

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
November 12, 2024

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, November 12, 2024

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Transcript of proceedings of the City of
Camden Planning Board was conducted as a virtual
meeting via a remote conferencing platform, 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
- COUNCILWOMAN JANNETTE RAMOS
- ERIN CREAN
- OMARI THOMAS
- BRENDA FRACTION

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

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

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I N D E X

CASES HEARD: PAGE

1) APPROVAL OF MEETING MINUTES 4
OCTOBER 10, 2024

2) PLANNING BOARD DIRECTOR'S REPORT 6

NEW BUSINESS:

3) AMG5, LLC 8
118 N. 3rd Street

4) MARLENE BRITO 8
2849 Kansas Road

5) WANDA RAMIREZ 8
2790 Yorkship Road

6) FOUR CORNED NIGHT, LLC 8
564 Berkley Street

7) TABERNACLE OF FAITH 8
115 N. 5th Street

8) AUTOZONE NORTHEAST, LLC 11
2881 Mt. Ephraim Avenue

9) ADOPTION OF RESOLUTIONS 22

1 CHAIRMAN DEJESUS: Good evening. By
2 the direction of the Planning Board Chairman Jose
3 DeJesus, Jr., the City of Camden, there will be a
4 regularly scheduled meeting held on Thursday,
5 November 12, 2024 at 6:00 p.m.

6 Since the City of Camden remains under a
7 declaration of a Health Emergency related to the
8 COVID-19 virus, City Hall is open. Therefore, this
9 regular scheduled meeting will be conducted as a
10 virtual meeting via remote conferencing platform,
11 TEAMS. If you need to find information on how to
12 attend the meeting, you can go to the website of the
13 City of Camden and, therefore, you can read from
14 there. Reading of the Opening Statement, Angela.

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

1 this Board to receive same, and filing a copy thereof
2 with the City Clerk, City of Camden, New Jersey. The
3 subject meeting was publicized on November 6, 2024.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Present.

7 MS. MILLER: Steven Lee.

8 VICE-CHAIRMAN LEE: Present.

9 MS. MILLER: Mayor Victor Carstarphen.

10 Director Keith Walker.

11 DIRECTOR WALKER: Present.

12 MS. MILLER: Ian Leonard. Councilwoman

13 Ramos.

14 COUNCILWOMAN RAMOS: Present.

15 MS. MILLER: Erin Crean.

16 MS. CREAN: Present.

17 MS. MILLER: Omari Thomas.

18 MR. THOMAS: Present.

19 MS. MILLER: Raschid Humphrey. Brenda

20 Fraction.

21 MS. FRACTION: Present.

22 MS. MILLER: Thank you.

23 CHAIRMAN DEJESUS: Approval of Planning
24 Board Public Hearing Minutes held October 10, 2014.

25 I need a motion to approve. Roll call.

1 MS. MILLER: MR. DeJesus.

2 CHAIRMAN DEJESUS: Yes.

3 MS. MILLER: Mr. Lee.

4 MS. MILLER: Director Walker.

5 DIRECTOR WALKER: Yes.

6 MS. MILLER: Councilwoman Ramos.

7 COUNCILWOMAN RAMOS: Yes.

8 MS. MILLER: Ms. Crean.

9 MS. CREAN: Yes.

10 MS. MILLER: Mr. Thomas.

11 MR. THOMAS: Yes.

12 MS. MILLER: Ms. Fraction.

13 MS. FRACTION: Yes.

14 MS. MILLER: Motion carried to approve.

15 Thank you.

16 CHAIRMAN DEJESUS: Swearing in of all
17 professional staff and members.

18 MR. BURNS: For our professionals, raise
19 your right hand.

20 - - -

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

25 - - -

1 CHAIRMAN DEJESUS: Doctor Williams,
2 Planning Board Director's Report.

3 DR. WILLIAMS: Thank you, Mr. Chair and
4 members of the Planning Board. Just three items on
5 my list. No. 1 is the reminder of the League of
6 Municipalities in Atlantic City all next week,
7 Tuesday, Wednesday and Thursday, for those members
8 who are going for the continued education piece or
9 just to take in some of the things that are going on
10 in terms of other workshops that might not be related
11 to the Planning Board, but may be of interest in
12 other areas of our professionalism.

13 No. 2 is, we're recommending to the Board
14 during next month's meeting to continue the
15 professional firms for the Planning Board, Remington
16 & Vernick Engineers and I would call it Mr. Jim
17 Burns' firm, legal firm. We're asking to recommend
18 to the Board to continue their services. And for the
19 conflict engineer, it's Environmental Resolutions,
20 the same conflict engineering firm that served the
21 Board during last year.

22 Last but not least, Mr. Chairman, and
23 Board members is, the County in conjunction with
24 neighborhood organizations have been working on a
25 Downtown Master Plan. This document does not

1 supersede any Redevelopment Plans that are in place.
2 It's simply a policy document that outlines what
3 needs to be done in terms of housing, commercial
4 development, as well as the expansion of the EDS and
5 MEDS in the Downtown area. It's the County's effort
6 working with joint Board. And they plan to be in
7 front of us within the next two months to provide a
8 Summary and Recommendation of Approval after their
9 presentation.

10 It has been a two-year process of which
11 the consultant firm along with the County, have been
12 engaged in a citizen-participation process to get the
13 various stakeholder groups, namely, Cooper Plaza,
14 Highline(phoentic spelling) Square, Downtown Groups,
15 LAEDA, the EDS and MEDS, all together to form a plan
16 that will look into the future in the next 10 to 15
17 years. I just caution the Board, once again, that
18 this document, this policy document, will not
19 supersede the Redevelopment Plans that are already in
20 place for the Downtown area, Lanning Square or Cooper
21 Plaza.

22 No. 2, it would not intrude nor infringe
23 upon the current approved Historic Districts that
24 currently exist in Cooper Plaza and in Cooper Grant.
25 Again, they will be coming to the Board within the

1 next month or so. I have attended a number of those
2 meetings over the last year. And I can say first and
3 foremost, that they're making all efforts to connect
4 with all the stakeholder groups that are in those
5 neighborhoods. And Mr, Chair, members of the Board,
6 that ends my report for this evening.

7 CHAIRMAN DEJESUS: Thank you, very much.

8 Now we have New Business which is the
9 Certificate of Appropriateness. I'll read them off
10 and then I'll like to do them as one block.

11 The Certificate of Appropriateness for
12 AMG5, LLC, 118 N. 3rd Street. The applicant is
13 proposing exterior work.

14 Certificate of Appropriateness for
15 Marlene Brito, 2849 Kansas Road. The applicant is
16 proposing the installation of a fence.

17 Certificate of Appropriateness for Wanda
18 Ramirez, 2790 Yorkship Road. The applicant is
19 proposing the installation of solar panels.

20 Certificate of Appropriateness for Four
21 Corned Night, LLC, 564 Berkley Street. This
22 applicant is proposing elimination of a tree,
23 sidewalk and home repairs.

24 Certificate of Appropriateness of
25 Tabernacle of Faith, 115 N. 5th Street. The

1 applicant is proposing the construction of a handicap
2 ramp.

3 Doctor, do you have anything to add to
4 that?

5 DR. WILLIAMS: Mr. Chair and members of
6 the Board, as secretary to the Commission along with
7 Ms. Crean, we do offer recommendation to approve
8 under New Business, Items A through E.

9 CHAIRMAN DEJESUS: I need a motion for
10 approval or unless you have questions.

11 DR. WILLIAMS: Open to the public, sir.

12 MR. BURNS: Yes, open to the public.

13 CHAIRMAN DEJESUS: Anyone in the public
14 having any interest to respond to this Certificate of
15 Appropriateness? I see no hands raised, sir.

16 DR. WILLIAMS: I see no hands raised,
17 sir.

18 CHAIRMAN DEJESUS: Closing that section
19 then I need a motion to approve.

20 COUNCILWOMAN RAMOS: I have a question
21 under Item A, Certificate of Appropriateness. What
22 does the AMG5 stand for?

23 CHAIRMAN DEJESUS: Doctor, do you know?

24 MR. BURNS: AMG5, that is the LLC.
25 That's the name of the LLC. I'm not sure what AMG5

1 is but they are the owners of 118 N. 3rd Street.
2 They must have put it into an LLC to own the
3 property.

4 CHAIRMAN DEJESUS: It could be just
5 initials of a name. Anything else, Ms. Ramos?

6 COUNCILWOMAN RAMOS: No, that'll be all.

7 CHAIRMAN DEJESUS: Any other questions?
8 Motion, please.

9 MS. CREAN: So moved.

10 VICE-CHAIRMAN LEE: Second.

11 CHAIRMAN DeJESUS: Roll call.

12 MS. MILLER: Jose DeJesus.

13 CHAIRMAN DeJESUS: Yes.

14 MS. MILLER: Mr. Lee.

15 VICE-CHAIRMAN LEE: Affirmative.

16 MS. MILLER: Director Walker.

17 DIRECTOR WALKER: Yes.

18 MS. MILLER: Councilwoman Ramos.

19 COUNCILWOMAN RAMOS: Yes.

20 MS. MILLER: Ms. Crean.

21 MS. CREAN: Yes.

22 MS. MILLER: Mr. Thomas.

23 MR. THOMAS: Yes.

24 MS. MILLER: Ms. Fraction.

25 MS. FRACTION: Yes.

1 MS. MILLER: Motion carried to approve
2 'A' through 'E.' Thank you.

3 CHAIRMAN DEJESUS: Preliminary Sign
4 Variance, AutoZone Northeast, LLC, 2881 Mt. Ephraim
5 Avenue, Block 714, Lots 1 and 5. The applicant is
6 proposing a (1) 52" left strip AutoZone channel
7 letter wall sign at 187 square feet for front
8 elevation.

9 Anyone here for that?

10 MR. DEVITO: Are you able to hear me,
11 Mr. Chairman?

12 MR. BURNS: I can hear you, Counsel.

13 MR. DEVITO: I apologize. I can't adjust
14 my video. It won't kick on and I'm wearing my Sunday
15 best.

16 MR. BURNS: We can see you.

17 MR. DEVITO: I can't get it on. I've
18 been trying for about 20 minutes.

19 MR. BURNS: Well, we can see you, sir.

20 MR. DEVITO: Oh, I can't tell. Okay.

21 MR. BURNS: You look good.

22 CHAIRMAN DEJESUS: We can see you and we
23 can hear you.

24 MR. DEVITO: There you go. I have my
25 planner on but I have the pleasure of representing

1 AutoZone here for the last few decades. I put the
2 previous AutoZone in a number of years ago. We are
3 now looking to open an additional site at 2881
4 Mt. Ephraim Avenue. I already have the Certificate
5 of Occupancy for the site. However, it requires a
6 minor variance for the sign. The facility is 30,811
7 square feet plus or minus. You only theoretically
8 allow 34 square feet.

9 My planner is in a better position to
10 explain but 24 square feet with the setback and the
11 size of the frontage, is just not sensible for part
12 of the matter. But with that, I would like to
13 introduce John Taikina and I would ask that he'd be
14 sworn and give you his CV.

15 MR. TAIKINA: Hello, Mr. Chairman. This
16 is John Taikina. My name is up on my screen as James
17 Taylor. I apologize. I'm not in my office this
18 evening. But my name is John Taikina. I am a
19 planner in New Jersey and I'm ready to be sworn.

20 CHAIRMAN DEJESUS: Hang on, John. I need
21 you to get sworn in. Jim, can you swear him in?

22 DR. WILLIAMS: I think we lost him.

23 MR. DEVITO: Mr. Chairman, I can swear
24 him in as an attorney.

25 MR. BURNS: I can swear him in. I lost

1 you for a minute. I apologize. Hi, John.

2 MR. TAIKINA: I'm great. How are you?

3 MR. BURNS: Good.

4 - - -

5 JOHN TAIKINA, P.P., having first been
6 duly sworn/affirmed, was examined and testified as
7 follows:

8 - - -

9 MR. BURNS: Just so you're aware. The
10 way we normally handle this. If you want to give a
11 brief description of the signage. We are very use to
12 these the types of applications. And we usually
13 follow the recommendations of our Director of
14 Planning through his office, Dr. Williams.

15 So why don't you just briefly describe
16 what we're proposing here, John, and then we can turn
17 it over to Ed. This should not be a real heavy lift
18 to tonight's application. But that being said, if
19 you can just describe the variance, please.

20 CHAIRMAN DEJESUS: Do you have a picture
21 before you start talking?

22 MR. TAIKINA: I sure do.

23 CHAIRMAN DEJESUS: Can you put it up,
24 please, so that everybody on the Board gets to see
25 what you're talking about?

1 MR. TAIKINA: I can. Is my screen up and
2 ready with AutoZone in front of it?

3 CHAIRMAN DEJESUS: Yes.

4 MR. TAIKINA: Wonderful.

5 So this is a representation of the
6 proposed sign. It is 187 square feet. This is where
7 the existing Save A Lot is on Mt. Ephraim Avenue. As
8 you know, it is set back significantly from the road
9 about 750 feet from the road with a large parking lot
10 in the front. So you see, indicating the 187 square
11 feet over the entrance. Twenty-four (24) square feet
12 is permitted. Again, your Ordinance is written for
13 your Downtown much more than it is for Mt. Ephraim
14 Avenue.

15 We have over 210 feet of frontage on the
16 building. And 24 square feet would be very, very
17 tiny on this building, especially from 750 feet back.
18 So this is a c(2) variance. It relates specifically
19 to 2881 Mt. Ephraim Avenue. No other property. We
20 prompt purposes of the Municipal Land Use Law 'G'
21 and 'I' to provide sufficient space in appropriate
22 locations for a variety of uses, and to promote a
23 desirable visual environment.

24 The location is appropriate given its
25 location in the C-3 District and the occupancy would

1 clearly improve the visual appearance of the center
2 by adding an additional productive use to the
3 center. This utilization of the existing
4 infrastructure is the most efficient way to
5 effectuate the expansion.

6 As I said, we do require relief from the
7 five percent limit or 24 square feet. We are 3.9
8 percent of the frontage but 187 feet is more than 24.
9 We believe the benefits outweigh the detriments so
10 that this site is visible from Mt. Ephraim Avenue and
11 can be identified by passing motorists so they can
12 make the appropriate movement.

13 In terms of our Negative Criteria, there
14 will be no detriment to the public good here. This
15 is an AutoZone store; not an noxious use. It's a
16 permitted use in the District and less intensive than
17 many of the uses. The addition of a new permitted
18 use will not have a substantial negative on a C-3
19 District as envisioned by the Zone Plan and the
20 Master Plan. The Master Plan objective that's being
21 implemented here are Goal 2, to maintain and attract
22 job generating businesses to the City. And Goal 4,
23 to create compact and lively retail centers along the
24 City's major commercial corridors.

25 In summary, the new AutoZone is a

1 permitted use. It takes appropriate advantage of
2 existing infrastructure while providing a visual
3 upgrade in the architecture and esthetics. It will
4 contribute to revitalizing the center and adding jobs
5 in this commercial corridor. So the site can
6 certainly accommodate the use even though we don't
7 meet that standard. So I believe the Board can make
8 all the requisite findings and I'm available for your
9 questions.

10 MR. BURNS: John, just for the record, if
11 you can spell your last name.

12 MR. TAIKINA: Certainly. It's
13 T-A-I-K-I-N-A.

14 MR. DEVITO: I believe the prior sign
15 that was on the building was slightly larger.

16 CHAIRMAN DEJESUS: I know the location.
17 It used to be the Pathmark and then another
18 supermarket. It's a great idea that at least
19 Autozone is not leaving an empty building abandoned
20 like that. It's a great opportunity for everybody in
21 the neighborhood.

22 Anybody from the Board has any comments
23 to make on this thing? Dena, do you have anything to
24 say?

25 MS. MOORE: I do not.

1 follows:

2 - - -

3 MR. BURNS: State your address, please.

4 MR. STEIN: My name is Fred Stein. I
5 work with the Delaware River Keeper Network. My work
6 address is in Bristol, PA, 925 Canal Street, Suite
7 3701.

8 My question on this is, I just took a
9 quick look at the Google Maps. With this new
10 building structure, is there any -- is it all
11 redevelopment? Is it all being constructed on
12 currently impervious surfaces or is there additional
13 open space, forest, grasslands or meadows, is any of
14 that going to be lost with the construction of the
15 AutoZone?

16 MR. TAIKINA: No, sir.

17 MR. DEVITO: The answer to that is no.
18 We're occupying an existing facility.

19 CHAIRMAN DEJESUS: Everything remains the
20 same exactly the way the supermarket that was there.
21 They're just changing the usage of it.

22 MR. STEIN: Thank you. That's good to
23 know. And will there be any new stormwater
24 management infrastructure designed into this where
25 some of the stormwater from maybe under the old

1 supermarket, it was not required to be designed in
2 and built, will any stormwater management systems be
3 in the design? This drains, I imagine, into the
4 Newton Creek which is a flood-prone creek. So I'm
5 just -- it would be good if there was stormwater
6 infrastructure put into this.

7 MR. BURNS: Fred, this is purely an
8 application for a sign.

9 MR. STEIN: I see.

10 MR. BURNS: It's just signage.

11 MR. STEIN: Okay. Thanks for that.
12 That's all I had. Thank you very much.

13 VICE-CHAIRMAN LEE: Mr. Chair?

14 CHAIRMAN DEJESUS: Yes.

15 VICE-CHAIRMAN LEE: Steve Lee here. I
16 just need some clarification on something. I do know
17 that the Save A Lot that previously occupied the
18 smaller facility, moved to the larger one. Which
19 facility are we talking about? Are we talking about
20 the facility that use to occupy which is further down
21 Mt. Ephraim Avenue?

22 CHAIRMAN DEJESUS: It's across the street
23 from Mt. Ephraim Avenue. It's the huge supermarket
24 that there was once, Pathmark. And if I'm not
25 mistaken, Save A Lot.

1 VICE-CHAIRMAN LEE: Save A Lot is still
2 there, though, right?

3 DR. WILLIAMS: No, it's not.

4 CHAIRMAN DEJESUS: They close up and
5 left.

6 VICE-CHAIRMAN LEE: Get out. I didn't
7 know that.

8 CHAIRMAN DEJESUS: You don't drive that
9 way?

10 VICE-CHAIRMAN LEE: No. I recall the old
11 Save A Lot, the smaller facility coming from Camden.
12 It's on the lefthand side.

13 CHAIRMAN DEJESUS: Yeah, that was in the
14 small section. Then they took over the supermarket
15 that couldn't handle it and pulled out.

16 VICE-CHAIRMAN LEE: Okay. Thank you.

17 CHAIRMAN DEJESUS: Anyone else that has
18 anything else to say? Hearing none then I'd like to
19 have a motion, please.

20 MR. BURNS: It's a pretty straightforward
21 application, Mr. Chairman. They're asking for a sign
22 variance to permit a 187 square foot sign where 24
23 square feet is permitted. I think the testimony
24 provided by Mr. Taikina addressed both the Positive
25 and Negative Criteria necessary for granting that

1 variance.

2 And you heard from Dr. Williams. He has
3 no objection to the variance given the distance from
4 the roadway; the need to see this AutoZone; and the
5 fact that it really complies with the AutoZone
6 branding that we are all accustomed to seeing with
7 other AutoZones throughout certainly our section of
8 the state. With that being said, it would just be a
9 motion to approve the sign variance. So do we have a
10 motion and then a second?

11 COUNCILWOMAN RAMOS: Motion.

12 MS. CREAN: Second.

13 CHAIRMAN DeJESUS: Roll call.

14 MS. MILLER: Jose DeJesus.

15 CHAIRMAN DeJESUS: Yes.

16 MS. MILLER: Mr. Lee.

17 VICE-CHAIRMAN LEE: Yes.

18 MS. MILLER: Director Walker.

19 DIRECTOR WALKER: Yes.

20 MS. MILLER: Councilwoman Ramos.

21 COUNCILWOMAN RAMOS: Yes.

22 MS. MILLER: Erin Crean.

23 MS. CREAN: Yes.

24 MS. MILLER: Omari Thomas.

25 MR. THOMAS: Yes.

1 MS. MILLER: Ms. Fraction.

2 MS. FRACTION: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you and have a good evening.

5 CHAIRMAN DEJESUS: Thank you, Gentlemen.

6 MR. DEVITO: Thank you.

7 MR. TAIKINA: Thank you. Good to see
8 you, Mr. Burns.

9 CHIARMAN DEJESUS: James, do you want to
10 read the Adoption of the following Resolutions.

11 MR. BURNS: Yes. We have a number of
12 Certificates of Appropriateness Resolutions to
13 approve tonight: Alice McCray, 2869 Tuckahoe Road.
14 George Huhn, 3127 Mt. Ephraim Avenue. Ashley Torres,
15 2804 Yorkship Road. Joyce Langford, 2987 Sumter
16 Road. Matthew Scheurer, 1719 Ferry Avenue.

17 We also have the Sign Variance for Hanan
18 Ali Alomari, 601 North 5th Street. And then
19 Preliminary & Final Site Plan with 'C' Variances for
20 Alfred Cramer Urban Renewal, Site A.

21 And then we also had the Resolutions to
22 approve which I don't know if they were approved at
23 the last meeting. But if they were, it dealt with
24 the Blocks for the Billboard Redevelopment,
25 Non-Condensation Redevelopment Area, and the Review

1 of the Non-Condensation Redevelopment Plan for
2 certain blocks also identified as the Billboards.

3 CHAIRMAN DEJESUS: Yes, they were both
4 approved.

5 MR. BURNS: Very good. So really then
6 it's just the ones above that I just read ending with
7 Alfred Cramer Urban Renewal, LLC.

8 CHAIRMAN DEJESUS: I need a motion for
9 approval.

10 VICE-CHAIRMAN LEE: So moved.

11 CHAIRMAN DEJESUS: Second?

12 MS. CREAN: Second.

13 CHAIRMAN DeJESUS: Roll call.

14 MS. MILLER: Jose DeJesus.

15 CHAIRMAN DeJESUS: Yes.

16 MS. MILLER: Mr. Lee.

17 VICE-CHAIRMAN LEE: Yes.

18 MS. MILLER: Director Walker.

19 DIRECTOR WALKER: Yes.

20 MS. MILLER: Councilwoman Ramos.

21 COUNCILWOMAN RAMOS: Yes.

22 MS. MILLER: Ms. Crean.

23 MS. CREAN: Yes.

24 MS. MILLER: Mr. Thomas.

25 MR. THOMAS: Yes.

1 MS. MILLER: Ms. Fraction.

2 MS. FRACTION: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 CHAIRMAN DEJESUS: I want to wish
6 everybody a happy Thanksgiving because I know I'm
7 going to miss you all. Enjoy the holidays if you can
8 and stay warm because it's going to get cold. I'll
9 tell you.

10 MR. BURNS: That's right, Mr.
11 Chairman.

12 CHAIRMAN DEJESUS: I need a motion to
13 adjourn.

14 COUNCILWOMAN RAMOS: Motion.

15 MS. CREAN: Second.

16 CHAIRMAN DeJESUS: Roll call.

17 MS. MILLER: Jose 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: Councilwoman Ramos.

24 COUNCILWOMAN RAMOS: Yes.

25 MS. MILLER: Ms. Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Mr. Thomas.

3 MR. THOMAS: Yes.

4 MS. FRACTION: Yes.

5 MS. MILLER: Thank you everyone and good
6 evening. Happy holiday.

7 CHAIRMAN DEJESUS: Thank you and have a
8 good evening.

9 - - -

10 *(Meeting concluded at 6:30 p.m.)*

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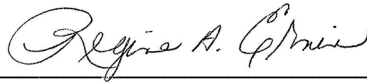
1 CERTIFICATION

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

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

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

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

18 

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25 means, unless under the direction, control and/or
supervision of the certifying reporter.)

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