

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

---

*Transcript of Meeting*  
*December 12, 2024*

---

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

PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, December 12, 2024

- - - -

Transcript of proceedings of the City of  
Camden Planning Board was conducted as a virtual  
meeting via a remote conferencing platform, TEAMS,  
commencing at 6:08 p.m.

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

JOSE DeJESUS, CHAIRMAN  
STEVEN LEE, VICE-CHAIRMAN  
IAN LEONARD  
COUNCILWOMAN JANNETTE RAMOS  
ERIN CREAN

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

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

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

## 1 I N D E X

2	CASES HEARD:	PAGE
3	1. APPROVAL OF MEETING MINUTES NOVEMBER 12, 2024	4
4		
5	2. PLANNING DIRECTOR'S REPORT	5
6		
7	3. RUFINO REGALADO 1080 Niagara Road	7
8		
9	4. COOPER HEALTH SYSTEM (TOWER A) 1 Cooper Plaza (Adjourned to January 9, 2025)	9
10		
11	5. CAMDEN LUTHERAN HOUSING, INC. Ray Street, Borton Street & N. 10th Street	15
12		
13		
14	6. KIPP: COOPER NORCROSS (A New Jersey Nonprofit Corp.) 726 Kaighn Avenue	61
15		
16	7. REVIEW & APPROVAL OF PLANNING BOARD MEETING DATES FOR THE YEAR OF 2025	90
17		
18		
19	8. ADOPTION OF RESOLUTIONS	91
20		
21	9. RESOLUTION APPROVING THE PLANNING BOARD'S REVIEW OF KIPP: COOPER NORCROSS SCHOOL WHITTIER FIELD PROJECT	92
22		
23		
24		
25		

1                   CHAIRMAN DEJESUS: Good evening. Welcome  
2 to the City of Camden Planning Board meeting of  
3 December 12, 2024 at 6:00 p.m.

4                   Since the City of Camden remains under a  
5 declaration of a Health Emergency related to the  
6 COVID-19 virus, City Hall is open. Therefore, this  
7 regular scheduled meeting will be conducted as a  
8 virtual meeting via remote conferencing platform,  
9 TEAMS which is a Microsoft program. Instructions on  
10 accessing this virtual regular scheduled Board  
11 meeting can be found on the City of Camden's website.  
12 Opening statement, please.

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

1 meeting was publicized on December 6, 2024.

2 CHAIRMAN DeJESUS: Roll call.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DEJESUS: Present.

5 MS. MILLER: Steven Lee.

6 VICE-CHAIRMAN LEE: Here.

7 MS. MILLER: Mayor Victor Carstarphen.

8 Director Keith Walker. Ian Leonard.

9 MR. LEONARD: Here.

10 MS. MILLER: Councilwoman Jannette Ramos.

11 COUNCILWOMAN RAMOS: Present.

12 MS. MILLER: Erin Crean.

13 MS. CREAN: Present.

14 MS. MILLER: Omari Thomas. Raschid

15 Humphrey. Brenda Fraction. Thank you.

16 CHAIRMAN DEJESUS: Approval of Planning

17 Board Public Hearing Meeting of November 12, 2024.

18 I'd like to have a motion to approve, please.

19 DR. WILLIAMS: Mr. Chair.

20 CHAIRMAN DEJESUS: Yes.

21 DR. WILLIAMS: Board Secretary, were the

22 minutes completed by the court reporter.

23 MS. MILLER: I have not received them,

24 no.

25 DR. WILLIAMS: I would recommend to the

1 Chair that we table the minutes to the next meeting.

2 CHAIRMAN DEJESUS: So, therefore, I will  
3 do just that. It will be tabled until January's  
4 meeting. Swearing in of all professionals and  
5 planning staff.

6 MR. BURNS: For our professional staff,

7 - - -

8 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,  
9 AHP, CZO; DENA MOORE JOHNSON, PE, CME, having first  
10 been duly sworn/affirmed, was examined and testified  
11 as follows:

12 - - -

13 CHAIRMAN DEJESUS: Planning Director's  
14 Report.

15 DR. WILLIAMS: Thank you, Mr. Chair and  
16 Members of the Board. Just a couple of things. One,  
17 I just want to make a general announcement that the  
18 preliminary draft of New Jersey State Development and  
19 Redevelopment Plan is out as of December 4, 2024.  
20 And if those members on this call who would like to  
21 get a copy of this, I'll be more than happy to make  
22 sure that you get a copy of this document that  
23 outlines the Redevelopment efforts and plan  
24 projections throughout the State of New Jersey.

25 Secondly, we have received a document as

1 a result of going to the League of Municipalities,  
2 affordable housing obligations for 2025, the fourth  
3 round for affordable housing through the State of New  
4 Jersey. And there are two pieces that's important  
5 just for your hearing tonight is, one is a present  
6 need as well as the prospective need. The main  
7 reason why Camden in this case does not have a  
8 prospective need, is that we qualify and we receive  
9 state aid. But if we were not receiving state aid,  
10 the present need would be around 1,342 units that  
11 would be required for us to fill. We have zero  
12 prospective need again, because of the fact that the  
13 City of Camden receives urban aid or state  
14 traditional aid.

15 Last but not least as was mentioned at  
16 the last meeting, that there may be a need and  
17 recommended need, just a refresher among Board  
18 members during the January public meeting. I will  
19 defer to Board members in terms of the topic that you  
20 want to cover to make sure that Board members are in  
21 tune with the current regulations or any issue that  
22 may be come up that the Board may have to address and  
23 consider as part of this review process. Mr. Chair,  
24 that ends my short report for this evening.

25 CHAIRMAN DEJESUS: Thank you. Since we

1 don't have any Old Business, we'll go to New  
2 Business. Certificate of Appropriateness for Rufino  
3 Regalado, 1080 Niagara Road. The applicant is  
4 proposing installation of solar panels. Do you have  
5 anything on that, Dr. Williams?

6 DR. WILLIAMS: Yes, sir. As secretary to  
7 the commission and I believe Ms. Erin Crean is on the  
8 call as well. We did review this location for solar  
9 panels. And the only condition for approval is that  
10 solar panels are not within this public right-of-way  
11 nor within the realm of public view. Beyond that,  
12 sir, we do recommend approval of the same.

13 CHAIRMAN DEJESUS: Is the applicant here,  
14 Dr. Williams?

15 DR. WILLIAMS: No. The applicant is not  
16 here but we do recommend approval, sir.

17 CHAIRMAN DEJESUS: Okay. And, therefore,  
18 I'll open up to the public. Anybody have any  
19 response to the request being made in reference to  
20 1080 Niagara Road in reference to installing solar  
21 panels? We don't have any, Dr. Williams?

22 DR. WILLIAMS: No, sir.

23 CHAIRMAN DEJESUS: Therefore, I close the  
24 public portion. I need a motion to be approved from  
25 the Board?

1 MR. LEONARD: So moved.

2 MS. CREAN: Second.

3 MS. MILLER: Roll call. Jose DeJesus.

4 CHAIRMAN DeJESUS: Yes.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Mr. Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilwoman Ramos.

10 COUNCILWOMAN RAMOS: Yes.

11 MS. MILLER: Ms. Crean.

12 MS. CREAN: Yes.

13 MS. MILLER: Motion carried to approve.

14 Thank you.

15 CHAIRMAN DEJESUS: Major Subdivision and  
16 Preliminary & Final Site Plan for Camden Lutheran  
17 Housing, Inc.

18 MR. BURNS: Mr. Chairman, I think we  
19 talked about it given the fact that you and I need to  
20 recuse ourselves and Mr. Lee, before Camden Lutheran,  
21 that way we can proceed with the meeting. So if we  
22 can call that matter.

23 DR. WILLIAMS: The Board Counsel through  
24 the Chair, I just want to make sure that if the two  
25 recuse themselves, that we still have sufficient

1 quorum or defer to the attorney?

2 MR. BURNS: We have a quorum. We have  
3 five members. The fact that they have to recuse  
4 themselves because they were within the 200-foot  
5 list, I think we can call the case and allow  
6 Mr. Sheehan to address that issue and if he wants to  
7 proceed with three votes and we'll go from there.

8 DR. WILLIAMS: I can hear an echo.  
9 Mr. Burns, if you can shut off your microphone. We  
10 hear feedback.

11 MR. BURNS: Okay. I apologize. Go  
12 ahead, Mr. Kevin.

13 MR. SHEEHAN: Good evening, my name is  
14 Kevin Sheehan. I'm an attorney with Parker McCay and  
15 we're the attorneys for Cooper Hospital. The  
16 property is Block 1402, Lot 1. We're seeking site  
17 plan waiver tonight to permit them to put a mobile  
18 MRI trailer on the site basically within the alcove  
19 where the emergency ambulance is located. As I said,  
20 we're seeking a site plan waiver. Dena identified a  
21 height variance which we'll request as well.

22 With me tonight are Jennifer O'Shea from  
23 Cooper and Jason Schooling from PS&S, the engineers.  
24 So if we can have them sworn.

25 MR. BURNS: Just for the record, I need

1 to recuse myself from this matter. I have a conflict  
2 with Cooper. Mr. Sheehan, did you understand that  
3 both the Chair and Vice-Chair are within 200 feet of  
4 this property; have received notices and must also  
5 recuse themselves?

6 MR. SHEEHAN: Yes. If I understood you  
7 correctly, you'll still be able to act?

8 MR. BURNS: Well, there's five members.  
9 We have a quorum but they are required to recuse  
10 themselves from this application leaving you with  
11 three votes, three voting members.

12 MR. SHEEHAN: And is it the Board's  
13 position that they can't move forward or they --  
14 because they don't have a quorum of voting members?

15 MR. BURNS: Yes. And I wanted you to be  
16 aware of that and see how you feel. If you want  
17 to -- I don't want to put you in a position. I've  
18 got substitute counsel here, conflicts counsel here  
19 present. I really shouldn't be addressing any of  
20 these issues but I wanted you to be aware of it and  
21 find out your position.

22 MR. SHEEHAN: If the Board is comfortable  
23 hearing it and moving forward with it, we're okay  
24 with that.

25 MR. BURNS: Is Mr. Hak on?

1 MR. HAK: Yes, I'm here.

2 MR. BURNS: Mr. Hak, why don't you  
3 address the issue. I'm conflicted so I really  
4 shouldn't be commenting.

5 MR. SHEEHAN: Understood.

6 MR. HAK: I understand. I've got a  
7 concern. If we only have three voting members,  
8 whether you can really proceed tonight with the  
9 application. Mr. Sheehan?

10 MR. SHEEHAN: No. I understand.  
11 My question really is, are we going to -- so we  
12 have -- do you usually get five or six members each  
13 time, right? You usually don't get more than seven?

14 MR. BURNS: If I can speak on this.  
15 We've gotten as many as seven, Kevin.

16 MR. SHEEHAN: Yes, I know. How do I deal  
17 with this if next month we have six, we can never get  
18 to this application?

19 DR. WILLIAMS: Through the Chair, Board  
20 Counsel and Conflicts Counsel, Kevin, we would have  
21 to ask for two members of the Zoning Board to come  
22 in and fill the conflicts, if needed.

23 Through our Conflicts Counsel, is that  
24 appropriate legally?

25 MR. HAK: Well, they'd have to be sworn

1 in as a member of the Planning Board but, yes, that's  
2 okay as long as they're taking a position of a  
3 Class 4 member, I think it's fine.

4 MR. SHEEHAN: Can we make arrangements  
5 for that, Dr. Williams, for next month?

6 DR. WILLIAMS: Yes. I'll send a note out  
7 at this meeting.

8 MR. SHEEHAN: So that with the goal of  
9 having at least five eligible voting members at the  
10 next meeting.

11 DR. WILLIAMS: Will do.

12 MR. BURNS: And I would just suggest that  
13 we make sure that there's no other residents within  
14 200 feet that are also Board members. That's a  
15 concern of mine. We've lost two. I don't want to  
16 lose any more. I think Mr. Hak's interpretation is  
17 correct and we can poll and we've done it in the  
18 past, poll our Zoning Board members and we'll swear  
19 them in --

20 MR. HAK: Yes.

21 MR. BURNS: To make sure that we have  
22 that ability.

23 MR. HAK: Yes.

24 CHAIRMAN DEJESUS: I'm sorry,  
25 Mr. Sheehan. It's an issue that we need to protect

1 both you and me.

2 MR. SHEEHAN: I understand. Doctor  
3 Williams, we'll work with your office between now and  
4 January to make sure we have a quorum.

5 DR. WILLIAMS: No problem.

6 MR. SHEEHAN: Thank you, Dr. Williams.

7 MR. BURNS: Brian, I wanted you -- we  
8 pulled you up first because I didn't want you to  
9 stick around all night and then have no case to sit  
10 in on.

11 MR. HAK: I appreciate that. I do.  
12 Thank you.

13 CHAIRMAN DEJESUS: Mr. Hak, thank you for  
14 coming as well.

15 MR. HAK: Nice seeing everyone again.  
16 Have a great holiday and see you next year.

17 MS. MILLER: Before we switch off, should  
18 we continue this matter so he wouldn't have to  
19 renotice again?

20 MR. SHEEHAN: Thanks, Angela.

21 MR. HAK: Good idea, yes. Why don't we  
22 do that to your next meeting whenever that is,  
23 Angela.

24 MR. SHEEHAN: I have January 9, 2025.

25 MS. MILLER: Thank you.

1 MR. SHEEHAN: So this is the announcement  
2 that the meeting will be adjourn to January 9th at  
3 six o'clock via TEAMS. If anybody from the public  
4 who is interested, will not get new notice and they  
5 can join the meeting next month by going on to the  
6 City's website and the Planning Board and clicking  
7 the Link.

8 MS. MILLER: Thank you.

9 MR. BURNS: I apologize. Kevin, if I  
10 would have known earlier, I would have called you.

11 MR. SHEEHAN: Thanks, Jim. I appreciate  
12 it. Have a good night.

13 CHAIRMAN DEJESUS: Have a happy holiday.

14 MR. SHEEHAN: You too.

15 MR. BURNS: Thanks, Brian.

16 MR. HAK: Okay.

17 CHAIRMAN DEJESUS: You too. Thank you  
18 for coming.

19 MR. BURNS: Mr. Chairman, glad we were  
20 able to address that, and it was addressed properly.  
21 Thank you. A lot of times when you have five members  
22 and it makes it tough. And in the future if we lose  
23 people, it might be best that we find out earlier.

24 CHAIRMAN DEJESUS: I have one question,  
25 James. If I'm a member and not a chairperson, would

1 I still be exempt from talking?

2 MR. BURNS: Yes. You don't want to put  
3 yourself in a position where you make --

4 CHAIRMAN DEJESUS: No. I understand.

5 MR. BURNS: -- any impropriety or any  
6 conflict. So the fact that you are within the 200  
7 feet, the recommendation is, you always recuse  
8 yourself for that reason. Both you and Steve did the  
9 right thing. It left us unfortunately with three.  
10 I was hoping maybe that Brenda would come on or  
11 someone would come on while we were talking and get  
12 us to that five number. Before the holidays, I get  
13 it. They'll be heard in January and it won't a  
14 problem.

15 CHAIRMAN DEJESUS: Moving right along,  
16 Major Subdivision and Preliminary and Final Site  
17 Plan, Camden Lutheran Housing, Inc., Ray Street,  
18 Borton Street and North 10th Street, Block 804,  
19 Lots 47-86 and Block 805, Lots 1-40. This applicant  
20 is proposing to subdivide the existing lots into 26  
21 new lots for townhouses. The applicant is proposing  
22 to develop 26 three-bedroom townhomes that are  
23 two-story and associated site improvements. Is the  
24 applicant here?

25 MR. AMERIKANER: Yes, Mr. Chair. My name

1 is David Amerikaner. I'm an attorney at Duane Morris  
2 and we have a whole host of members of the project  
3 team for this project on this call today. If you'd  
4 like I can introduce them or if Dr. Williams had  
5 input before I began, we can do that too.

6 CHAIRMAN DEJESUS: You have the floor,  
7 sir. You're the attorney so, therefore, you can  
8 introduce your players and James will swear them in.

9 MR. AMERIKANER: Thank you. Good evening  
10 everyone. With me today on the call are Brandi  
11 Johnson, the executive director of Camden Lutheran  
12 Housing. We have John Restrepo and James Barnett  
13 from Restrepo & Associates who are responsible for  
14 planning and financing the project. We have  
15 Mike Milla, our architect. We have Carl Jenne our  
16 engineer. And we have John Hanlon, our surveyor.  
17 Could we be sworn in on that, Mr. Chair?

18 CHAIRMAN DEJESUS: Sure.

19 MR. BURNS: Yes. Good seeing you, David.  
20 If your people could please raise their right hand.

21 - - -

22 CARL A. JENNE, P.E.; JOHN J. HANLON,  
23 P.L.S.; MICHAEL I, MILLA, R.A.; JOHN RESTREPO, JAMES  
24 BARNETT, BRANDI T. JOHNSON, having first been duly  
25 sworn/affirmed, was examined and testified as

1 follows:

2 - - -

3 MR. BURNS: With everybody being sworn,  
4 what we normally do is you can provide a brief  
5 introduction of why you're here tonight. And then we  
6 normally go right to the review letter. So if you're  
7 comfortable with doing that, that might be the best  
8 way to proceed.

9 And as questions come up to our  
10 engineer's review letter, we can then address them  
11 and have those people -- it would probably be your  
12 engineer, your architect to provide the necessary  
13 testimony. So if you're comfortable with that,  
14 that's probably the best way. I know that's the way  
15 the Chairman likes to proceed.

16 MR. AMERIKANER: We'd be happy to. Thank  
17 you, Mr. Burns.

18 So good evening everyone. We're here  
19 tonight seeking Major Subdivision and Preliminary and  
20 Final Site Plan approval for the Casas Del Rio  
21 Affordable Housing Project which will be located on a  
22 currently empty plot of land on the blocks surrounded  
23 on 10th Street, Elm Street, Ray Street and Pearl  
24 Street in North Camden, across the street from  
25 Cornelius Martin Park which is being revitalized in a

1 separate project.

2           We are very excited about this project  
3 and to bring it before you this evening, because it  
4 will bring 26 new 3-bedroom townhomes designated as  
5 affordable housing to North Camden in a neighborhood  
6 that is suited for and in desperate need of new  
7 affordable housing stock. These units will be owned;  
8 not rented; providing for stability and commitment to  
9 the development among its future residents. The  
10 project would consolidate 80 vacant city-owned lots  
11 into 26 new parcels which is why we require major  
12 subdivision approval this evening.

13           This homes will be for sale to those in  
14 low and moderate income levels. And affordable  
15 housing is an inherently beneficial use in New  
16 Jersey. The City will gain an additional \$110,000  
17 annually in tax revenue from the development of these  
18 parcels while concurrently preserving housing  
19 affordability as the neighborhood continues to  
20 preserve -- continues to face gentrification  
21 pressures.

22           This is a project by Camden Lutheran  
23 Housing. And the Executive Director, Brandi Johnson,  
24 is here with us this evening, which successfully  
25 developed and still operates the Cooper Waterfront

1 Homes and Cooper Riverview Projects, and has deep  
2 experience in providing safe, beautiful, affordable  
3 housing in North Camden. This project is a crucial  
4 asset within the North Camden Neighborhood Plan for  
5 which Camden Lutheran Housing has received  
6 neighborhood revitalization tax credit funding over  
7 the past several years to execute.

8 Casas Del Rio, this project, acts as  
9 Phase 1 of a larger housing strategy championed by  
10 Camden Lutheran Housing inclusive of a 20 affordable  
11 rental-unit development at 543 State Street and a  
12 Brownfields development into affordable housing at  
13 Front & Elm Streets. This planned pipeline of  
14 projects over the next three years amounts to over 40  
15 million dollars in total development costs.

16 The project is a permitted use in the R-2  
17 Zone and requires only three very minor bulk  
18 variances. First, the lots are less than two percent  
19 smaller than the code-established minimum lot size.  
20 Second, the minimum lot width is less than two  
21 percent smaller than the code-established minimum lot  
22 width. And, third, one lot has a zero-foot front  
23 yard and three other lots have 9-foot front yards  
24 where 10-feet is required by code.

25 For all three of these minor variances,

1 we will be requesting c(2) variance approval for  
2 these minor departures from the code requirements  
3 because these variances are needed to provide 26 new  
4 units under the proposed designs. And no detriment  
5 to the community would result from granting these  
6 variances. And granting these variances would allow  
7 this inherently beneficial use of affordable housing  
8 to proceed as proposed.

9 I'm happy now, if you'd like, Mr. Burns  
10 and Mr. Chair, to move to the review letter provided  
11 by Remington & Vernick which we have reviewed. We  
12 have responses to every item in it. We will provide  
13 those further responses following this meeting in  
14 writing along with a written response as well. And  
15 we will be complying with all recommendations in the  
16 review letter. There's a few we can talk about as we  
17 go through it.

18 And just to let you know as far as  
19 outside approvals go, we have already submitted to  
20 the Camden County Planning Board and we will be  
21 submitting to the Soil Conservation District and the  
22 MUA and we'll provide those approvals to the City.

23 So now if you'd like, I'd be happy to  
24 move to the review letter, Mr. Burns. Or if we  
25 prefer, we could have Ms. Johnson to --

1                   CHAIRMAN DEJESUS: Dena, can you start  
2 the letter, please?

3                   MS. MOORE: Yes, that's fine. And just  
4 in the future for the outstanding -- the other  
5 permits, you should wait until you get the City  
6 approval from the Planning Board or Zoning Board  
7 before you submit.

8                   Mr. Chair, I'm referring to Remington &  
9 Vernick's letter dated November 15, 2024. Starting  
10 on page 2 with the Area & Bulk Requirements, I had  
11 noted a variance for the minimum lot area. What's  
12 required is 2,000 square feet. Proposed is 1,969  
13 square feet. Noting on page 3 under Note No. 1, the  
14 smallest lot area proposed is 1,969 square feet. The  
15 largest spot area proposed is 1,972 square feet for  
16 Lot 1 per the subdivision plan.

17                   Moving on, you're requesting a variance  
18 for the minimum lot width. Required is 20 feet.  
19 Proposed is 19.69 feet. That's referring to Note  
20 No. 3. The smallest lot width proposed is  
21 19.69 feet. Another variance you would be requiring  
22 for the principal setback for the front yard,  
23 required is 10 feet. You are proposing zero feet.  
24 Lot 1 has three frontages with zero foot front yard  
25 set back from Elm Street. Lots 5, 9 & 13 propose

1 9-foot front yard setbacks. That ends our  
2 variances.

3 Noting the other notes that I did not  
4 refer to from page 3 starting with No. 5: All  
5 proposed lots are through lots with at least two  
6 street frontages. Lot 1 has three street frontages.  
7 No rear yards are present. And Lot 1 is a corner lot  
8 and has three street frontages. No side yards are  
9 present.

10 So the Performance Standards: North 10th  
11 Street is an existing two-way roadway in the project  
12 area. The correct street name should be noted on all  
13 site plans. The applicant proposes to mill and  
14 overlay this roadway along the entire property  
15 frontage. That's correct and you'll make that change  
16 to the plan?

17 MR. JENNE: Correct.

18 MR. AMERIKANER: Yes, we will.

19 MS. MOORE: Okay.

20 Borton Street and Ray Street are roadways  
21 with 15-foot cartways. These roadways are not  
22 indicated as one-way roadways, but the applicant  
23 should provide testimony to indicate the expectation  
24 of these roadways as two-way roadways or one-way  
25 roadway. The applicant proposes to provide a

1 full-depth roadway reconstruction for these roadways.

2 MR. JENNE: We're keeping them as  
3 one-way; not two-way. They're only 15-foot wide.  
4 And for Ray and Borton, we're proposing full-depth  
5 reconstruction. The only impact to Elm is to put the  
6 curbs in so we have a two-foot pavement repair trench  
7 at the curb to handle that as opposed to full-width  
8 repaving.

9 For North 10th Street, there are water  
10 and gas utilities that will come out into that.  
11 We're proposing a fold-up trench repair in those  
12 areas only within an overall asphalt overlay for the  
13 entire frontage on that street.

14 So where Borton and Ray will be  
15 full-depth reconstruction curb-to-curb, North 10th  
16 will only be full-depth in the area of the new  
17 trenches, but the whole street will be repaved after  
18 that. That's what's proposed.

19 MS. MOORE: All right. And that will be  
20 specified on the plans? Because I didn't see  
21 anywhere where it was noted that the Borton & Ray  
22 would be one-way roadways.

23 MR. JENNE: One-way roadway is not noted  
24 on the plan. That will be added. I was talking to  
25 the reconstruction. We will add the fact that

1 they're one-way and show the direction on to the  
2 plans for Ray & Borton.

3 MS. MOORE: And the reconstruction  
4 information can also be added to the plans too.  
5 That's fine.

6 MR. JENNE: Yes. Those notes are on  
7 there and there should be details for it but I'll  
8 verify that that's all covered properly.

9 MS. MOORE: Okay.

10 And the one-way street signs, the road  
11 signs too so we know in which direction the one-way  
12 will be.

13 MR. JENNE: Yeah. I believe they're  
14 shown. Again, I'll verify that. I believe I did  
15 show them on the plans but we'll verify that.

16 MS. MOORE: Okay.

17 If a street opening is necessary for  
18 North 10th, Elm, Borton or Ray Streets, this  
19 application would be subject to the Street Opening  
20 Permit Ordinance of the City. The City Engineer  
21 should be contacted concerning the application and  
22 fees involved. You acknowledge that?

23 MR. JENNE: Yes.

24 MR. AMERIKANER: Yes.

25 MS. MOORE: The roadway rights-of-way

1 should be clearly indicated on the Overall Site Plan.  
2 You'll add that?

3 MR. JENNE: I believe they are and if  
4 not, I'll add them.

5 MS. MOORE: When I say clearly indicated,  
6 that means I couldn't see it clearly. So if they  
7 were there then I missed it.

8 MR. JENNE: Okay. Understood.

9 MS. MOORE: But that's just a note for  
10 myself for 'clearly.'

11 The applicant has proposed 3-bedroom  
12 townhouses. Per the RSIS, 3-bedroom townhouses  
13 require a maximum of 2.4 spaces per unit. The  
14 applicant has proposed one space per unit. Testimony  
15 should be provided that one space per unit will be  
16 sufficient for the proposed use.

17 MR. JENNE: The applicant has, as was  
18 mentioned earlier, they're two adjacent properties  
19 Cooper Waterfront Homes and Cooper Riverview that  
20 have -- Cooper Waterfront has 4-bedroom units. There  
21 are 65 of them. Seventy-seven (77) parking spaces  
22 are provided for that. The Cooper Riverfront Project  
23 was constructed in 2005. That has 16 units with 23  
24 parking spaces.

25 My understanding from the client is that

1 there are spaces that are available; they're not all  
2 used there. And based on that and other experience  
3 in urban areas, it is our opinion that one parking  
4 space for each of these units should be sufficient  
5 for the residents that will be here. And the way  
6 parking is going, I mean, RSIS is a statewide  
7 standard. As you mentioned, it used to be considered  
8 a minimum but they recently changed that so now they  
9 consider it a maximum as opposed to a minimum.

10 In urban areas, the census data  
11 information, census track information show clearly  
12 that the numbers of parking that is required, are put  
13 forward in RSIS is more than what's actually measured  
14 and used in the urban areas. And with all that  
15 together, the applicant feels that one parking space  
16 off-site for each of the properties, is sufficient.

17 MS. MOORE: Testimony should be provided  
18 regarding how guest parking or overflow parking will  
19 be accommodated. Is it your testimony that it will  
20 the neighboring properties or what exactly?

21 MR. JENNE: Each of these properties is  
22 going to be individually owned.

23 MS. MOORE: Right.

24 MR. JENNE: Nothing is shared between  
25 them and there's no HOA. So there is no use of

1 parking on adjacent properties. The cart-way width,  
2 the travel-way, pavement-width is 15 feet. RSIS does  
3 not have a standard for one-way streets. AASHTO does  
4 have a standard which is 10 to 12 feet. A lot of  
5 urban areas have roadway widths that are  
6 significantly less than that and roadway widths that  
7 size are not much more with either one or two  
8 on-street parking on either side.

9           So while it's tight between parking on  
10 the street leaving a little bit of room, a car is  
11 typically, you know, seven to eight feet, it's  
12 certainly tight. Some of that parking can be handled  
13 on the individual streets, or it could be handled on  
14 the adjacent roadways, Ray, Elm -- Ray and North  
15 10th, etc. should additional parking be required.

16           MS. MOORE: Sight triangle easements  
17 should be provided on the site plans. Per Section  
18 870-239C, no fences or other obstruction, nor any  
19 planting exceeding 24 inches in height as measured  
20 above the elevation of the center line of the road,  
21 may be placed in any such sight triangle.

22           So you'll add the sight triangles?

23           MR. JENNE: Yes. We'll look at that and  
24 review it. I mean, these are driveways. It's  
25 typically sight triangles is an evaluation. You do

1 it at an intersection, not at the driveway. But we  
2 certainly will take a look at that. I don't believe  
3 there's any plantings in that area. We are proposing  
4 a security fence right at the property line that the  
5 vehicles would be inside.

6 So we would have to take a look at that.  
7 I mean, the sight triangle distance, I don't think  
8 there's going to be an issue with sight triangles.  
9 The issue is that, would the fence if it is a solid  
10 fence as opposed to some sort of open fence, that  
11 would create an issue with it. But that's something  
12 that we certainly will look at it and address on the  
13 plans.

14 MS. MOORE: Testimony should be provided  
15 that all applicable RSIS requirements will be met.  
16 If any requirements cannot be met, testimony should  
17 be provided as well.

18 MR. JENNE: At this point we believe  
19 they're all met as I said. So, therefore, we don't  
20 see that we need exceptions to that and the plans  
21 should be okay. If you want, we can add a note to  
22 the plans to cover that as well if you want more of  
23 the testimony.

24 MS. MOORE: No. Testimony should be  
25 fine.

1 MR. JENNE: Okay.

2 MS. MOORE: Proposed ADA ramps are  
3 indicated on the plans and the locations should be  
4 confirmed with the City Engineer's Office. A  
5 detailed design of the proposed ADA ramps should be  
6 provided for review.

7 MR. JENNE: Yes. We have a few spots  
8 that typically show that they work but not the  
9 detailed grading for each one of them which has  
10 become the current standard which we will --

11 MS. MOORE: Yes.

12 MR. JENNE: -- add for each of them.

13 MS. MOORE: Okay. Thank you.

14 The information that I have for the  
15 Stormwater Collection and Management System, are you  
16 fine with the comments that I have noted? You'll  
17 make those revisions, the proposed roof drainage  
18 cleanouts should be labeled with inverts shown?

19 MR. JENNE: Absolutely.

20 MS. MOORE: The analysis for the runoff  
21 quantity should be revised to not assume the minimum  
22 time of concentration. You'll use that calculated  
23 time of concentration?

24 MR. JENNE: Yes, I will.

25 MS. MOORE: And the correct value for the

1 current 100-year storm precipitation that will be  
2 revised, you'll add a comment regarding --

3 MR. JENNE: Yes.

4 MS. MOORE: Stormwater recharge. Okay.

5 And the applicant should be aware that  
6 the stormwater management maintenance manual that'  
7 required must be recorded at the County Clerk's  
8 Office?

9 MR. JENNE: Understood.

10 MS. MOORE: The stormwater fee needs to  
11 be calculated for the site Appendix XVIII of the City  
12 Ordinance. Are you familiar with that?

13 MR. JENNE: I saw that. I frankly, I  
14 think, did a calculation but chose not to put it in  
15 the stormwater management report depending upon how  
16 things go. And then is it -- I'll have to clarify:  
17 Is it by sight; is it for the overall project? But  
18 that will be taken care of.

19 MS. MOORE: Okay. If this is Phase 1, it  
20 would just be for this phase of the project. And  
21 then as you come in with other phases, you would be  
22 required for the stormwater fee for that. And a  
23 stormwater fee --

24 MR. JENNE: It's for the overall phase;  
25 all the lots, not per lot.

1 MS. MOORE: Right.

2 MR. JENNE: Because each lot --

3 MS. MOORE: It's the overall project.

4 MR. JENNE: -- should be individual.

5 Okay.

6 MS. MOORE: It's the overall project and  
7 it's a lump sum for the overall project. It does not  
8 need to be in any type of report. You can just  
9 submit the calculation to me. We'll include it and  
10 that payment goes to the City Engineer's office.

11 MR. JENNE: Understood.

12 MS. MOORE: It's noted in the ordinance  
13 as a monthly rate but it is a lump sum.

14 The notes that I have on page 5 need to  
15 be added in the plans and as notes in the Stormwater  
16 Management Maintenance Manual in its entirety.  
17 You'll add these four notes for stormwater?

18 MR. JENNE: Yes, I will.

19 MS. MOORE: Okay.

20 Grading. Do you have any issues with the  
21 comments that I have for grading?

22 MR. JENNE: No. We'll provide the  
23 conversion. I mean, typically people want a  
24 conversion from 29 to 88. But since people use both,  
25 the conversion is not an issue.

1 MS. MOORE: Okay. And then you'll also  
2 be in NAD 1983, correct?

3 MR. JENNE: For horizontal.

4 MS. MOORE: Horizontal?

5 MR. JENNE: I have to check with the -- I  
6 think that's what the surveyor used. That's the  
7 horizontal. I can see if you were requiring that.

8 MS. MOORE: Yes.

9 MR. JENNE: On what I see in this, is  
10 that you're not requiring that. You're requiring a  
11 conversion for the vertical --

12 MS. MOORE: For the vertical.

13 MR. JENNE: -- to 1929 NGVD because right  
14 now it's in NAD 1983.

15 MS. MOORE: Yes. I'm requiring the  
16 conversion but then there is a requirement for a map  
17 in other documents in a digital format which we'll  
18 probably get to later. And that requirement is the  
19 horizontal datum of NAD 1983. That's why I thought  
20 I'd mention it now.

21 MR. JENNE: Right. The surveyor will  
22 check that.

23 MS. MOORE: Since we're talking --

24 MR. JENNE: My guess is, he preferred the  
25 subdivision. I would suspect that that's what it's

1 in but we'll verify that.

2 MS. MOORE: Okay.

3 And the Utility comments that I have  
4 noted on pages 6 and 7, you're fine with these?  
5 Keeping in mind that the existing fire hydrants  
6 should be clearly identified on the plans to confirm  
7 that all townhouses are located within 400 feet of a  
8 fire hydrant.

9 MR. JENNE: Correct. We will do that.

10 MS. MOORE: And the project must be  
11 approved by both the City Engineer and the City Fire  
12 Chief with written verification provided to our  
13 office.

14 MR. JENNE: Understood. The questions I  
15 do have or the comments I'd like to make, is that you  
16 say material and size of water service laterals, we  
17 will certainly show. The CCTV inspection of the  
18 sewer, because we're putting in all new connections,  
19 we're replacing that entire sewer line on Borton.  
20 So we would ask for a waiver to inspect the existing  
21 sewer line because it's coming out.

22 MS. MOORE: Okay.

23 MR. JENNE: It would be spending the  
24 money to do a CCTV of a pipe that we're not going to  
25 use that we're going to be replacing. So if that

1 would be possible, the client would like a waiver of  
2 that CCTV requirement.

3 MS. MOORE: That requirement is through  
4 the City Engineer's review. I just noted it in mine.  
5 So if you're replacing everything in your area,  
6 you're making a connection to the existing system at  
7 some point, correct?

8 MR. JENNE: Correct. What we are doing  
9 is, all of our sanitary and storm is coming into  
10 Borton from both blocks.

11 MS. MOORE: Right.

12 MR. JENNE: There's a sewer line that  
13 begins near Elm. That's the terminal manhole and  
14 flows down past the properties. We are replacing  
15 that entire sewer main down toward the frontage of  
16 the property.

17 MS. MOORE: Okay.

18 MR. JENNE: Now, if the City Engineer  
19 wants it inspected from there down to the next  
20 intersecting street, that wouldn't be an issue. All  
21 I'm saying is, I'm questioning the necessity to  
22 videotape a line that we will be replacing.

23 MS. MOORE: Right.

24 MR. JENNE: And we would ask for a  
25 waiver, if possible.

1 MS. MOORE: Well, there's no waiver  
2 that's granted here for that. So I'm saying, once  
3 the City Engineer does his review and determines  
4 exactly where you would need to CCTV if you are  
5 replacing that then, of course, you wouldn't need to  
6 videotape it.

7 MR. JENNE: Okay. Fine.

8 MS. MOORE: But in the instance that  
9 there is a portion that needs to be videotaped, I'm  
10 giving you a heads-up in my review letter --

11 MR. JENNE: Understood.

12 MS. MOORE: -- that it would need to be  
13 videotaped. And if more needs to be replaced, then  
14 that would be -- we would consider that a part of the  
15 project that it needs to be replaced.

16 MR. JENNE: And that will be after the  
17 City Engineer's review?

18 MS. MOORE: Yes.

19 MR. BURNS: And our engineer, our Board  
20 Engineer is really following the normal course of  
21 what gets done, because we've had this before. We've  
22 had situations in the past where a line is going to  
23 be replaced and it turns out it doesn't get fully  
24 replaced and the section that didn't get replaced, so  
25 it's a mess.

1 MR. JENNE: Understood.

2 MR. BURNS: We're dealing with a very old  
3 infrastructure in the City of Camden. And we're  
4 being very protective of that.

5 MR. JENNE: It's better safe than sorry.

6 MR. BURNS: Correct.

7 MR. JENNE: You're better off than  
8 Hoboken where I do a lot of work where they still  
9 have wooden sewer mains and wooden water mains,  
10 believe it or not.

11 MR. BURNS: Wow.

12 MS. MOORE: All developers and applicants  
13 should note that due to the City Ordinance, a  
14 Capacity Fee may be applicable to the proposed  
15 development. The applicant should contact the City  
16 Engineer for all costs related to the same.  
17 So that's another, just acknowledgment that I'm  
18 mentioning it here and you would see something in the  
19 City Engineer's review letter on this.

20 MR. JENNE: Understood.

21 MS. MOORE: Were there any other  
22 questions regarding utilities? You're fine with the  
23 utility review?

24 MR. JENNE: Yes.

25 MS. MOORE: How about the construction

1 details?

2 MR. JENNE: Yes. That's not an issue.  
3 I thought I mostly used your details. I will change  
4 them and I will add whatever adjustments you have in  
5 your review letter. That's not an issue at all.  
6 Easy to comply.

7 MS. MOORE: And especially the last one  
8 where the plans must note that all site work  
9 construction and details must conform to the  
10 standards of the City of Camden. If you can just  
11 make sure that note is added on to the plans in  
12 addition to the --

13 MR. JENNE: I think it might be there but  
14 it may not be on the proper sheet. But we'll make  
15 sure it's there at least once, if not more than once.

16 MS. MOORE: Okay. Once is fine.  
17 I'll go to the Planting Design on page 7.

18 The proposed landscape plan should  
19 address landscape maintenance requirements per  
20 Section 870-244B. You'll add that information?

21 MR. JENNE: The architect did that so  
22 I'll let him speak to the planting. Mike?

23 MR. MILLA: Yes. Thank you, Carl.  
24 Dena, yes, we will do that.

25 MS. MOORE: The applicant shall address

1 all the site protection and general planting  
2 requirements under Section 870-244C.

3 MR. MILLA: We will also provide that,  
4 yes.

5 MS. MOORE: Per Section 870-244C(10),  
6 deciduous trees shall be at least 2 1/2 inches  
7 caliper at planting. You'll make that revision?

8 MR. MILLA: We'll increase the size on  
9 the landscaping schedule, yes.

10 MS. MOORE: All right.

11 The sight triangle should be identified  
12 on the landscape plan. Plant materials shall not  
13 exceed 24 inches if located within the sight  
14 triangle.

15 MR. MILLA: Yes. As Carl mentioned  
16 before, we will have a slightly different layout for  
17 the landscaping near the corner lots or the end lot.  
18 And if it interferes with any site triangles, I guess  
19 we'll modify the landscaping to avoid that and  
20 we'll keep under 24 inches wherever we have any  
21 interference.

22 MS. MOORE: Thank you.

23 The landscape notes outlined in Section  
24 870-245 shall be included on the landscape plan.  
25 You'll add those?

1 MR. MILLA: They will be added, yes.

2 MS. MOORE: And testimony should be  
3 provided to address the landscape maintenance  
4 requirements under Section 870-246. Notes should be  
5 added to the landscape plan accordingly.

6 MR. MILLA: They will be added, yes.

7 MS. MOORE: Lighting: A lighting plan  
8 should be submitted as part of this site plan  
9 application in accordance with Section 870-243.  
10 Information on the lighting plan should include the  
11 items outlined in Section 870-243I.

12 MR. JENNE: Can I ask for clarification?  
13 I assume that's of the street lighting that we're  
14 proposing?

15 MS. MOORE: Yes.

16 MR. JENNE: Do you want a lighting plan  
17 on each individual property for the building lighting  
18 as well?

19 MS. MOORE: Right.

20 MR. JENNE: We show the lights but we  
21 don't show a -- typically a lighting plan will mean a  
22 point-by-point analysis of the lighting level.

23 MS. MOORE: Yes. That is a what we would  
24 like to see.

25 MR. JENNE: Do you want that for the

1 house lighting on the individual houses as well?

2 MS. MOORE: Well --

3 MR. JENNE: Not just for the street  
4 lighting?

5 MS. MOORE: That would be architectural  
6 lighting, correct? If it's on --

7 MR. JENNE: It is architectural lighting,  
8 yes.

9 MS. MOORE: Right. And we mentioned if  
10 architectural lighting is proposed, it should be  
11 shown on the plans. So that could be a general.

12 MR. JENNE: My question is, do you need a  
13 point-by-point lighting analysis for that lighting or  
14 just for the street lighting?

15 MS. MOORE: Not for the architectural but  
16 street lighting.

17 MR. JENNE: That was my clarification.  
18 Thank you, Dena.

19 MS. MOORE: Yes.

20 The street lighting is within the  
21 right-of-way of the road so it's the applicant's  
22 responsibility to contact PSE&G concerning  
23 modifications required to make proposed or install  
24 lighting fixtures within the City's rights-of-Way  
25 tamper resistant. No dedication will be accepted by

1 the City without the required modification.

2 MR. JENNE: We're proposing lights  
3 similar to what would have been constructed within  
4 the City reasonably. So we don't expect that that  
5 will be an issue at all.

6 MS. MOORE: You just have to coordinate  
7 with PSE&G for that modification.

8 MR. JENNE: Yes.

9 MS. MOORE: The applicant is to provide a  
10 traffic impact assessment in accordance with Section  
11 870-274.

12 MR. JENNE: At this point we had not  
13 contracted -- the applicant has not contracted with  
14 someone to do a traffic evaluation. If the  
15 testimony I'm providing today still requires that,  
16 and the applicant is so directed, then he'll proceed  
17 to have that prepared and submitted to you.

18 MS. MOORE: A traffic impact assessment  
19 is required for anything outside of one home, the  
20 development of one home.

21 MR. BURNS: That's correct.

22 MR. JENNE: Okay. That will be prepared  
23 and then submitted.

24 MS. MOORE: Thank you.

25 The applicant is to provide testimony

1 regarding any and all environmental concerns, studies  
2 and remediation pertaining to the site.

3 MR. JENNE: There was a Phase 1  
4 environmental done in the summer of 2023. It found  
5 no contamination. It found some state, nearby state  
6 applications that were opened up that were closed out  
7 as having no impact on the property.

8 At that time, ground penetrating radar  
9 identified a series of anomalies that it couldn't be  
10 determined whether they were potentially underground  
11 storage tanks or not. So they were identified in the  
12 Phase 1. A few months later in October, a firm went  
13 out and excavated at those locations and found  
14 nothing. At that same time, they undertook the soil  
15 testing and permeability testing for design of the  
16 stormwater system.

17 So it's the applicant's understanding at  
18 this point, that there are no environmental issues at  
19 all with the properties that are in this project to  
20 be constructed on.

21 MS. MOORE: Okay. Can you provide a  
22 copy of the Phase 1 for us for review?

23 MR. JENNE: Sure.

24 MS. MOORE: And a Phase 2 is not  
25 necessary?

1           MR. JENNE: It wasn't necessary. It was  
2 basically a follow-up. As I said, it was a follow-up  
3 with some physical. Since the Phase 1 was just  
4 simplified with ground-penetrating radar, the Phase 2  
5 went in and dug at those locations and that's  
6 addressed in that separate report and we'll provide  
7 both of them to you.

8           MS. MOORE: Okay.

9           Testimony should be provided on the  
10 handling and hauling of trash and recyclables.

11          MR. JENNE: Each property on the back  
12 side which is the Borton Street side on the concrete  
13 sidewalk behind the house, is where garbage cans will  
14 be kept. And it is anticipated that on collection  
15 day, they will be rolled out and put along the curb  
16 of the sidewalk or whatever the City of Camden's  
17 requirements are using municipal collection services.

18          MS. MOORE: Okay. Municipal collection.

19          There are inconsistencies between the lot  
20 sizes shown on the major subdivision plan and site  
21 plan, specifically for Lot 1. The plans should be  
22 revised to be consistent.

23          MR. JENNE: They will be. I'm assuming  
24 that my site plan is wrong. The subdivision is right  
25 so I'll make the correction.

1 MS. MOORE: All right. I would assume so  
2 too but it depends how all this works out.

3 The applicant must obtain the correct tax  
4 map plates and block and lot numbers from the Tax  
5 Assessor. Written verification must be received by  
6 our office prior to final review and signature of the  
7 deeds and/or plat. So when you get that confirmation  
8 of the proposed block and lot numbers, also you're  
9 going to be requesting the addresses, correct?

10 MR. AMERIKANER: That's correct.

11 MR. JENNE: I would assume so.

12 MS. MOORE: Okay.

13 MR. JENNE: And it certainly won't happen  
14 until after the subdivision is approved either.

15 MS. MOORE: Right. So if you can provide  
16 that documentation. And it can happen before it's  
17 approved in a proposed manner. The Tax Assessor  
18 normally provides what would be proposed, the  
19 proposed lot numbers and the proposed addresses,  
20 assuming that it will be filed.

21 MR. JENNE: Got you.

22 MS. MOORE: So if you can provide an  
23 email. Normally she does that in an email form.  
24 You can just forward that email to me for my file.

25 MR. JENNE: Will do.

1 MS. MOORE: All applicable plat  
2 requirements under Section 870-284B must be met. The  
3 subdivision plan should be revised accordingly to  
4 meet all requirements. You acknowledge?

5 MR. JENNE: The surveyor is on unless he  
6 wants to speak.

7 MR. HANLON: Yes, I am.

8 MS. MOORE: You acknowledge that?

9 MR. HANLON: Yes, I do. I had my  
10 microphone off before but the subdivision plan is in  
11 horizontal datum NAD 1983.

12 MS. MOORE: All right. Thank you.

13 MR. HANLON: You're welcome.

14 MS. MOORE: The signature lines for the  
15 City of Camden Planning Board should add the  
16 signature line for the Engineer and the Zoning  
17 Officer/Administrative Officer in addition to the  
18 Chairman and Secretary.

19 MR. HANLON: Yes.

20 MS. MOORE: If you can just make sure it  
21 says, Planning Board Chairman, Planning Board  
22 Secretary, Planning Board Engineer and then Zoning  
23 Officer/Administrative Officer exactly how I put it  
24 in the letter.

25 MR. HANLON: Will do.

1 MS. MOORE: You will not realize how many  
2 times I can go back and forth with that but it's just  
3 exactly.

4 MR. HANLON: Okay.

5 MS. MOORE: The signature line for the  
6 Camden County Improvement Authority should be  
7 explained or removed.

8 MR. HANLON: That was just something  
9 I copied from another -- I could take it off.

10 MS. MOORE: That's fine. Thank you.

11 10th Street should be revised to be shown  
12 as North 10th Street. You'll make that change?

13 MR. HANLON: Yes.

14 MS. MOORE: Architectural: Per Section  
15 870-225C(3), not fewer than three basic house designs  
16 and six different exterior elevations in every  
17 housing development consisting of 16 houses to 50  
18 houses should be provided. Testimony should be  
19 provided as to how the proposed townhouse design  
20 complies with this requirement.

21 MR. MILLA: Thank you, Dena.

22 The overall facade was approached in a  
23 way where we needed to strike the right balance of  
24 rhythm and the character and avoid disorganization if  
25 we use too many different designs. So we have a

1 total of 13 units along each street frontage on North  
2 10th Street and also on Ray Street.

3 We have three different designs that we  
4 have used and essentially flipped and/or mirrored in  
5 essence creating a total of five different designs  
6 consistent with the requirements of the Ordinance.  
7 This allowed us to strike the right balance and  
8 derive the esthetics that we were looking for along  
9 each street. We used the same similar approach for  
10 the facade that faces Borton Street thus creating the  
11 right number of design variations as well.

12 On the side elevation that faces Elm  
13 Street - obviously that's the side of the corner  
14 lot - we kept a cleaner look with the brick wrapping  
15 around the side and locating some landscaping along  
16 the building foundation for added security.

17 CHAIRMAN DEJESUS: Do you have pictures  
18 of all this stuff because you're talking and I'm not  
19 seeing anything?

20 MR. MILLA: Yes. I will be happy to  
21 share my screen, if that's okay?

22 CHAIRMAN DEJESUS: Yes, please.

23 MR. MILLA: Just bear with me for one  
24 second. Can everyone see my screen?

25 CHAIRMAN DEJESUS: Yes.

1 MS. MOORE: Yes.

2 MR. MILLA: Okay. Perfect. So let me go  
3 to the sheet that I was just describing.

4 Like I mentioned before, we have Design  
5 No. 1, 2 and 3. And like I said, we have taken those  
6 designs and flipped them in order to create the  
7 balance that we were looking for, especially with  
8 Design No. 3 and No. 1. So along each street  
9 frontage, we really have a total of five different  
10 designs. And like I said, we use the same approach  
11 when looking at the rear facade that faces Borton  
12 Street.

13 CHAIRMAN DEJESUS: Can you mark that as  
14 Exhibit A, please?

15 MR. MILLA: This is Sheet A-20 that was  
16 submitted with the application.

17 Now when we get to the side of the houses  
18 facing Elm Street, like I was saying before, we have  
19 a much cleaner look with the brick wrapping around  
20 the sides. And we've added some landscaping along  
21 the foundation of the building for added security.

22 When we get to the other end of the  
23 development where we have a small 4-foot wide  
24 alleyway which faces the neighboring properties'  
25 backyards, we kept a much cleaner look for ease of

1 maintenance and, obviously, because it is so narrow,  
2 we can't put any landscaping there.

3 So that, I believe, addresses the  
4 requirements for the design variations that are  
5 needed.

6 MS. MOORE: Okay.

7 MR. BURNS: Could you show the  
8 photograph?

9 MS. MOORE: The rendered one?

10 MR. BURNS: Yes. Just so everyone can  
11 see it because it's very pretty.

12 MS. MOORE: While we're here.

13 MR. MILLA: Yes.

14 CHAIRMAN DEJESUS: We will mark that as  
15 Exhibit A-2.

16 MR. BURNS: Yes.

17 MR. AMERIKANER: If we can mark those,  
18 that would be great. And move those into evidence at  
19 the end. Thank you.

20 MR. BURNS: The plans are A-1. And this  
21 elevation rendering is A-2.

22 MR. MILLA: A-10. Sorry.

23 CHAIRMAN DEJESUS: No. It's our number,  
24 not yours.

25 MR. MILLA: Got you.

1 MS. MOORE: But this rendering doesn't  
2 show an example of the unit type No. 2.

3 MR. MILLA: It does.

4 MS. MOORE: It does? Oh, right there. I  
5 see it. Okay.

6 MR. MILLA: Yes.

7 MS. MOORE: Going on to the next question  
8 or comment. Per Section 870-224A(20), mailboxes  
9 shall be designed and consistent with the  
10 architectural design of the residence. Mailboxes  
11 shall be as low to the ground as possible and  
12 integrated into the surrounding landscaping.  
13 Mailboxes should be identified on the plans and  
14 comply with the aforementioned requirements.

15 MR. MILLA: We will include those.

16 MS. MOORE: So you'll include the  
17 location where the cluster, the mailbox cluster will  
18 be?

19 MR. MILLA: Well, we're going to have one  
20 mailbox per unit. And we'll include those on the  
21 exterior elevations of each unit.

22 MS. MOORE: There isn't a requirement for  
23 the cluster for this?

24 MR. MILLA: A cluster of mailboxes?

25 MS. MOORE: Right.

1                   MR. MILLA: No. We propose to have each  
2 individual unit with their own mailbox.

3                   MS. MOORE: Okay.

4                   Testimony should be provided regarding  
5 the proposed building design which you mentioned.

6                   MR. MILLA: Yes.

7                   MS. MOORE: Unroofed entrance porches or  
8 decks which do not rise above the height of the floor  
9 level of the ground floor, may extend into any yard,  
10 provided the total area of all such porches which  
11 extend into such yards does not exceed 200 square  
12 feet per Section 870-190G.

13                   The front porches extend within the  
14 10-foot front yard requirement. Calculation of the  
15 porch extending to this area should be provided and a  
16 variance may be necessary.

17                   So does this exceed the 200 square foot  
18 requirement?

19                   MR. MILLA: The front entrances do not  
20 and the setback is actually calculated to the areas  
21 that stick out of the building. In this case, this  
22 unit at the corner, for example, is calculated from  
23 the front paneling. When we get to the back, the  
24 porches do not exceed the 200 square feet.

25                   MS. MOORE: Okay. So they're all less

1 than 200 square feet so that a variance would not be  
2 necessary, correct?

3 MR. MILLA: That's correct.

4 MS. MOORE: The applicant should confirm  
5 that the units constructed on-site will be  
6 substantially consistent with the architectural  
7 rendering provided to the Board. Our office  
8 recommends that this be a condition of approval.

9 So what you're showing us here is  
10 substantially consistent with what will be  
11 developed, correct?

12 MR. MILLA: That is correct.

13 MS. MOORE: And it is our office's  
14 recommendation that this be a condition of approval.  
15 So you acknowledge that?

16 MR. MILLA: Yes.

17 MS. MOORE: Per Section 870-253B, all  
18 principal buildings in all districts shall be clearly  
19 identified as to house number, street number or name  
20 by means of a small, unobstructed, non-illuminated  
21 sign clearly visible and legible from an abutting  
22 street or parking lot. Such signs shall not require  
23 a construction permit. Testimony should be provided  
24 that the applicant will comply with this addressing  
25 requirement.

1 MR. MILLA: We will include this, yes.

2 MS. MOORE: Non-illuminated nameplate  
3 signs containing the address with a maximum size of  
4 two square feet should be provided per Section  
5 870-253N(4). There shall be a maximum of one to a  
6 lot.

7 MR. MILLA: Yes. We will include that as  
8 well.

9 MS. MOORE: The approval signatures  
10 should be revised to state "Zoning  
11 Officer/Administrative Officer" and not "Zoning  
12 Officer" and to state "Board Engineer" and not  
13 "Board City Engineer." You'll make those revisions?

14 MR. MILLA: Yes, we will.

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

22 Now, that's the requirement which we  
23 would need the subdivision plan on a disk, you know,  
24 on a flash drive, two copies of it -- two flash  
25 drives. I'm sorry. A copy of the subdivision plan

1 on there in NAD 1983. No PDF's. Just Realtime. And  
2 we would review that to make sure that it meets the  
3 requirements. We will forward one to the Tax  
4 Assessor and then one stays in our files for our  
5 records. You acknowledge that?

6 MR. MILLA: Yes.

7 MS. MOORE: And then you'll add that note  
8 to the plan that the applicant will comply with the  
9 City's "Ordinance Establishing Standards for the  
10 Submission of Maps and Other Documents in a Digital  
11 Format" specifically?

12 MR. MILLA: Yes.

13 MS. MOORE: Thank you.

14 You have the site safety note already on  
15 the plan.

16 The Summary of Variances and Waivers, I  
17 have noted for Variances: Section 870-56 for a  
18 minimum lot area, minimum lot width and also the  
19 minimum front yard. And I have no Waivers noted. Is  
20 that correct?

21 MR. AMERIKANER: I think that's correct,  
22 Dena. I think the only waiver that we had discussed  
23 was a waiver from the CCTV requirements which you  
24 noted would be dependent on the City Engineer review  
25 of what pipes are coming in or staying out -- going

1 out or staying in.

2 MS. MOORE: That wouldn't be considered  
3 a waiver --

4 MR. AMERIKANER: Right.

5 MS. MOORE: -- so then there's none at  
6 this point.

7 MR. AMERIKANER: Right.

8 MS. MOORE: And you're aware of the  
9 Approval Process as listed on page 10? If you have  
10 any questions, you can contact my office.

11 MR. AMERIKANER: Yes, we are.

12 MS. MOORE: And Outside Agency Approvals  
13 I have noted, Camden County Planning Board, Camden  
14 County Soil Conservation District, Municipal  
15 Utilities Authority. That's it. And any others that  
16 I may be missing?

17 MR. AMERIKANER: I don't believe so.

18 MS. MOORE: And then that concludes our  
19 review.

20 CHAIRMAN DEJESUS: Dena, can you please  
21 repeat the variances that you are seeking, please?

22 MS. MOORE: Yes. I have noted from  
23 Section 870-56, it's the minimum lot area, minimum  
24 lot width and minimum front yard.

25 CHAIRMAN DEJESUS: And that's it?

1 MS. MOORE: That's it. No waivers.

2 CHAIRMAN DEJESUS: And there's no signs  
3 in this application; is that correct?

4 MS. MOORE: No. They would just be  
5 dealing with the addresses in which they know the  
6 requirements for that. They shouldn't need a  
7 variance for the signs.

8 CHAIRMAN DEJESUS: Anybody have any  
9 questions related to this project?

10 MS. MOORE: The only other thing I wanted  
11 to mention is, they did not have the information  
12 regarding the lighting. And we all know typically  
13 there are lighting variances that are requested.

14 MR. BURNS: If that's the case then if  
15 variances are required for lighting, they're going to  
16 have to reappear to get those variances unless they  
17 can comply.

18 CHAIRMAN DEJESUS: Are you aware of that  
19 Mr. Amerikaner?

20 MR. AMERIKANER: We are aware and we will  
21 endeavor to comply.

22 MS. MOORE: Thank you.

23 MR. AMERIKANER: Would like us to stop  
24 sharing the screen here as we've wrapped up our  
25 portion of the presentation.

1                   CHAIRMAN DEJESUS: Yes, you can.

2                   MS. MOORE: Thank you, Mr. Chairman.  
3 That concludes my review.

4                   CHAIRMAN DEJESUS: Thank you, Dena.  
5 I appreciate it tremendously.

6                   Going back, is there anybody on the Board  
7 having any questions related to this project?

8                   I only have one question to this project.  
9 It's fantastic that you're doing something finally in  
10 that specific area. It's desperately needed. And  
11 the houses are awesome. I mean, the appearance of  
12 them is well done. I have to applaud you all, well  
13 done.

14                  MR. MILLA: Thank you.

15                  CHAIRMAN DEJESUS: The last part, the  
16 question I have is, of course the issue of parking.  
17 The City of Camden is very difficult with parking.  
18 And I know that we addressed it WITH one parking spot  
19 per house. I understand that part. But sometime in  
20 the future when you guys develop other projects,  
21 consider maybe building a garage or something for  
22 these tenants because you're putting a burden on the  
23 area which can create other issues. And this is just  
24 a suggestion on my part and that's all I wanted to  
25 say.





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

4   - - -

5                   MS. SIMPSON: My name is Olivette  
6 Simpson. I'm the executive director of the Camden  
7 Redevelopment Agency. I want to express our support  
8 for this project. We were brought in very early on  
9 with the conceptual design and vision for this area.  
10 I think it's going to be transformative for this  
11 area. Specifically because Cornelius Martin Park is  
12 being improved and is a great asset for both. So it's  
13 a great project and I'm very pleased with the result.

14                  CHAIRMAN DEJESUS: Thank you,  
15 Ms. Simpson. I appreciate that. Is there anything  
16 else you want to say?

17                  MS. SIMPSON: No. I think it's a  
18 wonderful project. How can I follow you,  
19 Mr. Chairman? Your remarks were wonderful.

20                  CHAIRMAN DEJESUS: Thank you.  
21                  Since we don't have anymore open public,  
22 I close the public portion and, therefore, the  
23 would Board, would you kindly come up with a motion  
24 to approve or disapprove?

25                  VICE-CHAIRMAN LEE: So moved to approve.

1 COUNCILWOMAN RAMOS: Second.

2 CHAIRMAN DeJESUS: Roll call.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DeJESUS: Yes.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Mr. Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilwoman Ramos.

10 COUNCILWOMAN RAMOS: Yes.

11 MS. MILLER: Erin Crean.

12 MS. CREAN: Yes.

13 MS. MILLER: Motion carried to approve.

14 Thank you.

15 CHAIRMAN DEJESUS: Thank you. And I  
16 appreciate everything you guys have done in  
17 developing this project. I wish you lots of luck.

18 MR. AMERIKANER: Thank you very much,  
19 Mr. Chairman.

20 CHAIRMAN DEJESUS: The next matter is  
21 Capital Project Review: KIPP: Cooper, Norcross (a  
22 New Jersey Nonprofit Corporation), 726 Kaighn Avenue,  
23 Block 405, Lots 1, 7, 8 and 11. The applicant is  
24 proposing an Athletic Field for the KIPP: Cooper  
25 Norcross Academy. Anyone here for that?



1 identify yourself for the record so that we know who  
2 is speaking for purposes of the transcript. With  
3 that, Mr. Chairman, and through the Chair, I turn it  
4 back to you.

5 MR. KEMM: Thank you, Mr. Burns.

6 Mr. Chairman and Board members, as you  
7 recall, we were before you in September to have a  
8 plan amendment in the Redevelopment Area. It  
9 expanded to cover these properties which is located  
10 at 726 Kaighn Avenue right next to 676. We are the  
11 contract purchaser of the property from the City.  
12 And via upshot of our last appearance, it was the  
13 Mayor and Council amended the Redevelopment Area and  
14 then adopted the amendment to the Redevelopment Area  
15 to allow this project to proceed.

16 As indicated, we have three witnesses as  
17 needed. We certainly have Mr. Fitzgerald. We've  
18 been requested to provide a high-level overview of  
19 the environmental status of the property, and Ms.  
20 Lana Antonetti, who is our LSRP, will provide that.  
21 In short, there's been ongoing remediation. There's  
22 something left which we will take of. It'll up to  
23 the appropriate standard to allow the field to be  
24 operated. And then for general operational matters  
25 for the school, we have Doug Chu who is the managing

1 director of real estate and facilities for KIPP.

2 We have received the Board Engineer's  
3 report of December 5, 2024 and we agree to comply  
4 with the comments in there and provide testimony as  
5 she has requested. Just a quick high-level, this is  
6 a Section 31 Review. I'm sure the Board hasn't done  
7 any of these recently. They're rare for the Boards.  
8 I probably done ten in my lifetime.

9 Since we are a school and we're expending  
10 public funds, it's a Section 31 Review which is  
11 similar to a site plan but the Board, again, is just  
12 reviewing. There's no approval of the application.  
13 It is going to be an athletic field for the high  
14 school, for the KIPP: Cooper Norcross Academy High  
15 School which is located about two blocks over at  
16 740 Chestnut Street. And I think that's probably all  
17 we need in the way of introductions.

18 CHAIRMAN DEJESUS: Are we ready to go to  
19 our engineer's letter? Dena, do you have one?

20 MR. BURNS: Our engineer will answer any  
21 question as to why Section 31 would apply. Our  
22 discussions, you sent a letter. Everybody was under  
23 the impression that this was a Charter School and  
24 this is really a Renaissance School. So if you could  
25 just explain for the record the difference and why

1 this is a Section 31 Review?

2 MR. KEMM: Certainly. That's true. I  
3 did reserve that. Jim, you and I have had extensive  
4 conversations on it. I did prepare a letter to the  
5 Board and the attorney and shared with Dr. Williams  
6 and staff.

7 The KIPP: Cooper Norcross is a  
8 Renaissance school. It's not a charter school.  
9 They're somewhat similar. The Renaissance school is  
10 a school that is formed under the Urban Hope Act.  
11 The Camden School District qualifies as a Renaissance  
12 School District under that Act. And the school  
13 district, along with KIPP, had to apply to the  
14 Commissioner of Education to be granted approval to  
15 create the Renaissance School which they have done.  
16 And the high school has been in operation for  
17 sometime.

18 As that is the case, we qualify as a  
19 public school and, therefore, qualify for Section 31  
20 which is what we often call a courtesy review, but  
21 technically it's called a Capital Project Review. So  
22 that's kind of the short version, the legal reasons  
23 why we are a Capital Plan Review under Section 31.

24 Jim, does that address the concerns? If  
25 the Board has questions, I can certainly field them.

1           MR. BURNS: I mean, I looked at it  
2 thoroughly. We do get charter schools in here  
3 regularly and they're not often subject to that. But  
4 this being -- I think it was -- my part, I always  
5 thought it was a charter school. I was not aware  
6 that it was a Renaissance School that had gone  
7 through that process. So it clarified it for me.  
8 And I think it clarified it for Dr. Williams.

9           But the benefit is that you have prepared  
10 the plans that you have submitted them for us for  
11 this Section 31 Review. And you've received the  
12 comments from our professionals. And I trust you'll  
13 take that under consideration as we go through this  
14 review. Unless Dena has anymore questions or the  
15 Chair, I think we can proceed with her review letter.

16           MR. KEMM: Certainly.

17           CHAIRMAN DEJESUS: Dena, you're on.

18           MS. MOORE: Okay. Well, then, I wanted  
19 to clarify, if it's the Section 31, then the  
20 variances and waivers are not applicable, correct?

21           MR. KEMM: That's correct. I think we  
22 should note them. Dena, you have noted them. We  
23 certainly have tried to meet all the requirements.  
24 There's a few things. As you had noted, we didn't  
25 really provide much detail on signage, so we'll give

1 you some more detail on that. But, again --

2 MS. MOORE: But I mean, when I get to  
3 that section. If it's just a Capital Project Review,  
4 then I cannot worry about the variances and waivers.

5 MR. KEMM: Okay. Certainly.

6 MR. BURNS: That's correct. Your letter  
7 is a matter of record so you did do the right thing  
8 in pointing them out which is what we expect always  
9 from you and your office. You always do a good job  
10 with that.

11 MS. MOORE: Thanks. So I'll just note  
12 that. There are a few changes that I need to make  
13 but I'll note that in any follow-up review letters.

14 MR. BURNS: Very good.

15 MS. MOORE: Mr. Chairman, I'm referring  
16 to Remington & Vernick's letter dated December 5,  
17 2024. Going through -- and I did review my comments  
18 with the design, the design engineers so I'm well  
19 aware of what his responses will be. But this is  
20 just for the record then.

21 Under Area & Bulk Requirements, we did  
22 need the -- on page 3 of 16, we wanted the  
23 calculation for the building and lot coverage to be  
24 provided. So the design engineer did provide the  
25 building coverage as 1.19 percent. And the

1 impervious coverage as 75.82 percent which we  
2 corrected those numbers in then Area & Bulk  
3 Requirements but they still conform.

4 Under Performance Standards, if a street  
5 opening is necessary, this application will be  
6 subject to the Street Opening Permit Ordinance of the  
7 City. The City Engineer should be contacted  
8 concerning the application and fees involved. You  
9 acknowledge?

10 MR. FITZGERALD: Yes. Dena, this is  
11 Blake Fitzgerald, the site engineer with Pennoni  
12 Associates and we acknowledge that.

13 MS. MOORE: And a road opening permit  
14 from the Camden County Highway Department would be  
15 required for a road opening on Kaighn Avenue.

16 MR. FITZGERALD: We acknowledge that as  
17 well, yes.

18 MS. MOORE: The site triangle for the  
19 access drive along South 7th Street should be  
20 indicated on the site plan.

21 MR. FITZGERALD: We'll add that.

22 MS. MOORE: The widths of the ADA parking  
23 spaces and access aisles should be indicated on the  
24 site plan. You'll add that?

25 MR. FITZGERALD: Yes.

1 MS. MOORE: The notes that I have for the  
2 Stormwater Collection and Management System, the  
3 first three comments are notes. You'll add those to  
4 the plans and make the revisions for the grade  
5 elevation?

6 MR. FITZGERALD: Yes.

7 MS. MOORE: And you'll look at your  
8 stormwater, the reevaluation for the 2, 10 and  
9 100-year calculations for future precipitation?  
10 You'll make those changes?

11 MR. FITZGERALD: Yes.

12 MS. MOORE: Storm sewer pipe calculations  
13 have been provided for review. The applicant should  
14 revise the storm sewer pipe design to avoid  
15 velocities greater than 8 feet per second. You'll  
16 change that?

17 MR. FITZGERALD: Yes.

18 MS. MOORE: All right. And you'll add  
19 the maintenance costs for the stormwater maintenance  
20 plan?

21 MR. FITZGERALD: Yes, we'll add those.

22 MS. MOORE: And you know that the  
23 Stormwater Management Maintenance Plan must be  
24 recorded at the County Clerk's Office prior to  
25 receiving final signatures on the plan?

1 MR. FITZGERALD: Yes, we'll record that.

2 MS. MOORE: Okay.

3 And the stormwater fee is to be  
4 calculated for the site?

5 MR. FITZGERALD: Yes.

6 MS. MOORE: Grading. Do you have any  
7 comments regarding the grading, the comments that I  
8 have, you'll make those changes or add the  
9 information that I'm requesting?

10 MR. FITZGERALD: Yes. We'll provide all  
11 the information you're requesting for grading.

12 MS. MOORE: Same with utilities, the  
13 first comment, you'll add a note. I'm on page 7 of  
14 16. You'll add that note? And then you know that  
15 the project must be approved by both the City  
16 Engineer and the City Fire Chief?

17 MR. FITZGERALD: Yes.

18 MS. MOORE: Okay. And the CCTV, all of  
19 those.

20 Construction Details, any comments with  
21 that?

22 MR. FITZGERALD: We'll provide all of  
23 those -- we'll provide all the information to satisfy  
24 your comments.

25 MS. MOORE: Okay.

1                   Now, the Planting Design, I mentioned  
2 variances and waivers but those aren't applicable  
3 anymore so you'll make the changes as necessary for  
4 the Planting Design?

5                   MR. FITZGERALD: Yes. We'll try to  
6 comply as closely as we can with the street trees  
7 along 7th & Kaighn.

8                   MS. MOORE: All right.

9                   Lighting. I also refer to some variances  
10 for the lighting. And the comments, you'll meet them  
11 to the best of your ability for this project?

12                  MR. FITZGERALD: Yes.

13                  MS. MOORE: As I mentioned, if you can  
14 just take a look at each of the comments. I'll go to  
15 the last one. It's the applicant's responsibility to  
16 contact PSE&G concerning the modifications required  
17 to make the proposed or installed lighting fixtures  
18 within the City's rights-of-way tamper-resistant. No  
19 dedication will be accepted by the City without the  
20 required modification. So you'll note that and  
21 you'll coordinate everything with PSE&G regarding the  
22 lights within the rights-of-way, right?

23                  MR. FITZGERALD: Yes. We're well aware  
24 of those.

25                  MS. MOORE: And you'll follow -- the

1 Redevelopment Plan had specific comments regarding  
2 the lighting. You will follow those to the greatest  
3 extent possible?

4 MR. FITZGERALD: Correct.

5 MS. MOORE: Traffic Impacts. We wanted  
6 to see if you could provide a traffic impact analysis  
7 for a couple of existing intersections, Kaighn Avenue  
8 and South 7th Street; Liberty Street & South 7th  
9 Street; Mechanic Street & South 7th Street; and  
10 Atlantic Avenue & South 7th Street. Are you going to  
11 revise the traffic impact analysis to add this  
12 information?

13 MR. FITZGERALD: Well, per our report or  
14 I guess a little traffic narrative, there really  
15 wasn't a great impact to the surrounding roads based  
16 on the amount of trips. And even on major events,  
17 typically, the major events would happen on evening  
18 hours or weekends, which would be off-peak hours.  
19 So we're looking to really not have to provide any  
20 further traffic analysis at this time.

21 MR. BURNS: Can you provide a  
22 statement --

23 MS. MOORE: Well, they --

24 MR. BURNS: -- as to what you just  
25 testified --

1 MS. MOORE: Well, they did have a  
2 statement. They do have a statement.

3 MR. FITZGERALD: Yes, we do have a  
4 traffic impact statement, yes.

5 MR. BURNS: Is your statement that you  
6 gave tonight, addressed in that --

7 MR. FITZGERALD: Yes.

8 MR. BURNS: Is it your testimony that you  
9 just gave, addressed in that statement?

10 MR. FITZGERALD: Yes.

11 MR. KEMM: That's correct. The testimony  
12 was a summary of the statement that was submitted  
13 with the application.

14 MS. MOORE: Well, it's a Capital Project  
15 Review so I can just continue to the environmental,  
16 right?

17 MR. BURNS: Yes. And I think part of the  
18 issue is, we know it's a football field. We know  
19 that there's going to be some impacts. But the  
20 statement that has been made as part of the record  
21 is, that there will be limited impacts given the  
22 timing of the events.

23 MS. MOORE: Okay. Moving on to the  
24 Environmental Impacts. We note multiple -- I'll go  
25 through them. I'm on page 11 of 16.

1           Prior to any site development activities,  
2 the applicant should provide testimony regarding the  
3 outcome and results of any additional Environmental  
4 Investigations and/or Remedial Actions including, but  
5 not limited to soil and groundwater investigations,  
6 geophysical investigations, order of Magnitude  
7 Evaluations, and any subsequent LSRP findings or  
8 NJDEP review comments and/or recommendations in  
9 connection with the Subject Property.

10           So we did go through and review the  
11 environmental impact assessment provided. So we  
12 mentioned about getting any additional information.  
13 And then we also note the permits that would be  
14 required including Camden County Soil Conservation  
15 and the fact that the project must comply with the  
16 New Jersey Stormwater Management Regulations for  
17 water quantity, water quality and groundwater  
18 recharge which we did that review. The project must  
19 comply with applicable local, County, State and  
20 Federal sanitary sewer disposal requirements. The  
21 project must comply with the applicable City of  
22 Camden Municipal Waste ordinances. Once again,  
23 Camden County Soil Conservation District.

24           Did you want to put any environmental  
25 comments on the record?

1 MR. FITZGERALD: Yes.

2 MR. BURNS: I think they should. We have  
3 the LSRP here so let's get those on the record.

4 MR. KEMM: We will definitely have the  
5 LSRP give you an overview of what the status is once  
6 we finish and review, Dena.

7 MS. MOORE: Okay. After.

8 I'm on page 14: RVE concurs with  
9 Langan's findings regarding the Environmental  
10 Investigation -- I'm sorry, the EIA. RVE encourages  
11 the applicant to continue its process of working  
12 closely with the NJDEP, the Licensed Site Remediation  
13 Professional, NJDEP State Historic Preservation  
14 Office, Camden County Soil Conservation District,  
15 Camden County Planning Board, and the City of Camden  
16 to avoid impacts to any environmental features  
17 adjacent to and/or on the site and to comply with any  
18 outstanding issues and obtain all necessary licenses,  
19 permits and approvals prior to site development.

20 Did you want to add that testimony now  
21 since we're finishing up environmental or just at the  
22 very end?

23 MR. KEMM: It's up to you. I was not  
24 going to interrupt you going through the report  
25 because we're pretty close to the end of it. We were

1 going to have the engineer run through the site and  
2 then have the environmental, our LSRP give the  
3 overview of all the environmental issues you have.  
4 If that's okay with you, I'll defer to you, Dena.

5 MS. MOORE: That's fine.

6 The Trash Enclosure, we mentioned that  
7 the gates to the enclosure should be constructed of  
8 solid welded steel panels. The applicant has  
9 proposed a chain link swing gate. So you're going to  
10 keep the chain link swing gate?

11 MR. FITZGERALD: Yes.

12 MR. BURNS: The only thing I would to add  
13 to that is, we always try to give constructive  
14 feedback. It has been our experience that the chain  
15 link swing gate is not always the best way to address  
16 it. So we throw that out there and maybe you can  
17 take another look at that. Dena's recommendations  
18 are in here for a reason. A lot of it is just a  
19 wealth of experience with a lot of similar  
20 applications and we know how they ultimately wind up.  
21 So there's food for thought.

22 MS. MOORE: It does not appear that  
23 signage is proposed. Confirming testimony should be  
24 provided. So signage is not a part of this  
25 application, correct?

1                   MR. KEMM: We didn't have a full sign  
2 package prepared. We do have and Mr. Fitzgerald will  
3 go through with his testimony. We do have a monument  
4 sign proposed at about approximately 8 foot by 10  
5 foot. The City has asked that we make the field  
6 available for community and other use. So they also  
7 ask us to put a sign on the property. So we  
8 anticipate that sign will be approximately 3 foot by  
9 3 foot.

10                   There will be a scoreboard which will  
11 have some degree of signage, you know, mostly  
12 identifying for the KIPP High School. We anticipate  
13 the scoreboard signage area would be about 20 foot by  
14 2 foot. And the same with the press box. They often  
15 put a sign or two on the fence. Those are usually  
16 those long, skinny signs you see on like baseball  
17 fields and such. They're about 30 by 2 feet and  
18 we're considering that we would have one on 7th  
19 Street and one on & Kaighn Avenue.

20                   So that's what's anticipated. That is  
21 kind of the maximum that we would anticipate but  
22 we're definitely going to have the monument sign  
23 which, again, the engineer will go through. And  
24 right next to that we'll have the sign for being able  
25 to use the field for community uses as requested by

1 the City. We will certainly have those designed and  
2 submitted when we go for building permits at that  
3 time. So you can certainly put a set of eyes on  
4 them.

5 MS. MOORE: Okay.

6 MR. KEMM: But that's it. That's kind of  
7 the outside having talked to the client; attending  
8 with all their properties. They don't tend to  
9 over-sign them. I've worked at a number of their  
10 projects. They kind of see what's needed as it goes.  
11 They put the minimum on there.

12 Like I said, the monument because it's  
13 more of a directional sign; the rental sign that the  
14 City asked us. And then supplement is needed. But  
15 that's what's anticipated. Like I said, we'll have,  
16 you know, cut-sheets and such when we come for  
17 building permits.

18 MS. MOORE: Okay.

19 MR. KEMM: I can certainly have Mr. Chu  
20 testify to that. But that is what would be the  
21 substance of his testimony. As I said, Blake will  
22 explain where the monument would be when he gives his  
23 testimony on the site plan layout.

24 MS. MOORE: If the applicant is proposing  
25 to consolidate the lots, the applicant should obtain

1 the correct tax map plates and block and lot numbers  
2 from the Tax Assessor. You'll do that?

3 MR. FITZGERALD: Yes.

4 MS. MOORE: There's typically the  
5 requirement for maps and other documents in a digital  
6 format. So are you going to provide the lot  
7 consolidation on two flash drives in NAD 1983?

8 MR. FITZGERALD: Yes.

9 MS. MOORE: Testimony regarding the  
10 applicant's compliance with Article V. Sections  
11 562-32 through 562-38 should be provided. That's  
12 with regard to the concession stands.

13 MR. FITZGERALD: Yes. And that's for the  
14 health services due to food preparation so we will be  
15 following that.

16 MS MOORE: And hours of operation of the  
17 athletic facilities should be provided.

18 MR. KEMM: Yes. Mr. Chu will give that  
19 testimony after we're finished.

20 MS. MOORE: If available, colored  
21 elevations should be provided for the proposed  
22 structures, including the concession stand, storage  
23 shed, and bathroom facility. All accessory buildings  
24 and structures shall be designed in a uniform style  
25 with complementary materials.

1 MR. FITZGERALD: Yes, we can provide  
2 those in our resubmission package. But I will say,  
3 we'll stick with neutral colors that will be  
4 complementary to the area.

5 MS. MOORE: Details of the scoreboard  
6 should be provided.

7 MR. FITZGERALD: We can provided those.

8 MS. MOORE: And are you going to provide  
9 signed and sealed structural calculations for the  
10 flagpole?

11 MR. FITZGERALD: Yes.

12 MS. MOORE: And I think I had mentioned  
13 about signed and sealed structural calculations for  
14 other structures too. Are you going to provide  
15 those?

16 MR. FITZGERALD: Yes.

17 MS. MOORE: Okay. All right. Then we  
18 would have no Summaries of Variances and Waivers.  
19 I'll eliminate that.

20 MR. BURNS: Dena, if I could just ask and  
21 Mr. Kemm had clarified this for me, but the accessory  
22 structure height, that's for the goal post, right?

23 MR. FITZGERALD: Yes. For the field goal  
24 post for the football field, yes.

25 MR. BURNS: I just wanted to make it

1 clear that it's not for some building that's being  
2 built. These are standard --

3 MR. FITZGERALD: Yes.

4 MR. KEMM: Jim, you froze up again.

5 It's a standard goal post and that's  
6 creating the 30 feet high --

7 THE REPORTER: Mr. Burns, your screen  
8 froze.

9 MR. BURNS: I froze there for a minute.  
10 I'm sorry.

11 MS. MOORE: Yes.

12 MR. BURNS: Okay. Thank you.

13 THE REPORTER: Can you repeat your  
14 comment, Mr. Burns?

15 MR. BURNS: I just asked if these were  
16 the regulation size goal posts and Ms. Johnson  
17 clarified that yes, they are. Thank you.

18 THE REPORTER: Thank you.

19 MS. MOORE: Summary of Variances and  
20 Waivers, that's not applicable. The Approval Process  
21 would also not be applicable in this instance so  
22 portions of it would be. So you are going to submit  
23 revised plans and follow through to signed plans?

24 MR. FITZGERALD: Yes.

25 MS. MOORE: All right.

1                   And Outside Agency Approvals, Camden  
2 County Planning Board, Camden County Soil  
3 Conservation District?

4                   MR. FITZGERALD: Yes.

5                   MS. MOORE: And any others that may be  
6 necessary?

7                   MR. FITZGERALD: Yes.

8                   MS. MOORE: I think the health -- I  
9 didn't mention but the Health Department, are you  
10 going to get --

11                   MR. FITZGERALD: Yes.

12                   MS. MOORE: -- you have to get approval  
13 from the Health Department, correct?

14                   MR. FITZGERALD: Yes, we will do that.

15                   MS. MOORE: And any others that I may  
16 have missed?

17                   MR. FITZGERALD: No.

18                   MS. MOORE: That's it. Okay. Well, that  
19 concludes my review. And we'll get that additional  
20 testimony?

21                   CHAIRMAN DEJESUS: I appreciate that.

22                   I do have a question and the question is,  
23 it's related to the traffic issue with children going  
24 from school to the lot. One of the discussions we  
25 had the last time you were present when we were

1 discussing this field, was the security format on how  
2 you're proposing to move the children from the school  
3 system to the lot to play the ball game.

4 MR. KEMM: We can have Mr. Chu explain  
5 that.

6 MR. CHU: Hello, my name is Doug Chu with  
7 KIPP Schools. I'm director of real estate and  
8 facilities.

9 When the kids move from the school to the  
10 lot, they'll be escorted. They would typically walk  
11 from the school building which is a block away to the  
12 field where the field perimeter and the fence will be  
13 opened up and then they will be escorted by either  
14 teachers and coaches to practice or play games.

15 CHAIRMAN DEJESUS: And one other thing is  
16 that they have to go across, if I'm correct, is  
17 Atlantic Avenue -- or Kaighn Avenue, excuse me. I  
18 apologize.

19 MR. CHU: Yes. They will cross Kaighn,  
20 yes, Kaighns Avenue. They'll come down out of  
21 Maurice or Clover Street.

22 CHAIRMAN DEJESUS: Because that's a  
23 one-way street with a lot of traffic. Traffic going  
24 to the left which is going towards the 676 and the  
25 other one is going up 7th Street going into Camden.

1           My concern is that that light there and  
2 that traffic is a very sensitive area. Just being  
3 cognizant and being concerned that what you're  
4 stating is going to be actually occurring. Because  
5 children have a tendency of wanting to run or  
6 hesitate to go with groups just to run into the  
7 place.

8           MR. CHU: Yes. So practice usually  
9 happens right after school where we can station  
10 crossing guards. I have had certain intersections  
11 where we operationalize that portion of it.

12           CHAIRMAN DEJESUS: And you may consider  
13 asking the County Police Department to help guide the  
14 kids as well --

15           MR. CHU: Sure.

16           CHAIRMAN DEJESUS: -- when you come to  
17 fix that.

18           MR. CHU: We'll definitely ask.

19           MR. BURNS: Or add crossing guards at  
20 night.

21           CHAIRMAN DEJESUS: One of two.  
22 Especially when you have events because people will  
23 come into that location and not aware of all the  
24 issues in the area.

25           MR. BURNS: Will visiting teams also be

1 crossing at the same location?

2 MR. CHU: No. Visiting teams will have  
3 access to the parking lot. So they can park their  
4 bus in the main parking lot on the field. Our staff  
5 will use our parking lots that are part of the  
6 school.

7 MR. BURNS: Very good. And if you could  
8 testify as to the hours of operation?

9 MR. CHU: Our school days are from  
10 8:00 a.m. to 2:54 p.m. Monday, Tuesday, Thursday,  
11 Friday. On Wednesdays, we are half days, 8:00 a.m.  
12 to 12:54 p.m. Practice usually runs from 3:15 p.m.  
13 to 5:30 p.m. And we will typically host for football  
14 games, four to five home games per season. We have a  
15 girls flag football team as well. That's in the  
16 Spring. And that will also be about four to five  
17 games per season. And then soccer will have 10 to 11  
18 home games.

19 MR. BURNS: What time do the games start?

20 MR. CHU: Games start -- let's see. I  
21 don't have that exact time but I can get that for  
22 you.

23 MR. KEMM: Doug, can you give an  
24 estimation or are they usually at the end of the  
25 school day so it would be about the same time as

1 practice?

2 MR. CHU: Yes. It's definitely at the  
3 end of the school day.

4 MR. BURNS: Very good.

5 CHAIRMAN DEJESUS: If you're going to  
6 allow the public to use the field, are you going to  
7 be setting up a clock time for that?

8 MR. CHU: Yes. So the public can have  
9 access to the field when the school is not using it.  
10 And that will have a plaque at the field where they  
11 can call our school to schedule a timing.

12 CHAIRMAN DEJESUS: Is there an individual  
13 in charge of that?

14 MR. CHU: Yes. Usually our Director of  
15 School Operations is in charge of that. And we'll  
16 have their name on there.

17 CHAIRMAN DEJESUS: Thank you. No further  
18 questions. Anybody on the Board have any questions  
19 in relation to this project? If I don't hear  
20 anything, then I'll go to the public.

21 MR. BURNS: Mr. Chairman, we need to get  
22 the testimony from the LSPR regarding the  
23 environmental.

24 MR. LEONARD: Hey, Jim, I'm sorry to  
25 interrupt. I'm down to five percent without a

1 charger. Do you need me for a vote? My phone is not  
2 going to last very long. I'm in Europe.

3 MR. BURNS: We have enough to get -- you  
4 know what? If we lose you, then we lose our --  
5 technically we lose our quorum. Just hang in there.

6 MR. LEONARD: I'm down to five percent.  
7 If it dies, it dies. That's why I wanted to mention  
8 that fact.

9 MR. BURNS: Just hang in there. And if  
10 we can just the testimony. Hang in there.

11 MR. LEONARD: Okay.

12 CHAIRMAN DEJESUS: Doctor, do you have  
13 anybody in the public having interest in this  
14 project?

15 DR. WILLIAMS: I don't see any hands as  
16 of yet, sir. Ms. Simpson has her hand up.

17 CHAIRMAN DEJESUS: All right.

18 Ms. Simpson, you're already sworn in.  
19 What's your question?

20 MS. SIMPSON: My questions are related to  
21 the environmental impact.

22 MR. BURNS: Let's get that testimony.

23 CHAIRMAN DEJESUS: Speak up Ms. Simpson.

24 MS. SIMPSON: Yes. I'm going to -- I  
25 just have one question. It has to do with the DOT

1 site for the LSRP and the report. That particular  
2 lot will -- I guess my question is, is there any --  
3 is it possible that DEP may require you to do any  
4 soil and/or groundwater investigation where that DOT  
5 site is?

6 MR. KEMM: We can have our LSRP answer  
7 that for you, Ms. Simpson.

8 MR. BURNS: Yes. Let's do all her  
9 testimony now.

10 MS. SIMPSON: That would be Lot 9.

11 MR. BURNS: Very good. Go ahead. We  
12 don't want to lose Mr. Leonard. Go ahead.

13 MR. KEMM: Yes, I know. So Lana just if  
14 you give a real quick answer to Ms. Simpson in an  
15 incredibly high overview of the status of  
16 environmental.

17 MS. SIMPSON: I would simply follow-up  
18 with the LSRP along with our LSRP, if that's  
19 permissible.

20 MR. KEMM: Yes, we can certainly arrange  
21 that, Ms. Simpson. Mr. Chairman, we can certainly  
22 arrange a meeting with Ms. Simpson to address all  
23 environmental issues because we're running out of  
24 time here.

25 Is there anything, Dena, that you need to

1 put on the record regarding environmental?

2 MS. MOORE: No. It's --

3 MR. KEMM: So then as we're short of  
4 time, we don't want to lose quorum.

5 MS. MOORE: Well, there's no vote for  
6 Capital Review, correct?

7 MR. KEMM: No. But we still have to  
8 finish it. The Board has to quote "review  
9 everything" so we want to make sure I answer anyone's  
10 questions on the application and put anything that's  
11 needed on the record. I think we've largely done  
12 that unless you need anything further, the Board  
13 professionals or the Board members. I think we can  
14 just, you know -- I don't think we vote but I think  
15 we just it wrap up at this point.

16 MR. BURNS: And we have a Resolution and  
17 number of Resolutions that we have to address tonight  
18 so I think we can wrap this up and hit those  
19 Resolutions.

20 MR. KEMM: All right, Jim, we'll defer to  
21 you. Thank you.

22 MR. BURNS: Why don't we do that. You've  
23 heard a lot of testimony tonight. I think we can  
24 wrap this up. It's a Courtesy Review. And unless  
25 there's more testimony, I think we can conclude this

1 matter. We do have a Resolution memorializing the  
2 Board's review of this which we'll adopt with the  
3 other Resolutions. So at this time, we can close  
4 this meeting and with your permission, Mr. Chairman,  
5 go right to the Resolutions for Adoption.

6 MS. MILLER: I have a question. Jim, we  
7 didn't do the review and approval of the Planning  
8 Board meeting dates for 2025 before going to the  
9 Adoption of Resolutions unless you want to come back  
10 do that at the end?

11 MR. BURNS: Let's do that right now and  
12 then we'll go right to the Resolutions.

13 MS. MILLER: Okay.

14 MR. BURNS: So thank you, Mr. Kemm.

15 MR. KEMM: Thank you, again. I'll be  
16 quiet because we don't want to lose that Board member  
17 so please continue.

18 MR. BURNS: Jose, you're on mute.

19 CHAIRMAN DEJESUS: Read the calendar  
20 dates, Angela.

21 MS. MILLER: I'm sorry?

22 We're doing Item E: Review and Approval  
23 of Planning Board Meeting Dates for the year of  
24 2025. Did everybody get a chance to review the  
25 actual dates and are they in agreement with it and

1 then we can do motions and vote?

2 MR. LEONARD: Sounds good to me. Anyone  
3 else?

4 MS. MILLER: Okay. Let me get a motion.

5 MR. LEONARD: Motion.

6 MS. CREAN: Second.

7 CHAIRMAN DeJESUS: Roll call.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DeJESUS: Yes.

10 MS. MILLER: Steven. Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Mr. Leonard.

13 MR. LEONARD: Yes.

14 MS. MILLER: Councilwoman Ramos.

15 COUNCILWOMAN RAMOS: Yes.

16 MS. MILLER: Ms. Crean.

17 MS. CREAN: Yes.

18 MS. MILLER: Motion carried to approve  
19 the Planning Board Meeting Dates for the year 2025.  
20 Thank you. So now on to the Adoption of Resolutions.

21 MR. BURNS: We have a number of  
22 Certificates of Appropriateness to approve: AMG5,  
23 LLC. Marlene Brito. Wanda Ramirez. Four Corned  
24 Night, LLC. Tabernacle of Faith.

25 We also have the Preliminary Sign

1 Variance Approval AutoZone Northeast, LLC, 2881  
2 Mt. Ephraim Avenue.

3 And we have a Resolution approving the  
4 Planning Board's Review of the KIPP: Cooper Norcross  
5 Whittier Field Project. Can I get a motion to  
6 approval all of those Resolutions?

7 VICE-CHAIRMAN LEE: So moved.

8 MS. CREAN: Second.

9 CHAIRMAN DeJESUS: Roll call.

10 MS. MILLER: Jose DeJesus.

11 CHAIRMAN DeJESUS: Yes.

12 MS. MILLER: Mr. Lee.

13 VICE-CHAIRMAN LEE: Yes.

14 MS. MILLER: Mr. Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Councilwoman Ramos.

17 COUNCILWOMAN RAMOS: Yes.

18 MS. MILLER: Erin Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Motion carried to approve.

21 Thank you.

22 MR. BURNS: Very good. I just need a  
23 motion to adjourn, Mr. Chairman.

24 VICE-CHAIRMAN LEE: So moved.

25 MS. CREAN: Second.

1 CHAIRMAN DeJESUS: Roll call.

2 UNIDENTIFIED SPEAKER: I'm sorry.

3 Mr. Chairman, did have something with regards to time  
4 change for the meeting? Is that something you were  
5 going to touch upon at the end of this meeting?

6 CHAIRMAN DEJESUS: No. We are going to  
7 be doing that in January when we have our  
8 discussion.

9 MR. BURNS: Our Reorg.

10 UNIDENTIFIED SPEAKER: Okay. Thank you.

11 MS. MILLER: So roll call. Mr. DeJesus.

12 CHAIRMAN DeJESUS: Yes.

13 MS. MILLER: Mr. Lee.

14 VICE-CHAIRMAN LEE: Yes.

15 MS. MILLER: Mr. Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Councilwoman Ramos.

18 COUNCILWOMAN RAMOS: Yes.

19 MS. MILLER: Erin Crean.

20 MS. CREAN: Yes.

21 MS. MILLER: Motion carried to approve.

22 Thank you.

23 MR. KEMM: Mr. Chairman, if I may just  
24 say briefly. I'd just like to extend a thanks to all  
25 of the Board professionals and Dr. Williams and his

1 staff who have been incredibly helpful to us in  
2 moving this process along. It has taken a while.  
3 And we do appreciate that. I want to thank them one  
4 last time as well you and the other Board members and  
5 wish everyone a happy holiday. Thank you again.

6 CHAIRMAN DEJESUS: Same here. And God  
7 bless all of you. Enjoy your holidays.

8 - - -

9 \*(Meeting concluded at 7:57 p.m.)\*\*

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

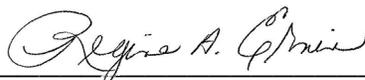
## 1 CERTIFICATION

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 A. Ervin, CCR  
21 Certified Court Reporter  
22 License #30XI000222200

23 (The foregoing certification of this transcript  
24 does not apply to any reproduction of the same by any  
25 means, unless under the direction, control and/or  
supervision of the certifying reporter.)

	21	14	14:11;57:5;59:14; 60:15;61:16;82:21; 94:3	83:17
<b>\$</b>	<b>addition (2)</b> 37:12; 45:17	<b>AMERIKANER (17)</b> 15:25;16:1,9;17:16; 22:18;24:24;44:10; 49:17;54:21;55:4,7, 11,17;56:19,20,23; 61:18	<b>approach (2)</b> 47:9; 48:10	<b>attending (1)</b> 78:7 <b>attorney (5)</b> 9:1,14; 16:1,7;65:5
<b>\$110,000 (1)</b> 18:16	<b>additional (5)</b> 18:16; 27:15;74:3,12;82:19	<b>AMG5 (1)</b> 91:22	<b>approached (1)</b> 46:22	<b>attorneys (1)</b> 9:15
<b>*</b>	<b>address (14)</b> 6:22; 9:6;11:3;14:20; 17:10;28:12;37:19, 25;39:3;53:3;65:24; 76:15;88:22;89:17	<b>among (2)</b> 6:17;18:9	<b>appropriate (2)</b> 11:24; 63:23	<b>Authority (2)</b> 46:6; 55:15
<b>**Meeting (1)</b> 94:9	<b>addressed (5)</b> 14:20; 43:6;57:18;73:6,9	<b>amount (1)</b> 72:16	<b>Appropriateness (2)</b> 7:2;91:22	<b>AutoZone (1)</b> 92:1
<b>A</b>	<b>addresses (4)</b> 44:9, 19;49:3;56:5	<b>amounts (1)</b> 19:14	<b>Approval (21)</b> 4:16; 7:9,12,16;17:20; 18:12;20:1;21:6;52:8, 14;53:9,19;55:9; 64:12;65:14;81:20; 82:12;90:7,22;92:1,6	<b>available (3)</b> 26:1; 77:6;79:20
<b>A-1 (1)</b> 49:20	<b>addressing (2)</b> 10:19; 52:24	<b>analysis (6)</b> 29:20; 39:22;40:13;72:6,11, 20	<b>Approvals (5)</b> 20:19, 22;55:12;75:19;82:1	<b>Avenue (10)</b> 61:22; 63:10;68:15;72:7,10; 77:19;83:17,17,20; 92:2
<b>A-10 (1)</b> 49:22	<b>Adequate (1)</b> 3:13	<b>and/or (6)</b> 44:7;47:4; 74:4,8;75:17;88:4	<b>approve (9)</b> 4:18; 8:13;60:24,25;61:13; 91:18,22;92:20;93:21	<b>avoid (4)</b> 38:19; 46:24;69:14;75:16
<b>A-2 (2)</b> 49:15,21	<b>adjacent (4)</b> 25:18; 27:1,14;75:17	<b>Angela (3)</b> 13:20,23; 90:20	<b>approved (5)</b> 7:24; 33:11;44:14,17;70:15	<b>aware (11)</b> 10:16,20; 30:5;53:19;55:8; 56:18,20;66:5;67:19; 71:23;84:23
<b>A-20 (1)</b> 48:15	<b>adjourn (2)</b> 14:2; 92:23	<b>announcement (2)</b> 5:17;14:1	<b>approving (2)</b> 3:17; 92:3	<b>away (1)</b> 83:11
<b>AASHTO (1)</b> 27:3	<b>adjustments (1)</b> 37:4	<b>annually (1)</b> 18:17	<b>architect (3)</b> 16:15; 17:12;37:21	<b>awesome (1)</b> 57:11
<b>ability (2)</b> 12:22;71:11	<b>adopt (1)</b> 90:2	<b>anomalies (1)</b> 42:9	<b>architectural (7)</b> 40:5, 7,10,15;46:14;50:10; 52:6	<b>back (7)</b> 21:25;43:11; 46:2;51:23;57:6; 63:4;90:9
<b>able (3)</b> 10:7;14:20; 77:24	<b>adopted (2)</b> 3:16; 63:14	<b>anticipate (3)</b> 77:8,12, 21	<b>Area (25)</b> 21:10,11, 14,15;22:12;23:16; 28:3;34:5;51:10,15; 54:18;55:23;57:10, 23;60:9,11;63:8,13, 14;67:21;68:2;77:13; 80:4;84:2,24	<b>backyards (1)</b> 48:25
<b>above (2)</b> 27:20;51:8	<b>Adoption (3)</b> 90:5,9; 91:20	<b>anticipated (3)</b> 43:14; 77:20;78:15	<b>areas (6)</b> 23:12;26:3, 10,14;27:5;51:20	<b>balance (3)</b> 46:23; 47:7;48:7
<b>Absolutely (1)</b> 29:19	<b>affordability (1)</b> 18:19	<b>Antonetti (3)</b> 62:8,18; 63:20	<b>around (4)</b> 6:10;13:9; 47:15;48:19	<b>ball (1)</b> 83:3
<b>abutting (1)</b> 52:21	<b>affordable (10)</b> 6:2,3; 17:21;18:5,7,14;19:2, 10,12;20:7	<b>anymore (3)</b> 60:21; 66:14;71:3	<b>arrange (2)</b> 88:20,22	<b>Barnett (2)</b> 16:12,24
<b>Academy (2)</b> 61:25; 64:14	<b>agreed (1)</b> 50:14	<b>apologize (3)</b> 9:11; 14:9;83:18	<b>arrangements (1)</b> 12:4	<b>baseball (1)</b> 77:16
<b>accepted (2)</b> 40:25; 71:19	<b>again (12)</b> 6:12; 13:15,19;24:14; 62:25;64:11;67:1; 74:22;77:23;81:4; 90:15;94:5	<b>appear (1)</b> 76:22	<b>Article (1)</b> 79:10	<b>based (2)</b> 26:2;72:15
<b>access (4)</b> 68:19,23; 85:3;86:9	<b>Agency (3)</b> 55:12; 60:7;82:1	<b>appearance (2)</b> 57:11;63:12	<b>ASIP (1)</b> 5:8	<b>basic (1)</b> 46:15
<b>accessing (1)</b> 3:10	<b>agree (1)</b> 64:3	<b>Appendix (1)</b> 30:11	<b>asphalt (1)</b> 23:12	<b>basically (2)</b> 9:18; 43:2
<b>accessory (2)</b> 79:23; 80:21	<b>agreement (1)</b> 90:25	<b>applaud (1)</b> 57:12	<b>assessment (3)</b> 41:10, 18;74:11	<b>bathroom (1)</b> 79:23
<b>accommodated (1)</b> 26:19	<b>ahead (3)</b> 9:12;88:11, 12	<b>applicable (9)</b> 28:15; 36:14;45:1;66:20; 71:2;74:19,21;81:20, 21	<b>Assessor (4)</b> 44:5,17; 54:4;79:2	<b>bear (1)</b> 47:23
<b>accordance (3)</b> 3:15; 39:9;41:10	<b>AHP (1)</b> 5:9	<b>applicant (34)</b> 7:3,13, 15;15:19,21,24; 22:13,22,25;25:11,14, 17;26:15;30:5;36:15; 37:25;41:9,13,16,25; 44:3;52:4,24;53:16, 18;54:8;61:23;62:2; 69:13;74:2;75:11; 76:8;78:24,25	<b>assets (2)</b> 19:4;60:12	<b>beautiful (1)</b> 19:2
<b>accordingly (2)</b> 39:5; 45:3	<b>aid (4)</b> 6:9,9,13,14	<b>applicant's (4)</b> 40:21; 42:17;71:15;79:10	<b>associated (1)</b> 15:23	<b>become (1)</b> 29:10
<b>acknowledge (8)</b> 24:22;45:4,8;52:15; 54:5;68:9,12,16	<b>aired (1)</b> 59:11	<b>application (16)</b> 10:10;11:9,18;24:19, 21;39:9;48:16;56:3; 62:22,24;64:12;68:5, 8;73:13;76:25;89:10	<b>Assessors (2)</b> 16:13; 68:12	<b>began (1)</b> 16:5
<b>acknowledgment (1)</b> 36:17	<b>aisles (1)</b> 68:23	<b>applications (2)</b> 42:6; 76:20	<b>assume (4)</b> 29:21; 39:13;44:1,11	<b>begins (1)</b> 34:13
<b>across (2)</b> 17:24; 83:16	<b>alcove (1)</b> 9:18	<b>apply (2)</b> 64:21;65:13	<b>assuming (2)</b> 43:23; 44:20	<b>behind (1)</b> 43:13
<b>Act (4)</b> 3:15;10:7; 65:10,12	<b>alleyway (1)</b> 48:24	<b>appreciate (8)</b> 13:11;	<b>Athletic (3)</b> 61:24; 64:13;79:17	<b>beneficial (2)</b> 18:15; 20:7
<b>Actions (1)</b> 74:4	<b>allow (5)</b> 9:5;20:6; 63:15,23;86:6		<b>Atlantic (2)</b> 72:10;	<b>benefit (1)</b> 66:9
<b>activities (1)</b> 74:1	<b>allowed (1)</b> 47:7			<b>best (5)</b> 14:23;17:7, 14;71:11;76:15
<b>acts (1)</b> 19:8	<b>along (14)</b> 15:15; 20:14;22:14;43:15; 47:1,8,15;48:8,20; 65:13;68:19;71:7; 88:18;94:2			<b>better (2)</b> 36:5,7
<b>actual (1)</b> 90:25	<b>always (6)</b> 15:7;66:4; 67:8,9;76:13,15			<b>Beyond (1)</b> 7:11
<b>actually (3)</b> 26:13; 51:20;84:4	<b>ambulance (1)</b> 9:19			<b>bit (1)</b> 27:10
<b>ADA (3)</b> 29:2,5;68:22	<b>amended (1)</b> 63:13			<b>Blake (4)</b> 62:7,17; 68:11;78:21
<b>add (25)</b> 23:25;25:2, 4;27:22;28:21;29:12; 30:2;31:17;37:4,20; 38:25;45:15;54:7; 68:21,24;69:3,18,21; 70:8,13,14;72:11; 75:20;76:12;84:19	<b>amendment (2)</b> 63:8,			<b>Block (8)</b> 9:16;15:18, 19;44:4,8;61:23;79:1; 83:11
<b>added (10)</b> 23:24; 24:4;31:15;37:11; 39:1,5,6;47:16;48:20,				<b>blocks (3)</b> 17:22; 34:10;64:15

<b>B</b>
<b>back (7)</b> 21:25;43:11; 46:2;51:23;57:6; 63:4;90:9
<b>backyards (1)</b> 48:25
<b>balance (3)</b> 46:23; 47:7;48:7
<b>ball (1)</b> 83:3
<b>Barnett (2)</b> 16:12,24
<b>baseball (1)</b> 77:16
<b>based (2)</b> 26:2;72:15
<b>basic (1)</b> 46:15
<b>basically (2)</b> 9:18; 43:2
<b>bathroom (1)</b> 79:23
<b>bear (1)</b> 47:23
<b>beautiful (1)</b> 19:2
<b>become (1)</b> 29:10
<b>began (1)</b> 16:5
<b>begins (1)</b> 34:13
<b>behind (1)</b> 43:13
<b>beneficial (2)</b> 18:15; 20:7
<b>benefit (1)</b> 66:9
<b>best (5)</b> 14:23;17:7, 14;71:11;76:15
<b>better (2)</b> 36:5,7
<b>Beyond (1)</b> 7:11
<b>bit (1)</b> 27:10
<b>Blake (4)</b> 62:7,17; 68:11;78:21
<b>Block (8)</b> 9:16;15:18, 19;44:4,8;61:23;79:1; 83:11
<b>blocks (3)</b> 17:22; 34:10;64:15
<b>Board (53)</b> 3:2,10,16, 23;4:17,21;5:16;6:17,

<p>19,20,22;7:25;8:23; 10:22;11:19,21;12:1, 14,18;14:6;20:20; 21:6,6;35:19;45:15, 21,21,22;52:7;53:12, 13;55:13;57:6;58:2; 60:23;63:6;64:2,6,11; 65:5,25;75:15;82:2; 86:18;89:8,12,13; 90:8,16,23;91:19; 93:25;94:4</p> <p><b>boards (2)</b> 3:19;64:7 <b>Board's (3)</b> 10:12; 90:2;92:4 <b>Borton (12)</b> 15:18; 22:20;23:4,14,21; 24:2,18;33:19;34:10; 43:12;47:10;48:11 <b>both (9)</b> 10:3;13:1; 15:8;31:24;33:11; 34:10;43:7;60:12; 70:15 <b>box (1)</b> 77:14 <b>Brandi (3)</b> 16:10,24; 18:23 <b>Brenda (2)</b> 4:15;15:10 <b>Brian (2)</b> 13:7;14:15 <b>brick (2)</b> 47:14;48:19 <b>brief (1)</b> 17:4 <b>briefly (1)</b> 93:24 <b>bring (2)</b> 18:3,4 <b>Brito (1)</b> 91:23 <b>brought (1)</b> 60:8 <b>Brownfields (1)</b> 19:12 <b>building (13)</b> 39:17; 47:16;48:21;51:5,21; 53:20;57:21;67:23, 25;78:2,17;81:1; 83:11 <b>buildings (2)</b> 52:18; 79:23 <b>built (1)</b> 81:2 <b>bulk (4)</b> 19:17;21:10; 67:21;68:2 <b>bulletin (1)</b> 3:19 <b>burden (1)</b> 57:22 <b>BURNS (76)</b> 5:6;8:18; 9:2,9,11,25;10:8,15, 25;11:2,14;12:12,21; 13:7;14:9,15,19;15:2, 5;16:19;17:3,17;20:9, 24;35:19;36:2,6,11; 41:21;49:7,10,16,20; 56:14;58:17;59:22; 62:13,21;63:5;64:20; 66:1;67:6,14;72:21, 24;73:5,8,17;75:2; 76:12;80:20,25;81:7, 9,12,14,15;84:19,25; 85:7,19;86:4,21;87:3, 9,22;88:8,11;89:16, 22;90:11,14,18; 91:21;92:22;93:9</p>	<p><b>bus (1)</b> 85:4 <b>Business (2)</b> 7:1,2</p> <p style="text-align: center;"><b>C</b></p> <p><b>c2 (1)</b> 20:1 <b>calculated (5)</b> 29:22; 30:11;51:20,22;70:4 <b>calculation (4)</b> 30:14; 31:9;51:14;67:23 <b>calculations (4)</b> 69:9, 12;80:9,13 <b>calendar (1)</b> 90:19 <b>caliper (1)</b> 38:7 <b>call (15)</b> 4:2;5:20;7:8; 8:3,22;9:5;16:3,10; 61:2;65:20;86:11; 91:7;92:9;93:1,11 <b>called (2)</b> 14:10;65:21 <b>Camden (39)</b> 3:2,4, 16,21,25;6:7,13;8:16, 20;15:17;16:11; 17:24;18:5,22;19:3,4, 5,10;20:20;36:3; 37:10;45:15;46:6; 55:13,13;57:17; 58:25;60:6;65:11; 68:14;74:14,22,23; 75:14,15,15;82:1,2; 83:25 <b>Camden's (2)</b> 3:11; 43:16 <b>camera (1)</b> 62:9 <b>can (74)</b> 3:11;8:21, 22;9:5,8,9,24;11:8,14, 17;12:4,17;14:5;16:4, 5,7;17:4,10;20:16; 21:1;24:4;27:12; 28:21;31:8;32:7; 37:10;39:12;42:21; 44:15,16,22,24; 45:20;46:2;47:24; 48:13;49:10,17; 55:10,20;56:17;57:1, 23;60:18;65:25; 66:15;71:6,13;72:21; 73:15;76:16;78:3,19; 80:1,7;81:13;83:4; 84:9;85:3,21,23;86:8, 11;87:10;88:6,20,21; 89:13,18,23,25;90:3; 91:1;92:5 <b>cans (1)</b> 43:13 <b>Capacity (1)</b> 36:14 <b>Capital (6)</b> 61:21; 65:21,23;67:3;73:14; 89:6 <b>car (1)</b> 27:10 <b>care (1)</b> 30:18 <b>Carl (4)</b> 16:15,22; 37:23;38:15 <b>carried (5)</b> 8:13; 61:13;91:18;92:20;</p>	<p>93:21 <b>cars (1)</b> 59:9 <b>Carstarphen (1)</b> 4:7 <b>cart-way (1)</b> 27:1 <b>cartways (1)</b> 22:21 <b>Casas (2)</b> 17:20;19:8 <b>case (6)</b> 6:7;9:5;13:9; 51:21;56:14;65:18 <b>CCTV (6)</b> 33:17,24; 34:2;35:4;54:23; 70:18 <b>census (2)</b> 26:10,11 <b>center (1)</b> 27:20 <b>certain (1)</b> 84:10 <b>certainly (16)</b> 27:12; 28:2,12;33:17;44:13; 63:17;65:2,25;66:16, 23;67:5;78:1,3,19; 88:20,21 <b>Certificate (1)</b> 7:2 <b>Certificates (1)</b> 91:22 <b>chain (3)</b> 76:9,10,14 <b>Chair (13)</b> 4:19;5:1, 15;6:23;8:24;10:3; 11:19;15:25;16:17; 20:10;21:8;63:3; 66:15 <b>CHAIRMAN (91)</b> 3:1; 4:2,4,16,20;5:2,13; 6:25;7:13,17,23;8:4, 15,18;12:24;13:13; 14:13,17,19,24;15:4, 15;16:6,18;17:15; 21:1;45:18,21;47:17, 22,25;48:13;49:14, 23;55:20,25;56:2,8, 18;57:1,2,4,15;58:15; 59:10,13,17;60:14,19, 20;61:2,4,15,19,20; 62:2,4,10,12;63:3,6; 64:18;66:17;67:15; 82:21;83:15,22; 84:12,16,21;86:5,12, 17,21;87:12,17,23; 88:21;90:4,19;91:7,9; 92:9,11,23;93:1,3,6, 12,23;94:6 <b>chairperson (1)</b> 14:25 <b>championed (1)</b> 19:9 <b>chance (1)</b> 90:24 <b>change (5)</b> 22:15; 37:3;46:12;69:16; 93:4 <b>changed (1)</b> 26:8 <b>changes (4)</b> 67:12; 69:10;70:8;71:3 <b>character (1)</b> 46:24 <b>charge (2)</b> 86:13,15 <b>charger (1)</b> 87:1 <b>Charter (4)</b> 64:23; 65:8;66:2,5 <b>check (2)</b> 32:5,22 <b>Chestnut (1)</b> 64:16</p>	<p><b>Chief (2)</b> 33:12;70:16 <b>children (3)</b> 82:23; 83:2;84:5 <b>chose (1)</b> 30:14 <b>Chu (18)</b> 62:8,17; 63:25;78:19;79:18; 83:4,6,6,19;84:8,15, 18;85:2,9,20;86:2,8, 14 <b>City (47)</b> 3:2,4,6,11, 16,20,20,25,25;6:13; 18:16;20:22;21:5; 24:20,20;29:4;30:11; 31:10;33:11,11;34:4, 18;35:3,17;36:3,13, 15,19;37:10;41:1,4; 43:16;45:15;53:13; 54:24;57:17;63:11; 68:7,7;70:15,16; 71:19;74:21;75:15; 77:5;78:1,14 <b>city-owned (1)</b> 18:10 <b>City's (5)</b> 14:6;40:24; 53:16;54:9;71:18 <b>clarification (2)</b> 39:12; 40:17 <b>clarified (4)</b> 66:7,8; 80:21;81:17 <b>clarify (2)</b> 30:16;66:19 <b>Class (1)</b> 12:3 <b>cleaner (3)</b> 47:14; 48:19,25 <b>cleanouts (1)</b> 29:18 <b>clear (1)</b> 81:1 <b>clearly (7)</b> 25:1,5,6; 26:11;33:6;52:18,21 <b>clearly' (1)</b> 25:10 <b>Clerk (2)</b> 3:20,25 <b>Clerk's (2)</b> 30:7;69:24 <b>clicking (1)</b> 14:6 <b>client (3)</b> 25:25;34:1; 78:7 <b>clock (1)</b> 86:7 <b>close (4)</b> 7:23;60:22; 75:25;90:3 <b>closed (1)</b> 42:6 <b>closely (2)</b> 71:6;75:12 <b>Clover (1)</b> 83:21 <b>cluster (4)</b> 50:17,17, 23,24 <b>CME (1)</b> 5:9 <b>coaches (1)</b> 83:14 <b>code (2)</b> 19:24;20:2 <b>code-established (2)</b> 19:19,21 <b>cognizant (1)</b> 84:3 <b>Collection (5)</b> 29:15; 43:14,17,18;69:2 <b>colored (1)</b> 79:20 <b>colors (1)</b> 80:3 <b>comfortable (3)</b> 10:22; 17:7,13 <b>coming (5)</b> 13:14;</p>	<p>14:18;33:21;34:9; 54:25 <b>comment (4)</b> 30:2; 50:8;70:13;81:14 <b>commenting (1)</b> 11:4 <b>comments (17)</b> 29:16; 31:21;33:3,15;64:4; 66:12;67:17;69:3; 70:7,7,20,24;71:10, 14;72:1;74:8,25 <b>commission (1)</b> 7:7 <b>Commissioner (1)</b> 65:14 <b>commitment (1)</b> 18:8 <b>community (4)</b> 20:5; 59:2;77:6,25 <b>complementary (2)</b> 79:25;80:4 <b>completed (1)</b> 4:22 <b>compliance (1)</b> 79:10 <b>complies (1)</b> 46:20 <b>comply (13)</b> 37:6; 50:14;52:24;53:16; 54:8;56:17,21;64:3; 71:6;74:15,19,21; 75:17 <b>complying (1)</b> 20:15 <b>concentration (2)</b> 29:22,23 <b>conceptual (1)</b> 60:9 <b>concern (4)</b> 11:7; 12:15;59:9;84:1 <b>concerned (1)</b> 84:3 <b>concerning (4)</b> 24:21; 40:22;68:8;71:16 <b>concerns (3)</b> 42:1; 59:2;65:24 <b>concession (2)</b> 79:12, 22 <b>conclude (1)</b> 89:25 <b>concluded (1)</b> 94:9 <b>concludes (3)</b> 55:18; 57:3;82:19 <b>concrete (1)</b> 43:12 <b>concurrently (1)</b> 18:18 <b>concur (1)</b> 75:8 <b>condition (3)</b> 7:9;52:8, 14 <b>conducted (1)</b> 3:7 <b>conferencing (1)</b> 3:8 <b>confirm (2)</b> 33:6;52:4 <b>confirmation (1)</b> 44:7 <b>confirmed (1)</b> 29:4 <b>Confirming (1)</b> 76:23 <b>conflict (2)</b> 10:1;15:6 <b>conflicted (1)</b> 11:3 <b>conflicts (4)</b> 10:18; 11:20,22,23 <b>conform (2)</b> 37:9;68:3 <b>connection (2)</b> 34:6; 74:9 <b>connections (1)</b> 33:18 <b>Conservation (6)</b></p>
---	--	---	---	---

<p>20:21;55:14;74:14, 23;75:14;82:3 <b>consider (5)</b> 6:23; 26:9;35:14;57:21; 84:12 <b>consideration (1)</b> 66:13 <b>considered (2)</b> 26:7; 55:2 <b>considering (1)</b> 77:18 <b>consistent (5)</b> 43:22; 47:6;50:9;52:6,10 <b>consisting (1)</b> 46:17 <b>consolidate (2)</b> 18:10; 78:25 <b>consolidation (1)</b> 79:7 <b>constructed (5)</b> 25:23; 41:3;42:20;52:5;76:7 <b>construction (4)</b> 36:25;37:9;52:23; 70:20 <b>constructive (1)</b> 76:13 <b>contact (4)</b> 36:15; 40:22;55:10;71:16 <b>contacted (2)</b> 24:21; 68:7 <b>containing (1)</b> 53:3 <b>contamination (1)</b> 42:5 <b>continue (4)</b> 13:18; 73:15;75:11;90:17 <b>continues (2)</b> 18:19, 20 <b>contract (1)</b> 63:11 <b>contracted (2)</b> 41:13, 13 <b>conversations (1)</b> 65:4 <b>conversion (5)</b> 31:23, 24,25;32:11,16 <b>Cooper (14)</b> 9:15,23; 10:2;18:25;19:1; 25:19,19,20,22;61:21, 24;64:14;65:7;92:4 <b>coordinate (2)</b> 41:6; 71:21 <b>copied (1)</b> 46:9 <b>copies (1)</b> 53:24 <b>copy (7)</b> 3:18,21,24; 5:21,22;42:22;53:25 <b>Corned (1)</b> 91:23 <b>Cornelius (3)</b> 17:25; 59:6;60:11 <b>corner (4)</b> 22:7;38:17; 47:13;51:22 <b>Corporation (1)</b> 61:22 <b>corrected (1)</b> 68:2 <b>correction (1)</b> 43:25 <b>correctly (1)</b> 10:7 <b>CORTEZ (5)</b> 58:20, 24,24;59:12,16 <b>costs (3)</b> 19:15;36:16; 69:19 <b>Council (1)</b> 63:13</p>	<p><b>Councilwoman (13)</b> 4:10,11;8:9,10;61:1, 9,10;91:14,15;92:16, 17;93:17,18 <b>Counsel (8)</b> 8:23; 10:18,18;11:20,20, 23;62:2,21 <b>County (15)</b> 20:20; 30:7;46:6;55:13,14; 68:14;69:24;74:14, 19,23;75:14,15;82:2, 2;84:13 <b>couple (2)</b> 5:16;72:7 <b>Courier (1)</b> 3:22 <b>course (3)</b> 35:5,20; 57:16 <b>court (1)</b> 4:22 <b>courtesy (2)</b> 65:20; 89:24 <b>cover (3)</b> 6:20;28:22; 63:9 <b>coverage (3)</b> 67:23, 25;68:1 <b>covered (1)</b> 24:8 <b>COVID-19 (1)</b> 3:6 <b>Crean (17)</b> 4:12,13; 7:7;8:2,11,12;61:11, 12;91:6,16,17;92:8, 18,19,25;93:19,20 <b>create (4)</b> 28:11;48:6; 57:23;65:15 <b>creating (3)</b> 47:5,10; 81:6 <b>credit (1)</b> 19:6 <b>cross (1)</b> 83:19 <b>crossing (3)</b> 84:10,19; 85:1 <b>crucial (1)</b> 19:3 <b>CSI (1)</b> 5:8 <b>curb (2)</b> 23:7;43:15 <b>curbs (1)</b> 23:6 <b>curb-to-curb (1)</b> 23:15 <b>current (3)</b> 6:21; 29:10;30:1 <b>currently (1)</b> 17:22 <b>cut-sheets (1)</b> 78:16 <b>CZO (1)</b> 5:9</p>	<p>5:19;64:3;67:16 <b>deciduous (1)</b> 38:6 <b>decks (1)</b> 51:8 <b>declaration (1)</b> 3:5 <b>dedication (2)</b> 40:25; 71:19 <b>deeds (1)</b> 44:7 <b>deep (1)</b> 19:1 <b>defer (4)</b> 6:19;9:1; 76:4;89:20 <b>definitely (4)</b> 75:4; 77:22;84:18;86:2 <b>degree (1)</b> 77:11 <b>DEJESUS (78)</b> 3:1; 4:2,3,4,16,20;5:2,13; 6:25;7:13,17,23;8:3, 4,15;12:24;13:13; 14:13,17,24;15:4,15; 16:6,18;21:1;47:17, 22,25;48:13;49:14, 23;55:20,25;56:2,8, 18;57:1,4,15;58:15; 59:10,13,17;60:14, 20;61:2,3,4,15,20; 62:4,12;64:18;66:17; 82:21;83:15,22; 84:12,16,21;86:5,12, 17;87:12,17,23; 90:19;91:7,8,9;92:9, 10,11;93:1,6,11,12; 94:6 <b>Del (2)</b> 17:20;19:8 <b>DENA (18)</b> 5:9;9:20; 21:1;37:24;40:18; 46:21;54:22;55:20; 57:4;64:19;66:14,17, 22;68:10;75:6;76:4; 80:20;88:25 <b>Dena's (1)</b> 76:17 <b>DEP (1)</b> 88:3 <b>Department (4)</b> 68:14; 82:9,13;84:13 <b>departures (1)</b> 20:2 <b>dependent (1)</b> 54:24 <b>depending (1)</b> 30:15 <b>depends (1)</b> 44:2 <b>derive (1)</b> 47:8 <b>describing (1)</b> 48:3 <b>design (17)</b> 29:5; 37:17;42:15;46:19; 47:11;48:4,8;49:4; 50:10;51:5;60:9; 67:18,18,24;69:14; 71:1,4 <b>designated (2)</b> 3:23; 18:4 <b>designed (3)</b> 50:9; 78:1;79:24 <b>designs (7)</b> 20:4; 46:15,25;47:3,5;48:6, 10 <b>desperate (1)</b> 18:6 <b>desperately (1)</b> 57:10</p>	<p><b>detail (2)</b> 66:25;67:1 <b>detailed (2)</b> 29:5,9 <b>details (6)</b> 24:7;37:1, 3,9;70:20;80:5 <b>determined (1)</b> 42:10 <b>determines (1)</b> 35:3 <b>detriment (1)</b> 20:4 <b>develop (2)</b> 15:22; 57:20 <b>developed (2)</b> 18:25; 52:11 <b>developers (1)</b> 36:12 <b>developing (1)</b> 61:17 <b>Development (12)</b> 5:18;18:9,17;19:11, 12,15;36:15;41:20; 46:17;48:23;74:1; 75:19 <b>dies (2)</b> 87:7,7 <b>difference (1)</b> 64:25 <b>different (6)</b> 38:16; 46:16,25;47:3,5;48:9 <b>difficult (1)</b> 57:17 <b>digital (4)</b> 32:17; 53:18;54:10;79:5 <b>directed (2)</b> 41:16; 62:25 <b>direction (2)</b> 24:1,11 <b>directional (1)</b> 78:13 <b>Director (7)</b> 4:8;16:11; 18:23;60:6;64:1; 83:7;86:14 <b>Director's (1)</b> 5:13 <b>disapprove (1)</b> 60:24 <b>discussed (1)</b> 54:22 <b>discussing (1)</b> 83:1 <b>discussion (1)</b> 93:8 <b>discussions (2)</b> 64:22; 82:24 <b>disk (1)</b> 53:23 <b>disorganization (1)</b> 46:24 <b>disposal (1)</b> 74:20 <b>distance (1)</b> 28:7 <b>District (8)</b> 20:21; 55:14;65:11,12,13; 74:23;75:14;82:3 <b>districts (1)</b> 52:18 <b>Doctor (4)</b> 13:2;58:2; 59:17;87:12 <b>document (2)</b> 5:22,25 <b>documentation (1)</b> 44:16 <b>documents (4)</b> 32:17; 53:18;54:10;79:5 <b>dollars (1)</b> 19:15 <b>done (10)</b> 12:17; 35:21;42:4;57:12,13; 61:16;64:6,8;65:15; 89:11 <b>DOT (2)</b> 87:25;88:4 <b>DOUG (4)</b> 62:17; 63:25;83:6;85:23</p>	<p><b>Dough (1)</b> 62:8 <b>down (6)</b> 34:14,15,19; 83:20;86:25;87:6 <b>DR (28)</b> 4:19,21,25; 5:8,15;7:5,6,14,15,21, 22;8:23;9:8,11;19; 12:5,6,11;13:5,6; 16:4;58:4,8,10;59:19; 65:5;66:8;87:15; 93:25 <b>draft (1)</b> 5:18 <b>drainage (1)</b> 29:17 <b>drive (2)</b> 53:24;68:19 <b>drives (2)</b> 53:25;79:7 <b>driveway (1)</b> 28:1 <b>driveways (1)</b> 27:24 <b>Duane (1)</b> 16:1 <b>due (2)</b> 36:13;79:14 <b>dug (1)</b> 43:5 <b>duly (5)</b> 5:10;16:24; 58:20;60:1;62:18 <b>during (3)</b> 3:18;6:18; 59:2</p>
<b>E</b>				
<p><b>earlier (3)</b> 14:10,23; 25:18 <b>early (1)</b> 60:8 <b>ease (1)</b> 48:25 <b>easements (1)</b> 27:16 <b>Easy (1)</b> 37:6 <b>echo (1)</b> 9:8 <b>Education (1)</b> 65:14 <b>EDWARD (1)</b> 5:8 <b>efforts (1)</b> 5:23 <b>EIA (1)</b> 75:10 <b>eight (1)</b> 27:11 <b>either (4)</b> 27:7,8; 44:14;83:13 <b>elevation (4)</b> 27:20; 47:12;49:21;69:5 <b>elevations (3)</b> 46:16; 50:21;79:21 <b>eligible (1)</b> 12:9 <b>eliminate (1)</b> 80:19 <b>Elm (9)</b> 17:23;19:13; 21:25;23:5;24:18; 27:14;34:13;47:12; 48:18 <b>else (4)</b> 59:14,18; 60:16;91:3 <b>email (3)</b> 44:23,23,24 <b>Emergency (2)</b> 3:5; 9:19 <b>emphasize (1)</b> 59:1 <b>empty (1)</b> 17:22 <b>Enclosure (2)</b> 76:6,7 <b>encourages (1)</b> 75:10 <b>end (9)</b> 38:17;48:22; 49:19;75:22,25; 85:24;86:3;90:10; 93:5</p>				

<p><b>endeavor (1)</b> 56:21  <b>ends (2)</b> 6:24;22:1  <b>engineer (22)</b> 16:16; 17:12;24:20;33:11; 34:18;35:3,19,20; 36:16;45:16,22; 53:12,13;54:24; 62:25;64:20;67:24; 68:7,11;70:16;76:1; 77:23  <b>engineers (2)</b> 9:23; 67:18  <b>engineer's (8)</b> 17:10; 29:4;31:10;34:4; 35:17;36:19;64:2,19  <b>Enjoy (1)</b> 94:7  <b>enough (1)</b> 87:3  <b>entire (4)</b> 22:14; 23:13;33:19;34:15  <b>entirety (1)</b> 31:16  <b>entrance (1)</b> 51:7  <b>entrances (1)</b> 51:19  <b>environmental (19)</b> 42:1,4,18;63:19; 73:15,24;74:3,11,24; 75:9,16,21;76:2,3; 86:23;87:21;88:16, 23;89:1  <b>Ephraim (1)</b> 92:2  <b>Erin (5)</b> 4:12;7:7; 61:11;92:18;93:19  <b>escorted (2)</b> 83:10,13  <b>especially (4)</b> 37:7; 48:7;59:7;84:22  <b>essence (1)</b> 47:5  <b>essentially (1)</b> 47:4  <b>Establishing (2)</b> 53:17;54:9  <b>estate (2)</b> 64:1;83:7  <b>esthetics (1)</b> 47:8  <b>estimation (1)</b> 85:24  <b>etc (1)</b> 27:15  <b>Europe (1)</b> 87:2  <b>evaluation (2)</b> 27:25; 41:14  <b>Evaluations (1)</b> 74:7  <b>even (1)</b> 72:16  <b>evening (11)</b> 3:1,13; 6:24;9:13;16:9; 17:18;18:3,12,24; 62:1;72:17  <b>events (6)</b> 59:2,5; 72:16,17;73:22;84:22  <b>everybody (4)</b> 17:3; 62:10;64:22;90:24  <b>everyone (7)</b> 13:15; 16:10;17:18;47:24; 49:10;62:8;94:5  <b>evidence (1)</b> 49:18  <b>exact (1)</b> 85:21  <b>exactly (4)</b> 26:20; 35:4;45:23;46:3  <b>examined (5)</b> 5:10;</p>	<p>16:25;58:21;60:2; 62:19  <b>example (2)</b> 50:2; 51:22  <b>excavated (1)</b> 42:13  <b>exceed (4)</b> 38:13; 51:11,17,24  <b>exceeding (1)</b> 27:19  <b>exceptions (1)</b> 28:20  <b>excited (1)</b> 18:2  <b>excuse (1)</b> 83:17  <b>execute (1)</b> 19:7  <b>executive (3)</b> 16:11; 18:23;60:6  <b>exempt (1)</b> 15:1  <b>Exhibit (2)</b> 48:14; 49:15  <b>existing (6)</b> 15:20; 22:11;33:5,20;34:6; 72:7  <b>expanded (1)</b> 63:9  <b>expect (2)</b> 41:4;67:8  <b>expectation (1)</b> 22:23  <b>expending (1)</b> 64:9  <b>experience (4)</b> 19:2; 26:2;76:14,19  <b>explain (3)</b> 64:25; 78:22;83:4  <b>explained (1)</b> 46:7  <b>express (1)</b> 60:7  <b>extend (4)</b> 51:9,11,13; 93:24  <b>extending (1)</b> 51:15  <b>extensive (1)</b> 65:3  <b>extent (1)</b> 72:3  <b>exterior (2)</b> 46:16; 50:21  <b>eyes (1)</b> 78:3</p>	<p><b>feel (1)</b> 10:16  <b>feels (1)</b> 26:15  <b>fees (2)</b> 24:22;68:8  <b>feet (23)</b> 10:3;12:14; 15:7;21:12,13,14,15, 18,19,21,23,23;27:2, 4,11;33:7;51:12,24; 52:1;53:4;69:15; 77:17;81:6  <b>fence (6)</b> 28:4,9,10, 10;77:15;83:12  <b>fences (1)</b> 27:18  <b>few (5)</b> 20:16;29:7; 42:12;66:24;67:12  <b>fewer (1)</b> 46:15  <b>Field (17)</b> 61:24; 63:23;64:13;65:25; 73:18;77:5,25;80:23, 24;83:1,12,12;85:4; 86:6,9,10;92:5  <b>fields (1)</b> 77:17  <b>file (1)</b> 44:24  <b>filed (1)</b> 44:20  <b>files (1)</b> 54:4  <b>filing (1)</b> 3:24  <b>fill (2)</b> 6:11;11:22  <b>Final (6)</b> 8:16;15:16; 17:20;44:6;53:19; 69:25  <b>finally (1)</b> 57:9  <b>financing (1)</b> 16:14  <b>find (2)</b> 10:21;14:23  <b>findings (2)</b> 74:7;75:9  <b>fine (12)</b> 12:3;21:3; 24:5;28:25;29:16; 33:4;35:7;36:22; 37:16;46:10;59:24; 76:5  <b>finish (2)</b> 75:6;89:8  <b>finished (1)</b> 79:19  <b>finishing (1)</b> 75:21  <b>fire (4)</b> 33:5,8,11; 70:16  <b>firm (1)</b> 42:12  <b>first (10)</b> 3:20;5:9; 13:8;16:24;19:18; 58:20;60:1;62:18; 69:3;70:13  <b>Fitzgerald (43)</b> 62:7, 17;63:17;68:10,11, 16,21,25;69:6,11,17, 21;70:1,5,10,17,22; 71:5,12,23;72:4,13; 73:3,7,10;75:1;76:11; 77:2;79:3,8,13;80:1, 7,11,16,23;81:3,24; 82:4,7,11,14,17  <b>five (12)</b> 9:3;10:8; 11:12;12:9;14:21; 15:12;47:5;48:9; 85:14,16;86:25;87:6  <b>fix (1)</b> 84:17  <b>fixtures (2)</b> 40:24;</p>	<p>71:17  <b>flag (1)</b> 85:15  <b>flagpole (1)</b> 80:10  <b>flash (3)</b> 53:24,24; 79:7  <b>flipped (2)</b> 47:4;48:6  <b>floor (4)</b> 3:20;16:6; 51:8,9  <b>flows (1)</b> 34:14  <b>fold-up (1)</b> 23:11  <b>follow (4)</b> 60:18; 71:25;72:2;81:23  <b>following (3)</b> 20:13; 35:20;79:15  <b>follows (5)</b> 5:11;17:1; 58:22;60:3;62:19  <b>follow-up (4)</b> 43:2,2; 67:13;88:17  <b>food (2)</b> 76:21;79:14  <b>foot (8)</b> 21:24;51:17; 77:4,5,8,9,13,14  <b>football (4)</b> 73:18; 80:24;85:13,15  <b>foresee (1)</b> 59:6  <b>form (1)</b> 44:23  <b>format (5)</b> 32:17; 53:18;54:11;79:6; 83:1  <b>formed (1)</b> 65:10  <b>forth (1)</b> 46:2  <b>forward (5)</b> 10:13,23; 26:13;44:24;54:3  <b>found (4)</b> 3:11;42:4,5, 13  <b>foundation (2)</b> 47:16; 48:21  <b>four (4)</b> 31:17;85:14, 16;91:23  <b>fourth (1)</b> 6:2  <b>Fraction (1)</b> 4:15  <b>frankly (1)</b> 30:13  <b>Friday (1)</b> 85:11  <b>Front (12)</b> 19:13,22, 23;21:22,24;22:1; 51:13,14,19,23; 54:19;55:24  <b>frontage (5)</b> 22:15; 23:13;34:15;47:1; 48:9  <b>frontages (4)</b> 21:24; 22:6,6,8  <b>froze (3)</b> 81:4,8,9  <b>full (1)</b> 77:1  <b>full-depth (4)</b> 23:1,4, 15,16  <b>full-width (1)</b> 23:7  <b>fully (1)</b> 35:23  <b>funding (1)</b> 19:6  <b>funds (1)</b> 64:10  <b>further (4)</b> 20:13; 72:20;86:17;89:12  <b>future (6)</b> 14:22;18:9; 21:4;57:20;59:7;69:9</p>	<p style="text-align: center;"><b>G</b></p> <p><b>gain (1)</b> 18:16  <b>game (1)</b> 83:3  <b>games (7)</b> 83:14; 85:14,14,17,18,19,20  <b>garage (1)</b> 57:21  <b>garbage (1)</b> 43:13  <b>gas (1)</b> 23:10  <b>gate (3)</b> 76:9,10,15  <b>gates (1)</b> 76:7  <b>gave (2)</b> 73:6,9  <b>general (4)</b> 5:17;38:1; 40:11;63:24  <b>gentrification (1)</b> 18:20  <b>geophysical (1)</b> 74:6  <b>gets (1)</b> 35:21  <b>girls (1)</b> 85:15  <b>given (2)</b> 8:19;73:21  <b>gives (1)</b> 78:22  <b>giving (1)</b> 35:10  <b>glad (1)</b> 14:19  <b>goal (5)</b> 12:8;80:22, 23;81:5,16  <b>God (1)</b> 94:6  <b>goes (2)</b> 31:10;78:10  <b>Good (16)</b> 3:1,13; 9:13;13:21;14:12; 16:9,19;17:18;62:1; 67:9,14;85:7;86:4; 88:11;91:2;92:22  <b>grade (1)</b> 69:4  <b>grading (6)</b> 29:9; 31:20,21;70:6,7,11  <b>granted (2)</b> 35:2; 65:14  <b>granting (2)</b> 20:5,6  <b>great (5)</b> 13:16;49:18; 60:12,13;72:15  <b>greater (1)</b> 69:15  <b>greatest (1)</b> 72:2  <b>ground (3)</b> 42:8; 50:11;51:9  <b>ground-penetrating (1)</b> 43:4  <b>groundwater (3)</b> 74:5, 17;88:4  <b>groups (1)</b> 84:6  <b>guards (2)</b> 84:10,19  <b>guess (4)</b> 32:24; 38:18;72:14;88:2  <b>guest (1)</b> 26:18  <b>guide (1)</b> 84:13  <b>guys (2)</b> 57:20;61:16</p>
<b>F</b>				
<p><b>facade (3)</b> 46:22; 47:10;48:11  <b>face (1)</b> 18:20  <b>faces (4)</b> 47:10,12; 48:11,24  <b>facilities (3)</b> 64:1; 79:17;83:8  <b>facility (1)</b> 79:23  <b>facing (1)</b> 48:18  <b>fact (7)</b> 6:12;8:19;9:3; 15:6;23:25;74:15; 87:8  <b>Faith (1)</b> 91:24  <b>familiar (1)</b> 30:12  <b>fantastic (1)</b> 57:9  <b>far (1)</b> 20:18  <b>features (1)</b> 75:16  <b>Federal (1)</b> 74:20  <b>fee (5)</b> 30:10,22,23; 36:14;70:3  <b>feedback (2)</b> 9:10; 76:14</p>				
<b>H</b>				
				<p><b>Hak (12)</b> 10:25;11:1, 2,6,25;12:20,23; 13:11,13,15,21;14:16  <b>Hak's (1)</b> 12:16</p>

<p>half (1) 85:11 Hall (2) 3:6,20 hand (8) 16:20;58:7, 18;59:20,21;62:9,15; 87:16 handle (1) 23:7 handled (2) 27:12,13 handling (1) 43:10 hands (2) 58:5;87:15 hang (3) 87:5,9,10 Hanlon (10) 16:16,22; 45:7,9,13,19,25;46:4, 8,13 happen (3) 44:13,16; 72:17 happens (1) 84:9 happy (7) 5:21;14:13; 17:16;20:9,23;47:20; 94:5 hauling (1) 43:10 heads-up (1) 35:10 Health (5) 3:5;79:14; 82:8,9,13 hear (3) 9:8,10;86:19 heard (2) 15:13;89:23 Hearing (3) 4:17;6:5; 10:23 height (4) 9:21;27:19; 51:8;80:22 held (2) 3:17;59:5 Hello (1) 83:6 help (1) 84:13 helpful (1) 94:1 hesitate (1) 84:6 Hey (1) 86:24 high (6) 64:13,14; 65:16;77:12;81:6; 88:15 high-level (2) 63:18; 64:5 Highway (1) 68:14 Historic (1) 75:13 hit (1) 89:18 HOA (1) 26:25 Hoboken (1) 36:8 holiday (3) 13:16; 14:13;94:5 holidays (2) 15:12; 94:7 home (4) 41:19,20; 85:14,18 homes (3) 18:13; 19:1;25:19 Hope (1) 65:10 hoping (1) 15:10 horizontal (5) 32:3,4, 7,19;45:11 Hospital (1) 9:15 host (2) 16:2;85:13 hours (4) 72:18,18; 79:16;85:8 house (6) 40:1;43:13; 46:15;52:19;57:19;</p>	<p>59:8 households (1) 59:8 houses (5) 40:1; 46:17,18;48:17;57:11 housing (18) 6:2,3; 8:17;15:17;16:12; 17:21;18:5,7,15,18, 23;19:3,5,9,10,12; 20:7;46:17 how's (1) 59:4 Humphrey (1) 4:15 hydrant (1) 33:8 hydrants (1) 33:5</p> <p style="text-align: center;"><b>I</b></p> <p>lan (1) 4:8 idea (1) 13:21 identified (7) 9:20; 33:6;38:11;42:9,11; 50:13;52:19 identify (1) 63:1 identifying (1) 77:12 impact (10) 23:5; 41:10,18;42:7;72:6, 11,15;73:4;74:11; 87:21 Impacts (5) 72:5; 73:19,21,24;75:16 impervious (1) 68:1 important (1) 6:4 impression (1) 64:23 impropriety (1) 15:5 improved (1) 60:12 Improvement (1) 46:6 improvements (1) 15:23 Inc (2) 8:17;15:17 inches (4) 27:19;38:6, 13,20 include (7) 31:9; 39:10;50:15,16,20; 53:1,7 included (1) 38:24 including (3) 74:4,14; 79:22 inclusive (1) 19:10 income (1) 18:14 inconsistencies (1) 43:19 increase (1) 38:8 incredibly (2) 88:15; 94:1 indicate (1) 22:23 indicated (7) 22:22; 25:1,5;29:3;63:16; 68:20,23 individual (6) 27:13; 31:4;39:17;40:1; 51:2;86:12 individually (1) 26:22 information (13) 24:4; 26:11,11;29:14;</p>	<p>37:20;39:10;53:21; 56:11;70:9,11,23; 72:12;74:12 infrastructure (1) 36:3 inherently (2) 18:15; 20:7 input (1) 16:5 Inquirer (1) 3:22 inside (1) 28:5 inspect (1) 33:20 inspected (1) 34:19 inspection (1) 33:17 install (1) 40:23 installation (1) 7:4 installed (1) 71:17 installing (1) 7:20 instance (2) 35:8; 81:21 Instructions (1) 3:9 integrated (1) 50:12 interest (1) 87:13 interested (1) 14:4 interference (1) 38:21 interferes (1) 38:18 interpretation (1) 12:16 interrupt (2) 75:24; 86:25 intersecting (1) 34:20 intersection (1) 28:1 intersections (2) 72:7; 84:10 into (12) 15:20;18:11; 19:12;23:10;34:9; 49:18;50:12;51:9,11; 83:25;84:6,23 introduce (2) 16:4,8 introduction (2) 17:5; 62:22 introductions (1) 64:17 inverts (1) 29:18 Investigation (2) 75:10;88:4 Investigations (3) 74:4,5,6 involved (2) 24:22; 68:8 issue (16) 6:21;9:6; 11:3;12:25;28:8,9,11; 31:25;34:20;37:2,5; 41:5;57:16;59:7; 73:18;82:23 issued (1) 53:20 issues (8) 10:20; 31:20;42:18;57:23; 75:18;76:3;84:24; 88:23 item (2) 20:12;90:22 items (1) 39:11</p> <p style="text-align: center;"><b>J</b></p>	<p>James (5) 14:25;16:8, 12,23;62:12 Jannette (1) 4:10 January (6) 6:18;13:4, 24;14:2;15:13;93:7 January's (1) 5:3 Jason (1) 9:23 Jenne (75) 16:15,22; 22:17;23:2,23;24:6, 13,23;25:3,8,17; 26:21,24;27:23; 28:18;29:1,7,12,19, 24;30:3,9,13,24;31:2, 4,11,18,22;32:3,5,9, 13,21,24;33:9,14,23; 34:8,12,18,24;35:7, 11,16;36:1,5,7,20,24; 37:2,13,21;39:12,16, 20,25;40:3,7,12,17; 41:2,8,12,22;42:3,23; 43:1,11,23;44:11,13, 21,25;45:5 Jennifer (1) 9:22 Jersey (9) 3:21,25; 5:18,24;6:4;18:16; 58:25;61:22;74:16 Jim (7) 14:11;65:3,24; 81:4;86:24;89:20; 90:6 job (1) 67:9 John (4) 16:12,16,22, 23 JOHNSON (6) 5:9; 16:11,24;18:23; 20:25;81:16 join (1) 14:5 Jose (6) 4:3;8:3;61:3; 90:18;91:8;92:10</p> <p style="text-align: center;"><b>K</b></p> <p>Kaighn (8) 61:22; 63:10;68:15;71:7; 72:7;77:19;83:17,19 Kaighns (1) 83:20 Karl (1) 62:2 keep (2) 38:20;76:10 keeping (2) 23:2;33:5 Keith (1) 4:8 KEMM (28) 62:1,2,6; 63:5;65:2;66:16,21; 67:5;73:11;75:4,23; 77:1;78:6,19;79:18; 80:21;81:4;83:4; 85:23;88:6,13,20; 89:3,7,20;90:14,15; 93:23 kept (3) 43:14;47:14; 48:25 Kevin (5) 9:12,14; 11:15,20;14:9 kids (2) 83:9;84:14 kind (4) 65:22;77:21;</p>	<p>78:6,10 kindly (1) 60:23 KIPP (9) 61:21,24; 64:1,14;65:7,13; 77:12;83:7;92:4 known (1) 14:10</p> <p style="text-align: center;"><b>L</b></p> <p>labeled (1) 29:18 Lana (4) 62:8,17; 63:20;88:13 land (1) 17:22 landscape (7) 37:18, 19;38:12,23,24;39:3, 5 landscaping (7) 38:9, 17,19;47:15;48:20; 49:2;50:12 Langan's (1) 75:9 largely (1) 89:11 larger (1) 19:9 largest (1) 21:15 Last (10) 6:15,16; 37:7;57:15;62:23; 63:12;71:15;82:25; 87:2;94:4 later (2) 32:18;42:12 laterals (1) 33:16 layout (2) 38:16;78:23 League (1) 6:1 least (5) 6:15;12:9; 22:5;37:15;38:6 leaving (2) 10:10; 27:10 Lee (16) 4:5,6;8:5,6, 20;60:25;61:5,6; 91:10,11;92:7,12,13, 24;93:13,14 left (3) 15:9;63:22; 83:24 legal (1) 65:22 legally (1) 11:24 legible (1) 52:21 Leonard (19) 4:8,9; 8:1,7,8;61:7,8;86:24; 87:6,11;88:12;91:2,5, 12,13;92:14,15; 93:15,16 less (5) 19:18,20; 27:6;51:25;59:11 letter (18) 17:6,10; 20:10,16,24;21:2,9; 35:10;36:19;37:5; 45:24;62:23;64:19, 22;65:4;66:15;67:6, 16 letters (1) 67:13 level (2) 39:22;51:9 levels (1) 18:14 Liberty (1) 72:8 Licensed (1) 75:12 licenses (1) 75:18</p>
--	---	---	--	--

<p>lifetime (1) 64:8 light (1) 84:1 Lighting (26) 39:7,7, 10,13,16,17,21,22; 40:1,4,6,7,10,13,13, 14,16,20,24;56:12,13, 15;71:9,10,17;72:2 lights (3) 39:20;41:2; 71:22 likes (1) 17:15 limited (2) 73:21;74:5 line (9) 27:20;28:4; 33:19,21;34:12,22; 35:22;45:16;46:5 lines (1) 45:14 Link (4) 14:7;76:9,10, 15 list (1) 9:5 listed (1) 55:9 little (2) 27:10;72:14 live (1) 58:25 LLC (3) 91:23,24;92:1 local (1) 74:19 located (6) 9:19; 17:21;33:7;38:13; 63:9;64:15 locating (1) 47:15 location (4) 7:8;50:17; 84:23;85:1 locations (3) 29:3; 42:13;43:5 long (3) 12:2;77:16; 87:2 look (10) 27:23;28:2, 6,12;47:14;48:19,25; 69:7;71:14;76:17 looked (1) 66:1 looking (5) 47:8;48:7, 11;58:4;72:19 lose (8) 12:16;14:22; 87:4,4,5;88:12;89:4; 90:16 lost (1) 12:15 Lot (46) 9:16;14:21; 19:19,20,21,22;21:11, 14,16,18,20,24;22:6, 7,7;27:4;30:25;31:2; 36:8;38:17;43:19,21; 44:4,8,19;47:14; 52:22;53:6;54:18,18; 55:23,24;67:23; 76:18,19;79:1,6; 82:24;83:3,10,23; 85:3,4;88:2,10;89:23 Lots (16) 15:19,19,20, 21;18:10;19:18,23; 21:25;22:5,5;30:25; 38:17;61:17,23; 78:25;85:5 low (2) 18:14;50:11 LSRP (1) 86:22 LSRP (9) 63:20;74:7; 75:3,5;76:2;88:1,6,</p>	<p>18,18 luck (1) 61:17 lump (2) 31:7,13 Lutheran (7) 8:16,20; 15:17;16:11;18:22; 19:5,10  <b>M</b>  Magnitude (1) 74:6 mailbox (3) 50:17,20; 51:2 mailboxes (4) 50:8,10, 13,24 main (3) 6:6;34:15; 85:4 mains (2) 36:9,9 maintenance (8) 30:6; 31:16;37:19;39:3; 49:1;69:19,19,23 Major (7) 8:15;15:16; 17:19;18:11;43:20; 72:16,17 makes (1) 14:22 making (1) 34:6 Management (7) 29:15;30:6,15;31:16; 69:2,23;74:16 managing (1) 63:25 manhole (1) 34:13 manner (1) 44:17 manual (2) 30:6; 31:16 many (3) 11:15;46:1, 25 map (3) 32:16;44:4; 79:1 Maps (3) 53:17; 54:10;79:5 mark (3) 48:13;49:14, 17 Marlene (1) 91:23 Martin (3) 17:25;59:6; 60:11 material (1) 33:16 materials (2) 38:12; 79:25 matter (6) 8:22;10:1; 13:18;61:20;67:7; 90:1 matters (1) 63:24 Maurice (1) 83:21 maximum (5) 25:13; 26:9;53:3,5;77:21 may (14) 6:16,22,22; 27:21;36:14;37:14; 51:9,16;55:16;82:5, 15;84:12;88:3;93:23 maybe (3) 15:10; 57:21;76:16 Mayor (2) 4:7;63:13 McCay (1) 9:14 mean (8) 26:6;27:24;</p>	<p>28:7;31:23;39:21; 57:11;66:1;67:2 means (2) 25:6;52:20 measured (2) 26:13; 27:19 Mechanic (1) 72:9 meet (3) 45:4;66:23; 71:10 meeting (26) 3:2,7,8, 11,14,15;4:1,17;5:1, 4,6;16,18;8:21;12:7, 10;13:22;14:2,5; 20:13;88:22;90:4,8, 23;91:19;93:4,5 meetings (1) 3:17 meets (1) 54:2 member (4) 12:1,3; 14:25;90:16 Members (20) 5:16, 20;6:18,19,20;9:3; 10:8,11,14;11:7,12, 21;12:9,14,18;14:21; 16:2;63:6;89:13;94:4 memorializing (1) 90:1 mention (5) 32:20; 56:11;59:4;82:9;87:7 mentioned (12) 6:15; 25:18;26:7;38:15; 40:9;48:4;51:5;71:1, 13;74:12;76:6;80:12 mentioning (1) 36:18 mess (1) 35:25 met (4) 28:15,16,19; 45:2 MICHAEL (1) 16:23 microphone (2) 9:9; 45:10 Microsoft (1) 3:9 might (3) 14:23;17:7; 37:13 Mike (2) 16:15;37:22 mill (1) 22:13 Milla (33) 16:15,23; 37:23;38:3,8,15;39:1, 6;46:21;47:20,23; 48:2,15;49:13,22,25; 50:3,6,15,19,24;51:1, 6,19;52:3,12,16;53:1, 7,14;54:6,12;57:14 MILLER (46) 3:13;4:3, 5,7,10,12,14,23;8:3,5, 7,9,11,13;13:17,25; 14:8;58:9;61:3,5,7,9, 11,13;90:6,13,21; 91:4,8,10,12,14,16, 18;92:10,12,14,16,18, 20;93:11,13,15,17,19, 21 million (1) 19:15 mind (1) 33:5 mine (2) 12:15;34:4 minimum (15) 19:19,</p>	<p>20,21;21:11,18;26:8, 9;29:21;54:18,18,19; 55:23,23,24;78:11 minor (3) 19:17,25; 20:2 minute (1) 81:9 minutes (2) 4:22;5:1 mirrored (1) 47:4 missed (2) 25:7;82:16 missing (1) 55:16 mobile (1) 9:17 moderate (1) 18:14 modification (3) 41:1, 7;71:20 modifications (2) 40:23;71:16 modify (1) 38:19 Monday (1) 85:10 money (1) 33:24 month (3) 11:17;12:5; 14:5 monthly (1) 31:13 months (1) 42:12 monument (4) 77:3, 22;78:12,22 MOORE (167) 5:9; 21:3;22:19;23:19; 24:3,9,16,25;25:5,9; 26:17,23;27:16; 28:14,24;29:2,11,13, 20,25;30:4,10,19; 31:1,3,6,12,19;32:1,4, 8,12,15,23;33:2,10, 22;34:3,11,17,23; 35:1,8,12,18;36:12, 21,25;37:7,16,25; 38:5,10,22;39:2,7,15, 19,23;40:2,5,9,15,19; 41:6,9,18,24;42:21, 24;43:8,18;44:1,12, 15,22;45:1,8,12,14, 20;46:1,5,10,14;48:1; 49:6,9,12;50:1,4,7,16, 22,25;51:3,7,25;52:4, 13,17;53:2,9,15;54:7, 13;55:2,5,8,12,18,22; 56:1,4,10,22;57:2; 58:7;66:18;67:2,11, 15;68:13,18,22;69:1, 7,12,18,22;70:2,6,12, 18,25;71:8,13,25; 72:5,23;73:1,14,23; 75:7;76:5,22;78:5,18, 24;79:4,9,16,20;80:5, 8,12,17;81:11,19,25; 82:5,8,12,15,18;89:2, 5 more (13) 5:21;11:13; 12:16;26:13;27:7; 28:22;35:13;37:15; 58:1;59:10;67:1; 78:13;89:25 Morris (1) 16:1</p>	<p>mostly (2) 37:3;77:11 motion (12) 4:18; 7:24;8:13;60:23; 61:13;91:4,5,18;92:5, 20,23;93:21 motions (1) 91:1 move (6) 10:13;20:10, 24;49:18;83:2,9 moved (4) 8:1;60:25; 92:7,24 moving (5) 10:23; 15:15;21:17;73:23; 94:2 MRI (1) 9:18 Mt (1) 92:2 MUA (1) 20:22 much (5) 27:7;48:19, 25;61:18;66:25 multiple (1) 73:24 municipal (4) 43:17, 18;55:14;74:22 Municipalities (1) 6:1 must (13) 10:4;30:7; 33:10;37:8,9;44:3,5; 45:2;69:23;70:15; 74:15,18,21 mute (1) 90:18 myself (2) 10:1;25:10  <b>N</b>  NAD (6) 32:2,14,19; 45:11;54:1;79:7 name (9) 9:13;15:25; 22:12;52:19;58:12, 24;60:5;83:6;86:16 nameplate (1) 53:2 narrative (1) 72:14 narrow (1) 49:1 Nayeli (4) 58:12,17, 20,24 near (2) 34:13;38:17 nearby (1) 42:5 necessary (10) 17:12; 24:17;42:25;43:1; 51:16;52:2;68:5; 71:3;75:18;82:6 necessity (1) 34:21 need (29) 6:6,6,8,10, 12,16,17;7:24;8:19; 9:25;12:25;18:6; 28:20;31:8,14;35:4,5, 12;40:12;53:23;56:6; 64:17;67:12,22; 86:21;87:1;88:25; 89:12;92:22 needed (9) 11:22; 20:3;46:23;49:5; 57:10;63:17;78:10, 14;89:11 needs (4) 30:10;35:9, 13,15 neighborhood (4)</p>
--	--	---	---	---

<p>18:5,19;19:4,6  <b>neighboring (2)</b>          26:20;48:24  <b>neutral (1)</b> 80:3  <b>New (18)</b> 3:21,25;          5:18,24;6:3;7:1;14:4;          15:21;18:4,6,11,15;          20:3;23:16;33:18;          58:25;61:22;74:16  <b>newspapers (1)</b> 3:23  <b>next (13)</b> 5:1;11:17;          12:5,10;13:16,22;          14:5;19:14;34:19;          50:7;61:20;63:10;          77:24  <b>NGVD (1)</b> 32:13  <b>Niagara (2)</b> 7:3,20  <b>Nice (1)</b> 13:15  <b>night (4)</b> 13:9;14:12;          84:20;91:24  <b>NJDEP (3)</b> 74:8;          75:12,13  <b>none (1)</b> 55:5  <b>non-illuminated (2)</b>          52:20;53:2  <b>Nonprofit (1)</b> 61:22  <b>nor (2)</b> 7:11;27:18  <b>Norcross (5)</b> 61:21,          25;64:14;65:7;92:4  <b>normal (1)</b> 35:20  <b>normally (4)</b> 17:4,6;          44:18,23  <b>North (12)</b> 15:18;          17:24;18:5;19:3,4;          22:10;23:9,15;24:18;          27:14;46:12;47:1  <b>Northeast (1)</b> 92:1  <b>note (19)</b> 12:6;21:13,          19;25:9;28:21;36:13;          37:8,11;53:15;54:7,          14;66:22;67:11,13;          70:13,14;71:20;          73:24;74:13  <b>noted (15)</b> 21:11;          22:12;23:21,23;          29:16;31:12;33:4;          34:4;54:17,19,24;          55:13,22;66:22,24  <b>notes (9)</b> 22:3;24:6;          31:14,15,17;38:23;          39:4;69:1,3  <b>notice (2)</b> 3:14;14:4  <b>notices (1)</b> 10:4  <b>Noting (2)</b> 21:13;22:3  <b>November (2)</b> 4:17;          21:9  <b>number (8)</b> 15:12;          47:11;49:23;52:19,          19;78:9;89:17;91:21  <b>numbers (6)</b> 26:12;          44:4,8,19;68:2;79:1</p>	<p style="text-align: center;"><b>O</b></p> <p><b>obligations (1)</b> 6:2  <b>obstruction (1)</b> 27:18  <b>obtain (3)</b> 44:3;75:18;          78:25  <b>obviously (2)</b> 47:13;          49:1  <b>occurring (1)</b> 84:4  <b>o'clock (1)</b> 14:3  <b>October (1)</b> 42:12  <b>off (5)</b> 9:9;13:17;36:7;          45:10;46:9  <b>Office (12)</b> 3:20;13:3;          29:4;30:8;31:10;          33:13;44:6;52:7;          55:10;67:9;69:24;          75:14  <b>Officer (4)</b> 45:17,23;          53:11,12  <b>Officer/Administrative (3)</b>          45:17,23;53:11  <b>office's (1)</b> 52:13  <b>off-peak (1)</b> 72:18  <b>off-site (1)</b> 26:16  <b>often (3)</b> 65:20;66:3;          77:14  <b>Old (2)</b> 7:1;36:2  <b>Olivette (3)</b> 59:20;          60:1,5  <b>Omari (1)</b> 4:14  <b>once (6)</b> 35:2;37:15,          15,16;74:22;75:5  <b>One (36)</b> 3:18;5:16;          6:5;14:24;19:22;          25:14,15;26:3,15;          27:7;29:9;37:7;41:19,          20;47:23;49:9;50:19;          53:5;54:3,4;57:8,18;          58:9,13;59:8,8;64:19;          71:15;77:18,19;          82:24;83:15,25;          84:21;87:25;94:3  <b>one-way (10)</b> 22:22,          24;23:3,22,23;24:1,          10,11;27:3;83:23  <b>ongoing (1)</b> 63:21  <b>only (13)</b> 7:9;11:7;          19:17;23:3,5,12,16;          54:22;56:10;57:8;          59:7,9;76:12  <b>on-site (1)</b> 52:5  <b>on-street (1)</b> 27:8  <b>open (6)</b> 3:6,15;7:18;          28:10;58:2;60:21  <b>opened (2)</b> 42:6;          83:13  <b>Opening (7)</b> 3:12;          24:17,19;68:5,6,13,15  <b>operated (1)</b> 63:24  <b>operates (1)</b> 18:25  <b>operation (3)</b> 65:16;</p>	<p>79:16;85:8  <b>operational (1)</b> 63:24  <b>operationalize (1)</b>          84:11  <b>Operations (1)</b> 86:15  <b>opinion (1)</b> 26:3  <b>opposed (3)</b> 23:7;          26:9;28:10  <b>order (2)</b> 48:6;74:6  <b>Ordinance (8)</b> 24:20;          30:12;31:12;36:13;          47:6;53:16;54:9;68:6  <b>ordinances (1)</b> 74:22  <b>O'Shea (1)</b> 9:22  <b>others (3)</b> 55:15;82:5,          15  <b>ourselves (1)</b> 8:20  <b>out (19)</b> 5:19;10:21;          12:6;14:23;23:10;          33:21;35:23;42:6,13;          43:15;44:2;51:21;          54:25;55:1;59:11;          67:8;76:16;83:20;          88:23  <b>outcome (1)</b> 74:3  <b>outlined (2)</b> 38:23;          39:11  <b>outlines (1)</b> 5:23  <b>outside (5)</b> 20:19;          41:19;55:12;78:7;          82:1  <b>outstanding (2)</b> 21:4;          75:18  <b>over (4)</b> 19:6,14,14;          64:15  <b>overall (8)</b> 23:12;          25:1;30:17,24;31:3,6,          7;46:22  <b>overflow (1)</b> 26:18  <b>overlay (2)</b> 22:14;          23:12  <b>over-sign (1)</b> 78:9  <b>overtaken (1)</b> 59:5  <b>overview (4)</b> 63:18;          75:5;76:3;88:15  <b>own (1)</b> 51:2  <b>owned (2)</b> 18:7;26:22</p>	<p><b>parking (25)</b> 25:21,24;          26:3,6,12,15,18,18;          27:1,8,9,12,15;52:22;          57:16,17,18;59:2,4,6,          8;68:22;85:3,4,5  <b>part (11)</b> 6:23;35:14;          39:8;57:15,19,24;          66:4;73:17,20;76:24;          85:5  <b>particular (1)</b> 88:1  <b>past (4)</b> 12:18;19:7;          34:14;35:22  <b>pavement (1)</b> 23:6  <b>pavement-width (1)</b>          27:2  <b>payment (1)</b> 31:10  <b>PDF's (1)</b> 54:1  <b>PE (3)</b> 5:9;16:22;          62:17  <b>Pearl (3)</b> 17:23;58:13,          25  <b>penetrating (1)</b> 42:8  <b>Pennoni (1)</b> 68:11  <b>people (7)</b> 14:23;          16:20;17:11;31:23,          24;62:6;84:22  <b>per (21)</b> 21:16;25:12,          13,14,15;27:17;          30:25;37:19;38:5;          46:14;50:8,20;51:12;          52:17;53:4;57:19;          59:8;69:15;72:13;          85:14,17  <b>percent (6)</b> 19:18,21;          67:25;68:1;86:25;          87:6  <b>Perfect (1)</b> 48:2  <b>Performance (2)</b>          22:10;68:4  <b>perimeter (1)</b> 83:12  <b>permeability (1)</b> 42:15  <b>permissible (1)</b> 88:19  <b>permission (1)</b> 90:4  <b>permit (5)</b> 9:17;24:20;          52:23;68:6,13  <b>permits (6)</b> 21:5;          53:20;74:13;75:19;          78:2,17  <b>permitted (1)</b> 19:16  <b>pertaining (1)</b> 42:2  <b>Phase (10)</b> 19:9;          30:19,20,24;42:3,12,          22,24;43:3,4  <b>phases (1)</b> 30:21  <b>Philadelphia (1)</b> 3:22  <b>phone (1)</b> 87:1  <b>photograph (1)</b> 49:8  <b>physical (1)</b> 43:3  <b>pictures (1)</b> 47:17  <b>pieces (1)</b> 6:4  <b>pipe (3)</b> 33:24;69:12,          14  <b>pipeline (1)</b> 19:13</p>	<p><b>pipes (1)</b> 54:25  <b>place (1)</b> 84:7  <b>placed (1)</b> 27:21  <b>Plan (41)</b> 5:19,23;          8:16;9:17,20;15:17;          17:20;19:4;21:16;          22:16;23:24;25:1;          37:18;38:12,24;39:5,          7,8,10,16,21;43:20,          21,24;45:3,10;53:15,          23,25;54:8,15;63:8;          64:11;65:23;68:20,          24;69:20,23,25;72:1;          78:23  <b>planned (1)</b> 19:13  <b>Planning (21)</b> 3:2,16;          4:16;5:5,13;12:1;          14:6;16:14;20:20;          21:6;45:15,21,21,22;          55:13;75:15;82:2;          90:7,23;91:19;92:4  <b>plans (22)</b> 22:13;          23:20;24:2,4,15;          27:17;28:13,20,22;          29:3;31:15;33:6;37:8,          11;40:11;43:21;          49:20;50:13;66:10;          69:4;81:23,23  <b>Plant (1)</b> 38:12  <b>planting (7)</b> 27:19;          37:17,22;38:1,7;71:1,          4  <b>plantings (1)</b> 28:3  <b>plaque (1)</b> 86:10  <b>plat (2)</b> 44:7;45:1  <b>plates (2)</b> 44:4;79:1  <b>platform (1)</b> 3:8  <b>play (2)</b> 83:3,14  <b>players (1)</b> 16:8  <b>please (14)</b> 3:12;          4:18;16:20;21:2;          47:22;48:14;55:20,          21;58:17;62:5,10,14,          25;90:17  <b>pleased (1)</b> 60:13  <b>plot (1)</b> 17:22  <b>PLS (1)</b> 16:23  <b>pm (5)</b> 3:3;85:10,12,          12,13  <b>pm** (1)</b> 94:9  <b>point (7)</b> 28:18;34:7;          41:12;42:18;55:6;          59:20;89:15  <b>point-by-point (2)</b>          39:22;40:13  <b>pointing (1)</b> 67:8  <b>Police (1)</b> 84:13  <b>poll (2)</b> 12:17,18  <b>porch (1)</b> 51:15  <b>porches (4)</b> 51:7,10,          13,24  <b>portion (5)</b> 7:24;35:9;          56:25;60:22;84:11</p>
		<p style="text-align: center;"><b>P</b></p> <p><b>package (2)</b> 77:2;80:2  <b>page (10)</b> 21:10,13;          22:4;31:14;37:17;          55:9;67:22;70:13;          73:25;75:8  <b>pages (1)</b> 33:4  <b>paneling (1)</b> 51:23  <b>panels (5)</b> 7:4,9,10,          21;76:8  <b>parcels (2)</b> 18:11,18  <b>Park (4)</b> 17:25;59:6;          60:11;85:3  <b>Parker (1)</b> 9:14</p>		

<p>portions (1) 81:22  <b>position (5)</b> 10:13,17, 21;12:2;15:3  <b>possible (5)</b> 34:1,25; 50:11;72:3;88:3  <b>Post (4)</b> 3:22;80:22, 24;81:5  <b>posting (1)</b> 3:18  <b>posts (1)</b> 81:16  <b>potentially (1)</b> 42:10  <b>PP (1)</b> 5:8  <b>practice (4)</b> 83:14; 84:8;85:12;86:1  <b>precipitation (2)</b> 30:1; 69:9  <b>prefer (1)</b> 20:25  <b>preferred (1)</b> 32:24  <b>preliminary (5)</b> 5:18; 8:16;15:16;17:19; 91:25  <b>preparation (1)</b> 79:14  <b>prepare (1)</b> 65:4  <b>prepared (4)</b> 41:17, 22;66:9;77:2  <b>Present (9)</b> 4:4,11,13; 6:5,10;10:19;22:7,9; 82:25  <b>presentation (1)</b> 56:25  <b>Preservation (1)</b> 75:13  <b>preserve (1)</b> 18:20  <b>preserving (1)</b> 18:18  <b>press (1)</b> 77:14  <b>pressures (1)</b> 18:21  <b>pretty (2)</b> 49:11;75:25  <b>principal (2)</b> 21:22; 52:18  <b>prior (4)</b> 44:6;69:24; 74:1;75:19  <b>probably (5)</b> 17:11,14; 32:18;64:8,16  <b>problem (2)</b> 13:5; 15:14  <b>proceed (9)</b> 8:21;9:7; 11:8;17:8,15;20:8; 41:16;63:15;66:15  <b>process (6)</b> 6:23;55:9; 66:7;75:11;81:20; 94:2  <b>professional (2)</b> 5:6; 75:13  <b>professionals (4)</b> 5:4; 66:12;89:13;93:25  <b>program (1)</b> 3:9  <b>project (41)</b> 16:2,3,14; 17:21;18:1,2,10,22; 19:3,8,16;22:11; 25:22;30:17,20;31:3, 6,7;33:10;35:15; 42:19;56:9;57:7,8; 60:8,13,18;61:17,21; 63:15;65:21;67:3; 70:15;71:11;73:14; 74:15,18,21;86:19;</p>	<p>87:14;92:5  <b>projections (1)</b> 5:24  <b>Projects (4)</b> 19:1,14; 57:20;78:10  <b>proper (1)</b> 37:14  <b>properly (2)</b> 14:20; 24:8  <b>properties (9)</b> 25:18; 26:16,20,21;27:1; 34:14;42:19;63:9; 78:8  <b>properties' (1)</b> 48:24  <b>property (12)</b> 9:16; 10:4;22:14;28:4; 34:16;39:17;42:7; 43:11;63:11,19;74:9; 77:7  <b>propose (2)</b> 21:25; 51:1  <b>proposed (31)</b> 20:4,8; 21:12,14,15,19,20; 22:5;23:18;25:11,14, 16;29:2,5,17;36:14; 37:18;40:10,23;44:8, 17,18,19,19;46:19; 51:5;71:17;76:9,23; 77:4;79:21  <b>proposes (2)</b> 22:13,25  <b>proposing (12)</b> 7:4; 15:20,21;21:23;23:4, 11;28:3;39:14;41:2; 61:24;78:24;83:2  <b>prospective (3)</b> 6:6,8, 12  <b>protect (1)</b> 12:25  <b>protection (1)</b> 38:1  <b>protective (1)</b> 36:4  <b>provide (31)</b> 17:4,12; 20:3,12,22;22:23,25; 31:22;38:3;41:9,25; 42:21;43:6;44:15,22; 63:18,20;64:4;66:25; 67:24;70:10,22,23; 72:6,19,21;74:2;79:6; 80:1,8,14  <b>provided (29)</b> 3:14; 20:10;25:15,22; 26:17;27:17;28:14, 17;29:6;33:12;39:3; 43:9;46:18,19;51:4, 10,15;52:7,23;53:4; 67:24;69:13;74:11; 76:24;79:11,17,21; 80:6,7  <b>provides (2)</b> 44:18; 62:21  <b>providing (3)</b> 18:8; 19:2;41:15  <b>PS&amp;S (1)</b> 9:23  <b>PSE&amp;G (4)</b> 40:22; 41:7;71:16,21  <b>Public (18)</b> 3:15;4:17; 6:18;7:10,11,18,24;</p>	<p>14:3;58:2,3;60:21,22; 64:10;65:19;86:6,8, 20;87:13  <b>publicized (1)</b> 4:1  <b>pulled (1)</b> 13:8  <b>purchaser (1)</b> 63:11  <b>purpose (1)</b> 3:19  <b>purposes (1)</b> 63:2  <b>put (17)</b> 9:17;10:17; 15:2;23:5;26:12; 30:14;43:15;45:23; 49:2;62:9;74:24;77:7, 15;78:3,11;89:1,10  <b>putting (2)</b> 33:18; 57:22</p> <p style="text-align: center;"><b>Q</b></p> <p><b>qualifies (1)</b> 65:11  <b>qualify (3)</b> 6:8;65:18, 19  <b>quality (1)</b> 74:17  <b>quantity (2)</b> 29:21; 74:17  <b>quick (2)</b> 64:5;88:14  <b>quiet (1)</b> 90:16  <b>quorum (7)</b> 9:1,2; 10:9,14;13:4;87:5; 89:4  <b>quote (1)</b> 89:8</p> <p style="text-align: center;"><b>R</b></p> <p><b>R-2 (1)</b> 19:16  <b>RA (1)</b> 16:23  <b>radar (2)</b> 42:8;43:4  <b>raise (4)</b> 16:20;58:17; 62:9,14  <b>raised (2)</b> 58:5,8  <b>Ramirez (1)</b> 91:23  <b>Ramos (13)</b> 4:10,11; 8:9,10;61:1,9,10; 91:14,15;92:16,17; 93:17,18  <b>ramps (2)</b> 29:2,5  <b>rare (1)</b> 64:7  <b>Raschid (1)</b> 4:14  <b>rate (1)</b> 31:13  <b>Ray (11)</b> 15:17;17:23; 22:20;23:4,14,21; 24:2,18;27:14,14; 47:2  <b>Read (1)</b> 90:19  <b>ready (1)</b> 64:18  <b>real (3)</b> 64:1;83:7; 88:14  <b>realize (1)</b> 46:1  <b>really (10)</b> 10:19;11:3, 8,11;35:20;48:9; 64:24;66:25;72:14,19  <b>realm (1)</b> 7:11  <b>Realtime (1)</b> 54:1  <b>reappear (1)</b> 56:16</p>	<p><b>rear (2)</b> 22:7;48:11  <b>reason (3)</b> 6:7;15:8; 76:18  <b>reasonably (1)</b> 41:4  <b>reasons (1)</b> 65:22  <b>recall (1)</b> 63:7  <b>receive (2)</b> 3:24;6:8  <b>received (8)</b> 4:23; 5:25;10:4;19:5;44:5; 53:21;64:2;66:11  <b>receives (1)</b> 6:13  <b>receiving (2)</b> 6:9; 69:25  <b>recently (2)</b> 26:8;64:7  <b>recharge (2)</b> 30:4; 74:18  <b>recommend (3)</b> 4:25; 7:12,16  <b>recommendation (2)</b> 15:7;52:14  <b>recommendations (3)</b> 20:15;74:8;76:17  <b>recommended (1)</b> 6:17  <b>recommends (1)</b> 52:8  <b>reconstruction (5)</b> 23:1,5,15,25;24:3  <b>record (11)</b> 9:25;63:1; 64:25;67:7,20;70:1; 73:20;74:25;75:3; 89:1,11  <b>recorded (2)</b> 30:7; 69:24  <b>records (1)</b> 54:5  <b>recuse (7)</b> 8:20,25; 9:3;10:1,5,9;15:7  <b>recyclables (1)</b> 43:10  <b>Redevelopment (7)</b> 5:19,23;60:7;63:8, 13,14;72:1  <b>reevaluation (1)</b> 69:8  <b>refer (2)</b> 22:4;71:9  <b>reference (2)</b> 7:19,20  <b>referring (3)</b> 21:8,19; 67:15  <b>refresher (1)</b> 6:17  <b>Regalado (1)</b> 7:3  <b>regard (1)</b> 79:12  <b>regarding (14)</b> 26:18; 30:2;36:22;42:1; 51:4;56:12;70:7; 71:21;72:1;74:2; 75:9;79:9;86:22;89:1  <b>regards (1)</b> 93:3  <b>regular (3)</b> 3:7,10,17  <b>regularly (1)</b> 66:3  <b>regulation (1)</b> 81:16  <b>regulations (2)</b> 6:21; 74:16  <b>related (6)</b> 3:5;36:16; 56:9;57:7;82:23; 87:20  <b>relation (1)</b> 86:19</p>	<p><b>remains (1)</b> 3:4  <b>remarks (1)</b> 60:19  <b>Remedial (1)</b> 74:4  <b>remediation (3)</b> 42:2; 63:21;75:12  <b>Remington (3)</b> 20:11; 21:8;67:16  <b>remote (1)</b> 3:8  <b>removed (1)</b> 46:7  <b>Renaissance (6)</b> 64:24;65:8,9,11,15; 66:6  <b>rendered (1)</b> 49:9  <b>rendering (3)</b> 49:21; 50:1;52:7  <b>renote (1)</b> 13:19  <b>rental (1)</b> 78:13  <b>rental-unit (1)</b> 19:11  <b>rented (1)</b> 18:8  <b>Reorg (1)</b> 93:9  <b>repair (2)</b> 23:6,11  <b>repaved (1)</b> 23:17  <b>repaving (1)</b> 23:8  <b>repeat (2)</b> 55:21; 81:13  <b>replaced (5)</b> 35:13,15, 23,24,24  <b>replacing (6)</b> 33:19, 25;34:5,14,22;35:5  <b>Report (9)</b> 5:14;6:24; 30:15;31:8;43:6; 64:3;72:13;75:24; 88:1  <b>reporter (4)</b> 4:22;81:7, 13,18  <b>request (2)</b> 7:19;9:21  <b>requested (4)</b> 56:13; 63:18;64:5;77:25  <b>requesting (5)</b> 20:1; 21:17;44:9;70:9,11  <b>require (4)</b> 18:11; 25:13;52:22;88:3  <b>required (19)</b> 6:11; 10:9;19:24;21:12,18, 23;26:12;27:15;30:7, 22;40:23;41:1,19; 53:21;56:15;68:15; 71:16,20;74:14  <b>requirement (11)</b> 32:16,18;34:2,3; 46:20;50:22;51:14, 18;52:25;53:22;79:5  <b>requirements (20)</b> 20:2;21:10;28:15,16; 37:19;38:2;39:4; 43:17;45:2,4;47:6; 49:4;50:14;54:3,23; 56:6;66:23;67:21; 68:3;74:20  <b>requires (2)</b> 19:17; 41:15  <b>requiring (5)</b> 21:21; 32:7,10,10,15</p>
---	--	--	---	---

<p>reserve (1) 65:3 reserved (1) 3:19 residence (1) 50:10 residents (4) 12:13; 18:9;26:5;58:13 resistant (1) 40:25 Resolution (4) 3:16; 89:16;90:1;92:3 Resolutions (8) 89:17, 19;90:3,5,9,12;91:20; 92:6 response (2) 7:19; 20:14 responses (3) 20:12, 13;67:19 responsibility (2) 40:22;71:15 responsible (1) 16:13 Restrepo (3) 16:12, 13,23 resubmission (1) 80:2 result (3) 6:1;20:5; 60:13 results (1) 74:3 revenue (1) 18:17 review (51) 6:23;7:8; 17:6,10;20:10,16,24; 27:24;29:6;34:4;35:3, 10,17;36:19,23;37:5; 42:22;44:6;54:2,24; 55:19;57:3;61:21; 62:23;64:6,10;65:1, 20,21,23;66:11,14,15; 67:3,13,17;69:13; 73:15;74:8,10,18; 75:6;82:19;89:6,8,24; 90:2,7,22,24;92:4</p>	<p>40:21 rights-of-way (4) 24:25;40:24;71:18, 22 Rio (2) 17:20;19:8 rise (1) 51:8 Riverfront (1) 25:22 Riverview (2) 19:1; 25:19 Road (7) 7:3,20; 24:10;27:20;40:21; 68:13,15 roads (1) 72:15 roadway (8) 22:11,14, 25;23:1,23;24:25; 27:5,6 roadways (8) 22:20, 21,22,24,24;23:1,22; 27:14 Roll (7) 4:2;8:3;61:2; 91:7;92:9;93:1,11 rolled (1) 43:15 rolls (1) 58:5 roof (1) 29:17 room (1) 27:10 round (1) 6:3 RSIS (5) 25:12;26:6, 13;27:2;28:15 Rufino (1) 7:2 run (3) 76:1;84:5,6 running (1) 88:23 runoff (1) 29:20 runs (1) 85:12 RVE (2) 75:8,10</p>	<p>13;80:5 screen (4) 47:21,24; 56:24;81:7 sealed (2) 80:9,13 season (2) 85:14,17 Second (8) 8:2;19:20; 47:24;61:1;69:15; 91:6;92:8,25 Secondly (1) 5:25 Secretary (4) 4:21; 7:6;45:18,22 Section (27) 27:17; 35:24;37:20;38:2,5, 23;39:4,9,11;41:10; 45:2;46:14;50:8; 51:12;52:17;53:4; 54:17;55:23;64:6,10, 21;65:1,19,23;66:11, 19;67:3 Sections (1) 79:10 security (4) 28:4; 47:16;48:21;83:1 seeing (3) 13:15; 16:19;47:19 seeking (4) 9:16,20; 17:19;55:21 send (1) 12:6 sensitive (1) 84:2 sent (1) 64:22 separate (2) 18:1; 43:6 September (1) 63:7 series (1) 42:9 service (1) 33:16 services (2) 43:17; 79:14 set (2) 21:25;78:3 setback (2) 21:22; 51:20 setbacks (1) 22:1 setting (1) 86:7 seven (3) 11:13,15; 27:11 Seventy-seven (1) 25:21 several (1) 19:7 sewer (9) 33:18,19, 21;34:12,15;36:9; 69:12,14;74:20 shall (10) 37:25;38:6, 12,24;50:9,11;52:18, 22;53:5;79:24 share (1) 47:21 shared (2) 26:24;65:5 sharing (1) 56:24 shed (1) 79:23 Sheehan (21) 9:6,13, 14;10:2,6,12,22;11:5, 9,10,16;12:4,8,25; 13:2,6,20,24;14:1,11, 14 sheet (3) 37:14;48:3, 15</p>	<p>short (4) 6:24;63:21; 65:22;89:3 show (9) 24:1,15; 26:11;29:8;33:17; 39:20,21;49:7;50:2 showing (1) 52:9 shown (5) 24:14; 29:18;40:11;43:20; 46:11 shut (1) 9:9 side (8) 22:8;27:8; 43:12,12;47:12,13, 15;48:17 sides (1) 48:20 sidewalk (2) 43:13,16 Sight (9) 27:16,21,22, 25;28:7,8;30:17; 38:11,13 sign (11) 52:21;77:1, 4,7,8,15,22,24;78:13, 13;91:25 signage (5) 66:25; 76:23,24;77:11,13 signature (4) 44:6; 45:14,16;46:5 signatures (3) 53:9, 19;69:25 signed (3) 80:9,13; 81:23 significantly (1) 27:6 signs (7) 24:10,11; 52:22;53:3;56:2,7; 77:16 similar (5) 41:3;47:9; 64:11;65:9;76:19 simplified (1) 43:4 simply (1) 88:17 Simpson (19) 59:20, 22,24;60:1,5,6,15,17; 87:16,18,20,23,24; 88:7,10,14,17,21,22 sit (1) 13:9 Site (33) 8:16;9:16, 18,20;15:16,23; 17:20;22:13;25:1; 27:17;30:11;37:8; 38:1,18;39:8;42:2; 43:20,24;54:14; 64:11;68:11,18,20, 24;70:4;74:1;75:12, 17,19;76:1;78:23; 88:1,5 situations (1) 35:22 six (4) 11:12,17;14:3; 46:16 size (6) 19:19;27:7; 33:16;38:8;53:3; 81:16 sizes (1) 43:20 skinny (1) 77:16 slightly (1) 38:16 small (2) 48:23;52:20 smaller (2) 19:19,21</p>	<p>smallest (2) 21:14,20 soccer (2) 59:3;85:17 Soil (9) 20:21;42:14; 55:14;74:5,14,23; 75:14;82:2;88:4 solar (4) 7:4,8,10,20 solid (2) 28:9;76:8 someone (3) 15:11; 41:14;58:7 sometime (2) 57:19; 65:17 somewhat (1) 65:9 sorry (9) 12:24;36:5; 49:22;53:25;75:10; 81:10;86:24;90:21; 93:2 sort (1) 28:10 Sounds (1) 91:2 South (5) 68:19;72:8, 8,9,10 space (4) 25:14,15; 26:4,15 spaces (5) 25:13,21, 24;26:1;68:23 speak (5) 11:14; 37:22;45:6;58:16; 87:23 SPEAKER (3) 58:12; 93:2,10 speaking (1) 63:2 specific (2) 57:10; 72:1 specifically (3) 43:21; 54:11;60:11 specified (1) 23:20 spending (1) 33:23 spot (2) 21:15;57:18 spots (1) 29:7 Spring (1) 85:16 square (9) 21:12,13, 14,15;51:11,17,24; 52:1;53:4 stability (1) 18:8 staff (5) 5:5,6;65:6; 85:4;94:1 stand (1) 79:22 standard (7) 26:7; 27:3,4;29:10;63:23; 81:2,5 Standards (5) 22:10; 37:10;53:17;54:9; 68:4 stands (1) 79:12 start (3) 21:1;85:19,20 Starting (2) 21:9;22:4 State (13) 5:18,24; 6:3,9,9,13;19:11; 42:5,5;53:10,12; 74:19;75:13 statement (9) 3:12; 72:22;73:2,2,4,5,9,12, 20 statewide (1) 26:6</p>
<p><b>S</b></p>		<p>safe (2) 19:2;36:5 safety (1) 54:14 sale (1) 18:13 same (12) 3:24;7:12; 36:16;42:14;47:9; 48:10;59:11;70:12; 77:14;85:1,25;94:6 sanitary (2) 34:9; 74:20 satisfy (1) 70:23 saw (1) 30:13 saying (3) 34:21;35:2; 48:18 schedule (3) 3:17; 38:9;86:11 scheduled (2) 3:7,10 school (31) 63:25; 64:9,14,15,23,24; 65:8,8,9,10,11,12,12, 15,16,19;66:5,6; 77:12;82:24;83:2,9, 11;84:9;85:6,9,25; 86:3,9,11,15 Schooling (1) 9:23 schools (2) 66:2;83:7 scoreboard (3) 77:10,</p>	<p>set (2) 21:25;78:3 setback (2) 21:22; 51:20 setbacks (1) 22:1 setting (1) 86:7 seven (3) 11:13,15; 27:11 Seventy-seven (1) 25:21 several (1) 19:7 sewer (9) 33:18,19, 21;34:12,15;36:9; 69:12,14;74:20 shall (10) 37:25;38:6, 12,24;50:9,11;52:18, 22;53:5;79:24 share (1) 47:21 shared (2) 26:24;65:5 sharing (1) 56:24 shed (1) 79:23 Sheehan (21) 9:6,13, 14;10:2,6,12,22;11:5, 9,10,16;12:4,8,25; 13:2,6,20,24;14:1,11, 14 sheet (3) 37:14;48:3, 15</p>	<p>signed (3) 80:9,13; 81:23 significantly (1) 27:6 signs (7) 24:10,11; 52:22;53:3;56:2,7; 77:16 similar (5) 41:3;47:9; 64:11;65:9;76:19 simplified (1) 43:4 simply (1) 88:17 Simpson (19) 59:20, 22,24;60:1,5,6,15,17; 87:16,18,20,23,24; 88:7,10,14,17,21,22 sit (1) 13:9 Site (33) 8:16;9:16, 18,20;15:16,23; 17:20;22:13;25:1; 27:17;30:11;37:8; 38:1,18;39:8;42:2; 43:20,24;54:14; 64:11;68:11,18,20, 24;70:4;74:1;75:12, 17,19;76:1;78:23; 88:1,5 situations (1) 35:22 six (4) 11:12,17;14:3; 46:16 size (6) 19:19;27:7; 33:16;38:8;53:3; 81:16 sizes (1) 43:20 skinny (1) 77:16 slightly (1) 38:16 small (2) 48:23;52:20 smaller (2) 19:19,21</p>

<p>stating (2) 59:10;84:4 station (1) 84:9 status (3) 63:19;75:5; 88:15 staying (2) 54:25;55:1 stays (1) 54:4 steel (1) 76:8 Steve (1) 15:8 Steven (2) 4:5;91:10 stick (3) 13:9;51:21; 80:3 still (8) 8:25;10:7; 15:1;18:25;36:8; 41:15;68:3;89:7 stock (1) 18:7 stop (1) 56:23 storage (2) 42:11; 79:22 storm (4) 30:1;34:9; 69:12,14 Stormwater (16) 29:15;30:4,6,10,15, 22,23;31:15,17; 42:16;69:2,8,19,23; 70:3;74:16 strategy (1) 19:9 Street (61) 15:17,18, 18;17:23,23,23,24,24; 19:11;21:25;22:6,6,8, 11,12,20,20;23:9,13, 17;24:10,17,19; 27:10;34:20;39:13; 40:3,14,16,20;43:12; 46:11,12;47:1,2,2,9, 10,13;48:8,12,18; 52:19,22;58:13,25; 64:16;68:4,6,19;71:6; 72:8,8,9,9,10;77:19; 83:21,23,25 Streets (4) 19:13; 24:18;27:3,13 strike (2) 46:23;47:7 structural (2) 80:9,13 structure (1) 80:22 structures (3) 79:22, 24;80:14 studies (1) 42:1 stuff (1) 47:18 style (1) 79:24 subdivide (1) 15:20 Subdivision (13) 8:15; 15:16;17:19;18:12; 21:16;32:25;43:20, 24;44:14;45:3,10; 53:23,25 subject (5) 3:25; 24:19;66:3;68:6;74:9 Submission (2) 53:17; 54:10 submit (3) 21:7;31:9; 81:22 submitted (8) 20:19; 39:8;41:17,23;48:16;</p>	<p>66:10;73:12;78:2 submitting (1) 20:21 subsequent (1) 74:7 substance (1) 78:21 substantially (2) 52:6, 10 substitute (1) 10:18 successfully (1) 18:24 sufficient (4) 8:25; 25:16;26:4,16 suggest (1) 12:12 suggestion (1) 57:24 suited (1) 18:6 sum (2) 31:7,13 Summaries (1) 80:18 Summary (3) 54:16; 73:12;81:19 summer (2) 42:4;59:3 supplement (1) 78:14 support (1) 60:7 sure (16) 5:22;6:20; 8:24;12:13,21;13:4; 16:18;37:11,15; 42:23;45:20;54:2; 62:6;64:6;84:15;89:9 surrounded (1) 17:22 surrounding (2) 50:12;72:15 surveyor (4) 16:16; 32:6,21;45:5 suspect (1) 32:25 swear (3) 12:18;16:8; 59:23 Swearing (1) 5:4 swing (3) 76:9,10,15 switch (1) 13:17 sworn (9) 9:24;11:25; 16:17;17:3;58:15; 62:5,9,11;87:18 sworn/affirmed (5) 5:10;16:25;58:21; 60:2;62:18 System (5) 29:15; 34:6;42:16;69:2;83:3</p>	<p>TEAMS (5) 3:9;14:3; 59:3;84:25;85:2 technically (2) 65:21; 87:5 ten (1) 64:8 tenants (1) 57:22 tend (1) 78:8 tendency (1) 84:5 terminal (1) 34:13 terms (1) 6:19 testified (6) 5:10; 16:25;58:21;60:2; 62:19;72:25 testify (3) 62:24; 78:20;85:8 testifying (1) 62:7 testimony (34) 17:13; 22:23;25:14;26:17, 19;28:14,16,23,24; 39:2;41:15,25;43:9; 46:18;51:4;52:23; 64:4;73:8,11;74:2; 75:20;76:23;77:3; 78:21,23;79:9,19; 82:20;86:22;87:10, 22;88:9;89:23,25 testing (2) 42:15,15 Thanks (5) 13:20; 14:11,15;67:11;93:24 that' (1) 30:6 Therefore (8) 3:6;5:2; 7:17,23;16:7;28:19; 60:22;65:19 thereof (3) 3:18,21,24 third (1) 19:22 Thomas (1) 4:14 thoroughly (1) 66:2 thought (4) 32:19; 37:3;66:5;76:21 three (17) 9:7;10:11, 11;11:7;15:9;19:14, 17,23,25;21:24;22:6, 8;46:15;47:3;62:6; 63:16;69:3 three-bedroom (1) 15:22 throughout (1) 5:24 throw (1) 76:16 Thursday (1) 85:10 thus (1) 47:10 tight (2) 27:9,12 times (2) 14:21;46:2 timing (2) 73:22;86:11 today (3) 16:3,10; 41:15 together (1) 26:15 tonight (10) 6:5;9:17, 22;11:8;17:5,19; 62:14;73:6;89:17,23 topic (1) 6:19 total (5) 19:15;47:1,5; 48:9;51:10 touch (1) 93:5</p>	<p>tough (1) 14:22 toward (1) 34:15 towards (1) 83:24 townhomes (2) 15:22; 18:4 townhouse (1) 46:19 townhouses (4) 15:21;25:12,12;33:7 track (1) 26:11 traditional (1) 6:14 traffic (13) 41:10,14, 18;72:5,6,11,14,20; 73:4;82:23;83:23,23; 84:2 trailer (1) 9:18 transcript (1) 63:2 transformative (1) 60:10 transmitting (1) 3:21 trash (2) 43:10;76:6 travel-way (1) 27:2 trees (2) 38:6;71:6 tremendously (1) 57:5 trench (2) 23:6,11 trenches (1) 23:17 triangle (6) 27:16,21; 28:7;38:11,14;68:18 triangles (4) 27:22,25; 28:8;38:18 tried (1) 66:23 trips (1) 72:16 true (1) 65:2 trust (1) 66:12 try (2) 71:5;76:13 Tuesday (1) 85:10 tune (1) 6:21 turn (1) 63:3 turns (1) 35:23 two (18) 3:21;6:4; 8:24;11:21;12:15; 19:18,20;22:5;25:18; 27:7;53:4,24,24;59:9; 64:15;77:15;79:7; 84:21 two-foot (1) 23:6 two-story (1) 15:23 two-way (3) 22:11,24; 23:3 type (2) 31:8;50:2 typically (10) 27:11, 25;29:8;31:23;39:21; 56:12;72:17;79:4; 83:10;85:13</p>	<p>understood (9) 10:6; 11:5;25:8;30:9; 31:11;33:14;35:11; 36:1,20 undertook (1) 42:14 unfortunately (1) 15:9 UNIDENTIFIED (3) 58:12;93:2,10 uniform (1) 79:24 unit (8) 25:13,14,15; 50:2,20,21;51:2,22 units (8) 6:10;18:7; 20:4;25:20,23;26:4; 47:1;52:5 unless (6) 45:5;56:16; 66:14;89:12,24;90:9 unobstructed (1) 52:20 Unroofed (1) 51:7 up (23) 6:22;7:18; 13:8;17:9;42:6; 56:24;58:2;59:20,21; 60:23;63:22;75:21, 23;76:20;81:4;83:13, 25;86:7;87:16,23; 89:15,18,24 upon (2) 30:15;93:5 upshot (1) 63:12 urban (6) 6:13;26:3, 10,14;27:5;65:10 use (14) 18:15;19:16; 20:7,25:16;26:25; 29:22;31:24;33:25; 46:25;48:10;77:6,25; 85:5;86:6 used (7) 26:2,7,14; 32:6;37:3;47:4,9 uses (1) 77:25 using (2) 43:17;86:9 usually (8) 11:12,13; 59:8;77:15;84:8; 85:12,24;86:14 utilities (4) 23:10; 36:22;55:15;70:12 Utility (2) 33:3;36:23</p>
<p>studies (1) 42:1 stuff (1) 47:18 style (1) 79:24 subdivide (1) 15:20 Subdivision (13) 8:15; 15:16;17:19;18:12; 21:16;32:25;43:20, 24;44:14;45:3,10; 53:23,25 subject (5) 3:25; 24:19;66:3;68:6;74:9 Submission (2) 53:17; 54:10 submit (3) 21:7;31:9; 81:22 submitted (8) 20:19; 39:8;41:17,23;48:16;</p>	<p><b>T</b>  Tabernacle (1) 91:24 table (1) 5:1 tabled (1) 5:3 talk (2) 20:16;58:1 talked (2) 8:19;78:7 talking (5) 15:1,11; 23:24;32:23;47:18 tamper (1) 40:25 tamper-resistant (1) 71:18 tanks (1) 42:11 tax (8) 18:17;19:6; 44:3,4,17;54:3;79:1,2 teachers (1) 83:14 team (3) 16:3;62:3; 85:15</p>	<p>three-bedroom (1) 15:22 throughout (1) 5:24 throw (1) 76:16 Thursday (1) 85:10 thus (1) 47:10 tight (2) 27:9,12 times (2) 14:21;46:2 timing (2) 73:22;86:11 today (3) 16:3,10; 41:15 together (1) 26:15 tonight (10) 6:5;9:17, 22;11:8;17:5,19; 62:14;73:6;89:17,23 topic (1) 6:19 total (5) 19:15;47:1,5; 48:9;51:10 touch (1) 93:5</p>	<p>two-foot (1) 23:6 two-story (1) 15:23 two-way (3) 22:11,24; 23:3 type (2) 31:8;50:2 typically (10) 27:11, 25;29:8;31:23;39:21; 56:12;72:17;79:4; 83:10;85:13  <b>U</b>  ultimately (1) 76:20 under (14) 3:4;20:4; 21:13;38:2,20;39:4; 45:2;64:22;65:10,12, 23;66:13;67:21;68:4 underground (1) 42:10</p>	<p><b>V</b>  vacant (1) 18:10 value (1) 29:25 variance (9) 9:21; 20:1;21:11,17,21; 51:16;52:1;56:7;92:1 variances (18) 19:18, 25;20:3,6,6;22:2; 54:16,17;55:21; 56:13,15,16;66:20; 67:4;71:2,9;80:18; 81:19 variations (2) 47:11; 49:4 vehicles (1) 28:5 velocities (1) 69:15</p>

<p><b>verification (2)</b> 33:12; 44:5  <b>verify (4)</b> 24:8,14,15; 33:1  <b>Vernick (1)</b> 20:11  <b>Vernick's (2)</b> 21:9; 67:16  <b>version (1)</b> 65:22  <b>vertical (2)</b> 32:11,12  <b>via (3)</b> 3:8;14:3;63:12  <b>Vice-Chair (1)</b> 10:3  <b>VICE-CHAIRMAN (9)</b>              4:6;8:6;60:25;61:6; 91:11;92:7,13,24; 93:14  <b>Victor (1)</b> 4:7  <b>videotape (2)</b> 34:22; 35:6  <b>videotaped (2)</b> 35:9, 13  <b>view (1)</b> 7:11  <b>virtual (2)</b> 3:8,10  <b>virus (1)</b> 3:6  <b>visible (1)</b> 52:21  <b>vision (1)</b> 60:9  <b>visiting (2)</b> 84:25;85:2  <b>vote (4)</b> 87:1;89:5,14; 91:1  <b>votes (2)</b> 9:7;10:11  <b>voting (4)</b> 10:11,14; 11:7;12:9</p>	<p>23:18;26:13;77:20; 78:10,15;87:19  <b>whenever (1)</b> 13:22  <b>wherever (1)</b> 38:20  <b>Whittier (1)</b> 92:5  <b>whole (2)</b> 16:2;23:17  <b>wide (2)</b> 23:3;48:23  <b>width (7)</b> 19:20,22; 21:18,20;27:1;54:18; 55:24  <b>widths (3)</b> 27:5,6; 68:22  <b>WILLIAMS (29)</b> 4:19, 21,25;5:8,15;7:5,6,14, 15,21,22;8:23;9:8; 11:19;12:5,6,11;13:3, 5,6;16:4;58:4,8,10; 59:19;65:5;66:8; 87:15;93:25  <b>wind (1)</b> 76:20  <b>wish (2)</b> 61:17;94:5  <b>within (17)</b> 7:10,11; 9:4,18;10:3;12:13; 15:6;19:4;23:12; 33:7;38:13;40:20,24; 41:3;51:13;71:18,22  <b>without (3)</b> 41:1; 71:19;86:25  <b>witnesses (1)</b> 63:16  <b>wonderful (2)</b> 60:18, 19  <b>wooden (2)</b> 36:9,9  <b>work (4)</b> 13:3;29:8; 36:8;37:8  <b>worked (1)</b> 78:9  <b>working (1)</b> 75:11  <b>works (1)</b> 44:2  <b>worry (1)</b> 67:4  <b>Wow (1)</b> 36:11  <b>wrap (3)</b> 89:15,18,24  <b>wrapped (1)</b> 56:24  <b>wrapping (2)</b> 47:14; 48:19  <b>writing (1)</b> 20:14  <b>written (3)</b> 20:14; 33:12;44:5  <b>wrong (1)</b> 43:24</p>	<p><b>Z</b></p> <p><b>zero (3)</b> 6:11;21:23, 24  <b>zero-foot (1)</b> 19:22  <b>Zone (1)</b> 19:17  <b>Zoning (7)</b> 11:21; 12:18;21:6;45:16,22; 53:10,11</p> <p><b>1</b></p> <p><b>1 (16)</b> 9:16;19:9; 21:13,16,24;22:6,7; 30:19;42:3,12,22; 43:3,21;48:5,8;61:23  <b>1,342 (1)</b> 6:10  <b>1,969 (2)</b> 21:12,14  <b>1,972 (1)</b> 21:15  <b>1.19 (1)</b> 67:25  <b>1/2 (1)</b> 38:6  <b>10 (6)</b> 21:23;27:4; 55:9;69:8;77:4;85:17  <b>100-year (2)</b> 30:1; 69:9  <b>1080 (2)</b> 7:3,20  <b>10-feet (1)</b> 19:24  <b>10-foot (1)</b> 51:14  <b>10th (10)</b> 15:18; 17:23;22:10;23:9,15; 24:18;27:15;46:11, 12;47:2  <b>11 (3)</b> 61:23;73:25; 85:17  <b>12 (3)</b> 3:3;4:17;27:4  <b>12:54 (1)</b> 85:12  <b>13 (2)</b> 21:25;47:1  <b>14 (1)</b> 75:8  <b>1-40 (1)</b> 15:19  <b>1402 (1)</b> 9:16  <b>15 (2)</b> 21:9;27:2  <b>15-feet (1)</b> 22:21  <b>15-foot (1)</b> 23:3  <b>16 (5)</b> 25:23;46:17; 67:22;70:14;73:25  <b>19.69 (2)</b> 21:19,21  <b>1929 (1)</b> 32:13  <b>1983 (6)</b> 32:2,14,19; 45:11,54:1;79:7</p>	<p>52:1  <b>2005 (1)</b> 25:23  <b>200-foot (1)</b> 9:4  <b>2023 (1)</b> 42:4  <b>2024 (8)</b> 3:3,18;4:1, 17;5:19;21:9;64:3; 67:17  <b>2025 (5)</b> 6:2;13:24; 90:8,24;91:19  <b>23 (1)</b> 25:23  <b>24 (3)</b> 27:19;38:13,20  <b>26 (5)</b> 15:20,22;18:4, 11;20:3  <b>2881 (1)</b> 92:1  <b>29 (1)</b> 31:24</p> <p><b>3</b></p> <p><b>3 (8)</b> 21:13,20;22:4; 48:5,8;67:22;77:8,9  <b>3:15 (1)</b> 85:12  <b>30 (2)</b> 77:17;81:6  <b>31 (8)</b> 64:6,10,21; 65:1,19,23;66:11,19  <b>3-bedroom (3)</b> 18:4; 25:11,12</p> <p><b>4</b></p> <p><b>4 (2)</b> 5:19;12:3  <b>40 (1)</b> 19:14  <b>400 (1)</b> 33:7  <b>405 (1)</b> 61:23  <b>47-86 (1)</b> 15:19  <b>4-bedroom (1)</b> 25:20  <b>4-foot (1)</b> 48:23</p> <p><b>5</b></p> <p><b>5 (5)</b> 21:25;22:4; 31:14;64:3;67:16  <b>5:30 (1)</b> 85:13  <b>50 (1)</b> 46:17  <b>543 (1)</b> 19:11  <b>562-32 (1)</b> 79:11  <b>562-38 (1)</b> 79:11</p> <p><b>6</b></p> <p><b>6 (2)</b> 4:1;33:4  <b>6:00 (1)</b> 3:3  <b>65 (1)</b> 25:21  <b>676 (2)</b> 63:10;83:24</p>	<p><b>7th (8)</b> 68:19;71:7; 72:8,8,9,10;77:18; 83:25</p> <p><b>8</b></p> <p><b>8 (3)</b> 61:23;69:15; 77:4  <b>8:00 (2)</b> 85:10,11  <b>80 (1)</b> 18:10  <b>804 (1)</b> 15:18  <b>805 (1)</b> 15:19  <b>870-190G (1)</b> 51:12  <b>870-224A20 (1)</b> 50:8  <b>870-225C3 (1)</b> 46:15  <b>870-239C (1)</b> 27:18  <b>870-243 (1)</b> 39:9  <b>870-243I (1)</b> 39:11  <b>870-244B (1)</b> 37:20  <b>870-244C (1)</b> 38:2  <b>870-244C10 (1)</b> 38:5  <b>870-245 (1)</b> 38:24  <b>870-246 (1)</b> 39:4  <b>870-253B (1)</b> 52:17  <b>870-253N4 (1)</b> 53:5  <b>870-274 (1)</b> 41:11  <b>870-284B (1)</b> 45:2  <b>870-56 (2)</b> 54:17; 55:23  <b>88 (1)</b> 31:24</p>
<p><b>W</b></p> <p><b>wait (1)</b> 21:5  <b>waiver (9)</b> 9:17,20; 33:20;34:1,25;35:1; 54:22,23;55:3  <b>Waivers (8)</b> 54:16,19; 56:1;66:20;67:4; 71:2;80:18;81:20  <b>walk (1)</b> 83:10  <b>Walker (1)</b> 4:8  <b>Wanda (1)</b> 91:23  <b>wants (3)</b> 9:6;34:19; 45:6  <b>Waste (1)</b> 74:22  <b>water (5)</b> 23:9;33:16; 36:9;74:17,17  <b>Waterfront (3)</b> 18:25; 25:19,20  <b>way (8)</b> 8:21;17:8,14, 14;26:5;46:23;64:17; 76:15  <b>wealth (1)</b> 76:19  <b>website (2)</b> 3:11;14:6  <b>Wednesdays (1)</b> 85:11  <b>weekends (1)</b> 72:18  <b>Welcome (2)</b> 3:1; 45:13  <b>welded (1)</b> 76:8  <b>What's (7)</b> 21:11;</p>	<p><b>X</b></p> <p><b>XVIII (1)</b> 30:11</p> <p><b>Y</b></p> <p><b>yard (8)</b> 19:23;21:22, 24;22:1;51:9,14; 54:19;55:24  <b>yards (4)</b> 19:23;22:7, 8;51:11  <b>year (4)</b> 3:18;13:16; 90:23;91:19  <b>years (2)</b> 19:7,14</p>	<p><b>2</b></p> <p><b>2 (9)</b> 21:10;38:6; 42:24;43:4;48:5; 50:2;69:8;77:14,17  <b>2,000 (1)</b> 21:12  <b>2.4 (1)</b> 25:13  <b>2:54 (1)</b> 85:10  <b>20 (3)</b> 19:10;21:18; 77:13  <b>200 (7)</b> 10:3;12:14; 15:6;51:11,17,24;</p>	<p><b>7</b></p> <p><b>7 (4)</b> 33:4;37:17; 61:23;70:13  <b>7:57 (1)</b> 94:9  <b>726 (2)</b> 61:22;63:10  <b>740 (1)</b> 64:16  <b>75.82 (1)</b> 68:1  <b>77 (1)</b> 25:21</p>	<p><b>9</b></p> <p><b>9 (3)</b> 13:24;21:25; 88:10  <b>933 (1)</b> 58:25  <b>9-feet (1)</b> 22:1  <b>9-foot (1)</b> 19:23  <b>9th (1)</b> 14:2</p>