

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD

TRANSCRIPT OF MEETING
April 7, 2025

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ZONING BOARD
CITY OF CAMDEN

- - - -

Monday, April 7, 2024

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

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

DARNELL HANCE, CHAIRMAN
GUY STILL, VICE-CHAIRMAN
MARITZA ALSTON
YSABEL NUNEZ
TAMEEKA MASON
URSELA MOSS

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

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DEMBO, BROWN & BURNS, LLP
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1	I-N-D-E-X	
2	CASES HEARD:	PAGE
3	OLD BUSINESS:	
4	1) MACEDONIA BAPTIST CHURCH	6
5	812-814 Kaighn Avenue	
	(Adjourned to May 5, 2025)	
6	2) TAREK TURNER	12
7	796 Line Street	
8	NEW BUSINESS:	
9	3) YOSEF ABED	6
10	375 Marlton Avenue	
	(Adjourned to May 5, 2025)	
11	4) KING LUI LEGACY, LLC	7
12	1309 Princess Avenue	
13	5) THE PHOENIX DEVELOPMENT GROUP	60
14	850 Woodland Avenue	
15	6) THE PHOENIX DEVELOPMENT GROUP	60
16	852 Woodland Avenue	
17	7) THE PHOENIX DEVELOPMENT GROUP	60
18	454 Mechanic Street	
19	8) THE PHOENIX DEVELOPMENT GROUP	60
20	456 Mechanic Street	
21	9) THE PHOENIX DEVELOPMENT GROUP	60
22	458 Mechanic Street	
23	10) VIP INDUSTRIES	109
24	1402 Broadway	
25	(Continued on page 3)	

I-N-D-E-X

CASES HEARD	PAGE
11) AIR HOMES, II, LLC 451 Line Street	119
12) NORTH SPEED AUTO REPAIR, LLC 111 Main Street	127
13) VICTORIA REALTY 523 N. 27th Street	143
14) ADOPTION OF FEBRUARY RESOLUTIONS	152
15) ADOPTION OF MARCH	153

1 CHAIRMAN HANCE: Good evening ladies and
2 gentlemen. Welcome to the City of Camden Zoning
3 Board of Adjustment regular scheduled meeting on
4 April 7, 2025.

5 Reading of the Sunshine Law: In
6 conformance with the Sunshine Law of New Jersey,
7 notice of the meeting was posted in the Municipal
8 Clerk's office on Tuesday, April 1, 2025. Roll
9 call.

10 MR. EINGORN: Chairman Hance.

11 CHAIRMAN HANCE: Here.

12 MR. EINGORN: Vice-Chairman Still.

13 VICE-CHAIRMAN STILL: Here.

14 MR. EINGORN: Ms. Merricks. Absent.
15 Ms. Alston.

16 MS. ALSTON: Here.

17 MR. EINGORN: Ms. Nunez is presently
18 absent though we are expecting her. Ms. Rivera is
19 absent. Ms. Moss.

20 MR. EINGORN: Ms. Moss.

21 MS. MOSS: Here.

22 MR. EINGORN: Ms. Mason.

23 MS. MASON: Here.

24 MR. EINGORN: Can I have a motion to
25 approve the minutes from March of 2025?

1 VICE-CHAIRMAN HANCE: Motion to
2 approve.

3 MR. EINGORN: Do I have a second?

4 MR. STILL: Second.

5 MR. EINGORN: I'll take a roll-call vote.
6 Chairman Hance.

7 CHAIRMAN HANCE: Yes.

8 MR. EINGORN: Vice-Chairman Still.

9 VICE-CHAIRMAN STILL: Yes.

10 MR. EINGORN: Ms. Alston.

11 MS. ALSTON: Yes.

12 MR. EINGORN: Ms. Nunez.

13 MS. NUNEZ: Yes.

14 MR. EINGORN: Ms. MOSS.

15 MS. RIVERA: Yes.

16 MR. EINGORN: Ms. Mason.

17 MS. MASON: Yes.

18 MR. EINGORN: Great. I'm going to read
19 the list. If you're here, raise your hand and let us
20 know. Right now we only have five board members. We
21 are expecting a sixth; however, please be advised if
22 you require a use variance, you need a unanimous vote
23 of the Board in order to get your approvals. Again,
24 that's only for use variances.

25 So let's start with the reading of the

1 list. The first, Macedonia Baptist Church, 812 to
2 814 Kaighn Avenue. It's Mr. Platt's application for
3 his client. That will be adjourned to May 5, 2025
4 without further notice. This is the notice of the
5 adjournment for that meeting.

6 The next matter, Tarek Turner, 796 Line
7 Street. I see Mr. Turner in the back. Good evening.

8 New Business: Yosef Abed, 375 Marlton
9 Avenue. Is that application ready? I missed the
10 note from Evita. That's going to be adjourned to May
11 5, 2025. This is the notice of the adjournment. If
12 you're here for Yosef Abed, 375 Marlton Avenue, that
13 will be heard on May 5, 2025.

14 King Lui Legacy, LLC, 1309 Princess
15 Avenue. Good evening, sir. I'll mark you present.

16 The next five applications are Mr.
17 Platt's. I'll mark those all present.

18 VIP Industries, 1402 Broadway.

19 MS. GONZALEZ: Here.

20 MR. EINGORN: Good evening.

21 Air Homes, II, LLC, 451 Line Street.

22 MR. IZZO: Ready.

23 MR. EINGORN: North Speed Auto Repair,
24 LLC, 111 Main Street.

25 MR. IZZO: Also ready.

1 MR. EINGORN: Victoria Realty, 523 N.
2 27th Street.

3 MS. ABED: Ready.

4 MR. EINGORN: And then we'll have the
5 adoption of two months' worth of resolutions.

6 Why don't we take King Lui Legacy, LLC
7 because this is a quick one. And then that one is
8 done. So let's skip forward to that.

9 Sir, are you ready to proceed?

10 MR. LUI: Yes.

11 MR. EINGORN: Please come forward.
12 Please raise your right hand.

13 - - -

14 DAVE LUI, having first been duly
15 sworn/affirmed, was examined and testified as
16 follows:

17 - - -

18 MR. EINGORN: State your full name and
19 address for the record?

20 MR. LUI: Dave Lui, 1309 Princess Avenue,
21 Camden, New Jersey 08103.

22 MR. EINGORN: So you're here tonight for
23 a Cert of Non-Conforming Use for a duplex?

24 MR. LUI: Yes.

25 MR. EINGORN: Are you the owner of the

1 property?

2 MR. LUI: Yes.

3 MR. EINGORN: Or is King Lui Legacy the
4 owner of the property?

5 MR. LUI: King Lui Legacy.

6 MR. EINGORN: And you own the company?

7 MR. LUI: Yes.

8 MR. EINGORN: Are you the sole owner?

9 MR. LUI: Yes.

10 MR. EINGORN: Great. And you've
11 presented here tonight you have -- did you take these
12 photographs?

13 MR. LUI: Yes.

14 MR. EINGORN: The large stack of
15 photographs. Anything specifically you want to show
16 the Board in these photographs?

17 MR. LUI: No. It just comes with two
18 meters, two water heaters, two everything.

19 MR. EINGORN: And you purchased the
20 property in this condition?

21 MR. LUI: Yes.

22 MR. EINGORN: Great. Holding up a
23 photograph here, is that a photograph with two
24 meters?

25 MR. LUI: Yes.

1 MR. EINGORN: Great. And two electrical
2 boxes?

3 MR. LUI: Yes.

4 MR. EINGORN: And this one is Apartment
5 'A' I'm showing and this one is Apartment 'B' here?

6 MR. LUI: Yes, sir.

7 MR. EINGORN: Great. And it looks like
8 there's a tax card attached to your application. Did
9 you obtain this?

10 MR. LUI: Yes.

11 MR. EINGORN: Great. And where it says
12 building information, it says: Row or townhome. And
13 it shows that there are multiple units, correct?

14 MR. LUI: Yes.

15 MR. EINGORN: Great. And, again, just
16 for the record, you purchased the property in this
17 condition?

18 MR. LUI: Yes.

19 MR. EINGORN: Does the Board have any
20 questions for Mr. Lui?

21 CHAIRMAN HANCE: Do you have tenants in
22 there right now?

23 MR. LUI: I have one. I'm going through
24 a CCO inspection right now. There are four things
25 that failes and that are getting fixed now.

1 MR. EINGORN: So you got cited for those
2 as part of your CCO?

3 MR. LUI: Yes.

4 MR. STILL: Two mailboxes or just one?

5 MR. LUI: Two.

6 CHAIRMAN HANCE: So you bought this as a
7 duplex. How long have you had it?

8 MR. LUI: Maybe six months

9 CHAIRMAN HANCE: Six months?

10 MR. LUI: Yes.

11 MR. EINGORN: Any other questions? Okay.
12 Open to the public.

13 CHAIRMAN HANCE: Yes.

14 MR. EINGORN: Anybody in the public
15 tonight that like to be heard on the application of
16 King Lui Legacy, LLC, 1309 Princess Avenue? Hearing
17 and seeing no members of the public, we'll close the
18 public portion. The Board has heard testimony from
19 the applicant who is requesting a Cert of
20 Non-Conforming Use for a duplex in an R-2 Zone where
21 duplexes is a permitted use. There's two meters,
22 two mailboxes, two electrical boxes. If the Board
23 has any last questions, otherwise, we need a quick
24 discussion and a vote.

25 CHAIRMAN HANCE: We've been having a lot

1 of these cases coming up before us as a duplex. This
2 used to be a family home and it was converted into a
3 duplex. There are two mailboxes; two hot water
4 heaters; two heaters. There's one tenant also in the
5 building. I'll say that it's good to have someone in
6 that building and not having that building vacant.

7 MR. STILL: Like you were saying about
8 fires and stuff like that?

9 CHAIRMAN HANCE: Yes, we've been having a
10 lot of first in Camden lately. So I think that's
11 something positive. It's always good to have some
12 place with someone in it than empty. From the past,
13 I learned that it's better to give the City more
14 income coming in. I think it's a positive move to
15 put families in the building.

16 MR. STILL: And I think maintaining the
17 upkeep of the building has been -- looks pretty good
18 from the pictures. That's another positive.

19 MR. EINGORN: A motion?

20 MR. STILL: Motion to pass.

21 MR. EINGORN: We have a motion to pass.
22 Do we have a second?

23 MS. MASON: Second.

24 - - -

25 (At which time, Ysabel Nunez, arrives to

1 the meeting.)

2 - - -

3 MR. EINGORN: We'll take a roll-call
4 vote. Ms. Nunez, since you just arrived, we'll keep
5 you out of this one. All right?

6 MS. NUNEZ: Okay.

7 MR. EINGORN: Chairman Hance.

8 CHAIRMAN HANCE: Yes.

9 MR. EINGORN: Vice-Chairman Still.

10 VICE-CHAIRMAN STILL: Yes.

11 MR. EINGORN: Ms. Alston.

12 MS. ALSTON: Yes.

13 MR. EINGORN: Ms. Moss.

14 MS. MOSS: Yes.

15 MR. EINGORN: Ms. Mason.

16 MS. MASON: Yes.

17 MR. EINGORN: Five in favor and none
18 opposed, the motion passes. Congratulations.

19 Now, we'll now turn back to Old Business
20 and take Mr. Turner. Mr. Turner, are you ready to
21 come forward. Would you raise your right hand,
22 please.

23 - - -

24 TAREK TURNER, having first been duly
25 sworn/affirmed, was examined and testified as

1 follows:

2 - - -

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

5 MR. TURNER: Tarek Turner, 796 Line
6 Street, Camden, New Jersey.

7 MR. EINGORN: When you were last here in
8 March, ms. Alston and Ms. Mason were not here but Ms.
9 Merricks and Ms. Rivera were. So Ms. Alston and Ms.
10 Mason have both read the minutes.

11 MS. MASON: Yes.

12 MS. ALSTON: Yes.

13 MR. EINGORN: So they are prepared to
14 hear your application tonight so that way you have
15 enough Board members in the event for the use
16 variance. When we were last here, one of the issues
17 was, what was the interpretation that was being
18 required. I spoke to Dr. Williams and he advised
19 that the interpretation is with the home-based
20 business part of this. So he said, is firearms
21 dealer or whatever it is you're talking about, is
22 that a home-based business? So that's what the
23 interpretation was for.

24 In your letter and I don't know if it's
25 dated, but it's included as part of the packet. You

1 did a very extensive letter. It's very well written.
2 And you layed out your case very well. You cited
3 Code 870-37, uses 'A' to 'Z' and you said, "My
4 business is letter 'K,' firearms dealer." Right? So
5 based upon that, it sounds like that's the use
6 variance you'd be looking to obtain.

7 In turning to 870-37, you cited that this
8 would be a conditional use. I'm just going to read
9 into the record that portion so that there's no
10 confusion. It states as follows: All uses not
11 expressly permitted by this chapter are prohibited in
12 all districts (unless permitted by conditional use
13 permit as elsewhere in this chapter provided), such
14 prohibition to include but not be limited to the
15 following. And then there's a list of items
16 including 'K' which says firearms dealers.

17 And so, the firearms dealer is expressly
18 prohibited by 870-37. The conditional use permit
19 would be something where it was elsewhere defined in
20 the chapter; not for these items. These are the
21 prohibited uses, including 'K' which would be
22 firearms dealer which is why you're here tonight for
23 the use variance, right? Because you don't have a
24 permitted use. And so that's the clarification. All
25 right? So you're here tonight for a use variance for

1 Section 'K' Firearms Dealer.

2 MR. TURNER: Yes.

3 MR. EINGORN: Yes?

4 MR. TURNER: Yes.

5 MR. EINGORN: Okay. Great. So now that
6 we've clarified that, I'll give it back to you
7 because it looks like we got new stuff.

8 MR. TURNER: First thing I wanted to ask,
9 did my ATF agent, I know he contacted Dr. Williams
10 and he said Dr. Williams said he would relay the
11 message to you --

12 MR. EINGORN: I was copied on the emails
13 from, I think maybe, the State Police also.

14 MR. TURNER: Yeah, the State Police.

15 MR. EINGORN: But none of it was really
16 in support of the application. It was all just where
17 you were trying to go which is what you've already
18 put on the record, right? You said to us and I don't
19 want to talk for you but it's my recollection that
20 you said you were here tonight so that you could then
21 go to the State Police and the ATF to obtain your
22 permits necessary. And it looks like in our packet,
23 you've sent us these documents; is that correct?

24 MR. TURNER: Yes.

25 MR. EINGORN: You want to tell the Board

1 what these documents are?

2 MR. TURNER: This is your Firearms Folder
3 Transaction Letter. This is what you would need to
4 fill out for so you can process a file.

5 MR. EINGORN: Why don't you hold it up so
6 that the Board can see which one you're referring
7 to.

8 MR. TURNER: That one. We're going to go
9 through that. There's four things and I want to try
10 to get out here as fast. I'm going show a poster
11 board with a lot of some colorful stuff that will be
12 quick. And then I'm going to take you through the
13 firearm application step. And then I'm going to take
14 you through the firearm transaction step and then
15 some questions and then my closing argument and then
16 I'm out of here.

17 MR. EINGORN: We don't need to go through
18 the application steps because that's something that
19 you'll do for AFT. You can tell us briefly.

20 MR. TURNER: I wanted to show it to you.

21 MR. EINGORN: All right. We have a lot
22 of applications tonight.

23 MR. TURNER: We will go fast

24 MR. EINGORN: No worries. That copy is
25 mine so I'm going to keep this.

1 MR. TURNER: Yeah.

2 MR. EINGORN: So let's see your poster
3 board.

4 MR. TURNER: A few other things I want to
5 give to you guys. These are copies for you. These
6 are things you'll see as statistics.

7 MR. EINGORN: Are these multiple copies
8 or just one copy?

9 MR. TURNER: I think I have only one.

10 MR. EINGORN: Let's do this. Before you
11 get started, we have and we'll mark this as
12 exhibit -- do we have premarked exhibits from last
13 time? Yes. We have Exhibit-1 which was a packet.
14 So this will be A-2. This is the Types of Federal
15 Firearms Licenses Packet.

16 MR. TURNER: Yes.

17 MR. EINGORN: I'm going to hand that this
18 way and then we'll come back that way.

19 MR. TURNER: Okay.

20 MR. EINGORN: This will be A-3. It
21 states at the top: Minimum Age for Gun Sales and
22 Transfers. We'll pass that down. This will be A-4,
23 ATF FYI 2022 By The Numbers. And this will be A-5,
24 Fatal Incident/Accident Investigations Unit
25 Year-to-Date Statewide Fatal Crash Statistics.

1 That's A-5. Do you have other exhibits?

2 MR. TURNER: Yes.

3 MR. EINGORN: This will be A-6, Firearms
4 Versus Motor Vehicles, Alcohol and Tobacco and
5 Cannabis Fatality Rates and Associated Risks. It
6 looks like there's two copies of that -- three copies
7 of that so I'm just going to put these aside so we
8 don't mark them.

9 And this will be A-7. This is the
10 Federal Firearms License Quick Reference and Best
11 Practices Guide. You have multiple copies and I'll
12 pass these down. And then they'll come back this way
13 for everybody to see. We'll pass these this way.

14 MR. TURNER: I'm not going to have you
15 guys read all of it. Just look at and I'll skim
16 through them quick.

17 MR. EINGORN: So this is A-8. I
18 apologize. It's a form that's in Spanish. I don't
19 speak Spanish.

20 MR. TURNER: Maybe somebody that does
21 speak in Spanish.

22 MR. EINGORN: Is that the same form as
23 this?

24 MR. TURNER: Yes. It says transaction --

25 MR. EINGORN: So A-9 is the Firearms

1 Transaction Record. A-8 would be the Spanish version
2 of that document. Exhibit A-10 we'll mark as the
3 Youth Handgun Safety Act poster. A-11 will be the
4 Personal Firearms Record. A-12 will be the ATF
5 National Tracing Center Division Pamphlet. A-13
6 we'll mark as the Gun-free School Zone Notice. A-14
7 is an application, Federal Bureau of Investigation --

8 MR. TURNER: That's what you have to do
9 to place your fingerprints. I do and the customers
10 to.

11 MR. EINGORN: -- CJIS Division,
12 Clarksburg, Virginia, Applicant Fingerprinting
13 Forms. A-15 is the Responsible Person's
14 Questionnaire.

15 MR. TURNER: For employees.

16 MR. EINGORN: A-16 is, just for the
17 record, is the Federal Firearms Licensee Firearms
18 Inventory Theft Loss Sheet.

19 And A-17, finally, will be the US
20 Department of Justice National Tracing Center
21 Division Pamphlet. We marked everything. So go
22 ahead and give us your --

23 MR. TURNER: Let me get in here fast so I
24 can get you guys out of here fast. The first one
25 I'm showing you, this one first one deciding what

1 you're gonna be which is O7, which I'm an O7. These
2 are all the processes that you must go through
3 before. You have to make a decision; do all the
4 paperwork. They check a background check. You get
5 an agent which I do have now. And then you get down
6 to each of those processes. And I can't go through
7 this process until I get approved by you guys.

8 After these are the agents. There a lot
9 of agents and they're called IOIs. That's the one I
10 reached out Dr. Williams. These are the employees.
11 This is all the things that they do, explosives.
12 Very specialized people. This is the ATF by numbers.
13 You have how many people there are; how many cases
14 there are; defendants. And you get down to the
15 number of FFLs, there are about 52,000 of them,
16 collectors; and manufacturers 19,000.

17 CHAIRMAN HANCE: So when you do a
18 background check, do you do any work before you get
19 that background check back to you? Is it on their
20 computer?

21 MR. TURNER: Me?

22 CHAIRMAN HANCE: When you take someone's
23 handgun, you do a background check on it before
24 you --

25 MR. TURNER: You do a background check.

1 You want a background check.

2 CHAIRMAN HANCE: And how long does that
3 usually take?

4 MR. TURNER: Three days. At least three
5 days.

6 CHAIRMAN HANCE: Also you have your
7 sign-in sheets here. Correct? So when they sign
8 in --

9 MR. TURNER: That's the continuous -- so
10 if you buy a whole lot of them. Then when you do,
11 you should have the paper there for multi --

12 CHAIRMAN HANCE: So I passed that one
13 already. So you have a sign-in sheet that you make a
14 record of. After that sheet is full or, let's say,
15 ten names on there, do you turn it over to the police
16 department; do you keep it on file?

17 MR. TURNER: The way that works is, when
18 they do a Firearm Transaction Record where I did the
19 first one, that's a continuous sheet. That means
20 that they buy a whole lot of weapons that you cannot
21 fit on there.

22 CHAIRMAN HANCE: Right.

23 MR. TURNER: You keep that in your Bound
24 Book. I use the electronic one which is FFL safe.
25 You keep it in there. You have to keep that for 20

1 years or more. And then the ATF takes it when you
2 close for business.

3 This is 'B.' This is the minimum age
4 that you have to be because I had questions back then
5 of people asking me. And this is the crime
6 statistics. Basically crime stories where they tell
7 what happens if a person purchases it or a roommate
8 gets it, a friend gets it and then a bad guy gets it.
9 Then it shows you the tip line. These are all of the
10 tools and safety tools that keep you too in line;
11 keep you from doing something that's bad because
12 somebody else can report you if you do it. Here you
13 have how guns are legal to illegal commerce.

14 I had some questions back then that
15 people asked me. What happens with these guns; the
16 gun manufacturer; the dealer; it goes to the law
17 abiding citizen and then private. And then these are
18 the private transactions that go bad. These are the
19 ones that buy guns. It could be a citizen taking it
20 down to some of our border states and then they sell
21 them legally. And these are the AFT tools for crime.
22 They have a lot of data bases they can trace. They
23 can trace a bullet; they can trace fingerprints; they
24 can trace almost everything to find out if a weapon
25 was used in a crime and if not. And they're very

1 good at their job. And we have no cases of any of
2 that ever happening in New Jersey.

3 CHAIRMAN HANCE: So if someone brings you
4 an unregistered handgun, how would you handle that?

5 MR. TURNER: Unregistered handgun, they
6 don't bring that to me. They bring that to the
7 police department.

8 CHAIRMAN HANCE: Just in case. Everybody
9 makes mistakes, right?

10 MR. TURNER: No. If they bring me one?

11 CHAIRMAN HANCE: Right. Do you report
12 that, meaning, when you get their information,
13 right?

14 MR. TURNER: If someone is selling
15 something to me like a used gun to me?

16 CHAIRMAN HANCE: Or trying to, correct.

17 MR. TURNER: Yes. If they don't have the
18 proper documents, I have to report that.

19 This is 'C.' These are the statistics
20 that I talked about. You're going to see them right
21 there. These are the labs and all the people and
22 what they do which is to trace the bullets. They
23 trace the bullets. This is what they look like when
24 you trace them. You get down to this part and tis is
25 the FFL burglaries.

1 I forgot who asked me about it. Somebody
2 asked me about burglaries. We don't have any in the
3 State of New Jersey at all; not one case. It's like
4 seeing a unicorn. So you don't have that there. And
5 you'll find that right there on that sheet. That's
6 the statistics. There's never been any burglaries
7 for an FFL dealer in the State of New Jersey since
8 2021, 2022, 2023. And this is what my ATF agent did
9 gave me. So I don't have any cases of burglaries or
10 robberies.

11 And this is my fourth. The fourth is
12 going to be about fatalities and crime statistics.
13 The reason I brought this up is because some people
14 asked me if guns are dangerous. And my argument is
15 that almost everything is dangerous, cars, tobacco,
16 alcohol, all of it. So when you go over here this is
17 where you're going to see the statistics that says
18 692 fatalities. And you should have a paper in front
19 of you which should be --

20 CHAIRMAN HANCE: So while you're looking
21 for that, I'll just always say this. It's not the
22 gun that's dangerous, it's the person with the gun.

23 MR. TURNER: With the gun, which is
24 usually illegal. You'll see this in the beginning.
25 If you go down to the bottom, and I don't want you

1 guys to read all of that but if you skip down to the
2 bottom of the last page, you'll see all the
3 statistics there. So you don't have to read all of
4 this.

5 MR. EINGORN: Sure. Can you tell what
6 number is at the bottom?

7 MR. TURNER: A-6.

8 MR. EINGORN: This is A-6 for
9 identification.

10 MR. TURNER: Yeah, the last box. It's
11 going to talk about fatalities. There are 480
12 tobacco fatalities in the United States. There are
13 11,000 in New Jersey. A lot of children die from
14 tobacco misuse. Five point six million Americans
15 will never see past the age of 18. Alcohol kills
16 about 178,000 people in the United States. New
17 Jersey, 1,754. Automobiles kill about 42,514 people.
18 In New Jersey, 692. And injury crashes are about a
19 million. Property damage is about four million and
20 some change. And the estimate injuries and vehicles
21 are 5.2 million.

22 The fatalities for firearms are 46,000
23 and some change in the United States. Four hundred
24 and sixty-eight in New Jersey and 13 in Camden.
25 There aren't really any cases of a lot of fatalities

1 for firearms. And tobacco, motor vehicles, alcohol,
2 all kill more people than a firearm could ever do.
3 So that's the statistics.

4 CHAIRMAN HANCE: So are you also going to
5 be selling safety for the guns?

6 MR. TURNER: Yes.

7 CHAIRMAN HANCE: Gun locks?

8 MR. TURNER: Oh, I was suppose to have my
9 trigger locks that I was suppose to bring. I had
10 some so many things. You're suppose to have those
11 little trigger lock that you put inside.

12 CHAIRMAN HANCE: Right?

13 MR. TURNER: I was suppose to bring the
14 red one. I wished I had one to show you. I had so
15 many things.

16 CHAIRMAN HANCE: And they also have the
17 wire that goes to the barrel.

18 MR. TURNER: Yes, to go through the
19 barrel. You have the magazine block --

20 CHAIRMAN HANCE: Right.

21 MR. TURNER: -- that you can put inside of
22 it.

23 VICE-CHAIRMAN STILL: I have a question.
24 I don't cite any of -- where got site any of the
25 where you got --

1 MR. TURNER: Inside there. You'll have
2 to go through the whole paper. You'll see the CDC
3 int here. You'll see the FBI. You'll see the City
4 of Camden which I have here too.

5 VICE-CHAIRMAN STILL: The last page, I'm
6 looking for citing of the --

7 MR. TURNER: Yes, they're all through the
8 whole thing. I just took the numbers to keep it
9 short for you. They're all through the whole 11 page
10 so you have to go through the 11 pages. But I didn't
11 want to but you can skim through it if you want. And
12 these are some statistics too to make it easier for
13 you. These are the statistics from the CCPD, the
14 Camden County Police Department. It shows in and
15 showcased here on the statistics right here, that
16 you'll likely to be harmed by somebody in a violent
17 act without a firearm more than that you are to be
18 harmed with a firearm. So likely, if you had a
19 firearm, you'll probably be more safe likely with the
20 intent.

21 In here in the City, too, it shows the
22 crime. In Camden our crime is down, I think, 80
23 percent. I think it's like 80 percent for
24 burglaries, robbery, murder, everything since I think
25 they said since 1992. And I got these statistics

1 from the CCPD and I believe Chief Gabriel spoke about
2 this too, I believe, like two months ago, three
3 months ago. He was talking about the lowest it has
4 ever been. And that's why I think this is
5 speculation. I speculate that our City has allowed
6 other businesses open-minded for like Cannabis and
7 things like that because we would have never allowed
8 that 15 years ago.

9 VICE-CHAIRMAN STILL: Sorry to interrupt
10 but the crime decreasing or being down, doesn't
11 directly correlate with gun sales.

12 MR. TURNER: No. But firearms are
13 associated. Like last time when you came in, you
14 guys associated with crime. You associated that they
15 were dangerous, which means here theses statistics
16 saying that you're likely to be harmed. A firearm is
17 not dangerous. It's just a tool. It's no different
18 from you going to the store and getting a knife or r
19 something like that. I wanted to showcase in the
20 statistics that firearms are not killing Camden
21 residents. People without firearms are killing
22 Camden residents. If they are, they're going to kill
23 which they are not.

24 CHAIRMAN HANCE: So for the Board because
25 we have all of that, just give us an overhaul on what

1 you're going to be doing.

2 MR. TURNER: Okay. This is going to
3 be -- I believe these are all done.

4 CHAIRMAN HANCE: And that's definitely
5 appreciated.

6 MR. TURNER: Okay. Thank you.

7 CHAIRMAN HANCE: You did your homework.
8 That's good.

9 MR. TURNER: Okay. Inside here -- oh, I
10 application steps. I wanted to skip through that.
11 That's the things I'm going to be doing when it comes
12 to the firearms transactions. If you see the record,
13 I'll show all of that, the things I will be doing
14 with that paperwork.

15 CHAIRMAN HANCE: Just give us a little
16 bit. You're going to be putting the parts on guns?

17 MR. TURNER: Yeah, the parts on guns;
18 everything that we explained at the last meeting.
19 The parts on guns. Eighty percent of the stuff I'll
20 be doing is online. There won't be any heavy
21 traffic. We all explained that at the last meeting.
22 I have all the a safety things that I'm suppose to
23 have by the State of New Jersey. You should have a
24 booklet here, safety booklet and it should have
25 everything in it that I'm required to have which is,

1 cameras, security systems, safes, safety
2 triggerlocks, brochures which I'm suppose to give to
3 customers which I have.

4 CHAIRMAN HANCE: As you have. Okay.

5 MR. TURNER: I'm suppose to give.

6 CHAIRMAN HANCE: Are you going to be a
7 sights on, the laser sights and stuff like that?

8 MR. TURNER: Yeah, laser sights, optics,
9 things like that.

10 The next thing I want to get to is the
11 application. You have the application. It should be
12 there.

13 CHAIRMAN HANCE: Right. I have the
14 packet but you can tell us about it.

15 MR. TURNER: Okay. Inside that
16 application you'll see inside there, that I'm
17 required to go through the process of naming
18 everything, state the hours which is the hours I
19 explained to you guys that I would open between one
20 and three, maybe later on. But with more business,
21 maybe a little longer going to five or to eight. I
22 do that process.

23 I have to drop this to the chief. I
24 dropped this to the chief I believe it was two weeks
25 ago or something like that, three weeks. He can

1 reach out to my ATF agent if he doesn't agree or he
2 has a problem with this which he hasn't. And I
3 assumed he wouldn't because the chief is the same one
4 who allowed me to obtain my Firearm Purchase Card and
5 you can't get one without the chief. So that means
6 the chief has trust in me; the ATF has trust in me
7 and the New Jersey State Police.

8 Once you guys do then they I can go
9 through the other processes. But I have to fill this
10 out. And then I have to do one of these when I do that,
11 the fingerprints. Which you asked me the last time,
12 you said, when I had my Firearms Purchase Card, I
13 think you said that, did I just start doing something
14 like that? No, I didn't. A lot of this stuff that
15 I'm showing you now, this took me about year and a
16 half or so to understand all of it.

17 I had to learn how to do my own
18 fingerprints too which we do through the pad and you
19 stick this card inside here, you put it down to do
20 your fingerprints. And I have done my fingerprints
21 and everything else I learned how to do. It took me
22 about a year or two to understand all these documents
23 because it's a lot of them. So once we're done that,
24 the next thing would be the following transactions
25 steps. You have the application in front of you.

1 That's the thing that I really want to do. It's
2 really important. I want to do that more than
3 anything. Do you have that in front of you? That
4 should have been the first ones you got me.

5 CHAIRMAN STILL: This one here?

6 MR. STILL: Yes, these, should have been
7 the first ones you got. That was the 15 I gave you,
8 15 of these. When you go through these -- when you
9 go through the first page, you will see that you have
10 to put all your information in. The first thing
11 I have to do is put the weapon, whatever I'm
12 selling. It's little receiver. If it's a full
13 pistol, it's a rifle, I have to put all of that
14 there, the serial number, the manufacturer. Cause I
15 do not cut metals like I told you. If they get it
16 off from somebody else who cuts the metals. After I
17 do that, you have to fill out your information there,
18 your birthday, age, and all that good stuff. When
19 you get back to the back of it, you're going to have
20 the questionnaire in there. It's going to be a whole
21 bunch of questions there. And if you click 'yes' on
22 any of them, you are prohibited. So if you smoke
23 marijuana, you are prohibited. I cannot smoke at
24 all. I don't drink. I don't smoke. It's crazy. I
25 don't even eat Snickers. I don't drink soda either.

1 If you smoke marijuana, it's illegal.
2 The ATF considers that a controlled substance. So
3 you cannot partake in that. So if the first Cannabis
4 business that was brought to the City of Camden, if I
5 try to participate in that, it would be against the
6 law. It would be illegal because I'm prohibited.
7 And none of the people who patronize that business
8 could ever patronize my business because it's
9 illegal. They consider that a drug.

10 VICE-CHAIRMAN STILL: How do you know who
11 patronized their business and they're going to
12 patronize by their word in saying no?

13 MR. TURNER: No. If you walked in there
14 and you smelled like Marijuana, instantly I know you
15 smoked Marijuana. That's the case. That's how the
16 AFT sees it. If I have any assumption of you doing
17 that which they consider a drug, I cannot do business
18 with you. It's a violation. You cannot smoke
19 Marijuana. I can't smoke marijuana and none of my
20 customers can smoke marijuana.

21 VICE-CHAIRMAN STILL: But I can smoke
22 marijuana yesterday, just hypothetically, and not
23 smell like it today and try to do business with you
24 if you don't smell on it me because it was yesterday?

25 MR. TURNER: No. Now, if you marijuana

1 card, now you've just committed perjury. You lied on
2 your application. You will be in trouble. The ATF
3 will chase you. They will chase you because they're
4 serious about marijuana. They're very serious about
5 it. And if you go down to this sheet right here
6 which is prohibited, you'll see that right here:
7 Prohibited. It says, "Unlawful drug users and drug
8 addicts." "Any person who is an unlawful user or
9 addict of marijuana, the question, substance,
10 narcotic is a controlled drug? You cannot use it.

11 And so if you go to the second page and
12 you swipe that, it's voided. If you've been in a
13 mental facility, you're prohibited. If you have
14 drinking problems, you're prohibited. If you beat
15 your wife up, committed some domestic violence, you
16 are prohibited. Anything you do, you are prohibited
17 unless you're a law abiding citizen. So once you do
18 all of that and everything is good then we go to the
19 next stage. If there are any delays; everything is
20 okay, you come back clean, you come back to get your
21 firearm within three days.

22 If there's some delays, I have to wait.
23 That happens usually because the FBI goes and runs
24 it; the police that goes and runs it. And if the FBI
25 sees something that letter local police don't,

1 they're to delay. Now, if it's delayed for about I
2 think they said sometimes if it's delayed for about
3 three or so more days, then you can actually give it
4 off. But some people like to still hold it until
5 they get it cleared and you're good to go. So that's
6 it. So we're going through that. We're done with
7 that.

8 I want to go through this booklet real
9 quick. Inside this booklet, they have the ATF's
10 inspections and outcomes. I have a few things; not
11 long; something quick. When they come to do an
12 inspection because I wanted to show you guys, they
13 evaluate the business, the inspection, the license,
14 your inventory. They check your A&D records which is
15 the bound book we spoke about. You do a Form 4473
16 that with the transactional records for 4473. You
17 can keep a physical paper, bound book or you can keep
18 an electronic one. I like the electronic one because
19 I don't have to worried about papers getting wet or
20 missing placing them, cause it's all on the computer.

21 And if you're doing it on the computer,
22 you have to download it every 24 hours because in
23 case something happens with the computer.
24 Transferring a file to a prohibited person, you're in
25 trouble. If you fail to conduct a background check,

1 you're in trouble. If you falsify records on your
2 form, you're in trouble. You fail to respond to a
3 trace request, you're in trouble. If you refuse to
4 permit the AFT to conduct an inspection in your home,
5 you're in trouble. These are all the violations.
6 You do any of them, they will take back your
7 license.

8 CHAIRMAN HANCE: I'm going to stop you
9 there because you're very knowledgeable. That's
10 definitely appreciated.

11 MR. EINGORN: Remember, the standard
12 tonight isn't whether or not you're a responsible
13 person or whether you know your stuff.

14 MR. TURNER: Yeah, I'm familiar.

15 MR. EINGORN: You're here for a use
16 variance to determine the Positive and Negative
17 Criteria. Are there Special Reasons? Is this
18 property particularly suited for the proposed use?
19 You want to build firearms in a house or a rowhome,
20 right?

21 So you have to demonstrate how that's a
22 particularly suited property for that use. Then you
23 have to demonstrate the Negative Criteria. The
24 Negative Criteria are, that it doesn't impair the
25 zone plan or the zoning ordinance. Right? Our zone

1 ordinance says, this is specifically prohibited,
2 right? So your burden of proof is really high,
3 right?

4 MR. TURNER: Yes.

5 MR. EINGORN: It is, hey, I am telling
6 you that this property, this house is so well-suited
7 and it is such a perfect location and I have no
8 ability to do it anywhere else and, therefore, it
9 doesn't impair the zone ordinance, right?

10 MR. TURNER: Yes.

11 MR. EINGORN: That's a high burden. What
12 do you have to show that?

13 MR. TURNER: I did that at the last
14 meeting too. I spoke about my Positive and Negative
15 Criteria. You told me we all know about the Positive
16 and Negative. We did that about, I think, that about
17 I think like eight o'clock right at the end. I
18 talked about the nonadverse effects, the equipment
19 processing, no noise, no commercial vehicles, no
20 semi-trucks.

21 MR. EINGORN: I'm more telling you that
22 because you brought new stuff.

23 MR. TURNER: Oh, yeah.

24 MR. EINGORN: All right. Is there
25 anything in the new stuff that you brought that's

1 going to address the Positive and the Negative
2 Criteria. Because that's really why you're here,
3 right?

4 MR. TURNER: Yes.

5 MR. EINGORN: Like we get you're
6 responsible. Everything you've done here is really
7 well-thought out. It's really well written; it's
8 really well researched. Right? You probably are the
9 right guy for this job. But the question isn't
10 whether you're the right guy and whether you're going
11 to do all the right things. The question is, is your
12 house the right place for you to use. That's really
13 why you're here, right?

14 MR. TURNER: Right.

15 MR. EINGORN: The ATF and the State
16 Police, they're going to determine if you're the
17 right guy, but that's not our job. Right?

18 MR. TURNER: Yes.

19 MR. EINGORN: The job here is, hey, is
20 your house the right place to do what you're asking
21 to do. And that's why we're trying to get you to
22 stay on the Positive and Negative Criteria because
23 that's your standard here. So you've brought more
24 stuff and we've gone through a lot of it. Is there
25 anything else you want to present that would relate

1 to the legal burden of proof and the legal standard?

2 MR. TURNER: Is that the stuff that I
3 read to you before?

4 MR. EINGORN: Right. So last time we
5 asked you about the Positive and the Negative
6 Criteria and you went into that. But anything here
7 tonight that you want to add to that specifically
8 that you brought that's new.

9 MR. TURNER: I don't know if I went into
10 my last paper. Do we have time for that?

11 MR. EINGORN: Sure.

12 MR. TURNER: I think when I did it, I
13 think -- yes, I don't think I got to the last part of
14 that paper when we did it.

15 MR. EINGORN: Is that part of your
16 letter?

17 MR. TURNER: Yeah. It was in the
18 assembly. State of New Jersey. I had spoke about
19 that. And I spoke about the activities in a
20 residential area and I spoke about how the majority
21 of home businesses became Fortune 500 companies. And
22 I didn't get to go into that because I didn't get to
23 read it like Amazon, ARNB, Commerce, Compass. A lot
24 of these Fortune 500 businesses started in garages
25 and homes. We would never got to enjoy Amazon. I

1 like Amazon. We would have never got to enjoy that
2 if they were never allowed to start in their garages
3 and in their homes. So a lot of times, there's a lot
4 of work in the process of doing all of this.

5 And I like that the state assembly and I
6 think his name was John Weber. He spoke about them
7 enacting a new bill this year. And I think the bill
8 was called the Home Business Act Bill or something
9 like that. And I believe it was, and let me see if
10 I have it, it's 2623. And that was supposed to be
11 passed this year. I don't know if it's still going
12 through. But the Bill A2623 says: Home occupation
13 Permitted Accessory Use. They wanted to allow home
14 occupations to just give and operate without going
15 through in all of these steps especially if they're
16 safe; if they're presenting all of the Negative
17 Criterias and the Positive Criterias.

18 Because small businesses later become
19 Fortune 500 businesses. And a lot of times in the
20 community, we don't have the big bucks like PSE&G. I
21 came and I seen a lot of these guys. We don't have
22 big bucks like them. We're small. And just because
23 we're small don't mean one day we're going to be
24 big. You got to start small like that. And inside of
25 this, as long as the home-based business did not have

1 anything destructive to the zone, not effecting it
2 and it contributed, he believed that that bill should
3 be passed.

4 So I added that because I assumed that
5 was something concrete because if the State of New
6 Jersey Assembly believes it, that means that it has
7 some ground to it; it has some importance to it. And
8 he stated about economic opportunities. community
9 identity, reduced crime, reduced traffic congestion,
10 inherent beneficial uses that they do to contribute
11 to because we have a small business; small business
12 can employ people.

13 Now, to you guys coming in front of the
14 Board, this is my first time coming in front of guys
15 for this matter. But I have been doing business in
16 the City of Camden for a long time. I even worked in
17 here. I did the lights in here. I think it was 2016
18 or 2017. And I received a grandfather from the
19 NJDDA. I think it was 2021 because I do employ
20 people in the City. And so, my business would help
21 the residents and there's no other way for me to
22 conduct my business in a brick and mortar. I
23 couldn't. I don't have the expenses for such a thing
24 like that.

25 As it is, this gets expensive when you

1 think about the overhead. You got materials,
2 inventory that's required. You got other POS
3 Systems. And the other two, three thousand, websites
4 and it starts to add up. And a brick and mortar
5 which is, I wouldn't be able to do it. This is the
6 best place to do it. And the AFT knows that the
7 majority FFLs in the State of New Jersey are
8 home-based. So what we're doing here is not anything
9 new from anywhere else. You have them in Deptford;
10 you have them in Audubon; you have them in a lot of
11 places. So there's FFLs at home. I'm not the first.
12 So I just wanted to present that to the Board that
13 that is the fact of why I can't do it at any other
14 place besides my residence to do it there.

15 MR. EINGORN: Any other questions from
16 the Board before we open to the public.

17 MS. ALSTON: I do have a few. I read the
18 transcript from last month. And I have to say that,
19 yes, it was really -- it looks like you did your
20 homework. And you put a lot of time and effort into
21 what you're doing and what you want to do moving
22 forward. There were some things that I was still a
23 little bit unclear.

24 There were parts when you were talking
25 about metal. And when you were asked whether --

1 what type of material was used, you didn't quite say
2 what the material, but you did explain what would be
3 considered manufacturing if you cut into it or things
4 like that. So I want to ask, again, what is it; what
5 is the material made of? Is it wood? Is it
6 polyester?

7 MR. TURNER: It's metal.

8 MS. ALSTON: So it is metal.

9 MR. TURNER: Yes, it's metal.

10 MS. ALSTON: Is that you're not cutting
11 into the metal?

12 MR. TURNER: Yeah, I'm not cutting
13 anything.

14 MS. ALSTON: And then the other thing
15 that I believe was of a question, was the pin. So
16 you are putting these guns together. We're not going
17 to use manufacturing.

18 MR. TURNER: Assembling.

19 MS. ALSTON: Just to put it into your own
20 words, you're using your own hands to do it. Right?
21 So you're assembling these guns and the only piece
22 that is missing is the pin. Now, have you done
23 research onto find out how easy this pin can be
24 bought by without maybe by your neighbor across the
25 street or maybe a kid? Can they go out? Because we

1 all know the whole gun business. We go into things
2 with really great intentions. And in this instance,
3 you're thinking about, you have your home-based
4 business and how you can produce income for yourself
5 and for the home, right?

6 MR. TURNER: Yes.

7 MS. ALSTON: So how easy is this pin?
8 Can I go buy this pin on Amazon? I mean, where can I
9 get this pin from?

10 MR. TURNER: You're talking about the
11 front?

12 MS. ALSTON: The pin that is missing from
13 the gun that you're assembling that makes the whole
14 thing work?

15 MR. TURNER: Oh, the barrel and the other
16 parts. No. You have to go through the same process
17 that I said with a firing transaction. You have to
18 go to a dealer or manufacturer and they give you that
19 part. And at that point, you would have to have one
20 have these which I showed the last.

21 MS. ALSTON: So this is your --

22 MR. TURNER: Firearms purchases.

23 MS. ALSTON: Right.

24 MR. TURNER: You would need this to
25 purchase anything like that. You would have to get

1 approved from the chief. The chief approved this.

2 MS. ALSTON: So it could be possible,
3 right, this is just speculating, that you are here
4 trying to open up this business and assembling these
5 parts and make it a home-based business? But right
6 across town, there could be someone else going
7 through the same process, getting this barrel and the
8 two can come together at one point?

9 MR. TURNER: No. It doesn't work that
10 way, no. That person, wherever they're at, this
11 hypothetical person, would have to have this. You
12 will have to have somebody who makes them. They're
13 sophisticated. I can't make them. I can't make
14 those frames. I can't make it. You will need -- C&C
15 Mill Machines. I think somebody asked me about
16 training or gunsmith and stuff and I told them, no,
17 that's something else. That's cutting metals.
18 That's testing barrels and pipes and doing a whole
19 bunch of things that I do not have the expertise for
20 or the money to do such a thing like that requires
21 probably millions of dollars. No.

22 MS. ALSTON: But just to go back just a
23 second. So you're assembling these guns. And
24 I have --

25 MR. TURNER: The frames.

1 MS. ALSTON: -- the frames for the guns.
2 And then all it's missing is the barrel because this
3 is what you said --

4 MR. TURNER: Yes, it's missing the
5 frames.

6 MS. ALSTON: There's the frame, oh, it's
7 missing. I can have the barrel and I can purchase.
8 There's nothing -- even if I go through this whole
9 entire process, there's nothing stopping me from
10 buying one of these frames from you.

11 MR. TURNER: If you're buying one, you're
12 a law-abiding citizen. That means you're not
13 breaking the law. You might go to the store to buy
14 alcohol for yourself to consume. Say you was a
15 person that wanted alcohol, once you decide to do it,
16 the minute you decide to give to somebody underage,
17 that's you who did that.

18 MS. ALSTON: No, no I'm not.

19 MR. TURNER: I hear what you're saying.
20 But I'm saying, if somebody did that, they would be
21 breaking the law. If they're a law-abiding citizen,
22 they won't do that.

23 MS. ALSTON: But it can happen is what I
24 guess what I'm trying to say. If I had barrels at
25 home because that's what I was in the business of

1 doing at home and you have frames, there's nothing to
2 stop me because I already have the licensing. I went
3 through the same process as you did and I can just go
4 and purchase this.

5 MR. TURNER: Yeah, that's what this is
6 for. It's for trusting people that want to purchase
7 them. You can do this personally. The only problem
8 is, is when you do it for business. I do this for my
9 personal self and it's fine. The minute I sell them,
10 I'm doing business. That's what the ATF said. I'm
11 selling. I'm doing business. Now it becomes
12 illegal. It's not illegal if you're going to
13 purchase something. They're fine. They're not
14 illegal. We have no cases of any of that happened in
15 the State of New Jersey; not Camden; not New Jersey
16 period.

17 The whole New Jersey, you have what,
18 eight million people in the State of New Jersey or
19 more. No cases of the 8 million people cause New
20 Jersey is extremely safe. They're, and I don't want
21 to say they're anal, but they are. I'm glad they do
22 but you have to go through of these papers; do all of
23 that. Before you do all of that and get trusted by
24 the chief, the State Police, the ATF, you're not
25 going to go breaking the laws. You don't go through

1 doing all of this stuff and then go break the law.
2 You don't do that. The law-abiding citizen don't do
3 that.

4 A criminal and a criminal couldn't do
5 this because he's a criminal. So that means, nine
6 times out of ten, you don't just wake up one day and
7 decide to commit crimes. You're either going to
8 commit crimes and you're going to do it. So if a
9 person is going to do it, nine out of ten, they got a
10 record and they've been committing crimes. So you
11 can't get access to this stuff unless you're a
12 law-abiding citizen. I believe you're a law-abiding
13 citizen so you wouldn't do that. So it wouldn't be
14 possible.

15 MR. EINGORN: We'll open to the public on
16 this matter. Anybody here tonight that like to be
17 heard on the matter of Tarek Turner, 796 Line Street?
18 Hearing and seeing none, we'll close the public
19 portion.

20 MR. TURNER: I was going to do my last
21 argument; my closing argument.

22 CHAIRMAN HANCE: Okay.

23 MR. EINGORN: Briefly.

24 MR. TURNER: This is what I want to say
25 to the Board. This City is a great city. My family

1 has been living in this City for a long time. I
2 think the City was formed in 1826. My family has
3 been living here when it was called Gloucester County
4 back in the day. And you probably can see something
5 happened. This is the City of the first movie
6 theaters, Rag Time and Jazz & Blues. I love Jazz; I
7 love Blues. We have Martin Luther King, Jr.'s around
8 the corner on Walnut Street. He wrote his civil
9 rights here. We have the Victor who wrote the first
10 jazz hits here. We have the Father of Blues here.
11 We have a lot of great things in this City. And
12 I plan on contributing to those great things in the
13 City.

14 Now me personally, I beautify my
15 community. I give back to my community. I keep it
16 clean. In the summer, and you probably don't know
17 that about me, but I'm an urban farmer. I farm in
18 the City. I grow a lot of blueberries and things
19 like that. And it's open for the public to enjoy.
20 I employ the young kids around there. I give them
21 some cash on hand or 20 bucks, 15 bucks an hour to
22 help me in the summer.

23 So I plan on doing good things in the
24 City. I don't plan to do anything bad in the City.
25 And I want the Board to, just as they did the

1 Cannabis dispensers, liquor stores, convenience
2 stores who may sell controversial stuff, tobacco,
3 alcohol, things of high risks, hazardous stuff which
4 the public have access to and even children are
5 exposed to -- because as a child, I was exposed to
6 these things; I went to the liquor store to get
7 candy -- that I'd be allowed to do business in this
8 great city.

9 The only thing that businesses can do in
10 our city, are in general, industries can do is just
11 mitigate their risks. That's all they can do. I try
12 to do the same. I try to do best as I can do.
13 And my future, Home FFL, will try the best to
14 mitigate those risks too. And I want the Board to
15 grant me that variance and to grant me the
16 opportunity to do business in this City, the same way
17 they allowed the recreational Cannabis dispenser to
18 open to in 2023 which was never allowed in the
19 ordinance in 1978. It's a new thing. It started in
20 2022 and it shows that the City has welcomed change
21 and being open-minded and bring new business to the
22 City.

23 And I have to state them, the zoning
24 passed and granted and allowed this new Cannabis
25 business even with the risks which are in those

1 packets over there. And being new to the
2 ordinance and potential health affects by the CDC.
3 But also, the federal law considers it's illegal
4 because marijuana is a controlled substance. And our
5 City still allowed it because the state does. The
6 meaning of this is, that as a future FFL, and it has
7 very strict laws and safety protocols that makes my
8 business extremely safe based on all the statistics
9 that we discussed and showcased, that my business is
10 safe. And if granted the zoning permit and a
11 variance, I would be allowed to have people patronize
12 my business just like other industries here. So I
13 want the customers to be able to patronize my
14 business just like the other businesses.

15 And I want you to grant me that use
16 variance. And if the ATF states that I am a
17 manufacturer under the definition in assembling
18 springs and parts by the New Jersey State Police who
19 reached out and said I'm just a firearm dealer, I
20 want the Board to allow me to be able to operate as a
21 firearm dealer which is an FFL. And to do so, I need
22 the Board to allow me to make history by being the
23 first Aboriginal copper-colored firearm dealer here
24 who has been a resident of this great City and a
25 stewardess of this land and giving back to my

1 community.

2 And with my strong ancestral ties here, I
3 believe for me, I believe that I care more about the
4 well-being of this City than anybody can comprehend
5 here. That's how I feel personally because I have
6 been living here for so long. We have been here
7 before it was Gloucester County. We have been here
8 for a long time and I want you to grant me, Tarek, my
9 tribal name Hiluses Aihanopana Lankok, a chance to
10 make history here in this great City as you've done
11 with the first Cannabis business. Only you can
12 decide if we're going to make history today and I
13 hope we do. I just want to say one last word to you,
14 if the public don't object it, why shouldn't you
15 guys grant it. That's I'm finished.

16 MR. EINGORN: So the applicant is here
17 tonight. He was here in March requesting which was
18 originally an interpretation and then a use
19 variance. As it would turn out, the interpretation
20 was regarding his home business which Mr. Turner has
21 admitted is really a firearms dealer which he said on
22 multiple occasions. So he's under Section 'K' of
23 870- I think it was 37, so he's here for a use
24 variance.

25 We discussed the Positive and Negative

1 Criteria, the standard which you're all aware of
2 which we've also put on the record tonight. And so
3 the Board's duty now is to ask any final questions,
4 then do a discussion of the Positive and Negative
5 Criteria and make a motion to either approve or deny
6 the application.

7 MR. EINGORN: So I prepared a Positive
8 and Negative. Can I just read it because just to
9 stay on so I won't talk a lot about a whole bunch of
10 other stuff. Is it okay?

11 MR. EINGORN: You can put your thoughts
12 on the record, sure.

13 MS. ASLTON: So basically for the
14 Positive Criteria, what I've noticed was the
15 compliance with the federal and state regulations.
16 The Applicant has completed fingerprinting and
17 background checks indicating and an effort to adhere
18 to legal requirements. I also noticed a specialized
19 skill base occupation. The proposed activity
20 involves a specialized trade that could promote
21 individual entrepreneurship without significant
22 physical alteration to the property.

23 The Negative Criteria that I see, its
24 inconsistency with the residential zoning. The
25 property is located in a residential zone operating a

1 business involving firearm components, may conflict
2 with the zone's intent to maintain a peaceful
3 resident environment.

4 My second Negative Criteria is the public
5 perception and safety concerns given Camden's history
6 of gun-related incidents, while statistically is
7 down, he's correct, but something just happened
8 recently. A firearm-related business in a
9 residential area could raise concern and fears among
10 residents regardless of the business legality. And
11 my third Negative Criteria is the precedent for
12 future applications which I think is it's very
13 important. Approving this application may set a
14 precedent for similar business potentially altering
15 the residential character of the neighborhood.

16 That's what I got for you guys today.

17 CHAIRMAN HANCE: I will start with this.
18 People are afraid of what they don't understand or
19 they really just don't know about. I can say that I
20 own firearms over 30 years. What he's doing right
21 now, you can purchase online and do it yourself. If
22 not, you can go to a gun show and purchase it just
23 like buying a pack of cigarettes. Okay. This is
24 nothing new. It's been around forever. You just got
25 to understand gun safety and respect. And it's

1 better to teach than not know. Okay.

2 This is why a lot of things happen in
3 Philadelphia and around the world because they don't
4 understand the gun safety. That's why you heard me
5 earlier saying, do you have gun locks. That's very
6 important. Keeping your gun clean, very important.
7 Going to the range, very important. I learned as a
8 young man from my father. We hunt. So you just got
9 to understand, you know, the meaning of it. But like
10 I said, you can buy these pieces offline. You can
11 like I said, gun shows are even easier. You get it
12 right away. You just got to respect what you have.

13 MS. MASON: If I can jump in. I think
14 it's an incredible skill set as Ms. Alston mentioned
15 as well. I think it is something, this precedent as
16 far as entrepreneurship. But, again, the residents,
17 right. I don't think it's a matter of how you can
18 access it. It's to the extent of now you're selling
19 it. Right? And you're having customers come in.

20 MR. TURNER: Oh, no. Nobody walks in.
21 That was the first thing I said.

22 MS. MASON: It's all online?

23 MR. TURNER: Yes, it's online and
24 customers come out and pick it up. It's not an
25 all-day affair.

1 MS. MASON: Right. Even still there's an
2 reaction there with folks coming to be able to pick
3 the assembled firearms. As far as the zoning piece
4 too, in relationship to Cannabis, there's zoning.
5 So, again, you have these businesses but they're in
6 specific zones that does not conflict with the
7 residents, right? At the end of the day, our mission
8 for Camden is quality of life. Right? That's first
9 and foremost. We have to be able to live and feel
10 safe in where we live. And then we go into the other
11 components as far as what that looks like as far as
12 economic opportunity; as far as entrepreneurship but
13 we have to feel safe.

14 And so because it's in the residential,
15 you know, that's where I struggle as far as -- not as
16 far as who you are or are you qualified or
17 entrepreneurship, but the quality of life in a
18 residential area. If this was somewhere that was
19 zoned in an area where we have warehouses and they
20 were doing manufacturing or doing assembly or doing
21 whatever it is that they're doing in these areas in
22 the zoned areas then, yes, check box. This is great.

23 We would definitely support that. But I just feel
24 as though because it's in residential, it then kind
25 of skews that quality of life for our residents.

1 VICE-CHAIRMAN STILL: I think what I'll
2 share is this. Mr. Turner, your character and intent
3 is not in question. You have done a heck of a job
4 with your research and the different things that you
5 have provided us with. But where I'm skewed at also
6 is the zoning area, the area of zoning and the area
7 of zone that it's at.

8 MR. EINGORN: We have had significant
9 discussion in both respects. Is there a proposed
10 motion?

11 CHAIRMAN HANCE: I'll say one more thing
12 on the negative side. Let's go back to zone since
13 everybody brought up zoning. We have dispensaries in
14 neighborhoods. Okay? We do. I went to the first
15 one that was opened up in Camden and there were
16 houses all around. There were people standing in
17 line around the corners and they were serving them
18 Dunkin Donuts coffee.

19 And then think of it this way. You don't
20 know how many guns are next to you right now or
21 across the street that's illegal. I'm just saying,
22 it's a doubled-edge sword. And like I said, if you
23 respect it, you know about it, it's a whole different
24 area. I'll tell you this. I've been on the Board 16
25 years and I'll say when I was on the Board three

1 years, Cannabis came out, dispensaries in Camden, we
2 shot them down. But now look, they're all over the
3 world. It's like the future. So think about that.
4 Like I said, it's a double-edged sword. It's how you
5 look at it. I give him credit for coming up here and
6 bringing forth to us instead of doing it illegal
7 somewhere. It's a lot of that going on too. It's a
8 touch-and-go situation.

9 MR. EINGORN: We need a motion of some
10 sort.

11 CHAIRMAN HANCE: I make a motion that we
12 accept.

13 MR. EINGORN: Okay. And a motion to
14 pass. And we'll take a roll-call vote. Wait. We
15 need a second. I'm sorry. Do we have a second? Do
16 we have an alternative motion?

17 MS. ALSTON: I make a motion to deny.

18 MR. EINGORN: Okay. We have a competing
19 motion. Do we have a second for the competing
20 motion?

21 MS. NUNEZ: Second.

22 MR. EINGORN: For the motion to deny or
23 the motion to pass?

24 MS. NUNEZ: Motion to deny.

25 MR. EINGORN: So we have a motion to deny

1 with a second. If you vote 'yes', you're voting in
2 favor of denial, i.e., in favor of the motion. If
3 you vote no, you're voting against the motion. Does
4 that make sense?

5 THE BOARD: Yes.

6 MR. EINGORN: So if you're voting to
7 deny, it's a 'yes.' If you're voting to not deny,
8 it's a 'no.' We'll start the voting. Chairman
9 Hance.

10 CHAIRMAN HANCE: No.

11 MR. EINGORN: Vice-Chairman Still.

12 VICE-CHAIRMAN STILL: Yes.

13 MR. EINGORN: Ms. Alston.

14 MS. ALSTON: Motion to deny, yes.

15 MR. EINGORN: Ms. Nunez.

16 MS. NUNEZ: Yes.

17 MR. EINGORN: Ms. Moss.

18 MS. MOSS: Yes.

19 MR. EINGORN: And Ms. Mason.

20 MS. MASON: Yes.

21 MR. EINGORN: Having five in favor of
22 denial and one opposed, the motion carries. The
23 application has been denied.

24 Mr. Turner, I'm sorry. Thank you. You
25 put in a lot of effort and it shows.

1 The next matters are the Phoenix
2 Development Group matters. Good evening, Counsel.

3 MR. PLATT: Good evening. My name is
4 Stuart Platt from the Platt Law Group on behalf of
5 the Phoenix Development Group. I have with me
6 tonight three witnesses. Lance Bean, he is right
7 here. He is the president of the corporation. I
8 have William Gillmore who is the project engineer and
9 Brian Seidel who is the project planner. If you want
10 to swear them in.

11 MR. EINGORN: Would you all raise your
12 right hand, please.

13 - - -

14 WILLIAM GILMORE, P.E.; BRIAN SEIDEL,
15 P.P., RLA, AICP; LANCE BEAN, having first been duly
16 sworn/affirmed, was examined and testified as
17 follows:

18 - - -

19 MR. EINGORN: I'll need each of your
20 names and addresses for the record. We can save the
21 professional credentials for when you testify.

22 MR. BEAN: Lance Bean, CEO and owner of
23 Phoenix Development Group. Address is 111 Village
24 Green Lane, Sicklerville, New Jersey.

25 MR. SEIDEL: Brian Seidel, professional

1 planner. Street address, 2103 East High Street,
2 Pottstown, Pennsylvania:

3 MR. GILLMORE: William Gillmore,
4 professional engineer. Address, 2205 Delsea Drive,
5 Suite 7, Franklinville, New Jersey.

6 MR. EINGORN: Before we go any further,
7 there's five applications here tonight. Counsel has
8 said that three of these properties are next to each
9 other and then two of the properties are next to each
10 other. Counsel didn't want to overlap a lot of
11 testimony. So if it's okay with the Board, we're
12 kind of hear maybe the three and then the two or --

13 MR. PLATT: We'll do the two and then the
14 three.

15 MR. EINGORN: For our purposes so we know
16 what packages to grab. What addresses would you like
17 to start with?

18 MR. PLATT: 850 and 852 Woodland Avenue.

19 MR. EINGORN: So for the Board, it looks
20 like 850 and 852 might already be bound
21 together. Ms. Evita was ahead of the game and did a
22 great job so we're already to go there. So we'll get
23 started now.

24 MR. PLATT: Very good. Thank you.

25 Mr. Bean, if you could step up to the

1 podium, what is your position with the Phoenix
2 Development Group?

3 MR. BEAN: I'm the owner of the Phoenix
4 Development Group.

5 MR. PLATT: And your company owns 850 and
6 852 Woodland Avenue?

7 MR. BEAN: Yes.

8 MR. PLATT: And currently at the site,
9 what are there on these two lots?

10 MR. BEAN: Two vacant lots.

11 MR. PLATT: Do you have knowledge of what
12 used to be on these two lots prior to their current
13 condition?

14 MR. BEAN: Prior to their current
15 condition, it was single-family, I think, three
16 bedroom and one bathroom properties.

17 MR. PLATT: And those buildings were
18 demolished?

19 MR. BEAN: Yes.

20 MR. PLATT: And what are you proposing
21 with the application on Woodland Avenue tonight?
22 There's two lots; two separate applications combined.
23 What are you proposing?

24 MR. BEAN: Two separate applications.
25 I'm proposing to build two new construction

1 properties on each lot, three stories, build on slab,
2 four bedrooms, three and a half bathrooms.

3 MR. PLATT: And those are going to be for
4 sale or rental?

5 MR. BEAN: For sale.

6 MR. PLATT: Thank you. I have no further
7 questions of Mr. bean

8 MR. EINGORN: These are single-family
9 homes?

10 MR. BEAN: Yes.

11 MR. PLATT: Yes.

12 MR. EINGORN: Thank you.

13 MR. PLATT: Thank you, Mr. Bean.

14 Mr. Gillmore, would you step up to the
15 podium.

16 MR. PLATT: Are you a licensed
17 professional engineer in the State of New Jersey in
18 good standing?

19 MR. BEAN: I am.

20 MR. PLATT: Unless you want him to go
21 through his whole entire resume, I would ask that you
22 stipulate to his qualifications.

23 MR. EINGORN: Mr. Gillmore, you've been
24 before this before, correct?

25 MR. BEAN: It has a been long time ago,

1 yes.

2 MR. EINGORN: Yes. You look familiar and
3 I think he's been accepted in the past and I've seen
4 him before other Boards so I would recommend that the
5 Board accept Mr. Gillmore as a professional
6 engineer.

7 MR. PLATT: Thank you.

8 MR. PLATT: So can you explain. You have
9 a plan. I'm going to mark that Exhibit A-1.

10 MR. GILLMORE: Yes. This is a rendered
11 version of the application.

12 MR. PLATT: Please put today's date on
13 the plan, April 7. It's Exhibit A-1.

14 MR. PLATT: What is that plan?

15 MR. GILLMORE That's a rendered version
16 of the site plan that was submitted with the
17 application package. We've added an aerial
18 photograph with the context to the rear of it. The
19 colored version shows the two blocks in question
20 approximately 1400 square feet in size and the
21 proposed three-story dwelling units or townhouses,
22 rather, are in brown. And then there's green that's
23 a lawn area that's leftover. We positioned the units
24 ten feet from the setback of the property line. This
25 has been with the surrounding neighborhood. It meets

1 the conditions. This oriented plan --

2 MR. PLATT: Can you speak up, please.
3 Can everyone hear him? Okay.

4 MR. GILLMORE: Woodland Avenue is
5 horizontal across the page. North is straight up.
6 There's ample parking on the street. We're proposing
7 these units here. This is the front of the unit.
8 There's steps that go up. It's on slab. And then
9 it's graded to the rear.

10 MR. PLATT: And can you describe the
11 current existing condition of the property?

12 MR. GILLMORE: Right now they're vacant
13 lots.

14 MR. PLATT: Now, you have another
15 drawing?

16 MR. GILLMORE: Correct. I have a floor
17 plan that was prepared.

18 MR. PLATT: So let's just describe for
19 the record. What is this? This is generally
20 speaking.

21 MR. GILLMORE: Yes. It's a floor plan
22 prepared by Bishop & Smith Architects.

23 MR. PLATT: Mark it as Exhibit A-2 with
24 today's date. And can you walk the Zoning Board
25 through the floor plan?

1 MR. GILLMORE: Sure. So the floor plan
2 for the first level is in the center here. To the
3 right is an electric plan and a foundation plan. But
4 to take your attention to that, this is where the
5 street would be and this is the porch. You would go
6 in through the porch to an entryway. And immediate
7 to your left would be a den. There's a hallway to
8 proceed through the unit.

9 On the left side would be steps which
10 would take you take to different levels of the unit.
11 To the right is a closet area -- I'm sorry -- a HVAC
12 closet area. Proceeding to the rear, to the right
13 would be a bath. And then you would go through a
14 hall and there's a bedroom No. 4 which is on the
15 lower level with a walk-in closet. If you proceed up
16 the steps, it would bring us to the next sheet.

17 MR. PLATT: Mark this Exhibit A-3, please
18 with today's date. Again, now, this is the second
19 level plan. So you would come up the steps, enter
20 into the kitchen and you would proceed to the rear
21 unit which would be the dinette. If you proceed to
22 the front of the unit, it will be a laundry and
23 restroom and then a living room.

24 If we proceed up the steps again, it
25 would bring us to the third floor level. Come up

1 through the steps, you would be entering the
2 hallway. Bedroom No. 2 is to the right. Top of the
3 steps, proceed to the rear unit, it would bedroom 3.
4 If you turn around and walk towards to the front of
5 the street to the unit, the bathroom would be on the
6 left with another second bathroom and then the master
7 bedroom which has a view over the street.

8 MR. PLATT: Do you have any other
9 drawings?

10 MR. GILLMORE: I do. I have a rendering.

11 MR. PLATT: Before you get to the
12 rendering, the application proposes two single-family
13 dwellings, correct?

14 MR. GILLMORE: Correct.

15 MR. PLATT: What prevents these units
16 from being -- what makes them single-family dwellings
17 Are there other entrances that can be made for
18 these properties or no?

19 MR. GILLMORE: No. They're just solely
20 single-family.

21 MR. PLATT: Okay.

22 MR. EINGORN: Just quickly for the Board.
23 I'm showing you the photographs that were included
24 with the packet. On my left side of the photograph,
25 there's an existing house.

1 MR. GILLMORE: Yes.

2 MR. EINGORN: Will these houses be
3 rowhomes that connect to this house or will there be
4 an alleyway?

5 MR. BEAN: One of them will be connected
6 to the house. So the house that you see in the
7 picture, I also own that property there. The first
8 house that's being built will be connected to that
9 property that you see there.

10 MR. EINGORN: Right.

11 MR. BEAN: And then the next house will
12 be connected so the new house and then the other one
13 will be -- it will be detached on the lefthand side.

14 MR. EINGORN: So it's essentially in-fill
15 housing you're proposing?

16 MR. PLATT: It is exactly that.

17 MR. EINGORN: Understood. Thank you. My
18 apologies for the interruption.

19 MR. PLATT: Not a problem.

20 This is Exhibit A-4?

21 MR. GILLMORE: Yes.

22 MR. PLATT: And these are elevations with
23 what the building will look like, if approved?

24 MR. GILLMORE: Correct. Upper lefthand
25 corner, when you look at the front elevation,

1 actually you want to look at the right upper corner,
2 these share the same as the next application. The
3 front elevation depicts the two units side-by-side,
4 three levels, 35-feet high, entrance door with a
5 stoop. And then this is a rear elevation. I'm just
6 showing what it looked like from the rear. They are
7 asphalt singled roof; stone treatments along the
8 front; and a vinyl siding the sides.

9 MR. PLATT: Have they picked a color yet
10 for these homes?

11 MR. BEAN: No.

12 MR. PLATT: Not yet?

13 MR. BEAN: No.

14 CHAIRMAN HANCE: One question. What's
15 in between? Is that the entrance between or is that
16 two other houses?

17 MR. GILLMORE: This is just -- the right
18 side here is two-unit --

19 CHAIRMAN HANCE: That's the two.

20 MR. GILLMORE: -- of the next
21 application.

22 CHAIRMAN HANCE: But what's in the middle
23 right there, what's that?

24 MR. GILLMORE: That's just dimensions to
25 show the different top of floor and units that match.

1 CHAIRMAN HANCE: So they're going to be
2 two separate homes by themselves?

3 MR. GILLMORE: Attached to one existing
4 building now.

5 MR. BEAN: So this right here, this house
6 here will be attached to the house that you see in
7 this picture here.

8 MR. GILLMORE: This is the road. This is
9 the existing dwelling and then we're going to attach
10 it to that one and then the second attach it and then
11 still will remain. These lots here are vacant so you
12 would see the side of just this one.

13 CHAIRMAN HANCE: Okay.

14 MR. PLATT: Anything in further, Mr.
15 Gillmore?

16 MR. GILLMORE: No. We are requesting
17 bulk setback -- not setback but bulk relief for the
18 building coverage which slightly exceeds and also the
19 impervious coverage. And that's what we're asking
20 for relief with the approval of this if the Board so
21 desires.

22 MR. PLATT: And in your engineering
23 opinion, you don't believe that the coverage or lot
24 coverage issue would result in any kind of a drainage
25 or flooding issue at all?

1 MR. GILLMORE: No, I do not. It blends
2 in with the existing community; same setback; same
3 general size; same height.

4 MR. PLATT: Thank you.

5 MR. EINGORN: How does the footprint
6 compare to the neighboring property?

7 MR. GILLMORE: You see, this the
8 footprint here of the neighboring one. So we're
9 generally conforming. We're maybe 10 or 15 percent
10 larger just out to the rear. From the front it's
11 going to appear the same; same setback.

12 MR. EINGORN: Great.

13 MS. ALSTON: You're going to build two
14 new homes and they're not connected to --

15 MR. GILLMORE: They are connected.

16 MS. ALSTON: Right now there's one
17 connected or? I'm not understanding.

18 MR. GILLMORE: Yes. Right now these are
19 two vacant lots and this is the existing unit here.
20 So we'll attach -- this one here will attach to this
21 existing one and then this will be attached to the
22 new one and then this side will come out.

23 MR. EINGORN: Let the record reflect that
24 I'm standing next to Ms. Alston. What I showed
25 previously was this photograph and I asked if it

1 was going -- the first home would connect here to
2 this house. The testimony is that, yes, the first
3 house will connect here; the second house will
4 connect to the new house here. And Mr. Bean
5 testified that he owns this property here in the
6 photograph.

7 MS. ALSTON: Okay.

8 MR. EINGORN: So you'll have one, two,
9 three homes in a row. It will be in-fill housing in
10 these vacant spaces here.

11 MS. ALSTON: Okay.

12 MR. EINGORN: Counsel, is that correct?

13 MR. PLATT: That is correct. Can you
14 just mark that Exhibit A-5?

15 MR. EINGORN: Sure. The photographs is
16 Exhibit A-5.

17 MR. PLATT: Thank you.

18 Mr. Bean, Exhibit A-5, that photograph
19 was taken by you this winter, correct? It depicts
20 what the site looks like today?

21 MR. BEAN: Yes.

22 MR. PLATT: And testimony that you gave
23 about the connection between the proposed two is
24 going to connect to the one existing unit but not on
25 the other side, correct?

1 MR. BEAN: Right.

2 MR. PLATT: But the two proposed will
3 connect to each other, correct?

4 MR. BEAN: The two new construction
5 properties will be connected to each other. They
6 share a common wall. And one of the new properties
7 will share a common wall with the existing property
8 that you see in the picture. And then the one that's
9 far to the -- if you stand in front of the property
10 going far to the left will be detached. Because the
11 lot there I'm assuming is a City-owned lot.

12 There's never been houses there. If
13 you're familiar with the area, it's right across the
14 street HP Wilson School. And there's the lot that
15 crosses from Woodland Avenue and I think that's 9th
16 Street, if I'm not mistaken. That lot there has
17 never been no houses there since I can remember and I
18 went to HP Wilson School and I'm 42 years old.

19 MR. STILL: Since you own 848 Woodland
20 Avenue as well, is there any intent to improve the
21 facade of that one to and I won't say match the new,
22 but just to kind of --

23 MR. BEAN: Yes. That's my intention.
24 I own 848 and I own 846. So the goal is to
25 just bring volume to those rowhouses. I benefit if

1 the volume increase, beings I own other properties
2 sitting there as well. My goal is just whatever I
3 touch, I try to bring something to it that the City
4 hasn't seen since it has been built. The majority of
5 the houses have been sitting around over 100 years
6 old. I think that we have been long waiting for
7 things to look like this. So that's just what it is.
8 But if I have to increase the look to the house
9 there, I'll do it.

10 MR. STILL: I got you.

11 MS. ALSTON: So the reason that you're
12 not complying with the minimum width and area because
13 since you're trying to put the two homes because it
14 says --

15 MR. GILLMORE: Yes, the two --

16 MR. PLATT: They're two separate lots so
17 it's an existing condition.

18 MR. GILLMORE: They're slightly
19 undersized in width. I think they're 14 but they
20 need to be 20 so that's existing so he's got the
21 house to fit within that. And then with that size
22 house, it's generally consistent with the
23 neighborhood. The footprint is a little bit larger.
24 And if these were conforming, legal width at 20, it
25 would be if not conforming, it would be much closer

1 conforming.

2 MR. PLATT: The reason why it's slightly
3 larger than the other existing home, because those
4 homes were built pre-war, probably pre-World War 1.
5 And this new construction requires a little bit more
6 room. That's why they're proposing it in this
7 fashion. And Mr. Seidel, the planner, will address
8 some of these issues as well.

9 CHAIRMAN HANCE: I'm going to backtrack.
10 I'm just curious. So you're going to connect the new
11 home to this home here, correct?

12 MR. BEAN: Yes.

13 CHAIRMAN HANCE: So I'm telling you this,
14 you're making two beautiful homes, right?

15 MR. BEAN: Yes.

16 CHAIRMAN HANCE: I would not buy that
17 home if it was connected to this one. Seriously.
18 Because what it does is, if you're spending X-amount
19 of dollars, right, I would say, well, if you own
20 that, why wouldn't you make that look beautiful like
21 these two? Because when I'm looking at it, it's two
22 beautiful homes.

23 MR. BEAN: Yes.

24 CHAIRMAN HANCE: And if I am going to
25 spend that much money in my neighborhood -- this

1 house is vacant, correct?

2 MR. BEAN: No, it isn't.

3 CHAIRMAN HANCE: Someone lives there?

4 MR. BEAN: Yes.

5 CHAIRMAN HANCE: I just you could update
6 it, the front of it, so it would blend in with what
7 you're doing. You know what I'm saying? Because I
8 think that will give you the ambiance of moving into
9 a brand new, fresh built home. If I'm going to spend
10 \$300,000 for a house, I'm not going to buy it next to
11 that one. I'm just saying.

12 MR. BEAN: I understand.

13 CHAIRMAN HANCE: Because you put a lot of
14 time, effort and money into it if you get these
15 houses. If you own it, why not. Just give it like a
16 little beauty. It's up to you.

17 MR. BEAN: I understand.

18 MS. MOSS: Are there homes behind the new
19 ones?

20 MR. BEAN: No. So behind it is an
21 alleyway and then you got another block that you see.
22 So it's rowhouses there but the backs are facing each
23 other but there's an alley that you can use.

24 MS. MOSS: Okay.

25 MS. MASON: And I don't know if we went

1 over parking. Is it off-street parking or is there
2 designated parking?

3 MR. GILLMORE: There's no designated
4 on-street parking. It's just with the character of
5 the neighborhood, off-street parking.

6 MS. MASON: Okay.

7 MR. PLATT: Thank you Mr. Gillmore.
8 Mr. Seidel you've already been sworn. You're a
9 licensed professional planner in the State of New
10 Jersey in good standing?

11 MR. GILLMORE: Yes.

12 MR. PLATT: Have you been accepted as a
13 professional planner in other Boards in the State of
14 New Jersey as well as this Board previously?

15 MR. SEIDEL: I have.

16 MR. PLATT: I would you ask that you
17 stipulate or accept him for his qualifications to
18 give planning testimony on this application.

19 MR. EINGORN: The Board will accept
20 Mr. Seidel as a professional planner.

21 MR. PLATT: Mr. Seidel, you've heard the
22 testimony from Mr. Bean, from Mr. Gillmore. First of
23 all, for both applications, tell us what relief
24 is actually necessary and then prove that the
25 variances meet the Positive and Negative Criteria?

1 MR. SEIDEL: Sure. What we're here for,
2 we're requesting basically bulk relief. I would you
3 say essentially bulk relief for existing
4 non-conforming conditions. Bulk relief being 14,000
5 square foot lot area that exists today where a 2,000
6 square foot lot area is proposed. We're also
7 requesting relief from the building cover. And,
8 again, I believe I can relate to building coverage,
9 impervious coverage -- I'm sorry -- the percentage of
10 building cover back to the lot area. If I were
11 looking at the building area that's proposed to a
12 2,000 square foot lot that's required, this building
13 would comply with the building cover regulations.

14 MR. PLATT: What other relief are we
15 looking for this evening?

16 MR. SEIDEL: Also looking for relief of
17 the off-street parking. Where two parking spaces are
18 required, this is a neighborhood where there are no
19 driveways, no alley that joins the rear of these
20 properties so all the units in the neighborhood are
21 served by on-street parking. This is also a
22 situation where we're across the street from the WB
23 School. This is on the properties on essentially the
24 back side of the school. So it's opposite the main
25 entrance to the school. So while it adjoins the

1 school, it isn't a situation whether there's
2 residential homes on both sides of the street. So
3 for those reasons I believe there's more than
4 adequate parking that's available on-street for these
5 uses.

6 MR. PLATT: So why don't you walk the
7 Board through your existing conditions and how they
8 relate to the Positive and Negative Criteria?

9 MR. SEIDEL: Sure.

10 The property is located in the Morgan
11 Village Neighborhood. It's across the street from
12 the HP Wilson School that I mentioned. There then
13 the school, all surrounding uses are either
14 residential or vacant lots. It's located in the R-2
15 Residential Zoning District as are all the
16 surrounding properties. Townhouses or the attached
17 homes that are being proposed are permitted in the
18 zone. The existing lots do not conform with the
19 existing -- I'm sorry -- with current bulk
20 regulations.

21 And we're requesting relief from the
22 parking standards as well that I mentioned. I
23 believe the deviations that are being requested are
24 warranted under the c(1) Hardship Criteria because
25 they are related back to existing conditions. Again,

1 14,000 square foot generally lot area where 2,000
2 square foot is required. And for the same reasons I
3 mentioned, the maximum building cover relates back,
4 in my opinion, to the undersized lot areas. I
5 believe the approval of the variances can also be
6 warranted under the c(2) Criteria as the benefits
7 outweigh any detriments.

8 This is located in an existing
9 residential neighborhood. The existing lot
10 configuration is well-suited for residential homes as
11 in-fill housing that's been discussed; integrates
12 new construction, infrastructure and investment into
13 the neighborhood. It will activate a vacant
14 underutilized site and improve the appearance of the
15 neighborhood. I see no detriment to the public good
16 with this application. Proposal will improve the
17 appearance of the neighborhood.

18 Other than the eliminating the vacancy,
19 there's really no change in the use of the
20 neighborhood. Again, these properties were
21 previously developed as residential homes. And the
22 off-street parking component that I mentioned, none
23 of the other neighbors in this block, in this area,
24 have any off-street parking as well. Everything is
25 provided from on-street.

1 Regarding the zone plan, no detriment to
2 the zoning plan of the ordinance identified as being
3 within the medium-density residential portion of the
4 neighborhood which is consistent with the application
5 that's being proposed. It's consistent with the
6 neighborhood recommendations for Morgan Village to
7 provide medium density, residential land use through
8 redevelopment, new housing development and
9 rehabilitation.

10 It's also consistent with the housing and
11 neighborhood improvement recommendations to encourage
12 neighborhood reinvestment, housing improvement to
13 reduce vacant land within the neighborhood and
14 improve the appearance of the neighborhood. So for
15 all those reasons, I believe the benefits certainly
16 outweigh any detriment of the variance and the
17 approval is warranted.

18 MR. PLATT: Thank you, Mr. Seidel.
19 That's his testimony. Any questions for Mr.
20 Seidel?

21 MR. EINGORN: Any questions from the
22 Board for any of the witnesses? No.

23 MR. PLATT: That is our application this
24 evening. You've heard the nature of the
25 application, the historic nature and the conditions

1 of the properties; why they need the relief being
2 requested; how it satisfies both the Positive
3 Criteria and the Negative Criteria under c(1) and
4 c(2) standard. And we would ask for approval of both
5 properties, 850 and 852. We'd like to consolidate
6 but we would like two resolutions at the end.

7 Of course, if you don't approve the first
8 one then I don't know where we're going with the
9 second one. But be that as -- however the Board
10 wants to do it, we'll put out all the testimony all
11 over again; no, I'm just kidding. We would never do
12 that to you. We would just rely upon the same
13 testimony in both applications. I think they're both
14 very similar. The only really difference is that one
15 of the properties is going to be attached to an
16 existing building and the other is not. So thank you
17 for your time.

18 MR. EINGORN: Any questions from the
19 Board?

20 CHAIRMAN HANCE: No.

21 MR. EINGORN: Anybody in the public here
22 tonight that would like to be heard on the
23 application of the Phoenix Development Group for
24 either 850 or 852 Woodland? Hearing and seeing none,
25 we'll close the public portion.

1 The Board has heard significant factual
2 and professional testimony regarding these two
3 applications. It would be my suggestion since it's
4 two separate applications, that you vote -- propose a
5 motion separately. That's just my thought on the
6 matter. So how about first -- and if you want to
7 incorporate your testimony from one to the -- your
8 discussion from one to the other, that's fine. You
9 can just put that on the record when we discuss the
10 second matter. So why don't start with 850 Woodland.

11 Counsel, you look like you want to say something?

12 MR. PLATT: No, no. I agree with you
13 that I think there should two separate votes so we
14 can eventually get two separate resolutions. But
15 we'll do it any way you want. But I agree with
16 your --

17 MR. EINGORN: So let's start with 850.
18 A discussion of the Positive and Negative Criteria
19 and a motion.

20 VICE-CHAIRMAN STILL: I think like the
21 chairman usually says, he usually uses the term
22 facelift, right? That area, it needs a facelift.
23 It's great not only for that being a residential area
24 but that school and the youth coming out of it,
25 seeing that type of growth in the City. I've seen

1 work that the Phoenix Development Group is doing and
2 it's doing great work, immaculate work in the City to
3 bring it back; bring it back to life. And I think it
4 would be a good opportunity for us to continue in
5 that light.

6 CHAIRMAN HANCE: I'll piggyback. I think
7 it's a great idea. Any time you see something new
8 coming up in Camden which the neighborhood definitely
9 needs, it's a plus. My only downfall talking to the
10 gentleman over here, the reason why I mentioned
11 fixing the house next door, it's because I did a lot
12 of work for the Heart of Camden. I used to be their
13 vice-president of housing.

14 And my house caught in the middle. They
15 did the two houses on the left and the right. Right?

16 And I was stuck in the middle. So they had to
17 grandfather my house in because back -- my house is
18 like 200 years old. So they did the whole front, the
19 windows and everything which made a big difference --
20 I live right on Broadway Ferry Avenue and Broadway --
21 and brought it back. Everyone came and now they're
22 bringing more houses back. This is what Camden
23 needs.

24 This is definitely the time for new
25 Construction. I don't mind them going to an old

1 house and redoing it. But I think you get so much
2 more for a new home. Because you know as I know, in
3 between those walls and the sewer under the ground is
4 terrible. I pat you on your back.

5 MR. BEAN: Thank you.

6 CHAIRMAN HANCE: It's a pleasure that
7 someone is coming here and really bringing Camden
8 back the way it should be.

9 MR. BEAN: Thank you.

10 CHAIRMAN HANCE: I think it's a great
11 idea.

12 VICE-CHAIRMAN STILL: I'll add too. Not
13 only is it great that he's building those two new
14 houses but being willing, the willingness to improve
15 the facade of those other two properties next door.
16 That's a great deal. But a young man that's from the
17 City. He said he went to HB Wilson and went school
18 across the street. So that right there is a plus.

19 MS. MASON: I wanted to add as well that
20 we've seen a lot of, like you said, rehab. This is
21 development which is a whole another level in
22 bringing new to the City, as you stated, Chairman.
23 And then a development company also that is minority,
24 right, and from Camden. So I think that that's also
25 something that's a plus with this application.

1 And then last, it's rentals, right, that
2 we see but this is ownership. So we don't speak a
3 lot about home ownership. We talk about affordable
4 housing, rentals, but what makes this incredible is
5 that it's actually opportunities for families to own
6 their homes. So I commend you for that. Yes, I
7 think -- that's my final piece too, commentary.

8 MR. EINGORN: Do we have a motion for
9 850?

10 CHAIRMAN HANCE: I'll make one more
11 comment cause no one mentioned this. He's just
12 replacing those two houses that used to be houses
13 there. So I don't see a problem with the parking
14 either because that neighborhood, you can't --
15 imaginary parking. If you're just replacing those
16 houses, it shouldn't be a parking issue.

17 MR. EINGORN: That's a good ad. Anybody
18 want to make a motion?

19 MS. MASON: I'll make the motion to
20 approve.

21 MR. STILL: Second.

22 MR. EINGORN: I'll take a roll-call vote
23 on 850. Chairman Hance.

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Vice-Chairman Still.

1 VICE-CHAIRMAN STILL: Yes.

2 MR. EINGORN: Ms. Alston.

3 MR. PLATT: Yes.

4 MR. EINGORN: Ms. Nunez.

5 MS. NUNEZ: Yes.

6 MR. EINGORN: Ms. Moss.

7 MS. MOSS: Yes.

8 MR. EINGORN: Ms. Mason.

9 MS. MASON: Yes.

10 MR. EINGORN: Having six in favor and
11 none opposed, the motion passes.

12 And now for 852 Woodland Avenue. You
13 just want to ditto on your --

14 THE BOARD: Yes, ditto.

15 MR. EINGORN: Do we have a motion?

16 VICE-CHAIRMAN STILL: Motion to pass.

17 MS. MASON: Second.

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

20 CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Vice-Chairman Still.

22 VICE-CHAIRMAN STILL: Yes.

23 MR. EINGORN: Ms. Alston.

24 MS. ALSTON: Yes.

25 MR. EINGORN: Ms. Nunez.

1 MS. NUNEZ: Yes.

2 MR. EINGORN: Ms. Moss.

3 MS. MOSS: Yes.

4 MR. EINGORN: Ms. Mason.

5 MS. MASON: Yes.

6 MR. EINGORN: Six in favor and none
7 opposed, the motion passes.

8 MR. PLATT: Thank you very much.

9 MR. EINGORN: Thank you, Counsel.

10 And now we have --

11 MS. MASON: These three are together?

12 MR. EINGORN: I think these next three
13 are together also, Counsel.

14 MR. PLATT: Stuart Platt from the Platt
15 Law Group on behalf of the Phoenix Development Group
16 for 454, 456 and 458 Mechanic Street. By the way, if
17 you liked the last application, you're really going
18 to like this application. This is also new
19 construction, single-family, homeownership in the
20 City. We'd like to do it sort of the same way as the
21 last time because it's going to be very similar
22 except for being two new houses or two new homes,
23 it's going to be three new homes. So with me for
24 this application, I have Lance Bean, William Gillmore
25 and Brian Seidel.

1 MR. EINGORN: You have all been sworn in
2 already.

3 MR. PLATT: So they've been sworn for the
4 application as well?

5 MR. EINGORN: I consider them all sworn
6 in for the whole meeting.

7 MR. PLATT: Mr. Bean, you've previously
8 testified that you're the owner of Phoenix
9 Development Group and you're the applicant for these
10 three separate applications that we're combining here
11 this evening. And what is your current proposal for
12 these three properties?

13 MR. BEAN: Same as before. The only
14 thing is different is, all properties will be
15 connected on each side as no properties will be
16 semi-detached. But the same exact floor plan; same
17 exact layout; same size; proposing same exact thing
18 as this last application. Just the addition of the
19 property, the extra property on the left side and the
20 right side.

21 MR. PLATT: What's the current condition
22 of these lots? Are they vacant?

23 MR. BEAN: These lots are also completely
24 vacant, three separate lots. There were properties
25 there before and they were recently demolished in the

1 last, I would assume ten years.

2 MR. PLATT: There were homes there
3 before, correct?

4 MR. BEAN: Yes.

5 MR. PLATT: And they've been demolished
6 for a while?

7 MR. BEAN: Yes.

8 MR. PLATT: So they're vacant lots and
9 now and you're looking to improve them by putting in
10 new construction for sale, correct?

11 MR. BEAN: Yes.

12 MR. PLATT: Thank you. Any further
13 questions for Mr. Bean?

14 VICE-CHAIRMAN STILL: Do you own 452 and
15 460?

16 MR. BEAN: No.

17 MR. PLATT: Any other questions?

18 Mr. Gillmore. You have been sworn;
19 you've been qualified. Why don't you take the Board
20 through your boards.

21 MR. GILLMORE: Sure. This is another
22 rendering.

23 MR. PLATT: Mark that exhibit A-1.

24 MR. EINGORN: We are marking A-1?

25 MR. PLATT: Yes.

1 MR. EINGORN: What's the name of this
2 one?

3 MR. PLATT: Please identify it for the
4 record.

5 MR. GILLMORE: It's a rendering of the
6 site plan that was submitted with the application
7 package. Again, we've added an aerial to the
8 background for context and added some color to it.
9 To orient you to the plan, north is straight up.
10 Mechanic Street you see is horizontal across the
11 page. And the colored area is the area that we have
12 the three existing lots in the LI Zone.

13 The same thing, it's an in-fill
14 situation. This left side are existing units. The
15 right side is an existing unit. We're proposing
16 three units inside. These are slightly larger. The
17 other one is 14. This one is 15 feet wide. And same
18 type of situation. With this one, we are asking for
19 a setback requirement for the front yard. It's, I
20 believe, 10 feet. I thought it was 10 feet. What we
21 did with this plan is, we lined them all up to be
22 consistent with the neighborhood. So the fronts are
23 all lined up.

24 With the fronts you could see that these
25 are a little smaller in relationship to the footprint

1 of the existing one. It's the same as the previously
2 one. And the same thing, steps on slab. Same
3 orientation; same house. Just a little bit narrower,
4 the lawn area in the rear. No drainage impacts.
5 Nothing ulteriorous to anything in the community. And,
6 again, it'll be on-street parking as well.

7 MR. PLATT: Next sheet.

8 MR. GILLMORE: So we're going to mark
9 that as well, Exhibit A-2.

10 MR. PLATT: Exhibit A-2. Can you just
11 identify what that is for the record?

12 MR. GILLMORE: This is an architectural
13 floor plan; layout by Bishop & Smith Architects. If
14 we look in the center, this is the first-floor plan.
15 Entryway is on the right. As you proceed in, there's
16 an entry. To the left is a den. You walk down a
17 hallway, there's a utility area to the right, a
18 bathroom to the right. A fourth bedroom on the lower
19 floor with a walk-in closet. If we continue up the
20 steps to the second level --

21 MR. PLATT: We'll mark that as Exhibit
22 A-3 being a floor plan of the second level, proposed
23 second level?

24 MR. GILLMORE: Second and third levels.
25 This is the second level plan. As we come up the

1 steps, walk to the rear unit, we enter the kitchen
2 and the dinette to the rear. You turn around and
3 walk to the street to the front of the unit, we've
4 passed a laundry room, a bathroom and then a living
5 room.

6 We go back up the steps which takes us to
7 the third level. You come up the steps, walk to the
8 rear and there's a second bedroom on the right, third
9 bedroom to the rear; you turn around, walk towards
10 the front of the unit, the bathroom, another bathroom
11 and then the master bedroom that overlooks the
12 street.

13 MR. PLATT: And, again, these are
14 proposed three single-family homes?

15 MR. GILLMORE: Correct.

16 MR. PLATT: And this will have one
17 entrance to the entire house?

18 MR. GILLMORE: Correct.

19 MR. PLATT: And the entrance is going
20 face Mechanic, right?

21 MR. GILLMORE: That is correct. So this
22 is A-4. It's already marked. We used it previous.
23 Now I'm going to look at the left side of the page.
24 These are the front elevations of the three units.
25 We wouldn't have a side elevation because they're

1 conjoined. And we have a rear elevation. Three
2 stories; 35 feet tall; asphalt singles; stone
3 treatments along the frontage with vinyl siding front
4 and rear.

5 MR. PLATT: Now if you go back to Exhibit
6 A-1 for a moment, the rendering.

7 MR. GILLMORE: Okay.

8 MR. PLATT: If approved, the three homes
9 will be attached to each other?

10 MR. GILLMORE: Correct. And it'll also
11 will be attached on the sides of the existing units.

12 MR. PLATT: It'll be attached on both
13 sides of the existing units unlike the last
14 application which was only one side.

15 MR. GILLMORE: Uh-huh.

16 MR. PLATT: That's a 'yes'?

17 MR. GILLMORE: That's a 'yes.'

18 MR. PLATT: Okay. Anything further,
19 Mr. Gillmore regarding the existing conditions in the
20 proposal from an engineering standpoint?

21 MR. GILLMORE: That's all I have.

22 MR. PLATT: Mr. Chairman, any questions?
23 All right, thank you.

24 MS. ALSTON: I have one. There are
25 other houses on this block to the right and to the

1 left of it, right? And then -- because the reason
2 we're here is because it says, the use variance that
3 it's not now but the whole block is residential?

4 MR. EINGORN: Right. It looks like this
5 has been rezoned for light industrial.

6 MS. ALSTON: Yeah, I do see that.

7 MR. EINGORN: So do you have all these
8 remaining residential houses, right? And so they do
9 require a use variance because technically under the
10 ordinance, this isn't something that's allowed in
11 that zone. But, obviously, it will be consistent as
12 we've seen from the other photographs which will be
13 consistent with the other houses.

14 MS. ALSTON: Thank you.

15 MR. PLATT: Mr. Seidel, your remain under
16 oath and you haven't lost your planner's license in
17 the last 10 minutes?

18 MR. SEIDEL: I have not.

19 MR. PLATT: Great. Now, explain to the
20 Board the type of relief we need in this application.
21 Because in addition to bulk variance relief, we also
22 need the use variance as the Board member mentioned,
23 correct?

24 MR. SEIDEL: That's correct.

25 MR. PLATT: So why don't you take the

1 Board through your -- do the Positive and Negative
2 Criteria?

3 MR. SEIDEL: Sure. The properties are
4 located in the Bergen Square Neighborhood. You heard
5 testimony regarding the description of the lots
6 themselves. This is located in a residential
7 neighborhood. Despite the fact that we are located
8 in the Limited Industrial Zoning District, these lots
9 are located in that district as are the surrounding
10 lots and the surrounding residential area.

11 Residential uses are not permitted in
12 this district, again, despite the fact that all the
13 surrounding uses are generally residential. And the
14 bulk standards for the lot requirements are geared
15 toward those industrial land uses. So the zoning
16 district requires a 40,000 lot square foot lot area
17 where the application is proposing to utilize the
18 existing lots of only 14 -- roughly 1,450 square feet
19 in area. So for that reason, bulk relief is required
20 from the lot configuration and the lot bulk
21 regulations. This is an application for a use
22 variance so there are additional proofs that are
23 required for Positive and Negative Criteria that need
24 to be addressed.

25 MR. PLATT: Before you go through with

1 that, so when it comes to, and I don't know how the
2 Board typically handles this, when there's a use
3 variance and you have the standards of the Light
4 Industrial Zone, you really can't apply them to a
5 residential unit. So what we try to do with the
6 application, some people say the bulk standards
7 are subsumed within. If you grant the use variance
8 then you're granting the bulk variances that go with
9 that. But what we try to do here is, not necessarily
10 borrow standards from the residential zone but try to
11 be close to that and try to be close to the
12 residential lots in the existing neighborhood.

13 So, yes, we need bulk relief because it's
14 not a warehouse. Okay? So you're really not suppose
15 to borrow technically from a residential zone but
16 we're trying to basically accomplish that but saying,
17 you know, what bulk standards do we need? But we've
18 tried to keep it within the consistency of the rest
19 of the neighborhood. We don't want to make you think
20 that, you know, we need relief from a warehouse bulk
21 standard but we're trying to keep within the
22 character of the existing residential neighborhood.

23 MR. SEIDEL: Correct. And to build on
24 that, there's no changes that are being proposed to
25 the lot lines or the lot areas. This isn't a

1 situation where we're trying to increase the density
2 of the neighborhood or add units or add any buildable
3 space. These were single-family homes previously.
4 All that's being proposed with this application is to
5 build the same single-family homes on each one of the
6 contiguous lots.

7 MR. PLATT: Not the same ones; new ones,
8 right?

9 MR. SEIDEL: Correct. The same type of
10 unit. My apologies. Again, it will advance the
11 purpose of zoning and enhance the general welfare;
12 integrates new construction, infrastructure, new
13 housing stock into the neighborhood. It will
14 activate a vacant site, underutilized site. It will
15 advance the purpose of zoning particularly Purposes
16 'A,' by guiding the appropriate use of land. 'E,' by
17 promoting appropriate population densities. And
18 'I,' to provide a desirable visual environment for
19 the community.

20 No detriment to the public good. The
21 proposal will improve the appearance of the
22 neighborhood; eliminate the vacancy and reactivate
23 the site with the previous residential uses.
24 No detriment to the zoning plan or the zoning
25 ordinance. The lots are identified as being within

1 the mixed use corridor portion of the Land Use Plan
2 which is identified to accommodate a mix of uses,
3 including medium-density residential land uses.

4 It's also consistent with the
5 neighborhood recommendations for Bergen Square to
6 continue with the rehabilitation and new
7 medium-density residential development targeting this
8 specific portion of the neighborhood consistent with
9 the housing. Neighborhood improvement
10 recommendations to encourage neighborhood
11 reinvestment, housing improvement, reduce vacant land
12 and improve the appearance of neighborhoods.

13 The c(1) variances for the bulk relief
14 that we're requesting, I do believe are subsumed
15 within the use variances that are required here.
16 And, again, the lot areas and bulk relief that are
17 required, including the off-street parking components
18 can be carried forth through the d(1) proofs that I
19 have provided.

20 Regarding the off-street parking, again,
21 none of the uses in this area have off-street
22 parking, driveways per se. There's no alleys. There
23 is on-street parking that's provided on both sides of
24 these roadways -- of this roadway. I apologize. For
25 that reason, the reasons I've provided, I believe

1 there are no detriments here. The benefits outweigh
2 any detriments substantially here. And the approval
3 is warranted.

4 MS. ASLTON: I just have one quick
5 question. In your research and because it is in the
6 Light Industrial Area, did you find anything that --
7 and I know you said there's was nothing detrimental
8 why these houses should not be built in that area
9 since we already have residential homes around,
10 did you find anything that would say that there would
11 be any type of safety concern because of the
12 industrial?

13 MR. SEIDEL: No. And I'll be honest, I
14 didn't trace it back to understand which came first;
15 if it was an industrial district that the homes were
16 originally built on, or if the zoning changed.
17 However, looking at the Land Use Plan, it does
18 recognize this area as being a residential
19 neighborhood. And specifically called out this block
20 of the neighborhood as encouraging or supporting the
21 in-fill of residential uses.

22 MS. ALSTON: Okay.

23 MR. PLATT: Certainly couldn't put an
24 industrial use, a permitted use on these lots,
25 correct?

1 MR. SEIDEL: No. The in-fill of these
2 lots, these narrow lots in between other attached
3 dwellings would certainly be inappropriate for any of
4 the industrial uses that are proposed within the
5 LI -- I'm sorry -- permitted within the LI
6 District.

7 MS. ALSTON: Okay.

8 MR. PLATT: Thank you, Brian.

9 Mr. Chairman, that's all I have this
10 evening for these applications.

11 VICE-CHAIRMAN STILL: A question for
12 Mr. Bean. Have you spoken to residents in 452 and
13 460 just to see how they feel about new construction
14 or anything that's going on within that --

15 MR. BEAN: I haven't personally spoken to
16 anyone. But during the process of the application
17 process, they were notified of this hearing and the
18 potential of what we are proposing on the lots.

19 MR. EINGORN: Any other questions?

20 MS. MASON: I'm just curious. The square
21 foot of the previous home but it's probably similar
22 to the homes that you own on Woodland Avenue. What's
23 the square footage of like the original dwellings?

24 MR. BEAN: The original dwellings I
25 assume were ones that I own are about 1,600 to 1,700

1 square feet.

2 MS. MASON: I say that because I looked
3 at the square feet and it's like, oh, almost 2,500
4 square feet. That's a pretty big home. I just
5 wanted clarity on that.

6 MR. EINGORN: Any other questions?
7 Hearing none, we'll open to the public. Anybody in
8 the public tonight that would like to be heard on the
9 applications of Phoenix Development Group for 454,
10 456 or 458 Mechanic Street?

11 MR. EINGORN: Please come forward, ma'am.
12 Would you raise your right hand, please.

13 - - -

14 ROSELYN GONZALEZ, having first been duly
15 sworn/affirmed, was examined and testified as
16 follows:

17 - - -

18 MR. EINGORN: Please state your name and
19 address for the record.

20 MS. GONZALEZ: Roselyn Gonzalez,
21 G-O-N-Z-A-L-E-Z. I'm actually a neighbor. I just
22 wanted to ask, are you going to have these homes for
23 sale only, not to rent, not to be renting rooms like
24 some people are actually doing?

25 MR. BEAN: I own 42 properties in the

1 City of Camden. I don't do rooming houses. I have
2 rentals but these are strictly for sale.

3 MS. GONZALEZ: That's all I wanted to
4 know because I'm actually neighbor and we've
5 experienced that a lot in that area. People are
6 actually renting rooms to people that you really
7 don't want around too much, children and things like
8 that so I just wanted to ask.

9 MR. EINGORN: For the record, rooming
10 houses are specifically prohibited in the City of
11 Camden.

12 MS. GONZALEZ: I know that. I mean, we
13 experienced that especially with the building across
14 the street from Booker's. I'm one of the owners of
15 Booker's Lounge. And the gentleman was actually
16 renting rooms for like \$900. And the people that he
17 was renting to, I'm not even going to go into details
18 because I believe in being a human being. But we
19 have a lot of children in the area. And the things
20 that they were doing in the area, were not
21 acceptable. So what we did was, we actually just
22 took the building and we actually purchased it just
23 to be able to get them out because we were not
24 standing for it.

25 MR. PLATT: Mr. Chairman, if this were to

1 be approved, we would make this as a condition of
2 approval, that that would be in the condition that it
3 would for sale.

4 CHAIRMAN HANCE: Since they brought it up
5 sale, your pricing, is it going to within the
6 range of medium, high?

7 MR. BEAN: The price ranges, I would
8 assume that is going to be within the price range of
9 what the houses are currently being sold for in the
10 City of Camden, so the houses that are flipping. I
11 just recently built two houses like this in the
12 Cramer Hill Section and they sold for what they sold
13 for. So these houses will be similar to what those
14 price points were.

15 MS. MASON: So 08104 zip?

16 MR. BEAN: Which ones, these?

17 MS. MASON: Yes.

18 MR. BEAN: I think there's 08102.

19 MS. MASON: Because there's some in terms
20 of the pricing, there's some area codes in the City
21 of Camden that has now been identified as being able
22 to increase values in the homes. And I think 08102
23 and 08104 are two of those area codes that have been
24 designated as, you know, as market rate housing.

25 MR. EINGORN: Do we have any more

1 commentary from the Board? Is there anybody else in
2 the public that wanted to be heard on this
3 application? Hearing none, we'll close the public
4 portion. Now if the Board has any further questions
5 now is the time to raise it. Hearing none.

6 Counsel, any closing summation or are we
7 ready to --

8 MR. PLATT: No. Again, I mean, we would
9 ask it be addressed like you did with the Woodland
10 Avenue. Even though the three applications presented
11 them as one combined with the testimony for all three
12 and we'd ask that there be three separate votes and
13 three separate resolutions. We obviously are seeking
14 approval.

15 MR. EINGORN: Great. So let's start with
16 454 because that's the first in line here. I'd like
17 the Board now to do a discussion of the Positive and
18 Negative Criteria. Again, as we did with the last
19 ones, if you want to adopt your reasoning for
20 each of them, I get that. But we'll vote separately
21 on each of the applications and the applicant will
22 get separate resolutions.

23 As discussed, the applicant does need use
24 and bulk variances so the Board should be mindful to
25 direct its discussion as to the Positive and

1 Negative Criteria accordingly.

2 CHAIRMAN HANCE: I'll just say that
3 Camden needs houses. It's also a plus when someone
4 can buy a house instead of renting an apartment. I
5 feel as though that they're going to respect it more,
6 take care of the neighborhood more, and be a lot more
7 involved with the community. So getting something
8 that you own, I think is definitely a plus and it's
9 way past due for Camden.

10 MS. MASON: I would add in that this is
11 in-fill housing. And I know each of us that are here
12 in Camden, you ride block-by-block and you'll see two
13 homes here and then a lot, three homes here and then
14 a lot. This is in-fill housing and this is what we
15 need more of. I think this is great.

16 VICE-CHAIRMAN STILL: I think investment
17 in your own community is amazing. I think that there
18 were houses there before so there was parking there
19 before so we don't have to worry about that
20 on-street parking should be sufficient. That's it.

21 MR. EINGORN: Do we have a motion for 454
22 Mechanic Street?

23 VICE-CHAIRMAN STILL: Motion to pass.

24 MS. MASON: Second.

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

1 Chairman Hance.

2 CHAIRMAN HANCE: Yes.

3 MR. EINGORN: Vice-Chairman Still.

4 VICE-CHAIRMAN STILL: Yes.

5 MR. EINGORN: Ms. Alston.

6 MS. ALSTON: Yes.

7 MR. EINGORN: Ms. Nunez.

8 MS. NUNEZ: Yes.

9 MR. EINGORN: Ms. Moss.

10 MS. MOSS: Yes.

11 MR. EINGORN: Ms. Mason.

12 MS. MASON: Yes.

13 MR. EINGORN: Six in favor and none
14 opposed.

15 MR. EINGORN: 456 Mechanic Street. Does
16 the Board want to adopt its findings from the prior
17 application?

18 THE BOARD: Yays.

19 MR. EINGORN: Great. So we can skip to a
20 motion? Do we have a motion?

21 VICE-CHAIRMAN STILL: Motion to pass.

22 MS. MASON: Second.

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

24 Chairman Hance.

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Vice-Chairman Still.

2 VICE-CHAIRMAN STILL: Yes.

3 MR. EINGORN: Ms. Alston.

4 MR. PLATT: Yes.

5 MR. EINGORN: Ms. Nunez.

6 MS. NUNEZ: Yes.

7 MR. EINGORN: Ms. Moss.

8 MS. MOSS: Yes.

9 MR. EINGORN: Ms. Mason.

10 MS. MASON: Yes.

11 MR. EINGORN: Having six in favor and
12 none opposed.

13 And then lastly, 458 Mechanic. Do we
14 have a motion?

15 CHAIRMAN HANCE: I make a motion to
16 pass.

17 VICE-CHAIRMAN STILL: Second.

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

20 CHAIRMAN HANCE: Yes.

21 MR. EINGORN: Vice-Chairman Still.

22 VICE-CHAIRMAN STILL: Yes.

23 MR. EINGORN: Ms. Alston.

24 MS. ALSTON: Yes.

25 MR. EINGORN: Ms. Nunez.

1 MS. NUNEZ: Yes.

2 MR. EINGORN: Ms. Moss.

3 MS. MOSS: Yes.

4 MR. EINGORN: Ms. Mason.

5 MS. MASON: Yes.

6 MR. EINGORN: Six in favor and none
7 opposed, the motion passes.

8 MR. PLATT: Thank you very much. Have a
9 good evening.

10 MR. BEAN: Thank you.

11 MR. EINGORN: The next matter, VIP
12 Industries, 1402 Broadway.

13 MS. GONZALEZ: Good evening, Board.

14 MR. EINGORN: Good evening. Ma'am,
15 you've already been sworn but if you just want to
16 introduce yourself to the Board.

17 MS. GONZALEZ: My name is Roselyn
18 Gonzalez. I'm part owner of 1402 Broadway and I'm
19 here to ask the Board to allow us to open up at the
20 barbershop across the street. Part of the reason
21 that we decided to do that was to --

22 MR. EINGORN: I have to stop you for a
23 second. I apologize. Who is the owner of the
24 property, is it you or is it VIP Industries?

25 MS. GONZALEZ: It's VIP Industries. I'm

1 one of the owners of VIP Industries.

2 MR. EINGORN: How many owners of VIP
3 Industries are there?

4 MS. GONZALEZ: That's the other one,
5 Jason Booker, one more.

6 MR. EINGORN: Okay. So the issue is
7 this. When you come before the Board as a business,
8 the business is a separate entity. So it needs legal
9 representation.

10 MS. GONZALEZ: We were not told that. If
11 were told that, we would have been properly prepared.

12 MR. EINGORN: Generally, if you have one
13 person and it's a like pass-through, now you've
14 identified multiple people and it makes it a little
15 more difficult to bypass the rules.

16 MS. GONZALEZ: Okay.

17 MR. EINGORN: I'm sorry to do it to you.

18 MS. GONZALEZ: I've been here for two
19 hours. You're going to dismiss me.

20 MS. MUHAMMAD: Are you both on the LLC
21 document, both of your names?

22 MS. GONZALEZ: No. His name is it on --
23 is it mine.

24 MR. BOOKER: It's yours.

25 MS. GONZALEZ: Yes, it is.

1 MR. EINGORN: So you're the only owner of
2 the business?

3 MS. GONZALEZ: Yes, I guess.

4 MS. MUHAMMAD: I believe I sent the
5 letter that attorneys are needed if it's a not a
6 single member.

7 MS. GONZALEZ: He's been the one that's
8 been communicating with you guys more.

9 MS. MUHAMMAD: If it's a single member,
10 he's the sole member of VIP; is the sole member of
11 VIP?

12 MR. EINGORN: Ms. Gonzalez is saying
13 she's the sole owner. Well, if you're sole member
14 then --

15 MS. GONZALEZ: On paper, I am the sole
16 member.

17 MR. EINGORN: If that's the case then we
18 can go forward.

19 MS. ALSTON: And, Kyle, I can attest that
20 she is the sole member.

21 MR. EINGORN: Okay. So great. Let's
22 see, you want a barbershop at 1402?

23 MS. GONZALEZ: Correct.

24 MR. EINGORN: It's a commercial use
25 that's not permitted in the Light Industrial 1 Zone

1 so you need use variance approvals. I'm looking at
2 these photographs. Did you take these photographs?

3 MS. GONZALEZ: No. He did.

4 MR. EINGORN: Let's make it official.
5 Please come forward.

6 MS. GONZALEZ: Mine were older. I didn't
7 take those.

8 MR. EINGORN: Sir, please come forward.
9 Would you raise your right hand, please.

10 - - -

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

14 - - -

15 MR. EINGORN: Please state your name and
16 address for the record.

17 MR. BOOKER: Jason Booker, 2417 Welsh
18 Road, Philadelphia.

19 MR. EINGORN: Mr. Booker, did you take
20 the photographs that are up here?

21 MR. BOOKER: Yes.

22 MR. EINGORN: And this is the property as
23 it currently is situated?

24 MR. BOOKER: Yes.

25 MR. EINGORN: So it's all set up already

1 for a barbershop?

2 MR. BOOKER: Yes.

3 MR. EINGORN: Did you guys do that work?

4 MR. BOOKER: We just furnished it.

5 MR. EINGORN: You just furnished it?

6 MR. BOOKER: Correct.

7 MR. EINGORN: So it wasn't like this
8 previously when you purchased the property?

9 MS. GONZALEZ: When we received -- when
10 we actually purchased the property, it was already
11 divided into two floors but separate entrance. The
12 main floor had its own entrance as you see with the
13 double doors. What we really did was kind of like
14 beautify the building. We did the sheetrock to make
15 it more updated because it was a little deteriorated.
16 We were lucky enough that the heating system was
17 already there; air conditioning system was there.

18 The stairs, we actually had to get a
19 permit to actually get those done. Those we did.
20 The backyard we removed a tree that was literally
21 dividing our property with the other property and
22 breaking through the fence so we could actually seal
23 that area so no one could go into the property and
24 things like that, the roof, the windows. That's what
25 we actually did. But the building was already

1 divided into two. So it gave us the idea to bring a
2 little bit more blood flow to the area since we
3 already have the business across the street.

4 MR. EINGORN: Okay. What's the business
5 across the street?

6 MS. GONZALEZ: It's 1401 S. Broadway.
7 It's Booker's Lounge.

8 MR. EINGORN: Okay. Great. And next to
9 the property, can you tell us what's next door?

10 MS. GONZALEZ: That's our patio. Those
11 were empty lots so we purchased them and created a
12 really beautiful patio for the business. And next to
13 that, it's a small parking lot. And next to that is
14 a church on the opposite corner.

15 MR. EINGORN: So you would say that
16 there's already some retail in the neighborhood?

17 MR. BOOKER: Yes.

18 MS. GONZALEZ: Yes. Next to 1402 it's
19 empty lots but beside that, it's one residential
20 beside it what used to be a pizza shop. That's what
21 it kind of looks like cause we took tour with the
22 owner and it was a pizza shop. I think the second
23 floor was like a meeting area.

24 MR. EINGORN: All right. And so you
25 would say that the barber shop would be consistent

1 with the other types of uses in the neighborhood?

2 MS. GONZALEZ: Yes. Definitely.

3 MR. EINGORN: Is there any industrial
4 uses around this property that you can identify off
5 the top of your head?

6 MS. GONZALEZ: There's a metal --

7 MR. BOOKER: EMR.

8 MS. GONZALEZ: Yes. That's a couple of
9 blocks down. On Atlantic because we're literally in
10 between Atlantic and Mechanic, there's like a metal
11 or iron construction-type-of-thing that they make
12 parts for large equipment.

13 MR. EINGORN: How far, how many blocks
14 would you say?

15 MS. GONZALEZ: It's one block.

16 MR. EINGORN: Okay. But in the vicinity
17 of this property, like on the same block you would
18 say --

19 MS. GONZALEZ: No. All just residential
20 on the other side. And as you saw with the
21 demonstration that the gentleman from Phoenix had,
22 it's also residential on Mechanic.

23 MR. EINGORN: Okay. And then you're not
24 changing the building at all, right?

25 MS. GONZALEZ: No.

1 MR. EINGORN: This is all interior?

2 MS. GONZALEZ: Yes.

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

5 MS. ALSTON: No question. I've been to
6 Booker's Lounge before and I know it's commercial and
7 she's trying to do the barbershop across the street
8 already.

9 MR. EINGORN: I think everybody is pretty
10 familiar with the area.

11 MS. GONZALEZ: That's a good thing. Not
12 a bad thing. Booker's is known as a really good laid
13 back place. We're trying to plan -- literally a plan
14 for the barbershop is to kind of bring in a little
15 bit more of a blood flow to the area business-wise.
16 We are not going to allow anybody to be playing loud
17 music. Because a lot of the barbershops in Camden
18 when we started talking about it, a few concerns was
19 that. A lot of the barbershops have the loud music
20 and things like that. We are not planning to do
21 that. We're just trying to create another
22 environment to be more welcoming for our business
23 too. We are not trying to destroy. We are trying to
24 rebuild.

25 MR. EINGORN: Questions from the Board.

1 None. We'll open to the public. Anybody in the
2 public tonight that like to be heard on the
3 application of VIP Industries, 1402 Broadway
4 requesting a barbershop, use variance. I guess, did
5 you apply for a site plan waiver?

6 MS. GONZALEZ: What is that?

7 MS. MUHAMMAD: They did.

8 MR. EINGORN: Yes, you did.

9 MS. GONZALEZ: Okay.

10 MR. EINGORN: None. No public. We'll
11 close the public portion.

12 The Board has heard testimony requesting
13 a use variance and site plan waiver for a barber shop
14 in a preexisting building. It's a pretty
15 straight-forward application. Discussion of the
16 Positive and Negative Criteria and a motion.

17 VICE-CHAIRMAN STILL: I think all the
18 pertinent questions were asked as far as how close
19 the industrial area is to this particular place. I
20 love that it was already there and they're just
21 beautifying it just like the other homes and things
22 that we've been talking about. And it's already
23 business and retail in the area.

24 MS. ALSTON: I want to second with what
25 the vice-chair just said. I think this is a positive

1 and they are beautifying the area and actually making
2 it better with doing a business and bringing in more
3 people into that area that it's much needed.

4 MS. MASON: I'll add in that that has
5 been an area that's been like a sore eye to the City.
6 I commend the two of you for taking that area
7 piece-by-piece. I've seen the journey on just like
8 purchasing different properties, purchasing lots and
9 trying to bring that area up. Because it is a spot,
10 again, that maybe not necessarily has a lot of
11 attention but we want to definitely.

12 MS. GONZALEZ: It's kind of like the
13 forgotten child.

14 MS. MASON: Not necessarily. But because
15 of you guys and the work that you're doing, you know,
16 again, that's just bringing more life, quality of
17 life to the area.

18 MS. MOSS: Are these the actual hours of
19 operation that's on this door?

20 MS. GONZALEZ: What are the hours in
21 there?

22 MS. MOSS: Friday and Saturday is until
23 midnight.

24 MS. GONZALEZ: No.

25 MR. EINGORN: Do we have a motion?

1 MS. MASON: Motion to approve.

2 CHAIRMAN HANCE: Second.

3 MR. EINGORN: We have a motion to approve
4 and a second. I'll take a roll-call vote. Chairman
5 Hance.

6 CHAIRMAN HANCE: Yes.

7 MR. EINGORN: Vice-Chairman Still.

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: Ms. Alston.

10 MS. ALSTON: Yes.

11 MR. EINGORN: Ms. Nunez.

12 MS. NUNEZ: Yes.

13 MR. EINGORN: Ms. Moss.

14 MS. MOSS: Yes.

15 MR. EINGORN: Ms. Mason.

16 MS. MASON: Yes.

17 MR. EINGORN: Six in favor and none
18 opposed. Thank you guys.

19 MS. GONZALEZ: Thank you.

20 MR. BOOKER: Thanks.

21 MR. EINGORN: Next matter is Air Homes
22 II, LLC, 451 Line Street.

23 Good evening, sir. Would you raise your
24 right hand, please.

25 - - -

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

4 - - -

5 MR. EINGORN: Please state your name and
6 address for the record.

7 MR. BANGAD: Rama Bangad, 23 Buoi Drive,
8 Mt. Laurel, New Jersey.

9 MR. EINGORN: Good evening, Mr. Izzo.

10 MR. IZZO: I'm Charles Izzo attorney for
11 the applicant, Air Homes II, LLC. They brought in a
12 little summary.

13 MR. EINGORN: That's great. Let the
14 record reflect that Mr. Izzo has handed the Board the
15 packet of documents. We will mark the entire packet
16 as A-1 to the application.

17 MR. IZZO: Sir, can you describe your
18 connection to the company, Air Homes Limited?

19 MR. BANGAD: I'm one of the owners of the
20 company.

21 MR. IZZO: Have you been involved in
22 developing property in the City of Camden?

23 MR. BANGAD: Yes. We have several
24 properties in Camden.

25 MR. IZZO: Of what nature?

1 MR. BANGAD: Single-family, duplexes.
2 Two are quads.

3 MR. IZZO: Now, this particular property,
4 you distributed a little summary of your testimony.
5 It mentions you acquired it through a sheriff sale;
6 is that correct?

7 MR. BANGAD: Yes, that's true.

8 MR. IZZO: What was the general condition
9 of the property when you acquired it?

10 MR. BANGAD: It was a duplex. And before
11 I acquired the property, I went to the City's
12 Assessor Office to get the City Property Card and it
13 shows as a duplex based on the condition when I
14 acquired the property.

15 MR. IZZO: You've actually copied that
16 and distributed it to the Board?

17 MR. BANGAD: Yes.

18 MR. IZZO: That's the Assessor's record
19 that shows the property is historical had been used
20 as a duplex residence?

21 MR. BANGAD: Absolutely, yes.

22 MR. IZZO: When you got the property, was
23 it occupied by any families, one family, two-family?

24 MR. BANGAD: There were some squatters
25 living in the property. I did talk to them and they

1 said it's a duplex property, and that's the
2 connections I have with this course.

3 MR. IZZO: Are you doing construction on
4 this site at Line Street?

5 MR. BANGAD: Yes. I plan to renovate
6 this property and make it a really livable condition.
7 Current condition is really bad. You cannot live in
8 the property.

9 MR. IZZO: And the lot size I think on
10 the card shows a smaller lot, 14 by 16 more or less?

11 MR. BANGAD: That's what the condition of
12 the lot is. That's what the size of the lot is.

13 MR. IZZO: The site appears to be on the
14 corner of Line Street and 4th and 5th?

15 MR. BANGAD: Yes. I think 4th & 5th.
16 It's a corner property. It has a huge parking space
17 on the street, both sides.

18 MR. IZZO: A lot of frontage on the side
19 and in front?

20 MR. BANGAD: Yes.

21 MR. IZZO: Exactly what type of
22 renovations will you do or have you undertaken to
23 improve the property?

24 MR. BANGAD: Once it's approved, I plan
25 to renovate the property from inside and outside. I

1 want to renovate all the bedrooms. I want to do a
2 new kitchen, new bathroom. I want to make it a
3 liveable house. Right now it's a very terrible
4 condition. I have provided the pictures as well.
5 You cannot live in the property.

6 MR. IZZO: You've represented to the
7 Board that you discovered there's two separate
8 electric services in the house.

9 MR. BANGAD: Yes. There are two electric
10 meters on the side of the house. You can easily see
11 that. And there are two entrances to the property,
12 one for the second floor and one for the first floor
13 as well.

14 MR. IZZO: How is the second floor
15 accessed from the street?

16 MR. BANGAD: It is through the front and
17 the first floor leads to the back.

18 MR. IZZO: And is there anything else you
19 wanted to tell the Board about your plans or your
20 application and your need to obtain these bulk
21 variances?

22 MR. BANGAD: Yes. I just want to go
23 through the presentation which proves that this is
24 the existing duplex.

25 MR. EINGORN: The duplex, you don't need

1 a use variance. This is an allowed use in an R-2
2 Zone. You're not here for the use.

3 MR. IZZO: Oh, I understand that.

4 MR. EINGORN: The applicant does seems
5 want to make an argument about that and I wanted to
6 let him know, hey, you're good on the use. Your
7 issues here are, you have a lot width, lot depth, lot
8 area, rear side and front and off-street parking.
9 These are all preexisting conditions, correct, and
10 they're non-conforming, right? And so you have no
11 ability to change them.

12 MR. BANGAD: I cannot change them.

13 MR. EINGORN: Right. So, meaning, you
14 believe you have hardship, correct?

15 MR. BANGAD: Yes.

16 MR. EINGORN: So that's based upon the
17 part of the non-conforming conditions of the lot.

18 MR. BANGAD: Correct.

19 MR. EINGORN: And it shares a party wall,
20 correct, on one side?

21 MR. BANGAD: Yes.

22 MR. EINGORN: And on the other side, it
23 is built right up against sidewalk, yes?

24 MR. BANGAD: Yes, that's correct.

25 MR. EINGORN: So other the fact that

1 these are preexisting non-conforming conditions that
2 you can't change, do you have any other testimony
3 regarding your need for the bulk variances?

4 MR. BANGAD: There's a lot space that you
5 can park.

6 MR. EINGORN: Good.

7 MR. BANGAD: That's an existing
8 condition. I bought it with that existing
9 condition.

10 MR. EINGORN: Exactly. Does the Board
11 have any questions? None. Good. Open to the
12 public. Anybody here that would like to be heard on
13 the application of Air Homes, II, LLC, 451 Line
14 Street, looking for bulk variances for off-street
15 parking, lot width, lot depth, lot area, rear side
16 and front yard setbacks? Seeing and hearing none,
17 we'll close the public portion.

18 And the Board has heard the testimony
19 from the applicant that he has a preexisting duplex
20 subject to preexisting non-conforming conditions of
21 the land that create a hardship. The Board should do
22 a quick discussion and a motion.

23 MS. ALSTON: I think it's a positive that
24 he is actually taking the homes and fixing it and
25 making them liveable and it's going to be a great

1 addition to the community.

2 VICE-CHAIRMAN STILL: I rode past this
3 particular one before today's meeting and it
4 definitely needs a rehab; definitely needs rehab;
5 definitely needs a facelift like we talked about.
6 And for him to, you know, take care of it inside and
7 out, it does need some TLC. I think that's great.

8 CHAIRMAN HANCE: I'll also say this.
9 It's great to have these of redoing the place because
10 he had squatters in there. And to me squatters mean
11 fires. I think that's a plus also. The more
12 abandoned or misused buildings that are taken care of
13 in Camden, the better we are.

14 MS. MASON: I make the motion to
15 approve.

16 MR. EINGORN: Great. Do I have a
17 second?

18 MS. ALSTON: Second.

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

21 CHAIRMAN HANCE: Yes.

22 MR. EINGORN: Vice-Chairman Still.

23 VICE-CHAIRMAN STILL: Yes.

24 MR. EINGORN: Ms. Alston.

25 MS. ALSTON: Yes.

1 MR. EINGORN: Ms. Nunez.

2 MS. NUNEZ: Yes.

3 MR. EINGORN: Ms. Moss.

4 MS. MOSS: Yes.

5 MR. EINGORN: Ms. Mason.

6 MS. MASON: Yes.

7 MR. EINGORN: Six in favor and none
8 opposed. Congratulations.

9 MR. BANGAD: Thank you.

10 MR. EINGORN: The next matter is North
11 Speed Auto Repair, LLC, 111 Main Street.

12 Would you like your applicant to be
13 sworn?

14 MR. IZZO: Charles Izzo, attorney for the
15 applicant. Can you spell your name for the --

16 MR. EINGORN: Excuse me. Would you raise
17 your right hand, please.

18 - - -

19 KAISE FARHAT, having first been duly
20 sworn/affirmed, was examined and testified as
21 follows:

22 - - -

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

25 MR. FARHAT: Kaise Farhat, 60 Lapierre

1 Avenue, Lawnside, New Jersey.

2 MR. IZZO: Mr. Farhat, you're bringing an
3 application to establish a business at 111 Main
4 Street. And what is the nature of your proposal to
5 go into business at that site?

6 MR. FARHAT: Mechanic.

7 MR. IZZO: You filed with your
8 application, a photograph of a one-story building
9 with a lot of smooth, empty pavement around it. Is
10 that the location of your business?

11 MR. FARHAT: Yes.

12 MR. IZZO: The business has a single car
13 parked there and there's a fabric banner hanging on
14 the building. Did you put that banner up there?

15 MR. FARHAT: Yes.

16 MR. IZZO: It's the purpose of
17 identifying your business?

18 MR. FARHAT: Yes. As a mechanic. Going
19 to be an auto shop for me.

20 MR. IZZO: So the zoning officer took
21 notice that this is in a residential zone.

22 MR. FARHAT: Yes.

23 MR. IZZO: Can you describe why your
24 property is particularly suited for the use you're
25 going to --

1 MR. FARHAT: Yes. So it has two bay
2 garages. One side of it has a lift and the other
3 side is, we're going to be changing tires. There's
4 parking spots like all around the building.

5 MR. IZZO: How about the neighbors? Are
6 they going to be imposed upon by you doing this type
7 of noisy mechanical work.

8 MR. FARHAT: No, sir.

9 MR. IZZO: Why not?

10 MR. FARHAT: The shop will be open from
11 nine o'clock in the morning to five o'clock in the
12 afternoon.

13 MR. IZZO: Do you know if the building
14 was used for any type of a similar facility?

15 MR. FARHAT: Yeah. So the building used
16 to be a car wash and detail shop and tinting shop
17 before. And now we're doing auto mechanic like, you
18 know, brakes, rotors, maintenance; full maintenance
19 stuff.

20 No engines and nothing stays overnight.

21 MR. IZZO: And you brought in a site
22 plan.

23 MR. FARHAT: Yes. And it shows more of
24 the parking.

25 MR. IZZO: What does the site plan show

1 with parking availability around your proposed
2 business? What does it show for the ability to park
3 cars for your customers?

4 MR. FARHAT: For customers, they could
5 come and like they're off the street being in a
6 parked lot and we have two exits. One exit in and
7 exit out.

8 MR. IZZO: How many spaces more or less
9 does your site plan show?

10 MR. FARHAT: What?

11 MR. IZZO: How many parking spaces does
12 the site plan provide for?

13 MR. FARHAT: I think 15, 20 parking
14 spots.

15 MR. IZZO: And these are all available to
16 you for use for this business, right?

17 MR. FARHAT: Yes.

18 MR. IZZO: And they're all off the
19 street; not on Main Street or State Street or any
20 side street?

21 MR. FARHAT: No. They're off the street.

22 MR. IZZO: I'm turning it over for the
23 Board to inquire.

24 MR. EINGORN: A question. The
25 application is for Lot 4 which I'm showing you here.

1 Lot 3 and Lot 2, are they part of this property or
2 are they separate people?

3 MR. FARHAT: Yes. The owner of the
4 building owned all the lots right here.

5 MR. EINGORN: Is this pink?

6 MR. FARHAT: Yes.

7 MR. EINGORN: So everything outlined in
8 pink here is?

9 MR. FARHAT: It comes from here. So this
10 is Main Street. This Main Street ends. It used to
11 be connected and now it's like an street. So from
12 here to here, this is for the owner of the building
13 which they will be able to use the whole spot.

14 MR. EINGORN: And you have a lease for
15 this building?

16 MR. FARHAT: Yes.

17 MS. ALSTON: Well, I kind of like the
18 idea that there's going to be an auto shop there.
19 Because I drive a Nissan 1996 and I'm going to tell
20 you, it breaks down often. I had to tow it a lot of
21 places. So it looks like there's plenty of parking.

22 MR. FARHAT: Yes.

23 MS. ASLTON: Now, there is something that
24 says something about the signage. Is this is going
25 to be the final sign?

1 MR. FARHAT: Yeah, this is a banner sign.

2 MS. ALSTON: It's a banner?

3 MR. FARHAT: Yes. So it's not like heavy
4 or nothing like that and no lights to it. So it's
5 just a banner just hanging on the wall.

6 MS. ALSTON: So nothing on top of the
7 building?

8 MR. FARHAT: Nothing on top of the
9 building; nothing heavy. It's a regular banner.
10 It shows the logo of the company.

11 MS. ALSTON: And you said this was a car
12 wash before?

13 MR. FARHAT: Yes. It used to be a car
14 wash and detail shop before.

15 MS. ALSTON: Okay.

16 MS. MASON: I'm familiar with this area.
17 You guys just paved? Was this lot just paved?

18 MR. FARHAT: I paved the whole lot and I
19 painted the building a different color. It has the
20 logo sign.

21 MS. MASON: Yes, I'm familiar with this
22 place.

23 MR. FARHAT: It looks a lot different
24 now. I put on garage doors.

25 MS. MASON: It looks like a different

1 business. How long have you been there?

2 MR. FARHAT: Two months now.

3 MS. MASON: Because the detailing place
4 was there first.

5 MR. FARHAT: Before, yes.

6 VICE-CHAIRMAN STILL: How many bays is
7 there?

8 MR. FARHAT: Two bays. So one has the
9 lift which is a high bay and the second one is a
10 lower a bay where we will do regular car maintenance.

11 VICE-CHAIRMAN STILL: You're only taking
12 two cars at a time.

13 MR. FARHAT: Yes, two cars at a time,
14 yes, sir.

15 MS. MASON: And where would the banner
16 be?

17 MR. FARHAT: It's three banners. One of
18 them on the back of the building and the second one
19 right on the side like on the street. And one of
20 them is in the front of the building, the 8-by-4
21 banners. And one of them is 3-by-7 long.

22 CHAIRMAN HANCE: So you're open Monday
23 through Sunday or?

24 MR. FARHAT: Monday to Friday.

25 CHAIRMAN HANCE: From 9 to 5?

1 MR. FARHAT: From 9 to 5.

2 MS. MASON: I've also spoken to folks
3 around there that live there and they have no issues
4 either even with the previous businesses. So
5 everybody is excited.

6 MR. FARHAT: Yeah. All the neighbors
7 like what's there. It's a peaceful area.

8 MS. MASON: Yes, it is. So residential,
9 so peoples' cars, you know, they do need service on
10 their cars.

11 MR. FARHAT: Hopefully people will come.
12 We'll see how this goes.

13 MS. MASON: Well, welcome.

14 MR. FARHAT: Thank you.

15 MR. EINGORN: Which one is the 32 square
16 footer?

17 MR. FARHAT: Which is -- it's three
18 signs.

19 MR. EINGORN: Yes. But I'm looking at
20 the denial letter. Right? And it says 32 square
21 foot proposed. Which one of these is 32 square feet?

22 MR. FARHAT: So I have one that is three
23 feet -- 24 feet by 7, seven feet long. And the other
24 two is 4-by-8.

25 MR. EINGORN: 4 by 8 is 32.

1 MS. ALSTON: But they're all going to be
2 against -- they're banners that are going to be
3 against --

4 MR. FARHAT: The banner is right against
5 the wall.

6 MS. ALSTON: -- and there's no
7 lighting --

8 MR. FARHAT: No lighting.

9 MS. ALSTON: And how are you keeping it
10 on the building?

11 MR. FARHAT: The banner guy did them
12 before. He put like holes in them with metal pieces
13 and you just hook in. Maybe five screws each, each
14 side this way.

15 MS. ALSTON: Okay.

16 MR. FARHAT: It's a concrete wall there.

17 MS. ALSTON: My only thing when I see
18 things like this, I love the idea and I know the
19 neighborhood. My uncle lived there for a very long
20 time and he passed away during COVID.

21 MR. FARHAT: I'm sorry.

22 MS. ALSTON: Thank you. But my aunt is
23 there still so I'm very familiar with the
24 neighborhood on that same block on Main Street. My
25 thing is, when you have the cars that in come, are

1 you planning to have like a lot of cars sitting out
2 there? Because I think that takes away a little bit
3 from the neighborhood.

4 MR. FARHAT: Yeah. So the cars, we do
5 regular maintenance. Like the car comes in. We
6 don't do engines or transmissions while the car sits
7 in the lot. So they come in for like regular
8 maintenance. They come in, they get the service and
9 they leave. Customers actually wait there.

10 MS. ALSTON: Okay.

11 MR. FARHAT: I don't keep customers' cars
12 overnight.

13 MS. ALSTON: Cause then you would need
14 added security and things like that.

15 MR. FARHAT: Yes. If that's the case
16 then I would have to put a fence up but we're not
17 doing that. So the car comes in, the customer waits
18 for it, and they leave with it.

19 MS. ALSTON: Very good.

20 MR. EINGORN: I hate to be the Debbie
21 Downer but you only noticed and asked for approval
22 for a single sign and you have three signs. I'm
23 assuming the 32-square foot is the one in between the
24 two bays.

25 MR. FARHAT: Okay.

1 MR. EINGORN: So you'd have to file a
2 separate application for the other two signs because
3 you didn't give notice to the community that you
4 wanted three signs. Right? So you're only here
5 tonight for one. And it's a technical problem but
6 it's really --

7 MR. IZZO: Reading off the denial letter
8 it said: Applied for a 32 foot. Now I understand
9 he's applying for three.

10 MR. EINGORN: Right. He kind of snuck --
11 he didn't mean to. It wasn't intentional.

12 MS. MUHAMMAD: On the application there's
13 only one sign proposed.

14 MR. EINGORN: So the Board can consider
15 this sign but it can't consider the other two signs
16 because it doesn't have jurisdiction. He didn't
17 notice for them.

18 MR. IZZO: If his application passes,
19 he's approved for one single banner sign?

20 MR. EINGORN: Correct.

21 MS. ALSTON: Right.

22 MR. EINGORN: It doesn't mean he can't
23 come back and ask for the other two signs. It just
24 means you only get the one sign.

25 MS. ALSTON: Are the other two signs

1 outside of the parameters or are they within the
2 parameter?

3 MR. EINGORN: He just testified that they
4 were two 8-by-4 which would be 32 square feet and one
5 was even bigger than that.

6 MR. FARHAT: No. One of them is not.
7 It's 24 inches this way and seven feet long which is
8 actually smaller from the other ones. So 24 --

9 MR. EINGORN: You'd have 14 square feet,
10 right?

11 MR. FARHAT: Yes. Which will be between
12 the two doors just along side.

13 MR. EINGORN: I thought you said it's
14 bigger than that.

15 MR. FARHAT: No. Twenty-four inches.

16 MR. EINGORN: I thought you said 24 feet
17 which is like a billboard.

18 MR. FARHAT: No. Twenty-four inches by 7
19 feet long which is in front of the doors.

20 MS. MUHAMMAD: Twelve square feet is the
21 maximum allowable size; twelve all around.

22 MR. FARHAT: So 12 feet.

23 MS. MUHAMMAD: However you want to
24 multiply the 12, 12.

25 MS. ALSTON: So as long as they comply

1 within the 12 square feet --

2 MR. EINGORN: If he cuts two feet off --
3 a foot off of either side of the signs then yes
4 probably.

5 MR. FARHAT: How big is the sign suppose
6 to be?

7 MS. MUHAMMAD: When you apply for a sign,
8 you have to apply for each sign because it's only
9 a maximum allowed on mounting signs as well.

10 MR. FARHAT: I did look at my zoning,
11 that whoever did the sign, the signed his signature
12 on the zoning application.

13 MR. EINGORN: So if you look at the
14 appeal, this is the appeal. Right?

15 MR. FARHAT: Okay.

16 MR. EINGORN: It says, the sign,
17 singular, is. There's no plural. He didn't ask for
18 three signs. He asked for one sign.

19 MR. IZZO: So the 12-square feet is the
20 ordinance limitation on any sign. So those other two
21 signs are outside of that.

22 MR. EINGORN: Correct. And you might
23 need a variance for number of signs. I don't know
24 what that is. You'll have to look at the ordinance
25 for that. But you're going to have to come back for

1 that but you'll be able to operate but you just won't
2 be able to have the two other signs.

3 MR. FARHAT: So I have to take the other
4 signs out for the mean time?

5 MR. IZZO: Yes.

6 MR. EINGORN: Yes, in the interim until
7 you reapply.

8 Does the Board have any last questions?

9 MS. MASON: So right now, are you
10 operating currently?

11 MR. FARHAT: No, I'm closed because of
12 zoning.

13 MS. MASON: So there's no activity going
14 on in that area right now?

15 MR. FARHAT: I just have my vehicles
16 there just parked because I have to take them out of
17 the street and I put them in to park because I'm
18 paying rent. This is the second month I'm paying
19 rent and not open. I'll be there sometimes. You'll
20 see me.

21 MS. MASON: Like I said again, I'm
22 familiar with these areas. I've gone by there maybe
23 like ten o'clock at night and there's activity so I'm
24 just asking, is there any other like operating on
25 there currently past nine o'clock?

1 MR. FARHAT: No. We won't be there. I
2 might just be sitting in the parking lot looking at
3 the birds.

4 MS. MASON: Okay.

5 MR. EINGORN: Open to the public.
6 Anybody in the public tonight that would like to be
7 heard on the application of North Speed Auto Repair,
8 LLC, 111 Main Street? Hearing none and seeing none,
9 we'll close the public portion.

10 The Board has heard the testimony of the
11 applicant and the argument of counsel regarding the
12 requested use variance, off-street parking which
13 looks like it might comply and then the size of the
14 signs. Discussion and a motion.

15 MS. ALSTON: I think it's a positive.
16 The building was empty and he is actually putting it
17 to use. It's a clean lot and there's going to be,
18 you know, movement there. I like the hours of
19 operation that are between 9 to 5 and I like the idea
20 that people are going to be coming and going versus
21 staying and a whole bunch of cars staying out there.

22 MS. MASON: And I think the sign is good.
23 Not just having a business in a building and you just
24 kind of ride by it there and you're seeing, you know,
25 operations but you don't exactly know what the

1 operations are. So being able to identify that that
2 is a mechanic shop is good as well. Again, it's in a
3 residential area so, again, I just -- you know, being
4 mindful of the residents, you know, and just any
5 activities would like cause noises or anything like
6 disturbances to the quality of life with those
7 neighbors around there. If there's no one else, I'd
8 like to make a motion to pass.

9 MR. EINGORN: We have a motion to pass.
10 Do we have a second?

11 MS. ASLTON: Second.

12 MR. EINGORN: I'll take a roll-call vote.
13 Chairman Hance.

14 CHAIRMAN HANCE: Yes.

15 MR. EINGORN: Vice-Chairman Still.

16 VICE-CHAIRMAN STILL: Yes.

17 MR. EINGORN: Ms. Alston.

18 MS. ALSTON: Yes.

19 MR. EINGORN: Ms. Nunez.

20 MS. NUNEZ: Yes.

21 MR. EINGORN: Ms. Moss.

22 MS. MOSS: Yes.

23 MR. EINGORN: Ms. Mason.

24 MS. MASON: Yes.

25 MR. EINGORN: Six in favor and one

1 opposed. Congratulations and good luck with your
2 auto repair shop.

3 MR. FARHAT: Thank you.

4 MR. EINGORN: Last but not least,
5 Victoria Realty. 523 N. 27th Street.

6 MR. EINGORN: Please come forward. Would
7 you raise your right hand, please.

8		— — —
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9 FRANCESCA ABED, having first been duly
10 sworn/affirmed, was examined and testified as
11 follows:

12 | - - -

13 MR. EINGORN: Please state your name and
14 address for the record.

15 MS. ABED: Francesca Abed, 401 Kaighn
16 Avenue, Camden, New Jersey 08103.

17

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

20 | — — —

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

24 | — — —

25 MR. EINGORN: Please state your name and

1 address for the record.

2 MS. MELLO: Leila Mello, 401 Kaighn
3 Avenue, Camden, New Jersey 08102.

4 MR. EINGORN: A question for you.
5 Victoria Realty Management, is that the owner of the
6 property?

7 MS. MELLO: That's correct.

8 MR. EINGORN: Are you the sole owner
9 Victoria Realty Management?

10 MS. MELLO: That's correct.

11 MR. EINGORN: That's what I like to hear.

12 And Ms. Abed, are you here tonight as
13 your role as the construction liaison for the
14 applicant?

15 MS. ABED: I am.

16 MR. EINGORN: Great.

17 Ms. Mello, you're calling Ms. Abed as a
18 witness tonight as the client to testify in this
19 matter?

20 MS. MELLO: Yes.

21 MR. EINGORN: Great. Tell us what you
22 have going on here?

23 MS. MELLO: So I came here two years ago
24 about this property where we were zoning for two
25 offices and garage storage. And now we are planning

1 to put another prefab garage with three bays.

2 MS. ABED: So that's where I come in.
3 We're coming before the Board for the zoning for a
4 three-bay garage prefab in addition to the signs. We
5 applied for the signs previous to this. For the
6 Board members that weren't here the first time we
7 came around, we didn't apply for the signs at that
8 time. We just applied for the use of the two offices
9 and the storage for the garages.

10 This time around we applied for the
11 signs. This used to be what was Paul's Glass & Auto.
12 It was also an insurance place. There was also
13 multiple uses on that lot at that point. So there's
14 two signs. We're using the existing sign, pylon
15 that's existing there. Literally, we're just
16 changing the words.

17 Right now we just put a banner over there
18 that says, Victoria Plaza Coming Soon, I think it
19 says. Then it's going to say that. That's going to
20 be our permanent sign to keep the same sizing. So
21 that is the sign portion of that. We're seeking
22 approval for that. It is non-conforming because of
23 the preexisting conditions. It'll be more hardship
24 to remove the existing pylon and bring something 12
25 square feet for such a big plaza than to use the

1 existing sign.

2 The other portion of which we are coming
3 before the Board is for having multiple uses on the
4 same lot which I thought was handled the first time
5 but it wasn't. Because we have storage containers
6 and the storage facility, and we're asking for a
7 3-bay garage, I believe. You guys have our plans in
8 front of you. So because we're asking for that,
9 they're considering it multiple uses on the lot which
10 it is. It was previously multiple uses also.

11 And the idea behind that is, we want to
12 stand on the storage. If you remember the use before
13 was for contractors in the area to store their
14 equipment, materials and tools in an area that is
15 secured, fenced-in and in the City so that they don't
16 have to come outside of the City to pick up their
17 things and their tools and the machinery. That's the
18 three-bay garage.

19 So the 3-bay garage, we were reached out
20 to by the people that sell -- or rent the inflatable
21 items and things like that. So we need high ceilings
22 and stuff like that for them to bring in the trucks.
23 And there's also a furniture company that wanted to
24 store also in there too. Because of that, we will
25 make sure that we have the multiple uses clear on the

1 record so that we can continue our operations as
2 such.

3 There's plenty of square footage. We're
4 close to an acre. We're at 42,328 and we're right
5 below an acre so there's plenty of square footage on
6 there. We're not impeding on anybody's property.
7 It's still the same, one entrance. Still the same
8 one exit out on the side of Howell Street.

9 CHAIRMAN HANCE: And that prefab is going
10 to be all the way in the back on the lefthand side?

11 MS. ABED: On the lefthand side, correct.
12 Not all the way in the back. It's actually kind of
13 mid-way. Do you guys have this sketch? I believe
14 you guys were given this sketch. Yes. So the prefab
15 garage is where it says proposed 3-bay garage after
16 our existing 5-bay garage.

17 CHAIRMAN HANCE: I go by there often.

18 MR. EINGORN: So around this garage area,
19 what is the ground like?

20 MS. ABED: It's all pavement. It's
21 asphalt pavement. There's concrete in the middle and
22 there's area drains for drainage and things like
23 that. But other than that, it's all pavement; it's
24 all solid surface. What was there before was high
25 levels of trash and trees which has since been

1 cleared.

2 MR. EINGORN: My question was, you're not
3 increasing the impervious coverage.

4 MS. ABED: Not at all.

5 MR. EINGORN: Was there any additional
6 proposed lighting?

7 MS. ABED: So the lighting -- when we
8 came before the Board the first time, we mentioned
9 that we were going to be adding lighting and we did
10 such. Since then, we had realized that we had to
11 have additional lighting so we've added additional
12 lighting on the edges of the containers for safety
13 and just in case of any nuisances from people. But
14 we haven't any issues with that, knock on wood.

15 MR. EINGORN: I'm just trying to cover
16 the bases for the site plan waiver.

17 MS. ABED: I got you.

18 MS. ALSTON: I'm just trying to
19 understand, the garages are for trucks or cars?

20 MS. ABED: No. The existing 5-bay
21 garages are storage currently. The new 3-bay garage
22 is going to be for storage also. But for them to
23 unload, they have to be able to get all the way in
24 and that's why we have the high ceilings.

25 MS. ALSTON: Got you.

1 MS. ABED: No diesel equipment; no diesel
2 trucks or no gas trucks are stored there. The
3 parking that's existing that you see there marked as
4 parking on the drawing, is for people to be able to
5 park and unload whatever they have to load. Similar
6 to like your own extra space where they have their
7 own parking spot.

8 MR. EINGORN: Will the bays be separated
9 on the interior?

10 MS. ABED: Yes.

11 MR. EINGORN: So there will be three
12 separate bays?

13 MS. ABED: Correct. And three separate
14 overhead doors.

15 MS. ALSTON: So it'll be like a
16 storage --

17 MS. ABED: Correct.

18 MS. ALSTON: And then you guys have
19 specific, no hazardous materials and things like
20 that?

21 MS. ABED: Correct. No propane tanks;
22 nothing explosive; nothing illegal. And they sign
23 leases and conditions to that affect.

24 MS. ALSTON: And then you have security
25 cameras?

1 MS. ABED: So there's cameras. We don't
2 have physical security guards. We just have cameras
3 all over and the facility shuts down at 7:00 p.m.,
4 gates are closed, locked. So there's nobody in or
5 out after seven. It's not like a 24-hour location.

6 MS. ALSTON: Oh, they can't get in --

7 MS. ABED: No.

8 MS. ALSTON: -- until the next day. Okay.

9 MR. EINGORN: Seems pretty
10 straightforward. Any questions? None. Open to
11 public. Anybody here tonight that wants to be heard
12 on the application of Victoria Realty Management
13 regarding 523 N. 27th Street? Seeing no one, we'll
14 close the public portion.

15 The Board has heard the application and
16 request for a use variance for more than one
17 principal use on the same lot. Site plan waiver and
18 reuse of the signage, I guess, is what has been
19 testified to.

20 MS. ABED: Yes. So it's exceeding the
21 square footage of the signage. And multiple uses on
22 the lot is for the storage of what's existing there.

23 MR. EINGORN: A discussion and a motion.

24 CHAIRMAN HANCE: That's my area. I'm
25 always by there. My brother-in-law has a house

1 Cramer Hill and my brother is on Simon Street. I
2 drive by there and it's very clean; very colorful.
3 I like the sign and you can read them and see them.
4 But, yes, they're keeping it up. Whenever I pass,
5 I go by, I check them out as you know on Saturdays.
6 I think it's a great idea. Camden always needs
7 storage because I hate driving all the way down to
8 no man's land. It's a pain especially if you live in
9 Camden, you can go right there. Better get there
10 before seven cause I heard she's closed. I think
11 it's great idea.

12 MS. ALSTON: I make motion that we pass.

13 MR. EINGORN: We have a motion. A
14 second?

15 VICE-CHAIRMAN STILL: Second.

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

18 CHAIRMAN HANCE: Yes.

19 MR. EINGORN: Vice-Chairman Still.

20 VICE-CHAIRMAN STILL: Yes.

21 MR. EINGORN: Ms. Alston.

22 MS. ALSTON: Yes.

23 MR. EINGORN: Ms. Nunez.

24 MS. NUNEZ: Yes.

25 MR. EINGORN: Ms. Moss.

1 MS. MOSS: Yes.

2 MR. EINGORN: Ms. Mason.

3 MS. MASON: Yes.

4 MR. EINGORN: Six in favor and none
5 opposed, congratulations.

6 MS. MELLO: Thank you.

7 MS. ABED: Thank you.

8 MR. EINGORN: I finally got caught up.
9 Congratulations to me. It was not easy.

10 We have the following Resolutions for
11 February: Granting Use Variance Approval and Site
12 Plan Waiver for EMR Eastern, LLC, 1605 Thorn Street.

13 Use and Site Plan Waiver for Christian
14 Castillo, 2802-2832 Buren Avenue for auto repair.

15 Granting Bulk Variance Approval for Elvis
16 Nunez, 687 Jefferson Street for a duplex.

17 Certs of Non-Conforming Use for Leodan
18 Baranca Villa, 421 Lansdowne Avenue and Real
19 Portfolio 16, LLC, 436 Liberty Street.

20 Use Variance and Bulk Variance Approval
21 for Chana Kanelnsky, 108 E. State Street.

22 Use Variance and Bulk Variance
23 Approval for Yehuda Kanelnsky, 3314 Rosedale Avenue.

24 Use Variance and Bulk for Yachiel
25 Winfield, 110 S. 33rd Street.

1 Use Approval for Yachiel Winfield, 3009
2 Mt. Ephraim Avenue.

3 And then those are the February
4 Resolutions. For February, everybody but Ms. Moss
5 and Ms. Alston and Ms. Moss can vote. Do we have a
6 motion to adopt February Resolutions?

7 CHAIRMAN HANCE: Motion to adopt.

8 MR. EINGORN: Do we have a second?

9 VICE-CHAIRMAN STILL: Second.

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

12 CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Vice-Chairman Still.

14 VICE-CHAIRMAN STILL: Yes.

15 MR. EINGORN: Ms. Nunez.

16 MS. NUNEZ: Yes.

17 MR. EINGORN: Ms. Mason.

18 MS. MASON: Yes.

19 MR. EINGORN: That motion passes.

20 For March we have Use Variance and Site
21 Plan Approval PSE&G. There's two of them. I'm
22 sorry. Use Variance and Site Plan Approval for
23 PSE&G Spruce Street. That was the Laydown area.

24 And then Use Variance and Bulk Variance
25 Approval for 900 & 942 Locust Street. That was the

1 new breaker station.

2 We have, Granting Non-Conforming Use for
3 Kenneth Clark. He had a duplex at 609 Berkley
4 Street.

5 Granting Bulk Variance Approval for
6 Lonell Jenkins for 775 Ramona Gonzalez Street. That
7 is a new construction duplex.

8 And, again, Lonell Jenkins for new
9 construction duplex at 801-803 Pine Street, Bulk
10 Variance Approvals.

11 It looks like -- I'll just go down the
12 list here. Do we have a motion?

13 CHAIRMAN HANCE: Motion.

14 VICE-CHAIRMAN STILL: Second.

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

17 CHAIRMAN HANCE: Yes.

18 MR. EINGORN: Vice-Chairman Still.

19 VICE-CHAIRMAN STILL: Yes.

20 MR. EINGORN: Ms. Nunez.

21 MS. NUNEZ: Yes.

22 MR. EINGORN: Ms. Moss.

23 MS. MOSS: Yes.

24 MR. EINGORN: Great, the motion passes.

25 Now we need a motion to adjourn.

1 CHAIRMAN HANCE: Motion to adjourn.

2 MS. MASON: Second.

3 MR. EINGORN: All in favor?

4 THE BOARD: Yays.

5 MR. EINGORN: So moved. Meeting is
6 adjourned. Have a good night.

7 - - -

8 *(Meeting concluded at 8:30 p.m.)*

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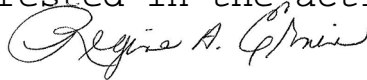
1 CERTIFICATION

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

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

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

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

18 

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.)

	accessed (1) 123:15 Accessory (1) 40:13 accommodate (1) 99:2 accomplish (1) 97:16 accordingly (1) 106:1 acquired (4) 121:5,9,11,14 acre (2) 147:4,5 across (14) 43:24; 45:6,57;21;65:5; 73:13;78:22;79:11; 85:18;91:10;103:13; 109:20;114:3,5;116:7 Act (3) 19:3;27:17; 40:8 activate (2) 80:13; 98:14 activities (2) 39:19; 142:5 activity (3) 53:19; 140:13,23 actual (1) 118:18 actually (23) 35:3; 69:1;77:24;86:5; 102:21,24;103:4,6,15, 21,22;113:10,18,19, 22,25;118:1;121:15; 125:24;136:9;138:8; 141:16;147:12 ad (1) 86:17 add (8) 39:7;42:4; 85:12,19;98:2,2; 106:10;118:4 added (6) 41:4;64:17; 91:7,8;136:14;148:11 addict (1) 34:9 addicts (1) 34:8 adding (1) 148:9 addition (4) 89:18; 95:21;126:1;145:4 additional (4) 96:22; 148:5,11,11 address (13) 7:19; 13:4;38:1;60:23;61:1, 4;75:7;102:19; 112:16;120:6;127:24; 143:14;144:1 addressed (2) 96:24; 105:9 addresses (2) 60:20; 61:16 adequate (1) 79:4 adhere (1) 53:17 adjoins (1) 78:25 adjourn (2) 154:25; 155:1 adjourned (3) 6:3,10; 155:6 adjournment (2) 6:5, 11 Adjustment (1) 4:3 admitted (1) 52:21	adopt (4) 105:19; 107:16;153:6,7 adoption (1) 7:5 advance (2) 98:10,15 advised (2) 5:21; 13:18 aerial (2) 64:17;91:7 affair (1) 55:25 affect (1) 149:23 affects (1) 51:2 affordable (1) 86:3 afraid (1) 54:18 AFT (5) 16:19;22:21; 33:16;36:4;42:6 afternoon (1) 129:12 Again (26) 5:23;9:15; 43:4;55:16;56:5; 66:18,24;78:8;79:25; 80:20;82:11;91:7; 92:6;93:13;96:12; 98:10;99:16,20; 105:8,18;118:10,16; 140:21;142:2,3;154:8 against (6) 33:5;59:3; 124:23;135:2,3,4 Age (4) 17:21;22:3; 25:15;32:18 agent (4) 15:9;20:5; 24:8;31:1 agents (2) 20:8,9 ago (6) 28:2,3,8; 30:25;63:25;144:23 agree (3) 31:1;83:12, 15 ahead (2) 19:22; 61:21 AICP (1) 60:15 Aihanopana (1) 52:9 Air (6) 6:21;113:17; 119:21;120:11,18; 125:13 Alcohol (7) 18:4; 24:16;25:15;26:1; 46:14,15;50:3 all-day (1) 55:25 alley (2) 76:23;78:19 alleys (1) 99:22 alleyway (2) 68:4; 76:21 allow (5) 40:13;51:20, 22;109:19;116:16 allowable (1) 138:21 allowed (13) 28:5,7; 31:4;40:2;50:7,17,18, 24;51:5,11;95:10; 124:1;139:9 almost (3) 22:24; 24:15;102:3 along (3) 69:7;94:3; 138:12 Alston (87) 4:15,16; 5:10,11;12:11,12; 13:8,9,12;42:17;43:8,	10,14,19;44:7,12,21, 23;45:2,22;46:1,6,18, 23;55:14;58:17; 59:13,14;71:13,16, 24;72:7,11;74:11; 87:2,23,24;94:24; 95:6,14;100:22; 101:7;107:5,6;108:3, 23,24;111:19;116:5; 117:24;119:9,10; 125:23;126:18,24,25; 131:17;132:2,6,11, 15;135:1,6,9,15,17, 22;136:10,13,19; 137:21,25;138:25; 141:15;142:17,18; 148:18,25;149:15,18, 24;150:6,8;151:12, 21,22;153:5 alteration (1) 53:22 altering (1) 54:14 alternative (1) 58:16 always (4) 11:11; 24:21;150:25;151:6 amazing (1) 106:17 Amazon (4) 39:23,25; 40:1;44:8 ambiance (1) 76:8 Americans (1) 25:14 among (1) 54:9 ample (1) 65:6 anal (1) 47:21 ancestral (1) 52:2 Apartment (3) 9:4,5; 106:4 apologies (2) 68:18; 98:10 apologize (3) 18:18; 99:24;109:23 appeal (2) 139:14,14 appear (1) 71:11 appearance (5) 80:14, 17;81:14;98:21;99:12 appears (1) 122:13 applicant (14) 10:19; 19:12;52:16;53:16; 89:9;105:21,23; 120:11;124:4;125:19; 127:12,15;141:11; 144:14 application (61) 6:2,9; 9:8;10:15;13:14; 15:16;16:13,18;19:7; 29:10;30:11,11,16; 31:25;34:2;53:6; 54:13;59:23;62:21; 64:11,17;67:12;69:2, 21;77:18;80:16;81:4, 23,25;82:23;85:25; 88:17,18,24;89:4,18; 91:6;94:14;95:20; 96:17,21;97:6;98:4; 101:16;105:3;107:17;	117:3,15;120:16; 123:20;125:13;128:3, 8;130:25;137:2,12, 18;139:12;141:7; 150:12,15 applications (15) 6:16;16:22;54:12; 61:7;62:22,24;77:23; 82:13;83:3,4;89:10; 101:10;102:9;105:10, 21 Applied (4) 137:8; 145:5,8,10 apply (5) 97:4;117:5; 139:7,8;145:7 applying (1) 137:9 appreciated (2) 29:5; 36:10 appropriate (2) 98:16, 17 approval (18) 70:20; 80:5;81:17;82:4; 100:2;104:2;105:14; 136:21;145:22; 152:11,15,20,23; 153:1,21,22,25;154:5 approvals (3) 5:23; 112:1;154:10 approve (8) 4:25;5:2; 53:5;82:7;86:20; 119:1,3;126:15 approved (8) 20:7; 45:1,1;68:23;94:8; 104:1;122:24;137:19 Approving (1) 54:13 approximately (1) 64:20 April (3) 4:4,8;64:13 Architects (2) 65:22; 92:13 architectural (1) 92:12 area (62) 39:20;54:9; 56:18,19;57:6,6,6,24; 64:23;66:11,12; 73:13;74:12;78:5,6, 10,11;80:1,23;83:22, 23;91:11,11;92:4,17; 96:10,16,19;99:21; 100:6,8,18;103:5,19, 20;104:20,23;113:23; 114:2,23;116:10,15; 117:19,23;118:1,3,5, 6,9,17;124:8;125:15; 132:16;134:7;140:14; 142:3;146:13,14; 147:18,22;150:24; 153:23 areas (6) 56:21,22; 80:4;97:25;99:16; 140:22 argument (6) 16:15; 24:14;48:21,21; 124:5;141:11
--	--	---	--	---

<p>ARNB (1) 39:23 around (22) 49:7,20; 54:24;55:3;57:16,17; 67:4;74:5;93:2,9; 100:9;103:7;115:4; 128:9;129:4;130:1; 134:3;138:21;142:7; 145:7,10;147:18 arrived (1) 12:4 arrives (1) 11:25 aside (1) 18:7 ASLTON (4) 53:13; 100:4;131:23;142:11 asphalt (3) 69:7;94:2; 147:21 assembled (1) 56:3 Assembling (6) 43:18, 21;44:13;45:4,23; 51:17 assembly (4) 39:18; 40:5;41:6;56:20 Assessor (1) 121:12 Assessor's (1) 121:18 Associated (4) 18:5; 28:13,14,14 assume (3) 90:1; 101:25;104:8 assumed (2) 31:3; 41:4 assuming (2) 73:11; 136:23 assumption (1) 33:16 ATF (15) 15:9,21; 17:23;19:4;20:12; 22:1;24:8;31:1,6; 33:2;34:2;38:15; 47:10,24;51:16 ATF's (1) 35:9 Atlantic (2) 115:9,10 attach (4) 70:9,10; 71:20,20 attached (10) 9:8; 70:3,6;71:21;79:16; 82:15;94:9,11,12; 101:2 attention (2) 66:4; 118:11 attest (1) 111:19 attorney (2) 120:10; 127:14 attorneys (1) 111:5 Audubon (1) 42:10 aunt (1) 135:22 Auto (9) 6:23;127:11; 128:19;129:17; 131:18;141:7;143:2; 145:11;152:14 Automobiles (1) 25:17 availability (1) 130:1 available (2) 79:4; 130:15 Avenue (23) 6:2,9,12, 15;7:20;10:16;61:18;</p>	<p>62:6,21;65:4;73:15, 20;84:20;87:12; 101:22;105:10;128:1; 143:16;144:3;152:14, 18,23;153:2 aware (1) 53:1 away (3) 55:12; 135:20;136:2</p>	<p>53:13;78:2;97:16 bath (1) 66:13 bathroom (8) 62:16; 67:5,6;92:18;93:4,10, 10;123:2 bathrooms (1) 63:2 bay (3) 129:1;133:9, 10 bays (6) 133:6,8; 136:24;145:1;149:8, 12 Bean (56) 60:6,15,22, 22;61:25;62:3,7,10, 14,19,24;63:5,7,10, 13,19,25;68:5,11; 69:11,13;70:5;72:4, 18,21;73:1,4,23; 75:12,15,23;76:2,4, 12,17,20;77:22;85:5, 9;88:24;89:7,13,23; 90:4,7,11,13,16; 101:12,15,24;102:25; 104:7,16,18;109:10 beat (1) 34:14 beautiful (4) 75:14,20, 22;114:12 beautify (2) 49:14; 113:14 beautifying (2) 117:21;118:1 beauty (1) 76:16 became (1) 39:21 become (1) 40:18 becomes (1) 47:11 bedroom (9) 62:16; 66:14;67:2,3,7;92:18; 93:8,9,11 bedrooms (2) 63:2; 123:1 beginning (1) 24:24 behalf (2) 60:4;88:15 behind (3) 76:18,20; 146:11 beings (1) 74:1 believes (1) 41:6 below (1) 147:5 beneficial (1) 41:10 benefit (1) 73:25 benefits (3) 80:6; 81:15;100:1 Bergen (2) 96:4;99:5 Berkley (1) 154:3 beside (2) 114:19,20 besides (1) 42:14 Best (4) 18:10;42:6; 50:12,13 better (5) 11:13;55:1; 118:2;126:13;151:9 big (7) 40:20,22,24; 84:19;102:4;139:5; 145:25 bigger (2) 138:5,14 bill (5) 40:7,7,8,12;</p>	<p>41:2 billboard (1) 138:17 birds (1) 141:3 birthday (1) 32:18 Bishop (2) 65:22; 92:13 bit (8) 29:16;42:23; 74:23;75:5;92:3; 114:2;116:15;136:2 blend (1) 76:6 blends (1) 71:1 block (9) 26:19;76:21; 80:23;94:25;95:3; 100:19;115:15,17; 135:24 block-by-block (1) 106:12 blocks (3) 64:19; 115:9,13 blood (2) 114:2; 116:15 blueberries (1) 49:18 Blues (3) 49:6,7,10 Board (73) 4:3;5:20, 23;8:16;9:19;10:18, 22;13:15;15:25;16:6, 11;17:3;28:24;41:14; 42:12,16;48:25; 49:25;50:14;51:20, 22;57:24,25;59:5; 61:11,19;64:5;65:24; 67:22;70:20;77:14, 19;79:7;81:22;82:9, 19;83:1;87:14;90:19; 95:20,22;96:1;97:2; 105:1,4,17,24;107:16, 18;109:13,16,19; 110:7;116:3,25; 117:12;120:14; 121:16;123:7,19; 125:10,18,21;130:23; 137:14;140:8;141:10; 145:3,6;146:3;148:8; 150:15;155:4 Boards (3) 64:4; 77:13;90:20 Board's (1) 53:3 Book (3) 21:24;35:15, 17 Booker (14) 110:5,24; 112:11,17,17,19,21, 24;113:2,4,6;114:17; 115:7;119:20 Booker's (5) 103:14, 15;114:7;116:6,12 booklet (4) 29:24,24; 35:8,9 border (1) 22:20 borrow (2) 97:10,15 both (13) 13:10;57:9; 77:23;79:2;82:2,4,13, 13;94:12;99:23; 110:20,21;122:17</p>	<p>bottom (3) 24:25;25:2, 6 bought (3) 10:6; 43:24;125:8 Bound (4) 21:23; 35:15,17;61:20 box (2) 25:10;56:22 boxes (2) 9:2;10:22 brakes (1) 129:18 brand (1) 76:9 break (1) 48:1 breaker (1) 154:1 breaking (4) 46:13,21; 47:25;113:22 breaks (1) 131:20 Brian (5) 60:9,14,25; 88:25;101:8 brick (2) 41:22;42:4 briefly (2) 16:19;48:23 bring (17) 23:6,6,10; 26:9,13;50:21;66:16, 25;73:25;74:3;84:3,3; 114:1;116:14;118:9; 145:24;146:22 bringing (7) 58:6; 84:22;85:7,22;118:2, 16;128:2 brings (1) 23:3 Broadway (7) 6:18; 84:20,20;109:12,18; 114:6;117:3 brochures (1) 30:2 brother (1) 151:1 brother-in-law (1) 150:25 brought (11) 24:13; 33:4;37:22,25;38:23; 39:8;57:13;84:21; 104:4;120:11;129:21 brown (1) 64:22 bucks (4) 40:20,22; 49:21,21 build (6) 36:19;62:25; 63:1;71:13;97:23; 98:5 buildable (1) 98:2 building (40) 9:12; 11:5,6,6,15,17;68:23; 70:4,18;78:7,8,10,11, 12,13;80:3;82:16; 85:13;103:13,22; 113:14,25;115:24; 117:14;128:8,14; 129:4,13,15;131:4,12, 15;132:7,9,19; 133:18,20;135:10; 141:16,23 buildings (2) 62:17; 126:12 built (8) 68:8;74:4; 75:4;76:9;100:8,16; 104:11;124:23 bulk (28) 70:17,17;</p>
---	---	---	--	--

78:2,3,4;79:19;95:21; 96:14,19,20;97:6,8, 13,17,20;99:13,16; 105:24;123:20;125:3, 14;152:15,20,22,24; 153:24;154:5,9 bullet (1) 22:23 bullets (2) 23:22,23 bunch (4) 32:21; 45:19;53:9;141:21 Buoi (1) 120:7 burden (3) 37:2,11; 39:1 Bureau (1) 19:7 Buren (1) 152:14 burglaries (5) 23:25; 24:2,6,9;27:24 Business (61) 6:8; 12:19;13:20,22;14:4; 22:2;30:20;33:4,7,8, 11,17,23;35:13;40:8, 25;41:11,11,15,20,22; 44:1,4;45:4,5;46:25; 47:8,10,11;50:7,16, 21,25;51:8,9,12,14; 52:11,20;54:1,8,10, 14;110:7,8;111:2; 114:3,4,12;116:22; 117:23;118:2;128:3, 5,10,12,17;130:2,16; 133:1;141:23 businesses (9) 28:6; 39:21,24;40:18,19; 50:9;51:14;56:5; 134:4 business-wise (1) 116:15 buy (9) 21:10,20; 22:19;44:8;46:13; 55:10;75:16;76:10; 106:4 buying (3) 46:10,11; 54:23 bypass (1) 110:15	21;106:3,9,12; 116:17;120:22,24; 126:13;143:16;144:3; 151:6,9 Camden's (1) 54:5 came (8) 28:13; 40:21;58:1;84:21; 100:14;144:23;145:7; 148:8 cameras (4) 30:1; 149:25;150:1,2 Can (81) 4:24;16:4,6, 19;19:24;22:12,22, 23,23,24;25:5;26:21; 27:11;30:14,25;31:8; 33:20,21;35:3,17,17; 41:12;43:23,25;44:4, 8,8;45:8;46:7,7,23; 47:3,7;49:4;50:9,10, 11,12;52:4,11;53:8, 11;54:19,21,22; 55:10,10,13,17; 60:20;64:8;65:2,3,10, 24;67:17;72:13; 73:17;76:23;78:8; 80:5;83:9,14;92:10; 99:18;106:4;107:19; 111:18,19;114:9; 115:4;120:17;123:10; 125:5;127:15;128:23; 137:14;147:1;151:3, 9;153:5 candy (1) 50:7 Cannabis (9) 18:5; 28:6;33:3;50:1,17,24; 52:11;56:4;58:1 car (8) 128:12; 129:16;132:11,13; 133:10;136:5,6,17 card (7) 9:8;31:4,12, 19;34:1;121:12; 122:10 care (4) 52:3;106:6; 126:6,12 carried (1) 99:18 carries (1) 59:22 cars (12) 24:15; 130:3;133:12,13; 134:9,10;135:25; 136:1,4,11;141:21; 148:19 case (8) 14:2;23:8; 24:3;33:15;35:23; 111:17;136:15; 148:13 cases (7) 11:1;20:13; 23:1;24:9;25:25; 47:14,19 cash (1) 49:21 Castillo (1) 152:14 caught (2) 84:14; 152:8 Cause (8) 32:14;	35:20;47:19;86:11; 114:21;136:13;142:5; 151:10 CCO (2) 9:24;10:2 CCPD (2) 27:13;28:1 CDC (2) 27:2;51:2 ceilings (2) 146:21; 148:24 Center (4) 19:5,20; 66:2;92:14 CEO (1) 60:22 Cert (2) 7:23;10:19 certainly (3) 81:15; 100:23;101:3 Certs (1) 152:17 CHAIRMAN (101) 4:1, 10,11;5:6,7;9:21; 10:6,9,13,25;11:9; 12:7,8;20:17,22;21:2, 6,12,22;23:3,8,11,16; 24:20;26:4,7,12,16, 20;28:24;29:4,7,15; 30:4,6,13;32:5;36:8; 48:22;54:17;57:11; 58:11;59:8,10;69:14, 19,22;70:1,13;75:9, 13,16,24;76:3,5,13; 82:20;83:21;84:6; 85:6,10,22;86:10,23, 24;87:19,20;94:22; 101:9;103:25;104:4; 106:2;107:1,2,24,25; 108:15,19,20;119:2,4, 6;126:8,20,21; 133:22,25;142:13,14; 147:9,17;150:24; 151:17,18;153:7,11, 12;154:13,16,17; 155:1 Chana (1) 152:21 chance (1) 52:9 change (7) 25:20,23; 50:20;80:19;124:11, 12;125:2 changed (1) 100:16 changes (1) 97:24 changing (3) 115:24; 129:3;145:16 chapter (3) 14:11,13, 20 character (4) 54:15; 57:2;77:4;97:22 Charles (2) 120:10; 127:14 chase (2) 34:3,3 check (11) 20:4,4,18, 19,23,25;21:1;35:14, 25;56:22;151:5 checks (1) 53:17 Chief (9) 28:1;30:23, 24;31:3,5,6;45:1,1; 47:24 child (2) 50:5;118:13	children (4) 25:13; 50:4;103:7,19 Christian (1) 152:13 Church (2) 6:1;114:14 cigarettes (1) 54:23 cite (1) 26:24 cited (3) 10:1;14:2,7 citing (1) 27:6 citizen (8) 22:17,19; 34:17;46:12,21;48:2, 12,13 City (42) 4:2;11:13; 27:3,21;28:5;33:4; 41:16,20;48:25,25; 49:1,2,5,11,13,18,24, 24;50:8,10,16,20,22; 51:5,24;52:4,10;74:3; 83:25;84:2;85:17,22; 88:20;103:1,10; 104:10,20;118:5; 120:22;121:12; 146:15,16 City-owned (1) 73:11 City's (1) 121:11 civil (1) 49:8 CJIS (1) 19:11 clarification (1) 14:24 clarified (1) 15:6 clarity (1) 102:5 Clark (1) 154:3 Clarksburg (1) 19:12 clean (5) 34:20; 49:16;55:6;141:17; 151:2 clear (1) 146:25 cleared (2) 35:5; 148:1 Clerk's (1) 4:8 click (1) 32:21 client (2) 6:3;144:18 close (13) 10:17;22:2; 48:18;82:25;97:11, 11;105:3;117:11,18; 125:17;141:9;147:4; 150:14 closed (3) 140:11; 150:4;151:10 closer (1) 74:25 closet (4) 66:11,12, 15;92:19 closing (3) 16:15; 48:21;105:6 Code (1) 14:3 codes (2) 104:20,23 coffee (1) 57:18 collectors (1) 20:16 color (3) 69:9;91:8; 132:19 colored (2) 64:19; 91:11 colorful (2) 16:11; 151:2 combined (2) 62:22;	105:11 combining (1) 89:10 coming (13) 11:1,14; 41:13,14;56:2;58:5; 83:24;84:8;85:7; 141:20;145:3,18; 146:2 commend (2) 86:6; 118:6 comment (1) 86:11 commentary (2) 86:7; 105:1 commerce (2) 22:13; 39:23 commercial (3) 37:19; 111:24;116:6 commit (2) 48:7,8 committed (2) 34:1,15 committing (1) 48:10 common (2) 73:6,7 communicating (1) 111:8 community (12) 40:20;41:8;49:15,15; 52:1;71:2;92:5; 98:19;106:7,17; 126:1;137:3 companies (1) 39:21 company (7) 8:6;62:5; 85:23;120:18,20; 132:10;146:23 compare (1) 71:6 Compass (1) 39:23 competing (2) 58:18, 19 completed (1) 53:16 completely (1) 89:23 compliance (1) 53:15 comply (3) 78:13; 138:25;141:13 complying (1) 74:12 component (1) 80:22 components (3) 54:1; 56:11;99:17 comprehend (1) 52:4 computer (4) 20:20; 35:20,21,23 concern (2) 54:9; 100:11 concerns (2) 54:5; 116:18 concluded (1) 155:8 concrete (3) 41:5; 135:16;147:21 condition (17) 8:20; 9:17;62:13,15;65:11; 74:17;89:21;104:1,2; 121:8,13;122:6,7,11; 123:4;125:8,9 conditional (3) 14:8, 12,18 conditioning (1) 113:17
C	C' (1) 23:19 C&C (1) 45:14 c1 (3) 79:24;82:3; 99:13 c2 (2) 80:6;82:4 call (1) 4:9 called (4) 20:9;40:8; 49:3;100:19 calling (1) 144:17 Camden (36) 4:2; 7:21;11:10;13:6; 25:24;27:4,14,22; 28:20,22;33:4;41:16; 47:15;56:8;57:15; 58:1;84:8,12,22;85:7, 24;103:1,11;104:10,			

conditions (12) 65:1; 78:4;79:7,25;81:25; 94:19;124:9,17; 125:1,20;145:23; 149:23 conduct (3) 35:25; 36:4;41:22 configuration (2) 80:10;96:20 conflict (2) 54:1;56:6 conform (1) 79:18 conformance (1) 4:6 conforming (4) 71:9; 74:24,25;75:1 confusion (1) 14:10 congestion (1) 41:9 Congratulations (5) 12:18;127:8;143:1; 152:5,9 conjoined (1) 94:1 connect (7) 68:3;72:1, 3,4,24;73:3;75:10 connected (10) 68:5, 8,12;71:14,15,17; 73:5;75:17;89:15; 131:11 connection (2) 72:23; 120:18 connections (1) 122:2 consider (5) 33:9,17; 89:5;137:14,15 considered (1) 43:3 considering (1) 146:9 considers (2) 33:2; 51:3 consistency (1) 97:18 consistent (10) 74:22; 81:4,5,10;91:22; 95:11,13;99:4,8; 114:25 consolidate (1) 82:5 construction (13) 62:25;73:4;75:5; 80:12;84:25;88:19; 90:10;98:12;101:13; 122:3;144:13;154:7,9 construction-type-of-thing (1) 115:11 consume (1) 46:14 contacted (1) 15:9 containers (2) 146:5; 148:12 context (2) 64:18;91:8 contiguous (1) 98:6 continue (4) 84:4; 92:19;99:6;147:1 continuous (2) 21:9, 19 contractors (1) 146:13 contribute (1) 41:10 contributed (1) 41:2 contributing (1) 49:12 controlled (3) 33:2; 34:10;51:4 controversial (1) 50:2 convenience (1) 50:1 converted (1) 11:2 copied (2) 15:12; 121:15 copies (5) 17:5,7; 18:6,6,11 copper-colored (1) 51:23 copy (2) 16:24;17:8 corner (6) 49:8;68:25; 69:1;114:14;122:14, 16 corners (1) 57:17 corporation (1) 60:7 correlate (1) 28:11 corridor (1) 99:1 Counsel (9) 60:2; 61:7,10;72:12;83:11; 88:9,13;105:6;141:11 County (3) 27:14; 49:3;52:7 couple (1) 115:8 course (2) 82:7;122:2 cover (5) 78:7,10,13; 80:3;148:15 coverage (7) 70:18, 19,23,24;78:8,9; 148:3 COVID (1) 135:20 Cramer (2) 104:12; 151:1 Crash (1) 17:25 crashes (1) 25:18 crazy (1) 32:24 create (2) 116:21; 125:21 created (1) 114:11 credentials (1) 60:21 credit (1) 58:5 crime (10) 22:5,6,21, 25;24:12;27:22,22; 28:10,14;41:9 crimes (3) 48:7,8,10 criminal (3) 48:4,4,5 Criteria (25) 36:17,23, 24;37:15;38:2,22; 39:6;53:1,5,14,23; 54:4,11;77:25;79:8, 24;80:6;82:3,3;83:18; 96:2,23;105:18; 106:1;117:16 Criteria (2) 40:17,17 crosses (1) 73:15 curious (2) 75:10; 101:20 current (7) 62:12,14; 65:11;79:19;89:11, 21;122:7 currently (6) 62:8; 104:9;112:23;140:10, 25;148:21	customer (1) 136:17 customers (9) 19:9; 30:3;33:20;51:13; 55:19,24;130:3,4; 136:9 customers' (1) 136:11 cut (2) 32:15;43:3 cuts (2) 32:16;139:2 cutting (3) 43:10,12; 45:17 D d1 (1) 99:18 damage (1) 25:19 dangerous (5) 24:14, 15,22;28:15,17 data (1) 22:22 date (3) 64:12;65:24; 66:18 dated (1) 13:25 DAVE (2) 7:14,20 day (5) 40:23;48:6; 49:4;56:7;150:8 days (4) 21:4,5;34:21; 35:3 deal (1) 85:16 dealer (12) 13:21; 14:4,17,22;15:1; 22:16;24:7;44:18; 51:19,21,23;52:21 dealers (1) 14:16 Debbie (1) 136:20 decide (4) 46:15,16; 48:7;52:12 decided (1) 109:21 deciding (1) 19:25 decision (1) 20:3 decreasing (1) 28:10 defendants (1) 20:14 defined (1) 14:19 definitely (1) 29:4; 36:10;56:23;84:8,24; 106:8;115:2;118:11; 126:4,4,5 definition (1) 51:17 delay (1) 35:1 delayed (2) 35:1,2 delays (2) 34:19,22 Delsea (1) 61:4 demolished (3) 62:18; 89:25;90:5 demonstrate (2) 36:21,23 demonstration (1) 115:21 den (2) 66:7;92:16 denial (4) 59:2,22; 134:20;137:7 denied (1) 59:23 densities (1) 98:17 density (2) 81:7;98:1 deny (8) 53:5;58:17, 22,24,25;59:7,7,14 Department (4) 19:20; 21:16;23:7;27:14 depicts (2) 69:3;72:19 Deptford (1) 42:9 depth (2) 124:7; 125:15 describe (4) 65:10,18; 120:17;128:23 description (1) 96:5 designated (3) 77:2,3; 104:24 desirable (1) 98:18 desires (1) 70:21 Despite (2) 96:7,12 destroy (1) 116:23 destructive (1) 41:1 detached (2) 68:13; 73:10 detail (2) 129:16; 132:14 detailing (1) 133:3 details (1) 103:17 deteriorated (1) 113:15 determine (2) 36:16; 38:16 detriment (5) 80:15; 81:1,16;98:20,24 detrimental (1) 100:7 detriments (3) 80:7; 100:1,2 developed (1) 80:21 developing (1) 120:22 Development (14) 60:2,5,23;62:2,4; 81:8;82:23;84:1; 85:21,23;88:15;89:9; 99:7;102:9 deviations (1) 79:23 die (1) 25:13 diesel (2) 149:1,1 difference (2) 82:14; 84:19 different (10) 28:17; 57:4,23;66:10;69:25; 89:14;118:8;132:19, 23,25 difficult (1) 110:15 dimensions (1) 69:24 dinette (2) 66:21;93:2 direct (1) 105:25 directly (1) 28:11 discovered (1) 123:7 discuss (1) 83:9 discussed (4) 51:9; 52:25;80:11;105:23 discussion (11) 10:24; 53:4;57:9;83:8,18; 105:17,25;117:15; 125:22;141:14; 150:23 dismiss (1) 110:19	dispensaries (2) 57:13;58:1 dispenser (1) 50:17 dispensers (1) 50:1 distributed (2) 121:4, 16 District (7) 79:15;96:8, 9,12,16;100:15;101:6 districts (1) 14:12 disturbances (1) 142:6 ditto (2) 87:13,14 divided (2) 113:11; 114:1 dividing (1) 113:21 Division (3) 19:5,11, 21 document (2) 19:2; 110:21 documents (5) 15:23; 16:1;23:18;31:22; 120:15 dollars (2) 45:21; 75:19 domestic (1) 34:15 done (10) 7:8;29:3; 31:20,23;35:6;38:6; 43:22;52:10;57:3; 113:19 Donuts (1) 57:18 door (5) 69:4;84:11; 85:15;114:9;118:19 doors (5) 113:13; 132:24;138:12,19; 149:14 double (1) 113:13 doubled-edge (1) 57:22 double-edged (1) 58:4 down (20) 17:22; 18:12;20:5,14;22:20; 23:24;24:25;25:1; 27:22;28:10;31:19; 34:5;54:7;58:2; 92:16;115:9;131:20; 150:3;151:7;154:11 Downer (1) 136:21 downfall (1) 84:9 download (1) 35:22 Dr (4) 13:18;15:9,10; 20:10 drainage (3) 70:24; 92:4;147:22 drains (1) 147:22 drawing (2) 65:15; 149:4 drawings (1) 67:9 drink (2) 32:24,25 drinking (1) 34:14 Drive (4) 61:4;120:7; 131:19;151:2 driveways (2) 78:19;
--	---	---

<p>99:22 driving (1) 151:7 drop (1) 30:23 dropped (1) 30:24 drug (5) 33:9,17;34:7,7,10 due (1) 106:9 duly (9) 7:14;12:24;60:15;102:14;112:11;120:1;127:19;143:9,21 Dunkin (1) 57:18 duplex (16) 7:23;10:7,20;11:1,3;121:10,13,20;122:1;123:24,25;125:19;152:16;154:3,7,9 duplexes (2) 10:21;121:1 during (2) 101:16;135:20 duty (1) 53:3 dwelling (2) 64:21;70:9 dwelling (5) 67:13,16;101:3,23,24</p>	<p>24;38:5,15,19;39:4,11,15;42:15;48:15,23;52:16;53:7,11;57:8;58:9,13,18,22,25;59:6,11,13,15,17,19,21;60:11,19;61:6,15,19;63:8,12,23;64:2;67:22;68:2,10,14,17;71:5,12,23;72:8,12,15;77:19;81:21;82:18,21;83:17;86:8,17,22,25;87:2,4,6,8,10,15,18,21,23,25;88:2,4,6,9,12;89:1,5;90:24;91:1;95:4,7;101:19;102:6,11,18;103:9;104:25;105:15;106:21,25;107:3,5,7,9,11,13,15,19,23;108:1,3,5,7,9,11,18,21,23,25;109:2,4,6,11,14,22;110:2,6,12,17;111:1,12,17,21,24;112:4,8,15,19,22,25;113:3,5,7;114:4,8,15,24;115:3,13,16,23;116:1,3,9,25;117:8,10;118:25;119:3,7,9,11,13,15,17,21;120:5,9,13;123:25;124:4,13,16,19,22,25;125:6,10;126:16,19,22,24;127:1,3,5,7,10,16,23;130:24;131:5,7,14;134:15,19,25;136:20;137:1,10,14,20,22;138:3,9,13,16;139:2,13,16,22;140:6;141:5;142:9,12,15,17,19,21,23,25;143:4,6,13,18,25;144:4,8,11,16,21;147:18;148:2,5,15;149:8,11;150:9,23;151:13,16,19,21,23,25;152:2,4,8;153:8,10,13,15,17,19;154:15,18,20,22,24;155:3,5</p>	<p>else (11) 22:12;31:21;32:16;37:8;38:25;42:9;45:6,17;105:1;123:18;142:7 elsewhere (2) 14:13,19 Elvis (1) 152:15 emails (1) 15:12 employ (3) 41:12,19;49:20 employees (2) 19:15;20:10 empty (5) 11:12;114:11,19;128:9;141:16 EMR (2) 115:7;152:12 enacting (1) 40:7 encourage (2) 81:11;99:10 encouraging (1) 100:20 end (3) 37:17;56:7;82:6 ends (1) 131:10 engineer (4) 60:8;61:4;63:17;64:6 engineering (2) 70:22;94:20 engines (2) 129:20;136:6 enhance (1) 98:11 enjoy (3) 39:25;40:1;49:19 enough (2) 13:15;113:16 enter (2) 66:19;93:1 entering (1) 67:1 entire (4) 46:9;63:21;93:17;120:15 entity (1) 110:8 entrance (8) 69:4,15;78:25;93:17,19;113:11,12;147:7 entrances (2) 67:17;123:11 entrepreneurship (4) 53:21;55:16;56:12,17 entry (1) 92:16 entryway (2) 66:6;92:15 environment (3) 54:3;98:18;116:22 Ephraim (1) 153:2 equipment (4) 37:18;115:12;146:14;149:1 especially (3) 40:15;103:13;151:8 essentially (3) 68:14;78:3,23 establish (1) 128:3 estimate (1) 25:20</p>	<p>evaluate (1) 35:13 even (11) 32:25;41:16;46:8;50:4,25;55:11;56:1;103:17;105:10;134:4;138:5 evening (15) 4:1;6:7,15,20;60:2,3;78:15;81:24;89:11;101:10;109:9,13,14;119:23;120:9 event (1) 13:15 eventually (1) 83:14 everybody (6) 18:13;23:8;57:13;116:9;134:5;153:4 everyone (2) 65:3;84:21 Evita (2) 6:10;61:21 exact (3) 89:16,17,17 exactly (4) 68:16;122:21;125:10;141:25 examined (9) 7:15;12:25;60:16;102:15;112:12;120:2;127:20;143:10,22 exceeding (1) 150:20 exceeds (1) 70:18 except (1) 88:22 excited (1) 134:5 Excuse (1) 127:16 exhibit (15) 17:12;19:2;64:9,13;65:23;66:17;68:20;72:14,16,18;90:23;92:9,10,21;94:5 Exhibit-1 (1) 17:13 exhibits (2) 17:12;18:1 existing (41) 65:11;67:25;70:3,9;71:2,19,21;72:24;73:7;74:17,20;75:3;78:3;79:7,18,19,25;80:8,9;82:16;91:12,14,15;92:1;94:11,13,19;96:18;97:12,22;123:24;125:7,8;145:14,15,24;146:1;147:16;148:20;149:3;150:22 exists (1) 78:5 exit (3) 130:6,7;147:8 exits (1) 130:6 expecting (2) 4:18;5:21 expenses (1) 41:23 expensive (1) 41:25 experienced (2) 103:5,13 expertise (1) 45:19 explain (3) 43:2;64:8;95:19 explained (3) 29:18,</p>	<p>21;30:19 explosive (1) 149:22 explosives (1) 20:11 exposed (2) 50:5,5 expressly (2) 14:11,17 extensive (1) 14:1 extent (1) 55:18 extra (2) 89:19;149:6 extremely (2) 47:20;51:8 eye (1) 118:5</p>
<p>E</p>				<p>F</p>
<p>E' (1) 98:16 earlier (1) 55:5 easier (2) 27:12;55:11 easily (1) 123:10 East (1) 61:1 Eastern (1) 152:12 easy (3) 43:23;44:7;152:9 eat (1) 32:25 economic (2) 41:8;56:12 edges (1) 148:12 effecting (1) 41:1 effects (1) 37:18 effort (4) 42:20;53:17;59:25;76:14 eight (3) 30:21;37:17;47:18 Eighty (1) 29:19 EINGORN (323) 4:10,12,14,17,20,22,24;5:3,5,8,10,12,14,16,18;6:20,23;7:1,4,11,18,22,25;8:3,6,8,10,14,19,22;9:1,4,7,11,15,19;10:1,11,14;11:19,21;12:3,7,9,11,13,15,17;13:3,7,13;15:3,5,12,15,25;16:5,17,21,24;17:2,7,10,17,20;18:3,17,22,25;19:11,16;25:5,8;36:11,15;37:5,11,21,</p>	<p>either (8) 32:25;48:7;53:5;79:13;82:24;86:14;134:4;139:3 electric (3) 66:3;123:8,9 electrical (2) 9:1;10:22 electronic (3) 21:24;35:18,18 elevation (5) 68:25;69:3,5;93:25;94:1 elevations (2) 68:22;93:24 eliminate (1) 98:22 eliminating (1) 80:18</p>			<p>fabric (1) 128:13 facade (2) 73:21;85:15 face (1) 93:20 facelift (3) 83:22,22;126:5 facility (4) 34:13;129:14;146:6;150:3 facing (1) 76:22 fact (4) 42:13;96:7,12;124:25 factual (1) 83:1 fail (2) 35:25;36:2 failes (1) 9:25 falsify (1) 36:1 familiar (8) 36:14;64:2;73:13;116:10;132:16,21;135:23;140:22 families (3) 11:15;86:5;121:23 family (4) 11:2;48:25;49:2;121:23 far (11) 55:16;56:3,11,11,12,15,16;73:9,10;115:13;117:18 FARHAT (64) 127:19,25,25;128:2,6,11,15,18,22;129:1,8,10,15,23;130:4,10,13,17,21;131:3,6,9,16,22;132:1,3,8,13,18,23;133:2,5,8,13,17,24;134:1,6,11,14,17,22;135:4,8,11,16,21;136:4,11,15,25;138:6,11,15,18,22;139:5,10,15;140:3,11,15;141:1;143:3 farm (1) 49:17 farmer (1) 49:17 fashion (1) 75:7 fast (4) 16:10,23;19:23,24 Fatal (2) 17:24,25 fatalities (6) 24:12,18;25:11,12,22,25 Fatality (1) 18:5 Father (2) 49:10;55:8</p>

favor (14) 12:17;59:2, 2,21;87:10;88:6; 107:13;108:11;109:6; 119:17;127:7;142:25; 152:4;155:3 FBI (3) 27:3;34:23,24 fears (1) 54:9 February (4) 152:11; 153:3,4,6 Federal (6) 17:14; 18:10;19:7,17;51:3; 53:15 feel (6) 52:5;56:9,13, 23;101:13;106:5 feet (25) 64:20,24; 91:17,20,20;94:2; 96:18;102:1,3,4; 134:21,23,23,23; 138:4,7,9,16,19,20, 22;139:1,2,19;145:25 fence (2) 113:22; 136:16 fenced-in (1) 146:15 Ferry (1) 84:20 few (4) 17:4;35:10; 42:17;116:18 FFL (6) 21:24;23:25; 24:7;50:13;51:6,21 FFLs (3) 20:15;42:7, 11 file (4) 16:4;21:16; 35:24;137:1 filed (1) 128:7 fill (3) 16:4;31:9; 32:17 final (3) 53:3;86:7; 131:25 finally (2) 19:19;152:8 find (5) 22:24;24:5; 43:23;100:6,10 findings (1) 107:16 fine (3) 47:9,13;83:8 Fingerprinting (2) 19:12;53:16 fingerprints (6) 19:9; 22:23;31:11,18,20,20 finished (1) 52:15 firearm (14) 16:13,14; 21:18;26:2;27:17,18, 19;28:16;31:4;34:21; 51:19,21,23;54:1 firearm-related (1) 54:8 firearms (26) 13:20; 14:4,16,17,22;15:1; 16:2;17:15;18:3,10, 25;19:4,17,17;25:22; 26:1;28:12,20,21; 29:12;31:12;36:19; 44:22;52:21;54:20; 56:3 fires (2) 11:8;126:11 firing (1) 44:17	first (44) 6:1;7:14; 11:10;12:24;15:8; 19:24,25;21:19;32:4, 7,9,10;33:3;41:14; 42:11;49:5,9;51:23; 52:11;55:21;56:8; 57:14;60:15;66:2; 68:7;72:1,2;77:22; 82:7;83:6;100:14; 102:14;105:16; 112:11;120:1;123:12, 17;127:19;133:4; 143:9,21;145:6; 146:4;148:8 first-floor (1) 92:14 fit (2) 21:21;74:21 five (9) 5:20;6:16; 12:17;25:14;30:21; 59:21;61:7;129:11; 135:13 fixed (1) 9:25 fixing (2) 84:11; 125:24 flipping (1) 104:10 flooding (1) 70:25 floor (16) 65:16,21,25; 66:1,25;69:25;89:16; 92:13,19,22;113:12; 114:23;123:12,12,14, 17 floors (1) 113:11 flow (2) 114:2;116:15 Folder (1) 16:2 folks (2) 56:2;134:2 following (3) 14:15; 31:24;152:10 follows (10) 7:16; 13:1;14:10;60:17; 102:16;112:13;120:3; 127:21;143:11,23 foot (11) 78:5,6,12; 80:1,2;96:16;101:21; 134:21;136:23;137:8; 139:3 footage (4) 101:23; 147:3,5;150:21 footer (1) 134:16 footprint (4) 71:5,8; 74:23;91:25 foremost (1) 56:9 forever (1) 54:24 forgot (1) 24:1 forgotten (1) 118:13 form (4) 18:18,22; 35:15;36:2 formed (1) 49:2 Forms (1) 19:13 forth (2) 58:6;99:18 Fortune (3) 39:21,24; 40:19 forward (9) 7:8,11; 12:21;42:22;102:11; 111:18;112:5,8;143:6	foundation (1) 66:3 four (5) 9:24;16:9; 25:19,23;63:2 fourth (3) 24:11,11; 92:18 frame (1) 46:6 frames (6) 45:14,25; 46:1,5,10;47:1 FRANCHESCA (2) 143:9,15 Franklinville (1) 61:5 fresh (1) 76:9 Friday (2) 118:22; 133:24 friend (1) 22:8 front (28) 24:18; 31:25;32:3;41:13,14; 44:11;65:7;66:22; 67:4;68:25;69:3,8; 71:10;73:9;76:6; 84:18;91:19;93:3,10, 24;94:3;122:19; 123:16;124:8;125:16; 133:20;138:19;146:8 frontage (2) 94:3; 122:18 fronts (2) 91:22,24 full (4) 7:18;21:14; 32:12;129:18 furnished (2) 113:4,5 furniture (1) 146:23 further (7) 6:4;61:6; 63:6;70:14;90:12; 94:18;105:4 future (4) 50:13;51:6; 54:12;58:3 FYI (1) 17:23	41:25 Gillmore (52) 60:8; 61:3,3;63:14,23;64:5, 10,15;65:4,12,16,21; 66:1;67:10,14,19; 68:1,21,24;69:17,20, 24;70:3,8,15,16;71:1, 7,15,18;74:15,18; 77:3,7,11,22;88:24; 90:18,21;91:5;92:8, 12,24;93:15,18,21; 94:7,10,15,17,19,21 GILMORE (1) 60:14 given (2) 54:5;147:14 giving (1) 51:25 glad (1) 47:21 Glass (1) 145:11 Gloucester (2) 49:3; 52:7 goal (2) 73:24;74:2 goes (5) 22:16;26:17; 34:23,24;134:12 gonna (1) 20:1 GONZALEZ (42) 6:19;102:14,20,20; 103:3,12;109:13,17, 18,25;110:4,10,16,18, 22,25;111:3,7,12,15, 23;112:3,6;113:9; 114:6,10,18;115:2,6, 8,15,19,25;116:2,11; 117:6,9;118:12,20, 24;119:19;154:6 G-O-N-Z-A-L-E-Z (1) 102:21 Good (37) 4:1;6:7,15, 20;11:5,11,17;23:1; 29:8;32:18;34:18; 35:5;49:23;60:2,3; 61:24;63:18;77:10; 80:15;84:4;86:17; 98:20;109:9,13,14; 116:11,12;119:23; 120:9;124:6;125:6, 11;136:19;141:22; 142:2;143:1;155:6 grab (1) 61:16 graded (1) 65:9 grandfather (2) 41:18; 84:17 grant (6) 50:15,15; 51:15;52:8,15;97:7 granted (2) 50:24; 51:10 granting (5) 97:8; 152:11,15;154:2,5 Great (40) 5:18;8:10, 22;9:1,7,11,15;15:5; 44:2;48:25;49:11,12; 50:8;51:24;52:10; 56:22;61:22;71:12; 83:23;84:2,7;85:10, 13,16;95:19;105:15;	106:15;107:19; 111:21;114:8;120:13; 125:25;126:7,9,16; 144:16,21;151:6,11; 154:24 Green (2) 60:24; 64:22 ground (3) 41:7;85:3; 147:19 Group (12) 60:2,4,5, 23;62:2,4;82:23;84:1; 88:15,15;89:9;102:9 grow (1) 49:18 growth (1) 83:25 guards (1) 150:2 guess (4) 46:24; 111:3;117:4;150:18 Guide (1) 18:11 guiding (1) 98:16 Gun (16) 17:21; 22:16;23:15;24:22, 22,23;26:7;28:11; 44:1,13;54:22,25; 55:4,5,6,11 Gun-free (1) 19:6 gun-related (1) 54:6 guns (13) 22:13,15, 19;24:14;26:5;29:16, 17,19;43:16,21; 45:23;46:1;57:20 gunsmith (1) 45:16 guy (5) 22:8;38:9,10, 17;135:11 guys (23) 17:5;18:15; 19:24;20:7;25:1; 28:14;30:19;31:8; 35:12;40:21;41:13, 14;52:15;54:16; 111:8;113:3;118:15; 119:18;132:17;146:7; 147:13,14;149:18
				H
				half (2) 31:16;63:2 hall (1) 66:14 hallway (3) 66:7;67:2; 92:17 HANCE (96) 4:1,10, 11;5:1,6,7,9;21;10:6, 9,13,25;11:9;12:7,8; 20:17,22;21:2,6,12, 22;23:3,8,11,16; 24:20;26:4,7,12,16, 20;28:24;29:4,7,15; 30:4,6,13;36:8;48:22; 54:17;57:11;58:11; 59:9,10;69:14,19,22; 70:1,13;75:9,13,16, 24;76:3,5,13;82:20; 84:6;85:6,10;86:10, 23,24;87:19,20; 104:4;106:2;107:1,2,

24,25;108:15,19,20; 119:2,5,6;126:8,20, 21;133:22,25;142:13, 14;147:9,17;150:24; 151:17,18;153:7,11, 12;154:13,16,17; 155:1 hand (12) 5:19;7:12; 12:21;17:17;49:21; 60:12;102:12;112:9; 119:24;127:17;143:7, 19 handed (1) 120:14 Handgun (4) 19:3; 20:23;23:4,5 handle (1) 23:4 handled (1) 146:4 handles (1) 97:2 hands (1) 43:20 hanging (2) 128:13; 132:5 happen (2) 46:23; 55:2 happened (3) 47:14; 49:5;54:7 happening (1) 23:2 happens (4) 22:7,15; 34:23;35:23 Hardship (4) 79:24; 124:14;125:21; 145:23 harmed (3) 27:16,18; 28:16 hate (2) 136:20;151:7 hazardous (2) 50:3; 149:19 HB (1) 85:17 head (1) 115:5 health (1) 51:2 hear (5) 13:14;46:19; 61:12;65:3;144:11 heard (21) 6:13; 10:15,18;48:17;55:4; 77:21;81:24;82:22; 83:1;96:4;102:8; 105:2;117:2,12; 125:12,18;141:7,10; 150:11,15;151:10 Hearing (9) 10:16; 48:18;82:24;101:17; 102:7;105:3,5; 125:16;141:8 Heart (1) 84:12 heaters (3) 8:18;11:4, 4 heating (1) 113:16 heavy (3) 29:20; 132:3,9 heck (1) 57:3 height (1) 71:3 help (2) 41:20;49:22 hey (3) 37:5;38:19; 124:6	high (10) 37:2,11; 50:3;61:1;69:4; 104:6;133:9;146:21; 147:24;148:24 Hill (2) 104:12;151:1 Hiluses (1) 52:9 historic (1) 81:25 historical (1) 121:19 history (4) 51:22; 52:10,12;54:5 hits (1) 49:10 hold (2) 16:5;35:4 Holding (1) 8:22 holes (1) 135:12 home (22) 11:2;36:4; 39:21;40:8,12,13; 42:11;44:5;46:25; 47:1;50:13;52:20; 72:1;75:3,11,11,17; 76:9;85:2;86:3; 101:21;102:4 home-based (6) 13:19,22;40:25;42:8; 44:3;45:5 homeownership (1) 88:19 Homes (38) 6:21; 39:25;40:3;63:9; 69:10;70:2;71:14; 72:9;74:13;75:4,14, 22;76:18;79:2,17; 80:10,21;86:6;88:22, 23;90:2;93:14;94:8; 98:3,5;100:9,15; 101:22;102:22; 104:22;106:13,13; 117:21;119:21; 120:11,18;125:13,24 homework (2) 29:7; 42:20 honest (1) 100:13 hook (1) 135:13 hope (1) 52:13 Hopefully (1) 134:11 horizontal (2) 65:5; 91:10 hot (1) 11:3 hour (1) 49:21 hours (7) 30:18,18; 35:22;110:19;118:18, 20;141:18 house (34) 36:19; 37:6;38:12,20;67:25; 68:3,6,6,8,11,12;70:5, 6;72:2,3,3,4;74:8,21, 22;76:1,10;84:11,14, 17,17;85:1;92:3; 93:17;106:4;123:3,8, 10;150:25 houses (26) 57:16; 68:2;69:16;73:12,17; 74:5;76:15;84:15,22; 85:14;86:12,12,16;	88:22;94:25;95:8,13; 100:8;103:1,10; 104:9,10,11,13;106:3, 18 housing (14) 68:15; 72:9;80:11;81:8,10, 12;84:13;86:4;98:13; 99:9,11;104:24; 106:11,14 Howell (1) 147:8 HP (3) 73:14,18; 79:12 huge (1) 122:16 human (1) 103:18 hundred (1) 25:23 hunt (1) 55:8 HVAC (1) 66:11 hypothetical (1) 45:11 hypothetically (1) 33:22 I I' (1) 98:18 idea (9) 84:7;85:11; 114:1;131:18;135:18; 141:19;146:11;151:6, 11 identification (1) 25:9 identified (5) 81:2; 98:25;99:2;104:21; 110:14 identify (4) 91:3; 92:11;115:4;142:1 identifying (1) 128:17 identity (1) 41:9 ie (1) 59:2 Il (4) 6:21;119:22; 120:11;125:13 illegal (12) 22:13; 24:24;33:1,6,9;47:12, 12,14;51:3;57:21; 58:6;149:22 imaginary (1) 86:15 immaculate (1) 84:2 immediate (1) 66:6 impacts (1) 92:4 impair (2) 36:24;37:9 impeding (1) 147:6 impervious (3) 70:19; 78:9;148:3 importance (1) 41:7 important (5) 32:2; 54:13;55:6,6,7 imposed (1) 129:6 improve (9) 73:20; 80:14,16;81:14; 85:14;90:9;98:21; 99:12;122:23 improvement (4) 81:11,12;99:9,11 inappropriate (1) 101:3	inches (3) 138:7,15, 18 Incident/Accident (1) 17:24 incidents (1) 54:6 include (1) 14:14 included (2) 13:25; 67:23 including (4) 14:16, 21;99:3,17 income (2) 11:14;44:4 inconsistency (1) 53:24 incorporate (1) 83:7 increase (4) 74:1,8; 98:1;104:22 increasing (1) 148:3 incredible (2) 55:14; 86:4 indicating (1) 53:17 individual (1) 53:21 industrial (12) 95:5; 96:8,15;97:4;100:6, 12,15,24;101:4; 111:25;115:3;117:19 Industries (9) 6:18; 50:10;51:12;109:12, 24,25;110:1,3;117:3 in-fill (8) 68:14;72:9; 80:11;91:13;100:21; 101:1;106:11,14 inflatable (1) 146:20 information (4) 9:12; 23:12;32:10,17 infrastructure (2) 80:12;98:12 inherent (1) 41:10 injuries (1) 25:20 injury (1) 25:18 inquire (1) 130:23 inside (12) 26:11,21; 27:1;29:9;30:15,16; 31:19;35:9;40:24; 91:16;122:25;126:6 inspection (4) 9:24; 35:12,13;36:4 inspections (1) 35:10 instance (1) 44:2 instantly (1) 33:14 instead (2) 58:6;106:4 insurance (1) 145:12 int (1) 27:3 integrates (2) 80:11; 98:12 intent (4) 27:20;54:2; 57:2;73:20 intention (1) 73:23 intentional (1) 137:11 intentions (1) 44:2 interim (1) 140:6 interior (2) 116:1; 149:9 interpretation (5)	13:17,19,23;52:18,19 interrupt (1) 28:9 interruption (1) 68:18 into (22) 11:2;14:9; 39:6,9,22;42:20;43:3, 11,19;44:1;56:10; 66:20;76:8,14;80:12; 98:13;103:17;113:11, 23;114:1;118:3;128:5 introduce (1) 109:16 Inventory (3) 19:18; 35:14;42:2 Investigation (1) 19:7 Investigations (1) 17:24 investment (2) 80:12; 106:16 involved (2) 106:7; 120:21 involves (1) 53:20 involving (1) 54:1 IOIs (1) 20:9 iron (1) 115:11 issue (4) 70:24,25; 86:16;110:6 issues (5) 13:16;75:8; 124:7;134:3;148:14 items (3) 14:15,20; 146:21 IZZO (45) 6:22,25; 120:9,10,10,14,17,21, 25;121:3,8,15,18,22; 122:3,9,13,18,21; 123:6,14,18;124:3; 127:14,14;128:2,7,12, 16,20,23;129:5,9,13, 21,25;130:8,11,15,18, 22;137:7,18;139:19; 140:5 J Jason (3) 110:5; 112:11,17 Jazz (3) 49:6,6,10 Jefferson (1) 152:16 Jenkins (2) 154:6,8 Jersey (30) 4:6;7:21; 13:6;23:2;24:3,7; 25:13,17,18,24; 29:23;31:7;39:18; 41:6;42:7;47:15,15, 17,18,20;51:18; 60:24;61:5;63:17; 77:10,14;120:8; 128:1;143:16;144:3 job (6) 23:1;38:9,17, 19;57:3;61:22 John (1) 40:6 joins (1) 78:19 journey (1) 118:7 Jr's (1) 49:7 jump (1) 55:13
--	--	--	--	--

jurisdiction (1) 137:16 Justice (1) 19:20	larger (4) 71:10; 74:23;75:3;91:16 laser (2) 30:7,8 last (29) 10:23;13:7, 16;17:12;25:2,10; 27:5;28:13;29:18,21; 31:11;37:13;39:4,10, 13;42:18;44:20; 48:20;52:13;86:1; 88:17,21;89:18;90:1; 94:13;95:17;105:18; 140:8;143:4 lastly (1) 108:13 lately (1) 11:10 later (2) 30:20;40:18 laundry (2) 66:22; 93:4 Laurel (1) 120:8 Law (11) 4:5,6;22:16; 33:6;34:17;46:13,21; 48:1;51:3;60:4;88:15 law-abiding (5) 46:12, 21;48:2,12,12 lawn (2) 64:23;92:4 Lawnside (1) 128:1 laws (2) 47:25;51:7 Laydown (1) 153:23 layed (1) 14:2 layout (2) 89:17;92:13 leads (1) 123:17 learn (1) 31:17 learned (3) 11:13; 31:21;55:7 lease (1) 131:14 leases (1) 149:23 least (2) 21:4;143:4 leave (2) 136:9,18 left (11) 66:7,9;67:6, 24;73:10;84:15; 89:19;91:14;92:16; 93:23;95:1 lefthand (4) 68:13,24; 147:10,11 leftover (1) 64:23 Legacy (5) 6:14;7:6; 8:3,5;10:16 legal (6) 22:13;39:1, 1;53:18;74:24;110:8 legality (1) 54:10 legally (1) 22:21 LEILA (2) 143:21; 144:2 Leodan (1) 152:17 less (2) 122:10;130:8 letter (9) 13:24;14:1, 4;16:3;34:25;39:16; 111:5;134:20;137:7 level (10) 66:2,15,19, 25;85:21;92:20,22, 23,25;93:7 levels (4) 66:10;69:4; 92:24;147:25 LI (3) 91:12;101:5,5	liaison (1) 144:13 Liberty (1) 152:19 License (4) 18:10; 35:13;36:7;95:16 licensed (2) 63:16; 77:9 Licensee (1) 19:17 Licenses (1) 17:15 licensing (1) 47:2 lied (1) 34:1 life (7) 56:8,17,25; 84:3;118:16,17;142:6 lift (2) 129:2;133:9 light (5) 84:5;95:5; 97:3;100:6;111:25 lighting (7) 135:7,8; 148:6,7,9,11,12 lights (2) 41:17;132:4 liked (1) 88:17 likely (4) 27:16,18,19; 28:16 limitation (1) 139:20 limited (3) 14:14;96:8; 120:18 Line (13) 6:6,21;13:5; 22:9,10;48:17;57:17; 64:24;105:16;119:22; 122:4,14;125:13 lined (2) 91:21,23 lines (1) 97:25 liquor (2) 50:1,6 list (4) 5:19;6:1; 14:15;154:12 literally (4) 113:20; 115:9;116:13;145:15 little (17) 26:11;29:15; 30:21;32:12;42:23; 74:23;75:5;76:16; 91:25;92:3;110:14; 113:15;114:2;116:14; 120:12;121:4;136:2 livable (1) 122:6 live (7) 56:9,10;84:20; 122:7;123:5;134:3; 151:8 liveable (2) 123:3; 125:25 lived (1) 135:19 lives (1) 76:3 living (6) 49:1,3;52:6; 66:23;93:4;121:25 LLC (13) 6:14,21,24; 7:6;10:16;110:20; 119:22;120:11; 125:13;127:11;141:8; 152:12,19 load (1) 149:5 local (1) 34:25 located (8) 53:25; 79:10,14;80:8;96:4,6, 7,9 location (3) 37:7; 128:10;150:5	lock (1) 26:11 locked (1) 150:4 locks (3) 26:7,9;55:5 Locust (1) 153:25 logo (2) 132:10,20 Lonell (2) 154:6,8 long (17) 10:7;21:2; 35:11;40:25;41:16; 49:1;52:6,8;63:25; 74:6;133:1,21; 134:23;135:19;138:7, 19,25 longer (1) 30:21 look (17) 18:15; 23:23;58:2,5;64:2; 68:23,25;69:1;74:7,8; 75:20;83:11;92:14; 93:23;139:10,13,24 looked (2) 69:6;102:2 looking (13) 14:6; 24:20;27:6;75:21; 78:11,15,16;90:9; 100:17;112:1;125:14; 134:19;141:2 looks (16) 9:7;11:17; 15:7,22;18:6;42:19; 56:11;61:19;72:20; 95:4;114:21;131:21; 132:23,25;141:13; 154:11 Loss (1) 19:18 lost (1) 95:16 lot (92) 10:25;11:10; 16:11,21;20:8;21:10, 20;22:22;25:13,25; 31:14,23;38:24; 39:23;40:3,3,19,21; 42:10,20;49:11,18; 53:9;55:2;58:7; 59:25;61:10;63:1; 70:23;73:11,11,14, 16;76:13;78:5,6,10, 12;80:1,4,9;84:11; 85:20;86:3;96:14,16, 16,20,20;97:25,25; 99:16;103:5,19; 106:6,13,14;114:13; 116:17,19;118:10; 122:9,10,12,12,18; 124:7,7,7,17;125:4, 15,15,15;128:9; 130:6,25;131:1,1,20; 132:17,18,23;136:1, 7;141:2,17;145:13; 146:4,9;150:17,22 lots (30) 62:9,10,12, 22;65:13;70:11; 71:19;74:16;79:14, 18;89:22,23,24;90:8; 91:12;96:5,8,10,18; 97:12;98:6,25; 100:24;101:2,2,18; 114:11,19;118:8;	131:4 loud (2) 116:16,19 Lounge (3) 103:15; 114:7;116:6 love (4) 49:6,7; 117:20;135:18 lower (3) 66:15; 92:18;133:10 lowest (1) 28:3 luck (1) 143:1 lucky (1) 113:16 Lui (29) 6:14;7:6,10, 14,20,20,24;8:2,3,5,5, 7,9,13,17,21,25;9:3,6, 10,14,18,20,23;10:3, 5,8,10,16 Luther (1) 49:7
		M	ma'am (2) 102:11; 109:14 Macedonia (1) 6:1 machinery (1) 146:17 Machines (1) 45:15 magazine (1) 26:19 mailboxes (3) 10:4, 22;11:3 Main (10) 6:24;78:24; 113:12;127:11;128:3; 130:19;131:10,10; 135:24;141:8 maintain (1) 54:2 maintaining (1) 11:16 maintenance (5) 129:18,18;133:10; 136:5,8 majority (3) 39:20; 42:7;74:4 makes (7) 23:9;44:13; 45:12;51:7;67:16; 86:4;110:14 making (3) 75:14; 118:1;125:25 man (2) 55:8;85:16 Management (3) 144:5,9;150:12 man's (1) 151:8 manufacturer (4) 22:16;32:14;44:18; 51:17 manufacturers (1) 20:16 manufacturing (3) 43:3,17;56:20 many (10) 20:13,13; 26:10,15;57:20; 110:2;115:13;130:8, 11;133:6 March (4) 4:25;13:8; 52:17;153:20 marijuana (12) 32:23; 33:1,14,15,19,19,20,	

22,25;34:4,9;51:4 mark (14) 6:15,17; 17:11;18:8;19:2,6; 64:9;65:23;66:17; 72:14;90:23;92:8,21; 120:15 marked (3) 19:21; 93:22;149:3 market (1) 104:24 marking (1) 90:24 Marlton (2) 6:8,12 Martin (1) 49:7 Mason (67) 4:22,23; 5:16,17;11:23;12:15, 16;13:8,10,11;55:13, 22;56:1;59:19,20; 76:25;77:6;85:19; 86:19;87:8,9,17;88:4, 5,11;101:20;102:2; 104:15,17,19;106:10, 24;107:11,12,22; 108:9,10;109:4,5; 118:4,14;119:1,15, 16;126:14;127:5,6; 132:16,21,25;133:3, 15;134:2,8,13;140:9, 13,21;141:4,22; 142:23,24;152:2,3; 153:17,18;155:2 master (2) 67:6;93:11 match (2) 69:25;73:21 material (3) 43:1,2,5 materials (3) 42:1; 146:14;149:19 matter (11) 6:6;41:15; 48:16,17;55:17;83:6, 10;109:11;119:21; 127:10;144:19 matters (2) 60:1,2 maximum (3) 80:3; 138:21;139:9 May (6) 6:3,10,13; 50:2;54:1,13 Maybe (12) 10:8; 15:13;18:20;30:20, 21;43:24,25;61:12; 71:9;118:10;135:13; 140:22 mean (8) 40:23;44:8; 103:12;105:8;126:10; 137:11,22;140:4 meaning (4) 23:12; 51:6;55:9;124:13 means (7) 21:19; 28:15;31:5;41:6; 46:12;48:5;137:24 Mechanic (13) 88:16; 91:10;93:20;102:10; 106:22;107:15; 108:13;115:10,22; 128:6,18;129:17; 142:2 mechanical (1) 129:7	medium (2) 81:7; 104:6 medium-density (3) 81:3;99:3,7 meet (1) 77:25 meeting (11) 4:3,7; 6:5;12:1;29:18,21; 37:14;89:6;114:23; 126:3;155:5 meets (1) 64:25 MELLO (9) 143:21; 144:2,2,7,10,17,20, 23;152:6 member (8) 95:22; 111:6,9,10,10,13,16, 20 members (4) 5:20; 10:17;13:15;145:6 mental (1) 34:13 mentioned (9) 55:14; 79:12,22;80:3,22; 84:10;86:11;95:22; 148:8 mentions (1) 121:5 Merricks (2) 4:14;13:9 message (1) 15:11 metal (8) 42:25;43:7, 8,9,11;115:6,10; 135:12 metals (3) 32:15,16; 45:17 meters (4) 8:18,24; 10:21;123:10 middle (4) 69:22; 84:14,16;147:21 midnight (1) 118:23 mid-way (1) 147:13 might (5) 46:13; 61:20;139:22;141:2, 13 Mill (1) 45:15 million (6) 25:14,19, 19,21;47:18,19 millions (1) 45:21 mind (1) 84:25 mindful (2) 105:24; 142:4 mine (3) 16:25; 110:23;112:6 Minimum (3) 17:21; 22:3;74:12 minority (1) 85:23 minute (2) 46:16;47:9 minutes (3) 4:25; 13:10;95:17 missed (1) 6:9 missing (6) 35:20; 43:22;44:12;46:2,4,7 mission (1) 56:7 mistaken (1) 73:16 mistakes (1) 23:9 misuse (1) 25:14 misused (1) 126:12	mitigate (2) 50:11,14 mix (1) 99:2 mixed (1) 99:1 moment (1) 94:6 Monday (2) 133:22,24 money (3) 45:20; 75:25;76:14 month (2) 42:18; 140:18 months (5) 10:8,9; 28:2,3;133:2 months' (1) 7:5 more (39) 11:13;13:4; 22:1;26:2;27:17,19; 30:20;32:2;35:3; 37:21;38:23;47:19; 52:3;57:11;75:5; 79:3;84:22;85:2; 86:10;104:25;106:5, 6,6,15;110:5,15; 111:8;113:15;114:2; 116:15,22;118:2,16; 122:10;126:11; 129:23;130:8;145:23; 150:16 Morgan (2) 79:10; 81:6 morning (1) 129:11 mortar (2) 41:22;42:4 Moss (34) 4:19,20,21; 5:14;12:13,14;59:17, 18;76:18,24;87:6,7; 88:2,3;107:9,10; 108:7,8;109:2,3; 118:18,22;119:13,14; 127:3,4;142:21,22; 151:25;152:1;153:4, 5;154:22,23 motion (60) 4:24;5:1; 11:19,20,21;12:18; 53:5;57:10;58:9,11, 13,16,17,19,20,22,23, 24,25;59:2,3,14,22; 83:5,19;86:8,18,19; 87:11,15,16;88:7; 106:21,23;107:20,20, 21;108:14,15;109:7; 117:16;118:25;119:1, 3;125:22;126:14; 141:14;142:8,9; 150:23;151:12,13; 153:6,7,19;154:12,13, 24,25;155:1 Motor (2) 18:4;26:1 mounting (1) 139:9 move (1) 11:14 moved (1) 155:5 movement (1) 141:18 movie (1) 49:5 moving (2) 42:21;76:8 Mt (2) 120:8;153:2 much (7) 74:25; 75:25;85:1;88:8;	103:7;109:8;118:3 MUHAMMAD (8) 110:20;111:4,9; 117:7;137:12;138:20, 23;139:7 multi (1) 21:11 multiple (11) 9:13; 17:7;18:11;52:22; 110:14;145:13;146:3, 9,10,25;150:21 multiply (1) 138:24 Municipal (1) 4:7 murder (1) 27:24 music (2) 116:17,19 must (1) 20:2 N name (15) 7:18;13:3; 40:6;52:9;60:3;91:1; 102:18;109:17; 110:22;112:15;120:5; 127:15,23;143:13,25 names (3) 21:15; 60:20;110:21 naming (1) 30:17 narcotic (1) 34:10 narrow (1) 101:2 narrower (1) 92:3 National (2) 19:5,20 nature (4) 81:24,25; 120:25;128:4 necessarily (3) 97:9; 118:10,14 necessary (2) 15:22; 77:24 need (30) 5:22;10:23; 16:3,17;44:24;45:14; 51:21;58:9,15;60:19; 74:20;82:1;95:20,22; 96:23;97:13,17,20; 105:23;106:15;112:1; 123:20,25;125:3; 126:7;134:9;136:13; 139:23;146:21; 154:25 needed (2) 111:5; 118:3 needs (9) 83:22;84:9, 23;106:3;110:8; 126:4,4,5;151:6 Negative (25) 36:16, 23,24;37:14,16;38:1, 22;39:5;40:16;52:25; 53:4,8,23;54:4,11; 57:12;77:25;79:8; 82:3;83:18;96:1,23; 105:18;106:1;117:16 neighbor (3) 43:24; 102:21;103:4 neighborhood (42) 54:15;64:25;74:23; 75:25;77:5;78:18,20;	79:11;80:9,13,15,17, 20;81:4,6,11,12,13, 14;84:8;86:14;91:22; 96:4,7;97:12,19,22; 98:2,13,22;99:5,8,9, 10;100:19,20;106:6; 114:16;115:1;135:19, 24;136:3 neighborhoods (2) 57:14;99:12 neighboring (2) 71:6,8 neighbors (4) 80:23; 129:5;134:6;142:7 New (77) 4:6;6:8; 7:21;13:6;15:7;23:2; 24:3,7;25:13,16,18, 24;29:23;31:7;37:22, 25;39:8,18;40:7;41:5; 42:7,9;47:15,15,17, 18,19;50:19,21,24; 51:1,18;54:24;60:24; 61:5;62:25;63:17; 68:12;71:14,22;72:4; 73:4,6,21;75:5,10; 76:9,18;77:9,14; 80:12;81:8;84:7,24; 85:2,13,22;88:18,22, 22,23;90:10;98:7,12, 12;99:6;101:13; 120:8;123:2,2;128:1; 143:16;144:3;148:21; 154:1,7,8 next (28) 6:6,16; 30:10;31:24;34:19; 57:20;60:1;61:8,9; 66:16;68:11;69:2,20; 71:24;76:10;84:11; 85:15;88:12;92:7; 109:11;114:8,9,12,13, 18;119:21;127:10; 150:8 night (2) 140:23; 155:6 nine (4) 48:5,9; 129:11;140:25 Nissan (1) 131:19 NJDDA (1) 41:19 no' (1) 59:8 Nobody (2) 55:20; 150:4 noise (1) 37:19 noises (1) 142:5 noisy (1) 129:7 nonadverse (1) 37:18 Non-Conforming (10) 7:23;10:20;78:4; 124:10,17;125:1,20; 145:22;152:17;154:2 none (26) 12:17; 15:15;33:7,19;48:18; 80:22;82:24;87:11; 88:6;99:21;102:7; 105:3,5;107:13;
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108:12;109:6;117:1; 10;119:17;125:11,16; 127:7;141:8,8; 150:10;152:4 North (5) 6:23;65:5; 91:9;127:10;141:7 note (1) 6:10 notice (8) 4:7;6:4,4, 11;19:6;128:21; 137:3,17 noticed (3) 53:14,18; 136:21 notified (1) 101:17 nuisances (1) 148:13 number (4) 20:15; 25:6;32:14;139:23 Numbers (3) 17:23; 20:12;27:8 Nunez (33) 4:17;5:12, 13;11:25;12:4,6; 58:21,24;59:15,16; 87:4,5,25;88:1;107:7, 8;108:5,6,25;109:1; 119:11,12;127:1,2; 142:19,20;151:23,24; 152:16;153:15,16; 154:20,21	34:17;46:15;122:24 one (120) 7:7,7;9:4,5, 23;10:4;11:4;12:5; 13:4,16;16:6,8;17:8, 9;19:24,25,25;20:9; 21:12,19,24;23:10; 24:3;26:14,14;30:19; 31:3,5,10;32:5;35:18, 18;40:23;44:19;45:8; 46:10,11;48:6;52:13; 57:11,15;59:22; 62:16;68:5,12;69:14; 70:3,10,12;71:8,16, 20,21,22;72:8,24; 73:6,8,21;75:17; 76:11;82:8,9,14;83:7, 8;86:10,11;91:2,17, 17,18;92:1,2;93:16; 94:14,24;98:5;100:4; 103:14;105:11;110:1, 4,5,12;111:7;113:23; 114:19;115:15; 120:19;121:23; 123:12,12;124:20; 126:3;129:2;130:6; 133:8,9,17,18,19,21; 134:15,21,22;136:23; 137:5,13,19,24;138:4, 6;139:18;142:7,25; 147:7,8;150:13,16 ones (10) 22:19;32:4, 7;76:19;98:7,7; 101:25;104:16; 105:19;138:8 one-story (1) 128:8 online (4) 29:20; 54:21;55:22,23 only (23) 5:20,24; 17:9;43:21;47:7; 50:9;52:11;82:14; 83:23;84:9;85:13; 89:13;94:14;96:18; 102:23;111:1;133:11; 135:17;136:21;137:4, 13,24;139:8 on-street (7) 77:4; 78:21;79:4;80:25; 92:6;99:23;106:20 onto (1) 43:23 Open (16) 10:12; 30:19;42:16;45:4; 48:15;49:19;50:18; 102:7;109:19;117:1; 125:11;129:10; 133:22;140:19;141:5; 150:10 opened (1) 57:15 open-minded (2) 28:6;50:21 operate (3) 40:14; 51:20;140:1 operating (3) 53:25; 140:10,24	operation (2) 118:19; 141:19 operations (3) 141:25; 142:1;147:1 opinion (2) 70:23; 80:4 opportunities (2) 41:8; 86:5 opportunity (3) 50:16; 56:12;84:4 opposed (11) 12:18; 59:22;87:11;88:7; 107:14;108:12;109:7; 119:18;127:8;143:1; 152:5 opposite (2) 78:24; 114:14 optics (1) 30:8 order (1) 5:23 ordinance (10) 36:25; 37:1,9;50:19;51:2; 81:2;95:10;98:25; 139:20,24 orient (1) 91:9 orientation (1) 92:3 oriented (1) 65:1 original (2) 101:23,24 originally (2) 52:18; 100:16 otherwise (1) 10:23 out (36) 12:5;14:2; 16:4,10,16;19:24; 20:10;22:24;31:1,10; 32:17;38:7;43:23,25; 48:6,9;51:19;52:19; 55:24;58:1;71:10,22; 82:10;83:24;100:19; 103:23;126:7;130:7; 136:1;140:4,16; 141:21;146:19;147:8; 150:5;151:5 outcomes (1) 35:10 outlined (1) 131:7 outside (4) 122:25; 138:1;139:21;146:16 outweigh (3) 80:7; 81:16;100:1 over (13) 21:15; 24:16;51:1;54:20; 58:2;67:7;74:5;77:1; 82:11;84:10;130:22; 145:17;150:3 overhaul (1) 28:25 overhead (2) 42:1; 149:14 overlap (1) 61:10 overlooks (1) 93:11 overnight (2) 129:20; 136:12 own (22) 8:6;31:17; 43:19,20;54:20;68:7; 73:19,24,24;74:1; 75:19;76:15;86:5;	90:14;101:22,25; 102:25;106:8,17; 113:12;149:6,7 owned (1) 131:4 owner (15) 7:25;8:4, 8;60:22;62:3;89:8; 109:18,23;111:1,13; 114:22;131:3,12; 144:5,8 owners (4) 103:14; 110:1,2;120:19 ownership (2) 86:2,3 owns (2) 62:5;72:5	121:3;126:3 particularly (4) 36:18, 22;98:15;128:24 parts (8) 29:16,17,19; 42:24;44:16;45:5; 51:18;115:12 party (1) 124:19 pass (15) 11:20,21; 17:22;18:12,13; 58:14,23;87:16; 106:23;107:21; 108:16;142:8,9; 151:4,12 passed (6) 21:12; 40:11;41:3;50:24; 93:4;135:20 passes (7) 12:18; 87:11;88:7;109:7; 137:18;153:19; 154:24 pass-through (1) 110:13 past (6) 11:12;25:15; 64:3;106:9;126:2; 140:25 pat (1) 85:4 patio (2) 114:10,12 patronize (5) 33:7,8, 12;51:11,13 patronized (1) 33:11 Paul's (1) 145:11 paved (3) 132:17,17, 18 pavement (4) 128:9; 147:20,21,23 paying (2) 140:18,18 PE (1) 60:14 peaceful (2) 54:2; 134:7 Pennsylvania (1) 61:2 people (33) 20:12,13; 22:5,15;23:21;24:13; 25:16,17;26:2;28:21; 33:7;35:4;41:12,20; 47:6,18,19;51:11; 54:18;57:16;97:6; 102:24;103:5,6,16; 110:14;118:3;131:2; 134:11;141:20; 146:20;148:13;149:4 peoples' (1) 134:9 per (1) 99:22 percent (4) 27:23,23; 29:19;71:9 percentage (1) 78:9 perception (1) 54:5 perfect (1) 37:7 period (1) 47:16 perjury (1) 34:1 permanent (1) 145:20 permit (5) 14:13,18; 36:4;51:10;113:19 permits (1) 15:22
O			P	
O7 (2) 20:1,1 oath (1) 95:16 object (1) 52:14 obtain (5) 9:9;14:6; 15:21;31:4;123:20 obviously (2) 95:11; 105:13 occasions (1) 52:22 occupation (2) 40:12; 53:19 occupations (1) 40:14 occupied (1) 121:23 o'clock (5) 37:17; 129:11,11;140:23,25 off (9) 32:16;35:4; 115:4;130:5,18,21; 137:7;139:2,3 office (2) 4:8;121:12 officer (1) 128:20 offices (2) 144:25; 145:8 official (1) 112:4 offline (1) 55:10 off-street (11) 77:1,5; 78:17;80:22,24; 99:17,20,21;124:8; 125:14;141:12 often (2) 131:20; 147:17 Old (5) 12:19;73:18; 74:6;84:18,25 older (1) 112:6 Once (5) 31:8,23;			pack (1) 54:23 package (2) 64:17; 91:7 packages (1) 61:16 packet (8) 13:25; 15:22;17:13,15; 30:14;67:24;120:15, 15 packets (1) 51:1 pad (1) 31:18 page (8) 25:2;27:5,9; 32:9;34:11;65:5; 91:11;93:23 pages (1) 27:10 pain (1) 151:8 painted (1) 132:19 Pamphlet (2) 19:5,21 paper (7) 21:11; 24:18;27:2;35:17; 39:10,14;111:15 papers (2) 35:19; 47:22 paperwork (2) 20:4; 29:14 parameter (1) 138:2 parameters (1) 138:1 park (4) 125:5;130:2; 140:17;149:5 parked (3) 128:13; 130:6;140:16 parking (38) 65:6; 77:1,1,2,4,5;78:17,17, 21;79:4,22;80:22,24; 86:13,15,16;92:6; 99:17,20,22,23; 106:18,20;114:13; 122:16;124:8;125:15; 129:4,24;130:1,11, 13;131:21;141:2,12; 149:3,4,7 part (11) 10:2;13:20, 25;23:24;39:13,15; 44:19;109:18,20; 124:17;131:1 partake (1) 33:3 participate (1) 33:5 particular (3) 117:19;	

<p>permitted (10) 10:21; 14:11,12,24;40:13; 79:17;96:11;100:24; 101:5;111:25</p> <p>person (10) 22:7; 24:22;34:8;35:24; 36:13;45:10,11; 46:15;48:9;110:13</p> <p>Personal (2) 19:4; 47:9</p> <p>personally (4) 47:7; 49:14;52:5;101:15</p> <p>Person's (1) 19:13</p> <p>pertinent (1) 117:18</p> <p>Philadelphia (2) 55:3; 112:18</p> <p>Phoenix (11) 60:1,5, 23;62:1,3;82:23;84:1; 88:15;89:8;102:9; 115:21</p> <p>photograph (8) 8:23, 23;64:18;67:24; 71:25;72:6,18;128:8</p> <p>photographs (9) 8:12, 15,16;67:23;72:15; 95:12;112:2,2,20</p> <p>physical (3) 35:17; 53:22;150:2</p> <p>pick (3) 55:24;56:2; 146:16</p> <p>picked (1) 69:9</p> <p>picture (3) 68:7;70:7; 73:8</p> <p>pictures (2) 11:18; 123:4</p> <p>piece (3) 43:21;56:3; 86:7</p> <p>piece-by-piece (1) 118:7</p> <p>pieces (2) 55:10; 135:12</p> <p>piggyback (1) 84:6</p> <p>pin (7) 43:15,22,23; 44:7,8,9,12</p> <p>Pine (1) 154:9</p> <p>pink (2) 131:5,8</p> <p>pipes (1) 45:18</p> <p>pistol (1) 32:13</p> <p>pizza (2) 114:20,22</p> <p>place (12) 11:12; 19:9;38:12,20;42:6, 14;116:13;117:19; 126:9;132:22;133:3; 145:12</p> <p>places (2) 42:11; 131:21</p> <p>placing (1) 35:20</p> <p>plan (45) 36:25; 49:12,23,24;64:9,13, 14,16;65:1,17,21,25; 66:1,3,3,19;81:1,2; 89:16;91:6,9,21; 92:13,14,22,25;</p>	<p>98:24;99:1;100:17; 116:13,13;117:5,13; 122:5,24;129:22,25; 130:9,12;148:16; 150:17;152:12,13; 153:21,22</p> <p>planner (6) 60:9;61:1; 75:7;77:9,13,20</p> <p>planner's (1) 95:16</p> <p>planning (4) 77:18; 116:20;136:1;144:25</p> <p>plans (2) 123:19; 146:7</p> <p>PLATT (93) 60:3,4,4; 61:13,18,24;62:5,8, 11,17,20;63:3,6,11, 13,16,20;64:7,8,12, 14;65:2,10,14,18,23; 66:17;67:8,11,15,21; 68:16,19,22;69:9,12; 70:14,22;71:4;72:13, 17,22;73:2;74:16; 75:2;77:7,12,16,21; 78:14;79:6;81:18,23; 83:12;87:3;88:8,14, 14,14;89:3,7,21;90:2, 5,8,12,17,23,25;91:3; 92:7,10,21;93:13,16, 19;94:5,8,12,16,18, 22;95:15,19,25; 96:25;98:7;100:23; 101:8;103:25;105:8; 108:4;109:8</p> <p>Platt's (2) 6:2,17</p> <p>playing (1) 116:16</p> <p>Plaza (2) 145:18,25</p> <p>please (26) 5:21;7:11, 12;12:22;13:3;60:12; 64:12;65:2;66:17; 91:3;102:11,12,18; 112:5,8,9,15;119:24; 120:5;127:17,23; 143:6,7,13,19,25</p> <p>pleasure (1) 85:6</p> <p>plenty (3) 131:21; 147:3,5</p> <p>plural (1) 139:17</p> <p>plus (6) 84:9;85:18, 25;106:3,8;126:11</p> <p>pm (1) 150:3</p> <p>pm* (1) 155:8</p> <p>podium (2) 62:1; 63:15</p> <p>point (4) 25:14;44:19; 45:8;145:13</p> <p>points (1) 104:14</p> <p>Police (12) 15:13,14, 21;21:15;23:7;27:14; 31:7;34:24,25;38:16; 47:24;51:18</p> <p>polyester (1) 43:6</p> <p>population (1) 98:17</p> <p>porch (2) 66:5,6</p>	<p>Portfolio (1) 152:19</p> <p>portion (14) 10:18; 14:9;48:19;81:3; 82:25;99:1,8;105:4; 117:11;125:17;141:9; 145:21;146:2;150:14</p> <p>POS (1) 42:2</p> <p>position (1) 62:1</p> <p>positioned (1) 64:23</p> <p>positive (26) 11:11,14, 18;36:16;37:14,15; 38:1,22;39:5;40:17; 52:25;53:4,7,14; 77:25;79:8;82:2; 83:18;96:1,2,3; 105:17,25;117:16,25; 125:23;141:15</p> <p>possible (2) 45:2; 48:14</p> <p>posted (1) 4:7</p> <p>poster (3) 16:10;17:2; 19:3</p> <p>potential (2) 51:2; 101:18</p> <p>potentially (1) 54:14</p> <p>Pottstown (1) 61:2</p> <p>PP (1) 60:15</p> <p>Practices (1) 18:11</p> <p>precedent (3) 54:11, 14;55:15</p> <p>preexisting (6) 117:14;124:9;125:1, 19,20;145:23</p> <p>prefab (4) 145:1,4; 147:9,14</p> <p>premarked (1) 17:12</p> <p>prepared (5) 13:13; 53:7;65:17,22;110:11</p> <p>present (4) 6:15,17; 38:25;42:12</p> <p>presentation (1) 123:23</p> <p>presented (2) 8:11; 105:10</p> <p>presenting (1) 40:16</p> <p>presently (1) 4:17</p> <p>president (1) 60:7</p> <p>pretty (5) 11:17; 102:4;116:9;117:14; 150:9</p> <p>prevents (1) 67:15</p> <p>previous (5) 93:22; 98:23;101:21;134:4; 145:5</p> <p>previously (8) 71:25; 77:14;80:21;89:7; 92:1;98:3;113:8; 146:10</p> <p>pre-war (1) 75:4</p> <p>pre-World (1) 75:4</p> <p>price (3) 104:7,8,14</p> <p>pricing (2) 104:5,20</p> <p>Princess (3) 6:14;</p>	<p>7:20;10:16</p> <p>principal (1) 150:17</p> <p>prior (3) 62:12,14; 107:16</p> <p>private (2) 22:17,18</p> <p>probably (8) 27:19; 38:8;45:21;49:4,16; 75:4;101:21;139:4</p> <p>problem (5) 31:2; 47:7;68:19;86:13; 137:5</p> <p>problems (1) 34:14</p> <p>proceed (8) 7:9;66:8, 15,20,21,24;67:3; 92:15</p> <p>Proceeding (1) 66:12</p> <p>process (11) 16:4; 20:7;30:17,22;40:4; 44:16;45:7;46:9; 47:3;101:16,17</p> <p>processes (3) 20:2,6; 31:9</p> <p>processing (1) 37:19</p> <p>produce (1) 44:4</p> <p>professional (9) 60:21,25;61:4;63:17; 64:5;77:9,13,20;83:2</p> <p>prohibited (15) 14:11, 18,21;32:22,23;33:6; 34:6,7,13,14,16,16; 35:24;37:1;103:10</p> <p>prohibition (1) 14:14</p> <p>project (2) 60:8,9</p> <p>promote (1) 53:20</p> <p>promoting (1) 98:17</p> <p>proof (2) 37:2;39:1</p> <p>proofs (2) 96:22; 99:18</p> <p>propane (1) 149:21</p> <p>proper (1) 23:18</p> <p>properly (1) 110:11</p> <p>properties (24) 61:8,9; 62:16;63:1;67:18; 73:5,6;74:1;78:20,23; 79:16;80:20;82:1,5, 15;85:15;89:12,14, 15,24;96:3;102:25; 118:8;120:24</p> <p>property (53) 8:1,4,20; 9:16;25:19;36:18,22; 37:6;53:22,25;64:24; 65:11;68:7,9;71:6; 72:5;73:7,9;79:10; 89:19,19;109:24; 112:22;113:8,10,21, 21,23;114:9;115:4, 17;120:22;121:3,9, 11,12,14,19,22,25; 122:1,6,8,16,23,25; 123:5,11;128:24; 131:1;144:6,24;147:6</p> <p>Proposal (5) 80:16; 89:11;94:20;98:21;</p>	<p>128:4</p> <p>propose (1) 83:4</p> <p>proposed (20) 36:18; 53:19;57:9;64:21; 72:23;73:2;78:6,11; 79:17;81:5;92:22; 93:14;97:24;98:4; 101:4;130:1;134:21; 137:13;147:15;148:6</p> <p>proposes (1) 67:12</p> <p>proposing (10) 62:20, 23,25;65:6;68:15; 75:6;89:17;91:15; 96:17;101:18</p> <p>protocols (1) 51:7</p> <p>prove (1) 77:24</p> <p>proves (1) 123:23</p> <p>provide (3) 81:7; 98:18;130:12</p> <p>provided (7) 14:13; 57:5;80:25;99:19,23, 25;123:4</p> <p>PSE&G (3) 40:20; 153:21,23</p> <p>public (30) 10:12,14, 17,18;42:16;48:15, 18;49:19;50:4;52:14; 54:4;80:15;82:21,25; 98:20;102:7,8;105:2, 3;117:1,2,10,11; 125:12,17;141:5,6,9; 150:11,14</p> <p>Purchase (9) 31:4,12; 44:25;46:7;47:4,6,13; 54:21,22</p> <p>purchased (6) 8:19; 9:16;103:22;113:8, 10;114:11</p> <p>purchases (2) 22:7; 44:22</p> <p>purchasing (2) 118:8, 8</p> <p>purpose (3) 98:11,15; 128:16</p> <p>purposes (2) 61:15; 98:15</p> <p>put (27) 11:15;15:18; 18:7;26:11,21;31:19; 32:10,11,13;42:20; 43:19;53:2,11;59:25; 64:12;74:13;76:13; 82:10;83:9;100:23; 128:14;132:24; 135:12;136:16; 140:17;145:1,17</p> <p>putting (4) 29:16; 43:16;90:9;141:16</p> <p>pylon (2) 145:14,24</p>
Q				
<p>quads (1) 121:2</p> <p>qualifications (2)</p>				

63:22;77:17 qualified (2) 56:16; 90:19 quality (5) 56:8,17,25; 118:16;142:6 Questionnaire (2) 19:14;32:20 quick (9) 7:7;10:23; 16:12;18:10,16;35:9; 11;100:4;125:22 quickly (1) 67:22 quite (1) 43:1	74:11;75:2;84:10; 95:1;96:19;99:25; 109:20 reasoning (1) 105:19 Reasons (5) 36:17; 79:3;80:2;81:15; 99:25 rebuild (1) 116:24 received (2) 41:18; 113:9 receiver (1) 32:12 recently (3) 54:8; 89:25;104:11 recognize (1) 100:18 recollection (1) 15:19 recommend (1) 64:4 recommendations (4) 81:6,11;99:5,10 record (30) 7:19;9:16; 13:4;14:9;15:18;19:1, 4,17;21:14,18;29:12; 48:10;53:2,12;60:20; 65:19;71:23;83:9; 91:4;92:11;102:19; 103:9;112:16;120:6, 14;121:18;127:24; 143:14;144:1;147:1 records (3) 35:14,16; 36:1 recreational (1) 50:17 red (1) 26:14 redevelopment (1) 81:8 redoing (2) 85:1; 126:9 reduce (2) 81:13; 99:11 reduced (2) 41:9,9 Reference (1) 18:10 referring (1) 16:6 reflect (2) 71:23; 120:14 refuse (1) 36:3 regarding (9) 52:20; 81:1;83:2;94:19; 96:5;99:20;125:3; 141:11;150:13 regardless (1) 54:10 regular (5) 4:3;132:9; 133:10;136:5,7 regulations (4) 53:15; 78:13;79:20;96:21 rehab (3) 85:20; 126:4,4 rehabilitation (2) 81:9; 99:6 reinvestment (2) 81:12;99:11 relate (3) 38:25;78:8; 79:8 related (1) 79:25 relates (1) 80:3 relationship (2) 56:4;	91:25 relay (1) 15:10 relief (18) 70:17,20; 77:23;78:2,3,4,7,14, 16;79:21;82:1;95:20, 21;96:19;97:13,20; 99:13,16 rely (1) 82:12 remain (2) 70:11; 95:15 remaining (1) 95:8 Remember (3) 36:11; 73:17;146:12 remove (1) 145:24 removed (1) 113:20 rendered (2) 64:10,15 rendering (5) 67:10, 12;90:22;91:5;94:6 renovate (3) 122:5,25; 123:1 renovations (1) 122:22 rent (4) 102:23; 140:18,19;146:20 rental (1) 63:4 rentals (3) 86:1,4; 103:2 renting (5) 102:23; 103:6,16,17;106:4 Repair (5) 6:23; 127:11;141:7;143:2; 152:14 replacing (2) 86:12,15 report (3) 22:12; 23:11,18 representation (1) 110:9 represented (1) 123:6 request (2) 36:3; 150:16 requested (3) 79:23; 82:2;141:12 requesting (9) 10:19; 52:17;70:16;78:2,7; 79:21;99:14;117:4,12 require (2) 5:22;95:9 required (11) 13:18; 29:25;30:17;42:2; 78:12,18;80:2;96:19, 23;99:15,17 requirement (1) 91:19 requirements (2) 53:18;96:14 requires (3) 45:20; 75:5;96:16 research (3) 43:23; 57:4;100:5 researched (1) 38:8 residence (2) 42:14; 121:20 resident (2) 51:24; 54:3 residential (40) 39:20;	53:24,25;54:9,15; 56:14,18,24;79:2,14, 15;80:9,10,21;81:3,7; 83:23;95:3,8;96:6,10, 11,13;97:5,10,12,15, 22;98:23;99:3,7; 100:9,18,21;114:19; 115:19,22;128:21; 134:8;142:3 residents (9) 28:21, 22;41:21;54:10; 55:16;56:7,25; 101:12;142:4 resolutions (8) 7:5; 82:6;83:14;105:13, 22;152:10;153:4,6 respect (4) 54:25; 55:12;57:23;106:5 respects (1) 57:9 respond (1) 36:2 Responsible (3) 19:13;36:12;38:6 rest (1) 97:18 restroom (1) 66:23 result (1) 70:24 resume (1) 63:21 retail (2) 114:16; 117:23 reuse (1) 150:18 rezoned (1) 95:5 ride (2) 106:12; 141:24 rifle (1) 32:13 Right (120) 5:20;7:12; 9:22,24;12:5,21;14:4, 23,25;15:18;16:21; 21:22;23:9,11,13,20; 24:5;26:12,20;27:15; 30:13;34:5,6;36:20, 25;37:2,3,9,17,24; 38:3,8,9,10,11,12,13, 14,17,17,20;39:4; 43:20;44:5,23;45:3,5; 54:20;55:12,17,19; 56:1,7,8;57:20;60:6, 12;65:12;66:3,11,12; 67:2;68:10;69:1,17, 23;70:5;71:16,18; 73:1,13;75:14,19; 83:22;84:15,15,20; 85:18,24;86:1;89:20; 91:15;92:15,17,18; 93:8,20;94:23,25; 95:1,4,8;98:8;102:12; 112:9;114:24;115:24; 119:24;123:3;124:10, 13,23;127:17;130:16; 131:4;133:19;134:20; 135:4;137:4,10,21; 138:10;139:14;140:9, 14;143:7,18;145:17; 147:4;151:9 rights (1) 49:9	Risks (5) 18:5;50:3, 11,14,25 Rivera (3) 4:18;5:15; 13:9 RLA (1) 60:15 road (2) 70:8;112:18 roadway (1) 99:24 roadways (1) 99:24 robberies (1) 24:10 robbery (1) 27:24 rode (1) 126:2 role (1) 144:13 Roll (1) 4:8 roll-call (14) 5:5;12:3; 58:14;86:22;87:18; 106:25;107:23; 108:18;119:4;126:19; 142:12;151:16; 153:10;154:15 roof (2) 69:7;113:24 room (4) 66:23;75:6; 93:4,5 rooming (2) 103:1,9 roommate (1) 22:7 rooms (3) 102:23; 103:6,16 Rosedale (1) 152:23 ROSELYN (3) 102:14, 20;109:17 rotors (1) 129:18 roughly (1) 96:18 Row (2) 9:12;72:9 rowhome (1) 36:19 rowhomes (1) 68:3 rowhouses (2) 73:25; 76:22 rules (1) 110:15 runs (2) 34:23,24
S				
safe (8) 21:24;27:19; 40:16;47:20;51:8,10; 56:10,13 safes (1) 30:1 Safety (12) 19:3; 22:10;26:5;29:22,24; 30:1;51:7;54:5,25; 55:4;100:11;148:12 sale (8) 63:4,5;90:10; 102:23;103:2;104:3, 5;121:5 Sales (2) 17:21;28:11 same (37) 18:22; 31:3;44:16;45:7; 47:3;50:12,16;69:2; 71:2,2,3,11,11;80:2; 82:12;88:20;89:13, 16,16,17,17;91:13,17; 92:1,2,2,3;98:5,7,9; 115:17;135:24; 145:20;146:4;147:7, 7;150:17				

satisfies (1) 82:2 Saturday (1) 118:22 Saturdays (1) 151:5 save (1) 60:20 saw (1) 115:20 saying (11) 11:7; 28:16;33:12;46:19; 20:55:5;57:21;76:7; 11:97:16;111:12 scheduled (1) 4:3 School (11) 19:6; 73:14,18;78:23,24, 25;79:1,12,13;83:24; 85:17 screws (1) 135:13 se (1) 99:22 seal (1) 113:22 second (49) 5:3,4; 11:22,23;34:11; 45:23;54:4;58:15,15, 19,21;59:1,66:18; 67:6;70:10;72:3; 82:9;83:10;86:21; 87:17;92:20,22,23,24, 25;93:8;106:24; 107:22;108:17; 109:23;114:22; 117:24;119:2,4; 123:12,14;126:17,18; 133:9,18;140:18; 142:10,11;151:14,15; 153:8,9;154:14;155:2 Section (3) 15:1; 52:22;104:12 secured (1) 146:15 security (4) 30:1; 136:14;149:24;150:2 seeing (9) 10:17; 24:4;48:18;82:24; 83:25;125:16;141:8, 24;150:13 seeking (2) 105:13; 145:21 seems (2) 124:4; 150:9 sees (2) 33:16;34:25 Seidel (23) 60:9,14, 25,25;75:7;77:8,15, 20,21;78:1,16;79:9; 81:18,20;88:25; 95:15,18,24;96:3; 97:23;98:9;100:13; 101:1 self (1) 47:9 sell (4) 22:20;47:9; 50:2;146:20 selling (5) 23:14;26:5; 32:12;47:11;55:18 semi-detached (1) 89:16 semi-trucks (1) 37:20 sense (1) 59:4 sent (2) 15:23;111:4	separate (19) 62:22, 24;70:2;74:16;83:4, 13,14;89:10,24; 105:12,13,22;110:8; 113:11;123:7;131:2; 137:2;149:12,13 separated (1) 149:8 separately (2) 83:5; 105:20 serial (1) 32:14 serious (2) 34:4,4 Seriously (1) 75:17 served (1) 78:21 service (2) 134:9; 136:8 services (1) 123:8 serving (1) 57:17 set (3) 54:13;55:14; 112:25 setback (6) 64:24; 70:17,17;71:2,11; 91:19 setbacks (1) 125:16 seven (4) 134:23; 138:7;150:5;151:10 several (1) 120:23 sewer (1) 85:3 share (4) 57:2;69:2; 73:6,7 shares (1) 124:19 Sheet (8) 19:18; 21:13,14,19;24:5; 34:5;66:16;92:7 sheetrock (1) 113:14 sheets (1) 21:7 sheriff (1) 121:5 shop (12) 114:20,22, 25;117:13;128:19; 129:10,16,16;131:18; 132:14;142:2;143:2 short (1) 27:9 shot (1) 58:2 show (12) 8:15;16:10, 20;26:14;29:13; 35:12;37:12;54:22; 69:25;129:25;130:2,9 showcase (1) 28:19 showcased (2) 27:15; 51:9 showed (2) 44:20; 71:24 showing (6) 9:5; 19:25;31:15;67:23; 69:6;130:25 shows (13) 9:13;22:9; 27:14,21;50:20; 55:11;59:25;64:19; 121:13,19;122:10; 129:23;132:10 shuts (1) 150:3 Sicklerville (1) 60:24 side (34) 57:12;66:9; 67:24;68:13;69:18; 70:12;71:22;72:25; 78:24;89:15,19,20; 91:14,15;93:23,25; 94:14;115:20;122:18; 123:10;124:8,20,22; 125:15;129:2,3; 130:20;133:19; 135:14;138:12;139:3; 147:8,10,11 side-by-side (1) 69:3 sides (6) 69:8;79:2; 94:11,13;99:23; 122:17 sidewalk (1) 124:23 siding (2) 69:8;94:3 sights (3) 30:7,7,8 sign (23) 21:7; 131:25;132:1,20; 136:22;137:13,15,19, 24;139:5,7,8,11,16, 18,20;141:22;145:14, 20,21;146:1;149:22; 151:3 signage (3) 131:24; 150:18,21 signature (1) 139:11 signed (1) 139:11 significant (3) 53:21; 57:8;83:1 sign-in (2) 21:7,13 signs (20) 134:18; 136:22;137:2,4,15,23, 25;139:3,9,18,21,23; 140:2,4;141:14; 145:4,5,7,11,14 similar (7) 54:14; 82:14;88:21;101:21; 104:13;129:14;149:5 Simon (1) 151:1 single (5) 111:6,9; 128:12;136:22; 137:19 singled (1) 69:7 single-family (10) 62:15;63:8;67:12,16, 20;88:19;93:14;98:3, 5;121:1 singles (1) 94:2 singular (1) 139:17 site (24) 26:24;62:8; 64:16;72:20;80:14; 91:6;98:14,14,23; 117:5,13;122:4,13; 128:5;129:21,25; 130:9,12;148:16; 150:17;152:11,13; 153:20,22 sits (1) 136:6 sitting (4) 74:2,5; 136:1;141:2 situated (1) 112:23 situation (6) 58:8; 78:22;79:1;91:14,18;	98:1 six (12) 10:8,9;25:14; 87:10;88:6;107:13; 108:11;109:6;119:17; 127:7;142:25;152:4 sixth (1) 5:21 sixty-eight (1) 25:24 size (8) 64:20;71:3; 74:21;89:17;122:9, 12;138:21;141:13 sizing (1) 145:20 sketch (2) 147:13,14 skewed (1) 57:5 skews (1) 56:25 skill (2) 53:19;55:14 skim (2) 18:15;27:11 skip (4) 7:8;25:1; 29:10;107:19 slab (3) 63:1;65:8; 92:2 slightly (4) 70:18; 74:18;75:2;91:16 small (7) 40:18,22,23, 24;41:11,11;114:13 smaller (3) 91:25; 122:10;138:8 smell (2) 33:23,24 smelled (1) 33:14 Smith (2) 65:22;92:13 smoke (8) 32:22,23, 24;33:1,18,19,20,21 smoked (1) 33:15 smooth (1) 128:9 Snickers (1) 32:25 snuck (1) 137:10 soda (1) 32:25 sold (3) 104:9,12,12 sole (8) 8:8;111:10, 10,13,13,15,20;144:8 solely (1) 67:19 solid (1) 147:24 somebody (9) 18:20; 22:12;24:1;27:16; 32:16;45:12,15; 46:16,20 someone (8) 11:5,12; 23:3,14;45:6;76:3; 85:7;106:3 someone's (1) 20:22 sometimes (2) 35:2; 140:19 somewhere (2) 56:18; 58:7 Soon (1) 145:18 sophisticated (1) 45:13 sore (1) 118:5 Sorry (10) 28:9;58:15; 59:24;66:11;78:9; 79:19;101:5;110:17; 135:21;153:22 sort (2) 58:10;88:20 sounds (1) 14:5	space (4) 98:3; 122:16;125:4;149:6 spaces (4) 72:10; 78:17;130:8,11 Spanish (4) 18:18,19, 21;19:1 speak (4) 18:19,21; 65:2;86:2 speaking (1) 65:20 Special (1) 36:17 specialized (3) 20:12; 53:18,20 specific (3) 56:6;99:8; 149:19 specifically (5) 8:15; 37:1;39:7;100:19; 103:10 speculate (1) 28:5 speculating (1) 45:3 speculation (1) 28:5 Speed (3) 6:23; 127:11;141:7 spell (1) 127:15 spend (2) 75:25;76:9 spending (1) 75:18 spoke (8) 13:18;28:1; 35:15;37:14;39:18, 19,20;40:6 spoken (3) 101:12,15; 134:2 spot (3) 118:9; 131:13;149:7 spots (2) 129:4; 130:14 springs (1) 51:18 Spruce (1) 153:23 square (26) 64:20; 78:5,6,12;80:1,2; 96:4,16,18;99:5; 101:20,23;102:1,3,4; 134:15,20,21;138:4,9, 20;139:1;145:25; 147:3,5;150:21 squatters (3) 121:24; 126:10,10 stack (1) 8:14 stage (1) 34:19 stairs (1) 113:18 stand (2) 73:9;146:12 standard (6) 36:11; 38:23;39:1;53:1; 82:4;97:21 standards (6) 79:22; 96:14;97:3,6,10,17 standing (5) 57:16; 63:18;71:24;77:10; 103:24 standpoint (1) 94:20 start (10) 5:25;31:13; 40:2,24;54:17;59:8; 61:17;83:10,17; 105:15 started (5) 17:11;
---	--	--	---

39:24;50:19;61:23; 116:18 starts (1) 42:4 State (33) 7:18;13:3; 15:13;14:21;24:3;7; 29:23;30:18;31:7; 38:15;39:18;40:5; 41:5;42:7;47:15,18; 24:50;23:51;5:18; 53:15;63:17;77:9,13; 102:18;112:15;120:5; 127:23;130:19; 143:13,25;152:21 stated (2) 41:8;85:22 states (7) 14:10; 17:21;22:20;25:12, 16,23;51:16 Statewide (1) 17:25 station (1) 154:1 statistically (1) 54:6 statistics (16) 17:6,25; 22:6;23:19;24:6,12, 17;25:3;26:3;27:12, 13,15,25;28:15,20; 51:8 stay (2) 38:22;53:9 staying (2) 141:21,21 stays (1) 129:20 step (4) 16:13,14; 61:25;63:14 steps (16) 16:18; 29:10;31:25;40:15; 65:8;66:9,16,19,24; 67:1,3;92:2,20;93:1, 6,7 stewardess (1) 51:25 stick (1) 31:19 Still (71) 4:12,13;5:4, 8,9;10:4;11:7,16,20; 12:9,10;26:23;27:5; 28:9;32:5,6;33:10,21; 35:4;40:11;42:22; 51:5;56:1;57:1;59:11, 12;70:11;73:19; 74:10;83:20;85:12; 86:21,25;87:1,16,21, 22;90:14;101:11; 106:16,23;107:3,4, 21;108:1,2,17,21,22; 117:17;119:7,8; 126:2,22,23;133:6, 11;135:23;142:15,16; 147:7,7;151:15,19, 20;153:9,13,14; 154:14,18,19 stipulate (2) 63:22; 77:17 stock (1) 98:13 stone (2) 69:7;94:2 stoop (1) 69:5 stop (3) 36:8;47:2; 109:22 stopping (1) 46:9	storage (10) 144:25; 145:9;146:5,6,12; 148:21,22;149:16; 150:22;151:7 store (5) 28:18;46:13; 50:6;146:13,24 stored (1) 149:2 stores (2) 50:1,2 stories (3) 22:6;63:1; 94:2 straight (2) 65:5;91:9 straightforward (1) 150:10 straight-forward (1) 117:15 Street (68) 6:7,21,24; 7:2;13:6;43:25; 48:17;49:8;57:21; 61:1,1;65:6;66:5; 67:5,7;73:14,16; 78:22;79:2,11;85:18; 88:16;91:10;93:3,12; 102:10;103:14; 106:22;107:15; 109:20;114:3,5; 116:7;119:22;122:4, 14,17;123:15;125:14; 127:11;128:4;130:5, 19,19,19,20,21; 131:10,10,11;133:19; 135:24;140:17;141:8; 143:5;147:8;150:13; 151:1;152:12,16,19, 21,25;153:23,25; 154:4,6,9 strict (1) 51:7 strictly (1) 103:2 strong (1) 52:2 struggle (1) 56:15 Stuart (2) 60:4;88:14 stuck (1) 84:16 stuff (20) 11:8;15:7; 16:11;29:19;30:7; 31:14;32:18;36:13; 37:22,25;38:24;39:2; 45:16;48:1,11;50:2,3; 53:10;129:19;146:22 subject (1) 125:20 submitted (2) 64:16; 91:6 substance (3) 33:2; 34:9;51:4 substantially (1) 100:2 subsumed (2) 97:7; 99:14 sufficient (1) 106:20 suggestion (1) 83:3 Suite (1) 61:5 suited (3) 36:18,22; 128:24 summary (2) 120:12; 121:4 summation (1) 105:6	summer (2) 49:16,22 Sunday (1) 133:23 Sunshine (2) 4:5,6 support (2) 15:16; 56:23 supporting (1) 100:20 suppose (9) 26:8,9, 10,13;29:22;30:2,5; 97:14;139:5 supposed (1) 40:10 Sure (10) 25:5;39:11; 53:12;66:1;72:15; 78:1;79:9;90:21; 96:3;146:25 surface (1) 147:24 surrounding (6) 64:25;79:13,16;96:9, 10,13 swear (1) 60:10 swipe (1) 34:12 sword (2) 57:22;58:4 sworn (7) 77:8;89:1,3, 5;90:18;109:15; 127:13 sworn/affirmed (9) 7:15;12:25;60:16; 102:15;112:12;120:2; 127:20;143:10,22 system (2) 113:16,17 systems (2) 30:1;42:3	143:10,22;150:19 testify (2) 60:21; 144:18 testimony (18) 10:18; 61:11;72:2,22;77:18, 22;81:19;82:10,13; 83:2,7;96:5;105:11; 117:12;121:4;125:2, 18;141:10 testing (1) 45:18 Thanks (1) 119:20 theaters (1) 49:6 Theft (1) 19:18 therefore (1) 37:8 theses (1) 28:15 thinking (1) 44:3 third (5) 54:11;66:25; 92:24;93:7,8 Thorn (1) 152:12 though (4) 4:18; 56:24;105:10;106:5 thought (5) 83:5; 91:20;138:13,16; 146:4 thoughts (1) 53:11 thousand (1) 42:3 three (46) 18:6;21:4, 4;28:2;30:20,25; 34:21;35:3;42:3; 57:25;60:6;61:8,12, 14;62:15;63:1,2;69:4; 72:9;88:11,12,23; 89:10,12,24;91:12, 16;93:14,24;94:1,8; 105:10,11,12,13; 106:13;133:17; 134:17,22;136:22; 137:4,9;139:18; 145:1;149:11,13 three-bay (2) 145:4; 146:18 three-story (1) 64:21 ties (1) 52:2 times (3) 40:3,19;48:6 tinting (1) 129:16 tip (1) 22:9 tires (1) 129:3 tis (1) 23:24 TLC (1) 126:7 Tobacco (6) 18:4; 24:15;25:12,14;26:1; 50:2 today (5) 33:23; 52:12;54:16;72:20; 78:5 today's (4) 64:12; 65:24;66:18;126:3 together (5) 43:16; 45:8;61:21;88:11,13 told (5) 32:15;37:15; 45:16;110:10,11 tonight (24) 7:22; 8:11;10:15;13:14;	14:22,25;15:20; 16:22;36:12;39:7; 48:16;52:17;53:2; 60:6;61:7;62:21; 82:22;102:8;117:2; 137:5;141:6;144:12, 18;150:11 took (6) 27:8;31:15, 21;103:22;114:21; 128:20 tool (1) 28:17 tools (5) 22:10,10,21; 146:14,17 top (6) 17:21;67:2; 69:25;115:5;132:6,8 touch (1) 74:3 touch-and-go (1) 58:8 tour (1) 114:21 tow (1) 131:20 toward (1) 96:15 towards (2) 67:4;93:9 town (1) 45:6 townhome (1) 9:12 townhouses (2) 64:21;79:16 trace (9) 22:22,23,23, 24;23:22,23,24;36:3; 100:14 Tracing (2) 19:5,20 trade (1) 53:20 traffic (2) 29:21;41:9 training (1) 45:16 Transaction (6) 16:3, 14;18:24;19:1;21:18; 44:17 transactional (1) 35:16 transactions (3) 22:18;29:12;31:24 transcript (1) 42:18 Transferring (1) 35:24 Transfers (1) 17:22 transmissions (1) 136:6 trash (1) 147:25 treatments (2) 69:7; 94:3 tree (1) 113:20 trees (1) 147:25 tribal (1) 52:9 tried (1) 97:18 trigger (2) 26:9,11 triggerlocks (1) 30:2 trouble (6) 34:2; 35:25;36:1,2,3,5 trucks (4) 146:22; 148:19;149:2,2 true (1) 121:7 trust (2) 31:6,6 trusted (1) 47:23 trusting (1) 47:6 try (11) 16:9;33:5,23; 50:11,12,13;74:3;
T				
talk (5) 15:19;25:11; 53:9;86:3;121:25 talked (3) 23:20; 37:18;126:5 talking (7) 13:21;28:3; 42:24;44:10;84:9; 116:18;117:22 tall (1) 94:2 tanks (1) 149:21 Tarek (5) 6:6;12:24; 13:5;48:17;52:8 targeting (1) 99:7 tax (1) 9:8 teach (1) 55:1 technical (1) 137:5 technically (2) 95:9; 97:15 telling (3) 37:5,21; 75:13 ten (6) 21:15;48:6,9; 64:24;90:1;140:23 tenant (1) 11:4 tenants (1) 9:21 term (1) 83:21 terms (1) 104:19 terrible (2) 85:4;123:3 testified (13) 7:15; 12:25;60:16;72:5; 89:8;102:15;112:12; 120:2;127:20;138:3;				

97:5,9,10,11 trying (17) 15:17; 23:16;38:21;45:4; 46:24;74:13;97:16, 21;98:1;116:7,13,21, 23,23;118:9;148:15, 18 Tuesday (1) 4:8 TUNRER (1) 16:8 turn (6) 12:19;21:15; 52:19;67:4;93:2,9 Turner (92) 6:6,7; 12:20,20,24;13:5,5; 15:2,4,8,14,24;16:2, 20,23;17:1,4,9,16,19; 18:2,14,20,24;19:8, 15,23;20:21,25;21:4, 9,17,23;23:5,10,14, 17;24:23;25:7,10; 26:6,8,13,18,21;27:1, 7;28:12;29:2,6,9,17; 30:5,8,15;33:13,25; 36:14;37:4,10,13,23; 38:4,14,18;39:2,9,12, 17;43:7,9,12,18;44:6, 10,15,22,24;45:9,25; 46:4,11,19;47:5; 48:17,20,24;52:20; 55:20,23;57:2;59:24 turning (2) 14:7; 130:22 Twelve (2) 138:20,21 Twenty-four (2) 138:15,18 two (93) 7:5;8:17,18, 18,23;9:1;10:4,5,21, 22,22;11:3,3,4;18:6; 28:2;30:24;31:22; 42:3;45:8;61:9,12,13; 62:9,10,12,22,22,24, 25;64:19;67:12;69:3, 16,19;70:2;71:13,19; 72:8,23;73:2,4;74:13, 15,16;75:14,21,21; 78:17;82:6;83:2,4,13, 14;84:15;85:13,15; 86:12;88:22,22; 104:11,23;106:12; 110:18;113:11;114:1; 118:6;121:2;123:7,9, 11;129:1;130:6; 133:2,8,12,13; 134:24;136:24;137:2, 15,23,25;138:4,12; 139:2,20;140:2; 144:23,24;145:8,14; 153:21 two-family (1) 121:23 two-unit (1) 69:18 type (9) 43:1;83:25; 91:18;95:20;98:9; 100:11;122:21;129:6, 14	Types (2) 17:14; 115:1 typically (1) 97:2 U ulterior (1) 92:5 unanimous (1) 5:22 uncle (1) 135:19 unclear (1) 42:23 under (8) 51:17; 52:22;79:24;80:6; 82:3;85:3;95:9,15 underage (1) 46:16 undersized (2) 74:19; 80:4 Understood (1) 68:17 undertaken (1) 122:22 underutilized (2) 80:14;98:14 unicorn (1) 24:4 Unit (16) 17:24;65:7; 66:8,10,21,22;67:3,5; 71:19;72:24;91:15; 93:1,3,10;97:5;98:10 United (3) 25:12,16, 23 units (14) 9:13;64:21, 23;65:7;67:15;69:3, 25;78:20;91:14,16; 93:24;94:11,13;98:2 Unlawful (2) 34:7,8 unless (4) 14:12; 34:17;48:11;63:20 unlike (1) 94:13 unload (2) 148:23; 149:5 unregistered (2) 23:4, 5 up (41) 8:22;11:1; 16:5;24:13;34:15; 42:4;45:4;48:6; 55:24;57:13,15;58:5; 61:25;63:14;65:2,5,8; 66:15,19,24,25; 76:16;84:8;91:9,21, 23;92:19,25;93:6,7; 104:4;109:19;112:20, 25;118:9;124:23; 128:14;136:16; 146:16;151:4;152:8 update (1) 76:5 updated (1) 113:15 upkeep (1) 11:17 upon (4) 14:5;82:12; 124:16;129:6 Upper (2) 68:24;69:1 urban (1) 49:17 use (70) 5:22,24; 7:23;10:20,21;13:15; 14:5,8,12,18,23,24, 25;21:24;34:10; 36:15,18,22;38:12; 40:13;43:17;51:15; 52:18,23;76:23; 80:19;81:7;95:2,9,22; 96:21;97:2,7;98:16; 99:1,1,15;100:17,24, 24;105:23;111:24; 112:1;117:4,13; 124:1,1,2,6;128:24; 130:16;131:13; 141:12,17;145:8,25; 146:12;150:16,17; 152:11,13,17,20,22, 24;153:1,20,22,24; 154:2 used (15) 11:2;22:25; 23:15;43:1;62:12; 84:12;86:12;93:22; 114:20;121:19; 129:14,15;131:10; 132:13;145:11 user (1) 34:8 users (1) 34:7 uses (24) 14:3,10,21; 41:10;79:5,13;83:21; 96:11,13,15;98:23; 99:2,3,21;100:21; 101:4;115:1,4; 145:13;146:3,9,10, 25;150:21 using (2) 43:20; 145:14 usually (5) 21:3; 24:24;34:23;83:21,21 utility (1) 92:17 utilize (1) 96:17 V vacancy (2) 80:18; 98:22 vacant (15) 11:6; 62:10;65:12;70:11; 71:19;72:10;76:1; 79:14;80:13;81:13; 89:22,24;90:8;98:14; 99:11 values (1) 104:22 variance (39) 5:22; 13:16;14:6,23,25; 36:16;50:15;51:11, 16;52:19,24;81:16; 95:2,9,21,22;96:22; 97:3,7;112:1;117:4, 13;124:1;139:23; 141:12;150:16; 152:11,15,20,20,22, 22,24;153:20,22,24, 24;154:5,10 variances (10) 5:24; 77:25;80:5;97:8; 99:13,15;105:24; 123:21;125:3,14 Vehicles (5) 18:4; 25:20;26:1;37:19; 140:15 version (4) 19:1; 64:11,15,19 Versus (2) 18:4; 141:20 vice-chair (1) 117:25 Vice-Chairman (53) 4:12,13;5:1,8,9;12:9, 10;26:23;27:5;28:9; 33:10,21;57:1;59:11, 12;83:20;85:12; 86:25;87:1,16,21,22; 90:14;101:11;106:16, 23;107:3,4,21;108:1, 2,17,21,22;117:17; 119:7,8;126:2,22,23; 133:6,11;142:15,16; 151:15,19,20;153:9, 13,14;154:14,18,19 vice-president (1) 84:13 vicinity (1) 115:16 Victor (1) 49:9 Victoria (6) 7:1;143:5; 144:5,9;145:18; 150:12 view (1) 67:7 Villa (1) 152:18 Village (3) 60:23; 79:11;81:6 vinyl (2) 69:8;94:3 violation (1) 33:18 violations (1) 36:5 violence (1) 34:15 violent (1) 27:16 VIP (9) 6:18;109:11, 24,25;110:1,2; 111:10,11;117:3 Virginia (1) 19:12 visual (1) 98:18 voided (1) 34:12 volume (2) 73:25;74:1 vote (21) 5:5,22; 10:24;12:4;58:14; 59:1,3;83:4;86:22; 87:18;105:20;106:25; 107:23;108:18;119:4; 126:19;142:12; 151:16;153:5,10; 154:15 votes (2) 83:13; 105:12 voting (5) 59:1,3,6,7,8 W wait (3) 34:22;58:14; 136:9 waiting (1) 74:6 waits (1) 136:17 waiver (6) 117:5,13; 148:16;150:17; 152:12,13 wake (1) 48:6 walk (8) 65:24;67:4; 79:6;92:16;93:1,3,7,9 walked (1) 33:13 walk-in (2) 66:15; 92:19 walks (1) 55:20 wall (6) 73:6,7; 124:19;132:5;135:5, 16 walls (1) 85:3 Walnut (1) 49:8 wants (2) 82:10; 150:11 War (1) 75:4 warehouse (2) 97:14, 20 warehouses (1) 56:19 warranted (4) 79:24; 80:6;81:17;100:3 wash (3) 129:16; 132:12,14 water (2) 8:18;11:3 way (21) 13:14;17:18, 18;18:12,13;21:17; 41:21;45:10;50:16; 57:19;83:15;85:8; 88:16,20;106:9; 135:14;138:7;147:10, 12;148:23;151:7 WB (1) 78:22 weapon (2) 22:24; 32:11 weapons (1) 21:20 Weber (1) 40:6 websites (1) 42:3 weeks (2) 30:24,25 Welcome (2) 4:2; 134:13 welcomed (1) 50:20 welcoming (1) 116:22 welfare (1) 98:11 well-being (1) 52:4 well-suited (2) 37:6; 80:10 well-thought (1) 38:7 Welsh (1) 112:17 weren't (1) 145:6 wet (1) 35:19 What's (10) 69:14,22, 23;89:21;91:1; 101:22;114:4,9; 134:7;150:22 Whenever (1) 151:4 wherever (1) 45:10 whole (21) 21:10,20; 27:2,8,9;32:20;44:1, 13;45:18;46:8;47:17; 53:9;57:23;63:21; 84:18;85:21;89:6; 95:3;131:13;132:18; 141:21
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wide (1) 91:17 width (5) 74:12,19,24; 124:7;125:15 wife (1) 34:15 William (4) 60:8,14; 61:3;88:24 Williams (4) 13:18; 15:9,10;20:10 willing (1) 85:14 willingness (1) 85:14 Wilson (4) 73:14,18; 79:12;85:17 windows (2) 84:19; 113:24 Winfield (2) 152:25; 153:1 winter (1) 72:19 wire (1) 26:17 wished (1) 26:14 within (16) 34:21; 74:21;81:3,13;97:7, 18,21;98:25;99:15; 101:4,5,14;104:5,8; 138:1;139:1 without (7) 6:4;27:17; 28:21;31:5;40:14; 43:24;53:21 witness (1) 144:18 witnesses (2) 60:6; 81:22 wood (2) 43:5;148:14 Woodland (11) 61:18; 62:6,21;65:4;73:15, 19;82:24;83:10; 87:12;101:22;105:9 word (2) 33:12;52:13 words (2) 43:20; 145:16 work (11) 20:18;40:4; 44:14;45:9;84:1,2,2, 12;113:3;118:15; 129:7 worked (1) 41:16 works (1) 21:17 world (2) 55:3;58:3 worried (1) 35:19 worries (1) 16:24 worry (1) 106:19 worth (1) 7:5 written (2) 14:1;38:7 wrote (2) 49:8,9	year (4) 31:15,22; 40:7,11 years (10) 22:1;28:8; 54:20;57:25;58:1; 73:18;74:5;84:18; 90:1;144:23 Year-to-Date (1) 17:25 Yehuda (1) 152:23 yes' (5) 32:21;59:1,7; 94:16,17 yesterday (2) 33:22, 24 Yosef (2) 6:8,12 young (3) 49:20;55:8; 85:16 Youth (2) 19:3;83:24 Ysabel (1) 11:25	111 (5) 6:24;60:23; 127:11;128:3;141:8 12 (5) 138:22,24,24; 139:1;145:24 12-square (1) 139:19 13 (1) 25:24 1309 (3) 6:14;7:20; 10:16 14 (5) 74:19;91:17; 96:18;122:10;138:9 14,000 (2) 78:4;80:1 1400 (1) 64:20 1401 (1) 114:6 1402 (6) 6:18;109:12, 18;111:22;114:18; 117:3 15 (7) 28:8;32:7,8; 49:21;71:9;91:17; 130:13 16 (3) 57:24;122:10; 152:19 1605 (1) 152:12 178,000 (1) 25:16 18 (1) 25:15 1826 (1) 49:2 19,000 (1) 20:16 1978 (1) 50:19 1992 (1) 27:25 1996 (1) 131:19	3009 (1) 153:1 32 (6) 134:15,20,21, 25;137:8;138:4 32-square (1) 136:23 3314 (1) 152:23 33rd (1) 152:25 35 (1) 94:2 35-feet (1) 69:4 37 (1) 52:23 375 (2) 6:8,12 3-bay (4) 146:7,19; 147:15;148:21 3-by-7 (1) 133:21	7 7 (5) 4:4;61:5;64:13; 134:23;138:18 7:00 (1) 150:3 775 (1) 154:6 796 (3) 6:6;13:5; 48:17
	Z	2	4	8
	Z' (1) 14:3 zip (1) 104:15 Zone (19) 10:20;19:6; 36:25,25;37:9;41:1; 53:25;57:7,12;79:18; 81:1;91:12;95:11; 97:4,10,15;111:25; 124:2;128:21 zoned (2) 56:19,22 zones (1) 56:6 zone's (1) 54:2 Zoning (26) 4:2; 36:25;50:23;51:10; 53:24;56:3,4;57:6,6, 13;65:24;79:15;81:2; 96:8,15;98:11,15,24, 24;100:16;128:20; 139:10,12;140:12; 144:24;145:3	2 (2) 67:2;131:1 2,000 (3) 78:5,12; 80:1 2,500 (1) 102:3 20 (5) 21:25;49:21; 74:20,24;130:13 200 (1) 84:18 2016 (1) 41:17 2017 (1) 41:18 2021 (2) 24:8;41:19 2022 (3) 17:23;24:8; 50:20 2023 (2) 24:8;50:18 2025 (6) 4:4,8,25;6:3, 11,13 2103 (1) 61:1 2205 (1) 61:4 23 (1) 120:7 24 (5) 35:22;134:23; 138:7,8,16 2417 (1) 112:17 24-hour (1) 150:5 2623 (1) 40:10 27th (3) 7:2;143:5; 150:13 2802-2832 (1) 152:14	4 (3) 66:14;130:25; 134:25 40,000 (1) 96:16 401 (2) 143:15;144:2 42 (2) 73:18;102:25 42,328 (1) 147:4 42,514 (1) 25:17 421 (1) 152:18 436 (1) 152:19 4473 (2) 35:15,16 451 (3) 6:21;119:22; 125:13 452 (2) 90:14;101:12 454 (4) 88:16;102:9; 105:16;106:21 456 (3) 88:16;102:10; 107:15 458 (3) 88:16;102:10; 108:13 46,000 (1) 25:22 460 (2) 90:15;101:13 480 (1) 25:11 4-by-8 (1) 134:24 4th (2) 122:14,15	8 (2) 47:19;134:25 8:30 (1) 155:8 80 (2) 27:22,23 801-803 (1) 154:9 812 (1) 6:1 814 (1) 6:2 846 (1) 73:24 848 (2) 73:19,24 850 (9) 61:18,20; 62:5;82:5,24;83:10, 17;86:9,23 852 (6) 61:18,20; 62:6;82:5,24;87:12 870- (1) 52:23 870-37 (3) 14:3,7,18 8-by-4 (2) 133:20; 138:4
X	0	3	5	9
X-amount (1) 75:18	08102 (3) 104:18,22; 144:3 08103 (2) 7:21; 143:16 08104 (2) 104:15,23	3 (2) 67:3;131:1 30 (1) 54:20	5 (6) 6:3,11,13; 133:25;134:1;141:19 5.2 (1) 25:21 500 (3) 39:21,24; 40:19 52,000 (1) 20:15 523 (3) 7:1;143:5; 150:13 5-bay (2) 147:16; 148:20 5th (2) 122:14,15	9 (3) 133:25;134:1; 141:19 900 (1) 153:25 942 (1) 153:25 9th (1) 73:15
Y	1		6	
Yachiel (2) 152:24; 153:1 yard (2) 91:19;125:16 Yays (2) 107:18; 155:4	1 (3) 4:8;75:4;111:25 1,450 (1) 96:18 1,600 (1) 101:25 1,700 (1) 101:25 1,754 (1) 25:17 10 (4) 71:9;91:20,20; 95:17 100 (1) 74:5 108 (1) 152:21 11 (2) 27:9,10 11,000 (1) 25:13 110 (1) 152:25		60 (1) 127:25 609 (1) 154:3 687 (1) 152:16 692 (2) 24:18;25:18	