 frame (3) 20:22; 21:13,24 Front (3) 13:12;24:12; 25:23 full (1) 21:8 further (1) 8:12 future (1) 9:1</p>	<p>Haddon (3) 20:4,17, 18 Hall (2) 4:8,23 hand (3) 12:19;15:8; 20:9 hands (4) 7:1;12:7; 17:5;23:10 handwriting (2) 23:2,2 happens (1) 18:14 Health (1) 4:7 hear (1) 21:22 heard (3) 14:9;16:21; 24:23 Hearing (2) 5:24; 23:13 Heart (1) 27:2 Heaven (1) 20:18 height (1) 7:20 held (1) 4:20 help (1) 8:18 Henry (1) 26:25 Historic (6) 9:19,23; 10:2,6,9,12 holidays (1) 28:22 hope (1) 8:25 Hospital (1) 28:18 Housing (1) 10:23 HPC (2) 10:19,24 Humphrey (1) 5:21</p>	<p>Jannette (1) 5:15 Jersey (3) 4:24;5:3; 20:17 Jim (4) 9:11;18:14; 25:17;26:21 JOHNSON (1) 7:5 Jose (5) 4:4;6:7; 12:13;15:6;29:6 Jr (1) 4:4 July (9) 14:17,19; 19:3,11;28:6,11,14, 19,24 June (3) 4:3;5:4; 24:19 jurisdiction (1) 21:22</p>	<p>ma'am (1) 11:8 Mable (1) 9:25 mail (1) 21:18 major (2) 7:21;8:6 making (2) 7:23;21:15 matter (6) 14:18;15:1; 17:5;21:22;22:19; 25:9 matters (2) 28:4,9 May (3) 5:24;7:25; 8:21 maybe (1) 9:1 Mayor (1) 5:10 meeting (17) 4:6,9,10, 12,17,18;5:4;7:12,17; 8:3,23;9:2;14:15,19; 18:24;19:3,11 meetings (1) 4:20 meeting's (1) 4:13 member (1) 10:19 Members (8) 7:11;8:1, 4,7;10:18;17:8;22:10; 23:9 mentioned (1) 8:2 Merrimac (1) 10:11 might (1) 25:2 Miles (1) 27:1 MILLER (87) 4:16;5:6, 8,10,13,15,17,19,21; 6:5,7,9,11,13,15,17, 19,21;12:13,15,23,25; 13:2,4,6,8,21;14:5,8, 12,17;17:17,19,21,23, 25;18:2,4,6;19:12,14, 16,18,20,22,24;20:1; 23:19,21,23,25;24:2, 4,6,8,22;25:1;26:4,6, 8,10,12,14,16,18; 27:9,11,13,15,17,19, 21,23;28:2,5,7,12,15, 17;29:6,8,10,12,14, 16,18,20 Minutes (1) 5:24 month (8) 4:2;14:9; 18:17;20:2;25:7,9; 26:19;29:1 month's (1) 8:22 MOORE (7) 7:5; 13:18,22;24:24;25:3; 28:16,19 more (2) 8:20;9:1 motion (23) 5:25; 6:21;11:16;12:9; 13:8;17:9,10,14;18:6;</p>	<p>name (2) 10:22;11:6 National (4) 13:11,16; 24:11;25:23 neat (1) 23:1 need (11) 5:25;9:5; 11:16;12:9;19:4,6; 25:19,24;26:1;27:4; 29:1 needed (1) 10:23 neighborhood (1) 21:17 New (6) 4:23;5:3; 9:10;10:20,25;20:17 newspapers (1) 5:1 next (10) 8:22;14:9, 14,22;18:10,17;20:1; 25:7,9;26:18 Niagara (1) 9:21 nice (1) 23:1 noncommerical (1) 7:22 none (3) 17:6,7;23:12 North (4) 13:12; 24:12;25:23;28:4 notice (5) 4:16;14:6; 21:20;24:20,20 noticed (1) 28:3 notices (2) 21:17,21 NPC622 (1) 27:1 Number (1) 22:14</p>
<p style="text-align: center;">G</p>	<p style="text-align: center;">I</p>	<p style="text-align: center;">K</p>	<p style="text-align: center;">L</p>	<p style="text-align: center;">O</p>
<p>Gentlemen (1) 20:8 given (1) 18:19 Good (8) 4:1;9:4; 16:17;20:15;21:6,6;</p>	<p>lan (1) 5:13 idea (1) 9:5 identification (1) 22:2 immunity (1) 8:6 importance (1) 7:23 improvement (1) 22:12 inclined (1) 19:2 increasing (1) 16:1 Inquirer (1) 4:25 installation (1) 15:18 installing (1) 21:25 Instructions (1) 4:11 into (1) 8:20 invites (1) 12:7 involving (1) 8:3 issue (2) 8:7;22:7 issues (4) 7:14,15,16; 8:22</p>	<p>keep (1) 25:5 Keith (1) 5:11 knew (1) 13:24 knowledge (1) 11:25 kudos (1) 23:2 Kwang (3) 20:4,11,16</p>	<p>last (6) 11:6;14:1; 18:24;20:3;24:24; 25:1 lastly (1) 10:10 law (2) 7:20,24 Lawrence (1) 27:1 lawsuits (1) 8:6 leave (2) 13:25;19:1 Lee (23) 5:8,9;6:9,10; 12:15,16,18;17:19, 20;19:7,14,15;23:16, 21,22;26:6,7;27:7,11, 12;29:4,8,9 LEIVI (1) 15:11 Leonard (22) 5:13,14; 6:1,13,14;12:10,25; 13:1;17:23,24;19:8, 10,18,19;23:25;24:1; 26:10,11;27:15,16; 29:12,13 Lesbia (2) 14:2,18 letter (1) 24:19 list (4) 9:12;12:7; 17:4;23:11 litigation (1) 7:25 LLC (4) 13:11,17; 24:12;25:23 located (2) 10:6;22:13 location (3) 16:15; 22:11,16</p>	<p>objection (1) 16:22 objections (1) 16:16 obviously (2) 18:18; 28:21 off (2) 14:7,8 Office (4) 4:22;15:3; 16:9;22:6 old (1) 21:9 Omari (1) 5:19 one (8) 4:21;7:11; 11:5;14:14;18:15; 20:3;28:3,20 ones (1) 28:10 only (3) 15:25;28:9,21 open (6) 4:8,17; 11:20;16:24;22:19;</p>

<p>23:6 opening (1) 4:14 operates (1) 20:18 opinion (2) 22:12,17 opinions (3) 8:5,8,10 Ordinance (4) 8:9,16, 17:15:25 ordinances (1) 7:23 out (4) 8:18;13:23; 21:11;22:25 over (1) 21:2 owner (1) 20:18</p>	<p>process (1) 9:7 professional (1) 22:17 professionals (2) 6:24, 25 property (6) 9:18,23; 10:1,5,9,12 proportion (1) 22:15 proposed (2) 16:10; 22:7 proposing (12) 9:17, 22;10:1,5,8,11;13:13; 14:4,25;18:12;20:5; 24:13 provide (1) 10:16 provided (3) 4:17; 11:23;24:20 Public (10) 4:18;5:24; 11:21;12:8;16:24,25; 17:7;22:20;23:7,13 publicized (1) 5:4 pull (1) 21:2 purpose (1) 4:22 putting (1) 21:11</p>	<p>relation (1) 12:4 relationship (1) 22:23 relative (1) 7:22 remains (1) 11:13 remember (1) 8:8 reminder (1) 8:13 remote (1) 4:10 rendering (1) 16:5 repair (1) 9:22 Repeat (1) 16:11 replacement (2) 9:18; 21:23 replacing (3) 20:20, 21,22 Report (2) 7:9,11 representation (1) 21:23 request (1) 23:13 requested (1) 22:8 requesting (1) 15:18 reserved (1) 4:22 Resolution (2) 4:19; 27:3 Resolutions (3) 26:21, 24;27:5 response (1) 23:8 responsibilities (1) 9:6 review (2) 7:17;16:6 reviewed (4) 10:15, 20;21:20;22:6 right (11) 7:1;13:20; 15:8;20:9;21:9;23:5; 24:25;25:13;28:5,9, 21 Riva (1) 10:7 River (1) 18:11 Road (3) 9:21,25; 10:11 Roll (10) 5:5;6:6; 12:12,21;17:16; 19:10;23:18;26:3; 27:8;29:5 roof (1) 9:22 Rutgers (1) 7:13</p>	<p>section (2) 7:21;12:9 seeing (1) 17:7 seeking (1) 21:16 sent (1) 21:17 separately (1) 13:23 seriously (1) 28:25 serve (1) 10:18 Services (1) 10:23 Shanice (1) 10:4 share (1) 21:5 show (2) 20:23;21:5 showing (1) 16:6 sidewalk (1) 9:22 sign (26) 7:23;14:2,4; 15:1,19,21;16:1,5; 17:3;18:8,10,13;20:4, 6,19,21;21:10,10,12, 15;22:10,13,15,23,25; 23:8 signage (1) 16:10 signs (1) 7:22 similar (2) 22:1,2 sit (1) 15:5 site (5) 7:17;8:9,16; 13:11;24:11 sitting (1) 25:5 six (1) 9:14 size (6) 21:8,12;22:8, 14,15,16 small (1) 22:14 snippets (1) 8:21 solar (2) 13:14;24:14 solid (1) 8:19 Soo (2) 20:4,11 Sorry (1) 14:21 South (1) 10:6 speak (1) 12:20 special (1) 9:2 specific (1) 13:15 speech (2) 7:21,22 split-zone (1) 7:20 square (5) 14:4,25; 15:19;18:12;20:5 staff (3) 6:24;7:1; 10:21 statement (1) 4:15 stay (1) 8:14 Steven (1) 5:8 stick (2) 8:15,16 still (1) 12:17 store (1) 21:14 Street (10) 9:17;10:4, 8;13:12;14:3;24:12; 25:23;27:1,2;28:4 subject (1) 5:3 submitted (1) 16:4 Sunbrella (1) 15:22 sure (3) 7:23;8:14,18 swear (5) 11:22,24; 15:4,8;20:9 Swearing (1) 6:23 sworn/affirmed (3) 7:6;15:12;20:12</p>	<p style="text-align: center;">T</p> <p>table (3) 25:8,11,21 Tariq (1) 9:16 TEAMS (1) 4:11 tear (1) 21:10 terms (1) 8:4 testified (3) 7:6;15:12; 20:12 testify (1) 10:23 testimony (3) 10:16; 11:22,23 Therefore (4) 4:9; 17:2,7;23:13 thereof (3) 4:21,24; 5:2 third (1) 9:24 Thomas (20) 5:19,20; 6:2,19,20;13:6,7; 18:4,5;19:24,25;24:6, 7;26:2,16,17;27:21, 22;29:18,19 thought (1) 29:1 thought (1) 13:22 Thursday (1) 4:6 tied (1) 8:8 today (2) 7:12,13 told (1) 24:23 tonight (6) 8:21;9:15; 15:17;18:23;21:22; 28:10 tonight's (1) 13:19 top (2) 13:14;24:15 training (1) 7:13 transmitting (1) 4:24 true (1) 11:24 try (1) 21:1 turn (1) 21:2 two (1) 4:24</p>
<p style="text-align: center;">P</p> <p>packet (1) 21:1 Pak (9) 20:8,15;21:4, 7,8,21;22:4,20;23:3 panels (2) 13:14; 24:14 part (1) 18:20 Partners (4) 13:11,17; 24:12;25:23 pass (1) 23:14 past (1) 22:11 PE (1) 7:5 percentage (1) 22:14 permit (1) 15:18 permitted (1) 16:1 person (1) 10:21 personal (2) 8:9; 22:12 Philadelphia (1) 4:25 pictures (1) 20:23 plan (5) 7:17;8:9,16; 13:11;24:11 Planning (13) 4:2,3,5, 12,18;5:24;6:24;7:1, 8,13,14;16:22;17:8 platform (1) 4:11 Plaza (2) 9:19;10:9 please (11) 7:2; 11:17;12:9;15:9; 16:12;17:1;26:3;27:5, 8;28:24;29:5 pm* (1) 29:23 points (1) 8:14 portion (2) 17:7;23:14 Post (1) 4:25 posting (1) 4:21 postpone (2) 18:16; 25:6 PP (1) 7:4 prejudice (1) 18:24 Preliminary (2) 13:10; 24:11 prepared (2) 10:15; 18:22 Present (5) 5:7,12,16, 18,20 presentation (1) 13:15 prior (2) 22:2,13 problems (1) 10:24</p>	<p style="text-align: center;">Q</p> <p>quick (1) 21:4 quorum (1) 28:22</p>	<p style="text-align: center;">S</p> <p>same (6) 5:2;10:16; 11:2,13;21:12,13 saying (3) 9:7;18:21; 25:11 scanning (2) 12:6; 17:4 schedule (1) 4:19 scheduled (3) 4:5,9, 12 screen (2) 21:2,2 Second (12) 6:2;9:20; 12:11;17:13;19:6,8,9; 23:17;26:1,2;27:7; 29:4 seconded (1) 17:15 secretary (1) 10:19</p>	<p style="text-align: center;">U</p> <p>under (5) 4:7;10:20, 25;12:7;15:25 unless (1) 22:20 up (7) 7:16;11:21; 12:7;17:5;21:2;23:6, 10 up-to-date (1) 7:24 use (2) 15:3;21:24 using (1) 21:13</p>	
			<p style="text-align: center;">V</p> <p>Variance (8) 14:2; 15:18;18:10;20:4,19, 20;21:16;23:1 variances (2) 7:19,20 via (1) 4:10 VICE-CHAIRMAN (13) 5:9;6:10;17:20;19:5, 7,15;23:16,22;26:7;</p>	

27:7,12;29:4,9 Victor (1) 5:10 view (1) 21:9 virtual (2) 4:10,12 virus (1) 4:8	11th (3) 14:19;19:3,11 1313 (1) 20:5 1802 (1) 10:4			
W	2			
waivers (1) 7:19 Walker (27) 5:11,12;6:11,12;10:22;11:3,5,8,11,14,22;12:1,23,24;17:21,22;19:16,17;22:24;23:23,24;26:8,9;27:13,14;29:10,11 Walker's (1) 11:21 waste (1) 14:1 Waterfront (1) 10:6 Wave (1) 12:19 way (2) 9:6;23:15 wear (1) 21:10 website (1) 4:14 week (3) 24:24;25:1,2 weekend (1) 29:21 Welcome (1) 4:1 Westfield (2) 14:25;16:14 whenever (1) 25:5 WILLIAMS (26) 7:4,10;8:25;9:3,9;10:14,17;11:9;12:6,17,21;16:8,11,15,18,23;17:2,4;22:5,9;23:9;24:17;25:8,12,15;26:25 window (1) 9:17 within (1) 21:17 without (1) 18:24 work (3) 10:1,8,12 worry (1) 25:13 writing (1) 22:1	2 (1) 22:14 200 (1) 21:18 201 (3) 13:11;24:12;25:23 2024 (5) 4:3,20;5:4,24;14:17 24-square (1) 16:1 2886 (1) 9:25			
	3			
	314 (1) 18:11 32 (2) 14:25;15:19 32-square (1) 16:2 3334 (1) 14:2 36 (1) 18:12 373 (1) 20:5 3800-02 (2) 14:25;16:13			
	4			
	42 (1) 18:12 4th (1) 10:4			
	5			
	575 (1) 10:7			
	6			
	6:35 (1) 29:23 600 (1) 9:16 63 (1) 13:12 64 (1) 24:13 68 (1) 14:4 6th (1) 27:1			
Y				
year (1) 4:20	7			
Z	7.01 (1) 14:3 70.01 (2) 13:12;24:13			
Zapata (2) 14:2,19 zoning (6) 7:14,14,20;8:16;28:7,8	9			
1	9 (1) 5:24 941 (1) 18:12 960-966 (1) 28:4 967 (1) 9:21			
10 (1) 5:4 1058 (1) 14:3 10th (1) 24:19 11 (1) 14:17 111 (1) 27:1 1115 (1) 10:10 1135 (3) 20:4,16,18 114 (1) 20:5				