

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Meeting
October 10, 2024

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

PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, October 10, 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
- IAN LEONARD
- COUNCILWOMAN JANNETTE RAMOS
- OMARI THOMAS
- ERIN CREAN
- BRENDA FRACTION

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

- ANGELA MILLER, PLANNING BOARD SECRETARY
- KYLE EINGORN, 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

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

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

- - I N D E X - -

CASES HEARD:	PAGE
1) APPROVAL OF PLANNING BOARD PUBLIC HEARING MINUTES - SEPTEMBER 12, 2024	5
2) PLANNING DIRECTOR'S REPORT	7
3) ALICE McCRAY 2869 Tuckahoe Road	8
4) GEORGE HUHN 3127 Mt. Ephraim	9
5) ASHLEY TORRES 2804 Yorkship Road	9
6) JOYCE LANGFORD 2987 Sumter Road	9
7) MATTHEW SCHEURER 1719 Ferry Avenue	9
8) HANAN ALI ALOMARI 601 N. 5th Street	10
9) ALFRED CRAMER URBAN RENEWAL, LLC SITE A BLOCK 818, LOTS 14, 16, 17, 30, 31, 48, 49, 51,53, 57 and 59	14

(CONTINUED ON PAGE 3)

-- I N D E X --

CASES HEARD:	PAGE
10) THE CITY OF CAMDEN WILL CONDUCT A "PUBLIC HEARING TO DETERMINE WHETHER PROPERTY IDENTIFIED AS BLOCK 1221, LOTS 3,12,12Q-B01 (BILLBOARD) & BLOCK. 1238, LOT 3; BLOCK 1239, LOT 17; BLOCK 1240, LOT 24; BLOCK 1241, LOT 15; BLOCK 1250, LOTS 7, 123, 128 & 129; AND BLOCK 1251, LOT 11, SHOULD BE DeSIGNATED AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT. RESOLUTION MAKING RECOMMENDATION TO CITY COUNCIL."	55
11) CORRESPONDING RESOLUTION RECOMMENDING TO CITY COUNCIL	68
12) THE CITY OF CAMDEN WILL CONDUCT A "REVIEW OF NON-CONDEMNATION REDEVELOPMENT PLAN FOR BLOCK 1221, LOTS 3, 12, 12Q-B01 (BILLBOARD) & 17; BLOCK 1238; LOT 3; BLOCK 1239, LOT 17; BLOCK 1240, LOT 24; BLOCK 1241, LOT 15; BLOCK 1250, LOTS 7, 123, 128 & 129; AND BLOCK 1251, LOT 11; AND RESOLUTION MAKING RECOMMENDATIONS TO CITY COUNCIL."	70
12) CORRESPONDING RESOLUTION RECOMMENDING TO CITY COUNCIL	79
13) ADOPTION OF RESOLUTIONS	80

1 CHAIRMAN DEJESUS: Good evening. By the
2 direction of the Planning Board Chairman Jose
3 DeJesus, Jr., which is myself, the City of Camden,
4 there will be a regularly scheduled meeting held on
5 Thursday, October 10, 2024 at 6:00 p.m. Since the
6 City of Camden remains under a Declaration of a
7 Health Emergency related to the COVID-19 virus, City
8 Hall is open. Therefore, this regular scheduled
9 meeting will be conducted as a virtual meeting via
10 remote conferencing platform, TEAMS. Instructions on
11 accessing this virtual regular scheduled Planning
12 Board meeting can be found on the City of Camden's
13 website. Reading of the Opening Statement, please,
14 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 October 7th and
4 amended on October 8, 2024

5 CHAIRMAN DeJESUS: Roll call.

6 MS. MILLER: Jose DeJesus.

7 CHAIRMAN DEJESUS: Present.

8 MS. MILLER: Steven Lee.

9 VICE-CHAIRMAN LEE: Present.

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

12 MR. LEONARD: Here.

13 MS. MILLER: Councilwoman Ramos.

14 COUNCILWOMAN RAMOS: Present.

15 MS. MILLER: Ms. Crean.

16 MS. CREAN: Present.

17 MS. MILLER: Mr. Thomas.

18 MR. THOMAS: Present.

19 MS. MILLER: Mr. Humphrey. Ms. Fraction.

20 Thank you. We have a quorum.

21 CHAIRMAN DEJESUS: Approval of Public
22 Hearing Meeting Minutes dated September 12, 2024. I
23 need a motion to approve.

24 MS. CREAN: So moved.

25 MR. LEONARD: Second.

1 CHAIRMAN DeJESUS: Roll call.

2 MS. MILLER: Jose DeJesus.

3 CHAIRMAN DeJESUS: Yes.

4 MS. MILLER: Mr. Lee. Mr. Leonard.

5 MR. LEONARD: 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: Motion carried to approve.

13 Thank you.

14 DR. WILLIAMS: Mr. Chair, if I may.

15 I just want to recognize Brenda Fraction who is on
16 the call tonight.

17 MS. FRACTION: Yes.

18 DR. WILLIAMS: I just want to recognize
19 you. That's all. Thank you so much for attending.

20 MS. MILLER: Thank you.

21 CHAIRMAN DEJESUS: Swearing in of all
22 professionals and Planning Board staff.

23 - - -

24 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,
25 AHP, CZO; DENA MOORE JOHNSON, PE, CME, having first

1 been duly sworn/affirmed, was examined and testified
2 as follows:

3 - - -

4 CHAIRMAN DEJESUS: Planning Board
5 Director's Report?

6 DR. WILLIAMS: Before I go into the
7 report, just a reminder to all on the call, to make
8 sure you mute yourself so we can avoid minimizing any
9 distractions or interference. Thank you.

10 To the Board Chair and to the Members of
11 the Board, a couple of items. One, is to remind the
12 Board members of the League of Municipalities in
13 November next month. I believe everyone that wants
14 to go, to attend, have been registered. So they are
15 very important classes that are being scheduled
16 during the league. And give all members an
17 opportunity to engage in those classes that are being
18 sponsored from Tuesday to Thursday.

19 No. 2, we have proposals in as a result
20 of the RFP's issued from the prior meetings. And
21 we'll make recommendations for the next month's
22 meeting. And we will post that, of course, and
23 discuss it if need be with any members that may have
24 questions. But my initial recommendation is, there's
25 no difference from the professionals be it the Board

1 Engineer or the Board Attorneys for the Planning
2 Board for the upcoming year. But we'll make a formal
3 announcement at the meeting for November.

4 Last but not least, it's recommended that
5 at the beginning of the year during the Reorg, that
6 we have a short PowerPoint presentation regarding,
7 I'm going to call it back-to-the-basics regarding the
8 Board membership, Board responsibilities, Roberts
9 Rule of Order, to assist members who may be new to
10 the Board and given a refresher or a reminder about
11 how to make motions, second motions, to call-in a
12 question. And to basically give everyone just a
13 brief refresher as to on the order; to get members
14 the opportunity to ask questions; to understand what
15 questions to ask; what's pertinent to the Board's
16 process and procedures. Again, just a brush-up and a
17 refresh on how to move items forward on the agenda.

18 Mr. Chairman, that ends my report for
19 this month.

20 CHAIRMAN DEJESUS: Thank you, Ed.

21 New Business: Certificates of
22 Appropriateness. We'll read them off. We're going
23 to do them in a block format: Alice McCray, 2869
24 Tuckahoe Road. The applicant is proposing exterior
25 work - installation of new windows and concrete for

1 steps at the property.

2 Certificate of Appropriateness for George
3 Huhn, 3127 Mt. Ephraim Avenue. The applicant is
4 proposing exterior work - installation of new windows
5 and roofing at the property.

6 Certificate of Appropriateness for Ashley
7 Torres, 2804 Yorkship Road. The applicant is
8 proposing exterior work - installation of a roof at
9 the property.

10 Certificate of Appropriateness for Joyce
11 Langford, 2987 Sumter Road. The applicant is
12 proposing exterior work - installation of roofing on
13 the property.

14 Certificate of Appropriateness for
15 Matthew Scheurer, 1719 Ferry Avenue. The applicant
16 is proposing minor exterior work at the property.

17 I need a motion to approve the
18 Certificates -- do you have any questions on this,
19 Doctor, in reference to any of them?

20 DR. WILLIAMS: Yes. To the Members of
21 the Board through the Chair. As secretary and member
22 of the HPC for the City, I can concur that these
23 recommendations for approval is recommended under
24 Items under New Business A through E.

25 CHAIRMAN DEJESUS: I need a motion to

1 approve.

2 COUNCILWOMAN RAMOS: Motion to approve.

3 MS. CREAN: Second.

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DeJESUS: Yes.

7 MS. MILLER: Mr. Lee. Mr. Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilwoman Ramos.

10 COUNCILWOMAN RAMOS: Yes.

11 MS. MILLER: Ms. Crean.

12 MS. CREAN: Yes.

13 MS. MILLER: Mr. Thomas.

14 MR. THOMAS: Yes.

15 MS. MILLER: Ms. Fraction.

16 MS. FRACTION: Yes.

17 MS. MILLER: Motion carried to approve.

18 Thank you.

19 CHAIRMAN DEJESUS: Sign Variance, Hanan
20 Ali Alomari, 601 North 5th Street, Block 788, Lot 72.

21 The applicant is proposing a 105.6 square feet awning
22 sign. Is he present?

23 MR. IZZO: Yes, we're present and ready
24 to proceed.

25 CHAIRMAN DEJESUS: Charles, you want to

1 start?

2 MR. IZZO: Yes. I want to put my client
3 in the frame.

4 MR. ALOMARI: Hi. Good afternoon.

5 CHAIRMAN DEJESUS: Good evening.

6 MR. IZZO: The commercial property in the
7 nature of a typical food and convenience store. The
8 applicant, Mr. Ali Alomari, he wants to update the
9 exterior by adding the typical awning, lighted awning
10 sign that you see on many of the stores in the City.

11 CHAIRMAN DEJESUS: Do you have a
12 presentation of that sign, please?

13 MR. IZZO: Yes. We sent to the Board a
14 photographic representation.

15 CHAIRMAN DEJESUS: Anybody on the Board
16 have any questions in relationship to the sign?

17 DR. WILLIAMS: Mr. Chair, just to
18 represent this for the record for 601 N. 5th Street,
19 the awning appears to be appropriate for the facade.
20 Just to confirm through the attorney that it's a
21 corner property, correct? Through the applicant's
22 counsel, Mr. Izzo. Can you hear me?

23 MR. EINGORN: Mr. Izzo, please speak
24 louder. We couldn't hear you.

25 MR. IZZO: He just answered

1 affirmatively. Yes, a corner property.

2 DR. WILLIAMS: The awning wraps around
3 the frontage of the property and I have no issues or
4 concerns with the square footage of this awning sign
5 which is really an update from the previous sign; is
6 that correct, sir?

7 MR. ALOMARI: Yes.

8 DR. WILLIAMS: Mr. Chair, I have no more
9 questions.

10 CHAIRMAN DEJESUS: Okay. Is this sign
11 illuminated?

12 MR. ALOMARI: Yes.

13 CHAIRMAN DEJESUS: I don't have any other
14 questions. Anybody in the public have any questions
15 in relationship to this sign?

16 MR. EINGORN: Real quick. Sir, could you
17 raise your right hand, please. Do you swear/affirm
18 that the testimony you provided to the Planning Board
19 tonight and will provide to the Planning Board
20 tonight, is true and nothing but the truth?

21 MR. ALOMARI: Yes.

22 MR. EINGORN: Thank you. Just state your
23 name and address for the record quickly.

24 MR. ALOMARI: Ali Alomari, 1486 N. Main
25 Street, Williamstown, New Jersey 08094.

1 MR. EINGORN: Thank you very much.

2 CHAIRMAN DEJESUS: Doctor, do you have
3 anybody having to respond to this application?

4 DR. WILLIAMS: Mr. Chair, I'm scrolling
5 through the attendance and I don't see any hands
6 shown to be heard.

7 CHAIRMAN DEJESUS: Not seeing any, we'll
8 bring it back to the Board. And I need a motion.

9 MS. CREAN: So moved.

10 MR. LEONARD: Second.

11 CHAIRMAN DeJESUS: Roll call.

12 MS. MILLER: Jose DeJesus.

13 CHAIRMAN DeJESUS: Yes.

14 MS. MILLER: Mr. Lee.

15 VICE-CHAIRMAN LEE: 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. Thomas.

23 MR. THOMAS: Yes.

24 MS. MILLER: Ms. Fraction.

25 MS. FRACTION: Yes.

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

3 CHAIRMAN DEJESUS: Thank you.

4 Preliminary & Final Site Plan with "C"
5 Variance for Alfred Cramer Urban Renewal, LLC, Site
6 A, Block 818, Lots 14, 16, 17, 30, 31, 48, 49, 51,
7 53, 57 and 59. The applicant is proposing to
8 construct 37 Affordable Family Housing Units
9 contained in five buildings. Anyone here presenting
10 that case?

11 MR. SHEEHAN: Yes, Mr. Chairman, Kevin
12 Sheehan from Parker McCay on behalf of the
13 applicant.

14 As you stated, the applicant here is
15 Alfred Cramer Urban Renewal, LLC. And we're seeking
16 preliminary & Final Site Plan approval for the
17 properties that you identified. This is a joint
18 project between the Housing Authority, The City of
19 Camden and the Michaels Organization. It's part of
20 the Ablett Village Transformation Project. You've
21 already reviewed and approved several aspects of
22 that, including the reconstruction of the existing
23 Ablett Village and some off-site improvements as
24 well. This is one of the two parts of the last phase
25 of that project.

1 As you had said, this project will
2 consist of 37 affordable housing units in
3 townhouse-style buildings with one unit on top of the
4 other for a total of 37 units. The project is going
5 to be financed by the HMFA. The Housing Authority
6 and the Michaels have made an application to the HMFA
7 for that development.

8 So with me tonight are Nick Cangelosi
9 from Michaels; Rod Ritchie, the civil engineer; Josh
10 Eckert and Christina Davis, the architects, and David
11 Shropshire, the traffic engineer.

12 CHAIRMAN DEJESUS: You want them all
13 sworn in?

14 MR. SHEEHAN: Please.

15 MR. EINGORN: If you all would raise your
16 right hand, please.

17 - - -

18 ROD RITCHIE, P.E.; DAVID SHROPSHIRE,
19 P.E.; P.P.; CHRISTINA DAVIS, R.A.; JOSH ECKERT, R.A.;
20 NICK CANGELOSI, having first been duly
21 sworn/affirmed, was examined and testified as
22 follows:

23 - - -

24 MR. EINGORN: Please provide your names
25 and business addresses for the record.

1 CHAIRMAN DEJESUS: One at a time, please.

2 MR. SHEEHAN: Let's start with Nick.

3 MR. CANGELOSI: Nicholas Cangelosi,
4 P.O. Box 9708, Camden, New Jersey 08101, the Triad
5 Building.

6 MR. RITCHIE: Rod Ritchie. I'm with
7 Dynamic Engineering. Our address is 5 Greentree
8 Center in Marlton, New Jersey.

9 MR. SHEEHAN: Josh.

10 MR. ECKERT: Josh Eckert. I'm with Urban
11 Practice Architects and Planners. Our address is
12 P.O. Box 90708 in Camden, New Jersey.

13 MR. SHEEHAN: Dave Shropshire.

14 MR. SHROPSHIRE: Dave Shropshire, 277
15 White Horse Pike, Atco, New Jersey.

16 MR. SHEEHAN: Christina, I see that
17 you're on here. Can you unmute yourself or is she
18 having trouble?

19 MS. DAVIS: Sorry. Christina Davis. My
20 address is 718 Addison Street, Philadelphia
21 Pennsylvania 19147.

22 MR. SHEEHAN: Thank you. Did you swear
23 them, Kyle?

24 MR. EINGORN: Yes. That was before they
25 all gave their names and addresses. Do you want to

1 give credentials and all that voir dire, as they come
2 up, that works. I don't think we can do it all at
3 once.

4 MR. SHEEHAN: Sure. We can do it as they
5 testify.

6 MR. EINGORN: Perfect.

7 CHAIRMAN DEJESUS: Kevin, can we go
8 through Dena's report?

9 MR. SHEEHAN: Absolutely, Mr. Chairman.

10 CHAIRMAN DEJESUS: Thank you.

11 MS. MOORE: Hello. Mr. Chairman, I'm
12 referring to Remington & Vernick's letter dated
13 October 8, 2024.

14 Starting on page 3 with the Area & Bulk
15 Requirements. I will just note the ones in which a
16 variance would be required. So for the principal
17 building setback per the Redevelopment Plan, the
18 front yard, the requirement is 10 feet for each of
19 the front yards. And what's proposed for Pierce
20 Avenue is 6.2 feet. For the 16th Street is
21 6.2 feet. And Wayne Avenue, 4.2 feet and East State
22 Street, 6.2 feet. So a variance will be required for
23 each of those streets for the principal building
24 setback front yard.

25 Moving on, I'll mention to the notes, on

1 the notes on page 4, for the Area & Bulk
2 Requirements, when a lot abuts two or more streets,
3 the front of the lot is that abutting side which is
4 so designated on the lot plan by the Zoning
5 Officer/Administrative Officer, and abutting edges
6 adjacent to the designated front shall be
7 considered as sides of the lot.

8 Any other edge abutting a street which is
9 not a front or side as defined above, shall also be
10 considered a front. So that's where we get those
11 variances. Also, the subject property has street
12 frontages on all sides. Thus, no rear and side yards
13 are designated. And our parking total includes 13 EV
14 make-ready spaces.

15 Moving on to the Performance Standards:
16 If a street opening is necessary for N. 16th Street,
17 Pierce Avenue or Wayne Avenue, this application would
18 be subject to the Street Opening Permit Ordinance of
19 the City. The City Engineer should be contacted
20 concerning the application and fees involved.

21 A road opening permit from the Camden
22 County Highway Department would be required for a
23 road opening on East State.

24 Do you acknowledge all of these so
25 far?

1 MR. SHEEHAN: Yes.

2 MS. MOORE: North 16th Street should be
3 correctly labeled on the plans.

4 MR. SHEEHAN: Yes.

5 MS. MOORE: The site triangle for the
6 access drive for the project at North 16th Street
7 should be indicated on the site plan.

8 MR. SHEEHAN: Yes.

9 MS. MOORE: And the applicant should
10 provide testimony regarding the condition of North
11 16th Street, and if this roadway is scheduled to be
12 improved by the City.

13 MR. SHEEHAN: So, Rod, do you want to
14 handle that?

15 MR. RITCHIE: Sure. I mean, first of
16 all, I'll say that I'm not aware of any plans that
17 the City has to make improvements to North 16th
18 Street. I will say the condition of North 16th
19 Street is not great. The applicant is proposing
20 improvements on their side of the street that include
21 curb and new sidewalk. But no further improvements
22 are planned or proposed other than potentially a
23 mill and overlay to improve the condition of that
24 existing asphalt.

25 MS. MOORE: Okay. So the applicant would

1 agree to do a mill and overlay for North 16th
2 Street?

3 MR. SHEEHAN: Yes.

4 MR. CANGELOSI: Dena, we'll work with
5 you, I mean, very much like we did at Cramer Hill
6 Family, we'll figure out a plan there. I mean, we
7 all know that the economics are tight sometimes on
8 these communities. But we all recognize that this is
9 an opportunity to revitalize all of Cramer Hill so
10 we'll work closely with the City to make something
11 fair and equitable here.

12 MS. MOORE: Okay. And that's why I
13 wanted that in there just to have that discussion.
14 if you're aware of the condition of the roadway.

15 MR. SHEEHAN: Dena, just to be clear. So
16 we're not proposing curb and sidewalk on the opposite
17 side of the street?

18 MS. MOORE: Right. I know your side.

19 MR. SHEEHAN: Okay.

20 MS. MOORE: But thanks for clarifying it.

21 Testimony should be provided that the
22 number of proposed parking spaces is sufficient for
23 the use. It's your experience that the number
24 provided is sufficient?

25 MR. SHEEHAN: Nick?

1 MR. CANGELOSI: Yes. Dena, 100 percent.
2 And we've done a lot of -- this is probably our
3 seventh or eighth community in front of the Board
4 here. We've toured some of the members around Branch
5 Village; Cramer Hill Family; most recently the
6 Harrison which is just a couple blocks from here.
7 And if any of the commissioners or public officials
8 walk the communities, there's always ample parking in
9 and around the community. So based on 80,000 units
10 nationwide and many in New Jersey and many in the
11 City, we believe this is more than sufficient.

12 MS. MOORE: Okay.

13 Per Section 870-231.B(1)(c), handicapped
14 spaces shall be 20 feet in length. The applicant has
15 proposed ADA spaces 18 feet in length. The plans
16 would be revised or a variance requested.

17 MR. SHEEHAN: So I'm going to ask Rod to
18 do that testimony. But before he does, Kyle, you
19 wanted them to be qualified as an expert as they
20 testify.

21 Rod, can you give a short summary of your
22 education and professional experience to qualify you
23 as an expert in civil engineering?

24 MR. RITCHIE: Sure. Yes. I have both
25 Bachelor of Science and a Master's of Science in

1 Civil Engineering. I am a licensed professional
2 engineer practicing in the State of New Jersey. And
3 I have been recognized as an expert by this Board
4 previously.

5 MR. SHEEHAN: Mr. Chairman.

6 CHAIRMAN DEJESUS: No problem. Continue,
7 please.

8 MR. SHEEHAN: Thank you. Go ahead, Rod.

9 MR. RITCHIE: A standard parking space is
10 9 by 18 so we're requesting that variance based on a
11 standard, typical application. We feel like 18 feet
12 is sufficient here. And so for those reasons, we
13 request that variance.

14 MS. MOORE: Okay.

15 Per Section 870-231.B(3), a space which
16 abuts a fixed object such as a wall or column,
17 whether within a structure or not, shall have a
18 minimum of width of 10 feet and a minimum depth of 20
19 feet. The size of the parking space abutting the
20 trash enclosure should be increased accordingly or a
21 variance requested.

22 MR. RITCHIE: So, again, we'll request a
23 variance for the same reasons as the previous
24 variance request. A standard parking space in many
25 jurisdictions is 9 by 18, and this is no different

1 here. We believe that there's sufficient space
2 within that 9 by 18 footprint for a car to park. And
3 so, we're asking for relief based on that reason.

4 MS. MOORE: Per Section 870-230.Z,
5 facilities for the secure and convenient parking of
6 bicycles shall be provided. The number of such
7 bicycle spaces shall not be less than 10 percent of
8 the first 100 required automobile parking spaces as
9 specified above plus 2 percent of any amount
10 thereafter. The applicant should provide at least
11 five bicycle spaces. The applicant should
12 demonstrate that the proposed concrete pad for the
13 bike racks is sufficient. Conformance with Section
14 870-234 should also be demonstrated.

15 MR. RITCHIE: Yes. We will provide
16 details, additional details on revised plans should
17 we be fortunate enough to receive approval this
18 evening. The Resolution Compliance Plans would
19 reflect adequate space available within that pad for
20 those bicycles.

21 MS. MOORE: Per the EVSE and Make-Ready
22 parking spaces model ordinance, 1 Make-Ready space is
23 required for 50 or fewer parking spaces. The
24 applicant proposes 49 parking spaces and has provided
25 5 EV parking spaces. Per the model ordinance, a

1 parking space prepared with EVSE or Make-Ready
2 equipment shall count as at least two parking spaces
3 for the purpose of complying with a minimum parking
4 space requirement. This shall result in a reduction
5 of no more than 10 percent of the total required
6 parking. Thus, the required parking spaces may be
7 reduced to 9 parking spaces. You just acknowledge
8 that?

9 MR. RITCHIE: Yes, we acknowledge it if
10 your calculations indicate that 9 EV parking spaces
11 are required as opposed to 13, then we accept your
12 calculations and we'll acknowledge that.

13 MS. MOORE: I think we're saying, the
14 required parking spaces may be reduced to 9, yes.
15 That's what ours is stating. So you're fine with
16 that?

17 MR. SHEEHAN: Yes.

18 MR. RITCHIE: Yes. We're happy to reduce
19 the number of EV spaces.

20 MS. MOORE: The applicant should confirm
21 that new sidewalk and curbs are proposed along the
22 property's frontages on all roadways?

23 MR. RITCHIE: Yes. Confirmed.

24 MS. MOORE: The location of the proposed
25 ADA ramps should be confirmed with the City

1 engineer's office for those indicated on the site
2 plan and any possible receiving ADA ramp locations
3 that may be necessary.

4 MR. RITCHIE: Yes. As part of our
5 Resolution Compliance submission, and as we do with
6 all other applications in the City, we will submit
7 those plans to the City Engineer for review and
8 approval.

9 MS. MOORE: Okay. For the Stormwater
10 Collection and Management System, the first two
11 comments are notes on the plans.

12 MR. RITCHIE: Yes.

13 MS. MOORE: You're familiar with those?

14 MR. RITCHIE: We are.

15 MS. MOORE: And then also the grate shall
16 be set two inches below the normal gutter grade?

17 MR. RITCHIE: Yes.

18 MS. MOORE: You're familiar with that?

19 MR. RITCHIE: Yes. And we acknowledge
20 and agree.

21 MS. MOORE: You'll make those
22 adjustments?

23 MR. RITCHIE: Yes.

24 MS. MOORE: You'll revise the plans for
25 the third comment?

1 MR. RITCHIE: Yes.

2 MS. MOORE: Are you okay with all the
3 other comments that I have for stormwater?

4 MR. RITCHIE: Yes, I am. And we agree to
5 make those revisions and address those comments
6 accordingly.

7 MS. MOORE: And add the notes?

8 MR. RITCHIE: And add the notes, yes.

9 MS. MOORE: Okay.

10 I'll move on to Grading. This is another
11 area that doesn't have any variances or waivers. So
12 are you okay with everything that I'm asking for with
13 the grading?

14 MR. RITCHIE: Yes.

15 MS. MOORE: Including the permanent
16 benchmarks because you do have site plan exceeding
17 two acres in size, you'll add those, the concrete
18 monuments?

19 MR. RITCHIE: Yes.

20 MS. MOORE: Okay.

21 You'll revise the plans accordingly?

22 MR. RITCHIE: Yes.

23 MS. MOORE: Utilities. The first one is
24 a note on the plan. The project must be approved by
25 both the City Engineer and the City Fire Chief prior

1 to final approval with written verification provided
2 to our office prior to final signatures on the plans.
3 You acknowledge that?

4 MR. RITCHIE: Yes.

5 MS. MOORE: CCTV inspection would be
6 required. There may be a capacity fee applicable to
7 this project.

8 MR. RITCHIE: Yes.

9 MS. MOORE: And you will add the notes
10 that I have stated on the plan, Utility Plan?

11 MR. RITCHIE: Yes. We agree to add those
12 notes.

13 MS. MOORE: Moving on to Construction
14 Details. You're fine with the comments that I made
15 for Construction Details making these changes to the
16 plans?

17 MR. RITCHIE: Yes.

18 MS. MOORE: Planting Design: The
19 replacement guarantee of two years should be provided
20 on the plans.

21 MR. RITCHIE: Yes. Nick, are we good
22 with that?

23 MR. CANGELOSI: Yes. Absolutely. That's
24 standard.

25 MS. MOORE: Right. I was going to say,

1 that's a regular maintenance.

2 MS. MOORE: The location of existing tree
3 canopies should be provided.

4 MR. RITCHIE: We'd actually request
5 relief from providing the location of all existing
6 trees for the reasons that the existing trees on that
7 property are not of very good quality trees. And as
8 you can see from our layout here, everything that's
9 there now is going to have to be removed.

10 And we are proposing a substantial
11 landscaping plan that will have a significant number
12 of new high-quality trees, both shade trees,
13 ornamental trees and evergreen shrubs. So for those
14 reasons, we just don't see how it's necessary to
15 locate all the existing trees when they're just going
16 to be removed.

17 MS. MOORE: Okay.

18 Our office recommends that shade trees be
19 provided in place of the ornamental trees as street
20 trees. Proposed street trees shall adhere to the
21 standards under Section 870-244.D(8).

22 MR. RITCHIE: Okay.

23 MR. CANGELOSI: I'll chime in. We'll
24 actually comply. I just know in previous
25 developments at times, we work very closely with the

1 Camden County Police Department and they review our
2 camera plan. And at times when we have larger canopy
3 trees or shade trees that conflict with some of the
4 'code of influence' they call it, they do ask that we
5 either remove the tree or plant a different tree. So
6 I would just ask that there is some relief provided
7 so long as we document that the Camden County Police
8 Department is advising us on this particular
9 modification of the landscaping plan.

10 MS. MOORE: Okay. Relief with regard to
11 the tree type?

12 MR. CANGELOSI: Or at times we may have
13 to -- and typically, your office is very
14 accommodating if we have to move a tree so long as we
15 keep the same count.

16 MS. MOORE: Right.

17 MR. CANGELOSI: Just there is a some
18 coordination with your office to the extent that the
19 Camden Police Department requires some modifications
20 to the landscaping plan. And we'll work closely with
21 them to try to ascertain this plan as soon as
22 possible.

23 MS. MOORE: So then are you asking for
24 relief?

25 MR. SHEEHAN: Yes. Why don't we do this,

1 Dena. Why don't we ask for relief with that
2 condition that we work with you and the police. The
3 goal is not to need it. But if we need to address
4 the police issues, we don't want to have a situation
5 where a variance wasn't granted.

6 MS. MOORE: Right. Or a waiver in this
7 instance for landscaping.

8 MR. SHEEHAN: Yes.

9 MS. MOORE: I will note just for street
10 trees. And I'll mention coordination with
11 Camden County Police.

12 MR. EINGORN: This is 244.F(2)?

13 MR. SHEEHAN: This is G(3), right?

14 MS. MOORE: This would be -- right. It's
15 G(3) but it's Section 870-244.D(8). Because that's
16 for street trees. And that's basically what you're
17 talking about, right, Nick, the street trees?

18 MR. CANGELOSI: Yes, Dena.

19 MS. MOORE: Parking lots exposed to view
20 shall have a minimum planted buffer of 8 feet in
21 width on all perimeter areas abutting lot lines and
22 street rights-of-way. This buffer shall include a
23 continuous visual screen with 5 feet in height at the
24 time of planting, and it's 50 percent evergreen plant
25 material or deciduous material which is

1 demonstratively effective for screening purposes.

2 The height of any required screen hedge
3 or wall shall decrease to a driveway's approach
4 sidewalk or walkways in order to provide adequate
5 visibility of pedestrians from motor vehicles and
6 shall not interfere with clear site triangle
7 requirements per Section 870-244.F(2). Parking areas
8 visile from the street shall be screened. The plans
9 should be revised.

10 MR. RITCHIE: I can agree if you're
11 amenable to this. My office would like to work with
12 your office to come up with a mutually acceptable
13 plan. We have provided quite a number of plants and
14 trees and shrubs, but we're certainly open to your
15 suggestions and are willing to work with you guys as
16 we've done before.

17 MS. MOORE: Okay. I don't think you
18 would need a waiver for that, so that's fine.

19 Per Section 870-244.F(3), in all parking
20 lots of 10 or more spaces, at least 5 percent of the
21 interior parking area shall be landscaped and at
22 least 2 trees for each 10 spaces shall be installed
23 within landscaped islands.

24 The area of the parking -- the square footage
25 of the parking area should be provided in which 5

1 percent shall be landscaped. Additionally, 10 trees
2 (49 spaces divided by the 10 spaces for the
3 calculation) should be provided (where only 7 are
4 provided). Plans should be revised or a waiver is
5 required.

6 MR. RITCHIE: We would request that
7 waiver on the basis that we have maximized the number
8 of parking spaces in the area that we have available
9 to us. And we also need that area in the central
10 portion of the site, as you can see on the site plan
11 rendering for stormwater management purposes.

12 MS. MOORE: Right.

13 MR. RITCHIE: And so we believe that the
14 intent of this ordinance was met, but we request
15 relief based on what you've noted and commented on
16 here in terms of quantities.

17 MS. MOORE: Okay.

18 The area between trees shall be mulched,
19 planted with shrubs or ground cover or covered with
20 paving material per Section 870-244.F(8). Mulch
21 lines should be shown. Plans should be revised.
22 You'll revise that? You don't need a waiver for
23 that, correct?

24 MR. RITCHIE: Correct. We can revise
25 those plans.

1 MS. MOORE: The sight triangles should be
2 shown on the Landscape Plan. Also just to confirm
3 that all the trees are outside of the site triangles?

4 MR. RITHCIE: Yes, we'll do.

5 MS. MOORE: The applicant shall comply
6 with all applicable Landscape Plan notes under
7 Section 870-245?

8 MR. RITCHIE: Agreed. We'll comply.

9 MS. MOORE: The applicant shall comply
10 with all applicable landscape maintenance and
11 inspection standards under Section 870-245.

12 MR. RITCHIE: Yes. The applicant agrees.

13 MS. MOORE: Any removal of tress is
14 subject to the City's tree removal permit application
15 per Section 870-247.A. The applicant shall provide
16 testimony regarding proposed removal of trees, which
17 you did.

18 MR. RITCHIE: Yes.

19 MS. MOORE: So your testimony was that
20 all of the existing trees would be removed?

21 MR. RITCHIE: Correct.

22 MS. MOORE: They're not in the condition
23 to be maintained?

24 MR. RITCHIE: Correct.

25 MS. MOORE: So you would look into the

1 City's Tree Removal Permit Application?

2 MR. RITCHIE: Yes.

3 MS. MOORE: No person shall cut or remove
4 any existing tree with a diameter at breast height of
5 six inches or greater upon any lands within the City
6 unless the cutting or removal can be accomplished in
7 accordance with the provisions of the zoning
8 ordinance and appropriate permits per Section
9 870-247.B. You acknowledge that?

10 MR. RITCHIE: Yes. However, we're asking
11 for relief from that section; a waiver, I believe.

12 MS. MOORE: Okay. So the trees that
13 you're removing are more than six inches or greater?

14 MR. RITCHIE: I can't confirm that but to
15 the extent there are any, we will be looking to
16 remove them. To the extent it's necessary, we're
17 requesting that relief.

18 MS. MOORE: So you're requesting that
19 waiver?

20 MR. RITCHIE: Yes.

21 MS. MOORE: And we're adding that just in
22 case it's necessary if there are any six inches?

23 MR. RITCHIE: Correct.

24 And you know what, Dena, if you don't
25 mind going back to that mulch comment.

1 MS. MOORE: Right.

2 MR. RITCHIE: You have that listed under
3 waivers on the last page which we'll get to.

4 MS. MOORE: I removed it.

5 MR. RITCHIE: Oh. Well, I was going to
6 say, I mean, we will agree to work with your office
7 again on the Landscaping Plan. And to the extent
8 there's any relief required and maybe there are
9 certain specific area where it doesn't make sense or
10 isn't appropriate, can we request that limited relief
11 in areas where it may not be feasible?

12 MS. MOORE: I think you can make that one
13 work. I think you can make mulch lines; mulch and
14 ground cover work.

15 MR. RITCHIE: All right.

16 MS. MOORE: I don't think you need a
17 waiver for that.

18 MR. RITCHIE: No problem.

19 MS. MOORE: Lighting: Parking lot
20 lighting shall comply with Section 870-243.D(2) or a
21 variance requested. That's the minimum lighting
22 level of 0.25 footcandles, the average lighting level
23 between 0.5 (point five) and 2.0 (two) footcandles,
24 and the maximum lighting level of 3.0 (three)
25 footcandles or 5.0 (five) footcandles if

1 directly under a fixture.

2 MR. RITCHIE: Yes, we're requesting a
3 variance. There are a few locations albeit, minimal
4 where we do exceed or deviate from those standards.
5 And for those reasons, we would request that variance
6 on the basis of what we've
7 proposed is a design that meets safety concerns.

8 CHAIRMAN DEJESUS: Could you show me that
9 on your map where these lights are at?

10 MS. MOORE: They're interior, correct?

11 MR. RITCHIE: Correct. Yes, they're in
12 here, yes. There's one in particular at the driveway
13 entrance, yes, where our new proposed driveway
14 intersects North 16th Street. And there is some
15 light spillover into the right-of-way but it doesn't
16 extend across to the other side of the right-of-way.

17 CHAIRMAN DEJESUS: I'm sorry, Dena. I'm
18 just trying to find -- because the plan that I'm
19 looking at, I don't see where the lights are in the
20 back where the people are parking their cars, where
21 are those lights at?

22 MR. RITCHIE: We have light fixtures,
23 pole-mounted light fixtures located throughout the
24 parking area. Mainly at each corner there are
25 islands within the parking area. And I don't know

1 who is controlling the screen.

2 MR. SHEEHAN: What page, Rod?

3 MR. RITCHIE: If you go back to the
4 rendering.

5 MR. SHEEHAN: Okay.

6 MR. RITCHIE: Yeah, go back to the
7 rendering and if you point to the islands at each
8 corner of the parking lot --

9 MR. SHEEHAN: Here?

10 MR. RITCHIE: Not that one. Yes, right
11 there. And then if you come into the interior, you
12 see those heavily landscaped corner sections, so that
13 one. Yes. There's one there. There's one there.
14 There's one there. And there's another one there.
15 We actually zoomed in. Those white dots there,
16 they're pole-mounted light fixtures.

17 MR. SHEEHAN: You can see here,
18 Mr. Chairman.

19 MR. RITCHIE: There's some spots in the
20 community here where we deviate a little bit from
21 those standards but they're very minor gaps. For the
22 most part we comply with that standard.

23 MS. MOORE: But it's nothing less than
24 the minimum. If anything, it's more light, correct.

25 CHAIRMAN DEJESUS: Mr. Sheehan, can you

1 mark this picture as A-1?

2 MR. SHEEHAN: A-1 will be the rendered
3 site plan.

4 MR. RITCHIE: Our minimum for the parking
5 areas is .3 (point three). So we do not get below
6 the minimum, correct.

7 MS. MOORE: Okay. I just wanted the
8 Board to be aware of that. If anything, it's more.

9 MR. SHEEHAN: Right.

10 The next comment, Per Section 870-243.H,
11 all outdoor lighting not essential for safety and
12 security purposes shall be activated by automatic
13 control devices and turned off during nonoperating
14 hours. Really you don't have any nonoperating hours,
15 but the outdoor lighting will be regulated for the
16 residential.

17 MR. RITCHIE: Yes. We are not proposing
18 any automatic controls. As you pointed out, there
19 are no nonoperating hours. This is a residential
20 community so the lighting that we've proposed is for
21 safety reasons. And so the lighting will be on in
22 the nighttime hours.

23 MS. MOORE: The minimum level of lighting
24 along any portion of walkway not part of a parking
25 lot, shall be not less than 0.5 (point five)

1 footcandle. The maximum level of lighting along any
2 portion of walkway not part of a parking lot, shall
3 not be greater than one footcandle pursuant to
4 Section 870-243.A(15)(a). The applicant seeks a
5 waiver from these standards. It's actually a
6 variance for lighting.

7 MR. RITCHIE: Yes, we request that
8 variance. And for the same reasons stated before, we
9 are not proposing to dip below the minimum 0.5 (point
10 five) footcandle but there are several locations
11 where we exceed the one footcandle. And, again,
12 that's for safety reasons to have adequate lighting
13 on all walkways throughout the community.

14 MS. MOORE: The walkway pathway or ground
15 shall be illuminated to a level of no more than 0.5
16 footcandle per Section 870.243.F(1). Proposed
17 illumination along walkways exceeds this standard. A
18 variance request is necessary. And you're requesting
19 that variance because you mentioned some areas, it's
20 more than one?

21 MR. RITCHIE: Yes.

22 MS. MOORE: I already have that noted.

23 For walkways, lighting fixtures shall be
24 designed to direct light downward, and light sources
25 shall have an initial output of no more than 1,000

1 lumens per Section 870-243.F(3). The applicant seeks
2 a variance to exceed this standard. The applicant
3 should specify the maximum lumen proposed along the
4 walkways of the development. What's that amount?

5 MR. RITCHIE: 15,000.

6 MS. MOORE: And that's another section in
7 which we need to -- I need to add that variance. So
8 that's Section 870-243.F(3) for maximum lumens.

9 It is the applicant's responsibility to
10 contact PSE&G concerning modifications required to
11 make the proposed or installed lighting fixtures
12 within the City's right-of-way, tamper resistant.
13 No dedication will be accepted by the City without
14 the required modification.

15 Are you proposing any light fixtures
16 within the City's right-of-way?

17 MR. RITCHIE: No.

18 MS. MOORE: Not applicable.

19 The Traffic Report: Improvements within
20 the County right-of-way should meet all the County's
21 standards and requirements. You acknowledge that?

22 MR. RITCHIE: Yes.

23 MS. MOORE: Did you want to put your
24 qualifications on record? I'm sorry, Dave.

25 MR. SHROPSHIRE: Yes. Dave Shropshire,

1 professional engineer, professional planner in the
2 State of New Jersey. My area of expertise is traffic
3 engineering and transportation planning. I have
4 testified before this Board and most throughout
5 Camden County and many throughout the State of New
6 Jersey.

7 MR. SHEEHAN: Mr. Chairman, I present him
8 as an expert in traffic engineering.

9 CHAIRMAN DEJESUS: Thank you. No
10 problem.

11 MS. MOORE: So you did acknowledge that
12 any improvements within the County right-of-way shall
13 meet the County standards and requirements?

14 MR. SHROPSHIRE: Yes.

15 MS. MOORE: The applicant's traffic
16 engineer should provide testimony that the on-site
17 accesses and internal circulation layouts are
18 expected to safely and efficiently accommodate the
19 anticipated traffic volumes.

20 MR. SHROPSHIRE: Yes, they will. They're
21 all designed consistent. We generally accept the
22 traffic engineering standards especially in light of
23 the fact it's a low-volume generator.

24 MS. MOORE: The applicant's engineer
25 should confirm that adequate site distance in

1 accordance with AASHTO policies exists at all
2 existing and proposed intersections.

3 So specifically, the drive aisle for
4 North 16th Street?

5 MR. SHROPSHIRE: Right. I assume, Rod,
6 you can show that on the plans.

7 MR. RITCHIE: We will agree to add those
8 site triangles to the plans. I can't point to that
9 yet. We haven't added them yet but we will.

10 MS. MOORE: For Environmental Impacts:
11 The Soil Erosion and Sediment Control Plan shall be
12 approved by the Camden County Soil Conservation
13 District for review shall be approved by them prior
14 to earth disturbance?

15 MR. RITCHIE: Agreed.

16 MS. MOORE: The project must comply with
17 the New Jersey Stormwater Management Regulations
18 which set forth standards for runoff quantity, water
19 quality, and groundwater recharge. You acknowledge
20 that, correct?

21 MR. RITCHIE: Yes, we do.

22 MS. MOORE: The project must comply with
23 the applicable local, County, State and Federal
24 sanitary sewer disposal requirements.

25 MR. RITCHIE: Agreed and acknowledged.

1 MS. MOORE: The project must comply with
2 the applicable City of Camden Municipal Waste
3 Ordinance.

4 MR. RITCHIE: Agreed. Acknowledged.

5 MS. MOORE: For the noise levels during
6 construction, the applicant should adhere to the
7 noise regulations established sound level limits at
8 50 decibels during nighttime. That's 10:00 p.m. to
9 7:00 a.m. and 65 decibels during daytime. That's
10 7:00 a.m. to 10:00 p.m. as measured at any
11 residential property line. You acknowledge that; to
12 adhere to those regulations?

13 MR. RITCHIE: Yes.

14 MS. MOORE: Remington & Vernick Engineers
15 encourages the applicant to continue its process of
16 working closely with the New Jersey Department of
17 Environmental Protection, the DEP State Historic
18 Preservation Office, Camden County Soil Conservation
19 District, Camden County Planning Board and the City
20 of Camden to avoid impacts to any environmental
21 features adjacent to and/or on the site and to comply
22 with any outstanding issues and obtain all necessary
23 licenses, permits and approvals prior to site
24 development. You acknowledge that?

25 MR. RITCHIE: Yes.

1 MS. MOORE: The Phase 1 Environmental, we
2 did a review of the Environmental Impact Statement.
3 The Phase 1 Environmental Site Assessment would be
4 reviewed -- not approved -- reviewed with the
5 Resolution Compliance Submission if this project were
6 to be approved by the Planning Board.

7 MR. RITCHIE: Yes. We agree.

8 MS. MOORE: I will state, the Phase 1
9 Report was put inside of the Stormwater Report so it
10 wasn't seen until later, and so that review will take
11 place should this project receive approval this
12 evening. Okay?

13 MR. RITCHIE: Okay.

14 MS. MOORE: No signage has been proposed
15 under this application. Testimony should be provided
16 whether any signage will be proposed as part of the
17 project development.

18 MR. CANGELOSI: Dena, it will not. It
19 has been a common theme with these communities that
20 they're just part of Cramer Hill. No longer do we
21 intend to impart with the Housing Authority to find
22 them differently than Cramer Hill.

23 MS. MOORE: Okay.

24 The applicant proposes to consolidate the
25 lots. Block and lot numbers verification should be

1 obtained by the Tax Assessor. Addresses should also
2 be provided.

3 MR. RITCHIE: Yes. We agree to provide
4 that.

5 MS. MOORE: Details for the proposed
6 mailboxes should be provided.

7 MR. RITCHIE: Yes, we will do that.

8 MS. MOORE: You are showing the colored
9 elevation rendering that should be provided so you're
10 showing that now.

11 MR. RITCHIE: Okay.

12 MS. MOORE: Testimony should be provided
13 regarding the proposed building design and its
14 conformance with applicable requirements under
15 Sections 870-223 and 224.

16 MR. SHEEHAN: So, Kyle, we'll call this
17 A-2 which is the architectural elevations. And,
18 Christina Davis, can you give a summary of your
19 professional, education experience to qualify you as
20 an expert in architecture.

21 MS. DAVIS: Yes. I have a Master's in
22 Architecture. I'm a licensed professional in the
23 State of New Jersey. I've testified in this quorum
24 before.

25 CHAIRMAN DEJESUS: No problem. Continue,

1 please.

2 MR. SHEEHAN: Go ahead, Christina.

3 MS. DAVIS: The elevations that you're
4 looking at is a typical building comprised of
5 two-bedroom and three-bedroom townhomes; two and
6 three stories each. It is sensitive to the scale of
7 the neighborhood. And it is in line with the Ablett
8 Village materials and scale across the street which
9 was already approved.

10 We are using brick and Lap siding as the
11 materials. Each main front entry is a covered
12 porch. The back entries, each unit has a back entry
13 as well that provides access from the parking area.
14 And each door is covered with a small awning.

15 MS. MOORE: So the building design in its
16 conformance with the applicable requirements under
17 Section 870-223 and 224, that's what you're providing
18 testimony to?

19 MS. DAVIS: Yes.

20 MR. SHEEHAN: Yes.

21 MS. MOORE: The plans should note that
22 the applicant will comply with the City's "Ordinance
23 Establishing Standards for the Submission of Maps and
24 Other Documents in a Digital Format." You'll add
25 that note to the plan? And then you also know the

1 requirement of the two flash drives with the lot
2 consolidation on the plan -- I mean, on the flash
3 drives?

4 MR. RITCHIE: Yes.

5 MS. MOORE: In NADA 1983.

6 MR. RITCHIE: Yes.

7 MS. MOORE: The applicant and owner are
8 reminded that site safety is their responsibility.
9 The plans should note that the owner or his
10 representative is to designate an individual
11 responsible for construction site safety during the
12 course of site improvements, pursuant to N.J.A.C.
13 5:23-2.21(e) of the New Jersey Uniform Construction
14 Code and CFR 1926.32(f), the (OSHA Competent
15 Person)". You will add that note to the plan?

16 MR. RITCHIE: Yes.

17 MS. MOORE: The Summary of Variances and
18 Waivers. For Variances, we have from the
19 Redevelopment Plan all front yard setbacks.

20 MR. SHEEHAN: Yes.

21 MS. MOORE: And Section 870-231.B(3), the
22 parking space size abutting fixed object. Section
23 870-231.B(1)(c), the ADA parking space length.
24 Section 870-243.A(15)(a), the walkway lighting
25 levels. Section 870-243.F(1), the walkway minimum

1 footcandle. I added two. That's Section
2 870-243.D(2) for the lighting levels. And Section
3 870-243.F(3) the maximum lumens.

4 MR. SHEEHAN: Yes.

5 MS. MOORE: For Waivers, we have
6 Section 870-244(F)(3), the parking lot planting.
7 I removed the waiver for mulch and ground cover.
8 We're keeping Section 870-247.(B) the tree removal
9 for six inches or greater caliber. And I added
10 Section 870-244.D(8) for street trees because of the
11 testimony provided regarding coordination with Camden
12 County Police for those locations.

13 MR. SHEEHAN: Yes, I have the same.

14 MR. RITCHIE: I'm sorry. Did you mention
15 the one about identifying existing trees?

16 MS. MOORE: I don't believe that was --
17 did that have a specific section called out?

18 MR. RITCHIE: No, it didn't have a
19 specific section referenced but, I mean, I guess if
20 it's not referencing a specific section, we don't
21 need the waiver. But I just want to make it clear on
22 the record that we're not going to have to do that.

23 MS. MOORE: Okay. I'm sorry. We're
24 going back now. Which number was that if you know
25 offhand?

1 MR. RITCHIE: Yes, I can find it.

2 MR. SHEEHAN: It was G2, location of
3 existing tree canopies.

4 MR. RITCHIE: Right.

5 MS. MOORE: Location of existing tree
6 canopies should be provided.

7 MR. RITCHIE: Right.

8 MS. MOORE: If I wind up finding that
9 section if it's stated specifically, I will add that
10 to the waivers. But we're noting that you do not
11 have to -- you're not required to do that. Okay?

12 MR. RITCHIE: Right.

13 MS. MOORE: I just don't have a section
14 called out for that.

15 MR. RITCHIE: All right.

16 MS. MOORE: But that is the intent of
17 this?

18 MR. RITCHIE: Yes.

19 MS. MOORE: You're aware of the Approval
20 Process as listed page 16?

21 MR. RITCHIE: Yes.

22 MR. SHEEHAN: Yes.

23 MS. MOORE: Moving on to 17. Outside
24 Agency Approvals, I have Camden County Planning
25 Board, Camden County Soil Conservation District and

1 Camden County Municipal Utilities Authority?

2 MR. RITCHIE: Yes.

3 MR. SHEEHAN: Yes.

4 MR. EINGORN: Kevin, for the submission
5 waiver for the location of trees, I can just throw
6 that in for the Resolution.

7 MR. SHEEHAN: Yes. You can put that as a
8 statement in the resolution.

9 MR. EINGORN: All right. That's fine.
10 You provided a Resolution to the extent that it's
11 granted tonight?

12 MR. SHEEHAN: I did. And we can do an
13 amended one next month --

14 MR. EINGORN: All right. That's works.

15 MR. SHEEHAN: -- based upon the additional
16 waivers.

17 MR. EINGORN: I have no issue with it.

18 MS. MOORE: Well, that concluded my
19 review.

20 CHAIRMAN DEJESUS: Thank you, Dena.

21 MS. MOORE: You're welcome.

22 CHAIRMAN DEJESUS: Mr. Sheehan, how many
23 units are three bedrooms and how many are two
24 bedrooms?

25 MR. SHEEHAN: Christina?

1 MS. DAVIS: There are 12 two-bedrooms and
2 25 three-bedrooms.

3 CHAIRMAN DEJESUS: Do you have a cost for
4 them or no?

5 MR. SHEEHAN: They will comply with
6 the --

7 MR. CANGELOSI: Kevin, they are largely
8 rental homes in accordance with HUD Income Standards
9 for Affordability. We can provide the rents.

10 CHAIRMAN DEJESUS: Very good. Anybody
11 on the Board have any other questions related to this
12 project? Doctor, do you have anyone?

13 DR. WILLIAMS: Mr. Chair, I see no hands
14 raised at this time.

15 CHAIRMAN DEJESUS: I'll open it up to the
16 public. Is there anyone in the public having any
17 response to this application?

18 DR. WILLIAMS: No, sir, I don't see any
19 hands up at this time.

20 CHAIRMAN DEJESUS: With that said, I will
21 close it and I will need someone from our Board to
22 make a motion to either accept or not accept this
23 application.

24 MS. CREAN: I motion to approve with all
25 the waivers and variances stated?

1 CHAIRMAN DEJESUS: By Dena Johnson and
2 Remington & Vernick Engineers?

3 MS. CREAN: Yes.

4 CHAIRMAN DEJESUS: I need a second.

5 MR. EINGORN: Wait. And subject to
6 compliance with the terms and conditions of the
7 Planning Board Engineer's October 8, 2024 letter?

8 MS. CREAN: Yes.

9 MR. SHEEHAN: Yes.

10 MR. EINGORN: Thank you.

11 CHAIRMAN DEJESUS: Yes.

12 DR. WILLIAMS: We need a second through
13 the Chair.

14 VICE-CHAIRMAN LEE: Second.

15 MS. MILLER: Roll call. Jose DeJesus.

16 CHAIRMAN DeJESUS: Yes.

17 MS. MILLER: Mr. Lee.

18 VICE-CHAIRMAN LEE: Yes.

19 MS. MILLER: Mr. Leonard.

20 MR. LEONARD: Yes.

21 MS. MILLER: Councilwoman Ramos.

22 COUNCILWOMAN RAMOS: Yes.

23 MS. MILLER: Ms. Crean.

24 MS. CREAN: Yes.

25 MS. MILLER: Mr. Thomas.

1 MR. THOMAS: Yes.

2 MS. MILLER: Ms. Fraction.

3 MS. FRACTION: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 MR. SHEEHAN: Mr. Chairman, we had
7 presented a Resolution with this application as well.
8 This is an HMFA-funded application for which we need
9 to submit a resolution to the HMFA by October 24th so
10 we can... And the Resolution is consistent with
11 Dena's report.

12 MR. EINGORN: Mr. Chair, I have reviewed
13 the Resolution provided. I have no objection to its
14 adoption tonight provided that the Board will
15 receive. And I will draft an amended Resolution to
16 reflect some of the items that will differ from
17 tonight and the proposed Resolution by counsel.

18 CHAIRMAN DEJESUS: Okay. Therefore, I
19 need a motion to approve.

20 COUNCILWOMAN RAMOS: So moved.

21 MS. CREAN: So moved.

22 MS. MILLER: Who made the second?

23 DR. WILLIAMS: Can that be repeated,
24 please for the record for clarity? Through the
25 Chair, is there a second?

1 CHAIRMAN DeJESUS: Yes.

2 MS. MILLER: I believe Councilwoman Ramos
3 seconded it, correct?

4 DR. WILLIAMS: I think Ms. Ramos seconded
5 it.

6 COUNCILWOMAN RAMOS: I motioned it.

7 MS. MILLER: You motioned it first.
8 Okay.

9 DR. WILLIAMS: Just for the record
10 through the Chair, Councilwoman Ramos motioned and
11 Ms. Crean seconded it; is that correct?

12 MS. MILLER: That's correct.

13 CHAIRMAN DEJESUS: Roll call.

14 VICE-CHAIRMAN LEE: 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: Ms. Fraction.

24 MS. FRACTION: Yes.

25 MS. MILLER: Motion carried to approve.

1 Thank you.

2 MR. SHEEHAN: Thank you.

3 CHAIRMAN DEJESUS: Is there anything
4 else, Mr. Sheehan?

5 MR. SHEEHAN: Not on this application.

6 CHAIRMAN DEJESUS: Okay. Thank you.

7 We'll move on to the next which is the
8 City of Camden will conduct a "Public Hearing to
9 determine whether property identified as Block 1221,
10 Lots 3, 12, 12Q-B01 (Billboard) & 17; Block 1238,
11 Lot 3; Block 1239, Lot 17; Block 1240, Lot 24;
12 Block 1241, Lot 15; Block 1250, Lots 7, 123, 128 &
13 129; and Block 1251, Lot 11, should be designated as
14 a Non-condemnation Area in Need of Redevelopment.
15 Resolution making Recommendation to City Council."

16 MR. SHEEHAN: Mr. Chairman, this is Kevin
17 Sheehan again. We've been retained by the Camden
18 County Improvement Authority, which the City had
19 requested that the Improvement Authority undertake an
20 investigation to determine -- and the Planning Board
21 undertake the investigation and the Improvement
22 Authority to prepare the report regarding that
23 investigation, to determine whether certain
24 properties should be declared an Area in Need of
25 Redevelopment similar to what we had done last month

1 with regard to the properties, the Ponte properties
2 and the Bush property that were located at --

3 CHAIRMAN DEJESUS: On Admiral Wilson
4 Boulevard?

5 MR. SHEEHAN: Admiral Wilson Boulevard,
6 correct, yes.

7 We broke these into two because the other
8 block had two condemnation lots and one
9 Non-condemnation lot. These properties go from Bank
10 Street which is just west of the Baird Boulevard
11 jug-handle, all the way to the southeast to the
12 Pennsauken Line. Environmental Resolutions, Inc. had
13 prepared a report, and David Benedetti from ERI is
14 here to summarize that report for the Board.

15 Kyle, if we can swear him in, he can
16 provide that report.

17 MR. EINGORN: That would be great.
18 Would you raise your right hand, please.

19 - - -

20 DAVID BENEDETTI, A.I.C.P., P.P., having
21 first been duly sworn/affirmed, was examined and
22 testified as follows:

23 - - -

24 MR. EINGORN: Please state your name and
25 address for the record. Business address is fine.

1 MR. BENEDETTI: David Benedetti, 815 East
2 Gate Drive in Mt. Laurel. Environmental Resolutions.

3 MR. SHEEHAN: Dave, can you put your
4 professional and educational experience on the record
5 to qualify you as an expert in professional planning?

6 MR. BENEDETTI: Sure. I have a Master's
7 Degree from the University of Akron in Urban
8 Planning. I've been a licensed professional planner
9 since 1986. And I am a member of A.I.C.P. I have
10 been the Director of Community Development for Cherry
11 Hill Township; Gloucester Township and for Pemberton
12 Township. I have testified before various boards in
13 Camden and Burlington County.

14 MR. SHEEHAN: Mr. Chairman, I submit
15 Mr. Benedetti as an expert in professional planning?

16 CHAIRMAN DEJESUS: No problem. Continue,
17 please.

18 MR. SHEEHAN: Thank you. Dave, did you
19 prepare the report that was submitted from ERI that
20 outlines the investigation to determine whether the
21 properties meet the Area in Need of Redevelopment?

22 MR. BENEDETTI: I did.

23 MR. SHEEHAN: Can you summarize that
24 report, please?

25 MR. BENEDETTI: Sure. This is a -- to

1 reiterate what was previously said, this is a
2 Non-condemnation Redevelopment Designation. That
3 means that the property cannot be taken by eminent
4 domain. So if there are any property owners that are
5 out there, they should know that pretty clearly and
6 understand that.

7 Preliminary investigation relates solely
8 to a 10 & 3/4 quarter acre area of seven (7)
9 properties on Admiral Wilson Boulevard roughly from
10 the Baird Boulevard jug-handle to the Pennsauken
11 municipal boundary. The process is to -- there has
12 to be an advertisement and notice of the public
13 hearing for this evening and under the Local Housing
14 and Redevelopment Law which has been done. And the
15 Board shall make recommendations by Resolution.

16 Based on the findings and evaluations
17 identified in this report, we recommend that Council
18 designate all the properties within the Study Area as
19 Areas in Need of Redevelopment because they
20 individually meet several of the criteria under the
21 Local Housing and Redevelopment Law Statutory
22 Criteria; and, otherwise, which in or otherwise are
23 necessary with or without change in their condition
24 or the effective redevelopment of the area of which
25 they are a part. We recommend that Council designate

1 these properties as Areas in Need of Non-condemnation
2 Redevelopment which would restrict the use of eminent
3 domain in future redevelopment projects.

4 Briefly, I'm just going to over the
5 statutory criteria and I'm only going to deal with
6 the statutory criteria if it's okay with the Board
7 that are applicable to this report. Because there
8 are like eight different ones and there's five or six
9 that are applicable.

10 The Statutory Criteria A: The generality
11 of a building is substandard, unsafe, unsanitary,
12 dilapidated or obsolescent, or possess any such
13 characteristics or are so lacking in light, air or
14 space as to be conducive to unwholesome living or
15 working conditions.

16 Criteria B: The discontinuance of the
17 use of a building or buildings previously used for
18 commercial, retail, shopping malls, plazas, office
19 parks, manufacturing or industrial purposes. The
20 abandonment of such building or buildings with
21 significant vacancies of such building or buildings
22 for at least two consecutive years or the same being
23 allowed to fall into such great state of disrepair as
24 to be untenable.

25 Criteria E: A growing lack of total lack

1 of proper utilization of the area caused by the
2 condition of title, diverse ownership of the real
3 property thereon, or similar other conditions that
4 impede land assemblage, discourage the undertaking of
5 improvements resulting in a stagnant and unproductive
6 condition of land potentially useful and valuable for
7 contributing to and serving the public health, safety
8 and welfare which condition is presumed to be having
9 a negative social or economic impact or otherwise,
10 being detrimental to the safety, health, morals or
11 welfare of the surrounding area or the community in
12 general.

13 Criteria G: Criteria G is the Urban
14 Enterprise Zones automatically qualify as Areas in
15 Need of Redevelopment to grant long and short-term
16 tax abatements and exemptions. The municipality
17 shall not utilize any other redevelopment powers
18 within the Urban Enterprise Zone unless the governing
19 body and the Planning Board have also taken the
20 actions and fulfilled the requirements for
21 determining the Area to be in Need of Redevelopment.

22 The purpose of this in the statute is to
23 provide -- simply to provide the tax exemptions and
24 the pilot ability for the Urban Enterprise Zone
25 properties.

1 Criteria H: The designation of the
2 delineated area is consistent with Smart Growth
3 Planning Principles and adopted under law or
4 regulation. The City Council can make the finding
5 that an Area in Need of Redevelopment is a
6 site-specific parcel or a larger area. The statutory
7 charge for a positive finding of the redevelopment
8 eligibility requires a demonstration on the site of
9 an area-wide basis or generality of the conditions.
10 The existing conditions give evidence of blight
11 demonstrated by the fact that the majority of the
12 properties within the area, satisfy one or more of
13 the statutory criteria set forth in N.J.S.A.
14 40A:12A-5.

15 And the individual properties are, and
16 I'm just going to state the criteria that it meets.

17 Block 1221, Lot 3 which is 2035 Admiral
18 Wilson Boulevard. It meets Criteria G and H.

19 Block 1221, Lots 12 and 12-B01, 2007
20 Admiral Wilson Boulevard, meets Criteria G and H.

21 Block 1221, Lot 17 is owned by New Jersey
22 Department of Transportation and that meets G and H.

23 Block 1238, Lot 3, 400 Block of Maplewood
24 Northside, that meets G and H.

25 Block 1239, Lot 17, that is the 500 Block

1 of Maplewood Street and that meets G and H.

2 Block 1240, Lot 24 is 2157 Admiral Wilson
3 Boulevard and that meets G and H.

4 Block 1241, Lot 15, 2225 Admiral Wilson
5 Boulevard, that meets G and H.

6 Block 1250, Lot 7, 657 Maplewood Street,
7 that meets E, G & H.

8 Block 1250, Lot 123, is 2305 to 2311
9 Admiral Wilson Boulevard, that's meets G & H.

10 Block 1250, Lot 124 is on Maple Street,
11 that meets E, G & H.

12 Block 1250, Lot 128, that is 2345 Admiral
13 Wilson Boulevard, that meets A, B, E, G & H.

14 Block 1250, Lot 129, which is 2363
15 Admiral Wilson Boulevard, that meets E, G & H.

16 And the last one, 1251, Lot 11 which is
17 the 600 Block of Maplewood, that meets G & H.

18 It's my recommendation that this area can
19 be named an Area in Need of Redevelopment without the
20 ability to condemn properties in that effort.

21 CHAIRMAN DEJESUS: Thank you. Anything
22 else to say?

23 MR. SHEEHAN: Yes. Just quickly. G & H
24 because those were the ones you used most often.
25 G is an Urban Enterprise Zone. All the properties

1 are located within an Urban Enterprise Zone,
2 correct?

3 MR. BENEDETTI: That's correct.

4 MR. SHEEHAN: And Smart Growth is H and
5 they would all meet the criteria for Smart Growth,
6 correct?

7 MR. BENEDETTI: That is correct. They
8 are in a Metropolitan Area of the State Plan.

9 MR. SHEEHAN: And then the details
10 regarding the criteria for each of the projects are
11 set forth in your report, correct?

12 MR. BENEDETTI: That's correct.

13 MR. SHEEHAN: Nothing further, Mr. Chair.

14 CHAIRMAN DEJESUS: Does anyone on the
15 Board have any questions to Mr. Benedetti in
16 reference to this project? Hearing none, I'll open
17 it up to the public. Doctor, do you have anyone
18 interested in making a response?

19 DR. WILLIAMS: Mr. Chair, I don't see any
20 hands raised at this time.

21 CHAIRMAN DEJESUS: Closing that,
22 therefore, I now move it to the Board.

23 UNIDENTIFIED SPEAKER: Sorry. Can I ask
24 a quick question before we move on?

25 CHAIRMAN DEJESUS: Hold on. First,

1 you'll need to state your name so you can be sworn in
2 and then you can state your question.

3 MR. EINGORN: Before you state your name,
4 can you raise your right hand?

5 - - -

6 SARA KIM, having first been duly
7 sworn/affirmed, was examined and testified as
8 follows:

9 - - -

10 MR. EINGORN: State your full name and
11 address for the record.

12 MS. KIM: My name is Sara Kim. I'll just
13 give you our business address which is 2007 Admiral
14 Wilson Boulevard.

15 MR. EINGORN: What's your question?

16 MS. KIM: So I guess just a couple of
17 questions. My first question is, so what we're
18 discussing just now, is this saying that we are
19 moving forward with apartment buildings in all these
20 lots?

21 MR. SHEEHAN: No.

22 MS. KIM: Or is it just to designate that
23 these will eventually become apartment areas or
24 residential areas?

25 MR. SHEEHAN: No. Just to be clear. The

1 prior application regarding the apartments, was
2 completely separate from this.

3 MS. KIM: Okay.

4 MR. SHEEHAN: This is just to -- there's
5 no specific plan to develop these properties at this
6 time. I'm assuming you're the owners of the
7 properties?

8 MS. KIM: Yes, we are.

9 MR. SHEEHAN: So the City -- this review
10 does not allow the City to take your property or
11 compel any development of it. It just means that if
12 you do, we can use the tools within the Redevelopment
13 Law to help you do anything in the future that you
14 might want to do. It's just a planning tool.

15 What they can do is under redevelopment,
16 they can do -- if your property was to improve, the
17 City could give a pilot, a payment in lieu of taxes
18 to give a break on there and they can help with some
19 financing if the property were to redevelop. There's
20 no requirement at this time that you to do anything.

21 MS. KIM: Sorry. Just to clarify. So we
22 own the property that's next to 2035 Admiral Wilson
23 Boulevard. We are owners of the liquor store there.
24 And so, yeah, our concern is, what is going to be
25 happening with that lot in the future, because

1 whatever happens to that lot is going to impact us.

2 MR. SHEEHAN: So 2035, I don't know which
3 is 2035.

4 MR. BENEDETTI: It's the restaurant.

5 MS. KIM: Yeah, it's the Chinese
6 restaurant that closed down.

7 MR. SHEEHAN: Yes. Similar to your
8 property, none of the properties that were identified
9 here have a specific immediate development plan
10 prepared for them. Similar to what I just said about
11 yours, they would have the same option if they were
12 going to redevelop it, they could do so consistent
13 with the Redevelopment Plan, and then they could take
14 advantage of any of the incentives available under
15 the Redevelopment Plan in order to redevelop
16 it. But there's not a specific report.

17 MS. KIM: No plans as of yet. Okay. Got
18 you. Thank you.

19 MR. SHEEHAN: You're welcome.

20 MR. FOX: Mr. Sheehan, this is Ed Fox.
21 Perhaps you could explain the next step of the
22 process to the Kims what a Redevelopment Plan is and
23 what it isn't. That might be helpful in this stage,
24 although I'm going to explain it a little bit later
25 on.

1 MR. SHEEHAN: Sure. So the purpose now
2 is to designate them as an Area of Redevelopment. If
3 the Board makes that recommendation to the governing
4 body, it will then review a Redevelopment Plan which
5 would identify the permitted zoning within the
6 Redevelopment Area. And that zoning would then be
7 reviewed and approved by Council. And if it's
8 approved by Council, would become the zoning that
9 would apply and would tell you what could be built on
10 those properties.

11 MR. FOX: Thank you.

12 CHAIRMAN DEJESUS: Is there anyone else
13 that has any questions relating to this project?

14 DR. WILLIAMS: Mr. Chair, I saw a person
15 by the name of Alex who had his hand up. I don't
16 know if he still has a question.

17 MR. SHEEHAN: I think that was the Kims.

18 DR. WILLIAMS: I just wanted to make
19 sure. That's all we have, Mr. Chair.

20 CHAIRMAN DEJESUS: With that said, I pass
21 it on to the Board again for the purpose of a motion
22 and approval or disapproval.

23 MS. CREAN: I move to make the
24 Recommendation to City Council to designate this area
25 as an Area of Need of Non-condemnation Redevelopment.

1 CHAIRMAN DEJESUS: Do I hear a second?

2 VICE-CHAIRMAN LEE: Second.

3 CHAIRMAN DeJESUS: Roll call.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DeJESUS: Yes.

6 MS. MILLER: Mr. Lee.

7 VICE-CHAIRMAN LEE: Yes.

8 MS. MILLER: Mr. Leonard.

9 MR. LEONARD: Yes.

10 MS. MILLER: Councilwoman Ramos.

11 COUNCILWOMAN RAMOS: Yes.

12 MS. MILLER: Ms. Crean.

13 MS. CREAN: Yes.

14 MS. MILLER: Mr. Thomas.

15 MR. THOMAS: Yes.

16 MS. MILLER: Ms. Fraction.

17 MS. FRACTION: Yes.

18 MS. MILLER: Motion carried to approve.

19 Thank you.

20 MR. SHEEHAN: Chairman, there is a
21 Resolution to go along with that if we can -- and
22 then that Resolution specifically states that the
23 Planning Board is recommending to the governing body
24 that it designate these properties as an Area in Need
25 of Redevelopment.

1 CHAIRMAN DEJESUS: Okay. As was stated
2 by Mr. Sheehan, do we have a Board to accept and
3 approve?

4 MS. CREAN: So moved.

5 VICE-CHAIRMAN LEE: Second.

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: 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. Thomas.

18 MR. THOMAS: Yes.

19 MS. MILLER: Ms. Fraction.

20 MS. FRACTION: Yes.

21 MS. MILLER: Motion carried to approve.

22 Thank you.

23 CHAIRMAN DEJESUS: Anything else,

24 Mr. Sheehan?

25 MR. SHEEHAN: Just the next thing on the

1 agenda.

2 The City of Camden will conduct a "Review
3 of Non-condemnation Redevelopment Plan for Block
4 1221, Lots 3, 12, 12Q-B01 (Billboard) & 17;
5 Block 1238; Lot 3; Block 1239, Lot 17; Block 1240,
6 Lot 24; Block 1241, Lot 15; Block 1250, Lots 7, 123,
7 128 & 129; and Block 1251, Lot 11; and a Resolution
8 making Recommendation to City Council."

9 MR. SHEEHAN: Mr. Chairman, Kevin Sheehan
10 again. To follow-up on the Area in Need of
11 Designation, as you know, Council would then adopt
12 the Redevelopment Plan. ERI have presented a draft
13 Redevelopment Plan to the Planning Board for its
14 review. Ed Fox, from ERI, is here tonight. If you
15 find that plan acceptable, we would ask you to adopt
16 the Resolution recommending to the governing body
17 that it adopt the Redevelopment Plan. So with that,
18 if I can have Mr. Fox sworn in.

19 MR. EINGORN: Would you raise your right
20 hand, please.

21 - - -

22 EDWARD E. FOX, II, A.I.C.P, P.P., having
23 first been duly sworn/affirmed, was examined and
24 testified as follows:

25 - - -

1 MR. EINGORN: State your name and address
2 for the record, please.

3 MR. FOX: My name is Edward Fox. My
4 address at Environmental Resolutions is, 815 East
5 Gate Drive, Mt. Laurel, NJ, Suite 103.

6 MR. SHEEHAN: Ed, your professional
7 credentials to qualify you?

8 MR. FOX: In terms of my professional
9 credentials, I remain a planner in good standing from
10 last I reported to you all last month. However, I've
11 been a licensed professional planner for 33 years and
12 have essentially served in various cities, including
13 the City of Camden as a planner and in other
14 counties, including planner master, planning director
15 and the state planning commission and also the New
16 Jersey State Planning Commission. I've been working
17 at ERI for the past six years.

18 MR. SHEEHAN: I submit Mr. Fox as an
19 expert in professional planning.

20 CHAIRMAN DEJESUS: No problem, Mr.
21 Sheehan.

22 MR. SHEEHAN: Thanks.

23 Ed, did your office prepare the draft of
24 the Redevelopment Plan for the Board's review?

25 MR. FOX: Yes, it did.

1 MR. SHEEHAN: Can you summarize it,
2 please?

3 MR. FOX. Yes. Thank you very much.

4 The charge of the Board is to determine
5 whether this plan which would be an implementation
6 schedule for what could happen in this place; to
7 remediate some of the issues of blight, as indicated
8 earlier from the previous hearing, is to determine
9 whether it's consistent or not inconsistent with the
10 City's Master Plan.

11 As previously last month, the purpose of
12 this Redevelopment Plan is five-fold. One is to
13 develop alternative regulations in building and site
14 improvement guidelines. The second one is to help
15 develop conceptual land use circulation and site
16 development plans to help the Camden Redevelopment
17 Agency and the CCI and market properties for future
18 redevelopment opportunities.

19 A third one which is important in this
20 part of the quarter because there's several auto gas
21 stations, is to help explore environmental cleanup
22 requirements. Another one which is important, as
23 we've seen from our fellows down in the south, to
24 development flood-control measures particularly along
25 the Admiral Wilson Boulevard. And the fifth one is

1 to assist in the voluntary property acquisitions and
2 business relocations. After the voluntary process
3 because this is a Non-condemnation area, that
4 businesses may want to relocate if given the
5 opportunity.

6 The permitted land uses on page five of
7 our report are very similar to those that we
8 discussed last month but they're just west of here.
9 And those that are commented include, floodplain
10 management, stormwater management facilities, light
11 manufacturing uses, logistic uses, hotel-motel and
12 extended family facilities, City, County and State
13 facilities in more than one principal use or
14 structure per lot.

15 New uses that would be more appropriate
16 in this part of the group, Route 30 corridor, would
17 include commercial recreational uses, similar to the
18 skate park that's just outside the identified
19 Redevelopment Area, motor vehicle service stations
20 with or without convenience stores and food markets
21 and restaurants, whether they be sit-down, carry-out
22 and drive-thru. So those are the permitted uses that
23 we recommend, supplant the existing uses that are
24 permitted in this area.

25 I should indicate that the areas

1 currently zoned are two different zones. One is in
2 the C-4 Zone which is the area that is south of --
3 I lost my track; it begins with an M -- forgive me.
4 It is most of the property is in the C-4 Zone. And
5 then north of that, is in a residential zone, areas
6 that are closer to other residential areas, but these
7 property have never been developed. There's a group
8 of permitted accessory uses. And in this case,
9 there's also some recommended prohibited principal
10 and accessory uses that are different than what's
11 currently prohibited City-wide.

12 One is that we recommend in this part of
13 the Route 30 corridor, that automobile body shops,
14 car washes, major and minor repair shops, and new and
15 used sales or leasing establishments of automobiles
16 be a prohibited use. There are other places in the
17 City and there's other places in the region where
18 they should be. And this is a highly intensive area
19 that the City has great opportunities for
20 redevelopment and these type of uses would not be
21 appropriate there. Another one would be self-service
22 storage facilities that - and there's a definition
23 there that's part of the ball - and these would be
24 things that were more retail-oriented for households
25 or small businesses and not logistic uses which we

1 recommend be as a permitted use.

2 I could state that in terms of the local
3 definite of local objectives, how this plan relates
4 to those, I should say that the current local
5 objectives in the City's Master Plan, as we discussed
6 previously last month, is that the Master Plan
7 anticipated that there be a train station at 17th
8 Street and it never developed. And, therefore, some
9 of the uses that are in the Master Plan for a whole
10 new community of mixed use development and higher
11 density of residential development and commercial
12 development, aren't particularly appropriate now
13 based upon the lack of transit accessibility and it's
14 not an appropriate environment for residential
15 development.

16 Other things I have to indicate in the
17 Redevelopment Plan according to the Local
18 Redevelopment Housing Law, is to indicate that no
19 residences currently exist in this area and,
20 therefore, there's no relocation required for this.
21 There's no property that is identified to be acquired
22 because it's a Non-condemnation area. I can identify
23 that in terms of relationship to other plans in this
24 area, that in the things I just discussed, are
25 comparable to the C-2 Zone in adjacent Pennsauken

1 Township.

2 It's also comparable and relates to --
3 this Redevelopment Plan relates to the County's 2014
4 Comprehensive Plan for the County. And also which
5 identifies that Camden City is an area for
6 revitalization and intensification of commercial
7 uses. And also, it's consistent with the 2021 Camden
8 County Hazardous Mitigation Plan that is to care of
9 in this case, flooding. There would be no affordable
10 housing because there's no housing in there. There's
11 none that would be affected. And there's none that
12 I require to be replaced. Any future zero-emission
13 vehicle infrastructure such as electrical vehicle
14 stations, would be provided in accordance with the
15 law which, as you heard previously, is required for
16 all future developments.

17 In terms of affordable housing
18 provisions, no housing is recommended in this
19 Redevelopment Area. And the City is not required to
20 have a Fair Share Plan. It's not required to have
21 affordable housing development needs as other
22 suburban areas are, so there's no provisions that
23 made for them.

24 As I mentioned, in terms of local
25 development regulations, these areas which are in the

1 C-4 Zone and then north of Maplewood Street, those
2 small slices of properties, are in the R-2 Zone. We
3 went through historical aerial photographs and saw
4 that they had never been developed for anything other
5 than surface parking lots or automobile use,
6 automobile dealers and things like that; however,
7 they are zoned residential. We believe that this
8 Maplewood Avenue sort of acts like an alley and,
9 therefore, it should be included with the rest of the
10 redevelopment parcels for the proposed uses which I
11 indicated earlier.

12 And lastly, in terms of Master Plan
13 consistency as I discussed, there are some parts on
14 page 13 of our document that talks about the Master
15 Plan and the Re-examination Reports that amend or
16 update the Master Plan; talk about office and light
17 industrial development in this area which we believe
18 this is comparable to that. And it also mentions the
19 designing engineering alternatives to correct
20 periodic flooding along Admiral Wilson Boulevard. We
21 believe it's also consistent with that.

22 In summary, I can report to you and
23 recommend that this Redevelopment is either
24 consistent with the primary goals of the City's
25 Master Plan, the primary goals, or designed to Ffect

1 them. And is otherwise in the best words, not
2 inconsistent with the City's Master Plan. Consistent
3 would mean that everything in this Redevelopment Plan
4 is mirrored in the Master Plan and that's not the
5 case. However, we believe that it's not inconsistent
6 with the Master Plan. I'd be happy to answer any
7 questions that anyone might have.

8 CHAIRMAN DEJESUS: Is there anyone on the
9 Board having any questions for Mr. Fox? I'll open it
10 up to the public. Is there anyone in the public that
11 has any interest to ask questions to Mr. Fox?
12 Doctor, do you see anyone?

13 DR. WILLIAMS: I currently see no hands
14 raised, Mr. Chair.

15 CHAIRMAN DEJESUS: With that said,
16 therefore, I'll close the public portion and move on
17 to the motion to accept the request of having this
18 Recommendation to City Council in reference to
19 approval.

20 VICE-CHAIRMAN LEE: So moved.

21 MS. CREAN: I'll second it.

22 CHAIRMAN DeJESUS: Roll call, Angela.

23 MS. MILLER: Jose DeJesus.

24 CHAIRMAN DeJESUS: Yes.

25 MS. MILLER: Mr. Lee.

1 VICE-CHAIRMAN LEE: Yes.

2 MS. MILLER: Mr. Leonard.

3 MR. LEONARD: Yes.

4 MS. MILLER: Councilwoman Ramos.

5 COUNCILWOMAN RAMOS: Yes.

6 MS. MILLER: Ms. Crean.

7 MS. CREAN: Yes.

8 MS. MILLER: Mr. Thomas.

9 MR. THOMAS: Yes.

10 MS. MILLER: Ms. Fraction.

11 MS. FRACTION: Yes.

12 MS. MILLER: Motion carried to approve.

13 Thank you.

14 MR. SHEEHAN: Mr. Chair, there's a
15 corresponding Resolution with this as well.

16 CHAIRMAN DEJESUS: That would be also
17 requested to be approved so, therefore, a motion from
18 the Board, please.

19 MS. CREAN: So moved.

20 CHAIRMAN DEJESUS: I need a second.

21 COUNCILWOMAN RAMOS: Yes. Second.

22 CHAIRMAN DEJESUS: Roll call.

23 MS. MILLER: Jose DeJesus.

24 CHAIRMAN DEJESUS: Yes.

25 MS. MILLER: Mr. Lee.

1 VICE-CHAIRMAN LEE: Yes.

2 MS. MILLER: Mr. Leonard.

3 MR. LEONARD: Yes.

4 MS. MILLER: Councilwoman Ramos.

5 COUNCILWOMAN RAMOS: Yes.

6 MS. MILLER: Ms. Crean.

7 MS. CREAN: Yes.

8 MS. MILLER: Mr. Thomas.

9 MR. THOMAS: Yes.

10 MS. MILLER: Ms. Fraction.

11 MS. FRACTION: Yes.

12 MS. MILLER: Motion carried to approve.

13 Thank you.

14 CHAIRMAN DEJESUS: Is there anything
15 else, Mr. Sheehan?

16 MR. SHEEHAN: No, Mr. Chairman. Thank
17 you much.

18 CHAIRMAN DEJESUS: And thank you,
19 Mr. Fox. I appreciate your information.

20 MR. FOX: You're welcome.

21 CHAIRMAN DEJESUS: Adoption of the
22 following Resolutions for September 2024.

23 Certificates of Appropriates Approved:
24 Camden Shipyard and Maritime Museum, 1912 Broadway.
25 Lynda Nobles, 2990 N. Atlanta Road. Camden County

1 Historical Society, 75 Erie Street. Bianca Gideon,
2 1082 S. Merrimac Road. Barbara Coscarello, 2803
3 Idaho Road. Richardo Marques, 973 Monitor Road.

4 Preliminary & Final Major Subdivision
5 Approved: Cheran Rollins & Malcolm A. Still, Jr.,
6 2907 Cleveland Avenue.

7 Preliminary & Final Site Plan, (Withdrew
8 Application): The Cooper Health System d/b/a Cooper
9 University Health Care, 3 Cooper Plaza.

10 Amended Final Site Plan Approved: Holtec
11 Technology Center, LLC, 2360 South Broadway.

12 Sign Variance Approved: Lesbia Zapata,
13 3334 Federal Street.

14 Sign Variance (Withdrew Application):
15 Digno E. Taveras, 1598 Mt. Ephraim Avenue.

16 Sign Variance Continued: Hanan Ali
17 Alomari, 601 North 5th Street. That should be
18 removed because it was approved today?

19 MS. MILLER: That was from September.
20 All of these are from September. It doesn't mean
21 that that was for tonight.

22 CHAIRMAN DEJESUS: Okay.

23 MS. MILLER: So we're approving the
24 Resolutions from September or adopting them.

25 CHAIRMAN DEJESUS: I need a motion to

1 approve, please.

2 MS. CREAN: So moved.

3 COUNCILWOMAN RAMOS: Second.

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: Mr. Leonard.

10 MR. LEONARD: Yes.

11 MS. MILLER: Councilwoman Ramos.

12 COUNCILWOMAN RAMOS: Yes.

13 MS. MILLER: Ms. Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Yes.

17 MS. MILLER: Ms. Fraction.

18 MS. FRACTION: Yes.

19 MS. MILLER: Motion carried to approve.

20 Thank you.

21 CHAIRMAN DEJESUS: Resolution referring
22 an Amendment to Section 181: Location of Retail
23 Premises limited, Plenary Retail Consumption License
24 of the City of Camden Code to Establish a Pilot
25 Program whereby three (3) Commercial Corridors are

1 established within the City of Camden, among other
2 things, eliminates current distance requirements for
3 Plenary Retail Consumption Licenses with each
4 Commercial Corridor, to the Planning Board.

5 Doctor Williams, do you have anything on
6 this one?

7 DR. WILLIAMS: Are you referring to the
8 Resolution we did regarding the action last month?

9 CHAIRMAN DEJESUS: Yes.

10 DR. WILLIAMS: Regarding liquor
11 licenses?

12 CHAIRMAN DEJESUS: Yes.

13 DR. WILLIAMS: We just made a
14 Recommendation. It was a 'for-your-information'
15 piece. It wasn't for formal action.

16 CHAIRMAN DEJESUS: So we'll move on to
17 the next thing, okay?

18 DR. WILLIAMS: Yes.

19 CHAIRMAN DEJESUS: "Public Hearing to
20 determine whether property identified as Block 1197,
21 Lot 2 and Block 1208, Lot 3 should be designated as a
22 Condemnation Area in Need of Redevelopment and
23 whether Block 1208, Lot 3 should be designated as a
24 Non-condemnation Area in Need of Redevelopment.
25 Resolution making recommendation to City Council."

1 CHAIRMAN DEJESUS: Now, Doctor, to my
2 understanding, is this the one where the buildings
3 that are along side of that, demolishing buildings --

4 DR. WILLIAMS: Ponte buildings.

5 CHAIRMAN DEJESUS: -- between 16 and 17th
6 Street?

7 DR. WILLIAMS: I believe the Ponte
8 buildings.

9 CHAIRMAN DEJESUS: Yeah, that's what I
10 thought. I need a motion, please.

11 MS. CREAN: So moved.

12 COUNCILWOMAN RAMOS: 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: 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: Ms. Fraction.

2 MS. FRACTION: Yes.

3 MS. MILLER: Motion approved.

4 CHAIRMAN DEJESUS: Because we just did
5 that, we need to review the Recommendation Plan for
6 the Block 1197, Lot 1208: "Review of Redevelopment
7 Plan for Block 1197 and Block 1208; and Resolution
8 making Recommendation to City Council." Approved.
9 I need a motion to do that.

10 VICE-CHAIRMAN LEE: 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.

16 VICE-CHAIRMAN LEE: Yes.

17 MS. MILLER: Mr. Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Councilwoman Ramos.

20 COUNCILWOMAN RAMOS: Yes.

21 MS. MILLER: Ms. Crean.

22 MS. CREAN: Yes.

23 MS. MILLER: Mr. Thomas.

24 MR. THOMAS: Yes.

25 MS. MILLER: Ms. Fraction.

1 MS. FRACTION: Yes.

2 MS. MILLER: Motion carried to approve.

3 Thank you.

4 CHAIRMAN DEJESUS: And finally, request
5 for a One-Year Extension of Preliminary and Final
6 Site Plan Approval for 1400 Collings Road, Block 728,
7 Lot 2. Prior owner known as 5 Real Portfolio 5, LLC.
8 So we need approval for a One-Year Extension. Can I
9 have a motion, please?

10 VICE-CHAIRMAN LEE: So moved.

11 COUNCILWOMAN RAMOS: Second.

12 CHAIRMAN DeJESUS: Roll call.

13 MS. MILLER: Jose DeJesus.

14 CHAIRMAN DeJESUS: Yes.

15 MS. MILLER: Mr. Lee.

16 VICE-CHAIRMAN LEE: Yes.

17 MS. MILLER: Mr. Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Councilwoman Ramos.

20 COUNCILWOMAN RAMOS: Yes.

21 MS. MILLER: Ms. Crean.

22 MS. CREAN: Yes.

23 MS. MILLER: Mr. Thomas.

24 MR. THOMAS: Yes.

25 MS. MILLER: Motion is carried. Thank

1 you.

2 CHAIRMAN DEJESUS: Now, a motion to
3 adjourn.

4 MS. CREAN: So moved.

5 VICE-CHAIRMAN LEE: Second.

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: 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. Thomas.

18 MR. THOMAS: Yes.

19 MS. MILLER: Ms. Fraction.

20 MS. FRACTION: Yes.

21 MS. MILLER: Motion to adjourn.

22 Thank you and have a good night.

23 - - -

24 (**Meeting concluded at 7:48 p.m.**)

25

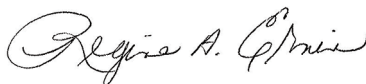
1 CERTIFICATION

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.)

	25:2;47:23	Akron (1) 57:7	34:8;35:10;73:15; 74:21;75:12,14	Atco (1) 16:15
*	add (10) 26:7,8,17; 27:9,11;40:7;42:7; 46:24;47:15;49:9	albeit (1) 36:3		Atlanta (1) 80:25
**Meeting (1) 87:24	added (3) 42:9;48:1,9	Alex (1) 67:15	Appropriateness (5) 8:22;9:2,6,10,14	attend (1) 7:14
A	adding (2) 11:9;34:21	Ali (4) 10:20;11:8; 12:24;81:16	Appropriates (1) 80:23	attendance (1) 13:5
A-1 (2) 38:1,2	Addison (1) 16:20	Alice (1) 8:23	Approval (12) 5:21; 9:23;14:16;23:17; 25:8;27:1;44:11; 49:19;67:22;78:19; 86:6,8	attending (1) 6:19
A-2 (1) 45:17	additional (2) 23:16; 50:15	alley (1) 77:8	approvals (2) 43:23; 49:24	attorney (1) 11:20
AASHTO (1) 42:1	additionally (1) 32:1	allow (1) 65:10	approve (19) 5:23; 6:12;9:17;10:1,2,17; 14:1;51:24;53:4,19; 54:25;68:18;69:3,21; 79:12;80:12;82:1,19; 86:2	Attorneys (1) 8:1
abandonment (1) 59:20	address (12) 12:23; 16:7,11,20;26:5;30:3; 56:25,25;64:11,13; 71:1,4	allowed (1) 59:23	approved (17) 14:21; 26:24;42:12,13;44:4; 6:46;9:67;7:8;79:17; 80:23;81:5,10,12,18; 85:3,8	Authority (7) 14:18; 15:5;44:21;50:1; 55:18,19,22
abatements (1) 60:16	addresses (3) 15:25; 16:25;45:1	Alomari (9) 10:20; 11:4,8;12:7,12,21,24, 24;81:17	architects (2) 15:10; 16:11	automatically (1) 60:14
ability (2) 60:24;62:20	Adequate (5) 4:15; 23:19;31:4;39:12; 41:25	along (9) 24:21; 38:24;39:1,17;40:3; 68:21;72:24;77:20; 84:3	architectural (1) 45:17	automobile (4) 23:8; 74:13;77:5,6
Ablett (3) 14:20,23; 46:7	adhere (3) 28:20; 43:6,12	alternative (1) 72:13	architecture (2) 45:20, 22	automobiles (1) 74:15
above (2) 18:9;23:9	adjacent (3) 18:6; 43:21;75:25	alternatives (1) 77:19	Area (49) 17:14;18:1; 26:11;31:21,24,25; 32:8,9,18;35:9;36:24, 25;41:2;46:13;55:14, 24;57:21;58:8,18,24; 60:1,11,21;61:2,5,6, 12;62:18,19;63:8; 67:2,6,24,25;68:24; 70:10;73:3,19,24; 74:2,18;75:19,22,24; 76:5,19;77:17;83:22, 24	available (3) 23:19; 32:8;66:14
Absolutely (2) 17:9; 27:23	adjourn (2) 87:3,21	although (1) 66:24	architects (2) 15:10; 16:11	Avenue (9) 9:3,15; 17:20,21;18:17,17; 77:8;81:6,15
abuts (2) 18:2;22:16	adjustments (1) 25:22	always (1) 21:8	approving (2) 4:19; 81:23	average (1) 35:22
abutting (6) 18:3,5,8; 22:19;30:21;47:22	Admiral (14) 56:3,5; 58:9;61:17,20;62:2,4, 9,12,15;64:13;65:22; 72:25;77:20	amenable (1) 31:11	architectural (1) 45:17	avoid (2) 7:8;43:20
accept (6) 24:11; 41:21;51:22,22;69:2; 78:17	adopt (3) 70:11,15,17	amend (1) 77:15	architecture (2) 45:20, 22	aware (4) 19:16; 20:14;38:8;49:19
acceptable (2) 31:12; 70:15	adopted (2) 4:18;61:3	amended (4) 5:4; 50:13;53:15;81:10	Area (49) 17:14;18:1; 26:11;31:21,24,25; 32:8,9,18;35:9;36:24, 25;41:2;46:13;55:14, 24;57:21;58:8,18,24; 60:1,11,21;61:2,5,6, 12;62:18,19;63:8; 67:2,6,24,25;68:24; 70:10;73:3,19,24; 74:2,18;75:19,22,24; 76:5,19;77:17;83:22, 24	awning (7) 10:21; 11:9,9,19;12:2,4; 46:14
accepted (1) 40:13	adoption (2) 53:14; 80:21	Amendment (1) 82:22	areas (15) 30:21; 31:7;35:11;38:5; 39:19;58:19;59:1; 60:14;64:23,24; 73:25;74:5,6;76:22, 25	back (8) 13:8;34:25; 36:20;37:3,6;46:12, 12;48:24
access (2) 19:6;46:13	advantage (1) 66:14	among (1) 83:1	area-wide (1) 61:9	back-to-the-basics (1) 8:7
accesses (1) 41:17	advertisement (1) 58:12	amount (2) 23:9;40:4	around (3) 12:2;21:4, 9	Baird (2) 56:10;58:10
accessibility (1) 75:13	advising (1) 29:8	ample (1) 21:8	ascertain (1) 29:21	ball (1) 74:23
accessing (1) 4:11	aerial (1) 77:3	and/or (1) 43:21	Ashley (1) 9:6	Bank (1) 56:9
accessory (2) 74:8,10	affected (1) 76:11	Angela (2) 4:14;78:22	ASIP (1) 6:24	Barbara (1) 81:2
accommodate (1) 41:18	adopting (1) 81:24	announcement (1) 8:3	aspects (1) 14:21	based (7) 21:9;22:10; 23:3;32:15;50:15; 58:16;75:13
accommodating (1) 29:14	adoption (2) 53:14; 80:21	answered (1) 11:25	asphalt (1) 19:24	basically (2) 8:12; 30:16
accomplished (1) 34:6	advantage (1) 66:14	anticipated (2) 41:19; 75:7	assemblage (1) 60:4	basis (3) 32:7;36:6; 61:9
accordance (5) 4:17; 34:7;42:1;51:8;76:14	advertisement (1) 58:12	apartment (2) 64:19, 23	Assessment (1) 44:3	become (2) 64:23; 67:8
according (1) 75:17	advising (1) 29:8	apartments (1) 65:1	Assessor (1) 45:1	bedrooms (2) 50:23, 24
accordingly (3) 22:20; 26:6,21	aerial (1) 77:3	appears (1) 11:19	assist (2) 8:9;73:1	beginning (1) 8:5
acknowledge (12) 18:24;24:7,9,12; 25:19;27:3;34:9; 40:21;41:11;42:19; 43:11,24	affected (1) 76:11	applicable (10) 27:6; 33:6,10;40:18;42:23; 43:2;45:14;46:16; 59:7,9	assume (1) 42:5	begins (1) 74:3
acknowledged (2) 42:25;43:4	affirmatively (1) 12:1	applicant (30) 8:24; 9:3,7,11,15;10:21; 11:8;14:7,13,14;19:9, 19,25;21:14;23:10, 11,24;24:20;33:5,9, 12,15;39:4;40:1,2; 43:6,15;44:24;46:22; 47:7	assuming (1) 65:6	behalf (1) 14:12
acquired (1) 75:21	Affordability (1) 51:9	apartment (2) 64:19, 23		below (3) 25:16;38:5; 39:9
acquisitions (1) 73:1	Affordable (5) 14:8; 15:2;76:9,17,21	apartments (1) 65:1		benchmarks (1) 26:16
acre (1) 58:8	afternoon (1) 11:4	applies (1) 11:19		Benedetti (13) 56:13, 20;57:1,1,6,15,22,25; 63:3,7,12,15;66:4
acres (1) 26:17	Again (7) 8:16;22:22; 35:7;39:11;55:17; 67:21;70:10	applicant's (4) 11:21; 40:9;41:15,24		
across (2) 36:16;46:8	Agency (2) 49:24; 72:17	application (16) 13:3; 15:6;18:17,20;22:11; 33:14;34:1;44:15; 51:17,23;53:7,8;55:5; 65:1;81:8,14		
Act (1) 4:17	agenda (2) 8:17;70:1	applications (1) 25:6		
action (2) 83:8,15	agree (9) 20:1;25:20; 26:4;27:11;31:10; 35:6;42:7;44:7;45:3	apply (1) 67:9		
actions (1) 60:20	Agreed (4) 33:8; 42:15,25;43:4	appreciate (1) 80:19		
activated (1) 38:12	agrees (1) 33:12	approach (1) 31:3		
acts (1) 77:8	ahead (2) 22:8;46:2	appropriate (7) 11:19;		
actually (4) 28:4,24; 37:15;39:5	AHP (1) 6:25			
ADA (4) 21:15;24:25;	AICP (3) 56:20;57:9; 70:22			
	air (1) 59:13			
	aisle (1) 42:3			

<p>best (1) 78:1 Bianca (1) 81:1 bicycle (2) 23:7,11 bicycles (2) 23:6,20 bike (1) 23:13 Billboard (2) 55:10; 70:4 bit (2) 37:20;66:24 blight (2) 61:10;72:7 block (41) 8:23;10:20; 14:6;44:25;55:9,10, 11,11,12,12,13;56:8; 61:17,19,21,23,23,25, 25;62:2,4,6,8,10,12, 14,17;70:3,5,5,5,6,6, 7;83:20,21,23;85:6,7, 7;86:6 blocks (1) 21:6 Board (48) 4:2,12,18; 5:1;6:22;7:4,10,11, 12,25;8:1,2,8,8,10; 9:21;11:13,15;12:18, 19;13:8;21:3;22:3; 38:8;41:4;43:19; 44:6;49:25;51:11,21; 52:7;53:14;55:20; 56:14;58:15;59:6; 60:19;63:15,22;67:3, 21;68:23;69:2;70:13; 72:4;78:9;79:18;83:4 boards (2) 4:21;57:12 Board's (2) 8:15; 71:24 body (5) 60:19;67:4; 68:23;70:16;74:13 both (3) 21:24;26:25; 28:12 Boulevard (16) 56:4,5, 10;58:9,10;61:18,20; 62:3,5,9,13,15;64:14; 65:23;72:25;77:20 boundary (1) 58:11 Box (2) 16:4,12 Branch (1) 21:4 break (1) 65:18 breast (1) 34:4 Brenda (1) 6:15 brick (1) 46:10 brief (1) 8:13 Briefly (1) 59:4 bring (1) 13:8 Broadway (2) 80:24; 81:11 broke (1) 56:7 brush-up (1) 8:16 buffer (2) 30:20,22 Building (11) 16:5; 17:17,23;45:13;46:4, 15;59:11,17,20,21; 72:13 buildings (10) 14:9; 15:3;59:17,20,21; 64:19;84:2,3,4,8</p>	<p>built (1) 67:9 Bulk (2) 17:14;18:1 bulletin (1) 4:21 Burlington (1) 57:13 Bush (1) 56:2 Business (6) 8:21; 9:24;15:25;56:25; 64:13;73:2 businesses (2) 73:4; 74:25</p> <p style="text-align: center;">C</p> <p>C-2 (1) 75:25 C-4 (3) 74:2,4;77:1 calculation (1) 32:3 calculations (2) 24:10, 12 caliber (1) 48:9 call (20) 5:5;6:1,16; 7:7;8:7;10:4;13:11; 29:4;45:16;52:15; 54:13;68:3;69:6; 78:22;79:22;82:4; 84:13;85:12;86:12; 87:6 called (2) 48:17;49:14 call-in (1) 8:11 Camden (35) 4:3,6, 18,23;5:2;14:19;16:4, 12;18:21;29:1,7,19; 30:11;41:5;42:12; 43:2,18,19,20;48:11; 49:24,25;50:1;55:8, 17;57:13;70:2;71:13; 72:16;76:5,7;80:24, 25;82:24;83:1 Camden's (1) 4:12 camera (1) 29:2 can (48) 4:12;7:8; 9:22;11:22;16:17; 17:2,4,7;21:21;28:8; 31:10;32:10,24;34:6; 35:10,12,13;37:17, 25;42:6;45:18;49:1; 50:5,7,12;51:9;53:10, 23;56:15,15;57:3,23; 61:4;62:18;63:23; 64:1,2,4;65:12,15,16, 18;68:21;70:18;72:1; 75:22;77:22;86:8 Cangelosi (13) 15:8, 20;16:3,3;20:4;21:1; 27:23;28:23;29:12, 17;30:18;44:18;51:7 canopies (3) 28:3; 49:3,6 canopy (1) 29:2 capacity (1) 27:6 car (2) 23:2;74:14 care (2) 76:8;81:9 carried (12) 6:12; 10:17;14:1;53:4;</p>	<p>54:25;68:18;69:21; 79:12;80:12;82:19; 86:2,25 carry-out (1) 73:21 cars (1) 36:20 Carstarphen (1) 5:10 case (5) 14:10;34:22; 74:8;76:9;78:5 caused (1) 60:1 CCI (1) 72:17 CCTV (1) 27:5 Center (2) 16:8;81:11 central (1) 32:9 certain (2) 35:9;55:23 certainly (1) 31:14 Certificate (4) 9:2,6, 10,14 Certificates (3) 8:21; 9:18;80:23 CFR (1) 47:14 Chair (17) 6:14;7:10; 9:21;11:17;12:8; 13:4;51:13;52:13; 53:12,25;54:10; 63:13,19;67:14,19; 78:14;79:14 CHAIRMAN (113) 4:1, 2;5:5,7,21;6:1,3,21; 7:4;8:18,20;9:25; 10:4,6,19,25;11:5,11, 15;12:10,13;13:2,7, 11,13;14:3,11;15:12; 16:1;17:7,9,10,11; 22:5,6;36:8,17;37:18, 25;41:7,9;45:25; 50:20,22;51:3,10,15, 20;52:1,4,11,16;53:6, 18;54:1,13;55:3,6,16; 56:3;57:14,16;62:21; 63:14,21,25;67:12, 20;68:1,3,5,20;69:1,6, 8,23;70:9;71:20;78:8, 15,22,24;79:16,20,22, 24;80:14,16,18,21; 81:22,25;82:4,6,21; 83:9,12,16,19;84:1,5, 9,13,15;85:4,12,14; 86:4,12,14;87:2,6,8 change (1) 58:23 changes (1) 27:15 characteristics (1) 59:13 charge (2) 61:7;72:4 Charles (1) 10:25 Cheran (1) 81:5 Cherry (1) 57:10 Chief (1) 26:25 chime (1) 28:23 Chinese (1) 66:5 Christina (7) 15:10, 19;16:16,19;45:18; 46:2;50:25 circulation (2) 41:17;</p>	<p>72:15 cities (1) 71:12 City (48) 4:3,6,7,12, 18,22,22;5:2,2,9;22; 11:10;14:18;18:19, 19;19:12,17;20:10; 21:11;24:25;25:6,7; 26:25,25;34:5;40:13; 43:2,19;55:8,15,18; 61:4;65:9,10,17; 67:24;70:2,8;71:13; 73:12;74:17,19;76:5, 19;78:18;82:24;83:1, 25;85:8 City's (9) 33:14;34:1; 40:12,16;46:22; 72:10;75:5;77:24; 78:2 City-wide (1) 74:11 civil (3) 15:9;21:23; 22:1 clarify (1) 65:21 clarifying (1) 20:20 clarity (1) 53:24 classes (2) 7:15,17 cleanup (1) 72:21 clear (4) 20:15;31:6; 48:21;64:25 clearly (1) 58:5 Clerk (2) 4:22;5:2 Cleveland (1) 81:6 client (1) 11:2 close (2) 51:21;78:16 closed (1) 66:6 closely (4) 20:10; 28:25;29:20;43:16 closer (1) 74:6 Closing (1) 63:21 CME (1) 6:25 code (3) 29:4;47:14; 82:24 Collection (1) 25:10 Collings (1) 86:6 colored (1) 45:8 column (1) 22:16 comment (3) 25:25; 34:25;38:10 commented (2) 32:15; 73:9 comments (4) 25:11; 26:3,5;27:14 commercial (7) 11:6; 59:18;73:17;75:11; 76:6;82:25;83:4 commission (2) 71:15, 16 commissioners (1) 21:7 common (1) 44:19 communities (3) 20:8; 21:8;44:19 community (8) 21:3,9; 37:20;38:20;39:13;</p>	<p>57:10;60:11;75:10 comparable (3) 75:25; 76:2;77:18 compel (1) 65:11 Competent (1) 47:14 completely (1) 65:2 Compliance (4) 23:18;25:5;44:5;52:6 comply (12) 28:24; 33:5,8,9;35:20;37:22; 42:16,22;43:1,21; 46:22;51:5 complying (1) 24:3 Comprehensive (1) 76:4 comprised (1) 46:4 conceptual (1) 72:15 concern (1) 65:24 concerning (2) 18:20; 40:10 concerns (2) 12:4; 36:7 concluded (2) 50:18; 87:24 concrete (3) 8:25; 23:12;26:17 concur (1) 9:22 condemn (1) 62:20 condemnation (2) 56:8;83:22 condition (10) 19:10, 18,23;20:14;30:2; 33:22;58:23;60:2,6,8 conditions (5) 52:6; 59:15;60:3;61:9,10 conductive (1) 59:14 conduct (2) 55:8;70:2 conducted (1) 4:9 conferencing (1) 4:10 confirm (5) 11:20; 24:20;33:2;34:14; 41:25 Confirmed (2) 24:23, 25 conflict (1) 29:3 Conformance (3) 23:13;45:14;46:16 consecutive (1) 59:22 Conservation (3) 42:12;43:18;49:25 considered (2) 18:7, 10 consist (1) 15:2 consistency (1) 77:13 consistent (9) 41:21; 53:10;61:2;66:12; 72:9;76:7;77:21,24; 78:2 consolidate (1) 44:24 consolidation (1) 47:2 construct (1) 14:8 Construction (5) 27:13,15;43:6;47:11,</p>
--	---	---	---	--

<p>13 Consumption (2) 82:23;83:3 contact (1) 40:10 contacted (1) 18:19 contained (1) 14:9 Continue (4) 22:6; 43:15;45:25;57:16 Continued (1) 81:16 continuous (1) 30:23 contributing (1) 60:7 control (2) 38:13; 42:11 controlling (1) 37:1 controls (1) 38:18 convenience (2) 11:7; 73:20 convenient (1) 23:5 Cooper (3) 81:8,8,9 coordination (3) 29:18;30:10;48:11 copy (3) 4:20,23;5:1 corner (5) 11:21;12:1; 36:24;37:8,12 correctly (1) 19:3 corresponding (1) 79:15 corridor (3) 73:16; 74:13;83:4 Corridors (1) 82:25 Coscarello (1) 81:2 cost (1) 51:3 Council (12) 55:15; 58:17,25;61:4;67:7,8, 24;70:8,11;78:18; 83:25;85:8 Councilwoman (39) 5:13,14;6:6,7;10:2,9, 10;13:18,19;52:21, 22;53:20;54:2,6,10, 17,18;68:10,11; 69:13,14;79:4,5,21; 80:4,5;82:3,11,12; 84:12,20,21;85:19, 20;86:11,19,20; 87:13,14 counsel (2) 11:22; 53:17 count (2) 24:2;29:15 counties (1) 71:14 County (22) 18:22; 29:1,7;30:11;40:20; 41:5,12,13;42:12,23; 43:18,19;48:12; 49:24,25;50:1;55:18; 57:13;73:12;76:4,8; 80:25 County's (2) 40:20; 76:3 couple (3) 7:11;21:6; 64:16 Courier (1) 4:24 course (2) 7:22;47:12</p>	<p>cover (3) 32:19; 35:14;48:7 covered (3) 32:19; 46:11,14 COVID-19 (1) 4:7 Cramer (7) 14:5,15; 20:5,9;21:5;44:20,22 Crean (46) 5:15,16, 24;6:8,9;10:3,11,12; 13:9,20,21;51:24; 52:3,8,23,24;53:21; 54:11,19,20;67:23; 68:12,13;69:4,15,16; 78:21;79:6,7,19;80:6, 7;82:2,13,14;84:11, 22,23;85:11,21,22; 86:21,22;87:4,15,16 credentials (3) 17:1; 71:7,9 criteria (16) 58:20,22; 59:5,6,10,16,25; 60:13,13;61:1,13,16, 18,20;63:5,10 CSI (1) 6:24 curb (2) 19:21;20:16 curbs (1) 24:21 current (2) 75:4;83:2 currently (4) 74:1,11; 75:19;78:13 cut (1) 34:3 cutting (1) 34:6 CZO (1) 6:25</p>	<p>15:12;16:1;17:7,10; 22:6;36:8,17;37:25; 41:9;45:25;50:20,22; 51:3,10,15,20;52:1,4, 11,15,16;53:18;54:1, 13;55:3,6;56:3;57:16; 62:21;63:14,21,25; 67:12,20;68:1,3,4,5; 69:1,6,7,8,23;71:20; 78:8,15,22,23,24; 79:16,20,22,23,24; 80:14,18,21;81:22, 25;82:4,5,6,21;83:9, 12,16,19;84:1,5,9,13, 14,15;85:4,12,13,14; 86:4,12,13,14;87:2,6, 7,8 delineated (1) 61:2 demolishing (1) 84:3 demonstrate (1) 23:12 demonstrated (2) 23:14;61:11 demonstration (1) 61:8 demonstratively (1) 31:1 DENA (11) 6:25;20:4, 15;21:1;30:1,18; 34:24;36:17;44:18; 50:20;52:1 Dena's (2) 17:8;53:11 density (1) 75:11 DEP (1) 43:17 Department (6) 18:22; 29:1,8,19;43:16; 61:22 depth (1) 22:18 Design (4) 27:18; 36:7;45:13;46:15 designate (7) 47:10; 58:18,25;64:22;67:2, 24;68:24 designated (7) 4:25; 18:4,6,13;55:13; 83:21,23 Designation (3) 58:2; 61:1;70:11 designed (3) 39:24; 41:21;77:25 designing (1) 77:19 details (6) 23:16,16; 27:14,15;45:5;63:9 determine (7) 55:9,20, 23;57:20;72:4,8; 83:20 determining (1) 60:21 detrimental (1) 60:10 develop (3) 65:5; 72:13,15 developed (3) 74:7; 75:8;77:4 development (16) 15:7;40:4;43:24;</p>	<p>44:17;57:10;65:11; 66:9;72:16,24;75:10, 11,12,15;76:21,25; 77:17 developments (2) 28:25;76:16 deviate (2) 36:4;37:20 devices (1) 38:13 diameter (1) 34:4 differ (1) 53:16 difference (1) 7:25 different (5) 22:25; 29:5;59:8;74:1,10 differently (1) 44:22 Digital (1) 46:24 Digno (1) 81:15 dilapidated (1) 59:12 dip (1) 39:9 dire (1) 17:1 direct (1) 39:24 direction (1) 4:2 directly (1) 36:1 Director (3) 5:11; 57:10;71:14 Director's (1) 7:5 disapproval (1) 67:22 discontinuance (1) 59:16 discourage (1) 60:4 discuss (1) 7:23 discussed (4) 73:8; 75:5,24;77:13 discussing (1) 64:18 discussion (1) 20:13 disposal (1) 42:24 disrepair (1) 59:23 distance (2) 41:25; 83:2 distractions (1) 7:9 District (3) 42:13; 43:19;49:25 disturbance (1) 42:14 diverse (1) 60:2 divided (1) 32:2 Doctor (7) 9:19;13:2; 51:12;63:17;78:12; 83:5;84:1 document (2) 29:7; 77:14 Documents (1) 46:24 domain (2) 58:4;59:3 done (4) 21:2;31:16; 55:25;58:14 door (1) 46:14 dots (1) 37:15 down (2) 66:6;72:23 downward (1) 39:24 DR (25) 6:14,18,24; 7:6;9:20;11:17;12:2, 8;13:4;51:13,18; 52:12;53:23;54:4,9; 63:19;67:14,18; 78:13;83:7,10,13,18;</p>	<p>84:4,7 draft (3) 53:15;70:12; 71:23 drive (4) 19:6;42:3; 57:2;71:5 drives (2) 47:1,3 drive-thru (1) 73:22 driveway (2) 36:12,13 driveway's (1) 31:3 duly (5) 7:1;15:20; 56:21;64:6;70:23 during (8) 4:20;7:16; 8:5;38:13;43:5,8,9; 47:11 Dynamic (1) 16:7</p>
D		E		
	<p>d/b/a (1) 81:8 dated (2) 5:22;17:12 Dave (6) 16:13,14; 40:24,25;57:3,18 David (5) 15:10,18; 56:13,20;57:1 Davis (9) 15:10,19; 16:19,19;45:18,21; 46:3,19;51:1 daytime (1) 43:9 deal (1) 59:5 dealers (1) 77:6 decibels (2) 43:8,9 deciduous (1) 30:25 Declaration (1) 4:6 declared (1) 55:24 decrease (1) 31:3 dedication (1) 40:13 defined (1) 18:9 definite (1) 75:3 definition (1) 74:22 Degree (1) 57:7 DEJESUS (114) 4:1, 3;5:5,6,7,21;6:1,2,3, 21;7:4;8:20;9:25; 10:4,5,6,19,25;11:5, 11,15;12:10,13;13:2, 7,11,12,13;14:3;</p>	<p>depth (1) 22:18 Design (4) 27:18; 36:7;45:13;46:15 designate (7) 47:10; 58:18,25;64:22;67:2, 24;68:24 designated (7) 4:25; 18:4,6,13;55:13; 83:21,23 Designation (3) 58:2; 61:1;70:11 designed (3) 39:24; 41:21;77:25 designing (1) 77:19 details (6) 23:16,16; 27:14,15;45:5;63:9 determine (7) 55:9,20, 23;57:20;72:4,8; 83:20 determining (1) 60:21 detrimental (1) 60:10 develop (3) 65:5; 72:13,15 developed (3) 74:7; 75:8;77:4 development (16) 15:7;40:4;43:24;</p>	<p>discussing (1) 64:18 discussion (1) 20:13 disposal (1) 42:24 disrepair (1) 59:23 distance (2) 41:25; 83:2 distractions (1) 7:9 District (3) 42:13; 43:19;49:25 disturbance (1) 42:14 diverse (1) 60:2 divided (1) 32:2 Doctor (7) 9:19;13:2; 51:12;63:17;78:12; 83:5;84:1 document (2) 29:7; 77:14 Documents (1) 46:24 domain (2) 58:4;59:3 done (4) 21:2;31:16; 55:25;58:14 door (1) 46:14 dots (1) 37:15 down (2) 66:6;72:23 downward (1) 39:24 DR (25) 6:14,18,24; 7:6;9:20;11:17;12:2, 8;13:4;51:13,18; 52:12;53:23;54:4,9; 63:19;67:14,18; 78:13;83:7,10,13,18;</p>	<p>earlier (2) 72:8;77:11 earth (1) 42:14 East (4) 17:21;18:23; 57:1;71:4 Eckert (4) 15:10,19; 16:10,10 economic (1) 60:9 economics (1) 20:7 Ed (5) 8:20;66:20; 70:14;71:6,23 edge (1) 18:8 edges (1) 18:5 education (2) 21:22; 45:19 educational (1) 57:4 EDWARD (3) 6:24; 70:22;71:3 effective (2) 31:1; 58:24 efficiently (1) 41:18 effort (1) 62:20 eight (1) 59:8 eighth (1) 21:3 EINGORN (23) 11:23; 12:16,22;13:1;15:15, 24;16:24;17:6;30:12; 50:4,9,14,17;52:5,10; 53:12;56:17,24;64:3, 10,15;70:19;71:1 either (3) 29:5;51:22; 77:23 electrical (1) 76:13 elevation (1) 45:9 elevations (2) 45:17; 46:3 eligibility (1) 61:8 eliminates (1) 83:2 else (5) 55:4;62:22; 67:12;69:23;80:15 Emergency (1) 4:7 eminent (2) 58:3;59:2 enclosure (1) 22:20 encourages (1) 43:15 ends (1) 8:18 engage (1) 7:17</p>

<p>Engineer (10) 8:1; 15:9,11;18:19;22:2; 25:7;26:25;41:1,16, 24 Engineering (7) 16:7; 21:23;22:1;41:3,8,22; 77:19 Engineers (2) 43:14; 52:2 engineer's (2) 25:1; 52:7 enough (1) 23:17 Enterprise (5) 60:14, 18,24;62:25;63:1 entrance (1) 36:13 entries (1) 46:12 entry (2) 46:11,12 environment (1) 75:14 Environmental (10) 42:10;43:17,20;44:1, 2,3;56:12;57:2;71:4; 72:21 Ephraim (2) 9:3;81:15 equipment (1) 24:2 equitable (1) 20:11 ERI (5) 56:13;57:19; 70:12,14;71:17 Erie (1) 81:1 Erosion (1) 42:11 especially (1) 41:22 essential (1) 38:11 essentially (1) 71:12 Establish (1) 82:24 established (2) 43:7; 83:1 Establishing (1) 46:23 establishments (1) 74:15 EV (4) 18:13;23:25; 24:10,19 evaluations (1) 58:16 evening (6) 4:1,15; 11:5;23:18;44:12; 58:13 eventually (1) 64:23 evergreen (2) 28:13; 30:24 everyone (2) 7:13; 8:12 evidence (1) 61:10 EVSE (2) 23:21;24:1 examined (5) 7:1; 15:21;56:21;64:7; 70:23 exceed (3) 36:4; 39:11;40:2 exceeding (1) 26:16 exceeds (1) 39:17 exemptions (2) 60:16, 23 exist (1) 75:19 existing (14) 14:22; 19:24;28:2,5,6,15;</p>	<p>33:20;34:4;42:2; 48:15;49:3,5;61:10; 73:23 exists (1) 42:1 expected (1) 41:18 experience (4) 20:23; 21:22;45:19;57:4 expert (8) 21:19,23; 22:3;41:8;45:20;57:5, 15;71:19 expertise (1) 41:2 explain (2) 66:21,24 explore (1) 72:21 exposed (1) 30:19 extend (1) 36:16 extended (1) 73:12 Extension (2) 86:5,8 extent (5) 29:18; 34:15,16;35:7;50:10 exterior (6) 8:24;9:4,8, 12,16;11:9</p>	<p>Fire (1) 26:25 first (13) 4:22;6:25; 15:20;19:15;23:8; 25:10;26:23;54:7; 56:21;63:25;64:6,17; 70:23 five (8) 14:9;23:11; 35:23,25;38:25; 39:10;59:8;73:6 five-fold (1) 72:12 fixed (2) 22:16;47:22 fixture (1) 36:1 fixtures (6) 36:22,23; 37:16;39:23;40:11,15 flash (2) 47:1,2 flood-control (1) 72:24 flooding (2) 76:9; 77:20 floodplain (1) 73:9 floor (1) 4:23 following (1) 80:22 follows (5) 7:2;15:22; 56:22;64:8;70:24 follow-up (1) 70:10 food (2) 11:7;73:20 footage (2) 12:4; 31:24 footcandle (6) 39:1,3, 10,11,16;48:1 footcandles (4) 35:22, 23,25,25 footprint (1) 23:2 forgive (1) 74:3 formal (2) 8:2;83:15 format (2) 8:23;46:24 forth (3) 42:18;61:13; 63:11 fortunate (1) 23:17 forward (2) 8:17; 64:19 for-your-information' (1) 83:14 found (1) 4:12 FOX (16) 66:20,20; 67:11;70:14,18,22; 71:3,3,8,18,25;72:3; 78:9,11;80:19,20 Fraction (27) 5:19; 6:15,17;10:15,16; 13:24,25;53:2,3; 54:23,24;68:16,17; 69:19,20;79:10,11; 80:10,11;82:17,18; 85:1,2,25;86:1;87:19, 20 frame (1) 11:3 front (10) 17:18,19,24; 18:3,6,9,10;21:3; 46:11;47:19 frontage (1) 12:3 frontages (2) 18:12; 24:22 fulfilled (1) 60:20</p>	<p>full (1) 64:10 further (2) 19:21; 63:13 future (6) 59:3;65:13, 25;72:17;76:12,16</p> <p style="text-align: center;">G</p> <p>G2 (1) 49:2 G3 (2) 30:13,15 gaps (1) 37:21 gas (1) 72:20 Gate (2) 57:2;71:5 gave (1) 16:25 general (1) 60:12 generality (2) 59:10; 61:9 generally (1) 41:21 generator (1) 41:23 George (1) 9:2 Gideon (1) 81:1 given (2) 8:10;73:4 Gloucester (1) 57:11 goal (1) 30:3 goals (2) 77:24,25 Good (9) 4:1,15;11:4, 5;27:21;28:7;51:10; 71:9;87:22 governing (4) 60:18; 67:3;68:23;70:16 grade (1) 25:16 Grading (2) 26:10,13 grant (1) 60:15 granted (2) 30:5; 50:11 grate (1) 25:15 great (4) 19:19;56:17; 59:23;74:19 greater (4) 34:5,13; 39:3;48:9 Greentree (1) 16:7 ground (4) 32:19; 35:14;39:14;48:7 groundwater (1) 42:19 group (2) 73:16;74:7 growing (1) 59:25 Growth (3) 61:2;63:4, 5 guarantee (1) 27:19 guess (2) 48:19;64:16 guidelines (1) 72:14 gutter (1) 25:16 guys (1) 31:15</p>	<p>21:13 handle (1) 19:14 hands (5) 13:5;51:13, 19;63:20;78:13 happen (1) 72:6 happening (1) 65:25 happens (1) 66:1 happy (2) 24:18;78:6 Harrison (1) 21:6 Hazardous (1) 76:8 Health (5) 4:7;60:7, 10;81:8,9 hear (3) 11:22,24; 68:1 heard (2) 13:6;76:15 Hearing (6) 5:22; 55:8;58:13;63:16; 72:8;83:19 heavily (1) 37:12 hedge (1) 31:2 height (3) 30:23;31:2; 34:4 held (2) 4:4,19 Hello (1) 17:11 help (5) 65:13,18; 72:14,16,21 helpful (1) 66:23 Hi (1) 11:4 higher (1) 75:10 highly (1) 74:18 high-quality (1) 28:12 Highway (1) 18:22 Hill (6) 20:5,9;21:5; 44:20,22;57:11 Historic (1) 43:17 historical (2) 77:3; 81:1 HMFA (3) 15:5,6;53:9 HMFA-funded (1) 53:8 Hold (1) 63:25 Holtec (1) 81:10 homes (1) 51:8 Horse (1) 16:15 hotel-motel (1) 73:11 hours (4) 38:14,14,19, 22 households (1) 74:24 Housing (13) 14:8,18; 15:2,5;44:21;58:13, 21;75:18;76:10,10, 17,18,21 HPC (1) 9:22 HUD (1) 51:8 Huhn (1) 9:3 Humphrey (1) 5:19</p>
<p style="text-align: center;">F</p> <p>facade (1) 11:19 facilities (5) 23:5; 73:10,12,13;74:22 fact (2) 41:23;61:11 fair (2) 20:11;76:20 fall (1) 59:23 familiar (2) 25:13,18 Family (4) 14:8;20:6; 21:5;73:12 far (1) 18:25 feasible (1) 35:11 features (1) 43:21 Federal (2) 42:23; 81:13 fee (1) 27:6 feel (1) 22:11 fees (1) 18:20 feet (13) 10:21;17:18, 20,21,21,22;21:14,15; 22:11,18,19;30:20,23 fellows (1) 72:23 Ferry (1) 9:15 few (1) 36:3 fewer (1) 23:23 Ffect (1) 77:25 fifth (1) 72:25 figure (1) 20:6 filing (1) 5:1 Final (8) 14:4,16; 27:1,2;81:4,7,10;86:5 finally (1) 86:4 financed (1) 15:5 financing (1) 65:19 find (4) 36:18;44:21; 49:1;70:15 finding (3) 49:8;61:4,7 findings (1) 58:16 fine (5) 24:15;27:14; 31:18;50:9;56:25</p>	<p style="text-align: center;">F</p>	<p style="text-align: center;">F</p>	<p style="text-align: center;">H</p> <p>Hall (2) 4:8,22 Hanan (2) 10:19; 81:16 hand (6) 12:17;15:16; 56:18;64:4;67:15; 70:20 handicapped (1)</p>	<p style="text-align: center;">I</p> <p>Ian (1) 5:11 Idaho (1) 81:3 identified (7) 14:17; 55:9;58:17;66:8;</p>

<p>73:18;75:21;83:20 identifies (1) 76:5 identify (2) 67:5;75:22 identifying (1) 48:15 II (1) 70:22 illuminated (2) 12:11; 39:15 illumination (1) 39:17 immediate (1) 66:9 Impact (3) 44:2;60:9; 66:1 Impacts (2) 42:10; 43:20 impart (1) 44:21 impede (1) 60:4 implementation (1) 72:5 important (3) 7:15; 72:19,22 improve (2) 19:23; 65:16 improved (1) 19:12 Improvement (4) 55:18,19,21;72:14 improvements (8) 14:23;19:17,20,21; 40:19;41:12;47:12; 60:5 Inc (1) 56:12 incentives (1) 66:14 inches (5) 25:16;34:5, 13,22;48:9 include (4) 19:20; 30:22;73:9,17 included (1) 77:9 includes (1) 18:13 including (4) 14:22; 26:15;71:12,14 Income (1) 51:8 inconsistent (3) 72:9; 78:2,5 increased (1) 22:20 indicate (4) 24:10; 73:25;75:16,18 indicated (4) 19:7; 25:1;72:7;77:11 individual (2) 47:10; 61:15 individually (1) 58:20 industrial (2) 59:19; 77:17 influence' (1) 29:4 information (1) 80:19 infrastructure (1) 76:13 initial (2) 7:24;39:25 Inquirer (1) 4:25 inside (1) 44:9 inspection (2) 27:5; 33:11 installation (4) 8:25; 9:4,8,12 installed (2) 31:22;</p>	<p>40:11 instance (1) 30:7 Instructions (1) 4:10 intend (1) 44:21 intensification (1) 76:6 intensive (1) 74:18 intent (2) 32:14;49:16 interest (1) 78:11 interested (1) 63:18 interfere (1) 31:6 interference (1) 7:9 interior (3) 31:21; 36:10;37:11 internal (1) 41:17 intersections (1) 42:2 intersects (1) 36:14 into (6) 7:6;33:25; 36:15;37:11;56:7; 59:23 investigation (5) 55:20,21,23;57:20; 58:7 involved (1) 18:20 islands (3) 31:23; 36:25;37:7 issue (1) 50:17 issued (1) 7:20 issues (4) 12:3;30:4; 43:22;72:7 items (4) 7:11;8:17; 9:24;53:16 IZZO (7) 10:23;11:2, 6,13,22,23,25</p>	<p>50:4;51:7;55:16;70:9 KIM (10) 64:6,12,12, 16,22;65:3,8,21;66:5, 17 Kims (2) 66:22;67:17 known (1) 86:7 Kyle (4) 16:23;21:18; 45:16;56:15</p>	<p>Lesbia (1) 81:12 less (3) 23:7;37:23; 38:25 letter (2) 17:12;52:7 level (7) 35:22,22,24; 38:23;39:1,15;43:7 levels (3) 43:5;47:25; 48:2 License (1) 82:23 licensed (4) 22:1; 45:22;57:8;71:11 licenses (3) 43:23; 83:3,11 lieu (1) 65:17 light (12) 36:15,22,23; 37:16,24;39:24,24; 40:15;41:22;59:13; 73:10;77:16 lighted (1) 11:9 Lighting (17) 35:19, 20,21,22,24;38:11,15, 20,21,23;39:1,6,12, 23;40:11;47:24;48:2 lights (3) 36:9,19,21 limited (2) 35:10; 82:23 limits (1) 43:7 line (3) 43:11;46:7; 56:12 lines (3) 30:21;32:21; 35:13 liquor (2) 65:23;83:10 listed (2) 35:2;49:20 little (2) 37:20;66:24 living (1) 59:14 LLC (4) 14:5,15; 81:11;86:7 local (8) 42:23;58:13, 21;75:2,3,4,17;76:24 locate (1) 28:15 located (3) 36:23; 56:2;63:1 location (7) 24:24; 28:2,5;49:2,5;50:5; 82:22 locations (4) 25:2; 36:3;39:10;48:12 logistic (2) 73:11; 74:25 long (3) 29:7,14; 60:15 longer (1) 44:20 look (1) 33:25 looking (3) 34:15; 36:19;46:4 lost (1) 74:3 Lot (45) 10:20;18:2,3, 4,7;21:2;30:21;35:19; 37:8;38:25;39:2; 44:25;47:1;48:6; 55:11,11,11,12,13; 56:9;61:17,21,23,25; 62:2,4,6,8,10,12,14,</p>	<p>16:65;25;66:1;70:5,5, 6,6,7;73:14;83:21,21, 23;85:6;86:7 Lots (12) 14:6;30:19; 31:20;44:25;55:10, 12;56:8;61:19;64:20; 70:4,6;77:5 louder (1) 11:24 low-volume (1) 41:23 lumen (1) 40:3 lumens (3) 40:1,8; 48:3 Lynda (1) 80:25</p>
	<p>J</p> <p>Jersey (17) 4:23;5:2; 12:25;16:4,8,12,15; 21:10;22:2;41:2,6; 42:17;43:16;45:23; 47:13;61:21;71:16 JOHNSON (2) 6:25; 52:1 joint (1) 14:17 Jose (15) 4:2;5:6;6:2; 10:5;13:12;52:15; 68:4;69:7;78:23; 79:23;82:5;84:14; 85:13;86:13;87:7 Josh (4) 15:9,19;16:9, 10 Joyce (1) 9:10 Jr (2) 4:3;81:5 jug-handle (2) 56:11; 58:10 jurisdictions (1) 22:25</p>	<p>L</p> <p>labeled (1) 19:3 lack (3) 59:25,25; 75:13 lacking (1) 59:13 land (4) 60:4,6;72:15; 73:6 lands (1) 34:5 Landscape (3) 33:2,6, 10 landscaped (4) 31:21, 23;32:1;37:12 landscaping (5) 28:11;29:9,20;30:7; 35:7 Langford (1) 9:11 Lap (1) 46:10 largely (1) 51:7 larger (2) 29:2;61:6 Last (11) 8:4;14:24; 35:3;55:25;62:16; 71:10,10;72:11;73:8; 75:6;83:8 lastly (1) 77:12 later (2) 44:10;66:24 Laurel (2) 57:2;71:5 Law (6) 58:14,21; 61:3;65:13;75:18; 76:15 layout (1) 28:8 layouts (1) 41:17 League (2) 7:12,16 leasing (1) 74:15 least (6) 8:4;23:10; 24:2;31:20,22;59:22 Lee (34) 5:8,9;6:4; 10:7;13:14,15;52:14, 17,18;54:14;68:2,6,7; 69:5,9,10;78:20,25; 79:1,25;80:1;82:7,8; 84:16,17;85:10,15, 16;86:10,15,16;87:5, 9,10 length (3) 21:14,15; 47:23 Leonard (32) 5:11,12, 25;6:4,5;10:7,8; 13:10,16,17;52:19, 20;54:15,16;68:8,9; 69:11,12;79:2,3;80:2, 3;82:9,10;84:18,19; 85:17,18;86:17,18; 87:11,12</p>	<p>M</p> <p>mailboxes (1) 45:6 Main (2) 12:24;46:11 Mainly (1) 36:24 maintained (1) 33:23 maintenance (2) 28:1; 33:10 major (2) 74:14;81:4 majority (1) 61:11 make-ready (4) 18:14; 23:21,22;24:1 makes (1) 67:3 making (6) 27:15; 55:15;63:18;70:8; 83:25;85:8 Malcolm (1) 81:5 malls (1) 59:18 Management (5) 25:10;32:11;42:17; 73:10,10 manufacturing (2) 59:19;73:11 many (7) 11:10;21:10, 10;22:24;41:5;50:22, 23 map (1) 36:9 Maple (1) 62:10 Maplewood (6) 61:23; 62:1,6,17;77:1,8 Maps (1) 46:23 Maritime (1) 80:24 mark (1) 38:1 market (1) 72:17 markets (1) 73:20 Marlton (1) 16:8 Marques (1) 81:3 master (12) 71:14; 72:10;75:5,6,9;77:12, 14,16,25;78:2,4,6 Master's (3) 21:25; 45:21;57:6 material (3) 30:25,25; 32:20 materials (2) 46:8,11 Matthew (1) 9:15 maximized (1) 32:7 maximum (5) 35:24; 39:1;40:3,8;48:3</p>	
	<p>K</p> <p>keep (1) 29:15 keeping (1) 48:8 Keith (1) 5:11 Kevin (6) 14:11;17:7;</p>			

<p>may (10) 6:14;7:23; 8:9;24:6,14;25:3; 27:6;29:12;35:11; 73:4 maybe (1) 35:8 Mayor (1) 5:10 McCay (1) 14:12 McCray (1) 8:23 mean (8) 19:15;20:5, 6;35:6;47:2;48:19; 78:3;81:20 means (2) 58:3;65:11 measured (1) 43:10 measures (1) 72:24 meet (5) 40:20;41:13; 57:21;58:20;63:5 meeting (10) 4:4,9,9, 12,16,17;5:3,22;7:22; 8:3 meetings (2) 4:19; 7:20 meets (15) 36:7; 61:16,18,20,22,24; 62:1,3,5,7,9,11,13,15, 17 member (2) 9:21;57:9 Members (8) 7:10,12, 16,23;8:9,13;9:20; 21:4 membership (1) 8:8 mention (3) 17:25; 30:10;48:14 mentioned (2) 39:19; 76:24 mentions (1) 77:18 Merrimac (1) 81:2 met (1) 32:14 Metropolitan (1) 63:8 Michaels (3) 14:19; 15:6,9 might (3) 65:14; 66:23;78:7 mill (2) 19:23;20:1 MILLER (121) 4:15; 5:6,8,10,13,15,17,19; 6:2,4,6,8,10,12,20; 10:5,7,9,11,13,15,17; 13:12,14,16,18,20,22, 24;14:1;52:15,17,19, 21,23,25;53:2,4,22; 54:2,7,12,15,17,19, 21,23,25;68:4,6,8,10, 12,14,16,18;69:7,9, 11,13,15,17,19,21; 78:23,25;79:2,4,6,8, 10,12,23,25;80:2,4,6, 8,10,12;81:19,23; 82:5,7,9,11,13,15,17, 19;84:14,16,18,20,22, 24;85:1,3,13,15,17, 19,21,23,25;86:2,13, 15,17,19,21,23,25; 87:7,9,11,13,15,17,</p>	<p>19,21 mind (1) 34:25 minimal (1) 36:3 minimizing (1) 7:8 minimum (11) 22:18, 18;24:3;30:20;35:21; 37:24;38:4,6,23;39:9; 47:25 minor (3) 9:16;37:21; 74:14 Minutes (1) 5:22 mirrored (1) 78:4 Mitigation (1) 76:8 mixed (1) 75:10 model (2) 23:22,25 modification (2) 29:9; 40:14 modifications (2) 29:19;40:10 Monitor (1) 81:3 month (9) 7:13;8:19; 50:13;55:25;71:10; 72:11;73:8;75:6;83:8 month's (1) 7:21 monuments (1) 26:18 MOORE (103) 6:25; 17:11;19:2,5,9,25; 20:12,18,20;21:12; 22:14;23:4,21;24:13, 20,24;25:9,13,15,18, 21,24;26:2,7,9,15,20, 23;27:5,9,13,18,25; 28:2,17;29:10,16,23; 30:6,9,14,19;31:17; 32:12,17;33:1,5,9,13, 19,22,25;34:3,12,18, 21;35:1,4,12,16,19; 36:10;37:23;38:7,23; 39:14,22;40:6,18,23; 41:11,15,24;42:10,16, 22;43:1,5,14;44:1,8, 14,23;45:5,8,12; 46:15,21;47:5,7,17, 21;48:5,16,23;49:5,8, 13,16,19,23;50:18,21 morals (1) 60:10 more (15) 12:8;18:2; 21:11;24:5;31:20; 34:13;37:24;38:8; 39:15,20,25;61:12; 73:13,15;74:24 most (5) 21:5;37:22; 41:4;62:24;74:4 motion (30) 5:23; 6:12;9:17,25;10:2,17; 13:8;14:1;51:22,24; 53:4,19;54:25;67:21; 68:18;69:21;78:17; 79:12,17;80:12; 81:25;82:19;84:10; 85:3,9;86:2,9,25; 87:2,21 motioned (3) 54:6,7,</p>	<p>10 motions (2) 8:11,11 motor (2) 31:5;73:19 move (9) 8:17;26:10; 29:14;55:7;63:22,24; 67:23;78:16;83:16 moved (12) 5:24; 13:9;53:20,21;69:4; 78:20;79:19;82:2; 84:11;85:10;86:10; 87:4 Moving (5) 17:25; 18:15;27:13;49:23; 64:19 Mt (4) 9:3;57:2;71:5; 81:15 much (5) 6:19;13:1; 20:5;72:3;80:17 Mulch (5) 32:20; 34:25;35:13,13;48:7 mulched (1) 32:18 Municipal (3) 43:2; 50:1;58:11 Municipalities (1) 7:12 municipality (1) 60:16 Museum (1) 80:24 must (4) 26:24;42:16, 22;43:1 mute (1) 7:8 mutually (1) 31:12 myself (1) 4:3</p>	<p>12:25;16:4,8,12,15; 19:21;21:10;22:2; 24:21;28:12;36:13; 41:2,5;42:17;43:16; 45:23;47:13;61:21; 71:15;73:15;74:14; 75:10 newspapers (1) 4:25 next (9) 7:13,21; 38:10;50:13;55:7; 65:22;66:21;69:25; 83:17 Nicholas (1) 16:3 Nick (6) 15:8,20;16:2; 20:25;27:21;30:17 night (1) 87:22 nighttime (2) 38:22; 43:8 NJ (1) 71:5 NJAC (1) 47:12 NJSA (1) 61:13 Nobles (1) 80:25 noise (2) 43:5,7 Non-condemnation (9) 55:14;56:9;58:2; 59:1;67:25;70:3; 73:3;75:22;83:24 none (4) 63:16;66:8; 76:11,11 nonoperating (3) 38:13,14,19 normal (1) 25:16 North (12) 10:20;19:2, 6,10,17,18;20:1; 36:14;42:4;74:5; 77:1;81:17 Northside (1) 61:24 note (7) 17:15;26:24; 30:9;46:21,25;47:9, 15 noted (2) 32:15;39:22 notes (8) 17:25;18:1; 25:11;26:7,8;27:9,12; 33:6 notice (2) 4:16;58:12 noting (1) 49:10 November (2) 7:13; 8:3 number (8) 20:22,23; 23:6;24:19;28:11; 31:13;32:7;48:24 numbers (1) 44:25</p>	<p>off (2) 8:22;38:13 offhand (1) 48:25 Office (13) 4:22;25:1; 27:2;28:18;29:13,18; 31:11,12;35:6;43:18; 59:18;71:23;77:16 Officer (1) 18:5 Officer/Administrative (1) 18:5 officials (1) 21:7 off-site (1) 14:23 often (1) 62:24 once (1) 17:3 one (33) 4:20;7:11; 14:24;15:3;16:1; 26:23;35:12;36:12; 37:10,13,13,13,14,14; 39:3,11,20;48:15; 50:13;56:8;61:12; 62:16;72:12,14,19,22, 25;73:13;74:1,12,21; 83:6;84:2 ones (3) 17:15;59:8; 62:24 One-Year (2) 86:5,8 only (2) 32:3;59:5 on-site (1) 41:16 open (6) 4:8,17; 31:14;51:15;63:16; 78:9 Opening (5) 4:13; 18:16,18,21,23 opportunities (2) 72:18;74:19 opportunity (4) 7:17; 8:14;20:9;73:5 opposed (1) 24:11 opposite (1) 20:16 option (1) 66:11 Order (4) 8:9,13;31:4; 66:15 Ordinance (7) 18:18; 23:22,25;32:14;34:8; 43:3;46:22 Organization (1) 14:19 ornamental (2) 28:13, 19 OSHA (1) 47:14 otherwise (4) 58:22, 22;60:9;78:1 ours (1) 24:15 out (5) 20:6;38:18; 48:17;49:14;58:5 outdoor (2) 38:11,15 outlines (1) 57:20 output (1) 39:25 outside (3) 33:3; 49:23;73:18 outstanding (1) 43:22 over (1) 59:4 overlay (2) 19:23;20:1 own (1) 65:22</p>
		<p>N</p>		
		<p>NADA (1) 47:5 name (9) 12:23; 56:24;64:1,3,10,12; 67:15;71:1,3 named (1) 62:19 names (2) 15:24; 16:25 nationwide (1) 21:10 nature (1) 11:7 necessary (8) 18:16; 25:3;28:14;34:16,22; 39:18;43:22;58:23 need (40) 5:23;7:23; 9:17,25;13:8;30:3,3; 31:18;32:9,22;35:16; 40:7,7;48:21;51:21; 52:4,12;53:8,19; 55:14,24;57:21; 58:19;59:1;60:15,21; 61:5;62:19;64:1; 67:25;68:24;70:10; 79:20;81:25;83:22, 24;84:10;85:5,9;86:8 needs (1) 76:21 negative (1) 60:9 neighborhood (1) 46:7 New (29) 4:23;5:2; 8:9,21,25;9:4,24;</p>		
		<p>O</p>		

<p>owned (1) 61:21 owner (3) 47:7,9;86:7 owners (3) 58:4;65:6, 23 ownership (1) 60:2</p>	<p>permanent (1) 26:15 Permit (4) 18:18,21; 33:14;34:1 permits (2) 34:8;43:23 permitted (6) 67:5; 73:6,22,24;74:8;75:1</p>	<p>30:24;48:6 plants (1) 31:13 platform (1) 4:10 Plaza (1) 81:9 plazas (1) 59:18 please (22) 4:13; 11:12,23;12:17; 15:14,16,24;16:1; 22:7;46:1;53:24; 56:18,24;57:17,24; 70:20;71:2;72:2; 79:18;82:1;84:10; 86:9</p>	<p>previous (4) 12:5; 22:23;28:24;72:8 previously (6) 22:4; 58:1;59:17;72:11; 75:6;76:15 primary (2) 77:24,25 principal (4) 17:16,23; 73:13;74:9 Principles (1) 61:3 prior (7) 7:20;26:25; 27:2;42:13;43:23; 65:1;86:7 probably (1) 21:2 problem (6) 22:6; 35:18;41:10;45:25; 57:16;71:20</p>	<p>9:4,8,12,16;10:21; 14:7;19:19;20:16; 28:10;38:17;39:9; 40:15 Protection (1) 43:17 provide (13) 12:19; 15:24;19:10;23:10, 15:31;4:33;15:41;16; 45:3;51:9;56:16; 60:23,23 provided (26) 4:16; 12:18;20:21,24;23:6, 24;27:1,19;28:3,19; 29:6;31:13,25;32:3,4; 44:15;45:2,6,9,12; 48:11;49:6;50:10; 53:13,14;76:14 provides (1) 46:13 providing (2) 28:5; 46:17 provisions (3) 34:7; 76:18,22 PSE&G (1) 40:10 Public (14) 4:17;5:21; 12:14;21:7;51:16,16; 55:8;58:12;60:7; 63:17;78:10,10,16; 83:19 publicized (1) 5:3 purpose (6) 4:22; 24:3;60:22;67:1,21; 72:11 purposes (4) 31:1; 32:11;38:12;59:19 pursuant (2) 39:3; 47:12 put (5) 11:2;40:23; 44:9;50:7;57:3</p>
P				
<p>pad (2) 23:12,19 page (7) 17:14;18:1; 35:3;37:2;49:20; 73:6;77:14 parcel (1) 61:6 parcels (1) 77:10 park (2) 23:2;73:18 Parker (1) 14:12 parking (40) 18:13; 20:22;21:8;22:9,19, 24;23:5,8,22,23,24, 25;24:1,2,3,6,6,7,10, 14;30:19;31:7,19,21, 24,25;32:8;35:19; 36:20,24,25;37:8; 38:4,24;39:2;46:13; 47:22,23;48:6;77:5 parks (1) 59:19 part (12) 14:19;25:4; 37:22;38:24;39:2; 44:16,20;58:25; 72:20;73:16;74:12,23 particular (2) 29:8; 36:12 particularly (2) 72:24; 75:12 parts (2) 14:24;77:13 pass (1) 67:20 past (1) 71:17 pathway (1) 39:14 paving (1) 32:20 payment (1) 65:17 PE (2) 6:25;15:18 pedestrians (1) 31:5 Pemberton (1) 57:11 Pennsauken (3) 56:12;58:10;75:25 Pennsylvania (1) 16:21 people (1) 36:20 PEPP (1) 15:19 per (15) 17:17;21:13; 22:15;23:4,21,25; 31:7,19;32:20;33:15; 34:8;38:10;39:16; 40:1;73:14 percent (7) 21:1;23:7, 9;24:5;30:24;31:20; 32:1 Perfect (1) 17:6 Performance (1) 18:15 Perhaps (1) 66:21 perimeter (1) 30:21 periodic (1) 77:20</p>	<p>person (3) 34:3; 47:15;67:14 pertinent (1) 8:15 phase (4) 14:24;44:1, 3,8 Philadelphia (2) 4:24; 16:20 photographic (1) 11:14 photographs (1) 77:3 picture (1) 38:1 piece (1) 83:15 Pierce (2) 17:19; 18:17 Pike (1) 16:15 pilot (3) 60:24;65:17; 82:24 place (3) 28:19; 44:11;72:6 places (2) 74:16,17 Plan (66) 14:4,16; 17:17;18:4;19:7; 20:6;25:2;26:16,24; 27:10,10;28:11;29:2, 9,20,21;31:13;32:10; 33:2,6;35:7;36:18; 38:3;42:11;46:25; 47:2,15,19;63:8;65:5; 66:9,13,15,22;67:4; 70:3,12,13,15,17; 71:24;72:5,10,12; 75:3,5,6,9,17;76:3,4, 8,20;77:12,15,16,25; 78:2,3,4,6;81:7,10; 85:5,7;86:6 planned (1) 19:22 planner (6) 41:1;57:8; 71:9,11,13,14 Planners (1) 16:11 Planning (27) 4:2,11, 18;6:22;7:4;8:1; 12:18,19;41:3;43:19; 44:6;49:24;52:7; 55:20;57:5,8,15; 60:19;61:3;65:14; 68:23;70:13;71:14, 15,16,19;83:4 plans (23) 19:3,16; 21:15;23:16,18;25:7, 11,24;26:21;27:2,16, 20;31:8;32:4,21,25; 42:6,8;46:21;47:9; 66:17;72:16;75:23 plant (2) 29:5;30:24 planted (2) 30:20; 32:19 Planting (3) 27:18;</p>	<p>30:24;48:6 Plenary (2) 82:23; 83:3 plus (1) 23:9 pm (3) 4:5;43:8,10 pm** (1) 87:24 PO (2) 16:4,12 point (6) 35:23;37:7; 38:5,25;39:9;42:8 pointed (1) 38:18 pole-mounted (2) 36:23;37:16 Police (7) 29:1,7,19; 30:2,4,11;48:12 policies (1) 42:1 Ponte (3) 56:1;84:4,7 porch (1) 46:12 Portfolio (1) 86:7 portion (4) 32:10; 38:24;39:2;78:16 positive (1) 61:7 possess (1) 59:12 possible (2) 25:2; 29:22 Post (2) 4:24;7:22 posting (1) 4:20 potentially (2) 19:22; 60:6 PowerPoint (1) 8:6 powers (1) 60:17 PP (3) 6:24;56:20; 70:22 Practice (1) 16:11 practicing (1) 22:2 Preliminary (6) 14:4, 16;58:7;81:4,7;86:5 Premises (1) 82:23 prepare (3) 55:22; 57:19;71:23 prepared (3) 24:1; 56:13;66:10 Present (8) 5:7,9,14, 16,18;10:22,23;41:7 presentation (2) 8:6; 11:12 presented (2) 53:7; 70:12 presenting (1) 14:9 Preservation (1) 43:18 presumed (1) 60:8 pretty (1) 58:5</p>	<p>proceed (1) 10:24 process (6) 8:16; 43:15;49:20;58:11; 66:22;73:2 professional (14) 21:22;22:1;41:1,1; 45:19,22;57:4,5,8,15; 71:6,8,11,19 professionals (2) 6:22;7:25 Program (1) 82:25 prohibited (3) 74:9,11, 16 project (17) 14:18,20, 25;15:1,4;19:6;26:24; 27:7;42:16,22;43:1; 44:5,11,17;51:12; 63:16;67:13 projects (2) 59:3; 63:10 proper (1) 60:1 properties (21) 14:17; 55:24;56:1,1,9;57:21; 58:9,18;59:1;60:25; 61:12,15;62:20,25; 65:5,7;66:8;67:10; 68:24;72:17;77:2 property (27) 9:1,5,9, 13,16;11:6,21;12:1,3; 18:11;28:7;43:11; 55:9;56:2;58:3,4; 60:3;65:10,16,19,22; 66:8;73:1;74:4,7; 75:21;83:20 property's (1) 24:22 proposals (1) 7:19 proposed (22) 17:19; 19:22;20:22;21:15; 23:12;24:21,24; 28:20;33:16;36:7,13; 38:20;39:16;40:3,11; 42:2;44:14,16;45:5, 13;53:17;77:10 proposes (2) 23:24; 44:24 proposing (13) 8:24;</p>	<p>qualifications (1) 40:24 qualified (1) 21:19 qualify (5) 21:22; 45:19;57:5;60:14; 71:7 quality (2) 28:7;42:19 quantities (1) 32:16 quantity (1) 42:18 quarter (2) 58:8;72:20 quick (2) 12:16;63:24 quickly (2) 12:23; 62:23 quite (1) 31:13 quorum (2) 5:20; 45:23</p>
Q				
R				
<p>R-2 (1) 77:2 RA (2) 15:19,19 racks (1) 23:13</p>				

<p>raise (5) 12:17;15:15; 56:18;64:4;70:19 raised (3) 51:14; 63:20;78:14 Ramos (40) 5:13,14; 6:6,7;10:2,9,10; 13:18,19;52:21,22; 53:20;54:2,4,6,10,17, 18;68:10,11;69:13, 14;79:4,5,21;80:4,5; 82:3,11,12;84:12,20, 21;85:19,20;86:11, 19,20;87:13,14 ramp (1) 25:2 ramps (1) 24:25 read (1) 8:22 Reading (1) 4:13 ready (1) 10:23 Real (3) 12:16;60:2; 86:7 really (2) 12:5;38:14 rear (1) 18:12 reason (1) 23:3 reasons (8) 22:12,23; 28:6,14;36:5;38:21; 39:8,12 receive (4) 5:1;23:17; 44:11;53:15 receiving (1) 25:2 recently (1) 21:5 recharge (1) 42:19 recognize (3) 6:15,18; 20:8 recognized (1) 22:3 recommend (6) 58:17, 25;73:23;74:12;75:1; 77:23 recommendation (11) 7:24;55:15;62:18; 67:3,24;70:8;78:18; 83:14,25;85:5,8 recommendations (3) 7:21;9:23;58:15 recommended (4) 8:4; 9:23;74:9;76:18 recommending (2) 68:23;70:16 recommends (1) 28:18 reconstruction (1) 14:22 record (11) 11:18; 12:23;15:25;40:24; 48:22;53:24;54:9; 56:25;57:4;64:11; 71:2 recreational (1) 73:17 redevelop (2) 65:19; 66:12 Redevelopment (49) 17:17;47:19;55:14, 25;57:21;58:2,14,19, 21,24;59:2,3;60:15,</p>	<p>17,21;61:5,7;62:19; 65:12,15;66:13,15,15, 22;67:2,4,6,25;68:25; 70:3,12,13,17;71:24; 72:12,16,18;73:19; 74:20;75:17,18;76:3, 19;77:10,23;78:3; 83:22,24;85:6 reduce (1) 24:18 reduced (2) 24:7,14 reduction (1) 24:4 Re-examination (1) 77:15 reference (3) 9:19; 63:16;78:18 referenced (1) 48:19 referencing (1) 48:20 referring (3) 17:12; 82:21;83:7 reflect (2) 23:19;53:16 refresh (1) 8:17 refresher (2) 8:10,13 regard (2) 29:10;56:1 regarding (11) 8:6,7; 19:10;33:16;45:13; 48:11;55:22;63:10; 65:1;83:8,10 region (1) 74:17 registered (1) 7:14 regular (4) 4:8,11,19; 28:1 regularly (1) 4:4 regulated (1) 38:15 regulation (1) 61:4 Regulations (5) 42:17;43:7,12;72:13; 76:25 reiterate (1) 58:1 related (2) 4:7;51:11 relates (4) 58:7;75:3; 76:2,3 relating (1) 67:13 relationship (3) 11:16; 12:15;75:23 relief (11) 23:3;28:5; 29:6,10,24;30:1; 32:15;34:11,17;35:8, 10 relocate (1) 73:4 relocation (1) 75:20 relocations (1) 73:2 remain (1) 71:9 remains (1) 4:6 remediate (1) 72:7 remind (1) 7:11 reminded (1) 47:8 reminder (2) 7:7;8:10 Remington (3) 17:12; 43:14;52:2 remote (1) 4:10 removal (6) 33:13,14, 16;34:1,6;48:8 remove (3) 29:5;34:3,</p>	<p>16 removed (6) 28:9,16; 33:20;35:4;48:7; 81:18 removing (1) 34:13 rendered (1) 38:2 rendering (4) 32:11; 37:4,7;45:9 Renewal (2) 14:5,15 rental (1) 51:8 rents (1) 51:9 Reorg (1) 8:5 repair (1) 74:14 repeated (1) 53:23 replaced (1) 76:12 replacement (1) 27:19 Report (20) 7:5,7; 8:18;17:8;40:19;44:9, 9;53:11;55:22;56:13, 14,16;57:19,24; 58:17;59:7;63:11; 66:16;73:7;77:22 reported (1) 71:10 Reports (1) 77:15 represent (1) 11:18 representation (1) 11:14 representative (1) 47:10 request (12) 22:13,22, 24;28:4;32:6,14; 35:10;36:5;39:7,18; 78:17;86:4 requested (5) 21:16; 22:21;35:21;55:19; 79:17 requesting (5) 22:10; 34:17,18;36:2;39:18 require (1) 76:12 required (20) 17:16, 22;18:22;23:8,23; 24:5,6,11,14;27:6; 31:2;32:5;35:8;40:10, 14;49:11;75:20; 76:15,19,20 requirement (4) 17:18;24:4;47:1; 65:20 Requirements (11) 17:15;18:2;31:7; 40:21;41:13;42:24; 45:14;46:16;60:20; 72:22;83:2 requires (2) 29:19; 61:8 reserved (1) 4:21 residences (1) 75:19 residential (9) 38:16, 19;43:11;64:24;74:5, 6;75:11,14;77:7 resistant (1) 40:12 Resolution (24) 4:18; 23:18;25:5;44:5;50:6,</p>	<p>8,10;53:7,9,10,13,15, 17;55:15;58:15; 68:21,22;70:7,16; 79:15;82:21;83:8,25; 85:7 Resolutions (5) 56:12; 57:2;71:4;80:22; 81:24 respond (1) 13:3 response (2) 51:17; 63:18 responsibilities (1) 8:8 responsibility (2) 40:9; 47:8 responsible (1) 47:11 rest (1) 77:9 restaurant (2) 66:4,6 restaurants (1) 73:21 restrict (1) 59:2 result (2) 7:19;24:4 resulting (1) 60:5 retail (4) 59:18;82:22, 23;83:3 retail-oriented (1) 74:24 retained (1) 55:17 review (13) 25:7;29:1; 42:13;44:2,10;50:19; 65:9;67:4;70:2,14; 71:24;85:5,6 reviewed (5) 14:21; 44:4,4;53:12;67:7 revise (4) 25:24; 26:21;32:22,24 revised (5) 21:16; 23:16;31:9;32:4,21 revisions (1) 26:5 revitalization (1) 76:6 revitalize (1) 20:9 RFP's (1) 7:20 Richardo (1) 81:3 right (24) 12:17; 15:16;20:18;27:25; 29:16;30:6,13,14,17; 32:12;35:1,15;37:10; 38:9;42:5;49:4,7,12, 15;50:9,14;56:18; 64:4;70:19 right-of-way (6) 36:15, 16;40:12,16,20;41:12 rights-of-way (1) 30:22 Ritchie (88) 15:9,18; 16:6,6;19:15;21:24; 22:9,22;23:15;24:9, 18,23;25:4,12,14,17, 19,23;26:1,4,8,14,19, 22;27:4,8,11,17,21; 28:4,22;31:10;32:6, 13,24;33:8,12,18,21, 24;34:2,10,14,20,23; 35:2,5,15,18;36:2,11, 22;37:3,6,10,19;38:4,</p>	<p>17;39:7,21;40:5,17, 22;42:7,15,21,25; 43:4,13,25;44:7,13; 45:3,7,11;47:4,6,16; 48:14,18;49:1,4,7,12, 15,18,21;50:2 RITHCIE (1) 33:4 Road (10) 8:24;9:7, 11;18:21,23;80:25; 81:2,3,3;86:6 roadway (2) 19:11; 20:14 roadways (1) 24:22 Roberts (1) 8:8 Rod (9) 15:9,18;16:6; 19:13;21:17,21;22:8; 37:2;42:5 Roll (15) 5:5;6:1; 10:4;13:11;52:15; 54:13;68:3;69:6; 78:22;79:22;82:4; 84:13;85:12;86:12; 87:6 Rollins (1) 81:5 roof (1) 9:8 roofing (2) 9:5,12 roughly (1) 58:9 Route (2) 73:16;74:13 Rule (1) 8:9 runoff (1) 42:18</p>
S				
			<p>safely (1) 41:18 safety (8) 36:7;38:11, 21;39:12;47:8,11; 60:7,10 sales (1) 74:15 same (7) 5:1;22:23; 29:15;39:8;48:13; 59:22;66:11 sanitary (1) 42:24 SARA (2) 64:6,12 satisfy (1) 61:12 saw (2) 67:14;77:3 saying (2) 24:13; 64:18 scale (2) 46:6,8 schedule (2) 4:19; 72:6 scheduled (5) 4:4,8, 11;7:15;19:11 Scheurer (1) 9:15 Science (2) 21:25,25 screen (3) 30:23; 31:2;37:1 screened (1) 31:8 screening (1) 31:1 scrolling (1) 13:4 Second (21) 5:25; 8:11;10:3;13:10;52:4, 12,14;53:22,25;68:1, 2;69:5;72:14;78:21;</p>	

<p>79:20,21;82:3;84:12; 85:11;86:11;87:5 seconded (3) 54:3,4, 11 secretary (1) 9:21 Section (37) 21:13; 22:15;23:4,13;28:21; 30:15;31:7,19;32:20; 33:7,11,15;34:8,11; 35:20;38:10;39:4,16; 40:1,6,8;46:17;47:21, 22,24,25;48:1,2,6,8, 10,17,19,20;49:9,13; 82:22 sections (2) 37:12; 45:15 secure (1) 23:5 security (1) 38:12 Sediment (1) 42:11 seeing (1) 13:7 seeking (1) 14:15 seeks (2) 39:4;40:1 self-service (1) 74:21 sense (1) 35:9 sensitive (1) 46:6 sent (1) 11:13 separate (1) 65:2 September (5) 5:22; 80:22;81:19,20,24 served (1) 71:12 service (1) 73:19 servicing (1) 60:7 set (4) 25:16;42:18; 61:13;63:11 setback (2) 17:17,24 setbacks (1) 47:19 seven (1) 58:8 seventh (1) 21:3 several (4) 14:21; 39:10;58:20;72:20 sewer (1) 42:24 shade (3) 28:12,18; 29:3 shall (35) 18:6,9; 21:14;22:17;23:6,7; 24:2,4;25:15;28:20; 30:20,22;31:3,6,8,21, 22;32:1,18;33:5,9,15; 34:3;35:20;38:12,25; 39:2,15,23,25;41:12; 42:11,13;58:15;60:17 Share (1) 76:20 SHEEHAN (88) 14:11, 12;15:14;16:2,9,13, 16,22;17:4,9;19:1,4,8, 13;20:3,15,19,25; 21:17;22:5,8;24:17; 29:25;30:8,13;37:2,5, 9,17,25;38:2,9;41:7; 45:16;46:2,20;47:20; 48:4,13;49:2,22;50:3, 7,12,15,22,25;51:5; 52:9;53:6;55:2,4,5,</p>	<p>16,17;56:5;57:3,14, 18,23;62:23;63:4,9, 13;64:21,25;65:4,9; 66:2,7,19,20;67:1,17; 68:20;69:2,24,25; 70:9,9;71:6,18,21,22; 72:1;79:14;80:15,16 Shipyards (1) 80:24 shopping (1) 59:18 shops (2) 74:13,14 short (2) 8:6;21:21 short-term (1) 60:15 show (2) 36:8;42:6 showing (2) 45:8,10 shown (3) 13:6;32:21; 33:2 Shropshire (10) 15:11,18;16:13,14, 14;40:25,25;41:14, 20;42:5 shrubs (3) 28:13; 31:14;32:19 side (8) 18:3,9,12; 19:20;20:17,18; 36:16;84:3 sides (2) 18:7,12 sidewalk (4) 19:21; 20:16;24:21;31:4 siding (1) 46:10 sight (1) 33:1 Sign (12) 10:19,22; 11:10,12,16;12:4,5, 10,15;81:12,14,16 signage (2) 44:14,16 signatures (1) 27:2 significant (2) 28:11; 59:21 similar (6) 55:25;60:3; 66:7,10;73:7,17 simply (1) 60:23 sit-down (1) 73:21 Site (26) 14:4,5,16; 19:5,7;25:1;26:16; 31:6;32:10,10;33:3; 38:3;41:25;42:8; 43:21,23;44:3;47:8, 11,12;61:8;72:13,15; 81:7,10;86:6 site-specific (1) 61:6 situation (1) 30:4 six (6) 34:5,13,22; 48:9;59:8;71:17 size (3) 22:19;26:17; 47:22 skate (1) 73:18 slices (1) 77:2 small (3) 46:14;74:25; 77:2 Smart (3) 61:2;63:4,5 social (1) 60:9 Society (1) 81:1 Soil (4) 42:11,12; 43:18;49:25</p>	<p>solely (1) 58:7 someone (1) 51:21 sometimes (1) 20:7 soon (1) 29:21 Sorry (7) 16:19;36:17; 40:24;48:14,23; 63:23;65:21 sort (1) 77:8 sound (1) 43:7 sources (1) 39:24 south (3) 72:23;74:2; 81:11 southeast (1) 56:11 space (12) 22:9,15, 19,24;23:1,19,22; 24:1,4;47:22,23; 59:14 spaces (22) 18:14; 20:22;21:14,15;23:7, 8,11,22,23,24,25; 24:2,6,7,10,14,19; 31:20,22,32;2,2,8 speak (1) 11:23 SPEAKER (1) 63:23 specific (7) 35:9; 48:17,19,20;65:5; 66:9,16 specifically (3) 42:3; 49:9;68:22 specified (1) 23:9 specify (1) 40:3 spillover (1) 36:15 sponsored (1) 7:18 spots (1) 37:19 square (3) 10:21; 12:4;31:24 staff (1) 6:22 stage (1) 66:23 stagnant (1) 60:5 standard (7) 22:9,11, 24;27:24;37:22; 39:17;40:2 Standards (12) 18:15; 28:21;33:11;36:4; 37:21;39:5;40:21; 41:13,22;42:18; 46:23;51:8 standing (1) 71:9 start (2) 11:1;16:2 Starting (1) 17:14 state (23) 12:22; 17:21;18:23;22:2; 41:2,5;42:23;43:17; 44:8;45:23;56:24; 59:23;61:16;63:8; 64:1,2,3,10;71:1,15, 16;73:12;75:2 stated (6) 14:14; 27:10;39:8;49:9; 51:25;69:1 Statement (3) 4:13; 44:2;50:8 states (1) 68:22</p>	<p>stating (1) 24:15 station (1) 75:7 stations (3) 72:21; 73:19;76:14 statute (1) 60:22 Statutory (6) 58:21; 59:5,6,10;61:6,13 step (1) 66:21 steps (1) 9:1 Steven (1) 5:8 still (2) 67:16;81:5 storage (1) 74:22 store (2) 11:7;65:23 stores (2) 11:10;73:20 stories (1) 46:6 Stormwater (6) 25:9; 26:3;32:11;42:17; 44:9;73:10 Street (40) 10:20; 11:18;12:25;16:20; 17:20,22;18:8,11,16, 16,18;19:2,6,11,18, 19,20;20:2,17;28:19, 20;30:9,16,17,22; 31:8;36:14;42:4; 46:8;48:10;56:10; 62:1,6,10;75:8;77:1; 81:1,13,17;84:6 streets (2) 17:23;18:2 structure (2) 22:17; 73:14 Study (1) 58:18 Subdivision (1) 81:4 subject (5) 5:3;18:11, 18;33:14;52:5 submission (4) 25:5; 44:5;46:23;50:4 submit (4) 25:6;53:9; 57:14;71:18 submitted (1) 57:19 substandard (1) 59:11 substantial (1) 28:10 suburban (1) 76:22 sufficient (6) 20:22,24; 21:11;22:12;23:1,13 suggestions (1) 31:15 Suite (1) 71:5 summarize (3) 56:14; 57:23;72:1 summary (4) 21:21; 45:18;47:17;77:22 Sumter (1) 9:11 supplant (1) 73:23 sure (8) 7:8;17:4; 19:15;21:24;57:6,25; 67:1,19 surface (1) 77:5 surrounding (1) 60:11 swear (2) 16:22;56:15 swear/affirm (1) 12:17 Swearing (1) 6:21 sworn (3) 15:13;64:1; 70:18</p>	<p>sworn/affirmed (5) 7:1;15:21;56:21; 64:7;70:23 System (2) 25:10;81:8</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>talk (1) 77:16 talking (1) 30:17 talks (1) 77:14 tamper (1) 40:12 Taveras (1) 81:15 Tax (3) 45:1;60:16,23 taxes (1) 65:17 TEAMS (1) 4:10 Technology (1) 81:11 terms (8) 32:16;52:6; 71:8;75:2,23;76:17, 24;77:12 testified (8) 7:1;15:21; 41:4;45:23;56:22; 57:12;64:7;70:24 testify (2) 17:5;21:20 testimony (11) 12:18; 19:10;20:21;21:18; 33:16,19;41:16; 44:15;45:12;46:18; 48:11 thanks (2) 20:20; 71:22 theme (1) 44:19 thereafter (1) 23:10 Therefore (8) 4:8; 53:18;63:22;75:8,20; 77:9;78:16;79:17 thereof (3) 4:21,24; 5:1 thereon (1) 60:3 third (2) 25:25;72:19 Thomas (30) 5:17,18; 6:10,11;10:13,14; 13:22,23;52:25;53:1; 54:21,22;68:14,15; 69:17,18;79:8,9;80:8, 9;82:15,16;84:24,25; 85:23,24;86:23,24; 87:17,18 thought (1) 84:10 three (5) 35:24;38:5; 46:6;50:23;82:25 three-bedroom (1) 46:5 three-bedrooms (1) 51:2 throughout (4) 36:23; 39:13;41:4,5 throw (1) 50:5 Thursday (2) 4:5;7:18 Thus (2) 18:12;24:6 tight (1) 20:7 times (3) 28:25;29:2, 12 title (1) 60:2</p>
--	--	---	--	---

<p>today (1) 81:18 tonight (9) 6:16;12:19, 20;15:8;50:11;53:14, 17;70:14;81:21 tool (1) 65:14 tools (1) 65:12 top (1) 15:3 Torres (1) 9:7 total (4) 15:4;18:13; 24:5;59:25 toured (1) 21:4 townhomes (1) 46:5 townhouse-style (1) 15:3 Township (4) 57:11, 11,12;76:1 track (1) 74:3 traffic (7) 15:11;40:19; 41:2,8,15,19,22 train (1) 75:7 Transformation (1) 14:20 transit (1) 75:13 transmitting (1) 4:23 transportation (2) 41:3;61:22 trash (1) 22:20 tree (11) 28:2;29:5,5, 11,14;33:14;34:1,4; 48:8;49:3,5 trees (27) 28:6,6,7,12, 12,13,15,18,19,20,20; 29:3,3;30:10,16,17; 31:14,22;32:1,18; 33:3,16,20;34:12; 48:10,15;50:5 tress (1) 33:13 Triad (1) 16:4 triangle (2) 19:5;31:6 triangles (3) 33:1,3; 42:8 trouble (1) 16:18 true (1) 12:20 truth (1) 12:20 try (1) 29:21 trying (1) 36:18 Tuckahoe (1) 8:24 Tuesday (1) 7:18 turned (1) 38:13 two (17) 4:23;14:24; 18:2;24:2;25:10,16; 26:17;27:19;35:23; 46:5;47:1;48:1; 50:23;56:7,8;59:22; 74:1 two-bedroom (1) 46:5 two-bedrooms (1) 51:1 type (2) 29:11;74:20 typical (4) 11:7,9; 22:11;46:4 typically (1) 29:13</p>	<p style="text-align: center;">U</p> <p>under (16) 4:6;9:23, 24;28:21;33:6,11; 35:2;36:1;44:15; 45:14;46:16;58:13, 20;61:3;65:15;66:14 undertake (2) 55:19, 21 undertaking (1) 60:4 UNIDENTIFIED (1) 63:23 Uniform (1) 47:13 unit (2) 15:3;46:12 Units (5) 14:8;15:2,4; 21:9;50:23 University (2) 57:7; 81:9 unless (2) 34:6;60:18 unmute (1) 16:17 unproductive (1) 60:5 unsafe (1) 59:11 unsanitary (1) 59:11 untenable (1) 59:24 unwholesome (1) 59:14 up (8) 17:2;31:12; 49:8;51:15,19;63:17; 67:15;78:10 upcoming (1) 8:2 update (3) 11:8;12:5; 77:16 upon (3) 34:5;50:15; 75:13 Urban (9) 14:5,15; 16:10;57:7;60:13,18, 24;62:25;63:1 use (10) 20:23;59:2, 17;65:12;72:15; 73:13;74:16;75:1,10; 77:5 used (3) 59:17;62:24; 74:15 useful (1) 60:6 uses (14) 73:6,11,11, 15,17,22,23;74:8,10, 20,25;75:9;76:7; 77:10 using (1) 46:10 Utilities (2) 26:23;50:1 Utility (1) 27:10 utilization (1) 60:1 utilize (1) 60:17</p> <p style="text-align: center;">V</p> <p>vacancies (1) 59:21 valuable (1) 60:6 Variance (23) 10:19; 14:5;17:16,22;21:16; 22:10,13,21,23,24; 30:5;35:21;36:3,5;</p>	<p>39:6,8,18,19;40:2,7; 81:12,14,16 variances (5) 18:11; 26:11;47:17,18;51:25 various (2) 57:12; 71:12 vehicle (3) 73:19; 76:13,13 vehicles (1) 31:5 verification (2) 27:1; 44:25 Vernick (2) 43:14; 52:2 Vernick's (1) 17:12 via (1) 4:9 VICE-CHAIRMAN (20) 5:9;13:15;52:14,18; 54:14;68:2,7;69:5,10; 78:20;79:1;80:1; 82:8;84:17;85:10,16; 86:10,16;87:5,10 Victor (1) 5:10 view (1) 30:19 Village (4) 14:20,23; 21:5;46:8 virtual (2) 4:9,11 virus (1) 4:7 visibility (1) 31:5 visile (1) 31:8 visual (1) 30:23 voir (1) 17:1 volumes (1) 41:19 voluntary (2) 73:1,2</p> <p style="text-align: center;">W</p> <p>Wait (1) 52:5 waiver (12) 30:6; 31:18;32:4,7,22; 34:11,19;35:17;39:5; 48:7,21;50:5 waivers (7) 26:11; 35:3;47:18;48:5; 49:10;50:16;51:25 walk (1) 21:8 Walker (1) 5:11 walkway (5) 38:24; 39:2,14;47:24,25 walkways (5) 31:4; 39:13,17,23;40:4 wall (2) 22:16;31:3 wants (2) 7:13;11:8 washes (1) 74:14 Waste (1) 43:2 water (1) 42:18 way (1) 56:11 Wayne (2) 17:21; 18:17 website (1) 4:13 welcome (3) 50:21; 66:19;80:20 welfare (2) 60:8,11 west (2) 56:10;73:8</p>	<p>what's (5) 8:15;17:19; 40:4;64:15;74:10 whereby (1) 82:25 White (2) 16:15;37:15 whole (1) 75:9 width (2) 22:18;30:21 WILLIAMS (26) 6:14, 18,24;7:6;9:20;11:17; 12:2,8;13:4;51:13,18; 52:12;53:23;54:4,9; 63:19;67:14,18; 78:13;83:5,7,10,13, 18;84:4,7 Williamstown (1) 12:25 willing (1) 31:15 Wilson (14) 56:3,5; 58:9;61:18,20;62:2,4, 9,13,15;64:14;65:22; 72:25;77:20 wind (1) 49:8 windows (2) 8:25;9:4 Withdrew (2) 81:7,14 within (17) 22:17; 23:2,19;31:23;34:5; 36:25;40:12,16,19; 41:12;58:18;60:18; 61:12;63:1;65:12; 67:5;83:1 without (4) 40:13; 58:23;62:19;73:20 words (1) 78:1 work (15) 8:25;9:4,8, 12,16;20:4,10;28:25; 29:20;30:2;31:11,15; 35:6,13,14 working (3) 43:16; 59:15;71:16 works (2) 17:2;50:14 wraps (1) 12:2 written (1) 27:1</p> <p style="text-align: center;">Y</p> <p>yard (3) 17:18,24; 47:19 yards (2) 17:19;18:12 year (3) 4:20;8:2,5 years (4) 27:19; 59:22;71:11,17 Yorkship (1) 9:7</p> <p style="text-align: center;">Z</p> <p>Zapata (1) 81:12 zero-emmission (1) 76:12 Zone (10) 60:18,24; 62:25;63:1;74:2,4,5; 75:25;77:1,2 zoned (2) 74:1;77:7 Zones (2) 60:14;74:1 Zoning (5) 18:4;34:7;</p>	<p>67:5,6,8 zoomed (1) 37:15</p> <p style="text-align: center;">0</p> <p>0.25 (1) 35:22 0.5 (4) 35:23;38:25; 39:9,15 08094 (1) 12:25 08101 (1) 16:4</p> <p style="text-align: center;">1</p> <p>1 (4) 23:22;44:1,3,8 1,000 (1) 39:25 10 (10) 4:5;17:18; 22:18;23:7;24:5; 31:20,22;32:1,2;58:8 10:00 (2) 43:8,10 100 (2) 21:1;23:8 103 (1) 71:5 105.6 (1) 10:21 1082 (1) 81:2 11 (3) 55:13;62:16; 70:7 1197 (3) 83:20;85:6,7 12 (5) 5:22;51:1; 55:10;61:19;70:4 1208 (4) 83:21,23; 85:6,7 1221 (5) 55:9;61:17, 19,21;70:4 123 (3) 55:12;62:8; 70:6 1238 (3) 55:10;61:23; 70:5 1239 (3) 55:11;61:25; 70:5 124 (1) 62:10 1240 (3) 55:11;62:2; 70:5 1241 (3) 55:12;62:4; 70:6 1250 (7) 55:12;62:6, 8,10,12,14;70:6 1251 (3) 55:13;62:16; 70:7 128 (3) 55:12;62:12; 70:7 129 (3) 55:13;62:14; 70:7 12-B01 (1) 61:19 12Q-B01 (2) 55:10; 70:4 13 (3) 18:13;24:11; 77:14 14 (1) 14:6 1400 (1) 86:6 1486 (1) 12:24 15 (3) 55:12;62:4; 70:6 15,000 (1) 40:5 1598 (1) 81:15</p>
---	--	--	--	--

<p>16 (3) 14:6;49:20; 84:5 16th (10) 17:20; 18:16;19:2,6,11,17, 18:20:1;36:14;42:4 17 (8) 14:6;49:23; 55:10,11;61:21,25; 70:4,5 1719 (1) 9:15 17th (2) 75:7;84:5 18 (5) 21:15;22:10, 11,25;23:2 181 (1) 82:22 1912 (1) 80:24 19147 (1) 16:21 1926.32f (1) 47:14 1983 (1) 47:5 1986 (1) 57:9</p>	<p>31 (1) 14:6 3127 (1) 9:3 33 (1) 71:11 3334 (1) 81:13 37 (3) 14:8;15:2,4</p>	<p>870.243F1 (1) 39:16 870-223 (2) 45:15; 46:17 870-230Z (1) 23:4 870-231B1c (2) 21:13;47:23 870-231B3 (2) 22:15; 47:21 870-234 (1) 23:14 870-243A15a (2) 39:4;47:24 870-243D2 (2) 35:20; 48:2 870-243F1 (1) 47:25 870-243F3 (3) 40:1,8; 48:3</p>		
<p>2</p>	<p>4</p>	<p>870-243H (1) 38:10 870-244D8 (3) 28:21; 30:15;48:10 870-244F2 (1) 31:7 870-244F3 (2) 31:19; 48:6 870-244F8 (1) 32:20 870-245 (2) 33:7,11 870-247A (1) 33:15 870-247B (2) 34:9; 48:8</p>		
<p>2 (5) 7:19;23:9;31:22; 83:21;86:7 2.0 (1) 35:23 20 (2) 21:14;22:18 2007 (2) 61:19;64:13 2014 (1) 76:3 2021 (1) 76:7 2024 (7) 4:5,20;5:4, 22;17:13;52:7;80:22 2035 (4) 61:17;65:22; 66:2,3 2157 (1) 62:2 2225 (1) 62:4 224 (2) 45:15;46:17 2305 (1) 62:8 2311 (1) 62:8 2345 (1) 62:12 2360 (1) 81:11 2363 (1) 62:14 24 (3) 55:11;62:2; 70:6 244F2 (1) 30:12 24th (1) 53:9 25 (1) 51:2 277 (1) 16:14 2803 (1) 81:2 2804 (1) 9:7 2869 (1) 8:23 2907 (1) 81:6 2987 (1) 9:11 2990 (1) 80:25</p>	<p>4 (1) 18:1 4.2 (1) 17:21 400 (1) 61:23 40A12A-5 (1) 61:14 48 (1) 14:6 49 (3) 14:6;23:24; 32:2</p>	<p>9 (6) 22:10,25;23:2; 24:7,10,14 90708 (1) 16:12 9708 (1) 16:4 973 (1) 81:3</p>		
<p>3</p>	<p>5</p>	<p>9</p>		
<p>3 (12) 17:14;38:5; 55:10,11;61:17,23; 70:4,5;81:9;82:25; 83:21,23 3.0 (1) 35:24 3/4 (1) 58:8 30 (3) 14:6;73:16; 74:13</p>	<p>5 (7) 16:7;23:25; 30:23;31:20,25;86:7, 7 5.0 (1) 35:25 5:23-2.21e (1) 47:13 50 (3) 23:23;30:24; 43:8 500 (1) 61:25 51 (1) 14:6 53 (1) 14:7 57 (1) 14:7 59 (1) 14:7 5th (3) 10:20;11:18; 81:17</p>	<p>6</p>		
	<p>6</p> <p>6.2 (3) 17:20,21,22 6:00 (1) 4:5 600 (1) 62:17 601 (3) 10:20;11:18; 81:17 65 (1) 43:9 657 (1) 62:6</p>	<p>7</p>		
	<p>7 (5) 32:3;55:12;58:8; 62:6;70:6 7:00 (2) 43:9,10 7:48 (1) 87:24 718 (1) 16:20 72 (1) 10:20 728 (1) 86:6 75 (1) 81:1 788 (1) 10:20 7th (1) 5:3</p>	<p>8</p>		
	<p>8 (4) 5:4;17:13;30:20; 52:7 80,000 (1) 21:9 815 (2) 57:1;71:4 818 (1) 14:6</p>			