

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

TRANSCRIPT OF MEETING
September 11, 2023

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

ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, September 11, 2023

- - - -

Transcript of proceedings in the above
matter taken in City Council Chambers, 2nd floor
City Hall, 520 Market Street, Camden, New Jersey
08101, commencing at 5:45 p.m.

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

DARNELL HANCE, CHAIRMAN
CHARLES COOPER, VICE-CHAIRMAN
KAREN MERRICKS
MARITZA ALSTON
JOSE BRITO BUENO

- - - -

KYLE F. EINGORN, ESQUIRE
ATTORNEY FOR THE BOARD
EVITA MUHAMMAD, ZONING BOARD SECRETARY
DENA MOORE JOHNSON, P.E., C.M.E. BOARD ENGINEER
REMINGTON & VERNICK ENGINEERS

Regine A. Ervin, CCR
Certified Court Reporter
Email: 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

1	- - I N D E X - -	
2	CASES HEARD:	PAGE
3		
4	1) APPROVAL OF MEETING MINUTES JULY 2023	4
5		
6	2) PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP 1454-1460 Haddon Avenue	6
7		
8	3) ASPIRE PROPERTY GROUP 945 N. 27th Street (Adjourned to the October 2, 2023 Mtg.)	29
9		
10	4) WILTON TORRES 116 State Street	29
11		
12	5) ST. JOSEPH'S CARPENTER SOCIETY 2912 Federal Street	53
13		
14	6) RONALD & FRANCES ABATE 1929 S. 4th Street	74
15		
16	7) ERFRAIN REYES, JR. 233 Grand Avenue	86
17		
18	8) DON LEY GROUP, LLC 265 Mt. Vernon Street	91
19		
20	9) KIRTTY TAVERAS 1539 S. 10th Street	97
21		
22	10) OSVALDO FERNANDEZ 1261 Dayton Street	104
23		
24	(Continued on Page 3)	
25		

- - I-N-D-E-X - -

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

CASES HEARD:	PAGE
11) JORDAN & JORDAN, LLC 1201 Atlantic Avenue	115
12) TARIQ S. ALAM 603 Berkley Street	128
13) ADOPTION OF RESOLUTIONS	140

1 MR. EINGORN: Good evening. Welcome to
2 the meeting of the City of Camden's Zoning Board of
3 Adjustment. This is the regular meeting for
4 September 11th, 2023. In conformance with the
5 Sunshine Law of the State of New Jersey, notice of
6 this meeting was posted in the Municipal Clerk's
7 Office on Wednesday, September 6th, 2023.

8 I'll take a roll call. Chairman Hance.

9 CHAIRMAN HANCE: Here.

10 MR. EINGORN: Vice-Chairman Cooper.

11 VICE-CHAIRMAN COOPER: Here.

12 MR. EINGORN: Reverend Martinez. Absent.

13 Theresa Atwood. Absent.

14 MR. EINGORN: Ms. Merricks.

15 MS. MERRICKS: Present.

16 MR. EINGORN: Ms. Alston.

17 MS. ALSTON: Present.

18 MR. EINGORN: Mr. Brito Bueno.

19 MR. BRITO BUENO: Here.

20 MR. EINGORN: Great. Thank you all.

21 Welcome everyone. Please be advised that
22 we only have five Board members tonight. So if you
23 do require a use variance, you will need an unanimous
24 vote of the full Board present. Otherwise, you will
25 not have enough votes to carry the statutory burden

1 so I'm just giving you the heads up. We will not
2 have anymore Board members arriving tonight. It will
3 be the five members that we do have.

4 The first matter, if we could have a
5 motion to approve the minutes for July 2023.

6 VICE-CHAIRMAN COOPER: Motion to approve.

7 MR. EINGORN: Do we have a second?

8 CHAIRMAN HANCE: Second.

9 MR. EINGORN: Roll-call vote. Chairman
10 Hance.

11 CHAIRMAN HANCE: Yes.

12 MR. EINGORN: Vice-Chairman Cooper.

13 VICE-CHAIRMAN COOPER: Yes.

14 MR. EINGORN: Ms. Merricks.

15 MS. MERRICKS: Yes.

16 MR. EINGORN: Ms. Alston.

17 MS. ALSTON: Yes.

18 MR. EINGORN: Mr. Brito Bueno.

19 MR. BRITO BUENO: Yes.

20 MR. EINGORN: Motion passes.

21 I will read the list of items tonight.

22 If you are here, please let us know that you are
23 present. Also, if you have cell phones, please
24 silence them. That will be great.

25 So the first matter on the agenda will be

1 Parkside Business & Community In Partnership, 1454 to
2 1460 Haddon Avenue.

3 MR. DIDUCH: Counsel is present.

4 MR. EINGORN: Good evening. Thank you.

5 The next matter is Aspire Property Group,
6 945 North 27th Street.

7 UNIDENTIFIED SPEAKER: We're asking for
8 an adjournment.

9 MR. EINGORN: Wilton Torres, 116 State
10 Street.

11 MR. IZZO: Ready.

12 MR. EINGORN: St. Joseph Carpenter's
13 Society, 2912 Federal Street.

14 MR. EINGORN: Great. Thank you.

15 Ronald and Frances Abate, 1929 South 4th
16 Street.

17 MR. BERNSTEIN: We're here and ready to
18 proceed.

19 MR. EINGORN: Very good. Efrain Reyes,
20 Jr., 233 Grand Avenue.

21 MR. REYES: Present and ready to
22 proceed.

23 MR. EINGORN: Don Ley Group, LLC, 265 Mt.
24 Vernon Street.

25 MR. LEYBA: Present.

1 MR. EINGORN: Good evening. Kirtty
2 Traveras, 1539 S. 10th Street.

3 MR. IZZO: Present.

4 MR. EINGORN: Thank you. Osvaldo
5 Fernandez, 1261 Dayton Street.

6 MR. IZZO: Also ready.

7 MR. EINGORN: Thank you. Jordan &
8 Jordan, LLC, 1201 Atlantic Avenue. Anybody? We'll
9 re-call that.

10 Tariq S. Alam, 602 Berkley Street.

11 MR. IZZO: That's ready.

12 MR. EINGORN: We'll take the first
13 matter, Parkside Business and Community in
14 Partnership, 1454-1460 Haddon Avenue.

15 MR. DIDUCH: We are ready.

16 MR. EINGORN: I'll swear in our
17 professional. Please raise your right hand.

18 - - -

19 DENA MOORE, P.E., C.M.E., having first
20 been duly sworn/affirmed, was examined and testified
21 as follows:

22 - - -

23 MR. DIDUCH: Good evening ladies and
24 gentlemen. My name is Kevin Diduch. I'm the owner
25 and principal attorney at KD Law in Haddonfield, New

1 Jersey. For the record, my last name is spelled,
2 D-I-D-U-C-H. It is my privilege this evening to
3 present an application for approval of a major
4 subdivision application on behalf of Parkside
5 Business and Community in Partnership.

6 The property in question is located at
7 1454-1460 Haddon Avenue identified currently as Block
8 1300, Lot 84 within the City of Camden. It's
9 currently situated in the Commercial/Residential Zone
10 of Parkside Redevelopment area. And the applicant
11 was previously before this Board on July 10th wherein
12 the Board authorized the subdivision of the lot for
13 which we're seeking final approval to subdivide this
14 lot into six lots to construct five individual
15 townhomes which we have immediately on display to my
16 right. As part of our testimony this evening, I do
17 have Mr. Samir Mody from Keller Engineers who I would
18 ask be sworn in by Mr. Eingorn as a professional.

19 MR. EINGORN: Sure. Mr. Mody, please
20 raise your right hand.

21 - - -

22 SAMIR MODY, P.E., having first been duly
23 sworn/affirmed, was examined and testified as
24 follows:

25 - - -

1 MR. EINGORN: For the record, Mr. Mody
2 was accepted as a professional engineer the last time
3 so I think if you would prefer that we just accept
4 him tonight as well.

5 MR. DIDUCH: Thank you very much. I
6 appreciate that Mr. Eingorn. I am going to turn it
7 to Mr. Mody to address the Board with respect to the
8 basis of the application that we're finalizing this
9 evening. And I'll be on standby for any questions.
10 Mr. Mody, take it away.

11 MR. MODY: Good evening everybody.

12 MR. EINGORN: Good evening.

13 MR. MODY: I'm Sam Mody. Principal owner
14 of Keller Engineers of New Jersey and we've been
15 contracted by PBCIP to prepare the Site Plan and the
16 lot consolidation and subdivision, major subdivision.
17 Dena, do you want to --

18 MS. MOORE: Do you want to just start
19 with the letter? Because the project was approved
20 previously, Site Plan approval. So now since the
21 applicant has proposed to subdivide the property as
22 we suspected during the Site Plan review. All right.

23 I'm referring to Remington & Vernick's
24 letter dated August 2, 2023. Starting on page 2 with
25 the area and bulk requirements. As a part of the

1 subdivision the applicant requires multiple variances
2 including the lot area maximum, the lot depth, lot
3 width and impervious coverage for multiple locations,
4 as indicated on page 2 of 5, the area and bulk
5 requirements.

6 Moving on to the subdivision comments.
7 The applicant must obtain the correct block and lot
8 numbers from the Tax Assessor. Written verification
9 must be received by my office prior to final review
10 and signature of the deeds and/or plat.

11 MR. MODY: Yes, we've secured the letter
12 from the Tax Assessor Abrina Carson. The letter is
13 dated August 7th, 2023. And basically she has
14 reviewed the major subdivision plan and memorialized
15 basically the lot and block numbers and the addresses
16 of each parcel that I show on the subdivision plan.

17 MS. MOORE: Have you forwarded that to my
18 office?

19 MR. MODY: No.

20 MR. DIDUCH: For purposes of the record
21 this evening if we could submit them as A-1.

22 MR. EINGORN: Do you have a copy for us?

23 MR. MODY: I'll mark it as A-1.

24 MR. EINGORN: You can have this.

25 MS. MOORE: And then I'll just get my

1 copy electronically for the electronic file.

2 MS. MOORE: Testimony should be provide
3 as to whether the major subdivision will be filed by
4 deed or by plat.

5 MR. MODY: The major subdivision will be
6 filed by plat.

7 MS. MOORE: Testimony should be provided
8 regarding the responsibility of the common property
9 and Block 1300, Lot 84 including the roadway parking
10 and stormwater system.

11 MR. MODY: So let me show that response
12 on the plan. The entire lot area is Block 1300, Lot
13 84. The parcel has been subdivided into six lots,
14 the common area lot which Dena just mentioned, the 5
15 individual lots for the townhouses. This common area
16 is comprised of five parking stalls which actually we
17 saw during the subdivision --

18 MS. MOORE: The Site Plan approval.

19 MR. MODY: Okay. And then you have the
20 two drive aisles which also showed on the Site Plan.
21 In the area behind which is designated for
22 landscaping, we have rain gardens proposed and other
23 shrubbery that provides the -- along the back side.
24 So all of this common area, the remainder of Lot 84
25 will be managed by the HOA in the future. And then

1 the five townhouses will sit on these parcels.

2 MS. MOORE: Now for the HOA -- excuse me.
3 Kyle, is there anything that you would need regarding
4 the development of the HOA to handle this?

5 MR. EINGORN: I mean, it would be nice to
6 see something that at least evidences that the HOA
7 is being created. And then it would have to be
8 a condition of approval.

9 MS. MOORE: Okay. So some type of
10 evidence that one will be created and then if you can
11 provide that to us too. Thank you.

12 MR. MODY: Thank you.

13 MS. MOORE: The plans should note that
14 the applicant will comply with the "City's Ordinance
15 Establishing Standards for the Submission of Maps and
16 Other Documents in a Digital Format." The applicant
17 should be aware that final signatures of approval and
18 building permits will not be issued until the
19 required information is received. So that's two
20 copies of a flash drive.

21 MR. MODY: As a condition of approval,
22 we'll comply with the City's Ordinance and provide
23 digital copies of the final plat.

24 MS. MOORE: The signature block on the
25 plans should be revised to add the signature for the

1 Zoning Officer/Administrative Officer and change the
2 signature lines for the City Engineer to Zoning Board
3 Engineer and Planning Board Chairperson to Zoning
4 Board Chairperson.

5 MR. MODY: And the signature blocks have
6 been revised on the updated plan as noted.

7 MS. MOORE: The surveyor and engineer's
8 certifications should include the term "to the best
9 of my knowledge and belief." So for both of those
10 certifications, can you add "to the best of my
11 acknowledge and belief?"

12 MR. MODY: And they have been unrevised
13 also.

14 MS. MOORE: And your surveyor is aware of
15 where to add that?

16 MR. MODY: Yes.

17 MS. MOORE: The applicant should correct
18 the discrepancy between the bearing noted for segment
19 5 and the plan for Block 1300, Lot 84.

20 MR. MODY: Yes. So the description of
21 the property that was submitted that were sealed
22 copies, they've all been addressed. The plan will be
23 revised once we secure the approval.

24 MS. MOORE: The applicant should correct
25 the discrepancy between the bearing noted for segment

1 2 and the plan for Block 1300, Lot 84.05.

2 MR. MODY: The same response. The
3 written description, I can provide this as an exhibit
4 if you'd like.

5 MS. MOORE: I mean, it's just easier if
6 you just say that you'll revise it. And then if we
7 get a full submission should the Board decide to
8 approve it.

9 MR. MODY: Okay. No problem.

10 MS. MOORE: I listed the Summary of
11 Variances and Waivers granted with the Site Plan
12 approval. Because that included the building height,
13 multi-family, the maximum lot area, lot width,
14 impervious coverage, curb and then trees 40-foot on
15 center. Also the number of parking spaces and
16 buffers. There were waivers granted for those.

17 The Summary of Variances and Waivers with
18 this application. It's the maximum lot area, the lot
19 width, lot depth, and impervious coverage. So did
20 you want to put any testimony on record regarding
21 those variances?

22 MR. MODY: No. I covered it during the
23 Site Plan.

24 MS. MOORE: Right. Okay. It's just the
25 fact that at this point because they requested the

1 subdivision that we have the additional information
2 that -- the additional variances that are required as
3 opposed to the ones from the Site Plan.

4 MR. EINGORN: Right. So by subdividing
5 the property into these six separate lots, it
6 triggered these different variances and that's why
7 they're requesting them tonight. So they're a little
8 different than what was previously granted for the
9 Site Plan because --

10 MS. MOORE: It was the overall.

11 MR. EINGORN: It was the overall site.

12 MS. MOORE: They needed for the overall.
13 Now we need it for the 5 individual lots. I just
14 wanted to make sure that the Board is aware of that.

15 You're aware of the Approval Process as
16 listed on page 4. If you have any questions, you can
17 contact my office. You're fine with that, Sam?

18 MR. MODY: Yes.

19 MS. MOORE: And Outside Agency Approvals
20 I have listed, Camden County Planning Board is the
21 only one --

22 MR. MODY: We haven't gotten their
23 approval yet. We have coordinated with them. We're
24 waiting for their final letter. We have spoken to
25 them.

1 MS. MOORE: For the subdivision it would
2 just be their signature. Just their signature on the
3 subdivision. But I know you're working with them on
4 the Site Plan. At this point, they're just
5 separate. Because we're going to finalize because
6 you have the time limit associated with the
7 subdivision, you can go ahead and move with the
8 subdivision and get that taken care of. And then you
9 can go do everything you need to do with the Site
10 Plan. But let's move the subdivision along so that
11 you don't hit that time limit where you have to come
12 back.

13 MR. MODY: Got you.

14 MS. MOORE: Mr. Chairman, that concludes
15 my review.

16 CHAIRMAN HANCE: Thank you.

17 MR. DIDUCH: For purposes of the record,
18 these were already in your application. I don't
19 think there's a need to admit those separately. So
20 we just sort of -- well, I can keep them up in case
21 the Board has any questions. At this time, we would
22 open it up to any questions or concerns the Board may
23 have by either myself or Mr. Mody.

24 CHAIRMAN HANCE: On your variances for
25 each individual home, width and size may change

1 because of the subdivided each individual?

2 MR. MODY: On Dena's letter it kind of
3 summarized all of the dimensions that was required as
4 part of the subdivision testimony. And then you can
5 see how this affected now with each of the
6 subdivision lots how the setbacks are now before you
7 totally different than the complete area.

8 CHAIRMAN HANCE: Now, will that affect
9 the parking behind the building?

10 MR. MODY: Parking is still defined by
11 the 5 spots that we have back there. No change
12 there. So we had developed this as a composite and
13 then subdivided. Nothing changes to what we had
14 previously shown as far as the area that was
15 designated from the townhouses.

16 MS. MOORE: Right. Nothing on the site
17 plan changes. This is just the creation of the
18 subdivision for the individual lots.

19 CHAIRMAN HANCE: Okay. Thank you.

20 MR. MODY: You're welcome.

21 MR. EINGORN: Does the Board have further
22 questions? No. Why don't we open to the public. Is
23 there anybody in the public that would like to be
24 heard with respect to this application regarding
25 1454 to 1460 Haddon Avenue, application for

1 subdivision? Seeing none and hearing none, we will
2 close the public portion. Now is the time for the
3 Board to weigh in on this application. It's not
4 something the Board typically sees. It requires a
5 vote of the majority of the Board. It's not a use
6 variance. And it is sort of part and parcel of what
7 you heard at the last meeting related to the Site
8 Plan.

9 I would ask that the Board put on some
10 record because there are bulk variances being
11 requested. Those are max lot area, lot width, lot
12 depth and impervious coverage which were triggered by
13 the fact that the single parcel will now be six. So
14 a discussion and then a vote -- motion.

15 VICE-CHAIRMAN COOPER: I think it's a
16 good thing for the community here and, you know, what
17 they're asking for is not going to be over from what
18 it requires. I think it's a good thing for that
19 neighborhood. All the setbacks, you know, it will be
20 good.

21 MR. MODY: You've seen the rendering,
22 right?

23 VICE-CHAIRMAN COOPER: Yes.

24 CHAIRMAN HANCE: I'm going to say that
25 it's something great for Parkside. It's bringing it

1 back to life. As a young man when I use to run the
2 streets around there, it was a lot better than now.
3 To bring it back even better, I think is a twist that
4 we need for Camden to come back strong. And Parkside
5 right now is leading the way. So I think it's a
6 great idea.

7 MR. DIDUCH: Thank you very much.

8 MR. EINGORN: So any motion that's made
9 tonight to the extent that the Board is going to make
10 a motion to grant this application, should be subject
11 to the discussion tonight, the terms and conditions
12 of the Remington & Vernick letter dated August 2nd,
13 as well as the condition of approval that the
14 applicant provide evidence of the creation of a
15 HOA --

16 VICE-CHAIRMAN COOPER: Right.

17 MR. EINGORN: -- for the lot, back lot
18 parking lot area; common area.

19 CHAIRMAN HANCE: Can we explain a little
20 bit more about the HOA and that back lot you were
21 pointing to the righthand side earlier.

22 MR. EINGORN: Not to cut them off. But
23 the issue is that you have a common area that's not
24 really going to be owned by any single lot. The
25 people who come in and purchase the five lots where

1 the buildings are, are basically going to share that
2 back area. And there's going to have to be some
3 controlling document which determines the rights of
4 the property owners as to who pays for it; how it's
5 paid for; how it's maintained and those types of
6 issues. And we don't want that to go unchecked
7 because then it could go into disrepair or something
8 of that nature which would create an issue or for the
9 homeowners in-fighting as to who owes what; how it
10 gets split up; who pays for it. So you need some
11 kind of governing document for that; that
12 everybody would be guided by it.

13 MR. MODY: You can't do a direct
14 relationship between Townhouse 1 and Parking Area 1.
15 You also have the common drive aisle here that has to
16 be maintained. And we also have landscaping behind
17 so who would be responsible would that be if you
18 didn't have an HOA because it circumvents all the
19 townhouses. So it just seemed to make more sense to
20 divide it into individual ownership then provide the
21 common area, which is the drive aisle, the five
22 parking spaces, and then the landscaped runs along
23 the back.

24 VICE-CHAIRMAN COOPER: And then HOA will
25 be covering the grass cutting and all that stuff?

1 MR. MODY: It would maintain --

2 MS. MOORE: It's a responsibility
3 basically because you have to make sure it's
4 understood who is going to be responsible. So those
5 five owners make that decision as to who is
6 responsible for snow removal, for certain things.
7 It's all that.

8 MR. EINGORN: Not to mention repaving.
9 You also have an issue where these buildings are kind
10 of uniform. Right? They have a uniform and solid
11 look. They're all consistent with each other. So
12 that may be also be something that's part of the HOA
13 to determine, hey, if it needs a new roof on one part
14 of the building, you're going to match the roof to
15 everybody else, including siding fixes, windows,
16 things like that. Because once you have people
17 making separate decisions as to what goes where, it
18 can change that, the whole look.

19 MR. MODY: You need common standards for
20 everybody.

21 MR. DIDUCH: But to Mr. Hance's point,
22 it's sort of kind of the place that people take
23 enough pride in that want to do those things.
24 We're pretty excited about it.

25 CHAIRMAN HANCE: This is ownership,

1 correct?

2 MR. DIDUCH: That's right. Reasonable
3 ownership of each individual townhome lot.

4 CHAIRMAN HANCE: So when you are selling
5 these homes or whoever will be selling these homes,
6 you will mention the HOA?

7 MR. DIDUCH: Yes, sir.

8 MR. BRITO BUENO: Is it like a
9 condominium?

10 MR. DIDUCH: Yes. It's a common
11 ownership. It's a condominium-style ownership of a
12 typical townhome. So it's more than one level.

13 MR. MODY: So they will get basically the
14 lot they would get with their sale. The HOA
15 governing documents would be provided with the sale.

16 MR. EINGORN: They're also usually
17 recorded with the Clerk's Office. Thank you.

18 CHAIRMAN HANCE: Going back a little bit.
19 So the HOA it's mostly everything that's in that
20 vicinity; am I correct, like the parking, the roof,
21 the windows, the snow removal? But they're
22 responsible for removal of their own trash out.
23 There's not a dumpster or anything like that?

24 MR. EINGORN: Correct. I think the
25 testimony when we were here last month was that,

1 there's sufficient trash at the curb on a weekly
2 basis that it would be sufficient to service all five
3 buildings. And I believe there was testimony from
4 the public as well that confirmed.

5 MR. DIDUCH: That the trash will be taken
6 out, I believe, three times a week.

7 MR. MODY: The schedule. Everything is
8 shaded in that common area. The remaining Lot 84 is
9 the shaded area in the landscaping.

10 CHAIRMAN HANCE: Let's get this on
11 record. The homeowners, is this a joint thing for
12 the HOA where they do it together as a unit where
13 someone --

14 VICE-CHAIRMAN COOPER: That's a lot of
15 money. The state would have a board or something,
16 right?

17 MR. MODY: They would have a board, a
18 Leadership team.

19 MS. MERRICKS: They would fix the whole
20 common ground and make sure everything stays the
21 same.

22 MR. BRITO BUENO: So what type of
23 ownership is that? It's not a condominium.

24 MR. DIDUCH: It's fee simple ownership,
25 right? So I think what you might be thinking of is

1 more like shares of a stock.

2 MR. BRITO BUENO: Yes.

3 MR. DIDUCH: That doesn't apply here.

4 It's actually fee simple ownership of each individual
5 lot which we have to the six lots altogether. And
6 then the sixth lot, final lot is shared commonly by
7 all the owners.

8 CHAIRMAN HANCE: So they come in knowing
9 that it's shared?

10 MR. DIDUCH: Yes. It's advertised as
11 such; it is going to be advertised.

12 MS. MOORE: The only thing I would say
13 since we're talking about it this much, is that
14 should the five owners agree or not decide to do the
15 HOA, that they make some type of contribution in
16 which possibly the City or someone would do it at a
17 cost. I mean, the only thing is, you can have a
18 situation where you have an HOA but then they don't
19 do anything.

20 But because it's for what they need, they
21 can do some of the things. I'm sure they'll do their
22 own snow removal and they won't argue with each
23 other, you know, having access. But some of the
24 other things that the City needs them to take care of
25 like their stormwater system, I think, there should

1 be something in there that there's, I mean, legally
2 however.

3 MR. EINGORN: That's usually something
4 that the governing document for an HOA would provide
5 in the event of a dispute.

6 MS. MOORE: Right. Okay.

7 MR. DIDUCH: That's right.

8 MR. EINGORN: But also it would be an
9 enforcement issue.

10 MR. DIDUCH: We'll have a whole set of
11 bylaw that govern how the HOA operates and that is
12 part of the condition of approval tonight. It's
13 going to be presented to the Board. Not necessarily
14 approval but just for presentment to know that it's
15 in place.

16 VICE-CHAIRMAN COOPER: So you're saying
17 that whoever buys these properties, the HOA, if they
18 don't agree to the HOA, they don't have to do it?

19 MS. MOORE: Oh, no, no. They would do it
20 but there are some situations where you have an HOA
21 and then all of a sudden there's no president,
22 there's no vice-president. You know, people move.
23 But as long as that legal document is in place early
24 on. And I'm talking about from before where you have
25 other large developments and they may not have

1 realized, hey, there's an HOA that was suppose to
2 handle something.

3 And then ten years later they need their
4 detention basin fixed. And all of a sudden people
5 didn't realize, oh, we didn't know there was an HOA
6 that was suppose to do this. Because all the
7 original people are gone. So as long as the legal
8 document is written in a way that it's in perpetuity;
9 that everyone who buys these properties understands
10 that they're a part of something in which there's a
11 common ownership for what they're taking care of.

12 MR. DIDUCH: How to ensure that happens
13 is, there's a Master Deed that is recorded with the
14 City together with the bylaws. And each individual
15 homeowner's deed is going to have what's called
16 Indexing. So they're going to have their own
17 individual deed that's going to be indexed to the
18 original Master Deed and the bylaws attached to that.
19 As you pull up a title search, you're going to be
20 able to pull up both the deed, the Master Deed as
21 well as the byLaws that go with it. That's a good
22 question though.

23 MS. MOORE: And that's just something
24 that's a little bit different because of the
25 situation where they don't have their individual

1 parking spaces because it's a tight area too.
2 So it's just something -- even on the Planning Board
3 when these type of Site Plans come in, it's something
4 that we just don't normally see. But we may be
5 seeing it more because you have smaller areas and
6 you're trying to get people situated into these
7 smaller areas.

8 MR. DIDUCH: Thank you. Anything
9 further?

10 VICE-CHAIRMAN COOPER: No.

11 MR. EINGORN: Does the Board want to make
12 a motion?

13 VICE-CHAIRMAN COOPER: I make a motion to
14 accept as long as they follow the guidelines here.

15 MR. BRITO BUENO: What happens if they
16 don't follow it?

17 MR. EINGORN: Their approvals tonight
18 would be on these conditions. So to the extent that
19 they don't comply, they wouldn't fully get their
20 approvals. So it's a motion --

21 MS. MOORE: This approval would give them
22 subdivision, the subdivision approval where we just
23 go through and they're subdividing by deed -- I'm
24 sorry -- by plat. So we'll just be signing the
25 documents to have them file with the County for the

1 subdivision. Because you guys already approved the
2 Site Plan previously.

3 MR. BRITO BUENO: I wasn't here.

4 MR. EINGORN: So it's a motion to approve
5 on the condition of the HOA and compliance with the
6 discussion on the record regarding and with the
7 August 2nd Remington & Vernick letter. So we have a
8 motion. Do we have a second?

9 CHAIRMAN HANCE: Second.

10 MR. EINGORN: We'll take a roll-call
11 vote. Chairman Hance.

12 CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Vice-Chairman Cooper.

14 VICE-CHAIRMAN COOPER: Yes.

15 MR. EINGORN: Ms. Merricks.

16 MS. MERRICKS: Yes.

17 MR. EINGORN: Ms. Alston.

18 MS. ALSTON: Yes.

19 MR. EINGORN: Mr. Brito Bueno.

20 MR. BRITO BUENO: Yes.

21 MR. EINGORN: Having five in favor and
22 none opposed, the motion carries.

23 MR. DIDUCH: Thank you very much. We
24 appreciate everone's time.

25 MR. EINGORN: The next matter this

1 evening is -- let's just quickly -- if anybody showed
2 up late, Aspire Property Group, 945 N. 27th Street
3 will not be heard tonight. They've requested an
4 adjournment to October 2nd. If you're here for that,
5 you're welcome to stay; you're welcome to leave. I
6 leave that up to you.

7 The next matter, Wilton Torres, 116 State
8 Street.

9 MR. IZZO: I have three witnesses. I
10 have the architect and the owner.

11 MR. EINGORN: Great. Would you like them
12 sworn?

13 MR. IZZO: Yes.

14 MR. EINGORN: Please raise your right
15 hand.

16 - - -

17 ELDONADO F. VID, AL, R.A.; WILTON TORRES,
18 FRANK PERALTA, ERIC RODRIGUEZ, having first been duly
19 sworn/affirmed, was examined and testified as
20 follows:

21 - - -

22 MR. EINGORN: Give you name and address
23 for the record.

24 MR. PERALTA: My name is Frank Peralta.
25 Address is 621 E. Allegheny Avenue, Philadelphia,

1 Pennsylvania 19134.

2 MR. TORRES: My name is Wilton Torres.
3 Address is, 621 E. Allegheny Avenue, Philadelphia,
4 Pennsylvania.

5 MR. RODRIGUEZ: My name is Eric
6 Rodriguez. Address, 621 E. Allegheny Avenue,
7 Philadelphia, PA.

8 MR. VID AL: I am El Donaldo F. Vid, Al.
9 architect of the project, 344 Camelot Court,
10 Cinnaminson, New Jersey 08077.

11 MR. IZZO: The applicant's appeal to
12 allow the architect's plans to be executed involves a
13 three-story residential building at 116 State Street.
14 And Mr. El Donaldo Vid, Al, he had made some specific
15 plans to renovate the building; to rescue it from
16 disrepair; and to allow the owners to construct the
17 apartments.

18 And they have a parking plan which is
19 mentioned in some rear elevation. And we have a
20 contract with another land owner in relation to
21 execution of a parking plan. But I would ask
22 Mr. El Donaldo Vid, Al to describe his plans overall.

23 MR. VID, AL: This building is part of
24 the block that has five rowhomes as they were
25 a long time ago. So there are three floors above

1 ground and one basement, one full basement. And what
2 we're intending to do is to renovate the whole
3 building. In each floor, one, two, three, we're
4 going to have separate apartments. The first floor
5 is going to have one-bedroom apartments. And the
6 second floor and the third floor is going to have 2
7 two-bedroom apartments. On the third floor, it's
8 going to be half like typical of those blocks back
9 then.

10 We're providing a new field of the roof
11 of the third floor, the second floor. And then the
12 second floor and the third floor are going to be
13 same, the same area. Each apartment is going to have
14 its own entrance. There are two entrances on State
15 Street and one entrance on Main Street which leads to
16 the parking, to the proposed parking. That
17 parking, actually the whole block they have an access
18 alleyway. It's a small one but they have an access.
19 All those rowhomes, they have an access on the back.
20 And then the area where the parking is going to be
21 located.

22 I was informed that Main Street is
23 closed. So basically, this area where the parking is
24 going to be, the only use, suitable use right now is
25 going to be parking because it's like a trap into the

1 block right now. We only need five parking spaces.
2 The owner, the prior owner acquired an agreement
3 with the parking owner for five parking. So in the
4 course, each floor is going to have what is called a
5 fire separation between the floors to separate the
6 units from one to each other plus the stairs. In
7 this case, each one apartment is going to have one
8 distinct stairs leading to the apartments.

9 So that's the overall the description of
10 what this building is going to look like. It's only
11 one facade State Street which we're going to keep the
12 same character of the block. We won't change it that
13 much; renovate it and whatever historical feature,
14 we're going to keep it. So basically it's keeping
15 the character of the building. I think that's all
16 I have.

17 MR. IZZO: Mr. Donaldo, the owner is
18 applying for a use variance from the board tonight?

19 MR. VID AL: Yes. This area which is
20 C-1, is only good for duplexes where the owner is
21 asking for three uses which is apartments, not two
22 but three apartments.

23 MR. IZZO: How would that use variance if
24 it's granted, not detract from the character of the
25 neighborhood or how would it enhance the

1 environment?

2 MR. EINGORN: I don't mean to interrupt.
3 Are we sure this is C-1? Because I have this noted
4 as R-2. Not that it would make a huge difference.
5 You'd still need a use variance. I guess the
6 difference would be that a duplex would be legal;
7 the extra one unit would not. But I think being in a
8 residential zone maybe that helps mitigate a little
9 bit. I don't know. But I have this indicated as
10 R-2. If the Board will recall, this was here
11 previously for four units.

12 VICE-CHAIRMAN COOPER: Yes.

13 MR. EINGORN: I guess the applicant is
14 now reducing that to three units. But even then I
15 had this indicated as an R-2 Zone as well. Not that
16 it makes a huge difference. I was just curious
17 whether or not...

18 MR. IZZO: That's consistent with our
19 application, I believe.

20 MR. EINGORN: Okay. Sorry to interrupt.
21 I apologize.

22 MR. IZZO: What was the use of the
23 building, three-family home? The Zoning Officer's --

24 MR. EINGORN: The Zoning Officer's letter
25 dated April 25, 2023, does indicate an R-2 Zone. The

1 prior resolution indicates an R-2 Zone as well. Like
2 I said, I'm not here to make a huge issue out of it;
3 only that it would be a residential zone as opposed
4 to commercial.

5 MR. VID AL: It's going to be
6 residential. R-2 allows a duplex but not a
7 three-family.

8 MR. EINGORN: Right. But you'll still
9 need a use variance but at least --

10 MR. VID AL: Right. It's a use
11 variance.

12 MR. EINGORN: -- you'd still be within
13 the residential.

14 MR. VID AL: Yes.

15 MR. TORRES: My target is for residential
16 anyway. It's not for commercial. Like we're more
17 targeted into being an affordable home for like
18 Rutgers' students and employees since we're so close
19 to Rutgers and there's a shuttle bus literally around
20 the corner dropping students off and picking up
21 students every day.

22 MR. IZZO: Mr. Vid Al, when you look at
23 this particular structure, do you have an opinion
24 that it would be suitable for a conversion of this
25 nature as opposed to other structures in other areas?

1 MR. VID AL: I think it is. Those
2 rowhomes in the past, long time ago, were big
3 families in there. So they have at least those
4 rowhomes in North Camden there were families or five
5 or six so basically the new population in the 3
6 one-bedroom and then two-bedroom apartments is not
7 different than what it was when it was a big family
8 in those houses. In keeping the character of the
9 building, it's going to look like the same but it's
10 like the entrance of the building what is going to be
11 different. It's going to have three entrances.

12 MR. EINGORN: And this will be five total
13 bedrooms? Is it five bedrooms total?

14 MR. TORRES: Yes.

15 CHAIRMAN HANCE: Go back to the
16 entrances. You got three entrances. One in the
17 front?

18 MR. TORRES: Two.

19 MR. VID AL: Two in the front.

20 CHAIRMAN HANCE: Two in the front.

21 MR. VID AL: There's one entrance,
22 natural entrance and then we're going to have the
23 stairs that is going to go to the second floor. And
24 then from the parking, there's going to be another
25 stairs on the third floor. So it's like all of them

1 they're going to have their own entrance. They're
2 going to meet at the foyer. The foyer of the
3 exterior of the building they have their own
4 entrance, each one.

5 CHAIRMAN HANCE: I'm just curious. So do
6 you have one main hallway or is it all separate
7 apartments?

8 MR. VID AL: I would say. There's no
9 hallway.

10 CHAIRMAN HANCE: Right.

11 MR. VID AL: So it's like if you recall
12 in North Camden, you have like a porch. So from that
13 porch basically you get into the apartment on the
14 first floor then there's another entrance to the
15 second floor. And then from the back from the
16 parking, there's other entrance to the third floor.

17 CHAIRMAN HANCE: Talk to me about in case
18 of a fire. Does each apartment have two exits or
19 just one?

20 MR. VID AL: Just one.

21 VICE-CHAIRMAN COOPER: This one is
22 landlocked.

23 CHAIRMAN HANCE: Yes, I understand that.
24 It's between two buildings. I'm just curious if
25 they're going to make the apartments there. They

1 should have some type of a fire exit, not just one
2 entrance in and one out. You know what I'm saying?

3 VICE-CHAIRMAN COOPER: Yes.

4 CHAIRMAN HANCE: Just like if you lived
5 in the basement, you want to have one entrance. If
6 you're in there, you're stuck.

7 MR. VID AL: Yes. Because from the
8 technical standpoint from the fire standpoint, fire
9 safety the standpoint, there is no Louis and Bob, you
10 know, using a common hall but they have their own
11 key; their own entrance. Of course in this case, the
12
13 windows and everything needs to comply with exits and
14 all of that.

15 CHAIRMAN HANCE: I'll bring you back a
16 little further when it was a single home, right, you
17 had a front and a rear exit, correct?

18 MR. VID AL: Yes. There was a rear, a
19 natural rear of the building that goes to the yard,
20 to the rear yard which is a small one.

21 CHAIRMAN HANCE: I'm just saying that
22 back in the day they had fire ladders. So just in
23 case they only one exit, that can go out that window
24 and get out.

25 MR. TORRES: Yes.

1 CHAIRMAN HANCE: So I'm just looking a
2 little further now.

3 MR. EINGORN: They would have to get
4 approval from the Fire Marshall, right, when they go
5 to get their permits and everything and their CO.

6 MR. VID AL: Yes.

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: They're going to have to go
9 to the Fire Marshall and have this approved.

10 CHAIRMAN HANCE: Okay.

11 MR. EINGORN: So there's that additional
12 protection. In our Resolutions, our form Resolutions
13 do require a list to be submitted to the Fire
14 Marshall, a Resolution. It should get taken a look
15 at.

16 MR. VID AL: Because what it is, is that,
17 these fire suppression assemblies which is walls and
18 floors, is good for two hours. So in case of, say, a
19 fire, something happened, it triggers a system of
20 alarms for the whole building and everybody gets its
21 own stairway.

22 CHAIRMAN HANCE: I'm going to go a little
23 further now. Do you have sprinkler systems in
24 there?

25 MR. VID AL: If the fire department

1 requires a sprinkler system then it's going to be
2 installed as well.

3 CHAIRMAN HANCE: I'm not only covering me
4 but I'm covering your tenants.

5 MR. VID AL: What it is, a sprinkler
6 system when you have a sprinkler system, it's like
7 the fire assembly protection is less because of the
8 sprinklers. That's how it works.

9 CHAIRMAN HANCE: I deal with building new
10 houses. And we had to put a sprinkler systems in the
11 houses that I thought had made the house look ugly,
12 but it saves lives.

13 MR. VID AL: It wouldn't be approved if
14 it doesn't pass the fire department.

15 VICE-CHAIRMAN COOPER: I have a question.
16 On this third floor, this addition that you're
17 putting on, that's going to be a 2-bedroom addition
18 on the back of the house.

19 MR. VID AL: The third floor?

20 VICE-CHAIRMAN COOPER: Yes, third floor.
21 Right now it's open so you all are going to add on to
22 that, right?

23 MR. VID AL: Yeah. It's only like half
24 of the building. The footprint is just a roof so
25 we're like the others, current neighbors they have

1 the same --

2 VICE-CHAIRMAN COOPER: I see that.

3 MR. TORRES: Yes.

4 MR. VID AL: So the second floor and the
5 third floor are the same.

6 MR. TORRES: And then the third floor,
7 we're going to match it with the first and second
8 floor.

9 MR. IZZO: Mr. Wilton, in the back of
10 your building there's a 75-foot stretch of property
11 that Mr. Donaldo has designated to be serving as a
12 parking area.

13 MR. TORRES: Yes.

14 MR. IZZO: How did you get the use?

15 MR. WILTON: R&J Brothers owns that which
16 he owns many lots around their property. And I got
17 in contact with him about the lot and asked them if
18 he was either selling the lot or renovating. He said
19 he's not selling it but he's willing to give me a
20 lease.

21 We came up to an agreement as to payment
22 and all that; not in details because he said wait
23 until I get approved and exactly know how many spaces
24 I'm going to need because the space fits at least 10
25 cars. But he did give me a signed paper saying that

1 he's willing to give me a lease and parking spaces.

2 MR. EINGORN: Let's mark this Intent to
3 Enter Parking Lease, we'll mark this as Exhibit A-1
4 to the application.

5 VICE-CHAIRMAN COOPER: Just a small
6 problem with this. He's offering you a two-year
7 lease. So if he sells this property within two
8 years, what's going to happen? He rented to
9 something for a long term. You understand what I'm
10 saying?

11 MR. TORRES: Yes.

12 MR. EINGORN: We have a bigger problem
13 from a legal aspect for this. A few things, one,
14 you're creating a parking lot as a principal use
15 where that's not permitted. Right? You're not
16 combining the two lots. So this parking lot is not
17 going to be an associated on the same lot with the
18 house. So you've got a separate lot with a use
19 that's not a permitted use, so you would need a use
20 variance to create a parking lot as a principal use
21 on that lot; something that hasn't been applied for
22 tonight. Right?

23 Nobody in the public here and nobody in
24 the area was notified that, hey, we might stick a
25 parking lot on 601 North 3rd Street. People might

1 oppose that. So the Board really can't sit here and
2 say, hey, we'll let you use this as a parking lot
3 because it hasn't been properly noticed and it's an
4 illegal use. Right? So really what's up for
5 consideration tonight is, a determination that you
6 need 2 1/2 parking spaces to support this use and a
7 request for a bulk variance for that.

8 This parking lot really is something that
9 shouldn't be heard tonight. It really shouldn't be
10 part of this application because, one, it wasn't
11 notified and, two, it's a completely separate use on
12 a completely separate lot. And you're kind of
13 creating a can worms but trying to bring that in.
14 It's a great idea, right?

15 MR. TORRES: Yeah.

16 MR. EINGORN: Because parking is a
17 premium but we hear about parking all the time. The
18 only problem is, it's not really before the Board
19 based upon the statutory notice requirements. But if
20 you want to put in testimony about the parking in the
21 area, the ability to park on the street, the
22 potential to discuss this and mitigate the parking,
23 you do have a request for a bulk variance that the
24 Board can consider, and with only a need for
25 2 1/2 spots. How many bedrooms is this house now?

1 MR. WILTON: Right now it's five
2 bedrooms.

3 MR. EINGORN: It's five bedrooms. And
4 you're keeping five bedrooms?

5 MR. TORRES: Yes. We're just splitting
6 it up.

7 MR. EINGORN: Right. You're just
8 creating division?

9 MR. TORRES: Yes.

10 MR. EINGORN: I didn't look at the
11 pictures.

12 VICE-CHAIRMAN COOPER: You're adding on
13 to more bedrooms.

14 MR. TORRES: No, no. I'm doing the
15 addition because we're splitting up the units. Like
16 now it's five bedrooms but, you know, there's a floor
17 that's maybe three bedrooms and the second floor is
18 two-bedrooms but now we're adding a living room and a
19 dining room so now that's why we have to extend --
20 that's why there's an extension but it's still five
21 bedrooms.

22 MR. VID AL: Yes. The configuration is
23 going to change because the apartments --

24 MR. TORRES: The only thing now is, we
25 just have living spaces.

1 VICE-CHAIRMAN COOPER: Yes.

2 MR. EINGORN: I'm sorry to throw a whole
3 wrench in the works here. I didn't want the Board to
4 consider a parking lot that's technically not a legal
5 parking lot.

6 VICE-CHAIRMAN COOPER: Do you have
7 anything to show us in front of the house
8 as far as parking?

9 MR. TORRES: I think I included pictures
10 there to like showing like how the streets being.
11 Most of the time available parking. I showed Front
12 and State Street which is right on the corner. I
13 also showed the front of State Street which is right
14 in front of the house.

15 CHAIRMAN HANCE: Is this a part across
16 the across the street, the fenced-off area? What's
17 this back here?

18 MR. TORRES: That's the Rutgers parking
19 lot and then they use the shuttles every day. So you
20 have parking on both sides on front Street and State
21 Street. And then on the other side on 2nd & State
22 which is the other corner, I also provided pictures
23 of that. Like Mr. Vid Al mentioned earlier, directly
24 behind the houses is Main Street, which now is cut
25 off, it's closed, so it's a dead-end. So that also

1 can be used for parking.

2 CHAIRMAN HANCE: No.

3 MR. TORRES: No. Even though it's a dead
4 end?

5 MR. IZZO: So what you're saying is, not
6 even taking into account, the possibility of use in
7 the rear, you have observed --

8 MR. TORRES: That there's plenty of
9 parking.

10 MR. IZZO: That there's a lot of
11 parking --

12 MR. TORRES: Yes.

13 MR. IZZO: -- in that lot and below that
14 lot.

15 MR. TORRES: Yes.

16 MR. IZZO: On the street is what you're
17 saying?

18 MR. TORRES: Yes.

19 VICE-CHAIRMAN COOPER: How many parking
20 lots would you need?

21 MR. EINGORN: Doctor Williams' denial
22 letter says 2 1/2 spaces are required.

23 MR. EINGORN: To the extent that a bulk
24 variance is being considered, it's a bulk variance
25 for two and a half spaces. They have no off-street

1 parking but they would need to provide two spots.

2 VICE-CHAIRMAN COOPER: From these photos
3 it looks like they should have ample spacing to get
4 two cars parked on the street.

5 MR. EINGORN: So anything else you guys
6 want to put on the record?

7 MR. TORRES: No.

8 MR. EINGORN: The applicant rests.
9 Does the Board have any additional
10 questions?

11 MS. ALSTON: I do. You have a picture
12 here of just the one meter.

13 MR. TORRES: Yes.

14 MS. ALSTON: When I was looking through
15 the plan, did you consider the three different
16 meters, the three different --

17 MR. TORRES: Yes. Everybody will have
18 their own meters. I was just showing that the
19 building is vacant; like there's no electricity or
20 water running through the building and nothing like
21 that. And that's why I also included pictures of the
22 inside how it is basically down to the bones. But,
23 yes, everybody will have its own meter. It's four
24 meters. So each apartment will have its own meter
25 then the owner's meter as well.

1 MS. ALSTON: Okay. For the common
2 area?

3 MR. VID AL: The City installed separate
4 services upon approval of Zoning. That's how they do
5 it.

6 CHAIRMAN HANCE: So the hot water heater
7 as --

8 MR. TORRES: Yes, yes, hot water
9 heater.

10 CHAIRMAN HANCE: Is that central or?

11 MR. TORRES: Central air, yes. Like I
12 said, I'm focused -- we're focused more on Rutgers
13 College and employees so we're trying to put a little
14 up-to-date where people have central air and they can
15 monitor it through their phone; turn the lights on
16 and all that. Light the outside with lights and all
17 just in case it's dark.

18 MR. VID AL: Each unit we have like a
19 mechanical closet where they have a tankless water
20 heater and the unit. So it's going to be central in
21 each unit. The basement is going to be for
22 maintenance.

23 MR. TORRES: Utilities, yes --

24 MR. VID AL: Each unit is going to have
25 their own separate.

1 CHAIRMAN HANCE: So let's go back to the
2 basement. Is that going to be just a basement for
3 storage?

4 MR. TORRES: Storage, yes.

5 MR. VID AL: Yes. Maintenance of the
6 building.

7 CHAIRMAN HANCE: Is it going to be for
8 you or for the tenants?

9 MR. TORRES: For me.

10 MR. VID AL: There's no business in the
11 basement for tenants.

12 MS. ALSTON: I'm sorry. I didn't quite
13 hear, the 2.5 parking space that it is required, are
14 they saying that it's going to be street parking,
15 off-street parking? Is that what you guys said?

16 MR. TORRES: Yes.

17 MR. EINGORN: On-street parking.

18 MR. TORRES: On-street parking.

19 MS. ALSTON: On-street parking.

20 MR. EINGORN: So the applicant is here
21 tonight requesting the use variance for the three
22 units and then a bulk variance for the two and a half
23 spaces.

24 MS. ALSTON: Okay.

25 MR. EINGORN: Any other questions? Why

1 don't we open to the he public. Anybody in the
2 public here want to be heard on the application of
3 Wilton Torres, Peralta Family Properties related to
4 116 State Street? Yes? No? Seeing no one
5 interested in weighing in on this application, we
6 will close the public portion.

7 Now is the Board's turn to do a
8 discussion of the Positive and Negative Criteria
9 related to the applicant's requests for a use
10 variance for three units and a bulk variance for two
11 and a half spaces.

12 CHAIRMAN HANCE: I think any time you put
13 extra apartments around a college, it's needed
14 especially in North Camden which also needs a
15 facelift. So I think it's a smart move. I think
16 it's needed. And, again, my personal thing is, that
17 parking lot back there, I would try to purchase that.

18 MR. TORRES: I have tried but he doesn't
19 want to sell it but I've tried.

20 CHAIRMAN HANCE: The vice-president was
21 right. Two years may not be enough, but you did show
22 parking outside.

23 MR. TORRES: Thank you.

24 MR. EINGORN: Anybody else?

25 MS. ALSTON: I'm just wondering why they

1 can't just leave it as a two separate, maybe floors,
2 like a two-family home versus the three-family home
3 in that area. I know you're trying to maximize the
4 space. But State Street in general, it's very
5 congested. And I do agree with you, Chairman, any
6 time that you're building more apartment spaces, it
7 is good for the community. You're trying to get
8 maybe some of the students to have a safe place to
9 stay and things like that. Was there something? Why
10 don't you just leave it as a two-floor?

11 MR. TORRES: It was never a two-family.
12 It was only a one-family.

13 MS. ALSTON: Why didn't you just do a
14 two-floor and just --

15 MR. TORRES: Just to like basically use
16 it to that advantage, the space, since you're already
17 going to basically construct and build because it was
18 a single-family. So if you're going to make it a
19 two, you already have to build and might as well make
20 it worth it. And make it useful for the students.

21 MR. VID AL: Because the one bedroom,
22 it's interesting because one bedroom is not for a
23 family. It's for one student; one teacher. That's
24 has the advantage on the first floor. The other
25 small like a family, second and the third. But the

1 first one, it's only one bedroom for a single person.

2 CHAIRMAN HANCE: And it was a
3 five-bedroom home?

4 MR. TORRES: Yes.

5 CHAIRMAN HANCE: I would know what you're
6 doing because of privacy.

7 MR. TORRES: Yes.

8 CHAIRMAN HANCE: You can leave it the way
9 it is right now but your privacy is lost.

10 MR. TORRES: Exactly.

11 CHAIRMAN HANCE: You got one entrance and
12 everybody goes to their rooms.

13 MR. TORRES: Yes.

14 CHAIRMAN HANCE: Like when they have a
15 late night to study or doing something different and
16 they need that space. I still think it is a smart
17 move.

18 MR. EINGORN: Yes.

19 MR. TORRES: Are you also pro for leaving
20 the historical face on it as well?

21 CHAIRMAN HANCE: I would leave it there.
22 You would have to. If it's already historical, you
23 can't change it.

24 MR. TORRES: Okay.

25 MR. EINGORN: Any other discussion, a

1 motion?

2 CHAIRMAN HANCE: I make a motion.

3 MR. EINGORN: Motion to grant the
4 variances?

5 CHAIRMAN HANCE: Yes.

6 MR. EINGORN: Do we have a second?

7 MS. MERRICKS: Second.

8 MR. EINGORN: I'll take a roll-call vote.

9 Chairman Hance.

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Vice-Chairman Cooper.

12 VICE-CHAIRMAN COOPER: Yes.

13 MR. EINGORN: Ms. Merricks.

14 MS. MERRICKS: Yes.

15 MR. EINGORN: Ms. Alston.

16 MS. ALSTON: Yes.

17 MR. EINGORN: Mr. Brito Bueno.

18 MR. BRITO BUENO: Yes.

19 MR. EINGORN: Having five in favor and

20 none opposed, the motion passes. Thank you,

21 gentlemen and have great night. Good luck with your

22 project.

23 MR. TORRES: Thank you.

24 MR. VID AL: Thank you.

25 MR. RODRIGUEZ: Thank you.

1 MR. EINGORN: Next matter, St. Joseph
2 Carpenter's Society, 2912 Federal Street.

3 MR. CIESLIK: Good evening. My name is
4 Vincent Cieslak from the Capehart & Scatchard on
5 behalf of the applicant which is St. Joseph
6 Carpenter's Society.

7 Tonight I have with me, Enrique Rivera
8 who is the director of Neighborhood Development and
9 Troy Harris who is with the VISSI Architectural &
10 Engineering Firm. They're both going to testify
11 tonight. And we also have our head of construction
12 Tracy Bell who is also available if we have any
13 construction questions.

14 The application is for 2912 Federal
15 Street. Just to get your bearings, 2912 Federal
16 Street, if the building is to your back, if you look
17 to your right, Church Street, that's right where
18 St. Joseph's Carpenter Society the main offices are
19 at 20 Church Street.

20 VICE-CHAIRMAN COOPER: That's my
21 neighborhood, sir.

22 MR. CIESLIK: That's your neighborhood.
23 You know it well.

24 At 2912 Federal Street is a warehouse
25 with storage. We're requesting the right to continue

1 a non-conforming use. It has been used for years as
2 a warehouse with storage and now we're requesting a
3 variance to merely continue the non-conforming use.
4 The testimony we'll put on tonight will explain that
5 actually the use is going to be less intense, less
6 like a warehouse and more like office; less intense
7 to the neighborhood.

8 We're not looking to increase the
9 footprint; not in looking to increase the density,
10 traffic nor the negative impacts. I think that a lot
11 of Board members are probably familiar with
12 Carpenter's Society. The focus on a lot things that
13 are beneficial to the City. One of them is
14 affordable housing; building affordable housing which
15 we all know is desperately needed here in the City
16 and the State.

17 Another focus of Carpenter's Society is
18 on affordable rental. This site will actually be
19 used for both those uses to provide education to
20 consumers about how to purchase affordable housing,
21 credit counseling, property maintenance. And I'll
22 put on some testimony in a minute or two about those
23 different things that the Carpenter's Society does.

24 The structure is going to be rehabbed
25 from the inside by using DCA State of New Jersey

1 funds. So the State of New Jersey DCA is in support
2 of this project and its funding a large part of this
3 project. We are also going to improve the facade on
4 the front of the building which will obviously
5 enhance the appearance of the outside of the building
6 for the commercial quarter. So I think there are a
7 lot of really good benefits to this application and
8 there really are no downsides or negatives to this
9 application.

10 I'm going to call up first Mr. Rivera and
11 I will ask him some questions and he's going to
12 present some of the background for this application.

13 MR. EINGORN: Please raise your right
14 hand.

15 - - -

16 ENRIQUE RIVERA, having first been duly
17 sworn/affirmed, was examined and testified as
18 follows:

19 - - -

20 MR. EINGORN: State your name and address
21 for the record.

22 MR. RIVERA: My name is Enrique Rivera.
23 The address is 20 Church Street, Camden, New Jersey.

24 MR. CIESLIK: Mr. Rivera, you were here
25 as I just kind of gave the general explanation of

1 what this application is about tonight. Did I
2 explain it correctly?

3 MR. RIVERA: Yes. So just to elaborate a
4 little bit on that, carpenter's Society, we're
5 growing in terms of our staff and the services that
6 we provide. In 2021 we took back property management
7 used to have it with Ingerman Property Managers. We
8 now do it ourselves in-house. Because of that,
9 we needed a place to store toilets, windows, stoves,
10 appliances that we'll need to switch in and out of
11 apartments. And our office right now it's pretty
12 small in that sense because we're pretty much packed
13 with all the people that we have.

14 And in 2023, we also received a contract
15 with the State of New Jersey DCA to do weatherization
16 in Burlington County. So OEO still does it in Camden
17 County but we're going to be a sister agency with
18 them out in Burlington County, but also bringing that
19 knowledge and expertise in some of our home repairs
20 back into the City of Camden. With that we also need
21 a place to store our equipment that we're using for
22 weatherization. That includes lower door test that
23 you normally see; carbon monoxide measure, those kind
24 of things.

25 You also mentioned some classes that we

1 offer. It's also true. It's a warehouse that we're
2 proposing. But it's not really a warehouse. It's
3 more storing those kind of things and the warehouse
4 is going to be just an open space where we can do
5 community center and events. Some of those events
6 are going to be to teach people maintenance of their
7 homes in an interactive setting. So we'll have like
8 a piece of drywall, break it and we'll have them
9 repair it, those kind of classes. We're trying to be
10 more innovative with some of the programs that we're
11 offering. And that's something that we're trying to
12 achieve here at the warehouse.

13 MR. CIESLIK: Now, in terms of the prior
14 use of the property, we've talked about how it was
15 previously used as a warehouse. What was the prior
16 use?

17 MR. RIVERA: So it's the old Fisler &
18 Cassedy building. They had rubber belts for
19 automotive and industrial uses and they would have --
20 they would do distribution out of there. They
21 wouldn't do any manufacturing.

22 MR. CIESLIK: So they were distributing
23 to other retailers that were going to use that and
24 sell their products?

25 MR. RIVERA: Right.

1 MR. CIESLIK: But we're not going to use
2 it for this purpose?

3 MR. RIVERA: No.

4 MR. CIESLIK: Can you talk a little bit
5 about the property as it's situated now; what it
6 looks like on the inside?

7 MR. RIVERA: Yes. So inside, it's not
8 materially different than what you have in front of
9 you as proposed. When you walk in to the left, there
10 will be -- there's offices, a little kind of
11 vestibule area where they kept files and then there's
12 a kitchen. And then the rest of the building was --
13 oh, there's two bathrooms as well on sides. And then
14 the rest of it was like warehouses space where they
15 would keep the belts. It's pretty interesting in
16 there. They had racks where they would hang the
17 belts at. Trucks would come in, take the belts and
18 go out.

19 What we're proposing is very similar to
20 that layout but we're really updating a lot of the
21 stuff that's inside of it, especially because the
22 building is really old and they haven't done much to
23 it in the beginning. So we're really keeping the
24 same layout offices on the left side going through
25 the bathrooms; we're updating them; making them more

1 ADA compliant. We have a little conference room that
2 we're having on the right.

3 So we're kind of cutting the warehouse
4 space a little bit, separating into a storage area
5 that's going to be more secure. We'll have materials
6 there and make sure we have them locked up. Then we
7 have a little conference room here as well but the
8 rest of it will be a workshop that we'll use for
9 community use.

10 MR. CIESLIK: Can you start in the front
11 of the property and just walk us through the
12 different things that are going to be renovated and
13 explain to the Board the amount of money that's going
14 into these renovations.

15 MR. RIVERA: Sure. The most important, I
16 think, is the facade. We're bringing some natural
17 light and the architect will talk a little bit more
18 about that. But we're really making sure that we
19 bring out the -- the building is kind of squat and
20 not that good-looking and there's not many windows.
21 We're bringing the windows back and we're really
22 bringing some natural lighting.

23 Once you walk through the front door, the
24 offices are going to be renovated. Then we're going
25 to put -- we're going to wall this off to have the

1 conference room to the right. To make the office
2 area more ADA compliant we had to reconfigure a few
3 things so we have to move the mechanical closet. We
4 had to put some stairs, like a ramp to go into that
5 area. We're also going to update the kitchen,
6 updating the plumbing and all that. It has been
7 vacant for a few years now since they've moved to
8 Pennsauken, Fisler & Cassedy.

9 The bathrooms like I said before, making
10 those ADA compliant; making sure we have enough
11 stalls there. You do see utility sinks featured
12 here. So while we're doing those maintenance classes
13 that I mentioned to have an area where people can
14 clean; to clean up themselves; clean their hands.
15 They may have like saw dust on themselves. We have
16 those utility sinks there. Then in the back left
17 corner you'll see that storage area where we're going
18 to keep our materials safe and secure.

19 MR. CIESLIK: Can you explain why this
20 property is so specially-suited for what you want to
21 do, not just in what you explained but your relation
22 to the home office which is right around the corner?

23 MR. RIVERA: Yes. We're right around the
24 corner. It's very useful for us because it doesn't
25 mean that we're kind of separate in the

1 neighborhood. We're staying in the neighborhood
2 which is really great. It's a great location too
3 because in the Site Plan itself, you see that there's
4 an entrance from Carmen Street so we can drive in and
5 out. The traffic that we're going to be seeing is
6 mostly vans. It's going to be our own maintenance
7 people and their vans kind of going in and out. The
8 neighborhood itself, too, we've done a few
9 renovations there. The neighborhood knows us. We're
10 pretty prominent there. We've also had conversations
11 with the neighbors as well.

12 MR. CIESLIK: As far as your
13 conversations with the neighbors, you haven't had
14 complaints about the proposed use; you haven't heard
15 anything negative about it?

16 MR. RIVERA: No. I think they welcome it
17 being back into productive use.

18 MR. CIESLIK: In fact, the Carpenter's
19 Society owns some of the lots that are located in
20 that area, right, not just the office; across the
21 street that we mentioned?

22 MR. RIVERA: Yes.

23 MR. CIESLIK: And you talked about or
24 spoke about the rear of the building. So this would
25 be a less-intense use in the sense that your

1 contractors or employees are going to be coming in
2 and out in the back of the property?

3 MR. RIVERA: Yes.

4 MR. CIESLIK: As opposed to the trucks
5 who are involved with distribution or retail and
6 taking product off?

7 MR. RIVERA: Yes. We don't foresee any
8 18-wheelers coming in and out. We really don't have
9 any space for that either in the building.

10 MR. CIESLIK: And in terms of anything
11 else that you wanted to, to what we've discussed so
12 far, is there anything else you wanted to explain to
13 the Board?

14 MR. RIVERA: No. I think that covers it.
15 As you said, this project is funded by DCA and we're
16 really just gutting the insides of it and bringing it
17 back to modern use and making it look really nice for
18 the neighborhood as well.

19 MR. CIESLIK: And this will allow you to
20 deliver all the different programs and services too
21 for affordable housing, affordable rental; housing;
22 credit counseling and all those different programs?

23 MR. RIVERA: Yes.

24 MR. CIESLIK: Does the Board have any
25 questions for the witness?

1 CHAIRMAN HANCE: Yes. No 18-wheelers.
2 Are you going to bring cargo vans in and out or?

3 MR. RIVERA: The biggest would be like --
4 we have a Ford Transit. That's the size that we're
5 in. That's really what we're going to be using. We
6 do local pick-ups at the Home Depo; bring the Ford
7 Transit in and out of there but that's all we're
8 really seeing.

9 CHAIRMAN HANCE: And your local stock
10 probably would be toilets, sinks, cabinets,
11 countertops, whatever the case may be?

12 MR. RIVERA: Yes. We don't see it being
13 anything taller than like a refrigerator bulk-wise
14 coming in there. We don't see it being anything
15 related to that.

16 VICE-CHAIRMAN COOPER: And nothing stored
17 outside in the yard?

18 MR. RIVERA: Nothing stored outside in
19 the yard?

20 VICE-CHAIRMAN COOPER: Nothing gets
21 stored outside in the yard.

22 MR. CIESLIK: Understood.

23 MR. EINGORN: What about your van? Are
24 you parking the van out back?

25 MR. RIVERA: It would depend. So right

1 now are van is being parked by one of our
2 co-workers. The Weatherization Program does require
3 us to purchase a vehicle to use for the program.
4 We still haven't figured out if we're going to park
5 it there or if we're going to park it at an
6 employee's house.

7 MR. EINGORN: So I'm looking at the
8 photograph on the bottom left. Any chance you can
9 just put that one on the easel for us? Can the Board
10 see that?

11 CHAIRMAN HANCE: Yes.

12 MR. EINGORN: So I'm assuming the rear of
13 the property, is that fenced?

14 MR. RIVERA: Yes there's a fence that is
15 blocking Carmen Street.

16 MR. EINGORN: Let's go to the aerial
17 photo? Is that a fence there?

18 MR. RIVERA: Yes. This is the fence
19 here, here and back here. So there's a rolling fence
20 that will improve to make sure that we can actually
21 (Inaudible). That's where we will have people come
22 in and out of.

23 CHAIRMAN HANCE: And my question will be,
24 if needed, how many cars will be parked and can be
25 parked there?

1 follows:

2 - - -

3 MR. EINGORN: Please state your name and
4 address for the record.

5 MR. HARRIS: My name is Troy Harris, 113
6 West Tomlin Station Road, Mickleton, New Jersey.

7 MR. CIESLIK: Thank you, Mr. Harris. Can
8 you explain to the Board what your role was in this
9 project?

10 MR. HARRIS: I was the architect for this
11 project.

12 MR. CIESLIK: Did you help develop the
13 plans for the renovation of the inside of the
14 property and for the exterior improvements?

15 MR. HARRIS: Correct.

16 MR. CIESLIK: Can you just explain in a
17 little greater detail what your plans entail?

18 MR. HARRIS: As Enrique mentioned, on the
19 exterior, of course, we're improving the facade;
20 providing some little brick pier bump-outs; a canopy
21 to give more protection where people entering through
22 the front door and to give some shade over the
23 openings that they're reopening and creating
24 storefront to get more light into the office space.
25 And then providing some metal panels a little bit

1 higher to give, just through various materials and
2 some better street appeal. And then some additional
3 windows up higher to, again, give light into the
4 office space.

5 Inside, as I indicated, there's already
6 an office space but it's not ADA compliant so we're
7 adding ramps and stairs. We're upgrading to provide
8 new restrooms because they weren't code-compliant.
9 And then creating this conference space and a wall
10 and office storage space in the back here and
11 providing some utility sinks for their workshop area.

12 MR. CIESLIK: In terms of the exterior in
13 the rear of the property, I think you were when the
14 solicitor was asking some questions about it. Can
15 you just speak to the rear of the property and the
16 parking, lighting and improvements that we made?

17 MR. HARRIS: Yes. So the rear of the
18 property obviously there's some brush that needs to
19 be cleaned up. As Enrique mentioned, the gate on the
20 fence isn't working so we're going to improve that.
21 So just a general cleanup and making sure that they
22 can enter the lot with the trucks that they need for
23 their use.

24 MR. CIESLIK: And you heard the testimony
25 that from Mr. Rivera about the proposed vehicular

1 traffic and will come in now. And is it your opinion
2 that there's more than enough space for that to
3 happen safely?

4 MR. HARRIS: Yes. There's definitely
5 enough space for a van to enter and drop off
6 deliveries into the overhead area.

7 MR. CIESLIK: Is there anything else
8 you'd like to add to what we've talked about so far;
9 is there anything else that I haven't covered in
10 asking them?

11 MR. HARRIS: No, not that I'm aware of.

12 VICE-CHAIRMAN COOPER: I have a question
13 for someone. What about trash pick-up? Because
14 you're going to be doing some remodeling stuff so to
15 make sure we got some --

16 MR. RIVERA: Yes. During construction
17 we'll make sure we will have a dumpster in the back
18 and it'll be locked up at night to make sure that no
19 one else is dumping it. And then it's just going to
20 be your typical city pick up, you know, in the front.
21 And we don't foresee much trash being generated
22 either because during the day it would be just a few
23 people at the office. And it's mostly going to be
24 for storing stuff. There's not going to be a lot of
25 people inside there.

1 questions for the professional?

2 MR. EINGORN: Do you want him to be
3 accepted as a professional?

4 MR. CIESLIK: I would move to have him
5 accepted as a professional.

6 MR. EINGORN: So if we can just get a
7 little bit of credentials just to flush the record?

8 MR. CIESLIK: Sure.

9 MR. HARRIS: So I'm a registered
10 architect in the State of New Jersey. I've been
11 registered since 2014. I have a Master's Degree from
12 Montana State University in architecture.

13 MR. EINGORN: I think the Board is
14 satisfied and will accept Mr. Harris as a
15 professional architect.

16 MR. CIESLIK: Thank you. I have no other
17 testimony to present. I would just like to summarize
18 our application in a minute or two if it's okay with
19 the Board.

20 MR. EINGORN: Sure.

21 MR. CIESLIK: I think in terms of the
22 Positive Criteria, you have a warehouse previously
23 was a nonconforming use. We're continuing that use
24 in a very beneficial way. You have the DCA which is
25 funding this so they see the inherent beneficial use

1 of the property, affordable housing, affordable rent
2 and all the good programs.

3 And at Carpenter's Society we partner
4 with the City in affordable housing and all these
5 different areas as this Board knows very well.
6 And we've heard testimony that this property is
7 particularly suited for this use given the proximity
8 to their offices and their ability to use this
9 property for their various different programs.

10 I don't see any of the Negative Criteria
11 present; no increase in traffic or density; no
12 negative impact on the neighborhood. It doesn't
13 substantially impact the Zoning Plan. Offices are
14 permitted in this Zone. Storage is permitted in this
15 Zone. The use is less than the prior use which was
16 in distribution and retail related for an owner that
17 moved out of the area. I have nothing else to add
18 other than to invite you to ask me any questions you
19 have; if there is anything else that we can provide.

20 MR. EINGORN: I apologize. Mr. Rivera
21 what was your title or role again?

22 MR. RIVERA: Director of Neighborhood
23 Development at St. Joseph Carpenter's Society.

24 MR. EINGORN: No questions from the
25 Board?

1 CHAIRMAN HANCE: No.

2 MR. EINGORN: Does anybody in the public
3 here like to be heard on this application related to
4 St. Joseph's Carpenter's Society, the property
5 located at 2912 Federal Street? Hearing none, we'll
6 close the public portion.

7 Now is the time for the Board to consider
8 the application. The applicant is here tonight
9 seeking relief stating that this is a legal
10 nonconforming use. They're looking for a Certificate
11 of Nonconformity.

12 VICE-CHAIRMAN COOPER: I think it's a
13 positive. I've lived in that neighborhood for many
14 years now. The building has been there. Fisler &
15 Cassedy was there for many years. Since they moved
16 out, the building has sat empty. And I see you guys
17 already got some of your banners hanging up on the
18 building. I think it would be a great access to our
19 neighborhood.

20 CHAIRMAN HANCE: You guys have been
21 around for a long time. I'm going to mention this
22 since you mentioned OEO I'm a part of OEO also. But
23 I don't do any weatherization. I think it's a great
24 thing. Again, any time a building stays stale for a
25 long time, things will happen. I'm glad you guys are

1 taking it up. Making a lot of sense. If you're
2 right around the corner you shouldn't be late to
3 work. You have your guys there. So I think it's a
4 great idea. You guys keep doing what you're doing.
5 You're definitely appreciated.

6 MS. MERRICKS: I think it's awesome that
7 you can secure the property for when residents need
8 toilets and sinks and you'll have access to it and
9 it's really close. I think it's a good win-win for
10 both.

11 MR. EINGORN: Motion?

12 MS. MERRICKS: Motion to approve.

13 MS. ALSTON: Second.

14 MR. EINGORN: I'll take a roll-call vote.
15 Chairman Hance.

16 CHAIRMAN HANCE: Yes.

17 MR. EINGORN: Vice-Chairman Cooper.

18 VICE-CHAIRMAN COOPER: Yes.

19 MR. EINGORN: Ms. Merricks.

20 MS. MERRICKS: Yes.

21 MR. EINGORN: Ms. Alston.

22 MS. ALSTON: Yes.

23 MR. EINGORN: Mr. Brito Bueno.

24 MR. BRITO BUENO: Yes.

25 MR. EINGORN: Having five in favor and

1 none opposed, the motion carries. Congratulations.

2 Thank you for your time.

3 MR. CIESLIK: Thank you.

4 MR. RIVERA: Thank you. Have a good
5 night.

6 MR. EINGORN: The next matter is going to
7 be Ronald and Frances Abate. You want to come
8 forward. We'll take a short break.

9 - - -

10 (Proceedings are off the record at
11 7:05 p.m.)

12 (Proceedings are back on the record
13 at 7:11 p.m.)

14 - - -

15 MR. EINGORN: The next matter is Ronald
16 and Frances Abate. Counsel.

17 MR. BERNSTEIN: Daniel Berstein for the
18 applicants. This is basically a simple application
19 for a general variance to allow two tenants upon one
20 property. It's not for a subdivision. The
21 application sets forth the pertinent information
22 including who the tenants are. They are both
23 industrial.

24 And they are -- basically it's a
25 non-subdivision but a use of two tenants, both for

1 industrial purposes. Both businesses related to port
2 operations. One is an industrial welding service.
3 The other is a forklift repair and rental service.
4 The property is primarily used for a pallets,
5 commercial pallets to be stored. Mr. Abate is
6 available. I'd like to have him testify now.

7 MR. EINGORN: That would be great.
8 Raise your right hand, please.

9 - - -

10 RONALD ABATE, having first been duly
11 sworn/affirmed, was examined and testified as
12 follows:

13 - - -

14 MR. EINGORN: Name and address for the
15 record.

16 MR. ABATE: Ronald Abate, 254 Bradley
17 Avenue in Bellmawr, New Jersey.

18 MR. BERNSTEIN: Are you and your wife the
19 record owners of the real property at 1929 S. 4th
20 Street?

21 MR. ABATE: Yes.

22 MR. BERNSTEIN: And what is the zoning of
23 that property, do you know?

24 MR. ABATE: I think it's industrial.

25 MR. BERNSTEIN: Might it be port

1 industrial?

2 MR. ABATE: Yes.

3 MR. BERNSTEIN: You intend to have two
4 sub-tenants on the property?

5 MR. ABATE: Two tenants.

6 MR. BERNSTEIN: Could you describe each
7 tenant, please?

8 MR. ABATE: There's two separate
9 buildings on the property. The front building is
10 East Coast Forklifts. He repairs and rents
11 forklifts. And in the back is John Harper Welding
12 and he does welding. He has a welding shop in the
13 back. Each one has like one or two employees and
14 there's plenty of parking.

15 MR. BERNSTEIN: Does the Site Plan that
16 we submitted, lay out the parking spaces?

17 MR. ABATE: Yes.

18 MR. BERNSTEIN: And is there sufficient
19 room on the rear of the property for the forklift
20 repair operator to store his forklifts?

21 MR. ABATE: Yes.

22 MR. BERNSTEIN: Are there going to be any
23 physical changes to the property whatsoever?

24 MR. ABATE: Physical changes.

25 MR. BERNSTEIN: Are there going to be any

1 changes to landscaping?

2 MR. ABATE: No. Everything will stay the
3 same.

4 MR. BERNSTEIN: Is there going to be any
5 on-street parking?

6 MR. ABATE: No.

7 MR. BERNSTEIN: Are there any utility
8 issues involved?

9 MR. ABATE: No, nothing changes.

10 MR. BERNSTEIN: No easements. And the
11 buildings are currently existing buildings; is that
12 correct?

13 MR. ABATE: Yes, currently existing
14 buildings.

15 MR. BERNSTEIN: And are there going to be
16 any major modifications of those properties?

17 MR. ABATE: No modifications.

18 MR. BERNSTEIN: In your opinion having
19 these businesses there generate additional tax income
20 for the City of Camden?

21 MR. ABATE: Definitely.

22 MR. BERNSTEIN: I have no other issues.
23 It's very straight-forward.

24 MR. EINGORN: Great. Does the Board have
25 questions?

1 CHAIRMAN HANCE: Yes. You're in my
2 neighborhood now. I live on Broadway, Viola, Ferry
3 Avenue.

4 MR. ABATE: We're at 4th & Jefferson.

5 CHAIRMAN HANCE: I drive past there all
6 the time. I've seen the forklift back there. It's
7 kept clean. And he's saying that there's not going
8 to be anymore pallets back there?

9 MR. ABATE: No. We started our pallet
10 business but we're --

11 CHAIRMAN HANCE: I remember a couple of
12 fires back there.

13 MR. ABATE: That was on mischief night.

14 CHAIRMAN HANCE: I remember that. Other
15 than that, you keep it quiet back there; you keep it
16 clean back there. I don't have an issue with that.
17 In fact, I wouldn't even know you're back there if I
18 didn't drive back there.

19 MR. ABATE: It's quiet. I mean a lot of
20 days they're not even in there. They're out on the
21 road doing work.

22 MR. BERNSTEIN: I can testify to that.
23 If was tough to track them down to get them to
24 respond to some of the questions.

25 VICE-CHAIRMAN COOPER: That whole area,

1 is that fenced in or brick?

2 MR. ABATE: Yes, it's fenced in. Part of
3 it is fenced in and part of it has a brick wall.

4 MR. EINGORN: How many spaces do you
5 have, parking spaces?

6 MR. ABATE: I don't know.

7 MR. BERNSTEIN: I believe we have a
8 dedicated three-a-piece for employees and additional
9 spots for occasional customers. It's a business.
10 Both operations are business-to-business industrial
11 so there really is no consumer traffic.

12 VICE-CHAIRMAN COOPER: These plans were
13 taken recently?

14 MR. BERNSTEIN: Yes.

15 VICE-CHAIRMAN COOPER: We got tractor
16 trailers parked around, all around your property.

17 MR. ABATE: That's not us. Yep, all
18 around the property.

19 MR. BERNSTEIN: But not on the property.

20 VICE-CHAIRMAN COOPER: No.

21 MR. ABATE: It's on the street.

22 VICE-CHAIRMAN COOPER: On that street,
23 yeah.

24 MR. ABATE: They are not ours.

25 CHAIRMAN HANCE: Do you have an issue

1 around there with tractor trailers?

2 MR. ABATE: There's like 20 on the street
3 all the time; trashed up all over the place.

4 MR. BERNSTEIN: These businesses do not
5 use -- I mean, there's a repair business and an
6 off-site welding that's right there.

7 MR. ABATE: That has nothing to do with
8 me.

9 VICE-CHAIRMAN COOPER: Okay.

10 CHAIRMAN HANCE: They park on Morgan
11 Boulevard. There's signs saying, no tractor
12 trailers. They stopped it for a little but it all
13 came back strong.

14 VICE-CHAIRMAN COOPER: We got to see
15 cause the tractor trailers, they got to get them.

16 MR. EINGORN: That's an enforcement
17 issue.

18 MR. BERNSTEIN: You mean the trucks on
19 the street?

20 CHAIRMAN HANCE: Yeah.

21 MR. BERNSTEIN: When I've been there to
22 visit, I've noticed there are a lot of trailers seem
23 to be semi-abandoned.

24 CHAIRMAN HANCE: They eventually go all
25 the way up to when you walk on the left-hand side,

1 there's a big empty vacant lot there and all the
2 tractor trailers, they're all there.

3 MR. BERNSTEIN: It's an eye sore, I
4 agree.

5 CHAIRMAN HANCE: I used to work for CCMUA
6 and I'm retired from that. And that was an issue all
7 the time. It's like a big dead area back there.

8 MR. BERNSTEIN: Yes. Very little
9 traffic.

10 CHAIRMAN HANCE: But I'm on it.

11 MR. EINGORN: Any other questions for the
12 applicant.

13 MS. ALSTON: I see a photo here with a
14 bunch of tires. How are you disposing of some of the
15 materials?

16 MR. ABATE: No, no that's not us. That's
17 on a lot outside the fence.

18 MS. ALSTON: The one that's in here?

19 MR. BERNSTEIN: May I see that?

20 MS. ALSTON: This is not part of your --

21 MR. BERNSTEIN: No. This is the forklift
22 operation. They do forklift repairs so they have to
23 take the tires off when they do the repair. But if
24 you'll notice, they're right next to the forklift
25 that he's working on.

1 MS. ALSTON: Okay. So --

2 MR. BERNSTEIN: They're not stored there
3 or abandoned there. They're just taken off to do the
4 work.

5 MS. ALSTON: So that was the question.
6 How are you disposing of anything that you're not
7 using like the tires and things like that? Are you
8 taking it off the property?

9 MR. BERNSTEIN: Whoever is changing the
10 tires takes the tires away.

11 CHAIRMAN HANCE: The reason why I say
12 it's quiet back there because I don't see anybody.

13 MR. BERNSTEIN: I believe that the
14 welding company is mostly off-site, do their work
15 off-site because when I've been there, the welding
16 crew is not there. Just the secretary who is there.
17 I don't believe that the forklift gentleman is
18 there --

19 MR. TORRES: With MAFCO moving out that
20 did away with a lot of employees and traffic down
21 there.

22 CHAIRMAN HANCE: I can say for the record
23 that I've been there and besides the tires, there's
24 no trash. Like I said, looks like it's one of those
25 movies where you just don't want to walk back there.

1 MR. TORRES: Tires, they're going on and
2 off with the forklifts.

3 MR. BERNSTEIN: I think an operation like
4 that, quite frankly, has to keep it clean.

5 MR. EINGORN: Anybody in the public would
6 like to be heard on the application of Ronald and
7 Frances Abate, 1929 S. 4th Street? Hearing and
8 seeing none, we'll close the portion. The applicant
9 is appearing tonight for a use variance for two
10 principal uses on the same lot. And then potentially
11 a bulk variance for off-street parking. But if you
12 can tell us how many spaces you have in general,
13 maybe you won't need a bulk variance; the Board may
14 be satisfied that you meet the requirements of the
15 Zoning Ordinance.

16 MR. BERNSTEIN: I believe there are six
17 dedicated spaces for employees. And each of the
18 company has one employee placed plus there are
19 additional spaces.

20 MR. ABATE: There's plenty of room to
21 park cars in there in the yard.

22 MR. BERNSTEIN: In addition to having the
23 spaces that are marked out on the Site Plan.

24 CHAIRMAN HANCE: How about street
25 parking; do you have street parking?

1 MR. BERNSTEIN: We don't need street
2 parking.

3 MR. ABATE: I mean, there's
4 street-parking outside on 4th if they needed it but
5 they don't need it.

6 MR. BERNSTEIN: The lot quite frankly is
7 so big that you can park dozens of vehicles back
8 there.

9 MR. ABATE: Plus with all the trailers
10 out there you can't park on the street anyway.

11 MR. EINGORN: So the Board is charged
12 with making a determination as to the use variance
13 for the two principal uses. And then, if you read
14 the denial letter, off-street parking both uses may
15 be needed. So the Board should make a determination
16 whether or not a bulk variance is needed based upon
17 the parking that's displayed in the evidence. And
18 then if a bulk variance you believe is necessary,
19 then a determination whether that bulk variance is
20 acceptable.

21 VICE-CHAIRMAN COOPER: As far as the
22 off-street parking, they should have plenty of space
23 in there.

24 CHAIRMAN HANCE: Are you satisfied?

25 VICE-CHAIRMAN COOPER: Yes. He has

1 plenty of space. For the variance, the building is
2 already there; already established.

3 MR. EINGORN: We still have to establish
4 the Positive and Negative Criteria. Just because
5 there's two buildings doesn't mean it couldn't be one
6 use.

7 CHAIRMAN HANCE: Right. From the
8 testimony I'm satisfied with the two uses on one
9 lot. They're in separate buildings. I'm seeing
10 major space on the inside here.

11 MR. EINGORN: It sounds to me like the
12 Board is satisfied to make a motion to approve the
13 requested use variance with the determination that
14 there's sufficient parking to meet the Ordinance
15 requirements. Is that what I am hearing?

16 CHAIRMAN HANCE: Yes.

17 MR. EINGORN: So do we have a motion to
18 that affect?

19 VICE-CHAIRMAN COOPER: Motion to
20 accept.

21 MR. EINGORN: And a second?

22 MS. MERRICKS: Second.

23 MR. EINGORN: I'll take a roll-call vote.
24 Chairman Hance.

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Vice-Chairman Cooper.

2 VICE-CHAIRMAN COOPER: Yes.

3 MR. EINGORN: Ms. Merricks.

4 MS. MERRICKS: Yes.

5 MR. EINGORN: Ms. Alston.

6 MS. ALSTON: Yes.

7 MR. EINGORN: Mr. Brito Bueno.

8 MR. BRITO BUENO: Yes.

9 MR. EINGORN: Five in favor and none
10 opposed, the motion carries. Thank you, Gentlemen.

11 MR. BERNSTEIN: Thank you.

12 MR. TORRES: Thank you.

13 MR. EINGORN: The next matter is Efrain
14 Reyes, Jr., 233 Grand Avenue. Good evening.

15 MR. REYES: Good evening.

16 MR. EINGORN: Please raise your right
17 hand.

18 - - -

19 EFRAIN REYES, JR., having first been duly
20 sworn/affirmed, was examined and testified as
21 follows:

22 - - -

23 MR. EINGORN: Please state your name and
24 address for the record.

25 MR. REYES: Yes. My name is Efrain

1 Reyes, Jr., 6138 Camden Avenue, Pennsauken, New
2 Jersey 08110.

3 MR. EINGORN: Would you like me to read
4 your appeal for zoning?

5 MR. REYES: Sure. Yes.

6 MR. EINGORN: So the name of the
7 applicant is Efrain Reyes, Jr., 6138 Camden Avenue,
8 Pennsauken, New Jersey. He's the owner of the
9 property located at 233 Grand Avenue, Camden, New
10 Jersey. The lot has frontage of 26 feet and a depth
11 of 100 feet. There's one building on the lot. It's
12 a two-story building. It's presently a duplex used
13 as rentals. And the applicant is seeking a
14 certificate of non-conforming use.

15 The applicant states that he bought it as
16 a duplex and it was built as a duplex and never
17 notified of the change, plus no changes were ever
18 made to the property. Anything else that you want to
19 add? Do you want to walk us through your exhibits?

20 MR. REYES: No. Everything is
21 self-explanatory. I did everything that was asked of
22 me; all the photos to prove that there's two separate
23 meters both gas, water, hot water heater; everything
24 separated; CCMUA is doubled like it should be when
25 you have a duplex. The reason for this is, I'm

1 currently selling the property. It's currently under
2 contract for sale. So I'm trying to do my due
3 diligence to get the CCO. That was part of the
4 agreement that I would do the CCO for the property
5 before the new owners take over.

6 MR. EINGORN: When did you purchase the
7 property?

8 MR. REYES: I believe it was 2014.

9 MR. EINGORN: And it was a duplex at that
10 time?

11 MR. REYES: Yes, sir.

12 VICE-CHAIRMAN COOPER: That whole
13 neighborhood pretty much is duplexes like that?

14 MR. REYES: Yes. The whole block is --
15 the whole left side and half of the right side of
16 that block is all duplexes. I'm born and raised in
17 Camden so as long as I can remember, that was always
18 like that.

19 MR. EINGORN: We've only seen one or two
20 on this same street before?

21 VICE-CHAIRMAN COOPER: Yes.

22 MR. EINGORN: We have, right. These even
23 look familiar.

24 VICE-CHAIRMAN COOPER: Right.

25 MR. REYES: They all look the same. They

1 are all identical.

2 MR. EINGORN: Does the Board have
3 questions?

4 CHAIRMAN HANCE: I'll just say, we've
5 been there before. I'm looking next door at this
6 picture here and it's also a duplex. I see the
7 meters outside, out front here.

8 MR. EINGORN: Anybody in the public would
9 like to be heard on this application related to 233
10 Grand Avenue, a request for a Cert of Non-conforming
11 Use for a duplex? Hearing none, we'll close the
12 public portion. Now is the time for the Board to
13 make a discussion and a determination regarding the
14 Cert for Non-conforming Use?

15 CHAIRMAN HANCE: I'll say that, we run
16 into this a lot in Camden where someone purchases a
17 property and it's already a duplex and we find some
18 and it's a duplex. You don't question them. You
19 should have a lawyer; a real estate person. I think
20 this street came up before us --

21 VICE-CHAIRMAN COOPER: Yes.

22 CHAIRMAN HANCE: -- with the same issue.

23 VICE-CHAIRMAN COOPER: Whenever they go
24 to sell, they have to get a CO.

25 CHAIRMAN HANCE: Right.

1 MR. EINGORN: Even those it looks like
2 these were built that way, they're all getting
3 flagged. For the record, that was unrelated to the
4 application.

5 CHAIRMAN HANCE: I can only say that this
6 property was kept up from the pictures, there's two
7 separate meters; two separate hot water heaters and
8 two separate heating systems in there.

9 MR. EINGORN: Is the Board satisfied with
10 the testimony that this use has been in place
11 probably since the construction of the building?

12 VICE-CHAIRMAN COOPER: Yes, sir.

13 MR. EINGORN: Great. So do we have a
14 motion related to the request for certificate of
15 non-conforming use?

16 CHAIRMAN HANCE: I make a motion.

17 MR. EINGORN: Motion to approve.

18 VICE-CHAIRMAN COOPER: Second.

19 MR. EINGORN: I'll take a roll-call vote.
20 Chairman Hance.

21 CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Vice-Chairman Cooper.

23 VICE-CHAIRMAN COOPER: Yes.

24 MR. EINGORN: Ms. Merricks.

25 MS. MERRICKS: Yes.

1 MR. EINGORN: Ms. Alston.

2 MS. ALSTON: Yes.

3 MR. EINGORN: Mr. Brito Bueno.

4 MR. BRITO BUENO: Yes.

5 MR. EINGORN: Having five in favor and
6 none opposed, the motion carries. Congratulations.
7 Thank you for coming up tonight.

8 MR. REYES: Thank you.

9 MR. EINGORN: We'll take a short restroom
10 break at this time.

11 - - -

12 (Proceedings are off the record at
13 7:32 p.m.)

14 (Proceedings are back on the record
15 7:39 p.m.)

16 - - -

17 MR. EINGORN: The next matter is Don Ley
18 Group, LLC, 265 Mt. Vernon Street. Sir, if you could
19 raise your right hand.

20 - - -

21 FALIO LEYBA, having first been duly
22 sworn/affirmed, was examined and testified as
23 follows:

24 - - -

25 MR. EINGORN: Please state your name and

1 address for the record.

2 MR. LEYBA: I'm here for the Don Ley
3 Group which is 6428 Browning Road, Pennsauken, New
4 Jersey. So I'm presenting an application for a
5 single-family dwelling that happens to be in a
6 port-related industry zone and we are just trying to
7 rehab the home and get it back to use for the
8 community. It has been abandoned for about ten
9 years. It's a hazard for the people that live around
10 there. So I think it's in the best interest of the
11 community to have this house up and running as soon
12 as possible. That's all I got from my end.

13 MR. EINGORN: I hate to do this to you
14 but as a formality, what is your relationship to Don
15 Ley Group?

16 MR. LEBA: The owner.

17 MR. EINGORN: Are you the sole owner?

18 MR. LEBA: Yes.

19 MR. EINGORN: And you operate this as a
20 sole proprietorship?

21 MR. LEBA: Yes.

22 MR. EINGORN: Great. We ask you that
23 because limited liability companies are generally not
24 authorized to appear without the assistance of an
25 attorney because they're corporations, unless they

1 operate as a sole proprietorship in which case we can
2 create an exception. So you have a single-family
3 property in an industrial zone. And when did you
4 purchase this property? I'm sorry.

5 MR. LEBA: 2022. Did you need the exact
6 date? June 13th.

7 MR. EINGORN: Can you tell us a little
8 bit about the nature of the neighborhood that the
9 property is located?

10 MR. LEBA: Absolutely. Mount Vernon
11 Street, there's an abandoned school right next to the
12 property. There's also a big empty lot that happens
13 to be abandoned next to the house. So I think
14 the nature of the neighborhood is that, this is the
15 only house left on that block; on that particular
16 block that's abandoned.

17 So I see that the fact of us rehabbing
18 this property is just recreating a benefit to the
19 neighbors that live there. Being the fact that we
20 get so many suburban drug users that are coming in
21 and using that area to kind of sit there and do what
22 they have to do or doing what they're doing, I think
23 that this house being up and running again, can deter
24 that from happening more.

25 MR. EINGORN: The house clearly looks

1 like it was a single-family residence from its
2 construction. You did not construct this building,
3 correct?

4 MR. LEBA: I did not.

5 MR. EINGORN: Did you paint it this
6 color?

7 MR. LEBA: Yes, I did.

8 MR. EINGORN: Okay. Any other
9 changes?

10 MR. LEBA: No.

11 MR. EINGORN: Very good. Does the Board
12 have any questions related to this preexisting
13 non-conforming use?

14 VICE-CHAIRMAN COOPER: None at all.

15 CHAIRMAN HANCE: This house is, what,
16 three bedrooms, two bedrooms?

17 MR. LEBA: Three bedrooms; one bathroom.
18 All that were there before. We didn't change
19 anything; no layout.

20 CHAIRMAN HANCE: The color is good.

21 MR. LEBA: We can change the color if
22 it's --

23 CHAIRMAN HANCE: That would definitely
24 bring attention to the neighborhood.

25 MS. MERRICKS: So you are just

1 rehabbing?

2 MR. LEBA: Just rehabbing.

3 CHAIRMAN HANCE: You have a little
4 alleyway here. Is that going back to the back yard
5 here?

6 MR. LEBA: That's part of the house, yes.

7 CHAIRMAN HANCE: Okay. Did you do any
8 fixing up in the house or anything?

9 MR. LEBA: The house is pretty much --
10 not much. It's cosmetics inside like flooring,
11 painting and stuff like that. But we can't actually
12 pass this step to get electric and the gas. That's
13 all we need is electric and gas and the house will be
14 with a tenant in less than a couple of months.

15 MR. EINGORN: Anybody from down there?

16 MS. ALSTON: No. I'm good.

17 MR. EINGORN: Anybody in the public that
18 would like to be heard on 265 Mt. Vernon Street?
19 Hearing none, we'll close the public portion. Any
20 discussion from the Board?

21 VICE-CHAIRMAN COOPER: I think this is a
22 good thing. He's coming in front of us and not
23 trying to turn a single-family home into a duplex.
24 He wants to rehab it and hopefully he'll get some
25 good tenants in here and move forward. It's a

1 positive.

2 CHAIRMAN HANCE: He said that this is the
3 only abandoned house that is on that --

4 MR. LEBA: That's the only one left.
5 Actually the one right across the street was just
6 gone. But that's the only one left on Mt. Vernon on
7 that piece.

8 CHAIRMAN HANCE: I think it's great.
9 Anytime someone steps up and takes an abandoned
10 house, purchases it, put it back together again and
11 put a family in there, I think it's a great idea.
12 That's what we love to see. As I said earlier,
13 bringing Camden back to life is what we'd love to
14 see. I think it's a smart move especially for Mt.
15 Vernon. We should move forward.

16 CHAIRMAN HANCE: Anyone else?

17 VICE-CHAIRMAN COOPER: I make a
18 motion.

19 MR. EINGORN: Motion to approve?

20 MR. BRITO BUENO: Second.

21 MR. EINGORN: We have a motion to approve
22 and a second. I'll take a roll-call vote. Chairman
23 Hance.

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Vice-Chairman Cooper.

1 VICE-CHAIRMAN COOPER: Yes.

2 MR. EINGORN: Ms. Merricks.

3 MS. MERRICKS: Yes.

4 MR. EINGORN: Ms. Alston.

5 MS. ALSTON: Yes.

6 MR. EINGORN: Mr. Brito Bueno.

7 MR. BRITO BUENO: Yes.

8 MR. EINGORN: Five in favor and none
9 opposed, the motion carries. Congratulations.
10 Thanks for coming out.

11 MR. LEBA: Thank you.

12 MR. EINGORN: The next matter is Kirtty
13 Taveras and you can correct me if I butchered that.
14 Are you available? Address is 1539 S. 10th Street.

15 MR. IZZO: Charles Izzo, attorney for the
16 applicant. Please raise your right hand.

17 - - -

18 KIRTTY TAVERAS, having first been duly
19 sworn/affirmed, was examined and testified as
20 follows:

21 - - -

22 MR. EINGORN: Please state your full name
23 and address for the record. Does the applicant speak
24 English?

25 MR. IZZO: Yes, she speaks English.

1 MR. EINGORN: Are you nervous?

2 MS. TAVERAS: I speak a little English.

3 MR. EINGORN: Can you just state your
4 name and where you live for the record?

5 MR. TAVERAS: My name is Kirtty Taveras.

6 MR. EINGORN: And your address.

7 MS. TAVERAS: 1539 S. 10th Street,
8 Camden, New Jersey.

9 MR. IZZO: Ms. Taveras is the owner of
10 the business but not the building at 1539 S.10th
11 Street. The business she has there is a food store,
12 J & E Food Store. And she is here because when she
13 applied to change the awning on the building, it was
14 noted that the zone does not include a food-store
15 use, although this store was there for many years
16 before Ms. Taveras became the owner. So her
17 objective is to get her non-conforming use approved
18 and also improve her simple corner awning sign that
19 has been installed in the building.

20 MR. EINGORN: In the pictures that we're
21 seeing here, this is the side that we're seeking
22 approval for?

23 MR. IZZO: Yes. That's the sign that she
24 had installed.

25 MR. EINGORN: Okay.

1 VICE-CHAIRMAN COOPER: So the sign is
2 already up here?

3 MR. IZZO: Yes. That sign that she
4 installed is smaller than the one that was removed
5 obviously. But that is what her application was
6 prompted by the installation of that awning.

7 VICE-CHAIRMAN COOPER: Because she
8 doesn't own the store, the building, do you need
9 permission from the landlord or something?

10 MR. EINGORN: Let's see what's in the
11 packet here. So the applicant had submitted a
12 commercial lease agreement between herself and
13 Lissette Jimenez. It looks like the applicant was
14 granted the right to make some limited changes. And
15 so I would think by the application of this lease,
16 the applicant would have a standing to come tonight
17 to request the relief that's currently before you.

18 MR. IZZO: This lady is running that
19 store. She's been there about one year now; less
20 than one year.

21 MR. EINGORN: Also, page 3 of the lease
22 does require the applicant to obtain any license and
23 permits. So she definitely has standing to be here
24 to make the application.

25 MR. IZZO: She has provided a drawing

1 which shows the typical corner store. It's a
2 property with a wrap-around sidewalk. The corner
3 entrance would be on apparently on 10th Street at
4 Thurman.

5 CHAIRMAN HANCE: I know exactly where it
6 is.

7 MR. EINGORN: So the applicant is here
8 seeking a Certificate of Non-conforming use related
9 to the store, and a bulk variance for the size of the
10 sign. This looks like it has been a corner store.

11 VICE-CHAIRMAN COOPER: Yes, for many
12 years.

13 MR. EINGORN: The Board seems to be
14 familiar.

15 VICE-CHAIRMAN COOPER: Yes.

16 MR. EINGORN: Is there questions for the
17 applicant related to the use; how far the use dates
18 back of the sign? Do you know how long that this has
19 been used as a retail?

20 MR. IZZO: She has a typical corner store
21 business there.

22 MS. ALSTON: So she's been there less
23 than one year. Someone had the store before you did
24 you or was it an empty spot at first and then you
25 turned it into a store?

1 MS. TAVERAS: It was a store already.
2 When we buy, they working. Not the same name. We
3 changed the name. It was working when we buy the
4 store.

5 MS. ALSTON: So it was already a store
6 and then you guys bought it and --

7 MR. IZZO: Never closed?

8 MS. TAVERAS: No, never closed.

9 MR. EINGORN: I think that's the
10 testimony we needed. Is anybody in the public here
11 tonight that would like to be heard on 1539 S. 10th
12 Street? Hearing none, we'll close the public
13 portion. If the Board has any final questions,
14 discussion, a motion.

15 VICE-CHAIRMAN COOPER: The store has been
16 in existence here for many years. I make a motion to
17 accept.

18 MS. ALSTON: Are they trying to change
19 the awning?

20 MR. EINGORN: This is what they put up
21 which is what triggered the application. They
22 already changed it to this from the prior store. And
23 that's why they got cited because they changed the
24 sign.

25 MS. ALSTON: Oh because they had this and

1 switched to this. Is that what that is?

2 MR. EINGORN: Right. I'm assuming
3 it's --

4 MR. BRITO BUENO: I think it's the
5 awning.

6 MR. EINGORN: -- similar but a different
7 name. I think it looks like an awning at least by
8 its construction.

9 MR. BRITO BUENO: The glass looks like an
10 awning.

11 MR. EINGORN: I know but when you usually
12 see the awning, it usually has the felt cover on
13 it?

14 MS. ALSTON: Yes.

15 MR. EINGORN: That's not this. This is
16 the sign that she's asking about.

17 CHAIRMAN HANCE: Is that painted on the
18 wall?

19 MR. IZZO: It's a white fabric awning.
20 We are looking at it in the daytime, of course. This
21 is a slightly different, more compact style.

22 MR. EINGORN: I think they -- it looks
23 like they fabricated it to meet the corner of the
24 building.

25 MR. BRITO BUENO: It's like a oval awning

1 which it covers the sidewalk.

2 CHAIRMAN HANCE: No, it doesn't overhang.
3 It's not an overhang.

4 MR. EINGORN: Right. It's flush with the
5 facade.

6 CHAIRMAN HANCE: What I do know is that
7 the store has been here for many years on that
8 corner. I drive past this store every day. That's
9 my work area. I drive past there every day. I've go
10 to Sheridan Apartments very day. I'm very familiar
11 with the area.

12 MR. BRITO BUENO: Is there any lighting?

13 MR. IZZO: Do you have light under the
14 awning at night?

15 MS. TAVERAS: Yes.

16 VICE-CHAIRMAN COOPER: Motion to accept.

17 MR. EINGORN: Motion to accept. Do we
18 have a second?

19 MS. MERRICKS: Second.

20 MR. EINGORN: I'll take a roll-call vote.
21 Chairman Hance.

22 CHAIRMAN HANCE: Are we doing the bulk
23 variance?

24 MR. EINGORN: It's a Certificate of
25 Non-conforming Use and then a bulk variance related

1 to the sign.

2 CHAIRMAN HANCE: Yes.

3 MR. EINGORN: Vice-Chairman Cooper.

4 VICE-CHAIRMAN COOPER: Yes.

5 MR. EINGORN: Ms. Merricks.

6 MS. MERRICKS: Yes.

7 MR. EINGORN: Ms. Alston.

8 MS. ALSTON: Yes.

9 MR. EINGORN: Mr. Brito Bueno.

10 MR. BRITO BUENO: Yes.

11 MR. EINGORN: Five in favor and none
12 opposed, the motion carries. Thank you very much.
13 Good luck with you store.

14 MS. TAVERAS: Thank you. Good night.

15 MR. EINGORN: The next matter is Osvaldo
16 Fernandez, 1261 Dayton Street.

17 MR. IZZO: Charles Izzo appearing on
18 behalf of Mr. Fernandez on his application.

19 MR. EINGORN: Would you like the
20 applicant to be sworn?

21 MR. IZZO: Yes.

22 MR. EINGORN: Raise your right hand,
23 please.

24 - - -

25 OSVALDO FERNANDEZ, having first been duly

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

3 - - -

4 MR. EINGORN: Can you state your name and
5 address for the record, please.

6 MR. FERNANDEZ: Osvaldo Fernandez, 17 S.
7 Bell Road, Bellmawr, New Jersey 08031.

8 MR. IZZO: I believe we're here on a
9 continuation of proceedings. Mr. Fernandez had
10 showed the information about his project to the Board
11 and he was asked to return with some additional
12 material. And when he showed me his file, he had a
13 nice parking plan with spaces in the rear and a
14 driveway. Mr. Fernandez, what did you tell the Board
15 the first time that you were here?

16 MR. FERNANDEZ: I wasn't here. This is
17 my first time.

18 MR. EINGORN: This is his first time
19 before the Board.

20 MR. IZZO: It's a duplex in a permitted
21 zone and his property is particularly suited in that
22 he has the parking plan to accompany his proposal.
23 It's off-street on-the-premises-parking. He's
24 proposing for bulk variances for the setbacks.

25 MR. EINGORN: So the applicant has a

1 duplex in an R-2 Zone where a duplex is permitted.
2 And he's seeking off-street parking, minimum depth --
3 hold on -- minimum depth of the front yard is
4 deficient so a front yard setback and a side yard may
5 be deficient. Sir, is this your property?

6 MR. FERNANDEZ: Yes.

7 MR. EINGORN: Is this a driveway that I'm
8 indicating here?

9 MR. FERNANDEZ: Yes.

10 MR. EINGORN: How many cars can you
11 fit in this driveway?

12 MR. FERNANDEZ: Like three.

13 MR. EINGORN: About three cars?

14 MR. FERNANDEZ: And there's a curb-cut
15 where you can access the driveway?

16 MR. EINGORN: Yes. And that's a
17 pre-existing curb-cut?

18 MR. FERNANDEZ: Yes.

19 MR. EINGORN: And did you buy the house
20 in its current configuration?

21 MR. FERNANDEZ: Yes.

22 MR. EINGORN: As a duplex?

23 MR. FERNANDEZ: Yes.

24 MR. EINGORN: Did you make any changes to
25 the property?

1 MR. FERNANDEZ: No.

2 MR. EINGORN: When did you buy the
3 property?

4 MR. FERNANDEZ: July of last year, 2022.

5 MR. EINGORN: As I look at the property
6 if we're standing in the street looking at the
7 property this way, as I indicated, to the
8 right on this side here, what's over here?

9 MR. FERNANDEZ: That's like a yard. It's
10 a green area. That's where it starts.

11 MR. EINGORN: Is that part of your
12 property?

13 MR. FERNANDEZ: Yes.

14 MR. EINGORN: What's the distance between
15 the edge of the building to the next building over,
16 the property line?

17 MR. FERNANDEZ: It's about the same size
18 of the house. The space?

19 MR. EINGORN: Approximately.

20 MR. FERNANDEZ: I would you say maybe 35,
21 40 feet.

22 MR. EINGORN: Did you say 35, 40 feet?

23 MR. FERNANDEZ: I would 30. I'm not
24 sure.

25 MR. EINGORN: I'm just asking for an

1 estimate. We're just trying to get an idea.

2 MR. FERNANDEZ: About like 30.

3 MR. EINGORN: What's the width of the
4 driveway, do you think? More than enough to fit a
5 car, though, right?

6 MR. FERNANDEZ: Yes.

7 MR. EINGORN: And the driveway, is that
8 abut the neighboring property?

9 MR. FERNANDEZ: It's two driveways. Like
10 bot properties got driveways. It's separated by a
11 fence between.

12 CHAIRMAN HANCE: Question.

13 MR. FERNANDEZ: Yes.

14 CHAIRMAN HANCE: Do you have three, four
15 garages back there?

16 MR. FERNANDEZ: Yes.

17 CHAIRMAN HANCE: Are they yours?

18 MR. FERNANDEZ: Yes. They are part of
19 the property? And there's a lot of parking area too
20 behind the house close to the garage too.

21 MR. EINGORN: Is it your intention to
22 rebuild this garage?

23 MR. FERNANDEZ: Yes.

24 MR. EINGORN: So you'll fit at least four
25 cars back there?

1 MR. FERNANDEZ: Yes.

2 MR. EINGORN: Is it your position that
3 the front yard and side yards are preexisting
4 non-conforming conditions?

5 MR. IZZO: That's correct. The
6 streetscape there is all consistent with Mr.
7 Fernandez's house. The frontages are virtually on
8 the street. And, of course, it's a rowhouse in the
9 neighborhood.

10 MR. EINGORN: As we look at this
11 photograph here, this house is also up against the
12 sidewalk without a front yard setback. I know it's
13 just corner.

14 MR. IZZO: From the corner of your
15 neighbor's house, are they on the street?

16 MR. FERNANDEZ: Yes. It's like 20 homes.
17 Like two houses. Sorry if I don't explain myself
18 well. I try my best.

19 MR. EINGORN: We'll make it.

20 CHAIRMAN HANCE: Yes, I do see a curb-cut
21 right here also.

22 MR. EINGORN: It looks like it.

23 The applicant is here requesting three
24 bulk variances, off-street parking. Two and a half
25 spaces are required but he's going to have four so he

1 probably meets the Ordinance requirements, so the
2 Board could make that determination as it sees fit.
3 And then two bulk variances for the depth of the
4 front yard which is zero but is consistent with the
5 neighboring property of preexisting non-conforming.
6 And possible a minimum side yard, also a preexisting
7 non-conforming condition of the land.

8 MR. BRITO BUENO: What do you mean side
9 yard?

10 VICE-CHAIRMAN COOPER: The driveway.

11 MR. EINGORN: It's really the driveway
12 that meets the neighboring driveway. Because I think
13 the other side there's probably enough side yard to
14 meet the Ordinance which I think is 10 feet on each
15 side but an aggregate of 30 feet. So he probably has
16 enough on the right side. The left side would be the
17 issue. Are there any questions relating to those
18 issues?

19 MR. BRITO BUENO: No.

20 MR. EINGORN: Anybody in the public that
21 would like to be heard tonight on 1261 Dayton Street?

22 MS. WAY: Yes.

23 MR. EINGORN: Please come forward.
24 Please raise your right hand.

25 - - -

1 ANTOINETTE WAY, having first been duly
2 sworn/affirmed, was examined and testified as
3 follows:

4 - - -

5 MR. EINGORN: Can you state your name and
6 address for the record, please?

7 MS. WAY: Antoinette Way, 1240 Dayton
8 Street.

9 MR. EINGORN: What would you like to
10 say?

11 MS. WAY: I just want to make sure that
12 he will be building those garages because the parking
13 on Dayton Street is tight. And having a duplex is
14 bringing more cars on the street than the residents.

15 MR. EINGORN: I believe Mr. Fernandez
16 confirmed that he --

17 MS. WAY: So it would done at the time of
18 the building or?

19 MR. FERNANDEZ: Also it is the garages
20 plus it's like parking spaces all around about 12
21 cars between the driveway. The back of the house,
22 it's like six or seven cars there plus the garages.
23 So it's like lot of space for parking spaces.

24 MS. WAY: Okay. Because what happens is,
25 when people don't have parking, they park on the

1 sidewalks and then the children they have to walk in
2 the street.

3 MR. EINGORN: It sounds like there's
4 going to be plenty of parking.

5 MS. WAY: So it'll all be in the back of
6 the residence?

7 MR. FERNANDEZ: In the driveway as well.

8 MS. WAY: Okay.

9 MR. EINGORN: Anything else?

10 MS. WAY: No.

11 MR. EINGORN: Awesome. That was easy.

12 MS. WAY: That was my main concern.

13 MR. EINGORN: Thank you. You'd be
14 surprised how often it's not. Anybody else in the
15 public that would like to be heard? Hearing none,
16 we'll close the public portion. Any final questions
17 from the Board?

18 CHAIRMAN HANCE: So we established that
19 they're not going to park on the street. They're
20 going to park in the driveway or behind the house?

21 MR. FERNANDEZ: Yes.

22 CHAIRMAN HANCE: And to your advantage,
23 they're going to fix the garages where they can just
24 pull into the garage and back out?

25 MR. FERNANDEZ: Yes.

1 MR. FERNANDEZ: I mean, it takes a
2 little time.

3 CHAIRMAN HANCE: In time.

4 MR. FERNANDEZ: That truck is there too.
5 They can back in there.

6 CHAIRMAN HANCE: Cause you have plenty of
7 parking behind the house.

8 MS. WAY: That no-parking sign, would
9 that be displayed in the driveway?

10 VICE-CHAIRMAN COOPER: Excuse me.

11 MS. WAY: People park right on the
12 driveway because I have -- my property has a front
13 driveway. If there's no parking on the street, they
14 park in my front driveway which goes to back to
15 Browning. So would help too.

16 MR. EINGORN: That would help. That's
17 also an enforcement issue so you may need to talk to
18 the Parking Authority or whoever is in charge of that
19 to see if you can put up that sign. But that's a
20 great idea if you can swing it.

21 MR. FERNANDEZ: I really have like a
22 small sign up there. I paint it a little bit like
23 the driveway, two, two and four. They're going to
24 notice that.

25 MR. EINGORN: That's a good idea. Thank

1 you. Do we have a discussion of the Positive and
2 Negative Criteria? A motion?

3 CHAIRMAN HANCE: Again, it's always
4 positive if someone buys a home and puts families in
5 there. The most important part is to keep it clean
6 and that helps our City come back and that's what we
7 need.

8 VICE-CHAIRMAN COOPER: His setback is
9 preexisting. I don't think he can do anything with
10 that. He got trees and everything. I guess earlier
11 in life the cars were a lot smaller. They can get
12 down here but now everybody got a bigger car so you
13 can't extend it so...

14 MR. EINGORN: To the extent that the
15 Board is inclined to grant this application,
16 I would suggest that a determination be made that
17 there's sufficient parking to meet the Ordinance and
18 not grant the bulk variance which would be
19 unnecessary. So the motion to the extent that you
20 wish to make it, would be to grant the bulk variances
21 for the front yard depth and the minimum side yard
22 and a determination that parking is sufficient to
23 meet the Ordinance.

24 VICE-CHAIRMAN COOPER: He don't need a
25 variance for the parking?

1 MR. FERNANDEZ: Right.

2 MR. EINGORN: Does someone want to make
3 that motion?

4 MR. BRITO BUENO: I make the motion.

5 MR. EINGORN: Do we have a second?

6 CHAIRMAN HANCE: Second.

7 MR. EINGORN: I'll take a roll-call vote.
8 Chairman Hance.

9 CHAIRMAN HANCE: Yes.

10 MR. EINGORN: Vice-Chairman Cooper.

11 VICE-CHAIRMAN COOPER: Yes.

12 MR. EINGORN: Ms. Merricks.

13 MS. MERRICKS: Yes.

14 MR. EINGORN: Ms. Alston.

15 MS. ALSTON: Yes.

16 MR. EINGORN: Mr. Brito Bueno.

17 MR. BRITO BUENO: Yes.

18 MR. EINGORN: Five in favor and none
19 opposed, the motion carries. Congratulations.

20 Did anybody show up for Jordan & Jordan,
21 LLC?

22 MR. EINGORN: Great. Just in time to be
23 heard.

24 MR. DOUGHERTY: Paul Dougherty for the
25 applicant, Jordan & Jordan, LLC. The property

1 involved is 1201 Atlantic Avenue and I have with me
2 the principal, the member, Samir Jordan to my right.
3 He can testify and answer the Board's questions. We
4 are seeking a use variance because the first floor,
5 he's seeking commercial use. And the second floor,
6 are two-bedroom apartment. I don't know if that was
7 clear in the initial application.

8 He can tell the Board what he plans to do
9 there. We do need the bulk variance for parking.
10 Three to six are needed from what I can from the
11 denial. He'll testify that there's a spot for the
12 tenant with a one-car garage. We'll confirm that in
13 testimony. I'll defer to you, sir, if there's any
14 additional sought relief.

15 MR. EINGORN: Would you like to have your
16 witness sworn?

17 MR. DOUGHERTY: Yes.

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

20 - - -

21 SAMIR JORDAN, having first been duly
22 sworn/affirmed, was examined and testified as
23 follows:

24 - - -

25 MR. EINGORN: I need you to speak louder

1 because we turned off the microphones because you
2 probably heard the mess earlier. Please state your
3 name and address for the record.

4 MR. JORDAN: Samir Jordan, 2105 S. 7th
5 Street.

6 MR. EINGORN: So can you tell us a little
7 bit about the property; what's intended in the
8 commercial space; is the property currently rented;
9 all those items.

10 MR. DOUGHERTY: Right now, Samir, what's
11 the current status of the property.

12 MR. JORDAN: It's not being rented right.
13 now. It's vacant. But what I want to do, I want to
14 turn it into a smoothy shop at the bottom and then an
15 apartment upstairs on the top.

16 MR. DOUGHERTY: Is there parking for the
17 upstairs?

18 MR. JORDAN: Yes for the upstairs.

19 MR. DOUGHERTY: How many spots?

20 MR. JORDAN: One spot.

21 MR. DOUGHERTY: So you understand that
22 you're asking for the Board to grant you the bulk
23 variance to allow on-street parking --

24 MR. JORDAN: Yes?

25 MR. DOUGHERTY: -- for your facility,

1 correct?

2 MR. JORDAN: Yes.

3 MR. DOUGHERTY: And tell me, why do you
4 think that's available in this current location?

5 MR. JORDAN: It's a lot of parking on
6 both sides of the street.

7 MR. DOUGHERTY: On Atlantic?

8 MR. JORDAN: Yes and on Louis too; on the
9 Louis side too.

10 MR. DOUGHERTY: And on Louis, can they
11 park on both sides of the street?

12 MR. JORDAN: Yes.

13 MR. DOUGHERTY: And this is a corner
14 property, correct?

15 MR. JORDAN: Yes.

16 MR. DOUGHERTY: And you are currently
17 the -- you are the owner of the property?

18 MR. JORDAN: Yes.

19 MR. DOUGHERTY: As well as the applicant,
20 correct?

21 MR. JORDAN: Yes.

22 MR. DOUGHERTY: Do you know what the
23 prior use of the building was?

24 MR. JORDAN: It was a dry cleaners
25 before.

1 MR. DOUGHERTY: Do you know how long it
2 has been vacant? You can say approximately?

3 MR. JORDAN: Probably about 15 years or
4 so.

5 MR. DOUGHERTY: And has it been vacant
6 all together for that period of time or less?

7 MR. JORDAN: Yes.

8 MR. DOUGHERTY: Why do you think there's
9 Special Reasons? Why do you think this is a good
10 place to have a smoothy location and a commercial
11 property there?

12 MR. JORDAN: You got the hospital right
13 there on Haddon Avenue West Jersey. And you got
14 Virtua right there. So there's a lot of traffic as
15 far as -- just doing something good for the
16 community; bring something different.

17 MR. DOUGHERTY: So you plan on serving
18 smoothies.

19 MR. JORDAN: Smoothies; fruit salads;
20 juices; and stuff like that.

21 MR. DOUGHERTY: Healthy impact for the
22 community?

23 MR. JORDAN: Yes.

24 MR. DOUGHERTY: Do you think you'll have
25 employees at the spot? Do you plan on running this?

1 MR. JORDAN: Yes, I plan on running it
2 and working in there until I get things rolling. And
3 I think it should be up to par before I hire somebody
4 and let them run it.

5 MR. DOUGHERTY: So you think it's an
6 appropriate place for the proposed use that you
7 have?

8 MR. JORDAN: Yes.

9 MR. DOUGHERTY: And do you think many of
10 the customers are going to be walking customers?

11 MR. JORDAN: Some probably walking; and
12 some probably driving up.

13 MR. DOUGHERTY: Do you have anything else
14 you want to tell the Board?

15 MR. JORDAN: Not really.

16 MR. DOUGHERTY: Thank you. That's all
17 I have.

18 CHAIRMAN HANCE: You're very soft-spoken.
19 You got to speak a little louder.

20 MR. JORDAN: Yes.

21 CHAIRMAN HANCE: You want to do an
22 apartment upstairs?

23 MR. JORDAN: Yes.

24 CHAIRMAN HANCE: Was it already one there
25 or do you just want to make it --

1 CHAIRMAN HANCE: No. It was already one
2 there.

3 VICE-CHAIRMAN COOPER: Two bedrooms?

4 MR. JORDAN: Yes.

5 MR. BRITO BUENO: Just one apartment?

6 MR. DOUGHERTY: Yes.

7 MR. JORDAN: Yes.

8 MR. DOUGHERTY: It's not occupied now.
9 It's totally vacant, top and bottom.

10 CHAIRMAN HANCE: When did you purchase
11 the property?

12 MR. JORDAN: About 2017.

13 CHAIRMAN HANCE: I am definitely familiar
14 with this area also. On Atlantic Avenue where the
15 stop sign is, that's a yellow house. You know that
16 there's no parking there?

17 MR. JORDAN: Right. From a certain
18 distance where you put the other right there so the
19 apartment is close to the corner.

20 CHAIRMAN HANCE: Where no one can see.

21 MR. JORDAN: When you pull up to the
22 corner, you'll be able to see --

23 CHAIRMAN HANCE: Oncoming traffic?

24 MR. JORDAN: Right.

25 MR. EINGORN: Is it your position that

1 you need a use variance or that you need a
2 Certificate of Nonconforming Use?

3 MR. DOUGHERTY: Well, again, I'm just
4 going for the denial. Forgive me. I would suggest
5 that it's a nonconforming continued use.

6 MR. EINGORN: It sounds to me like --

7 MR. DOUGHERTY: It was a dry cleaners
8 before; commercial, and it was an apartment upstairs.

9 MR. EINGORN: It sounds to me like this
10 was commercial under a residential for a while. I
11 don't know. I was just asking out of curiosity
12 because they're both on the denial letter. Okay.
13 That's all.

14 MR. DOUGHERTY: The testimony is that it
15 was a dry cleaners for a number of years. It has
16 been vacant. It was always residential on top.
17 There's other areas. I think Samir can tell you,
18 there's other locations only a block up every other
19 corner that has the same type of commercial
20 downstairs and apartment upstairs.

21 MR. EINGORN: Based upon the entry way on
22 the corner of the building, it kind of seems to lend
23 itself to at least looking like a commercial property
24 as opposed to --

25 MR. DOUGHERTY: My guess is that it was a

1 corner store in the 40's.

2 MS. MERRICKS: Always a cleaners.

3 MR. DOUGHERTY: It was always a cleaners?

4 VICE-CHAIRMAN COOPER: It was a cleaners
5 when I used to walk to school there. Coming through
6 there, it used to be a cleaners down there on that
7 corner. That was back in the 80's.

8 MR. JORDAN: Eddy's Cleaners.

9 VICE-CHAIRMAN COOPER: Yes.

10 MR. EINGORN: So the Board, I guess, can
11 make a determination after we open to the public, as
12 to whether or not they believe a use variance is
13 required or whether or not a Certificate of
14 Nonconforming Use would be appropriate. I don't know
15 that either is the right or wrong way to go but from
16 the testimony and from the knowledge of the Board, it
17 might seem like a Certificate of Nonconforming Use
18 would be appropriate.

19 Are there any other questions for the
20 applicant? I'm not hearing or seeing any. Let's
21 open to the public. Anybody here like to be heard on
22 1201 Atlantic Avenue? Hearing and seeing none, we'll
23 close the public portion.

24 Now is the time for the Board to do its
25 determination. If the Board determines a use

1 variance is required, then a discussion of the
2 Positive and Negative Criteria related to the use
3 variance. Otherwise, a determination that a
4 Certificate of Nonconforming Use is appropriate. In
5 addition, the applicant is requesting a bulk variance
6 for parking one spot where potentially up to six
7 would be required.

8 VICE-CHAIRMAN COOPER: Now, on Louis
9 Street, I mean, along side there, is there parking on
10 Louis Street itself?

11 MR. JORDAN: Parking on Louis Street?

12 VICE-CHAIRMAN COOPER: Yes.

13 MR. JORDAN:

14 MR. BRITO BUENO: So the garage in the
15 back, does that belong to the property?

16 MR. JORDAN: Say that again?

17 MR. BRITO BUENO: The garage in the
18 back?

19 MR. JORDAN: I can't hear you.

20 MR. BRITO BUENO: There's a garage in the
21 back, right?

22 MR. JORDAN: Yes, a garage in the back.

23 MR. BRITO BUENO: It belongs to the
24 building?

25 MR. JORDAN: Yes.

1 MR. BRITO BUENO: How many cars?

2 MR. JORDAN: One.

3 VICE-CHAIRMAN COOPER: So you think you
4 can get four cars along Louis Street there?

5 MR. JORDAN: Yes.

6 VICE-CHAIRMAN COOPER: I did say it was
7 commercial.

8 MR. EINGORN: Yes. And if you look at
9 the bottom photograph, it does appear that as a
10 corner property, it takes up a large portion of the
11 frontage.

12 VICE-CHAIRMAN COOPER: Right. Well,
13 Atlantic Avenue, you can't park on that one side, I
14 don't think, so all the parking would have to be on
15 Louis Street.

16 MR. JORDAN: Not coming in on that side
17 but on the opposite side --

18 VICE-CHAIRMAN COOPER: Where BPM used to
19 be?

20 MR. JORDAN: Yes, right.

21 VICE-CHAIRMAN COOPER: And no one is in
22 that building?

23 MR. JORDAN: No.

24 VICE-CHAIRMAN COOPER: Well, I can say
25 that it was a commercial building.

1 MR. EINGORN: Back here.

2 CHAIRMAN HANCE: It was a commercial
3 building and it should be changed to a conforming
4 use.

5 MR. EINGORN: What? It should be a
6 Certificate of Nonconforming Use because it was
7 previously a commercial?

8 VICE-CHAIRMAN COOPER: Yes.

9 MR. EINGORN: Now, you would make that --
10 so you would ask to make a motion that -- you would
11 make a motion to grant a Certificate of Nonconforming
12 Use.

13 VICE-CHAIRMAN COOPER: I make a motion to
14 grant a nonconforming use to the building.

15 MR. EINGORN: There's also the issue with
16 the bulk variance for the parking. My understanding
17 is that the applicant did not pay the application fee
18 for that. So, well, you could make it a condition of
19 approval that he pays the relative fee for the bulk
20 variance. That way you don't have to drag him back.
21 Is the acceptable?

22 MR. DOUGHERTY: He will pay the fee if
23 that's a possibility.

24 MR. EINGORN: It seems reasonable.

25 It is a motion to grant a Certificate of

1 Nonconforming Use and a bulk variance for parking
2 with the condition that the applicant pays the
3 application fee?

4 CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Okay. Great. Do we have a
6 second?

7 MS. MERRICKS: I want to ask. Do you
8 have a garage? Is it a garage?

9 MR. JORDAN: Yes, it's a garage
10 attached.

11 MR. EINGORN: Do you want to second the
12 motion?

13 MS. MERRICKS: We have a second from
14 Ms. Merricks.

15 MR. EINGORN: I'll take a roll-call vote.
16 Chairman Hance.

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Vice-Chairman Cooper.

19 VICE-CHAIRMAN COOPER: Yes.

20 MR. EINGORN: Ms. Merricks.

21 MS. MERRICKS: Yes.

22 MR. EINGORN: Ms. Alston.

23 MS. ALSTON: Yes.

24 MR. EINGORN: Mr. Brito Bueno.

25 MR. BRITO BUENO: Yes.

1 MR. WILSON: Just a short introduction.
2 This is an application by my client to convert a 602
3 Berkley Street into a duplex. This property is
4 directly across from Cooper Hospital. And I'm sure
5 the Board is more than familiar with the area.

6 I call Mr. Alam. Mr. Alam, are you the
7 owner of the property?

8 MR. ALAM: Yes.

9 MR. WILSON: Could you tell the Board
10 what you want to do with the property and describe
11 what your plan is?

12 MR. ALAM: So the goal is to make this
13 property gut it, brand new inside out, and be able to
14 market this property to the local community where
15 they can enjoy living there and be happy. And open
16 to everybody whoever wants to rent that property.

17 MR. WILSON: How many units would be in
18 the property?

19 MR. ALAM: It will be a total of two
20 units.

21 MR. WILSON: Tell the Board what would be
22 on the first floor?

23 MR. ALAM: So it will be one bedroom, one
24 living room, dining room and then a kitchen and then
25 the basement.

1 MR. WILSON: Is there a bathroom?

2 MR. ALAM: Oh, yes, and a bathroom.

3 MR. WILSON: Describe the upper floors.

4 MR. ALAM: So the upper floor, it has
5 it's own access, so it will have a living room,
6 dining room, kitchen, one bathroom and three
7 bedrooms.

8 MR. WILSON: On the second floor?

9 MR. ALAM: The second floor has one
10 bedroom. The third floor has two bedrooms.

11 MR. WILSON: That's important for the
12 Board to understand.

13 MR. ALAM: Do you know how long the
14 property has been vacant?

15 MR. ALAM: About 12 months.

16 MR. WILSON: Does the Board have any
17 questions for Mr. Alam?

18 CHAIRMAN HANCE: How long have you owned
19 the property?

20 MR. ALAM: About three years.

21 CHAIRMAN HANCE: I'm noticing up front
22 which is the picture here of two gas meters on the
23 outside.

24 MR. ALAM: Yes.

25 CHAIRMAN HANCE: So is it already a

1 duplex?

2 MR. ALAM: It has two gas meters, two
3 electric meters, two heating systems. Everything
4 was like duplex. Now we're going through the formal
5 process.

6 VICE-CHAIRMAN COOPER: So now you're
7 trying to do a triplex?

8 CHAIRMAN HANCE: No.

9 MR. EINGORN: No. Just a duplex.

10 MR. WILSON: Duplex.

11 VICE-CHAIRMAN COOPER: You're using the
12 first floor, right?

13 MR. ALAM: Right.

14 VICE-CHAIRMAN COOPER: And you're going
15 to use the second floor and then the third floor,
16 right?

17 MR. WILSON: Yes.

18 MR. EINGORN: The second and third floor
19 are going to be one unit.

20 VICE-CHAIRMAN COOPER: Oh, one unit.

21 MR. WILSON: Yes.

22 VICE-CHAIRMAN COOPER: Okay. Got you.

23 MR. WILSON: When I first viewed the
24 property with my client, I was surprised because I
25 always thought that was a single-family unit. But

1 when they were doing the clean-up, they found that it
2 was not. That it had been a duplex so that's why
3 we're here.

4 CHAIRMAN HANCE: So I'm guessing that
5 when you bought your property and you thought it was
6 a single-family home?

7 MR. ALAM: Yes.

8 VICE-CHAIRMAN COOPER: So you bought it
9 and the two meters was already out there; you put the
10 meters in?

11 MR. ALAM: That was done before and I
12 bought it.

13 MR. WILSON: When he was doing the
14 clean-out and took some coverings off the wall,
15 that's when he found the two meters for both gas and
16 electric. Strike that. I should call them meters.
17 They were the meter boxes.

18 MR. BUCHER: When they did the street,
19 when they put all these services, gas service in,
20 they put the two meters in as you can see in the
21 picture. Mr. Wilson, I was telling the Board that
22 when they re-did the gas on Berkley Street, when they
23 came to your property, they put the two gas meters
24 in. That's why it shows --

25 MR. WILSON: Mr. Bucher, tell the Board

1 your background, please.

2 MR. BUCHER: I've been in the real estate
3 business just about 30 years. I've done a lot of
4 business in Camden; helped a lot of people. So with
5 respect to Berkley Street, there's quite a number of
6 duplexes. Then you go further down on the -- what's
7 that little street? Benson. There's also about
8 three or four duplexes. I think one of them might
9 even be a triplex. So we're not the only show in
10 town so there's quite a few duplexes in the
11 immediate area.

12 MR. WILSON: And if the Board approves
13 this, it would not be an aberration in the
14 community?

15 MR. BUCHER: No.

16 MR. WILSON: Does the Board have any
17 questions?

18 VICE-CHAIRMAN COOPER: Off-street
19 parking.

20 MR. WILSON: We have an application for
21 different -- of C-variances for lot coverage, for lot
22 size. Now is there room to expand this property?

23 MR. BUCHER: In terms of?

24 MR. WILSON: The Code calls for a 2000
25 square foot property. This is only about 800 square

1 feet. Is there room to expand the lot?

2 MR. BUCHER: I don't believe so.

3 MR. WILSON: Is there on-site parking?

4 MR. BUCHER: Yes.

5 MR. WILSON: Where?

6 MR. ALAM: Not on the property.

7 MR. BUCHER: On the street parking.

8 MR. WILSON: No.

9 MR. BUCHER: I'm sorry.

10 MR. WILSON: I said, on-site.

11 MR. BUCHER: No.

12 MR. WILSON: Is there any area on the
13 property on-site where you could make parking?

14 MR. BUCHER: No.

15 MR. WILSON: I have nothing further.

16 MR. EINGORN: Does the Board have any
17 questions?

18 MS. ASLTON: No. I just believe, we've
19 seen this before just recently someone else came here
20 and all of the issues that you're facing here is
21 something that other owners have faced. There's
22 nothing they can do about it. They can't add I guess
23 a driveway or they can't change the fact that there's
24 a difference in that 20 feet. So these are things
25 that just cannot be changed. They were existing.

1 He's not -- it was already a duplex so he's not
2 changing any of that. I don't have any questions.

3 MR. EINGORN: Right. So what you're
4 describing is a hardship based upon the way the
5 building was constructed in pre-existing
6 nonconforming conditions of the land.

7 MR. BRITO BUENO: I have a question. Did
8 he buy it as a duplex or just single-family?

9 MR. ALAM: No, we bought it as a
10 single-family.

11 MR. EINGORN: I think the testimony was,
12 that he thought it was single-family when he started
13 doing the work, it turned out it was a duplex.

14 VICE-CHAIRMAN COOPER: And you said the
15 gas company put the two meters here?

16 MR. BUCHER: Yes. They put it in when
17 they did that street --

18 MR. ALAM: Gas and electric.

19 MR. BUCHER: -- on Berkley Street I guess
20 within the last year.

21 CHAIRMAN HANCE: I'm curious, right next
22 door, what is this building right here?

23 MR. BUCHER: That's 600 Berkley.

24 MR. EINGORN: Are there any other
25 questions related to the application?

1 VICE-CHAIRMAN COOPER: None from me.

2 MR. EINGORN: Are you guys satisfied with
3 the testimony?

4 MS. ALSTON: Yes. We were just
5 clarifying the fact that they bought it thinking it
6 was a single-family home but after going in there
7 and cleaning it up, it already had two meters, two
8 everything, water heaters and it turned out that they
9 had a duplex.

10 MR. EINGORN: And if you look they are in
11 an R-2 Zone so they do not need a use variance
12 approval.

13 MS. ALSTON: No.

14 MR. EINGORN: They're only here for bulk
15 variance approval. How about we open to the public.
16 I do think we saw some comments. Why don't you come
17 forward to the podium. If you could raise your right
18 hand.

19 - - -

20 SHANITA BOWEN, having first been duly
21 sworn/affirmed, was examined and testified as
22 follows:

23 - - -

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

1 MS. BOWEN: Shanita Bowen, 1983 Gleason
2 Avenue, Bronx, New York 10472.

3 MR. EINGORN: What would you like to
4 say.

5 MS. BOWEN: We are neighbors. I own 600
6 Berkley Street and I'm just here for support. I have
7 been inside of his property when he first bought it
8 and I do see where there's clearly able to have two
9 apartments.

10 CHAIRMAN HANCE: So you're the neighbor
11 so you own the building here on the opposite side?

12 MS. BOWEN: Yes.

13 CHAIRMAN HANCE: It's like a store here?
14 So this is you here?

15 MS. BOWEN: Right.

16 CHAIRMAN HANCE: What do you have in
17 there?

18 MS. BOWEN: So it's empty now. We're
19 also working on it. My contractor is here.

20 MR. EINGORN: Great. So support for a
21 duplex. We don't get that very often.

22 CHAIRMAN HANCE: No.

23 MR. EINGORN: Great. We appreciate you
24 showing up.

25 MR. WILSON: Thank you.

1 MR. EINGORN: Any other questions?

2 Nobody else is here. We will close the
3 public portion. Discussion of the Positive and
4 Negative Criteria. A motion. The applicant is
5 requesting four bulk variances related to the minimum
6 lot area, minimum lot width, the building coverage
7 and the off-street parking.

8 VICE-CHAIRMAN COOPER: Again, he's
9 landlocked. He can't create land; make land or
10 anything. As far as the variances, I'm going to have
11 to grant the variance for the lot sizes. Now for the
12 off-street parking, you don't need anything for that,
13 correct?

14 MR. EINGORN: What do you mean?

15 VICE-CHAIRMAN COOPER: It says he has 2.5
16 spaces are need; zero spaces is proposed.

17 MR. EINGORN: Right. So he needs a bulk
18 variance for the parking spaces because he has no
19 off-street parking.

20 VICE-CHAIRMAN COOPER: Right and he can't
21 make it.

22 CHAIRMAN HANCE: That's close to the
23 hospital.

24 MR. EINGORN: Right. We've heard a lot
25 of testimony about the parking around the hospital.

1 VICE-CHAIRMAN COOPER: Is there a parking
2 garage in that area somewhere?

3 MR. WILSON: The hospital has one but
4 there's no public parking.

5 CHAIRMAN HANCE: I would say this, it's a
6 duplex and it's been a duplex. So the people who did
7 live there, they had to scrounge around for parking
8 like everybody else. It's that kind of
9 neighborhood. I was impressed when the young lady
10 came up and agreed to it as a neighbor. Like I Kyle
11 said, we don't get that. Also, again, this
12 neighborhood looks like it's pretty stern and
13 straight. Is that the only empty duplex there or
14 house?

15 MR. ALAM: Yes.

16 CHAIRMAN HANCE: Again, it's close to the
17 hospital. I think we should keep all our
18 neighborhoods tight because it's bad to keep it empty
19 because people go through there and start fires or
20 whatever the case may be. And we have a lot of
21 homeless around and they will get on that porch and
22 make a tent and do what they have to do. I would
23 rather someone live there. And I do it all the time,
24 I chase the homeless off the property and then next
25 day, they're right back. It's best to have someone

1 live there and not have abandonment.

2 MR. EINGORN: So do we have a motion?

3 MS. ALSTON: I make a motion.

4 MR. EINGORN: A motion to grant?

5 MS. ALSTON: Yes.

6 MR. EINGORN: Do we have a second?

7 CHAIRMAN HANCE: Second.

8 MR. EINGORN: I'll take a roll-call vote.

9 Chairman Hance.

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Vice-Chairman Cooper.

12 VICE-CHAIRMAN COOPER: Yes.

13 MR. EINGORN: Ms. Merricks.

14 MS. MERRICKS: Yes.

15 MR. EINGORN: Ms. Alston.

16 MS. ALSTON: Yes.

17 MR. EINGORN: Mr. Brito Bueno.

18 MR. BRITO BUENO: Yes.

19 MR. EINGORN: Having five in favor and

20 none opposed, the motion carries. Thank you,

21 Gentlemen. Have a nice night.

22 MR. WILSON: Thank you.

23 MR. ALAM: Thank you.

24 MR. EINGORN: And then as the last matter
25 for the agenda, we have Adoption of Resolutions. Let

1 me take a look at who can vote. So Chairman Hance,
2 Vice-Chairman Cooper, Ms. Merricks and Mr. Brito
3 Bueno can all vote. We have the Resolutions for July
4 and I'll be fast.

5 Granting Use Variance Approval for
6 Lowinsky Minier.

7 d (6) Height Variance, Bulk Variance for
8 Parkside Business and Community in Partnership.

9 Granting Bulk Variance for Monzo
10 Construction.

11 Granting Bulk Variance for 5 Star
12 Properties, LLC.

13 Granting Use Variance Approval for David
14 Fitzgerald.

15 Granting Use Variance Approval for Larcen
16 Veliz.

17 Granting Use Bulk Variance Approval for
18 Jander Valentin.

19 Use Variance Approval for Heaven Towing &
20 Auto Repair.

21 And Denying Without Prejudice, 1060
22 Bergen Avenue, LLC.

23 Do we have a motion to adopt?

24 VICE-CHAIRMAN COOPER: Motion to adopt.

25 CHAIRMAN HANCE: Second.

1 MR. EINGORN: I'll take a roll-call vote.
2 Chairman Hance.

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Vice-Chairman Cooper.

5 VICE-CHAIRMAN COOPER: Yes.

6 MR. EINGORN: Ms. Merricks.

7 MS. MERRICKS: Yes.

8 MR. EINGORN: Mr. Brito Bueno.

9 MR. BRITO BUENO: Yes.

10 MR. EINGORN: Motion passes. Motion to
11 adjourn?

12 CHAIRMAN HANCE: Motion to adjourn.

13 MR. EINGORN: Second?

14 MS. ALSTON: Second.

15 MR. EINGORN: All in favor?

16 THE Board: Yays.

17 - - -

18 (**Meeting adjourned at 8:39 p.m.**)

19

20

21

22

23

24

25

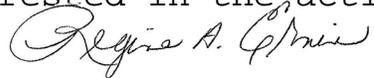
1 CERTIFICATION

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

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

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

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

18 

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

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

	105:11;116:14	140:23	22;100:7,17;104:20; 105:25;109:23; 115:25;118:19; 123:20;124:5;126:17; 127:2;128:8;138:4	50:3;58:11;59:4;60:2, 5,13,17;61:20;67:11; 68:6;69:16;71:17; 78:25;81:7;93:21; 103:9,11;107:10; 108:19;121:14;129:5; 133:11;134:12;138:6; 139:2
*	address (19) 9:7; 29:22,25;30:3,6; 55:20,23;66:4;75:14; 86:24;92:1;97:14,23; 98:6;105:5;111:6; 117:3;128:20;136:25	alarms (1) 38:20 Allegheny (3) 29:25; 30:3,6 alleyway (2) 31:18; 95:4 allow (5) 30:12,16; 62:19;74:19;117:23 allows (1) 34:6 along (6) 11:23; 16:10;20:22;25:23; 124:9;125:4 Alston (49) 4:16,17; 5:16,17;28:17,18; 46:11,14;47:1;48:12, 19,24;49:25;50:13; 52:15,16;73:13,21, 22;81:13,18,20;82:1, 5;86:5,6;91:1,2; 95:16;97:4,5;100:22; 101:5,18,25;102:14; 104:7,8;115:14,15; 127:22,23;136:4,13; 140:3,5,15,16;142:14 although (1) 98:15 altogether (1) 24:5 always (6) 88:17; 114:3;122:16;123:2, 3;131:25 amount (1) 59:13 ample (1) 46:3 and/or (1) 10:10 ANTOINETTE (2) 111:1,7 anymore (2) 5:2;78:8 apartment (13) 31:13; 32:7;36:13,18;46:24; 50:6;116:6;117:15; 120:22;121:5,19; 122:8,20 apartments (15) 30:17;31:4,5,7;32:8, 21,22;35:6;36:7,25; 43:23;49:13;56:11; 103:10;137:9 apologize (2) 33:21; 71:20 apparently (1) 100:3 appeal (3) 30:11; 67:2;87:4 appear (2) 92:24; 125:9 appearance (1) 55:5 appearing (2) 83:9; 104:17 appliances (1) 56:10 applicant (38) 8:10; 9:21;10:1,7;12:14,16; 13:17,24;19:14; 33:13;46:8;48:20; 53:5;72:8;81:12; 83:8;87:7,13,15; 97:16,23;99:11,13,16,	applicants (1) 74:18 applicant's (2) 30:11; 49:9 application (41) 8:3,4; 9:8;14:18;16:18; 17:24,25;18:3;19:10; 33:19;41:4;42:10; 49:2,5;53:14;55:7,9, 12;56:1;70:18;72:3,8; 74:18,21;83:6;89:9; 90:4;92:4;99:5,15,24; 101:21;104:18; 114:15;116:7;126:17; 127:3;128:4;129:2; 133:20;135:25 applied (2) 41:21; 98:13 apply (1) 24:3 applying (1) 32:18 appreciate (3) 9:6; 28:24;137:23 appreciated (1) 73:5 appropriate (4) 120:6; 123:14,18;124:4 approval (27) 8:3,13; 9:20;11:18;12:8,17, 21;13:23;14:12; 15:15,23;19:13; 25:12,14;27:21,22; 38:4;47:4;98:22; 126:19;136:12,15; 141:5,13,15,17,19 Approvals (3) 15:19; 27:17,20 approve (9) 5:5,6; 14:8;28:4;73:12; 85:12;90:17;96:19,21 approved (6) 9:19; 28:1;38:9;39:13; 40:23;98:17 approves (1) 133:12 Approximately (2) 107:19;119:2 April (1) 33:25 architect (6) 29:10; 30:9;59:17;66:10; 70:10,15 architect's (1) 30:12 Architectural (1) 53:9 architecture (1) 70:12 area (57) 8:10;9:25; 10:2,4;11:12,14,15, 21,24;14:13,18;17:7, 14;18:11;19:18,18, 23;20:2,14,21;23:8,9; 27:1;31:13,20,23; 32:19;40:12;41:24; 42:21;44:16;47:2;	areas (5) 27:5,7; 34:25;71:5;122:17 argue (1) 24:22 around (17) 19:2; 34:19;40:16;49:13; 60:22,23;72:21;73:2; 79:16,16,18;80:1; 92:9;111:20;138:25; 139:7,21 arriving (1) 5:2 ASLTON (1) 134:18 aspect (1) 41:13 Aspire (2) 6:5;29:2 assemblies (1) 38:17 assembly (1) 39:7 Assessor (2) 10:8,12 assistance (1) 92:24 associated (2) 16:6; 41:17 assuming (2) 64:12; 102:2 Atlantic (6) 7:8;116:1; 118:7;121:14;123:22; 125:13 attached (2) 26:18; 127:10 attention (1) 94:24 attorney (3) 7:25; 92:25;97:15 Atwood (1) 4:13 August (4) 9:24; 10:13;19:12;28:7 Authority (1) 113:18 authorized (2) 8:12; 92:24 Auto (1) 141:20 automotive (1) 57:19 available (5) 44:11; 53:12;75:6;97:14; 118:4 Avenue (24) 6:2,20; 7:8,14;8:7;17:25; 29:25;30:3,6;75:17; 78:3;86:14;87:1,7,9; 89:10;116:1;119:13; 121:14;123:22; 125:13;128:24;137:2; 141:22 aware (6) 12:17; 13:14,15;14,15; 68:11;69:17 away (3) 9:10;82:10, 20 awesome (2) 73:6; 112:11
***Meeting (1) 142:18				
A				
A-1 (3) 10:21,23;41:3 abandoned (7) 82:3; 92:8;93:11,13,16; 96:3,9 abandonment (1) 140:1 Abate (37) 6:15;74:7, 16;75:5,10,16,16,21, 24;76:2,5,8,17,21,24; 77:2,6,9,13,17,21; 78:4,9,13,19;79:2,6, 17,21,24;80:2,7; 81:16;83:7,20;84:3,9 aberration (1) 133:13 ability (2) 42:21;71:8 able (4) 26:20; 121:22;129:13;137:8 above (1) 30:25 Abrina (1) 10:12 Absent (2) 4:12,13 Absolutely (1) 93:10 abut (1) 108:8 accept (7) 9:3;27:14; 70:14;85:20;101:17; 103:16,17 acceptable (2) 84:20; 126:21 accepted (3) 9:2;70:3, 5 access (8) 24:23; 31:17,18,19;72:18; 73:8;106:15;130:5 accompany (1) 105:22 account (1) 45:6 achieve (1) 57:12 acknowledge (1) 13:11 acquired (1) 32:2 across (5) 44:15,16; 61:20;96:5;129:4 actually (8) 11:16; 24:4;31:17;54:5,18; 64:20;95:11;96:5 ADA (4) 59:1;60:2,10; 67:6 add (8) 12:25;13:10, 15;39:21;68:8;71:17; 87:19;134:22 adding (3) 43:12,18; 67:7 addition (5) 39:16,17; 43:15;83:22;124:5 additional (10) 15:1,2; 38:11;46:9;67:2; 77:19;79:8;83:19;	addressed (1) 13:22 addresses (1) 10:15 adjourn (2) 142:11,12 adjourned (1) 142:18 adjournment (2) 6:8; 29:4 Adjustment (1) 4:3 admit (1) 16:19 adopt (2) 141:23,24 Adoption (1) 140:25 advantage (3) 50:16, 24;112:22 advertised (2) 24:10, 11 advised (1) 4:21 aerial (1) 64:16 affect (2) 17:8;85:18 affected (1) 17:5 affordable (10) 34:17; 54:14,14,18,20;62:21, 21;71:1,1,4 again (12) 49:16; 67:3;71:21;72:24; 93:23;96:10;114:3; 122:3;124:16;138:8; 139:11,16 against (1) 109:11 Agency (2) 15:19; 56:17 agenda (2) 5:25; 140:25 aggregate (1) 110:15 ago (2) 30:25;35:2 agree (4) 24:14; 25:18;50:5;81:4 agreed (1) 139:10 agreement (4) 32:2; 40:21;88:4;99:12 ahead (1) 16:7 air (2) 47:11,14 aisle (2) 20:15,21 aisles (1) 11:20 AL (36) 29:17;30:8,8, 14,22,23;32:19;34:5, 10,14,22;35:1,19,21; 36:8,11,20;37:7,18; 38:6,16,25;39:5,13, 19,23;40:4;43:22; 44:23;47:3,18,24; 48:5,10;50:21;52:24 Alam (29) 7:10;128:5, 8,15,21,21;129:6,6,8, 12,19,23;130:2,4,9, 13,15,17,20,24;131:2, 13;132:7,11;134:6; 135:9,18;139:15;			

<p>awning (11) 98:13,18; 99:6;101:19;102:5,7, 10,12,19,25;103:14</p>	<p>belief (2) 13:9,11 Bell (2) 53:12;105:7 Bellmawr (2) 75:17; 105:7</p>	<p>100:13;101:13; 105:10,14,19;110:2; 112:17;114:15;116:8; 117:22;123:10,16,24, 25;129:5,9,21; 130:12,16;132:21,25; 133:12,16;134:16; 142:16</p>	<p>7,9,11,14;135:16,19, 23 Bueno (47) 4:18,19; 5:18,19;22:8;23:22; 24:2;27:15;28:3,19, 20;52:17,18;73:23, 24;86:7,8;91:3,4; 96:20;97:6,7;102:4,9, 25;103:12;104:9,10; 110:8,19;115:4,16, 17;121:5;124:14,17, 20,23;125:1;127:24, 25;135:7;140:17,18; 141:3;142:8,9</p>	<p>businesses (3) 75:1; 77:19;80:4 business-to-business (1) 79:10 butchered (1) 97:13 buy (5) 101:2,3; 106:19;107:2;135:8 buys (3) 25:17;26:9; 114:4 bylaw (1) 25:11 bylaws (3) 26:14,18, 21</p>
B				
<p>back (73) 11:23; 16:12;17:11;19:1,3,4, 17,20;20:2,23;22:18; 31:8,19;35:15;36:15; 37:15,22;39:18;40:9; 44:17;48:1,49:17; 53:16;56:6,20;59:21; 60:16;61:17;62:2,17; 63:24;64:19;65:14; 67:10;68:17;74:12; 76:11,13;78:6,8,12, 15,16,17,18;80:13; 81:7;82:12,25;84:7; 91:14;92:7,95:4,4; 96:10,13;100:18; 108:15,25;111:21; 112:5,24;113:5,14; 114:6;123:7;124:15, 18,21,22;126:1,20; 139:25 background (2) 55:12; 133:1 bad (1) 139:18 banners (1) 72:17 based (5) 42:19; 69:20;84:16;122:21; 135:4 basement (8) 31:1,1; 37:5;47:21;48:2,2,11; 129:25 basically (14) 10:13, 15;20:1,21,3;22:13; 31:23;32:14;35:5; 36:13;46:22;50:15, 17;74:18,24 basin (1) 26:4 basis (2) 9:8;23:2 bathroom (4) 94:17; 130:1,2,6 bathrooms (3) 58:13, 25;60:9 bearing (2) 13:18,25 bearings (1) 53:15 became (1) 98:16 bedroom (5) 50:21, 22;51:1;129:23; 130:10 bedrooms (16) 35:13, 13;42:25;43:2,3,4,13, 16,17,21;94:16,16,17; 121:3;130:7,10 beginning (1) 58:23 behalf (4) 8:4;53:5; 104:18;128:8 behind (7) 11:21; 17:9;20:16;44:24; 108:20;112:20;113:7</p>	<p>belong (1) 124:15 belongs (1) 124:23 below (1) 45:13 belts (4) 57:18;58:15, 17,17 beneficial (3) 54:13; 70:24,25 benefit (1) 93:18 benefits (1) 55:7 Benson (1) 133:7 Bergen (1) 141:22 Berkley (8) 7:10; 128:5;129:3;132:22; 133:5;135:19,23; 137:6 BERNSTEIN (37) 6:17;74:17;75:18,22, 25;76:3,6,15,18,22, 25;77:4,7,10,15,18, 22;78:22;79:7,14,19; 80:4,18,21;81:3,8,19, 21;82:2,9,13;83:3,16, 22;84:1,6;86:11 Berstein (1) 74:17 besides (2) 65:8; 82:23 best (5) 13:8,10; 92:10;109:18;139:25 better (3) 19:2,3;67:2 big (6) 35:2,7;81:1,7; 84:7;93:12 bigger (2) 41:12; 114:12 biggest (1) 63:3 bit (13) 19:20;22:18; 26:24;33:9;56:4; 58:4;59:4,17;66:25; 70:7;93:8;113:22; 117:7 Block (17) 8:7;10:7, 15;11:9,12;12:24; 13:19;14:1;30:24; 31:17;32:1,12;88:14, 16;93:15,16;122:18 blocking (1) 64:15 blocks (2) 13:5;31:8 Board (79) 4:2,22,24; 5:2;8:11,12;9:7;13:2, 3,4;14:7;15:14,20; 16:21,22;17:21;18:3, 4,5,9;19:9;23:15,17; 25:13;27:2,11;32:18; 33:10;42:1,18,24; 44:3;46:9;54:11; 59:13;62:13,24;64:9; 66:8;70:13,19;71:5, 25;72:7;77:24;83:13; 84:11,15;85:12;89:2, 12;90:9,94:11;95:20;</p>	<p>Board's (2) 49:7; 116:3 Bob (1) 37:9 bones (1) 46:22 born (1) 88:16 bot (1) 108:10 both (16) 13:9;26:20; 44:20;53:10;54:19; 73:10;74:22,25;75:1; 79:10;84:14;87:23; 118:6,11;122:12; 132:15 bottom (4) 64:8; 117:14;121:9;125:9 bought (8) 87:15; 101:6;132:5,8,12; 135:9;136:5;137:7 Boulevard (1) 80:11 BOWEN (7) 136:20; 137:1,1,5,12,15,18 boxes (1) 132:17 BPM (1) 125:18 Bradley (1) 75:16 brand (1) 129:13 break (3) 57:8;74:8; 91:10 brick (3) 66:20;79:1,3 bring (8) 19:3;37:15; 42:13;59:19;63:2,6; 94:24;119:16 bringing (8) 18:25; 56:18;59:16,21,22; 62:16;96:13;111:14 Brito (47) 4:18,19; 5:18,19;22:8;23:22; 24:2;27:15;28:3,19, 20;52:17,18;73:23, 24;86:7,8;91:3,4; 96:20;97:6,7;102:4,9, 25;103:12;104:9,10; 110:8,19;115:4,16, 17;121:5;124:14,17, 20,23;125:1;127:24, 25;135:7;140:17,18; 141:2;142:8,9 Broad (1) 120:14 Broadway (1) 78:2 Bronx (1) 137:2 Brothers (1) 40:15 Browning (2) 92:3; 113:15 brush (1) 67:18 BUCHER (17) 128:15, 23,23;132:18,25; 133:2,15,23;134:2,4,</p>	<p>7,9,11,14;135:16,19, 23 Bueno (47) 4:18,19; 5:18,19;22:8;23:22; 24:2;27:15;28:3,19, 20;52:17,18;73:23, 24;86:7,8;91:3,4; 96:20;97:6,7;102:4,9, 25;103:12;104:9,10; 110:8,19;115:4,16, 17;121:5;124:14,17, 20,23;125:1;127:24, 25;135:7;140:17,18; 141:3;142:8,9 buffers (1) 14:16 build (2) 50:17,19 building (63) 12:18; 14:12;17:9;21:14; 30:13,15,23;31:3; 32:10,15;33:23;35:9, 10;36:3;37:19;38:20; 39:9,24;40:10;46:19, 20;48:6;50:6;53:16; 54:14;55:4,5;57:18; 58:12,22;59:19; 61:24;62:9;72:14,16, 18,24;76:9;85:1; 87:11,12;90:11;94:2; 98:10,13,19;99:8; 102:24;107:15,15; 111:12,18;118:23; 122:22;124:24; 125:22,25;126:3,14; 135:5,22;137:11; 138:6 buildings (10) 20:1; 21:9;23:3;36:24; 76:9;77:11,11,14; 85:5,9 built (2) 87:16;90:2 bulk (35) 9:25;10:4; 18:10;42:7,23;45:23, 24;48:22;49:10; 83:11,13;84:16,18, 19;100:9;103:22,25; 105:24;109:24;110:3; 114:18,20;116:9; 117:22;124:5;126:16, 19;127:1;136:14; 138:5,17;141:7,9,11, 17 bulk-wise (1) 63:13 bump-outs (1) 66:20 bunch (1) 81:14 burden (1) 4:25 Burlington (2) 56:16, 18 bus (1) 34:19 Business (14) 6:1; 7:13;8:5;48:10; 69:12;78:10;79:9; 80:5;98:10,11; 100:21;133:3,4;141:8</p>	<p>businesses (3) 75:1; 77:19;80:4 business-to-business (1) 79:10 butchered (1) 97:13 buy (5) 101:2,3; 106:19;107:2;135:8 buys (3) 25:17;26:9; 114:4 bylaw (1) 25:11 bylaws (3) 26:14,18, 21</p> <p style="text-align: center;">C</p> <p>C-1 (2) 32:20;33:3 C-2 (1) 69:13 cabinets (1) 63:10 call (4) 4:8;55:10; 129:6;132:16 called (2) 26:15;32:4 calls (1) 133:24 Camden (18) 8:8; 15:20;19:4;35:4; 36:12;49:14;55:23; 56:16,20;77:20;87:1, 7,9;88:17;89:16; 96:13;98:8;133:4 Camden's (1) 4:2 came (6) 40:21; 80:13;89:20;132:23; 134:19;139:10 Camelot (1) 30:9 can (74) 10:24;12:10; 13:10;14:3;15:16; 16:7,9,20;17:4;19:19; 21:18;24:17,21; 37:23;42:13,24;45:1; 47:14;51:8;57:4; 58:4;59:10;60:13,19; 61:4;64:8,9,20,24; 66:7,16;67:14,22; 70:6;71:19;73:7; 78:22;82:22;83:12; 84:7;88:17;90:5;93:1, 7,23;94:21;97:13; 98:3;105:4;106:10, 15;111:5;112:23; 113:5,19,20;114:9, 11;116:3,8,10;117:6; 118:10;119:2;121:20; 122:17;123:10;125:4, 24;129:15;132:20; 134:22;141:1,3 canopy (1) 66:20 Capehart (1) 53:4 car (2) 108:5;114:12 carbon (1) 56:23 care (3) 16:8;24:24; 26:11 cargo (1) 63:2 Carmen (2) 61:4; 64:15</p>

<p>Carpenter (1) 53:18 Carpenter's (11) 6:12; 53:2,6;54:12,17,23; 56:4;61:18;71:3,23; 72:4 carries (8) 28:22; 74:1;86:10;91:6; 97:9;104:12;115:19; 140:20 carry (1) 4:25 cars (13) 40:25;46:4; 64:24;83:21;106:10, 13;108:25;111:14,21, 22;114:11;125:1,4 Carson (1) 10:12 case (10) 16:20;32:7; 36:17;37:11,23; 38:18;47:17;63:11; 93:1;139:20 Cassedy (3) 57:18; 60:8;72:15 cause (2) 80:15;113:6 CCMUA (2) 81:5; 87:24 CCO (2) 88:3,4 cell (1) 5:23 center (2) 14:15;57:5 central (4) 47:10,11, 14,20 Cert (2) 89:10,14 certain (2) 21:6; 121:17 Certificate (12) 72:10; 87:14;90:14;100:8; 103:24;122:2;123:13, 17;124:4;126:6,11,25 certifications (2) 13:8, 10 Chairman (152) 4:8,9; 5:8,9,11;16:14,16,24; 17:8,19;18:24;19:19; 21:25;22:4,18;23:10; 24:8;28:9,11,12; 35:15,20;36:5,10,17, 23;37:4,15,21;38:1,7, 10,22;39:3,9;44:15; 45:2;47:6,10;48:1,7; 49:12,20;50:5;51:2,5, 8,11,14,21;52:2,5,9, 10;63:1,9;64:11,23; 65:19;69:1;72:1,20; 73:15,16;78:1,5,11, 14;79:25;80:10,20, 24;81:5,10;82:11,22; 83:24;84:24;85:7,16, 24,25;89:4,15,22,25; 90:5,16,20,21;94:15, 20,23;95:3,7;96:2,8, 16,22,24;100:5; 102:17;103:2,6,21, 22;104:2;108:12,14, 17;109:20;112:18,22; 113:3,6;114:3;115:6,</p>	<p>8,9;120:18,21,24; 121:1,10,13,20,23; 126:2;127:4,16,17; 130:18,21,25;131:8; 132:4;135:21;137:10, 13,16,22;138:22; 139:5,16;140:7,9,10; 141:1,25;142:2,3,12 Chairperson (2) 13:3, 4 chance (1) 64:8 change (13) 13:1; 16:25;17:11;21:18; 32:12;43:23;51:23; 87:17;94:18,21; 98:13;101:18;134:23 changed (5) 101:3,22, 23;126:3;134:25 changes (10) 17:13; 17;76:23,24;77:1,9; 87:17;94:9;99:14; 106:24 changing (2) 82:9; 135:2 character (4) 32:12, 15,24;35:8 charge (1) 113:18 charged (1) 84:11 Charles (2) 97:15; 104:17 chase (1) 139:24 children (1) 112:1 Church (5) 53:17,19; 55:23;65:8,9 Cieslak (1) 53:4 CIESLIK (34) 53:3,22; 55:24;57:13,22;58:1, 4;59:10;60:19;61:12, 18,23;62:4,10,19,24; 63:22;65:3,17,20; 66:7,12,16;67:12,24; 68:7;69:13,18,25; 70:4,8,16,21;74:3 Cinnaminson (1) 30:10 circumvents (1) 20:18 cited (1) 101:23 City (14) 4:2;8:8;13:2; 24:16,24;26:14;47:3; 54:13,15;56:20; 68:20;71:4;77:20; 114:6 City's (2) 12:14,22 clarifying (1) 136:5 classes (3) 56:25; 57:9;60:12 clean (7) 60:14,14,14; 78:7,16;83:4;114:5 cleaned (1) 67:19 cleaners (8) 118:24; 122:7,15;123:2,3,4,6, 8 cleaning (1) 136:7</p>	<p>clean-out (1) 132:14 cleanup (1) 67:21 clean-up (1) 132:1 clear (1) 116:7 clearly (2) 93:25; 137:8 Clerk's (2) 4:6;22:17 client (2) 129:2; 131:24 close (16) 18:2;34:18; 49:6;72:6;73:9;83:8; 89:11;95:19;101:12; 108:20;112:16; 121:19;123:23;138:2, 22;139:16 closed (4) 31:23; 44:25;101:7,8 closet (2) 47:19;60:3 CME (1) 7:19 CO (2) 38:5;89:24 Coast (1) 76:10 Code (1) 133:24 code-compliant (1) 67:8 College (2) 47:13; 49:13 Colonial (1) 128:23 color (3) 94:6,20,21 combining (1) 41:16 coming (9) 62:1,8; 63:14;91:7;93:20; 95:22;97:10;123:5; 125:16 comments (2) 10:6; 136:16 commercial (17) 34:4, 16;55:6;69:14;75:5; 99:12;116:5;117:8; 119:10;122:8,10,19, 23;125:7,25;126:2,7 Commercial/Residential (1) 8:9 common (15) 11:8,14, 15,24;19:18,23; 20:15,21;21:19; 22:10;23:8,20;26:11; 37:10;47:1 commonly (1) 24:6 Community (14) 6:1; 7:13;8:5;18:16;50:7; 57:5;59:9;92:8,11; 119:16,22;129:14; 133:14;141:8 compact (1) 102:21 companies (1) 92:23 company (4) 82:14; 83:18;128:24;135:15 complaints (1) 61:14 complete (1) 17:7 completely (2) 42:11, 12 compliance (1) 28:5 compliant (4) 59:1;</p>	<p>60:2,10;67:6 comply (4) 12:14,22; 27:19;37:13 composite (1) 17:12 comprised (1) 11:16 concern (1) 112:12 concerns (1) 16:22 concludes (1) 16:14 condition (8) 12:8,21; 19:13;25:12;28:5; 110:7;126:18;127:2 conditions (4) 19:11; 27:18;109:4;135:6 condominium (2) 22:9;23:23 condominium-style (1) 22:11 conference (4) 59:1,7; 60:1;67:9 configuration (2) 43:22;106:20 confirm (1) 116:12 confirmed (2) 23:4; 111:16 conformance (1) 4:4 conforming (1) 126:3 congested (1) 50:5 Congratulations (5) 74:1;91:6;97:9; 115:19;128:2 consider (4) 42:24; 44:4;46:15;72:7 consideration (1) 42:5 considered (1) 45:24 consistent (4) 21:11; 33:18;109:6;110:4 consolidation (1) 9:16 construct (4) 8:14; 30:16;50:17;94:2 constructed (1) 135:5 construction (7) 53:11, 13;68:16;90:11;94:2; 102:8;141:10 consumer (1) 79:11 consumers (1) 54:20 contact (2) 15:17; 40:17 continuation (1) 105:9 continue (2) 53:25; 54:3 continued (1) 122:5 continuing (1) 70:23 contract (3) 30:20; 56:14;88:2 contracted (1) 9:15 contractor (1) 137:19 contractors (1) 62:1 contribution (1) 24:15 controlling (1) 20:3 conversations (2) 61:10,13 conversion (1) 34:24 convert (1) 129:2</p>	<p>Cooper (113) 4:10,11; 5:6,12,13;18:15,23; 19:16;20:24;23:14; 25:16;27:10,13; 28:13,14;33:12; 36:21;37:3;39:15,20; 40:2;41:5;43:12;44:1, 6;45:19;46:2;52:11, 12;53:20;63:16,20; 65:12;68:12;69:8; 72:12;73:17,18; 78:25;79:12,15,20, 22;80:9,14;84:21,25; 85:19;86:1,2;88:12, 21,24;89:21,23; 90:12,18,22,23; 94:14;95:21;96:17, 25;97:1;99:1,7; 100:11,15;101:15; 103:16;104:3,4; 110:10;113:10;114:8, 24;115:10,11;121:3; 123:4,9;124:8,12; 125:3,6,12,18,21,24; 126:8,13;127:18,19; 129:4;131:6,11,14,20, 22;132:8;133:18; 135:14;136:1;138:8, 15,20;139:1;140:11, 12;141:2,24;142:4,5 coordinated (1) 15:23 copies (3) 12:20,23; 13:22 copy (2) 10:22;11:1 corner (24) 34:20; 44:12,22;60:17,22, 24;73:2;98:18;100:1, 2,10,20;102:23; 103:8;109:13,14; 118:13;121:19,22; 122:19,22;123:1,7; 125:10 corporations (1) 92:25 correctly (1) 56:2 cosmetics (1) 95:10 cost (1) 24:17 Counsel (2) 6:3;74:16 counseling (2) 54:21; 62:22 countertops (1) 63:11 County (5) 15:20; 27:25;56:16,17,18 couple (2) 78:11; 95:14 course (5) 32:4; 37:11;66:19;102:20; 109:8 Court (1) 30:9 cover (1) 102:12 coverage (6) 10:3; 14:14,19;18:12; 133:21;138:6 covered (2) 14:22;</p>
--	---	---	---	--

<p>68:9 covering (3) 20:25; 39:3,4 coverings (1) 132:14 covers (2) 62:14; 103:1 co-workers (1) 64:2 create (4) 20:8;41:20; 93:2;138:9 created (2) 12:7,10 creating (5) 41:14; 42:13;43:8;66:23; 67:9 creation (2) 17:17; 19:14 credentials (1) 70:7 credit (2) 54:21;62:22 crew (1) 82:16 Criteria (7) 49:8; 70:22;71:10;85:4; 114:2;124:2;138:4 curb (2) 14:14;23:1 curb-cut (3) 106:14, 17;109:20 curiosity (1) 122:11 curious (4) 33:16; 36:5,24;135:21 current (4) 39:25; 106:20;117:11;118:4 currently (9) 8:7,9; 77:11,13;88:1,1; 99:17;117:8;118:16 customers (3) 79:9; 120:10,10 cut (2) 19:22;44:24 cutting (2) 20:25;59:3 C-variances (1) 133:21</p>	<p>decisions (1) 21:17 dedicated (2) 79:8; 83:17 deed (8) 11:4;26:13, 15,17,18,20,20;27:23 deeds (1) 10:10 defer (1) 116:13 deficient (2) 106:4,5 defined (1) 17:10 definitely (6) 68:4; 73:5;77:21;94:23; 99:23;121:13 Degree (1) 70:11 deliver (1) 62:20 deliveries (1) 68:6 DENA (3) 7:19;9:17; 11:14 Dena's (1) 17:2 denial (5) 45:21; 84:14;116:11;122:4, 12 density (2) 54:9;71:11 Denying (1) 141:21 department (2) 38:25; 39:14 depend (1) 63:25 Depo (1) 63:6 depth (8) 10:2;14:19; 18:12;87:10;106:2,3; 110:3;114:21 describe (4) 30:22; 76:6;129:10;130:3 describing (1) 135:4 description (3) 13:20; 14:3;32:9 designated (3) 11:21; 17:15;40:11 desperately (1) 54:15 destination (1) 69:2 detail (1) 66:17 details (1) 40:22 detention (1) 26:4 deter (1) 93:23 determination (12) 42:5;84:12,15,19; 85:13;89:13;110:2; 114:16,22;123:11,25; 124:3 determine (1) 21:13 determines (2) 20:3; 123:25 detract (2) 32:24; 69:15 develop (1) 66:12 developed (1) 17:12 development (3) 12:4; 53:8;71:23 developments (1) 25:25 DIDUCH (21) 6:3; 7:15,23,24;9:5;10:20; 16:17;19:7;21:21; 22:2,7,10;23:5,24;</p>	<p>24:3,10;25:7,10; 26:12;27:8;28:23 D-I-D-U-C-H (1) 8:2 difference (4) 33:4,6, 16;134:24 different (20) 15:6,8; 17:7;26:24;35:7,11; 46:15,16;51:15; 54:23;58:8;59:12; 62:20,22;71:5,9; 102:6,21;119:16; 133:21 Digital (2) 12:16,23 diligence (1) 88:3 dimensions (1) 17:3 dining (3) 43:19; 129:24;130:6 direct (1) 20:13 directly (2) 44:23; 129:4 director (2) 53:8; 71:22 discrepancy (2) 13:18, 25 discuss (1) 42:22 discussed (1) 62:11 discussion (11) 18:14; 19:11;28:6;49:8; 51:25;89:13;95:20; 101:14;114:1;124:1; 138:3 display (1) 8:15 displayed (2) 84:17; 113:9 disposing (2) 81:14; 82:6 dispute (1) 25:5 disrepair (2) 20:7; 30:16 distance (3) 65:10; 107:14;121:18 distinct (1) 32:8 distributing (1) 57:22 distribution (4) 57:20; 62:5;69:22;71:16 divide (1) 20:20 division (1) 43:8 Doctor (1) 45:21 document (5) 20:3,11; 25:4,23;26:8 Documents (3) 12:16; 22:15;27:25 Don (4) 6:23;91:17; 92:2,14 Donaldo (5) 30:8,14, 22;32:17;40:11 done (5) 58:22;61:8; 111:17;132:11;133:3 door (5) 56:22;59:23; 66:22;89:5;135:22 doubled (1) 87:24 DOUGHERTY (33) 115:24,24;116:17;</p>	<p>117:10,16,19,21,25; 118:3,7,10,13,16,19, 22;119:1,5,8,17,21, 24;120:5,9,13,16; 121:6,8;122:3,7,14, 25;123:3;126:22 down (7) 46:22; 78:23;82:20;95:15; 114:12;123:6;133:6 downstairs (1) 55:8 downstair (1) 122:20 dozens (1) 84:7 drag (1) 126:20 drawing (1) 99:25 drive (10) 11:20; 12:20;20:15,21;61:4; 78:5,18;103:8,9; 128:21 driveway (18) 105:14; 106:7,11,15;108:4,7; 110:10,11,12;111:21; 112:7,20;113:9,12,13, 14,23;134:23 driveways (2) 108:9, 10 driving (1) 120:12 drop (1) 68:5 dropping (1) 34:20 drug (1) 93:20 dry (3) 118:24;122:7, 15 drywall (1) 57:8 due (1) 88:2 duly (14) 7:20;8:22; 29:18;55:16;65:24; 75:10;86:19;91:21; 97:18;104:25;111:1; 116:21;128:16; 136:20 dumping (1) 68:19 dumpster (2) 22:23; 68:17 duplex (31) 33:6; 34:6;87:12,16,16,25; 88:9;89:6,11,17,18; 95:23;105:20;106:1, 1,22;111:13;129:3; 131:1,4,9,10;132:2; 135:1,8,13;136:9; 137:21;139:6,6,13 duplexes (6) 32:20; 88:13,16;133:6,8,10 during (6) 9:22;11:17; 14:22;65:6;68:16,22 dust (1) 60:15 dwelling (1) 92:5</p>	<p>easel (1) 64:9 easements (1) 77:10 easier (1) 14:5 East (1) 76:10 easy (1) 112:11 Eddy's (1) 123:8 edge (1) 107:15 education (1) 54:19 Efrain (5) 6:19;86:13, 19,25;87:7 eight (1) 65:2 EINGORN (316) 4:1, 10,12,14,16,18,20; 5:7,9,12,14,16,18,20; 6:4,9,12,14,19,23;7:1, 4,7,12,16;8:18,19;9:1, 6,12;10:22,24;12:5; 15:4,11;17:21;19:8, 17,22;21:8;22:16,24; 25:3,8;27:11,17;28:4, 10,13,15,17,19,21,25; 29:11,14,22;33:2,13, 20,24;34:8,12;35:12; 38:3,8,11;41:2,12; 42:16;43:3,7,10;44:2; 45:21,23;46:5,8; 48:17,20,25;49:24; 51:18,25;52:3,6,8,11, 13,15,17,19;53:1; 55:13,20;63:23;64:7, 12,16;65:21;66:3; 70:2,6,13,20;71:20, 24;72:2;73:11,14,17, 19,21,23,25;74:6,15; 75:7,14;77:24;79:4; 80:16;81:11;83:5; 84:11;85:3,11,17,21, 23;86:1,3,5,7,9,13,16, 23;87:3,6;88:6,9,19, 22;89:2,8;90:1,9,13, 17,19,22,24;91:1,3,5, 9,17,25;92:13,17,19, 22;93:7,25;94:5,8,11; 95:15,17;96:19,21, 25;97:2,4,6,8,12,22; 98:1,3,6,20,25;99:10, 21;100:7,13,16; 101:9,20;102:2,6,11, 15,22;103:4,17,20,24; 104:3,5,7,9,11,15,19, 22;105:4,18,25; 106:7,10,13,16,19,22, 24;107:2,5,11,14,19, 22,25;108:3,7,21,24; 109:2,10,19,22; 110:11,20,23;111:5,9, 15;112:3,9,11,13; 113:16,25;114:14; 115:2,5,7,10,12,14, 16,18,22;116:15,18, 25;117:6;121:25; 122:6,9,21;123:10; 125:8;126:1,5,9,15,</p>
<p style="text-align: center;">D</p> <p>Daniel (1) 74:17 dark (1) 47:17 date (1) 93:6 dated (4) 9:24;10:13; 19:12;33:25 dates (1) 100:17 David (1) 141:13 day (9) 34:21;37:22; 44:19;65:6;68:22; 103:8,9,10;139:25 days (1) 78:20 daytime (1) 102:20 Dayton (5) 7:5; 104:16;110:21;111:7, 13 DCA (5) 54:25;55:1; 56:15;62:15;70:24 dead (2) 45:3;81:7 dead-end (1) 44:25 deal (1) 39:9 decide (2) 14:7;24:14 decision (1) 21:5</p>	<p>decisions (1) 21:17 dedicated (2) 79:8; 83:17 deed (8) 11:4;26:13, 15,17,18,20,20;27:23 deeds (1) 10:10 defer (1) 116:13 deficient (2) 106:4,5 defined (1) 17:10 definitely (6) 68:4; 73:5;77:21;94:23; 99:23;121:13 Degree (1) 70:11 deliver (1) 62:20 deliveries (1) 68:6 DENA (3) 7:19;9:17; 11:14 Dena's (1) 17:2 denial (5) 45:21; 84:14;116:11;122:4, 12 density (2) 54:9;71:11 Denying (1) 141:21 department (2) 38:25; 39:14 depend (1) 63:25 Depo (1) 63:6 depth (8) 10:2;14:19; 18:12;87:10;106:2,3; 110:3;114:21 describe (4) 30:22; 76:6;129:10;130:3 describing (1) 135:4 description (3) 13:20; 14:3;32:9 designated (3) 11:21; 17:15;40:11 desperately (1) 54:15 destination (1) 69:2 detail (1) 66:17 details (1) 40:22 detention (1) 26:4 deter (1) 93:23 determination (12) 42:5;84:12,15,19; 85:13;89:13;110:2; 114:16,22;123:11,25; 124:3 determine (1) 21:13 determines (2) 20:3; 123:25 detract (2) 32:24; 69:15 develop (1) 66:12 developed (1) 17:12 development (3) 12:4; 53:8;71:23 developments (1) 25:25 DIDUCH (21) 6:3; 7:15,23,24;9:5;10:20; 16:17;19:7;21:21; 22:2,7,10;23:5,24;</p>	<p>24:3,10;25:7,10; 26:12;27:8;28:23 D-I-D-U-C-H (1) 8:2 difference (4) 33:4,6, 16;134:24 different (20) 15:6,8; 17:7;26:24;35:7,11; 46:15,16;51:15; 54:23;58:8;59:12; 62:20,22;71:5,9; 102:6,21;119:16; 133:21 Digital (2) 12:16,23 diligence (1) 88:3 dimensions (1) 17:3 dining (3) 43:19; 129:24;130:6 direct (1) 20:13 directly (2) 44:23; 129:4 director (2) 53:8; 71:22 discrepancy (2) 13:18, 25 discuss (1) 42:22 discussed (1) 62:11 discussion (11) 18:14; 19:11;28:6;49:8; 51:25;89:13;95:20; 101:14;114:1;124:1; 138:3 display (1) 8:15 displayed (2) 84:17; 113:9 disposing (2) 81:14; 82:6 dispute (1) 25:5 disrepair (2) 20:7; 30:16 distance (3) 65:10; 107:14;121:18 distinct (1) 32:8 distributing (1) 57:22 distribution (4) 57:20; 62:5;69:22;71:16 divide (1) 20:20 division (1) 43:8 Doctor (1) 45:21 document (5) 20:3,11; 25:4,23;26:8 Documents (3) 12:16; 22:15;27:25 Don (4) 6:23;91:17; 92:2,14 Donaldo (5) 30:8,14, 22;32:17;40:11 done (5) 58:22;61:8; 111:17;132:11;133:3 door (5) 56:22;59:23; 66:22;89:5;135:22 doubled (1) 87:24 DOUGHERTY (33) 115:24,24;116:17;</p>	<p style="text-align: center;">E</p> <p>earlier (5) 19:21; 44:23;96:12;114:10; 117:2 early (1) 25:23</p>	<p>easel (1) 64:9 easements (1) 77:10 easier (1) 14:5 East (1) 76:10 easy (1) 112:11 Eddy's (1) 123:8 edge (1) 107:15 education (1) 54:19 Efrain (5) 6:19;86:13, 19,25;87:7 eight (1) 65:2 EINGORN (316) 4:1, 10,12,14,16,18,20; 5:7,9,12,14,16,18,20; 6:4,9,12,14,19,23;7:1, 4,7,12,16;8:18,19;9:1, 6,12;10:22,24;12:5; 15:4,11;17:21;19:8, 17,22;21:8;22:16,24; 25:3,8;27:11,17;28:4, 10,13,15,17,19,21,25; 29:11,14,22;33:2,13, 20,24;34:8,12;35:12; 38:3,8,11;41:2,12; 42:16;43:3,7,10;44:2; 45:21,23;46:5,8; 48:17,20,25;49:24; 51:18,25;52:3,6,8,11, 13,15,17,19;53:1; 55:13,20;63:23;64:7, 12,16;65:21;66:3; 70:2,6,13,20;71:20, 24;72:2;73:11,14,17, 19,21,23,25;74:6,15; 75:7,14;77:24;79:4; 80:16;81:11;83:5; 84:11;85:3,11,17,21, 23;86:1,3,5,7,9,13,16, 23;87:3,6;88:6,9,19, 22;89:2,8;90:1,9,13, 17,19,22,24;91:1,3,5, 9,17,25;92:13,17,19, 22;93:7,25;94:5,8,11; 95:15,17;96:19,21, 25;97:2,4,6,8,12,22; 98:1,3,6,20,25;99:10, 21;100:7,13,16; 101:9,20;102:2,6,11, 15,22;103:4,17,20,24; 104:3,5,7,9,11,15,19, 22;105:4,18,25; 106:7,10,13,16,19,22, 24;107:2,5,11,14,19, 22,25;108:3,7,21,24; 109:2,10,19,22; 110:11,20,23;111:5,9, 15;112:3,9,11,13; 113:16,25;114:14; 115:2,5,7,10,12,14, 16,18,22;116:15,18, 25;117:6;121:25; 122:6,9,21;123:10; 125:8;126:1,5,9,15,</p>

<p>24;127:5,11,15,18,20,22,24;128:1,4,9,12,19;131:9,18;134:16;135:3,11,24;136:2,10,14,24;137:3,20,23;138:1,14,17,24;140:2,4,6,8,11,13,15,17,19,24;142:1,4,6,8,10,13,15</p> <p>either (5) 16:23;40:18;62:9;68:22;123:15</p> <p>EI (3) 30:8,14,22</p> <p>elaborate (1) 56:3</p> <p>ELDONADO (1) 29:17</p> <p>electric (5) 95:12,13;131:3;132:16;135:18</p> <p>electricity (1) 46:19</p> <p>electronic (1) 11:1</p> <p>electronically (1) 11:1</p> <p>elevation (1) 30:19</p> <p>else (18) 21:15;46:5;49:24;62:11,12;68:7,9,19;71:17,19;87:18;96:16;112:9,14;120:13;134:19;138:2;139:8</p> <p>employee (1) 83:18</p> <p>employees (8) 34:18;47:13;62:1;76:13;79:8;82:20;83:17;119:25</p> <p>employee's (1) 64:6</p> <p>empty (7) 72:16;81:1;93:12;100:24;137:18;139:13,18</p> <p>end (2) 45:4;92:12</p> <p>enforcement (3) 25:9;80:16;113:17</p> <p>engineer (3) 9:2;13:2,3</p> <p>Engineering (1) 53:10</p> <p>Engineers (2) 8:17;9:14</p> <p>engineer's (1) 13:7</p> <p>English (3) 97:24,25;98:2</p> <p>enhance (2) 32:25;55:5</p> <p>enjoy (1) 129:15</p> <p>enough (10) 4:25;21:23;49:21;60:10;65:3;68:2,5;108:4;110:13,16</p> <p>Enrique (5) 53:7;55:16,22;66:18;67:19</p> <p>ensure (1) 26:12</p> <p>entail (1) 66:17</p> <p>Enter (3) 41:3;67:22;68:5</p> <p>entering (1) 66:21</p> <p>entire (1) 11:12</p>	<p>entrance (15) 31:14,15;35:10,21,22;36:1,4,14,16;37:2,5,11;51:11;61:4;100:3</p> <p>entrances (4) 31:14;35:11,16,16</p> <p>entry (1) 122:21</p> <p>environment (1) 33:1</p> <p>equipment (1) 56:21</p> <p>ERIC (2) 29:18;30:5</p> <p>ERNEST (2) 128:15,23</p> <p>especially (3) 49:14;58:21;96:14</p> <p>establish (1) 85:3</p> <p>established (2) 85:2;112:18</p> <p>Establishing (1) 12:15</p> <p>estate (2) 89:19;133:2</p> <p>estimate (1) 108:1</p> <p>even (10) 19:3;27:2;33:14;45:3,6;78:17,20;88:22;90:1;133:9</p> <p>evening (16) 4:1;6:4;7:1,23;8:2,16;9:9,11,12;10:21;29:1;53:3;86:14,15;128:6,7</p> <p>event (1) 25:5</p> <p>events (2) 57:5,5</p> <p>eventually (1) 80:24</p> <p>everyone's (1) 28:24</p> <p>everybody (11) 9:11;20:12;21:15,20;38:20;46:17,23;51:12;114:12;129:16;139:8</p> <p>everyone (2) 4:21;26:9</p> <p>evidence (3) 12:10;19:14;84:17</p> <p>evidences (1) 12:6</p> <p>exact (1) 93:5</p> <p>exactly (3) 40:23;51:10;100:5</p> <p>examined (14) 7:20;8:23;29:19;55:17;65:25;75:11;86:20;91:22;97:19;105:1;111:2;116:22;128:16;136:21</p> <p>exception (1) 93:2</p> <p>excited (1) 21:24</p> <p>excuse (2) 12:2;113:10</p> <p>executed (1) 30:12</p> <p>execution (1) 30:21</p> <p>exhibit (2) 14:3;41:3</p> <p>exhibits (1) 87:19</p> <p>existence (1) 101:16</p> <p>existing (3) 77:11,13;134:25</p> <p>exit (3) 37:1,17,23</p> <p>exits (2) 36:18;37:13</p>	<p>expand (2) 133:22;134:1</p> <p>expertise (1) 56:19</p> <p>explain (9) 19:19;54:4;56:2;59:13;60:19;62:12;66:8,16;109:17</p> <p>explained (1) 60:21</p> <p>explanation (1) 55:25</p> <p>extend (2) 43:19;114:13</p> <p>extension (1) 43:20</p> <p>extent (5) 19:9;27:18;45:23;114:14,19</p> <p>exterior (4) 36:3;66:14,19;67:12</p> <p>extra (2) 33:7;49:13</p> <p>eye (1) 81:3</p>	<p>19:67;20:81:17;108:11</p> <p>fenced (4) 64:13;79:1,2,3</p> <p>fenced-off (1) 44:16</p> <p>Fernandez (41) 7:5;104:16,18,25;105:6,6,9,14,16;106:6,9,12,14,18,21,23;107:1,4,9,13,17,20,23;108:2,6,9,13,16,18,23;109:1,16;111:15,19;112:7,21,25;113:1,4,21;115:1</p> <p>Fernandez's (1) 109:7</p> <p>Ferry (1) 78:2</p> <p>few (6) 41:13;60:2,7;61:8;68:22;133:10</p> <p>field (1) 31:10</p> <p>figured (1) 64:4</p> <p>file (3) 11:1;27:25;105:12</p> <p>filed (2) 11:3,6</p> <p>files (1) 58:11</p> <p>final (8) 8:13;10:9;12:17,23;15:24;24:6;101:13;112:16</p> <p>finalize (1) 16:5</p> <p>finalizing (1) 9:8</p> <p>find (1) 89:17</p> <p>fine (1) 15:17</p> <p>fire (14) 32:5;36:18;37:1,8,8,22;38:4,9,13,17,19,25;39:7,14</p> <p>fires (2) 78:12;139:19</p> <p>Firm (1) 53:10</p> <p>first (32) 5:4,25;7:12,19;8:22;29:18;31:4;36:14;40:7;50:24;51:1;55:10,16;65:24;75:10;86:19;91:21;97:18;100:24;104:25;105:15,17,18;111:1;116:4,21;128:16;129:22;131:12,23;136:20;137:7</p> <p>Fisler (3) 57:17;60:8;72:14</p> <p>fit (4) 106:11;108:4,24;110:2</p> <p>fits (1) 40:24</p> <p>Fitzgerald (1) 141:14</p> <p>five (31) 4:22;5:3;8:14;11:16;12:1;19:25;20:21;21:5;23:2;24:14;28:21;30:24;32:1,3;35:4,12,13;43:1,3,4,16,20;52:19;73:25;86:9;91:5;97:8;104:11;115:18;128:1;140:19</p> <p>five-bedroom (1) 51:3</p> <p>fix (2) 23:19;112:23</p>	<p>fixed (1) 26:4</p> <p>fixes (1) 21:15</p> <p>fixing (1) 95:8</p> <p>flagged (1) 90:3</p> <p>flash (1) 12:20</p> <p>floor (36) 31:3,4,6,6,7,11,11,12,12;32:4;35:23,25;36:14,15,16;39:16,19,20;40:4,5,6,8;43:16,17;50:24;116:4,5;129:22;130:4,8,9,10;131:12,15,15,18</p> <p>flooring (1) 95:10</p> <p>floors (5) 30:25;32:5;38:18;50:1;130:3</p> <p>flush (2) 70:7;103:4</p> <p>focus (2) 54:12,17</p> <p>focused (2) 47:12,12</p> <p>follow (2) 27:14,16</p> <p>follows (14) 7:21;8:24;29:20;55:18;66:1;75:12;86:21;91:23;97:20;105:2;111:3;116:23;128:17;136:22</p> <p>food (2) 98:11,12</p> <p>food-store (1) 98:14</p> <p>foot (1) 133:25</p> <p>footprint (2) 39:24;54:9</p> <p>Ford (2) 63:4,6</p> <p>foresee (3) 62:7;65:6;68:21</p> <p>Forgive (1) 122:4</p> <p>forklift (7) 75:3;76:19;78:6;81:21,22,24;82:17</p> <p>Forklifts (4) 76:10,11,20;83:2</p> <p>form (1) 38:12</p> <p>formal (1) 131:4</p> <p>formality (1) 92:14</p> <p>Format (1) 12:16</p> <p>forth (1) 74:21</p> <p>forward (5) 74:8;95:25;96:15;110:23;136:17</p> <p>forwarded (1) 10:17</p> <p>found (2) 132:1,15</p> <p>four (9) 33:11;46:23;108:14,24;109:25;113:23;125:4;133:8;138:5</p> <p>foyer (2) 36:2,2</p> <p>Frances (4) 6:15;74:7,16;83:7</p> <p>FRANK (2) 29:18,24</p> <p>frankly (2) 83:4;84:6</p> <p>front (28) 35:17,19,20;37:17;44:7,11,13,14,20;55:4;58:8;59:10,23;66:22;68:20;</p>
		F		
		<p>fabric (1) 102:19</p> <p>fabricated (1) 102:23</p> <p>facade (5) 32:11;55:3;59:16;66:19;103:5</p> <p>face (1) 51:20</p> <p>faced (1) 134:21</p> <p>facelift (1) 49:15</p> <p>facility (1) 117:25</p> <p>facing (1) 134:20</p> <p>fact (8) 14:25;18:13;61:18;78:17;93:17,19;134:23;136:5</p> <p>FALIO (1) 91:21</p> <p>familiar (6) 54:11;88:23;100:14;103:10;121:13;129:5</p> <p>families (3) 35:3,4;114:4</p> <p>family (5) 35:7;49:3;50:23,25;96:11</p> <p>far (9) 17:14;44:8;61:12;62:12;68:8;84:21;100:17;119:15;138:10</p> <p>fast (1) 141:4</p> <p>favor (1) 28:21;52:19;73:25;86:9;91:5;97:8;104:11;115:18;128:1;140:19;142:15</p> <p>feature (1) 32:13</p> <p>featured (1) 60:11</p> <p>Federal (6) 6:13;53:2,14,15,24;72:5</p> <p>fee (6) 23:24;24:4;126:17,19,22;127:3</p> <p>feet (8) 87:10,11;107:21,22;110:14,15;134:1,24</p> <p>felt (1) 102:12</p> <p>fence (7) 64:14,17,18,</p>		

<p>69:12;76:9;89:7; 95:22;106:3,4;109:3, 12;110:4;113:12,14; 114:21;130:21 frontage (2) 87:10; 125:11 frontages (1) 109:7 fruit (1) 119:19 full (4) 4:24;14:7; 31:1;97:22 fully (1) 27:19 funded (1) 62:15 funding (2) 55:2; 70:25 funds (1) 55:1 further (7) 17:21;27:9; 37:16;38:2,23;133:6; 134:15 future (1) 11:25</p>	<p>128:2,6,7 good-looking (1) 59:20 govern (1) 25:11 governing (3) 20:11; 22:15;25:4 Grand (4) 6:20;86:14; 87:9;89:10 grant (11) 19:10;52:3; 114:15,18,20;117:22; 126:11,14,25;138:11; 140:4 granted (5) 14:11,16; 15:8;32:24;99:14 Granting (6) 141:5,9, 11,13,15,17 grass (1) 20:25 Great (24) 4:20;5:24; 6:14;18:25;19:6; 29:11;42:14;52:21; 61:2,2,72:18,23;73:4; 75:7;77:24;90:13; 92:22;96:8,11; 113:20;115:22;127:5; 137:20,23 greater (1) 66:17 green (1) 107:10 ground (2) 23:20;31:1 Group (6) 6:5,23; 29:2;91:18;92:3,15 growing (1) 56:5 guess (7) 33:5,13; 114:10;122:25; 123:10;134:22; 135:19 guessing (1) 132:4 guided (1) 20:12 guidelines (1) 27:14 gut (1) 129:13 gutting (1) 62:16 guys (10) 28:1;46:5; 48:15;72:16,20,25; 73:3,4;101:6;136:2</p>	<p>45:2;47:6,10;48:1,7; 49:12,20;51:2,5,8,11, 14,21;52:2,5,9,10; 63:1,9;64:11,23; 65:19;69:1;72:1,20; 73:15,16;78:1,5,11, 14;79:25;80:10,20, 24;81:5,10;82:11,22; 83:24;84:24;85:7,16, 24,25;89:4,15,22,25; 90:5,16,20,21;94:15, 20,23;95:3,7;96:2,8, 16,23,24;100:5; 102:17;103:2,6,21, 22;104:2;108:12,14, 17;109:20;112:18,22; 113:3,6;114:3;115:6, 8,9;120:18,21,24; 121:1,10,13,20,23; 126:2;127:4,16,17; 130:18,21,25;131:8; 132:4;135:21;137:10, 13,16,22;138:22; 139:5,16;140:7,9,10; 141:1,25;142:2,3,12 Hance's (1) 21:21 hand (14) 7:17;8:20; 29:15;55:14;65:22; 75:8;86:17;91:19; 97:16;104:22;110:24; 116:19;128:13; 136:18 handle (2) 12:4;26:2 hands (1) 60:14 hang (1) 58:16 hanging (1) 72:17 happen (3) 41:8;68:3; 72:25 happened (1) 38:19 happening (1) 93:24 happens (6) 26:12; 27:15;69:11;92:5; 93:12;111:24 happy (1) 129:15 hardship (1) 135:4 Harper (1) 76:11 Harris (17) 53:9; 65:20,24;66:5,5,7,10, 15,18;67:17;68:4,11; 69:13,17,24;70:9,14 hate (1) 92:13 hazard (1) 92:9 head (1) 53:11 heads (1) 5:1 Healthy (1) 119:21 hear (3) 42:17;48:13; 124:19 heard (19) 17:24; 18:7;29:3;42:9;49:2; 61:14;67:24;71:6; 72:3;83:6;89:9; 95:18;101:11;110:21; 112:15;115:23;117:2;</p>	<p>123:21;138:24 hearing (10) 18:1; 72:5;83:7;85:15; 89:11;95:19;101:12; 112:15;123:20,22 heater (4) 47:6,9,20; 87:23 heaters (2) 90:7; 136:8 heating (2) 90:8; 131:3 Heaven (1) 141:19 height (2) 14:12; 141:7 help (3) 66:12; 113:15,16 helped (1) 133:4 helps (2) 33:8;114:6 herself (1) 99:12 hey (4) 21:13;26:1; 41:24;42:2 higher (2) 67:1,3 hire (1) 120:3 historical (3) 32:13; 51:20,22 hit (1) 16:11 HOA (23) 11:25;12:2, 4,6;19:15,20;20:18, 24;21:12;22:6,14,19; 23:12;24:15,18;25:4, 11,17,18,20;26:1,5; 28:5 hold (1) 106:3 home (15) 16:25; 33:23;34:17;37:16; 50:2,2;51:3;56:19; 60:22;63:6;92:7; 95:23;114:4;132:6; 136:6 homeless (2) 139:21, 24 homeowners (2) 20:9; 23:11 homeowner's (1) 26:15 homes (4) 22:5,5; 57:7;109:16 hopefully (1) 95:24 hospital (6) 119:12; 129:4;138:23,25; 139:3,17 hot (4) 47:6,8;87:23; 90:7 hours (1) 38:18 house (30) 39:11,18; 41:18;42:25;44:7,14; 64:6;92:11;93:13,15, 23,25;94:15;95:6,8,9, 13;96:3,10;106:19; 107:18;108:20;109:7, 11,15;111:21;112:20; 113:7;121:15;139:14 houses (5) 35:8;</p>	<p>39:10,11;44:24; 109:17 housing (7) 54:14,14, 20;62:21,21;71:1,4 huge (3) 33:4,16;34:2</p> <hr/> <p style="text-align: center;">I</p> <p>idea (7) 19:6;42:14; 73:4;96:11;108:1; 113:20,25 identical (1) 89:1 identified (1) 8:7 illegal (1) 42:4 immediate (1) 133:11 immediately (1) 8:15 impact (3) 71:12,13; 119:21 impacts (1) 54:10 impervious (4) 10:3; 14:14,19;18:12 important (3) 59:15; 114:5;130:11 impressed (1) 139:9 improve (4) 55:3; 64:20;67:20;98:18 improvements (2) 66:14;67:16 improving (1) 66:19 Inaudible (1) 64:21 inclined (1) 114:15 include (2) 13:8;98:14 included (3) 14:12; 44:9;46:21 includes (1) 56:22 including (4) 10:2; 11:9;21:15;74:22 income (1) 77:19 increase (3) 54:8,9; 71:11 indexed (1) 26:17 Indexing (1) 26:16 indicate (1) 33:25 indicated (5) 10:4; 33:9,15;67:5;107:7 indicates (1) 34:1 indicating (1) 106:8 individual (12) 8:14; 11:15;15:13;16:25; 17:1,18;20:20;22:3; 24:4;26:14,17,25 industrial (8) 57:19; 74:23;75:1,2,24;76:1; 79:10;93:3 industry (1) 92:6 in-fighting (1) 20:9 information (4) 12:19; 15:1;74:21;105:10 informed (1) 31:22 Ingerman (1) 56:7 inherent (1) 70:25 in-house (1) 56:8 initial (1) 116:7</p>
G	H			
<p>garage (12) 108:20, 22;112:24;116:12; 124:14,17,20,22; 127:8,8,9;139:2 garages (5) 108:15; 111:12,19,22;112:23 gardens (1) 11:22 gas (11) 87:23;95:12, 13;130:22;131:2; 132:15,19,22,23; 135:15,18 gate (1) 67:19 gave (1) 55:25 general (5) 50:4; 55:25;67:21;74:19; 83:12 generally (1) 92:23 generate (1) 77:19 generated (1) 68:21 gentleman (1) 82:17 gentlemen (4) 7:24; 52:21;86:10;140:21 gets (3) 20:10;38:20; 63:20 given (1) 71:7 giving (1) 5:1 glad (1) 72:25 glass (1) 102:9 Gleason (1) 137:1 goal (1) 129:12 goes (4) 21:17;37:19; 51:12;113:14 Good (36) 4:1;6:4,19; 7:1,23;9:11,12;18:16, 18,20;26:21;32:20; 38:18;50:7;52:21; 53:3;55:7;65:19; 71:2;73:9;74:4;86:14, 15;94:11,20;95:16, 22,25;104:13,14; 113:25;119:9,15;</p>	<p>Haddon (6) 6:2;7:14; 8:7;17:25;119:13; 128:24 Haddonfield (1) 7:25 half (7) 31:8;39:23; 45:25;48:22;49:11; 88:15;109:24 hall (1) 37:10 hallway (2) 36:6,9 Hance (150) 4:8,9; 5:8,10,11;16:16,24; 17:8,19;18:24;19:19; 21:25;22:4,18;23:10; 24:8;28:9,11,12; 35:15,20;36:5,10,17, 23;37:4,15,21;38:1,7, 10,22;39:3,9;44:15;</p>			

<p>innovative (1) 57:10 inside (12) 46:22; 54:25;58:6,7,21; 66:13;67:5;68:25; 85:10;95:10;129:13; 137:7 insides (1) 62:16 installation (1) 99:6 installed (5) 39:2; 47:3;98:19,24;99:4 intend (1) 76:3 intended (1) 117:7 intending (1) 31:2 intense (3) 54:5,6; 69:22 intensity (1) 69:19 Intent (1) 41:2 intention (1) 108:21 interactive (1) 57:7 interest (1) 92:10 interested (1) 49:5 interesting (2) 50:22; 58:15 interrupt (2) 33:2,20 into (24) 8:14;11:13; 15:5;20:7,20;27:6; 31:25;34:17;36:13; 45:6;56:20;59:4,14; 60:4;61:17;66:24; 67:3;68:6;89:16; 95:23;100:25;112:24; 117:14;129:3 introduction (1) 129:1 invite (1) 71:18 involved (3) 62:5; 77:8;116:1 involves (1) 30:12 issue (13) 19:23;20:8; 21:9;25:9;34:2; 78:16;79:25;80:17; 81:6;89:22;110:17; 113:17;126:15 issued (1) 12:18 issues (5) 20:6;77:8, 22;110:18;134:20 items (2) 5:21;117:9 IZZO (37) 6:11;7:3,6, 11;29:9,13;30:11; 32:17,23;33:18,22; 34:22;40:9,14;45:5, 10,13,16;97:15,15,25; 98:9,23;99:3,18,25; 100:20;101:7;102:19; 103:13;104:17,17,21; 105:8,20;109:5,14</p>	<p>70:10;75:17;87:2,8, 10;92:4;98:8;105:7; 119:13;128:22,25 Jimenez (1) 99:13 John (2) 76:11;128:7 joint (1) 23:11 Jordan (52) 7:7,8; 115:20,20,25,25; 116:2,21;117:4,4,12, 18,20,24;118:2,5,8, 12,15,18,21,24;119:3, 7,12,19,23;120:1,8, 11,15,20,23;121:4,7, 12,17,21,24;123:8; 124:11,13,16,19,22, 25;125:2,5,16,20,23; 127:9 Joseph (4) 6:12;53:1, 5;71:23 Joseph's (2) 53:18; 72:4 Jr (5) 6:20;86:14,19; 87:1,7 juices (1) 119:20 July (4) 5:5;8:11; 107:4;141:3 June (1) 93:6</p>	<p>land (5) 30:20;110:7; 135:6;138:9,9 landlocked (2) 36:22; 138:9 landlord (1) 99:9 landscaped (1) 20:22 landscaping (4) 11:22;20:16;23:9; 77:1 Larcen (1) 141:15 large (3) 25:25;55:2; 125:10 last (8) 8:1;9:2;18:7; 22:25;107:4;128:4; 135:20;140:24 late (3) 29:2;51:15; 73:2 later (1) 26:3 Law (2) 4:5;7:25 lawyer (1) 89:19 lay (1) 76:16 layout (3) 58:20,24; 94:19 Leadership (1) 23:18 leading (2) 19:5;32:8 leads (1) 31:15 lease (7) 40:20;41:1, 3,7;99:12,15,21 least (7) 12:6;34:9; 35:3;40:24;102:7; 108:24;122:23 leave (7) 29:5,6;50:1, 10;51:8,21;69:2 leaving (1) 51:19 LEBA (15) 92:16,18, 21;93:5,10;94:4,7,10, 17,21;95:2,6,9;96:4; 97:11 LED (1) 65:15 left (9) 58:9,24;60:16; 64:8;88:15;93:15; 96:4,6;110:16 left-hand (1) 80:25 legal (6) 25:23;26:7; 33:6;41:13;44:4;72:9 legally (1) 25:1 lend (1) 122:22 less (11) 39:7;54:5,5, 6;69:19,22;71:15; 95:14;99:19;100:22; 119:6 less-intense (1) 61:25 letter (12) 9:19,24; 10:11,12;15:24;17:2; 19:12;28:7;33:24; 45:22;84:14;122:12 level (1) 22:12 Ley (4) 6:23;91:17; 92:2,15 LEYBA (3) 6:25; 91:21;92:2 liability (1) 92:23 license (1) 99:22</p>	<p>life (3) 19:1;96:13; 114:11 Light (5) 47:16;59:17; 66:24;67:3;103:13 lighting (5) 59:22; 65:13,15;67:16; 103:12 lights (2) 47:15,16 limit (2) 16:6,11 limited (2) 92:23; 99:14 line (1) 107:16 lines (1) 13:2 Lisette (1) 99:13 list (2) 5:21;38:13 listed (3) 14:10;15:16, 20 literally (1) 34:19 little (30) 15:7;19:19; 22:18;26:24;33:8; 37:16;38:2,22;47:13; 56:4;58:4,10;59:1,4, 7,17;66:17,20,25; 70:7;80:12;81:8; 93:7;95:3;98:2;113:2, 22;117:6;120:19; 133:7 live (7) 78:2;92:9; 93:19;98:4;139:7,23; 140:1 lived (2) 37:4;72:13 lives (1) 39:12 living (5) 43:18,25; 129:15,24;130:5 LLC (7) 6:23;7:8; 91:18;115:21,25; 141:12,22 local (3) 63:6,9; 129:14 located (6) 8:6;31:21; 61:19;72:5;87:9;93:9 location (3) 61:2; 118:4;119:10 locations (2) 10:3; 122:18 locked (2) 59:6;68:18 long (12) 26:7;27:14; 30:25;35:2;41:9; 72:21,25;88:17; 100:18;119:1;130:13, 18 look (17) 21:11,18; 32:10;34:22;35:9; 38:14;39:11;43:10; 53:16;62:17;88:23, 25;107:5;109:10; 125:8;136:10;141:1 looking (10) 38:1; 46:14;54:8,9;64:7; 72:10;89:5;102:20; 107:6;122:23 looks (12) 46:3;58:6; 82:24;90:1;93:25;</p>	<p>99:13;100:10;102:7, 9,22;109:22;139:12 lost (1) 51:9 Lot (91) 8:8,12,14; 9:16;10:2,2,2,7,15; 11:9,12,12,14,24; 13:19;14:1,13,13,18, 18,19;18:11,11,11; 19:2,17,17,18,20,24; 22:3,14;23:8,14;24:5, 6,6;40:17,18;41:14, 16,17,18,20,21,25; 42:2,8,12;44:4,5,19; 45:10,13,14;49:17; 54:10,12;55:7;58:20; 65:1;67:22;68:24; 73:1;78:19;80:22; 81:1,17;82:20;83:10; 84:6;85:9;87:10,11; 89:16;93:12;108:19; 111:23;114:11;118:5; 119:14;133:3,4,21, 21;134:1;138:6,6,11, 24;139:20 lots (13) 8:14;11:13, 15;15:5,13;17:6,18; 19:25;24:5;40:16; 41:16;45:20;61:19 louder (2) 116:25; 120:19 Louis (9) 37:9;118:8, 9,10;124:8,10,11; 125:4,15 love (2) 96:12,13 lower (1) 56:22 Lowinsky (1) 141:6 luck (3) 52:21;104:13; 128:2</p>
<p>J</p>	<p>K</p>	<p>landlocked (2) 36:22; 138:9 landlord (1) 99:9 landscaped (1) 20:22 landscaping (4) 11:22;20:16;23:9; 77:1 Larcen (1) 141:15 large (3) 25:25;55:2; 125:10 last (8) 8:1;9:2;18:7; 22:25;107:4;128:4; 135:20;140:24 late (3) 29:2;51:15; 73:2 later (1) 26:3 Law (2) 4:5;7:25 lawyer (1) 89:19 lay (1) 76:16 layout (3) 58:20,24; 94:19 Leadership (1) 23:18 leading (2) 19:5;32:8 leads (1) 31:15 lease (7) 40:20;41:1, 3,7;99:12,15,21 least (7) 12:6;34:9; 35:3;40:24;102:7; 108:24;122:23 leave (7) 29:5,6;50:1, 10;51:8,21;69:2 leaving (1) 51:19 LEBA (15) 92:16,18, 21;93:5,10;94:4,7,10, 17,21;95:2,6,9;96:4; 97:11 LED (1) 65:15 left (9) 58:9,24;60:16; 64:8;88:15;93:15; 96:4,6;110:16 left-hand (1) 80:25 legal (6) 25:23;26:7; 33:6;41:13;44:4;72:9 legally (1) 25:1 lend (1) 122:22 less (11) 39:7;54:5,5, 6;69:19,22;71:15; 95:14;99:19;100:22; 119:6 less-intense (1) 61:25 letter (12) 9:19,24; 10:11,12;15:24;17:2; 19:12;28:7;33:24; 45:22;84:14;122:12 level (1) 22:12 Ley (4) 6:23;91:17; 92:2,15 LEYBA (3) 6:25; 91:21;92:2 liability (1) 92:23 license (1) 99:22</p>	<p>live (7) 78:2;92:9; 93:19;98:4;139:7,23; 140:1 lived (2) 37:4;72:13 lives (1) 39:12 living (5) 43:18,25; 129:15,24;130:5 LLC (7) 6:23;7:8; 91:18;115:21,25; 141:12,22 local (3) 63:6,9; 129:14 located (6) 8:6;31:21; 61:19;72:5;87:9;93:9 location (3) 61:2; 118:4;119:10 locations (2) 10:3; 122:18 locked (2) 59:6;68:18 long (12) 26:7;27:14; 30:25;35:2;41:9; 72:21,25;88:17; 100:18;119:1;130:13, 18 look (17) 21:11,18; 32:10;34:22;35:9; 38:14;39:11;43:10; 53:16;62:17;88:23, 25;107:5;109:10; 125:8;136:10;141:1 looking (10) 38:1; 46:14;54:8,9;64:7; 72:10;89:5;102:20; 107:6;122:23 looks (12) 46:3;58:6; 82:24;90:1;93:25;</p>	<p>MAFCO (1) 82:19 Main (6) 31:15,22; 36:6;44:24;53:18; 112:12 maintain (1) 21:1 maintained (2) 20:5, 16 maintenance (7) 47:22;48:5;54:21; 57:6;60:12;61:6;69:5 major (7) 8:3;9:16; 10:14;11:3,5;77:16; 85:10 majority (1) 18:5 makes (1) 33:16 making (9) 21:17; 58:25;59:18;60:9,10; 62:17;67:21;73:1; 84:12 man (1) 19:1 managed (1) 11:25 management (1) 56:6</p>
<p>Jander (1) 141:18 Jefferson (1) 78:4 Jersey (20) 4:5;8:1; 9:14;30:10;54:25; 55:1,23;56:15;66:6;</p>	<p>L</p> <p>ladders (1) 37:22 ladies (1) 7:23 lady (2) 99:18;139:9</p>	<p>landlocked (2) 36:22; 138:9 landlord (1) 99:9 landscaped (1) 20:22 landscaping (4) 11:22;20:16;23:9; 77:1 Larcen (1) 141:15 large (3) 25:25;55:2; 125:10 last (8) 8:1;9:2;18:7; 22:25;107:4;128:4; 135:20;140:24 late (3) 29:2;51:15; 73:2 later (1) 26:3 Law (2) 4:5;7:25 lawyer (1) 89:19 lay (1) 76:16 layout (3) 58:20,24; 94:19 Leadership (1) 23:18 leading (2) 19:5;32:8 leads (1) 31:15 lease (7) 40:20;41:1, 3,7;99:12,15,21 least (7) 12:6;34:9; 35:3;40:24;102:7; 108:24;122:23 leave (7) 29:5,6;50:1, 10;51:8,21;69:2 leaving (1) 51:19 LEBA (15) 92:16,18, 21;93:5,10;94:4,7,10, 17,21;95:2,6,9;96:4; 97:11 LED (1) 65:15 left (9) 58:9,24;60:16; 64:8;88:15;93:15; 96:4,6;110:16 left-hand (1) 80:25 legal (6) 25:23;26:7; 33:6;41:13;44:4;72:9 legally (1) 25:1 lend (1) 122:22 less (11) 39:7;54:5,5, 6;69:19,22;71:15; 95:14;99:19;100:22; 119:6 less-intense (1) 61:25 letter (12) 9:19,24; 10:11,12;15:24;17:2; 19:12;28:7;33:24; 45:22;84:14;122:12 level (1) 22:12 Ley (4) 6:23;91:17; 92:2,15 LEYBA (3) 6:25; 91:21;92:2 liability (1) 92:23 license (1) 99:22</p>	<p>live (7) 78:2;92:9; 93:19;98:4;139:7,23; 140:1 lived (2) 37:4;72:13 lives (1) 39:12 living (5) 43:18,25; 129:15,24;130:5 LLC (7) 6:23;7:8; 91:18;115:21,25; 141:12,22 local (3) 63:6,9; 129:14 located (6) 8:6;31:21; 61:19;72:5;87:9;93:9 location (3) 61:2; 118:4;119:10 locations (2) 10:3; 122:18 locked (2) 59:6;68:18 long (12) 26:7;27:14; 30:25;35:2;41:9; 72:21,25;88:17; 100:18;119:1;130:13, 18 look (17) 21:11,18; 32:10;34:22;35:9; 38:14;39:11;43:10; 53:16;62:17;88:23, 25;107:5;109:10; 125:8;136:10;141:1 looking (10) 38:1; 46:14;54:8,9;64:7; 72:10;89:5;102:20; 107:6;122:23 looks (12) 46:3;58:6; 82:24;90:1;93:25;</p>	<p>M</p> <p>MAFCO (1) 82:19 Main (6) 31:15,22; 36:6;44:24;53:18; 112:12 maintain (1) 21:1 maintained (2) 20:5, 16 maintenance (7) 47:22;48:5;54:21; 57:6;60:12;61:6;69:5 major (7) 8:3;9:16; 10:14;11:3,5;77:16; 85:10 majority (1) 18:5 makes (1) 33:16 making (9) 21:17; 58:25;59:18;60:9,10; 62:17;67:21;73:1; 84:12 man (1) 19:1 managed (1) 11:25 management (1) 56:6</p>

<p>Managers (1) 56:7 manufacturing (1) 57:21 many (20) 40:16,23; 42:25;45:19;59:20; 64:24;72:13,15;79:4; 83:12;93:20;98:15; 100:11;101:16;103:7; 106:10;117:19;120:9; 125:1;129:17 Maps (1) 12:15 mark (3) 10:23;41:2,3 marked (1) 83:23 market (1) 129:14 Marshall (3) 38:4,9,14 Martinez (1) 4:12 Master (3) 26:13,18, 20 Master's (1) 70:11 match (2) 21:14;40:7 material (1) 105:12 materially (1) 58:8 materials (4) 59:5; 60:18;67:1;81:15 matter (14) 5:4,25; 6:5;7:13;28:25;29:7; 53:1;74:6,15;86:13; 91:17;97:12;104:15; 140:24 max (1) 18:11 maximize (1) 50:3 maximum (3) 10:2; 14:13,18 may (14) 16:22,25; 21:12;25:25;27:4; 49:21;60:15;63:11; 81:19;83:13;84:14; 106:4;113:17;139:20 maybe (6) 33:8; 43:17;50:1,8;83:13; 107:20 mean (15) 12:5;14:5; 24:17;25:1;33:2; 60:25;78:19;80:5,18; 84:3;85:5;110:8; 113:1;124:9;138:14 measure (1) 56:23 mechanical (2) 47:19; 60:3 meet (7) 36:2;83:14; 85:14;102:23;110:14; 114:17,23 meeting (4) 4:2,3,6; 18:7 meets (2) 110:1,12 member (1) 116:2 members (4) 4:22;5:2, 3;54:11 memorialized (1) 10:14 mention (3) 21:8; 22:6;72:21 mentioned (9) 11:14;</p>	<p>30:19;44:23;56:25; 60:13;61:21;66:18; 67:19;72:22 merely (1) 54:3 Merricks (38) 4:14,15; 5:14,15;23:19;28:15; 16:52;7:13,14;73:6; 12,19,20;85:22;86:3; 4:90;24,25;94:25; 97:2,3;103:19;104:5; 6:115;12,13;123:2; 127:7,13,14,20,21; 140:13,14;141:2; 142:6,7 mess (1) 117:2 metal (1) 66:25 meter (5) 46:12,23,24, 25;132:17 meters (17) 46:16,18, 24;87:23;89:7;90:7; 130:22;131:2,3; 132:9,10,15,16,20,23; 135:15;136:7 Mickleton (1) 66:6 microphones (1) 117:1 might (7) 23:25;41:24, 25;50:19;75:25; 123:17;133:8 Minier (1) 141:6 minimum (6) 106:2,3; 110:6;114:21;138:5,6 minute (2) 54:22; 70:18 minutes (1) 5:5 mischief (1) 78:13 mitigate (2) 33:8; 42:22 modern (1) 62:17 modifications (2) 77:16,17 Mody (38) 8:17,19,22; 9:1,7,10,11,13,13; 10:11,19,23;11:5,11, 19;12:12,21;13:5,12, 16,20;14:2,9,22; 15:18,22;16:13,23; 17:2,10,20;18:21; 20:13;21:1,19;22:13; 23:7,17 money (2) 23:15; 59:13 monitor (1) 47:15 monoxide (1) 56:23 Montana (1) 70:12 month (1) 22:25 months (2) 95:14; 130:15 Monzo (1) 141:9 MOORE (30) 7:19; 9:18;10:17,25;11:2,7, 18;12:2,9,13,24;13:7, 14,17,24;14:5,10,24;</p>	<p>15:10,12,19;16:1,14; 17:16;21:2;24:12; 25:6,19;26:23;27:21 more (25) 19:20; 20:19;22:12;24:1; 27:5;34:16;43:13; 47:12;50:6;54:6;57:3; 10:58;25:59;5:17; 60:2;65:3;66:21,24; 68:2;93:24;102:21; 108:4;111:14;129:5 Morgan (1) 80:10 Most (3) 44:11;59:15; 114:5 mostly (5) 22:19;61:6; 68:23;69:4;82:14 motion (56) 5:5,6,20; 18:14;19:8,10;27:12, 13,20;28:4,8,22;52:1, 2,3,20;73:11,12;74:1; 85:12,17,19;86:10; 90:14,16,17;91:6; 96:18,19,21;97:9; 101:14,16;103:16,17; 104:12;114:2,19; 115:3,4,19;126:10,11, 13,25;127:12;138:4; 140:2,3,4,20;141:23, 24;142:10,10,12 Mount (1) 93:10 move (10) 16:7,10; 25:22;49:15;51:17; 60:3;70:4;95:25; 96:14,15 moved (3) 60:7; 71:17;72:15 movies (1) 82:25 Moving (2) 10:6;82:19 Mt (5) 6:23;91:18; 95:18;96:6,14 much (12) 9:5;19:7; 24:13;28:23;32:13; 56:12;58:22;68:21; 88:13;95:9,10;104:12 multi-family (1) 14:13 multiple (2) 10:1,3 Municipal (2) 4:6;69:9 must (2) 10:7,9 myself (2) 16:23; 109:17</p>	<p>nature (5) 20:8;34:25; 65:14;93:8,14 necessarily (1) 25:13 necessary (1) 84:18 need (41) 4:23;12:3; 15:13;16:9,19;19:4; 20:10;21:19;24:20; 26:3;32:1;33:5;34:9; 40:24;41:19;42:6,24; 45:20;46:1;51:16; 56:10,20;65:4;67:22; 73:7;83:13;84:1,5; 93:5;95:13;99:8; 113:17;114:7,24; 116:9,25;122:1,1; 136:11;138:12,16 needed (11) 15:12; 49:13,16;54:15;56:9; 64:24;84:4,15,16; 101:10;116:10 needs (6) 21:13; 24:24;37:13;49:14; 67:18;138:17 Negative (9) 49:8; 54:10;61:15;71:10, 12;85:4;114:2;124:2; 138:4 negatives (1) 55:8 neighbor (2) 137:10; 139:10 neighborhood (24) 18:19;32:25;53:8,21, 22;54:7;61:1,1,8,9; 62:18;69:16;71:12, 22;72:13,19;78:2; 88:13;93:8,14;94:24; 109:9;139:9,12 neighborhoods (1) 139:18 neighboring (3) 108:8;110:5,12 neighbors (5) 39:25; 61:11,13;93:19;137:5 neighbor's (1) 109:15 nervous (1) 98:1 New (27) 4:5;7:25; 9:14;21:13;30:10; 31:10;35:5;39:9; 54:25;55:1,23;56:15; 66:6;67:8;70:10; 75:17;87:1,8,9;88:5; 92:3;98:8;105:7; 128:22,24;129:13; 137:2 next (17) 6:5;28:25; 29:7;53:1;74:6,15; 81:24;86:13;89:5; 91:17;93:11,13; 97:12;104:15;107:15; 135:21;139:24 nice (4) 12:5;62:17; 105:13;140:21 night (8) 51:15;52:21;</p>	<p>68:18;74:5;78:13; 103:14;104:14; 140:21 Nobody (3) 41:23,23; 138:2 nonconforming (13) 69:20;70:23;72:10; 122:2,5;123:14,17; 124:4;126:6,11,14; 127:1;135:6 non-conforming (13) 54:1,3;87:14;89:10, 14;90:15;94:13; 98:17;100:8;103:25; 109:4;110:5,7 Nonconformity (1) 72:11 none (21) 18:1,1; 28:22;52:20;72:5; 74:1;83:8;86:9; 89:11;91:6;94:14; 95:19;97:8;101:12; 104:11;112:15; 115:18;123:22;128:1; 136:1;140:20 non-subdivision (1) 74:25 no-parking (1) 113:8 nor (1) 54:10 normally (2) 27:4; 56:23 North (5) 6:6;35:4; 36:12;41:25;49:14 note (1) 12:13 noted (5) 13:6,18,25; 33:3;98:14 notice (4) 4:5;42:19; 81:24;113:24 noticed (2) 42:3;80:22 noticing (1) 130:21 notified (3) 41:24; 42:11;87:17 number (3) 14:15; 122:15;133:5 numbers (2) 10:8,15</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>objective (1) 98:17 observed (1) 45:7 obtain (2) 10:7;99:22 obviously (3) 55:4; 67:18;99:5 occasional (1) 79:9 occupied (1) 121:8 October (1) 29:4 OEO (3) 56:16;72:22, 22 off (15) 19:22;34:20; 44:25;59:25;62:6; 68:5;74:10;81:23; 82:3,8;83:2;91:12; 117:1;132:14;139:24</p>
--	---	---	--	--

<p>offer (1) 57:1 offering (2) 41:6; 57:11 Office (16) 4:7;10:9, 18;15:17;22:17;54:6; 56:11;60:1,22;61:20; 65:10;66:24;67:4,6, 10;68:23 Officer (1) 13:1 Officer/Administrative (1) 13:1 Officer's (2) 33:23,24 offices (6) 53:18; 58:10,24;59:24;71:8, 13 off-site (3) 80:6;82:14, 15 off-street (12) 45:25; 48:15;83:11;84:14, 22;105:23;106:2; 109:24;133:18;138:7, 12,19 often (2) 112:14; 137:21 old (2) 57:17;58:22 once (3) 13:23;21:16; 59:23 Oncoming (1) 121:23 one (77) 12:10;15:21; 21:13;22:12;31:1,1,3, 15,18;32:6,7,7,11; 33:7;35:16,21;36:4,6, 19,20,21;37:1,2,5,20, 23;41:13;42:10; 46:12;49:4;50:21,22, 23,23;51:1,1,11; 54:13;64:1,9;68:19; 74:19;75:2;76:13,13; 81:18;82:24;83:18; 85:5,8;87:11;88:19; 94:17;96:4,5,6;99:4, 19,20;100:23;117:20; 120:24;121:1,5,20; 124:6;125:2,13,21; 129:23,23;130:6,9; 131:19,20;133:8; 139:3 one-bedroom (2) 31:5;35:6 one-car (1) 116:12 one-family (1) 50:12 ones (1) 15:3 only (28) 4:22;15:21; 24:12,17;31:24;32:1, 10,20;34:3;37:23; 39:3,23;42:18,24; 43:24;50:12;51:1; 88:19;90:5;93:15; 96:3,4,6;122:18; 133:9,25;136:14; 139:13 on-site (3) 134:3,10, 13</p>	<p>On-street (5) 48:17, 18,19;77:5;117:23 on-the-premises-parking (1) 105:23 open (9) 16:22;17:22; 39:21;49:1;57:4; 123:11,21;129:15; 136:15 openings (1) 66:23 operate (2) 92:19; 93:1 operates (1) 25:11 operation (2) 81:22; 83:3 operations (2) 75:2; 79:10 operator (1) 76:20 opinion (3) 34:23; 68:1;77:18 oppose (1) 42:1 opposed (15) 15:3; 28:22;34:3,25;52:20; 62:4;74:1;86:10; 91:6;97:9;104:12; 115:19;122:24;128:2; 140:20 opposite (2) 125:17; 137:11 Ordinance (8) 12:14, 22;83:15;85:14; 110:1,14;114:17,23 original (2) 26:7,18 Oswaldo (4) 7:4; 104:15,25;105:6 others (1) 39:25 Otherwise (2) 4:24; 124:3 ours (1) 79:24 ourselves (1) 56:8 out (36) 22:22;23:6; 34:2;37:2,23,24; 56:10,18;57:20; 58:18;59:19;61:5,7; 62:2,8;63:2,7,24; 64:4,22;69:5;71:17; 72:16;76:16;78:20; 82:19;83:23;84:10; 89:7;97:10;112:24; 122:11;129:13;132:9; 135:13;136:8 Outside (11) 15:19; 47:16;49:22;55:5; 63:17,18,21;81:17; 84:4;89:7;130:23 oval (1) 102:25 over (6) 18:17;66:22; 80:3;88:5;107:8,15 overall (6) 15:10,11, 12;30:22;32:9;69:15 overhang (2) 103:2,3 overhead (1) 68:6 owes (1) 20:9 own (18) 22:22;</p>	<p>24:22;26:16;31:14; 36:1,3;37:10,11; 38:21;46:18,23,24; 47:25;61:6;99:8; 130:5;137:5,11 owned (2) 19:24; 130:18 owner (17) 7:24;9:13; 29:10;30:20;32:2,3, 17,20;71:16;87:8; 92:16,17;98:9,16; 118:17;129:7 owners (9) 20:4;21:5; 24:7,14;30:16;69:20; 75:19;88:5;134:21 owner's (1) 46:25 ownership (9) 20:20; 21:25;22:3,11,11; 23:23,24;24:4;26:11 owns (3) 40:15,16; 61:19</p>	<p>84:2,14,17,22;85:14; 105:13,22;106:2; 108:19;109:24; 111:12,20,23,25; 112:4;113:7,13,18; 114:17,22,25;116:9; 117:16,23;118:5; 121:16;124:6,9,11; 125:14;126:16;127:1; 133:19;134:3,7,13; 138:7,12,18,19,25; 139:1,4,7 Parkside (7) 6:1;7:13; 8:4,10;18:25;19:4; 141:8 part (22) 8:16;9:25; 17:4;18:6;21:12,13; 25:12;26:10;30:23; 42:10;44:15;55:2; 65:15;72:22;79:2,3; 81:20;88:3;95:6; 107:11;108:18;114:5 particular (2) 34:23; 93:15 particularly (2) 71:7; 105:21 partner (1) 71:3 Partnership (4) 6:1; 7:14;8:5;14:8 pass (2) 39:14;95:12 passes (3) 5:20; 52:20;142:10 past (4) 35:2;78:5; 103:8,9 Paul (1) 115:24 pay (2) 126:17,22 payment (1) 40:21 pays (4) 20:4,10; 126:19;127:2 PBCIP (1) 9:15 PE (2) 7:19;8:22 Pennsauken (4) 60:8; 87:1,8;92:3 Pennsylvania (2) 30:1,4 people (24) 19:25; 21:16,22;25:22;26:4, 7;27:6;41:25;47:14; 56:13;57:6;60:13; 61:7;64:21;65:6; 66:21;68:23,25;92:9; 111:25;113:11;133:4; 139:6,19 PERALTA (4) 29:18, 24,24;49:3 period (1) 119:6 permission (1) 99:9 permits (3) 12:18; 38:5;99:23 permitted (6) 41:15, 19;71:14,14;105:20; 106:1 perpetuity (1) 26:8</p>	<p>person (2) 51:1;89:19 personal (1) 49:16 pertinent (1) 74:21 Philadelphia (3) 29:25;30:3,7 phone (1) 47:15 phones (1) 5:23 photo (2) 64:17;81:13 photograph (3) 64:8; 109:11;125:9 photos (2) 46:2;87:22 physical (2) 76:23,24 pick (2) 68:20;69:2 picking (1) 34:20 pick-up (2) 68:13; 69:11 pick-ups (1) 63:6 picture (4) 46:11; 89:6;130:22;132:21 pictures (6) 43:11; 44:9,22;46:21;90:6; 98:20 piece (2) 57:8;96:7 pier (1) 66:20 place (10) 21:22; 25:15,23;50:8;56:9, 21;80:3;90:10; 119:10;120:6 placed (1) 83:18 Plan (35) 9:15,20,22; 10:14,16;11:12,18, 20;13:6,19,22;14:1, 11,23;15:3,9;16:4,10; 17:17;18:8;28:2; 30:18,21;46:15;61:3; 69:15;71:13;76:15; 83:23;105:13,22; 119:17,25;120:1; 129:11 Planning (3) 13:3; 15:20;27:2 plans (11) 12:13,25; 27:3;30:12,15,22; 65:12;66:13,17; 79:12;116:8 plat (5) 10:10;11:4,6; 12:23;27:24 Please (25) 4:21; 5:22,23;7:17;8:19; 29:14;55:13;65:21; 66:3;75:8;76:7;86:16, 23;91:25;97:16,22; 104:23;105:5;110:23, 24;111:6;116:19; 117:2;133:1;136:24 plenty (7) 45:8;76:14; 83:20;84:22;85:1; 112:4;113:6 plumbing (1) 60:6 plus (6) 32:6;83:18; 84:9;87:17;111:20,22 pm (4) 74:11,13; 91:13,15</p>
--	--	---	--	---

<p>pm*** (1) 142:18 podium (1) 136:17 point (3) 14:25;16:4; 21:21 pointing (1) 19:21 population (1) 35:5 porch (3) 36:12,13; 139:21 port (2) 75:1,25 portion (11) 18:2; 49:6;72:6;83:8; 89:12;95:19;101:13; 112:16;123:23; 125:10;138:3 port-related (1) 92:6 position (2) 109:2; 121:25 Positive (9) 49:8; 70:22;72:13;85:4; 96:1;114:1,4;124:2; 138:3 possibility (2) 45:6; 126:23 possible (2) 92:12; 110:6 possibly (1) 24:16 posted (1) 4:6 potential (1) 42:22 potentially (2) 83:10; 124:6 preexisting (5) 94:12; 109:3;110:5,6;114:9 pre-existing (2) 106:17;135:5 prefer (1) 9:3 Prejudice (1) 141:21 premium (1) 42:17 prepare (1) 9:15 Present (12) 4:15,17, 24;5:23;6:3,21,25; 7:3;8:3;55:12;70:17; 71:11 presented (1) 25:13 presenting (1) 92:4 presently (1) 87:12 presentment (1) 25:14 president (1) 25:21 pretty (8) 21:24;56:11, 12;58:15;61:10; 88:13;95:9;139:12 previously (9) 8:11; 9:20;15:8;17:14; 28:2;33:11;57:15; 70:22;126:7 pride (1) 21:23 primarily (1) 75:4 principal (7) 7:25; 9:13;41:14,20;83:10; 84:13;116:2 prior (11) 10:9;32:2; 34:1;57:13,15;69:20, 20,22;71:15;101:22; 118:23</p>	<p>privacy (2) 51:6,9 privilege (1) 8:2 pro (1) 51:19 probably (10) 54:11; 63:10;90:11;110:1, 13,15;117:2;119:3; 120:11,12 problem (4) 14:9; 41:6,12;42:18 proceed (2) 6:18,22 Proceedings (5) 74:10,12;91:12,14; 105:9 Process (2) 15:15; 131:5 product (1) 62:6 productive (1) 61:17 products (1) 57:24 professional (7) 7:17; 8:18;9:2;70:1,3,5,15 Program (2) 64:2,3 programs (5) 57:10; 62:20,22;71:2,9 project (9) 9:19;30:9; 52:22;55:2,3;62:15; 66:9,11;105:10 prominent (1) 61:10 prompted (1) 99:6 properly (1) 42:3 properties (6) 25:17; 26:9;49:3;77:16; 108:10;141:12 Property (95) 6:5;8:6; 9:21;11:8;13:21; 15:5;20:4;29:2;40:10, 16;41:7;54:21;56:6,7; 57:14;58:5;59:11; 60:20;62:2;64:13; 66:14;67:13,15,18; 71:1,6,9;72:4;73:7; 74:20;75:4,19,23; 76:4,9,19,23;79:16, 18,19;82:8;87:9,18; 88:1,4,7;89:17;90:6; 93:3,4,9,12,18;100:2; 105:21;106:5,25; 107:3,5,7,12,16; 108:8,19;110:5; 113:12;115:25;117:7, 8,11;118:14,17; 119:11;121:11; 122:23;124:15; 125:10;129:3,7,10,13, 14,16,18;130:14,19; 131:24;132:5,23; 133:22,25;134:6,13; 137:7;139:24 proposal (1) 105:22 proposed (9) 9:21; 11:22;31:16;58:9; 61:14;67:25;69:19; 120:6;138:16 proposing (4) 57:2;</p>	<p>58:19;69:14;105:24 proprietorship (2) 92:20;93:1 protection (3) 38:12; 39:7;66:21 prove (1) 87:22 provide (12) 11:2; 12:11,22;14:3;19:14; 20:20;25:4;46:1; 54:19;56:6;67:7; 71:19 provided (4) 11:7; 22:15;44:22;99:25 provides (1) 11:23 providing (4) 31:10; 66:20,25;67:11 proximity (1) 71:7 public (26) 17:22,23; 18:2;23:4;41:23;49:1, 2,6;72:2,6;83:5;89:8, 12;95:17,19;101:10, 12;110:20;112:15,16; 123:11,21,23;136:15; 138:3;139:4 pull (4) 26:19,20; 112:24;121:21 purchase (7) 19:25; 49:17;54:20;64:3; 88:6;93:4;121:10 purchases (2) 89:16; 96:10 purpose (1) 58:2 purposes (3) 10:20; 16:17;75:1 put (23) 14:20;18:9; 39:10;42:20;46:6; 47:13;49:12;54:4,22; 59:25;60:4;64:9; 96:10,11;101:20; 113:19;121:18;132:9, 19,20,23;135:15,16 puts (1) 114:4 putting (1) 39:17</p>	<p>75:8;86:16;91:19; 97:16;104:22;110:24; 116:18;128:12; 136:17 raised (1) 88:16 ramp (1) 60:4 ramps (1) 67:7 rather (1) 139:23 read (3) 5:21;84:13; 87:3 Ready (6) 6:11,17,21; 7:6,11,15 real (3) 75:19;89:19; 133:2 realize (1) 26:5 realized (1) 26:1 really (26) 19:24;42:1, 4,8,9,18;55:7,8;57:2; 58:20,22,23;59:18, 21;61:2;62:8,16,17; 63:5,8;69:1;73:9; 79:11;110:11;113:21; 120:15 Realty (1) 128:24 rear (13) 30:19;37:17, 18,19,20;45:7;61:24; 64:12;67:13,15,17; 76:19;105:13 reason (2) 82:11; 87:25 Reasonable (2) 22:2; 126:24 Reasons (1) 119:9 rebuild (1) 108:22 recall (2) 33:10;36:11 re-call (1) 7:9 received (3) 10:9; 12:19;56:14 recently (2) 79:13; 134:19 reconfigure (1) 60:2 record (29) 8:1;9:1; 10:20;14:20;16:17; 18:10;23:11;28:6; 29:23;46:6;55:21; 66:4;70:7;74:10,12; 75:15,19;82:22; 86:24;90:3;91:12,14; 92:1;97:23;98:4; 105:5;111:6;117:3; 136:25 recorded (2) 22:17; 26:13 recreating (1) 93:18 Redevelopment (1) 8:10 re-did (1) 132:22 reducing (1) 33:14 referring (1) 9:23 refrigerator (1) 63:13 regarding (6) 11:8; 12:3;14:20;17:24; 28:6;89:13</p>	<p>registered (2) 70:9,11 regular (1) 4:3 rehab (2) 92:7;95:24 rehabbed (1) 54:24 rehabbing (3) 93:17; 95:1,2 related (16) 18:7; 49:3,9;63:15;71:16; 72:3;75:1;89:9; 90:14;94:12;100:8, 17;103:25;124:2; 135:25;138:5 relating (1) 110:17 relation (2) 30:20; 60:21 relationship (2) 20:14; 92:14 relative (1) 126:19 relief (3) 72:9;99:17; 116:14 remainder (1) 11:24 remaining (1) 23:8 remember (3) 78:11, 14;88:17 Remington (3) 9:23; 19:12;28:7 remodeling (1) 68:14 removal (4) 21:6; 22:21,22;24:22 removed (1) 99:4 rendering (1) 18:21 renovate (3) 30:15; 31:2;32:13 renovated (2) 59:12, 24 renovating (1) 40:18 renovation (1) 66:13 renovations (2) 59:14; 61:9 rent (2) 71:1;129:16 rental (3) 54:18; 62:21;75:3 rentals (1) 87:13 rented (3) 41:8;117:8, 12 rents (1) 76:10 reopening (1) 66:23 repair (6) 57:9;75:3; 76:20;80:5;81:23; 141:20 repairs (3) 56:19; 76:10;81:22 repaving (1) 21:8 request (5) 42:7,23; 89:10;90:14;99:17 requested (4) 14:25; 18:11;29:3;85:13 requesting (7) 15:7; 48:21;53:25;54:2; 109:23;124:5;138:5 requests (1) 49:9 require (4) 4:23; 38:13;64:2;99:22</p>
		Q		
		<p>quarter (1) 55:6 quickly (1) 29:1 quiet (3) 78:15,19; 82:12 quite (5) 48:12;83:4; 84:6;133:5,10</p>		
		R		
		<p>R&J (1) 40:15 R-2 (8) 33:4,10,15,25; 34:1,6;106:1;136:11 RA (2) 29:17;65:24 racks (1) 58:16 rain (1) 11:22 raise (14) 7:17;8:20; 29:14;55:13;65:21;</p>		

<p>required (9) 12:19; 15:2;17:3;45:22; 48:13;109:25;123:13; 124:1,7</p> <p>requirements (6) 9:25; 10:5;42:19;83:14; 85:15;110:1</p> <p>requires (4) 10:1; 18:4,18;39:1</p> <p>re-runs (1) 65:9</p> <p>rescue (1) 30:15</p> <p>residence (2) 94:1; 112:6</p> <p>residential (8) 30:13; 33:8;34:3,6,13,15; 122:10,16</p> <p>residents (2) 73:7; 111:14</p> <p>resolution (2) 34:1; 38:14</p> <p>Resolutions (4) 38:12, 12;140:25;141:3</p> <p>respect (3) 9:7;17:24; 133:5</p> <p>respond (1) 78:24</p> <p>response (2) 11:11; 14:2</p> <p>responsibility (2) 11:8; 21:2</p> <p>responsible (4) 20:17; 21:4,6;22:22</p> <p>rest (3) 58:12,14;59:8</p> <p>restroom (1) 91:9</p> <p>restrooms (1) 67:8</p> <p>rests (1) 46:8</p> <p>retail (4) 62:5;69:22; 71:16;100:19</p> <p>retailers (1) 57:23</p> <p>retired (1) 81:6</p> <p>return (1) 105:11</p> <p>Reverend (1) 4:12</p> <p>review (3) 9:22;10:9; 16:15</p> <p>reviewed (1) 10:14</p> <p>revise (1) 14:6</p> <p>revised (3) 12:25; 13:6,23</p> <p>Reyes (15) 6:19,21; 86:14,15,19,25;87:1, 5,7,20;88:8,11,14,25; 91:8</p> <p>right (102) 7:17;8:16, 20;9:22;14:24;15:4; 17:16;18:22;19:5,16; 21:10;22:2;23:16,25; 25:6,7;29:14;31:24; 32:1;34:8,10;36:10; 37:16;38:4;39:21,22; 41:15,22;42:4,14; 43:1,7;44:12,13; 49:21;51:9;53:17,17, 25;55:13;56:11; 57:25;59:2;60:1,22,</p>	<p>23;61:20;63:25;65:4, 21;69:4;73:2;75:8; 80:6;81:24;85:7; 86:16;88:15,22,24; 89:25;91:19;93:11; 96:5;97:16;99:14; 102:2;103:4;104:22; 107:8;108:5;109:21; 110:16,24;113:11; 115:1;116:2,18; 117:10,12;119:12,14; 121:17,18,24;123:15; 124:21;125:12,20; 128:13;131:12,13,16; 135:3,21,22;136:17; 137:15;138:17,20,24; 139:25</p> <p>righthand (1) 19:21</p> <p>rights (1) 20:3</p> <p>RIVER (2) 61:22; 62:14</p> <p>Rivera (35) 53:7; 55:10,16,22,22,24; 56:3;57:17,25;58:3,7; 59:15;60:23;61:16; 62:3,7,23;63:3,12,18, 25;64:14,18;65:1,5, 15,18;67:25;68:16; 69:4,10,21;71:20,22; 74:4</p> <p>Road (4) 66:6;78:21; 92:3;105:7</p> <p>roadway (1) 11:9</p> <p>RODRIQUEZ (1) 29:18</p> <p>RODRIGUEZ (3) 30:5,6;52:25</p> <p>role (2) 66:8;71:21</p> <p>roll (1) 4:8</p> <p>Roll-call (12) 5:9; 28:10;52:8;73:14; 85:23;90:19;96:22; 103:20;115:7;127:15; 140:8;142:1</p> <p>rolling (2) 64:19; 120:2</p> <p>Ronald (6) 6:15;74:7, 15;75:10,16;83:6</p> <p>roof (5) 21:13,14; 22:20;31:10;39:24</p> <p>room (13) 43:18,19; 59:1,7;60:1;76:19; 83:20;129:24,24; 130:5,6;133:22;134:1</p> <p>rooms (1) 51:12</p> <p>rowhomes (4) 30:24; 31:19;35:2,4</p> <p>rowhouse (1) 109:8</p> <p>rubber (1) 57:18</p> <p>Rugters (1) 47:12</p> <p>run (3) 19:1;89:15; 120:4</p> <p>running (6) 46:20; 92:11;93:23;99:18;</p>	<p>119:25;120:1</p> <p>runs (1) 20:22</p> <p>Rutgers (2) 34:19; 44:18</p> <p>Rutgers' (1) 34:18</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>S10th (1) 98:10</p> <p>safe (2) 50:8;60:18</p> <p>safely (1) 68:3</p> <p>safety (1) 37:9</p> <p>salads (1) 119:19</p> <p>sale (3) 22:14,15;88:2</p> <p>Sam (2) 9:13;15:17</p> <p>same (18) 14:2; 23:21;31:13,13; 32:12;35:9;40:1,5; 41:17;58:24;77:3; 83:10;88:20,25; 89:22;101:2;107:17; 122:19</p> <p>Samir (7) 8:17,22; 116:2,21;117:4,10; 122:17</p> <p>sat (1) 72:16</p> <p>satisfied (7) 70:14; 83:14;84:24;85:8,12; 90:9;136:2</p> <p>saves (1) 39:12</p> <p>saw (3) 11:17;60:15; 136:16</p> <p>saying (11) 25:16; 37:2,21;40:25;41:10; 45:5,17;48:14;69:8; 78:7;80:11</p> <p>Scatchard (1) 53:4</p> <p>schedule (1) 23:7</p> <p>school (2) 93:11; 123:5</p> <p>scrounge (1) 139:7</p> <p>sealed (1) 13:21</p> <p>search (1) 26:19</p> <p>second (38) 5:7,8; 28:8,9;31:6,11,12; 35:23;36:15;40:4,7; 43:17;50:25;52:6,7; 73:13;85:21,22; 90:18;96:20,22; 103:18,19;115:5,6; 116:5;127:6,11,13; 130:8,9;131:15,18; 140:6,7;141:25; 142:13,14</p> <p>secretary (1) 82:16</p> <p>secure (4) 13:23; 59:5;60:18;73:7</p> <p>secured (1) 10:11</p> <p>Seeing (10) 18:1; 27:5;49:4;61:5;63:8; 83:8;85:9;98:21; 123:20,22</p> <p>seeking (8) 8:13;72:9;</p>	<p>87:13;98:21;100:8; 106:2;116:4,5</p> <p>seem (2) 80:22; 123:17</p> <p>seemed (1) 20:19</p> <p>seems (3) 100:13; 122:22;126:24</p> <p>sees (2) 18:4;110:2</p> <p>segment (2) 13:18,25</p> <p>self-explanatory (1) 87:21</p> <p>sell (3) 49:19;57:24; 89:24</p> <p>selling (5) 22:4,5; 40:18,19;88:1</p> <p>sells (1) 41:7</p> <p>semi-abandoned (1) 80:23</p> <p>sense (4) 20:19; 56:12;61:25;73:1</p> <p>separate (19) 15:5; 16:5;21:17;31:4; 32:5;36:6;41:18; 42:11,12;47:3,25; 50:1;60:25;76:8; 85:9;87:22;90:7,7,8</p> <p>separated (2) 87:24; 108:10</p> <p>separately (1) 16:19</p> <p>separating (1) 59:4</p> <p>separation (1) 32:5</p> <p>September (2) 4:4,7</p> <p>service (4) 23:2;75:2, 3;132:19</p> <p>services (4) 47:4; 56:5;62:20;132:19</p> <p>serving (2) 40:11; 119:17</p> <p>set (1) 25:10</p> <p>setback (3) 106:4; 109:12;114:8</p> <p>setbacks (3) 17:6; 18:19;105:24</p> <p>sets (1) 74:21</p> <p>setting (1) 57:7</p> <p>seven (1) 111:22</p> <p>shade (1) 66:22</p> <p>shaded (2) 23:8,9</p> <p>SHANITA (2) 136:20; 137:1</p> <p>share (1) 20:1</p> <p>shared (2) 24:6,9</p> <p>shares (1) 24:1</p> <p>Sheridan (1) 103:10</p> <p>shop (3) 76:12; 117:14;128:3</p> <p>short (3) 74:8;91:9; 129:1</p> <p>show (6) 10:16;11:11; 44:7;49:21;115:20; 133:9</p> <p>showed (6) 11:20; 29:1;44:11,13;</p>	<p>105:10,12</p> <p>showing (3) 44:10; 46:18;137:24</p> <p>shown (1) 17:14</p> <p>shows (2) 100:1; 132:24</p> <p>shrubby (1) 11:23</p> <p>shuttle (1) 34:19</p> <p>shuttles (1) 44:19</p> <p>side (25) 11:23; 19:21;44:21;58:24; 80:25;88:15,15; 98:21;106:4;107:8; 109:3;110:6,8,13,13, 15,16,16;114:21; 118:9;124:9;125:13, 16,17;137:11</p> <p>sides (4) 44:20;58:13; 118:6,11</p> <p>sidewalk (3) 100:2; 103:1;109:12</p> <p>sidewalks (1) 112:1</p> <p>siding (1) 21:15</p> <p>sign (13) 98:18,23; 99:1,3;100:10,18; 101:24;102:16;104:1; 113:8,19,22;121:15</p> <p>signature (7) 10:10; 12:24,25;13:2,5;16:2, 2</p> <p>signatures (1) 12:17</p> <p>signed (1) 40:25</p> <p>signing (1) 27:24</p> <p>signs (1) 80:11</p> <p>silence (1) 5:24</p> <p>similar (2) 58:19; 102:6</p> <p>simple (4) 23:24;24:4; 74:18;98:18</p> <p>single (4) 18:13; 19:24;37:16;51:1</p> <p>single-family (11) 50:18;92:5;93:2; 94:1;95:23;131:25; 132:6;135:8,10,12; 136:6</p> <p>sinks (5) 60:11,16; 63:10;67:11;73:8</p> <p>sister (1) 56:17</p> <p>sit (3) 12:1;42:1; 93:21</p> <p>Site (20) 9:15,20,22; 11:18,20;14:11,23; 15:3,9,11;16:4,9; 17:16;18:7;27:3; 28:2;54:18;61:3; 76:15;83:23</p> <p>situated (3) 8:9;27:6; 58:5</p> <p>situation (2) 24:18; 26:25</p> <p>situations (1) 25:20</p> <p>six (10) 8:14;11:13;</p>
---	--	---	--	---

<p>15:5;18:13;24:5; 35:5;83:16;111:22; 116:10;124:6 sixth (1) 24:6 size (5) 16:25;63:4; 100:9;107:17;133:22 sizes (1) 138:11 slightly (1) 102:21 small (6) 31:18;37:20; 41:5;50:25;56:12; 113:22 smaller (4) 27:5,7; 99:4;114:11 smart (3) 49:15; 51:16;96:14 smoothies (2) 119:18, 19 smoothy (3) 117:14; 119:10;128:3 snow (3) 21:6;22:21; 24:22 Society (12) 6:13; 53:2,6,18;54:12,17, 23;56:4;61:19;71:3, 23;72:4 soft-spoken (1) 120:18 sole (3) 92:17,20;93:1 solicitor (1) 67:14 solid (1) 21:10 somebody (1) 120:3 someone (11) 23:13; 24:16;68:13;89:16; 96:9;100:23;114:4; 115:2;134:19;139:23, 25 somewhere (1) 139:2 soon (1) 92:11 sore (1) 81:3 sorry (7) 27:24;33:20; 44:2;48:12;93:4; 109:17;134:9 sort (3) 16:20;18:6; 21:22 sought (1) 116:14 sounds (4) 85:11; 112:3;122:6,9 South (1) 6:15 space (22) 40:24; 48:13;50:4,16;51:16; 57:4;58:14;59:4; 62:9;66:24;67:4,6,9, 10;68:2,5;84:22;85:1, 10;107:18;111:23; 117:8 spaces (28) 14:15; 20:22;27:1;32:1; 40:23;41:1;42:6; 43:25;45:22,25; 48:23;49:11;50:6; 65:2;76:16;79:4,5; 83:12,17,19,23; 105:13;109:25;</p>	<p>111:20,23;138:16,16, 18 spacing (1) 46:3 speak (5) 67:15; 97:23;98:2;116:25; 120:19 SPEAKER (1) 6:7 speaks (1) 97:25 Special (1) 119:9 specialty-suited (1) 60:20 specific (1) 30:14 spelled (1) 8:1 split (1) 20:10 splitting (2) 43:5,15 spoke (1) 61:24 spoken (1) 15:24 spot (5) 100:24; 116:11;117:20; 119:25;124:6 spots (5) 17:11;42:25; 46:1;79:9;117:19 sprinkler (5) 38:23; 39:1,5,6,10 sprinklers (1) 39:8 square (2) 133:25,25 squat (1) 59:19 St (6) 6:12;53:1,5,18; 71:23;72:4 staff (2) 56:5;65:7 stairs (6) 32:6,8; 35:23,25;60:4;67:7 stairway (1) 38:21 stale (1) 72:24 stalls (2) 11:16;60:11 Standards (2) 12:15; 21:19 standby (1) 9:9 standing (3) 99:16,23; 107:6 standpoint (3) 37:8,8, 9 Star (1) 141:11 start (3) 9:18;59:10; 139:19 started (2) 78:9; 135:12 Starting (1) 9:24 starts (1) 107:10 State (30) 4:5;6:9; 23:15;29:7;30:13; 31:14;32:11;44:12, 13,20,21;49:4;50:4; 54:16,25;55:1,20; 56:15;66:3;70:10,12; 86:23;91:25;97:22; 98:3;105:4;111:5; 117:2;128:19;136:24 states (1) 87:15 stating (1) 72:9 Station (1) 66:6 status (1) 117:11 statutory (2) 4:25;</p>	<p>42:19 stay (3) 29:5;50:9; 77:2 staying (1) 61:1 stays (2) 23:20;72:24 step (1) 95:12 steps (1) 96:9 stern (1) 139:12 stick (1) 41:24 still (9) 17:10;33:5; 34:8,12;43:20;51:16; 56:16;64:4;85:3 stock (2) 24:1;63:9 stop (1) 121:15 stopped (1) 80:12 storage (8) 48:3,4; 53:25;54:2;59:4; 60:17;67:10;71:14 store (24) 56:9,21; 76:20;98:11,12,15; 99:8,19;100:1,9,10, 20,23,25;101:1,4,5, 15,22;103:7,8; 104:13;123:1;137:13 stored (5) 63:16,18, 21;75:5;82:2 storefront (1) 66:24 storing (2) 57:3;68:24 stormwater (2) 11:10; 24:25 stoves (1) 56:9 straight (1) 139:13 straight-forward (1) 77:23 Street (93) 6:6,10,13, 16,24;7:2,5,10;29:2, 8,30;13:31;15,15,22; 32:11;41:25;42:21; 44:12,13,16,20,21,24; 45:16;46:4;48:14; 49:4;50:4;53:2,15,16, 17,19,24;55:23;61:4, 21;64:15;65:9,9;67:2; 69:11;72:5;75:20; 79:21,22;80:2,19; 83:7,24,25;84:1,10; 88:20;89:20;91:18; 93:11;95:18;96:5; 97:14;98:7,11;100:3; 101:12;104:16;107:6; 109:8,15;110:21; 111:8,13,14;112:2, 19;113:13;117:5; 118:6,11;124:9,10, 11;125:4,15;128:5; 129:3;132:18,22; 133:5,7;134:7; 135:17,19;137:6 street-parking (1) 84:4 streets (2) 19:2;44:10 streetscape (1) 109:6 stretch (1) 40:10 Strike (1) 132:16</p>	<p>strong (2) 19:4;80:13 structure (2) 34:23; 54:24 structures (1) 34:25 stuck (1) 37:6 student (1) 50:23 students (5) 34:18,20, 21;50:8,20 study (1) 51:15 stuff (6) 20:25;58:21; 68:14,24;95:11; 119:20 style (1) 102:21 subdivide (2) 8:13; 9:21 subdivided (3) 11:13; 17:1,13 subdividing (2) 15:4; 27:23 subdivision (25) 8:4, 12;9:16,16;10:1,6,14, 16;11:3,5,17;15:1; 16:1,3,7,8,10;17:4,6, 18;18:1;27:22,22; 28:1;74:20 subject (1) 19:10 Submission (2) 12:15; 14:7 submit (1) 10:21 submitted (4) 13:21; 38:13;76:16;99:11 substantially (1) 71:13 sub-tenants (1) 76:4 suburban (1) 93:20 sudden (2) 25:21; 26:4 sufficient (6) 23:1,2; 76:18;85:14;114:17, 22 suggest (2) 114:16; 122:4 suitable (2) 31:24; 34:24 suited (2) 71:7;105:21 summarize (1) 70:17 summarized (1) 17:3 Summary (2) 14:10,17 Sunshine (1) 4:5 support (4) 42:6;55:1; 137:6,20 suppose (2) 26:1,6 suppression (1) 38:17 Sure (22) 8:19;15:14; 21:3;23:20;24:21; 33:3;59:6,15,18; 60:10;64:20;65:11; 67:21;68:15,17,18; 70:8,20;87:5;107:24; 111:11;129:4 surprised (2) 112:14; 131:24 surveyor (2) 13:7,14 suspected (1) 9:22</p>	<p>swear (1) 7:16 swing (1) 113:20 switch (1) 56:10 switched (1) 102:1 sworn (5) 8:18;29:12; 104:20;116:16; 128:10 sworn/affirmed (14) 7:20;8:23;29:19; 55:17;65:25;75:11; 86:20;91:22;97:19; 105:1;111:2;116:22; 128:16;136:21 system (6) 11:10; 24:25;38:19;39:1,6,6 systems (4) 38:23; 39:10;90:8;131:3</p>
T				
				<p>Talk (4) 36:17;58:4; 59:17;113:17 talked (3) 57:14; 61:23;68:8 talking (2) 24:13; 25:24 taller (1) 63:13 tankless (1) 47:19 target (1) 34:15 targeted (1) 34:17 Tarig (1) 128:21 Tarig (3) 7:10;128:5, 15 Taveras (12) 97:13, 18;98:2,5,5,7,9,16; 101:1,8;103:15; 104:14 Tax (3) 10:8,12;77:19 teach (1) 57:6 teacher (1) 50:23 team (1) 23:18 technical (1) 37:8 technically (1) 44:4 telling (1) 132:21 ten (3) 26:3;65:2;92:8 tenant (3) 76:7;95:14; 116:12 tenants (8) 39:4;48:8, 11;74:19,22,25;76:5; 95:25 tent (1) 139:22 term (2) 13:8;41:9 terms (7) 19:11;56:5; 57:13;62:10;67:12; 70:21;133:23 test (1) 56:22 testified (14) 7:20; 8:23;29:19;55:17; 65:25;75:11;86:20; 91:22;97:19;105:1; 111:2;116:22;128:17; 136:21 testify (5) 53:10;75:6;</p>

<p>78:22;116:3,11 testimony (23) 8:16; 11:2,7;14:20;17:4; 22:25;23:3;42:20; 54:4,22;67:24;69:21; 70:17;71:6;85:8; 90:10;101:10;116:13; 122:14;123:16; 135:11;136:3;138:25 Thanks (1) 97:10 Theresa (1) 4:13 thinking (2) 23:25; 136:5 third (15) 31:6,7,11, 12;35:25;36:16; 39:16,19,20;40:5,6; 50:25;130:10;131:15, 18 though (3) 26:22; 45:3;108:5 thought (4) 39:11; 131:25;132:5;135:12 three (25) 23:6;29:9; 30:25;31:3;32:21,22; 33:14;35:11,16; 43:17;46:15,16; 48:21;49:10;65:8; 94:16,17;106:12,13; 108:14;109:23; 116:10;130:6,20; 133:8 three-a-piece (1) 79:8 three-family (3) 33:23; 34:7;50:2 three-story (1) 30:13 throw (1) 44:2 Thurman (1) 100:4 tight (3) 27:1;111:13; 139:18 times (1) 23:6 tires (7) 81:14,23; 82:7,10,10,23;83:1 title (2) 26:19;71:21 together (4) 23:12; 26:14;96:10;119:6 toilets (3) 56:9;63:10; 73:8 Tomlin (1) 66:6 tonight (27) 4:22;5:2, 21;9:4;15:7;19:9,11; 25:12;27:17;29:3; 32:18;41:22;42:5,9; 48:21;53:7,11;54:4; 56:1;69:15;72:8; 83:9;91:7;99:16; 101:11;110:21;128:5 tons (1) 65:6 took (2) 56:6;132:14 top (3) 117:15;121:9; 122:16 Torres (50) 6:9;29:7, 17;30:2,2;34:15; 35:14,18;37:25;40:3,</p>	<p>6,13;41:11;42:15; 43:5,9,14,24;44:9,18; 45:3,8,12,15,18;46:7, 13,17;47:8,11,23; 48:4,9,16,18;49:3,18, 23;50:11,15;51:4,7, 10,13,19,24;52:23; 82:19;83:1;86:12 total (3) 35:12,13; 129:19 totally (2) 17:7;121:9 tough (1) 78:23 Towing (1) 141:19 town (1) 133:10 townhome (2) 22:3,12 townhomes (1) 8:15 Townhouse (1) 20:14 townhouses (4) 11:15;12:1;17:15; 20:19 track (1) 78:23 tractor (5) 79:15;80:1, 11,15;81:2 Tracy (1) 53:12 traffic (9) 54:10;61:5; 68:1;71:11;79:11; 81:9;82:20;119:14; 121:23 trailers (7) 79:16;80:1, 12,15,22;81:2;84:9 Transit (2) 63:4,7 trap (1) 31:25 trash (8) 22:22;23:1, 5;68:13,21;69:9,11; 82:24 trashed (1) 80:3 Traveras (1) 7:2 trees (2) 14:14; 114:10 tried (2) 49:18,19 triggered (3) 15:6; 18:12;101:21 triggers (1) 38:19 triplex (2) 131:7;133:9 Troy (3) 53:9;65:24; 66:5 truck (1) 113:4 Trucks (4) 58:17; 62:4;67:22;80:18 true (1) 57:1 try (2) 49:17;109:18 trying (13) 27:6; 42:13;47:13;50:3,7; 57:9,11;88:2;92:6; 95:23;101:18;108:1; 131:7 turn (6) 9:6;47:15; 49:7;95:23;117:14; 128:20 turned (4) 100:25; 117:1;135:13;136:8 twist (1) 19:3 two (63) 11:20;12:19;</p>	<p>31:3,14;32:21;35:18, 19,20;36:18,24; 38:18;41:7,16;42:11; 45:25;46:1,4;48:22; 49:10,21;50:1,19; 54:22;58:13;65:8; 70:18;74:19,25;76:3, 5,8,13;83:9;84:13; 85:5,8;87:22;88:19; 90:6,7,8;94:16;108:9; 109:17,24;110:3; 113:23,23;121:3; 129:19;130:10,22; 131:2,2,3;132:9,15, 20,23;135:15;136:7, 7;137:8 two-bedroom (3) 31:7; 35:6;116:6 two-bedrooms (1) 43:18 two-family (2) 50:2,11 two-floor (2) 50:10,14 two-story (1) 87:12 two-year (1) 41:6 type (6) 12:9;23:22; 24:15;27:3;37:1; 122:19 types (1) 20:5 typical (6) 22:12;31:8; 68:20;69:10;100:1,20 typically (1) 18:4</p>	<p>20:69;2;72:17;73:1; 80:3,25;89:20;90:6; 91:7;92:11;93:23; 95:8;96:9;99:2; 101:20;109:11; 113:19,22;115:20; 120:3,12;121:21; 122:18;124:6;125:10; 130:21;136:7;137:24; 139:10 update (1) 60:5 updated (1) 13:6 updating (3) 58:20,25; 60:6 upgrade (1) 65:13 upgrading (1) 67:7 upon (7) 42:19;47:4; 69:21;74:19;84:16; 122:21;135:4 upper (2) 130:3,4 upstairs (6) 117:15, 17,18;120:22;122:8, 20 up-to-date (1) 47:14 use (96) 4:23;18:5; 19:1;31:24,24;32:18, 23;33:5,22;34:9,10; 40:14;41:14,18,19,19, 20;42:2,4,6,11;44:19; 45:6;48:21;49:9; 50:15;54:1,3,5;57:14, 16,23;58:1;59:8,9; 61:14,17,25;62:17; 64:3;67:23;69:19,20, 21;70:23,23,25;71:7, 8,15,15;72:10;74:25; 80:5;83:9;84:12;85:6, 13;87:14;89:11,14; 90:10,15;92:7;94:13; 98:15,17;100:8,17, 17;103:25;116:4,5; 118:23;120:6;122:1, 2,5;123:12,14,17,25; 124:2,4;126:4,6,12, 14;127:1;131:15; 136:11;141:5,13,15, 17,19 used (12) 45:1;54:1, 19;56:7;57:15;75:4; 81:5;87:12;100:19; 123:5,6;125:18 useful (2) 50:20;60:24 users (1) 93:20 uses (8) 32:21;54:19; 57:19;69:23;83:10; 84:13,14;85:8 using (7) 37:10; 54:25;56:21;63:5; 82:7;93:21;131:11 usually (4) 22:16; 25:3;102:11,12 Utilities (1) 47:23 utility (4) 60:11,16;</p>	<p>67:11;77:7</p> <p style="text-align: center;">V</p> <p>vacant (9) 46:19;60:7; 81:1;117:13;119:2,5; 121:9;122:16;130:14 Valentin (1) 141:18 van (4) 63:23,24; 64:1;68:5 vans (3) 61:6,7;63:2 variance (56) 4:23; 18:6;32:18,23;33:5; 34:9,11;41:20;42:7, 23;45:24,24;48:21, 22;49:10,10;54:3; 74:19;83:9,11,13; 84:12,16,18,19;85:1, 13;100:9;103:23,25; 114:18,25;116:4,9; 117:23;122:1;123:12; 124:1,3,5;126:16,20; 127:1;136:11,15; 138:11,18;141:5,7,7, 9,11,13,15,17,19 variances (15) 10:1; 14:11,17,21;15:2,6; 16:24;18:10;52:4; 105:24;109:24;110:3; 114:20;138:5,10 various (2) 67:1;71:9 vehicle (1) 64:3 vehicles (1) 84:7 vehicular (1) 67:25 Veliz (1) 141:16 verification (1) 10:8 Vernick (2) 19:12; 28:7 Vernick's (1) 9:23 Vernon (6) 6:24; 91:18;93:10;95:18; 96:6,15 versus (1) 50:2 vestibule (1) 58:11 Vice-Chairman (112) 4:10,11;5:6,12,13; 18:15,23;19:16; 20:24;23:14;25:16; 27:10,13;28:13,14; 33:12;36:21;37:3; 39:15,20;40:2;41:5; 43:12;44:1,6;45:19; 46:2;52:11,12;53:20; 63:16,20;65:12; 68:12;69:8;72:12; 73:17,18;78:25; 79:12,15,20,22;80:9, 14;84:21,25;85:19; 86:1,2;88:12,21,24; 89:21,23;90:12,18,22, 23;94:14;95:21; 96:17,25;97:1;99:1,7; 100:11,15;101:15;</p>
--	---	--	--	--

<p>103:16;104:3,4; 110:10;113:10;114:8, 24;115:10,11;121:3; 123:4,9;124:8,12; 125:3,6,12,18,21,24; 126:8,13;127:18,19; 131:6,11,14,20,22; 132:8;133:18;135:14; 136:1;138:8,15,20; 139:1;140:11,12; 141:2,24;142:4,5 vice-president (2) 25:22;49:20 vicinity (1) 22:20 VID (36) 29:17;30:8,8, 14,22,23;32:19;34:5, 10,14,22;35:1,19,21; 36:8,11,20;37:7,18; 38:6,16,25;39:5,13, 19,23;40:4;43:22; 44:23;47:3,18,24; 48:5,10,50;21:52;24 viewed (1) 131:23 Vincent (1) 53:4 Viola (1) 78:2 Virtua (1) 119:14 virtually (1) 109:7 visit (1) 80:22 VISSI (1) 53:9 vote (17) 4:24;5:9; 18:5,14;28:11;52:8; 73:14;85:23;90:19; 96:22;103:20;115:7; 127:15;140:8;141:1, 3;142:1 votes (1) 4:25</p>	<p>111:1,7,7,11,17,24; 112:5,8,10,12;113:8, 11;122:21;123:15; 126:20;135:4 weatherization (4) 56:15,22;64:2;72:23 Wednesday (1) 4:7 week (1) 23:6 weekly (1) 23:1 weigh (1) 18:3 weighing (1) 49:5 Welcome (6) 4:1,21; 17:20;29:5,5;61:16 welding (7) 75:2; 76:11,12,12;80:6; 82:14,15 weren't (1) 67:8 West (3) 66:6;119:13; 128:22 Westmont (1) 128:24 what's (11) 26:15; 41:8;42:4;44:16; 99:10;107:8,14; 108:3;117:7,10;133:6 whatsoever (1) 76:23 Whenever (1) 89:23 wherein (1) 8:11 white (1) 102:19 whole (11) 21:18; 23:19;25:10;31:2,17; 38:20;44:2;78:25; 88:12,14,15 width (7) 10:3;14:13, 19;16:25;18:11; 108:3;138:6 wife (1) 75:18 Williams' (1) 45:21 willing (2) 40:19;41:1 Wilson (33) 128:6,7,7, 11;129:1,9,17,21; 130:1,3,8,11,16; 131:10,17,21,23; 132:13,21,25;133:12, 16,20,24;134:3,5,8, 10,12,15;137:25; 139:3;140:22 Wilton (8) 6:9;29:7, 17;30:2;40:9,15;43:1; 49:3 window (1) 37:23 windows (7) 21:15; 22:21;37:13;56:9; 59:20,21;67:3 Windsor (1) 128:22 win-win (1) 73:9 wish (1) 114:20 within (5) 8:8;34:12; 41:7;65:10;135:20 without (3) 92:24; 109:12;141:21 witness (2) 62:25; 116:16 witnesses (2) 29:9;</p>	<p>128:10 wondering (1) 49:25 work (8) 65:16;73:3; 78:21;81:5;82:4,14; 103:9;135:13 working (7) 16:3; 67:20;81:25;101:2,3; 120:2;137:19 works (2) 39:8;44:3 workshop (2) 59:8; 67:11 worms (1) 42:13 worth (1) 50:20 wrap-around (1) 100:2 wrench (1) 44:3 Written (3) 10:8;14:3; 26:8 wrong (1) 123:15</p>	<p>1 1 (2) 20:14,14 1/2 (3) 42:6,25;45:22 10 (2) 40:24;110:14 100 (1) 87:11 10472 (1) 137:2 1060 (1) 141:21 10th (6) 7:2;8:11; 97:14;98:7;100:3; 101:11 113 (1) 66:5 116 (4) 6:9;29:7; 30:13;49:4 11th (1) 4:4 12 (2) 111:20;130:15 1201 (3) 7:8;116:1; 123:22 1240 (1) 111:7 126 (1) 128:5 1261 (3) 7:5;104:16; 110:21 1300 (5) 8:8;11:9,12; 13:19;14:1 136 (1) 128:24 13th (1) 93:6 14 (1) 128:21 1454 (2) 6:1;17:25 1454-1460 (2) 7:14; 8:7 1460 (2) 6:2;17:25 15 (1) 119:3 1539 (5) 7:2;97:14; 98:7,10;101:11 17 (1) 105:6 18-wheelers (2) 62:8; 63:1 19134 (1) 30:1 1929 (3) 6:15;75:19; 83:7 1983 (1) 137:1</p> <p>2 2 (8) 9:24,24;10:4; 14:1;31:6;42:6,25; 45:22 2.5 (2) 48:13;138:15 20 (5) 53:19;55:23; 80:2;109:16;134:24 2000 (1) 133:24 2014 (2) 70:11;88:8 2017 (1) 121:12 2021 (1) 56:6 2022 (2) 93:5;107:4 2023 (7) 4:4,7,5;5; 9:24;10:13;33:25; 56:14 2105 (1) 117:4 233 (4) 6:20;86:14; 87:9;89:9 25 (1) 33:25</p>	<p>254 (1) 75:16 26 (1) 87:10 265 (3) 6:23;91:18; 95:18 27th (2) 6:6;29:2 2912 (6) 6:13;53:2, 14,15,24;72:5 2-bedroom (1) 39:17 2nd (4) 19:12;28:7; 29:4;44:21</p> <p>3 3 (2) 35:5;99:21 30 (4) 107:23;108:2; 110:15;133:3 344 (1) 30:9 35 (2) 107:20,22 3rd (1) 41:25</p> <p>4 4 (1) 15:16 40 (2) 107:21,22 40-foot (1) 14:14 40's (1) 123:1 4th (5) 6:15;75:19; 78:4;83:7;84:4</p> <p>5 5 (6) 10:4;11:14; 13:19;15:13;17:11; 141:11</p> <p>6 6 (1) 141:7 600 (2) 135:23;137:5 601 (1) 41:25 602 (2) 7:10;129:2 6138 (2) 87:1,7 621 (3) 29:25;30:3,6 6428 (1) 92:3 6th (1) 4:7</p> <p>7 7:05 (1) 74:11 7:11 (1) 74:13 7:32 (1) 91:13 7:39 (1) 91:15 75-foot (1) 40:10 7th (2) 10:13;117:4</p> <p>8 8:39 (1) 142:18 800 (1) 133:25 80's (1) 123:7 84 (6) 8:8;11:9,13,24; 13:19;23:8 84.05 (1) 14:1</p>
<p>W wait (1) 40:22 waiting (1) 15:24 Waivers (3) 14:11,16, 17 walk (8) 58:9;59:11, 23;80:25;82:25; 87:19;112:1;123:5 walking (3) 65:10; 120:10,11 wall (5) 59:25;67:9; 79:3;102:18;132:14 walls (1) 38:17 wants (2) 95:24; 129:16 warehouse (10) 53:24;54:2,6;57:1,2, 3,12,15;59:3;70:22 warehouses (1) 58:14 water (8) 46:20;47:6, 8,19;87:23,23;90:7; 136:8 way (24) 19:5;26:8; 51:8;70:24;80:25; 90:2;107:7;110:22;</p>	<p>Y yard (19) 37:19,20; 63:17,19,21;83:21; 95:4;106:3,4,4;107:9; 109:3,12;110:4,6,9, 13;114:21,21 yards (1) 109:3 Yays (1) 142:16 year (5) 99:19,20; 100:23;107:4;135:20 years (16) 26:3;41:8; 49:21;54:1;60:7; 72:14,15;92:9;98:15; 100:12;101:16;103:7; 119:3;122:15;130:20; 133:3 yellow (1) 121:15 Yep (2) 69:4;79:17 York (1) 137:2 young (2) 19:1;139:9</p> <p>Z zero (2) 110:4;138:16 Zone (15) 8:9;33:8, 15,25;34:1,3;69:14; 71:14,15;92:6;93:3; 98:14;105:21;106:1; 136:11 Zoning (12) 4:2;13:1, 2,3;33:23,24;47:4; 69:15;71:13;75:22; 83:15;87:4</p> <p>0 08031 (1) 105:7 08077 (1) 30:10 08108 (1) 128:25 08110 (1) 87:2 08550 (1) 128:22</p>	<p>Y yard (19) 37:19,20; 63:17,19,21;83:21; 95:4;106:3,4,4;107:9; 109:3,12;110:4,6,9, 13;114:21,21 yards (1) 109:3 Yays (1) 142:16 year (5) 99:19,20; 100:23;107:4;135:20 years (16) 26:3;41:8; 49:21;54:1;60:7; 72:14,15;92:9;98:15; 100:12;101:16;103:7; 119:3;122:15;130:20; 133:3 yellow (1) 121:15 Yep (2) 69:4;79:17 York (1) 137:2 young (2) 19:1;139:9</p> <p>Z zero (2) 110:4;138:16 Zone (15) 8:9;33:8, 15,25;34:1,3;69:14; 71:14,15;92:6;93:3; 98:14;105:21;106:1; 136:11 Zoning (12) 4:2;13:1, 2,3;33:23,24;47:4; 69:15;71:13;75:22; 83:15;87:4</p> <p>0 08031 (1) 105:7 08077 (1) 30:10 08108 (1) 128:25 08110 (1) 87:2 08550 (1) 128:22</p>	<p>Y yard (19) 37:19,20; 63:17,19,21;83:21; 95:4;106:3,4,4;107:9; 109:3,12;110:4,6,9, 13;114:21,21 yards (1) 109:3 Yays (1) 142:16 year (5) 99:19,20; 100:23;107:4;135:20 years (16) 26:3;41:8; 49:21;54:1;60:7; 72:14,15;92:9;98:15; 100:12;101:16;103:7; 119:3;122:15;130:20; 133:3 yellow (1) 121:15 Yep (2) 69:4;79:17 York (1) 137:2 young (2) 19:1;139:9</p> <p>Z zero (2) 110:4;138:16 Zone (15) 8:9;33:8, 15,25;34:1,3;69:14; 71:14,15;92:6;93:3; 98:14;105:21;106:1; 136:11 Zoning (12) 4:2;13:1, 2,3;33:23,24;47:4; 69:15;71:13;75:22; 83:15;87:4</p> <p>0 08031 (1) 105:7 08077 (1) 30:10 08108 (1) 128:25 08110 (1) 87:2 08550 (1) 128:22</p>	<p>4 4 (1) 15:16 40 (2) 107:21,22 40-foot (1) 14:14 40's (1) 123:1 4th (5) 6:15;75:19; 78:4;83:7;84:4</p> <p>5 5 (6) 10:4;11:14; 13:19;15:13;17:11; 141:11</p> <p>6 6 (1) 141:7 600 (2) 135:23;137:5 601 (1) 41:25 602 (2) 7:10;129:2 6138 (2) 87:1,7 621 (3) 29:25;30:3,6 6428 (1) 92:3 6th (1) 4:7</p> <p>7 7:05 (1) 74:11 7:11 (1) 74:13 7:32 (1) 91:13 7:39 (1) 91:15 75-foot (1) 40:10 7th (2) 10:13;117:4</p> <p>8 8:39 (1) 142:18 800 (1) 133:25 80's (1) 123:7 84 (6) 8:8;11:9,13,24; 13:19;23:8 84.05 (1) 14:1</p>

9				
945 (2) 6:6;29:2				