

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

---

*TRANSCRIPT OF MEETINGS*  
*February 13, 2025*

---

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

1 PLANNING BOARD  
2 CITY OF CAMDEN

3 - - - -

4 Thursday, February 13, 2025

5 - - - -

6  
7 Transcript of proceedings of the City of  
8 Camden Planning Board was conducted as a virtual  
9 meeting via a remote conferencing platform, TEAMS,  
10 commencing at 6:06 p.m.

11  
12 B O A R D M E M B E R S P R E S E N T

13 STEVEN LEE, ACTING CHAIRMAN  
14 ERIN CREAN  
15 IAN LEONARD  
16 COUNCILWOMAN RAMOS  
17 OMARI THOMAS

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

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

26  
27 REGINE A. ERVIN, CCR  
28 Certified Court Reporter  
29 RegineCSR@gmail.com  
30 (609) 280-2230

I N D E X

CASES HEARD:

PAGE

1) APPROVAL OF PLANNING BOARD  
MINUTES - JANUARY 2025

4

2) PLANNING DIRECTOR'S REPORT

6

3) CHRISTINA PANIAGUA BAEZ  
3031 W. Octagon Road

7

4) RESOLUTION OF THE PLANNING BOARD  
AUTHORIZING THE START OF A PRELIMINARY  
INVESTIGATION TO DETERMINE WHETHER  
BLOCK 340, LOT 35; BLOCK 338, LOTS 1-6, 8  
& 17,19-25 and 33; BLOCK 460, LOTS 3,7,  
& 26; BLOCK 468, LOTS 4,5,21-26,104-107  
and 122 ARE AREAS IN NEED OF REDEVELOPMENT  
WITHOUT THE POWER OF EMINENT DOMAIN.  
(NON-CONDEMNATION REDEVELOPMENT AREAS)  
(Adjourned to another date)

9

5) RESOLUTION OF THE PLANNING BOARD  
AUTHORIZING THE START OF A PRELIMINARY  
INVESTIGATION TO DETERMINE WHETHER BLOCK 338,  
LOT 26 IS AN AREA IN NEED OF REDEVELOPMENT  
WITH THE POWER OF EMINENT DOMAIN.  
(CONDEMNATION REDEVELOPMENT AREA)

10,16

6) ADOPTION OF RESOLUTIONS: REORGANIZATION  
OF THE BOARD

17

7) ADOPTION OF RESOLUTIONS: CERTIFICATES OF  
APPROPRIATENESS & COOPER HEALTH SYSTEM  
(TOWER A)

19

1                   VICE-CHAIRMAN LEE: Good evening. The  
2 meeting shall now come to order. By the direction of  
3 the Planning Board Chairman Jose DeJesus, Jr., the  
4 City of Camden, there will be a regularly scheduled  
5 Planning Board meeting held on Thursday, February 13,  
6 2025 at 6:00 p.m.

7                   Since the City of Camden remains under a  
8 Declaration of a Health Emergency related to the  
9 COVID-19 virus, City Hall is open. Therefore, this  
10 regular scheduled meeting will be conducted as a  
11 virtual meeting via a remote conferencing platform,  
12 TEAMS. Instructions on accessing this virtual  
13 regularly scheduled meeting and meeting agenda, can  
14 be found on the City of Camden's website. At this  
15 time we will move forward to the reading of the  
16 Opening statement.

17                  DR. WILLIAMS: Mr. Chair, adequate notice  
18 of this meeting has been provided in accordance with  
19 the Open Public Meeting Act. The Camden City  
20 Planning Board adopted a Resolution approving the  
21 schedule of regular meetings to be held during the  
22 year of 2025 by, one, posting a copy thereof on the  
23 bulletin boards reserved for such purpose in the  
24 Office of City Clerk, City Hall, first floor, Camden,  
25 New Jersey; two, transmitting a copy thereof to the

1 Courier Post and to the Philadelphia Inquirer. These  
2 newspapers have been designated by this Board to  
3 receive same, and three, filing a copy thereof with  
4 the City Clerk of the City of Camden, New Jersey.  
5 Four, the subject meeting was publicized on February  
6 7, 2025. Roll call. Mayor Carstarphen. Mr. DeJesus.  
7 Mr. Lee.

8 VICE-CHAIRMAN LEE: Here.

9 DR. WILLIAMS: Councilwoman Ramos.

10 COUNCILWOMAN RAMOS: Present.

11 DR. WILLIAMS: Mr. Leonard.

12 MR. LEONARD: Here.

13 DR. WILLIAMS: Ms. Crean.

14 MS. CREAN: Present.

15 DR. WILLIAMS: Mr. Thomas.

16 MR. THOMAS: Here.

17 DR. WILLIAMS: We have a quorum, Mr.

18 Vice-Chair.

19 VICE-CHAIRMAN LEE: Thank you.

20 At this time, we'll have the approval of  
21 the Planning Board Public Hearing Minutes dated  
22 January 9, 2025.

23 DR. WILLIAMS: We need a motion.

24 MR. LEONARD: So moved.

25 MS. CREAN: Second.

1 DR. WILLIAMS: Roll call to approve the  
2 minutes.

3 DR. WILLIAMS: Mr. Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 DR. WILLIAMS: Councilwoman Ramos.

6 COUNCILWOMAN RAMOS: Yes.

7 DR. WILLIAMS: Mr. Leonard.

8 MR. LEONARD: Yes.

9 DR. WILLIAMS: Ms. Crean.

10 MS. CREAN: Yes.

11 DR. WILLIAMS: Mr. Thomas.

12 MR. THOMAS: Yes.

13 DR. WILLIAMS: Motion carries to approve.

14 VICE-CHAIRMAN LEE: Thank you.

15 Swearing in of all professionals and  
16 planning staff.

17 MR. BURNS: For our professionals and  
18 planning staff, if you could please raise your right  
19 hands.

20 - - -

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

25 - - -

1                   VICE-CHAIRMAN LEE: Planning Director's  
2 Report, please.

3                   DR. WILLIAMS: Mr. Vice-Chair and members  
4 of the Planning Board, of course, I'll be brief.  
5 Just one item that I have for you all tonight is the  
6 Downtown Master Plan. Camden County along with the  
7 joint board, have been working on a Downtown Master  
8 Plan for probably two years. They've had  
9 significant community engagement throughout the  
10 community in Downtown, mainly, Cooper Grant. The  
11 Center City Business District, Cooper Plaza and  
12 Lanning Square. They are at the point now in their  
13 planning process of bringing the results and the  
14 outcomes to the Planning Board within the next month  
15 or two.

16                   Just giving you a heads-up as to their  
17 progress, I personally have been involved in a number  
18 of meetings with the joint board and Cooper's Ferry,  
19 as well as smaller meetings with various groups  
20 within the community. And I think that once they  
21 come before the Planning Board for review of your  
22 consideration, I think that you'll be quite pleased  
23 with the efforts that have been made by the County  
24 along with the joint board and others in moving the  
25 Downtown Master Plan along.

1                   So Mr. Vice-Chair and Board members,  
2   I want to make you aware of that so that you are able  
3   to get information prior to them coming before this  
4   Board. I've asked them in particular about  
5   developing a summary document, as well as a  
6   PowerPoint presentation as a precursor for them  
7   coming before the Planning Board when it's time for  
8   their appearance.

9                   At this time, Mr. Vice-Chair and Board  
10  members, that's my report for this evening.

11                  VICE-CHAIRMAN LEE: Thank you.

12                  Certificate of Appropriateness, Christina  
13  Paniaqua Baez, 3031 W. Octagon Road. The applicant  
14  proposes to install a driveway curb-cut at her  
15  property within the Fairview Historic District.

16                  DR. WILLIAMS: Mr. Vice-Chair, I'll  
17  represent on behalf of the HPC - and I see that  
18  Ms. Crean is on the call as well - we did review as a  
19  commission for this applicant at 3031 W. Octagon  
20  Road. In fact, she is applying for a driveway and a  
21  curb-cut. Those of you who may be familiar with  
22  Fairview, when Fairview was developed in 1918-1919,  
23  it was really built for those people who were  
24  employees at the New York Shipyard. And Fairview, we  
25  know, is the first planned community in the country,



1 among the most the planned communities.

2 With that being said, it was built as a  
3 walkable community. Therefore, it wasn't built  
4 necessarily for the automobile. One of the problems  
5 we have in Fairview is that, more cars than units of  
6 housing. And there's very scarce parking along the  
7 streetscape along Fairview. So this will be one of  
8 many that you'll see come before the Board. And upon  
9 doing the inspection, there are no problems from this  
10 office regarding this proposal.

11 VICE-CHAIRMAN LEE: So at this point,  
12 should we hear from the Board and the public on this  
13 or no?

14 MR. BURNS: It would be the public so we  
15 need a motion to open it to the public.

16 VICE-CHAIRMAN LEE: Is there a motion to  
17 open it to the public?

18 MR. LEONARD: So moved.

19 MS. CREAN: Second.

20 DR. WILLIAMS: Just for this meeting,  
21 there are no public participants on the call tonight.

22 MR. BURNS: So must a motion to close,  
23 Mr. Vice-Chair?

24 VICE-CHAIRMAN LEE: Motion to close.

25 COUNCILWOMAN RAMOS: So moved.

1 MR. LEONARD: Second.

2 MR. BURNS: All in favor?

3 THE BOARD: Yays.

4 MR. BURNS: You need a motion to approve.

5 VICE-CHAIRMAN LEE: A motion to approve?

6 I thought the Board may want to weigh in on it.

7 That's all. Okay. Motion to approve?

8 COUNCILWOMAN RAMOS: Motion to approve.

9 VICE-CHAIRMAN LEE: Do I have a second?

10 MR. LEONARD: Second.

11 DR. WILLIAMS: Roll call. Mr. Lee.

12 VICE-CHAIRMAN LEE: Yes.

13 DR. WILLIAMS: Councilwoman Ramos.

14 COUNCILWOMAN RAMOS: Yes.

15 DR. WILLIAMS: Mr. Leonard.

16 MR. LEONARD: Yes.

17 DR. WILLIAMS: Ms. Crean.

18 MS. CREAN: Yes.

19 DR. WILLIAMS: Mr. Thomas.

20 MR. THOMAS: Yes.

21 DR. WILLIAMS: Motion carried to approve.

22 VICE-CHAIRMAN LEE: Thank you.

23 Resolution of the Planning Board

24 authorizing the start of a preliminary Investigation

25 to determine whether Block 34o, Lot 35; Block 338,

1 Lots 1,6,8,17,19-25 and 33; Block 460, Lots 3,7,8  
2 and 26; Block 468, Lots 4,5,21-26,104-107 and 122 are  
3 areas in need of redevelopment without the Power of  
4 Eminent Domain. (Non-Condensation Redevelopment  
5 Areas).

6 MR. BURNS: Mr. Chairman, through you and  
7 with confirmation from Dr. Williams, I believe that  
8 that part of our agenda, Section 'B' that the  
9 Vice-Chair just read into the record, that is going  
10 to be carried. Is that correct, Dr. Williams,  
11 carried to another date?

12 DR. WILLIAMS: That's correct.

13 MR. BURNS: Do we have a date certain yet  
14 or no?

15 DR. WILLIAMS: We do not.

16 MR. BURNS: Very good. So Mr.  
17 Vice-Chairman, that matter will not be heard  
18 tonight.

19 VICE-CHAIRMAN LEE: Okay.

20 MR. BURNS: So we can go directly to  
21 Agenda Item C and if you could read that into the  
22 record, we can hear that tonight.

23 VICE-CHAIRMAN LEE: Item C: Resolution  
24 of the Planning Board authorizing the start of a  
25 preliminary investigation to determine whether

1 Block 338, Lot 26 is an area in need of Redevelopment  
2 with the Power of Eminent Domain. (Condemnation  
3 Redevelopment Area).

4 DR. WILLIAMS: Thank you, Mr. Vice-Chair  
5 and members of the Board. The genesis of Item 'C' on  
6 your agenda is based on meetings and conversation  
7 with a developer who wishes to expand at the location  
8 of South 6th Street between Liberty Street and  
9 Mechanic Street. It's also bordered by way of 7th  
10 Street near 676. For the members of the Board, that  
11 was privy to a concept review by the Charter School  
12 that is building an athletic field at the corner of  
13 7th & Kaighn. The location is probably across the  
14 street from this location.

15 The goal of this redevelopment study and  
16 eventual Redevelopment Plan, is to acquire property  
17 that is within the development building envelope of  
18 the area. That is scheduled to be on the docket  
19 within the next couple of months. But we want the  
20 Board's permission to begin the process of  
21 developing a report that seeks to acquire at least  
22 one property within this investigation area.

23 Again, the purpose of the study is to  
24 plan for redevelopment by acquiring one or more  
25 properties within that redevelopment area. And I'm

1 open to answer and respond to any questions that may  
2 be posed by any Board members or any person that may  
3 appear as part of this meeting call.

4 VICE-CHAIRMAN LEE: Doctor Williams, if I  
5 may interject for one second, I think they're  
6 referring to the property that I own across from the  
7 lot that's being redeveloped which is 701, 703 Kaighn  
8 Avenue. In fact, I did speak to someone from the  
9 Improvement Authority Camden County. So I think I  
10 may have to abstain from participating in this  
11 particular Resolution.

12 DR. WILLIAMS: If I can ask you a  
13 question. Your property is on Kaighn Avenue near the  
14 corner of 7th & Kaighn?

15 VICE-CHAIRMAN LEE: Yes. It's on the  
16 corner -- it's the old 7th Street Lounge and the old  
17 barber shop and the two lots in between which is  
18 directly across from the proposed site that they're  
19 working on. I think they turned it into an athletic  
20 field or something. Yes.

21 DR. WILLIAMS: I don't think you may be  
22 in conflict. I'll defer to our Board counsel. But  
23 the site that I'm referring to is in between Liberty  
24 and Mechanic Street along 6th Street.

25 VICE-CHAIRMAN LEE: Okay.

1 DR. WILLIAMS: But I want to make sure  
2 for the record that's clear.

3 MR. BURNS: I --

4 DR. WILLIAMS: Go ahead, Counsel.

5 MR. BURNS: I was going to say, I got a  
6 little confused of that myself. I believe you're  
7 right, Dr. Williams, and I don't believe that this  
8 subject property, Block 338, Lot 26 is Mr. Lee's  
9 property. I believe it's another property.

10 VICE-CHAIRMAN LEE: I was talking about  
11 the proximity to the properties. I know there's so  
12 many feet of the property you have to kind like to  
13 stay away as well. But anyway, I'll take your word.

14 MR. BURNS: We have a quorum so your  
15 presence here gives us the ability to move it  
16 forward. If you feel that you would like to abstain,  
17 that's within your rights to do that; or recuse  
18 yourself, that's within your rights.

19 VICE-CHAIRMAN LEE: I will take your  
20 advice. If you say that it's good to go, that's  
21 fine. I will continue.

22 MR. BURNS: We just didn't want you to be  
23 the subject of any actions that would be taken.

24 VICE-CHAIRMAN LEE: Okay.

25 DR. WILLIAMS: I'll make a note of that,

1 Mr. Lee, because once we get the property listing for  
2 notification, if they discover that you're on there,  
3 we will make you aware of that immediately.

4 VICE-CHAIRMAN LEE: All right.

5 MR. BURNS: So you can recuse yourself at  
6 that point, Mr. Lee.

7 VICE-CHAIRMAN LEE: Yeah. Okay. Fair  
8 enough.

9 MR. BURNS: Unless the Board has any  
10 other questions even though it's just a resolution  
11 recommendation, we can, if the Board chooses for the  
12 purposes of public participation, open it to the  
13 public. I don't believe there's any public here but  
14 maybe it might be best Vice-Chair, to have it just  
15 open to the public, a motion to open and a second.

16 VICE-CHAIRMAN LEE: Okay. Is there a  
17 motion to open to the public, please and a second?

18 COUNCILWOMAN RAMOS: Motion.

19 MR. LEONARD: Second.

20 MR. BURNS: The councilwoman has moved it  
21 and Mr. Leonard has issued the second. Dr. Williams,  
22 is there anybody interested in speaking on this from  
23 the public?

24 DR. WILLIAMS: There's no one on the call  
25 tonight.

1 MR. BURNS: Just a motion to close the  
2 public portion and a second and a roll call.

3 VICE-CHAIRMAN LEE: Motion to close.

4 DR. WILLIAMS: All those in favor,  
5 indicate by saying yays.

6 THE BOARD: Yays.

7 DR. WILLIAMS: The yays have it to close.

8 MR. BURNS: All in favor.

9 Bringing it back to the Board, if the  
10 Board is inclined to move on this matter, I would  
11 need a motion to direct the Planning Board Planner to  
12 undertake a preliminary investigation pursuant to  
13 City of Camden Resolution No. 8 which was adopted by  
14 the City Council on January 14, 2025. So that would  
15 be the motion. Do we have a motion?

16 MR. LEONARD: So moved.

17 DR. WILLIAMS: Ian Leonard made the  
18 motion. I need a second.

19 MS. CREAN: Second.

20 DR. WILLIAMS: Seconded by Ms. Crean.

21 VICE-CHAIRMAN LEE: Roll call.

22 DR. WILLIAMS: Mr. Lee.

23 VICE-CHAIRMAN LEE: Yes.

24 DR. WILLIAMS: Councilwoman Ramos.

25 COUNCILWOMAN RAMOS: Yes.



1 DR. WILLIAMS: Mr. Leonard.

2 MR. LEONARD: Yes.

3 DR. WILLIAMS: Ms. Crean.

4 MS. CREAN: Yes.

5 DR. WILLIAMS: Mr. Thomas.

6 MR. THOMAS: Yes.

7 DR. WILLIAMS: Motion carried to approve.

8 MR. BURNS: Very good. So that motion  
9 has been approved. So I would just need now a motion  
10 to approve the Resolution which has been prepared  
11 tonight so we can approve it tonight. So do we have  
12 a motion to approve the resolution?

13 MR. LEONARD: So moved.

14 MS. CREAN: Second.

15 DR. WILLIAMS: I have a motion from  
16 Mr. Leonard and a second by Ms. Crean to adopt the  
17 resolution. Roll call.

18 DR. WILLIAMS: Mr. Lee.

19 VICE-CHAIRMAN LEE: Yes.

20 DR. WILLIAMS: Councilwoman Ramos.

21 COUNCILWOMAN RAMOS: Yes.

22 DR. WILLIAMS: Mr. Leonard.

23 MR. LEONARD: Yes.

24 DR. WILLIAMS: Ms. Crean.

25 MS. CREAN: Yes.

1 DR. WILLIAMS: Mr. Thomas.

2 MR. THOMAS: Yes.

3 DR. WILLIAMS: Motion carried to approve  
4 the Resolution.

5 MR. BURNS: Very good. Doctor Williams,  
6 I count the vote as five in favor and none opposed  
7 and the date needs to be inserted as February 13th.  
8 I know you have a draft copy of the Resolution that  
9 was sent to you. If you could just fill in the  
10 number 5 for those in favor, zero for those opposed  
11 and February 13th as the date and it could then  
12 signed by our Board Chair and Secretary.

13 DR. WILLIAMS: Very good.

14 VICE-CHAIRMAN LEE: Item No. 7, Adoption  
15 of the following Resolutions dated January 9, 2025:  
16 Election of the Chairman Jose DeJesus and myself,  
17 election as Vice-Chairman, Steve Lee. We need a  
18 motion to adopt.

19 DR. WILLIAMS: If I can, Mr. Vice-Chair,  
20 on that same agenda, there's the election of the  
21 Secretary Angela Miller; Appointment of Planning  
22 Board Attorney, Dembo Brown & Burns; Appointment of  
23 Conflict Attorney Eric M. Bernstein & Associates;  
24 Appointment of Planning Board Engineer, Remington &  
25 Vernick Engineers; and Appointment of Conflict

1 Engineer Environmental Resolutions, Incorporated.

2 If we can through our Board Counsel,  
3 approve them all by block through a motion, second  
4 and a vote?

5 MR. BURNS: We can do those Reorg  
6 Resolutions by a block as just read by Dr. Williams  
7 and our Vice-Chair Mr. Lee. So do we have a motion  
8 to approve the Reorganization Resolutions?

9 VICE-CHAIRMAN LEE: So moved.

10 COUNCILWOMAN RAMOS: Second.

11 MR. BURNS: We have second by our  
12 councilwoman and moved by Mr. Lee and we need a  
13 roll-call vote.

14 DR. WILLIAMS: The vote would be,  
15 Mr. Lee.

16 DR. WILLIAMS: Mr. Lee.

17 VICE-CHAIRMAN LEE: Yes.

18 DR. WILLIAMS: Councilwoman Ramos.

19 COUNCILWOMAN RAMOS: Yes.

20 DR. WILLIAMS: Mr. Leonard.

21 MR. LEONARD: Yes.

22 DR. WILLIAMS: Ms. Crean.

23 MS. CREAN: Yes.

24 DR. WILLIAMS: Mr. Thomas.

25 MR. THOMAS: Yes.

1 DR. WILLIAMS: Through our Board Counsel,  
2 I also see here if you look on the second page, the  
3 C of A's for JFL Associates, 211 Penn Street and  
4 James G. Comstock, 3123 Tuckahoe Road. And the Site  
5 Plan Waiver for Cooper Health Systems, Tower A, 1  
6 Cooper Plaza, Block 1402, Lot 1.

7 MR. BURNS: I need a motion to approve  
8 those.

9 MR. LEONARD: So moved.

10 MS. CREAN: Second.

11 DR. WILLIAMS: Roll call.

12 DR. WILLIAMS: Mr. Lee.

13 VICE-CHAIRMAN LEE: Yes.

14 DR. WILLIAMS: Councilwoman Ramos.

15 COUNCILWOMAN RAMOS: Yes.

16 DR. WILLIAMS: Mr. Leonard.

17 MR. LEONARD: Yes.

18 DR. WILLIAMS: Ms. Crean.

19 MS. CREAN: Yes.

20 DR. WILLIAMS: Mr. Thomas.

21 MR. THOMAS: Yes.

22 DR. WILLIAMS: Motion carried to approve.

23 VICE-CHAIRMAN LEE:

24 MR. BURNS: This is everything for  
25 tonight's meeting.

1                   VICE-CHAIRMAN LEE:   Notion to adjourn,  
2   right?

3                   MR. BURNS:   Yes, sir.

4                   MS. CREAN:   So moved.

5                   MR. LEONARD:   Second.

6                   DR. WILLIAMS:   All those in favor,  
7   indicate by saying yays?

8                   THE BOARD:   Yays.

9                   DR. WILLIAMS:   The yays have it.   Any  
10   opposed?   Hearing none.   I wish you all a happy,  
11   blessed and safe evening.

12                  THE BOARD:   Thank you.

13                                 - - -

14                                 \*(Meeting concluded at 6:26 p.m.)\*

15

16

17

18

19

20

21

22

23

24

25

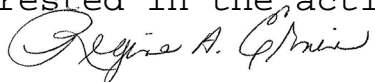
## 1 CERTIFICATION

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

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

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

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

18 

19 \_\_\_\_\_  
20 Regine A. Ervin, CCR  
21 Certified Court Reporter  
22 License #30XI000222200

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

	<b>automobile (1)</b> 8:4 <b>Avenue (2)</b> 12:8,13 <b>aware (2)</b> 7:2;14:3 <b>away (1)</b> 13:13	<b>cars (1)</b> 8:5 <b>Carstarphen (1)</b> 4:6 <b>Center (1)</b> 6:11 <b>certain (1)</b> 10:13 <b>Certificate (1)</b> 7:12 <b>Chair (2)</b> 3:17;17:12 <b>Chairman (3)</b> 3:3; 10:6;17:16 <b>Charter (1)</b> 11:11 <b>chooses (1)</b> 14:11 <b>Christina (1)</b> 7:12 <b>City (12)</b> 3:4,7,9,14, 19,24,24;4:4,4,6;11; 15:13,14 <b>clear (1)</b> 13:2 <b>Clerk (2)</b> 3:24;4:4 <b>close (5)</b> 8:22,24; 15:1,3,7 <b>CME (1)</b> 5:22 <b>coming (2)</b> 7:3,7 <b>commission (1)</b> 7:19 <b>communities (1)</b> 8:1 <b>community (5)</b> 6:9,10, 20;7:25;8:3 <b>Comstock (1)</b> 19:4 <b>concept (1)</b> 11:11 <b>concluded (1)</b> 20:14 <b>Condemnation (1)</b> 11:2 <b>conducted (1)</b> 3:10 <b>conferencing (1)</b> 3:11 <b>confirmation (1)</b> 10:7 <b>conflict (3)</b> 12:22; 17:23,25 <b>confused (1)</b> 13:6 <b>consideration (1)</b> 6:22 <b>continue (1)</b> 13:21 <b>conversation (1)</b> 11:6 <b>Cooper (4)</b> 6:10,11; 19:5,6 <b>Cooper's (1)</b> 6:18 <b>copy (4)</b> 3:22,25;4:3; 17:8 <b>corner (3)</b> 11:12; 12:14,16 <b>Council (1)</b> 15:14 <b>Councilwoman (20)</b> 4:9,10;5:5,6;8:25; 9:8,13,14;14:18,20; 15:24,25;16:20,21; 18:10,12,18,19;19:14, 15 <b>counsel (4)</b> 12:22; 13:4;18:2;19:1 <b>count (1)</b> 17:6 <b>country (1)</b> 7:25 <b>County (3)</b> 6:6,23; 12:9 <b>couple (1)</b> 11:19 <b>Courier (1)</b> 4:1 <b>course (1)</b> 6:4 <b>COVID-19 (1)</b> 3:9 <b>Crean (23)</b> 4:13,14,	25;5:9,10;7:18;8:19; 9:17,18;15:19,20; 16:3,4,14,16,24,25; 18:22,23;19:10,18, 19:20;4 <b>CSI (1)</b> 5:21 <b>curb-cut (2)</b> 7:14,21 <b>CZO (1)</b> 5:22	<b>efforts (1)</b> 6:23 <b>Election (3)</b> 17:16,17, 20 <b>Emergency (1)</b> 3:8 <b>Eminent (2)</b> 10:4;11:2 <b>employees (1)</b> 7:24 <b>engagement (1)</b> 6:9 <b>Engineer (2)</b> 17:24; 18:1 <b>Engineers (1)</b> 17:25 <b>enough (1)</b> 14:8 <b>envelope (1)</b> 11:17 <b>Environmental (1)</b> 18:1 <b>Eric (1)</b> 17:23 <b>even (1)</b> 14:10 <b>evening (3)</b> 3:1;7:10; 20:11 <b>eventual (1)</b> 11:16 <b>examined (1)</b> 5:23 <b>expand (1)</b> 11:7
<b>*</b>				
<b>*Meeting (1)</b> 20:14				
<b>A</b>	<b>B</b>		<b>D</b>	
<b>ability (1)</b> 13:15 <b>able (1)</b> 7:2 <b>abstain (2)</b> 12:10; 13:16 <b>accessing (1)</b> 3:12 <b>accordance (1)</b> 3:18 <b>acquire (2)</b> 11:16,21 <b>acquiring (1)</b> 11:24 <b>across (3)</b> 11:13;12:6, 18 <b>Act (1)</b> 3:19 <b>actions (1)</b> 13:23 <b>adequate (1)</b> 3:17 <b>adjourn (1)</b> 20:1 <b>adopt (2)</b> 16:16;17:18 <b>adopted (2)</b> 3:20; 15:13 <b>Adoption (1)</b> 17:14 <b>advice (1)</b> 13:20 <b>Again (1)</b> 11:23 <b>agenda (5)</b> 3:13;10:8, 21;11:6;17:20 <b>ahead (1)</b> 13:4 <b>AHP (1)</b> 5:22 <b>along (6)</b> 6:6,24,25; 8:6,7;12:24 <b>among (1)</b> 8:1 <b>Angela (1)</b> 17:21 <b>appear (1)</b> 12:3 <b>appearance (1)</b> 7:8 <b>applicant (2)</b> 7:13,19 <b>applying (1)</b> 7:20 <b>Appointment (4)</b> 17:21,22,24,25 <b>Appropriateness (1)</b> 7:12 <b>approval (1)</b> 4:20 <b>approve (16)</b> 5:1,13; 9:4,5,7,8,21;16:7,10, 11,12;17:3;18:3,8; 19:7,22 <b>approved (1)</b> 16:9 <b>approving (1)</b> 3:20 <b>area (5)</b> 11:1,3,18,22, 25 <b>areas (2)</b> 10:3,5 <b>A's (1)</b> 19:3 <b>ASIP (1)</b> 5:21 <b>Associates (2)</b> 17:23; 19:3 <b>athletic (2)</b> 11:12; 12:19 <b>Attorney (2)</b> 17:22,23 <b>Authority (1)</b> 12:9 <b>authorizing (2)</b> 9:24; 10:24	<b>B' (1)</b> 10:8 <b>back (1)</b> 15:9 <b>Baez (1)</b> 7:13 <b>barber (1)</b> 12:17 <b>based (1)</b> 11:6 <b>begin (1)</b> 11:20 <b>behalf (1)</b> 7:17 <b>Bernstein (1)</b> 17:23 <b>best (1)</b> 14:14 <b>blessed (1)</b> 20:11 <b>Block (9)</b> 9:25,25; 10:1,2;11:1;13:8; 18:3,6;19:6 <b>Board (38)</b> 3:3,5,20; 4:2,21;6:4,7,14,18,21, 24;7:1,4,7,9;8:8,12; 9:3,6,23;10:24;11:5, 10;12:2,22;14:9,11; 15:6,9,10,11;17:12, 22,24;18:2;19:1;20:8, 12 <b>boards (1)</b> 3:23 <b>Board's (1)</b> 11:20 <b>bordered (1)</b> 11:9 <b>brief (1)</b> 6:4 <b>bringing (2)</b> 6:13;15:9 <b>Brown (1)</b> 17:22 <b>building (2)</b> 11:12,17 <b>built (3)</b> 7:23;8:2,3 <b>bulletin (1)</b> 3:23 <b>BURNS (26)</b> 5:17; 8:14,22;9:2,4;10:6, 13,16,20;13:3,5,14, 22;14:5,9,20;15:1,8; 16:8;17:5,22;18:5,11; 19:7,24;20:3 <b>Business (1)</b> 6:11		<b>date (4)</b> 10:11,13; 17:7,11 <b>dated (2)</b> 4:21;17:15 <b>Declaration (1)</b> 3:8 <b>defer (1)</b> 12:22 <b>DeJesus (3)</b> 3:3;4:6; 17:16 <b>Dembo (1)</b> 17:22 <b>DENA (1)</b> 5:22 <b>designated (1)</b> 4:2 <b>determine (2)</b> 9:25; 10:25 <b>developed (1)</b> 7:22 <b>developer (1)</b> 11:7 <b>developing (2)</b> 7:5; 11:21 <b>development (1)</b> 11:17 <b>direct (1)</b> 15:11 <b>direction (1)</b> 3:2 <b>directly (2)</b> 10:20; 12:18 <b>Director's (1)</b> 6:1 <b>discover (1)</b> 14:2 <b>District (2)</b> 6:11;7:15 <b>docket (1)</b> 11:18 <b>Doctor (2)</b> 12:4;17:5 <b>document (1)</b> 7:5 <b>Domain (2)</b> 10:4;11:2 <b>Downtown (4)</b> 6:6,7, 10,25 <b>DR (73)</b> 3:17;4:9,11, 13,15,17,23;5:1,3,5,7, 9,11,13,21;6:3;7:16; 8:20;9:11,13,15,17, 19,21;10:7,10,12,15; 11:4;12:12,21;13:1,4, 7,25;14:21,24;15:4,7, 17,20,22,24;16:1,3,5, 7,15,18,20,22,24; 17:1,3,13,19;18:6,14, 16,18,20,22,24;19:1, 11,12,14,16,18,20,22; 20:6,9 <b>draft (1)</b> 17:8 <b>driveway (2)</b> 7:14,20 <b>duly (1)</b> 5:23 <b>during (1)</b> 3:21	<b>Engineers (1)</b> 17:25 <b>enough (1)</b> 14:8 <b>envelope (1)</b> 11:17 <b>Environmental (1)</b> 18:1 <b>Eric (1)</b> 17:23 <b>even (1)</b> 14:10 <b>evening (3)</b> 3:1;7:10; 20:11 <b>eventual (1)</b> 11:16 <b>examined (1)</b> 5:23 <b>expand (1)</b> 11:7
	<b>C</b>		<b>E</b>	<b>F</b>
	<b>C' (1)</b> 11:5 <b>call (11)</b> 4:6;5:1;7:18; 8:21;9:11;12:3; 14:24;15:2,21;16:17; 19:11 <b>Camden (8)</b> 3:4,7,19, 24;4:4;6:6;12:9; 15:13 <b>Camden's (1)</b> 3:14 <b>can (10)</b> 3:13;10:20, 22;12:12;14:5,11; 16:11;17:19;18:2,5 <b>carried (6)</b> 9:21; 10:10,11;16:7;17:3; 19:22 <b>carries (1)</b> 5:13		<b>EDWARD (1)</b> 5:21	<b>fact (2)</b> 7:20;12:8 <b>Fair (1)</b> 14:7 <b>Fairview (6)</b> 7:15,22, 22,24;8:5,7 <b>familiar (1)</b> 7:21 <b>favor (6)</b> 9:2;15:4,8; 17:6,10;20:6 <b>February (4)</b> 3:5;4:5; 17:7,11 <b>feel (1)</b> 13:16 <b>feet (1)</b> 13:12 <b>Ferry (1)</b> 6:18 <b>field (2)</b> 11:12;12:20 <b>filing (1)</b> 4:3 <b>fill (1)</b> 17:9 <b>fine (1)</b> 13:21 <b>first (3)</b> 3:24;5:22; 7:25 <b>five (1)</b> 17:6 <b>floor (1)</b> 3:24 <b>following (1)</b> 17:15 <b>follows (1)</b> 5:24 <b>forward (2)</b> 3:15; 13:16 <b>found (1)</b> 3:14 <b>Four (1)</b> 4:5
				<b>G</b>
				<b>genesis (1)</b> 11:5 <b>gives (1)</b> 13:15 <b>giving (1)</b> 6:16 <b>goal (1)</b> 11:15 <b>Good (6)</b> 3:1;10:16; 13:20;16:8;17:5,13 <b>Grant (1)</b> 6:10 <b>groups (1)</b> 6:19

<b>H</b>	<b>LEE (48)</b> 3:1;4:7,8,19; 5:3,4,14;6:1;7:11; 8:11,16,24;9:5,9,11, 12,22;10:19,23;12:4, 15,25;13:10,19,24; 14:1,4,6,7,16;15:3,21, 22,23;16:18,19; 17:14,17;18:7,9,12, 15,16,17;19:12,13,23; 20:1 <b>Lee's (1)</b> 13:8 <b>Leonard (26)</b> 4:11,12, 24;5:7,8;8:18;9:1,10, 15,16;14:19,21; 15:16,17;16:1,2,13, 16,22,23;18:20,21; 19:9,16,17;20:5 <b>Liberty (2)</b> 11:8;12:23 <b>listing (1)</b> 14:1 <b>little (1)</b> 13:6 <b>location (3)</b> 11:7,13, 14 <b>look (1)</b> 19:2 <b>Lot (5)</b> 9:25;11:1; 12:7;13:8;19:6 <b>Lots (4)</b> 10:1,1,2; 12:17 <b>Lounge (1)</b> 12:16	22 <b>move (3)</b> 3:15;13:15; 15:10 <b>moved (10)</b> 4:24;8:18, 25;14:20;15:16; 16:13;18:9,12;19:9; 20:4 <b>moving (1)</b> 6:24 <b>must (1)</b> 8:22 <b>myself (2)</b> 13:6;17:16	12:11 <b>PE (1)</b> 5:22 <b>Penn (1)</b> 19:3 <b>people (1)</b> 7:23 <b>permission (1)</b> 11:20 <b>person (1)</b> 12:2 <b>personally (1)</b> 6:17 <b>Philadelphia (1)</b> 4:1 <b>Plan (6)</b> 6:6,8,25; 11:16,24;19:5 <b>planned (2)</b> 7:25;8:1 <b>Planner (1)</b> 15:11 <b>Planning (17)</b> 3:3,5, 20;4:21;5:16,18;6:1, 4,13,14,21;7:7;9:23; 10:24;15:11;17:21,24 <b>platform (1)</b> 3:11 <b>Plaza (2)</b> 6:11;19:6 <b>please (3)</b> 5:18;6:2; 14:17 <b>pleased (1)</b> 6:22 <b>pm (1)</b> 3:6 <b>pm* (1)</b> 20:14 <b>point (3)</b> 6:12;8:11; 14:6 <b>portion (1)</b> 15:2 <b>posed (1)</b> 12:2 <b>Post (1)</b> 4:1 <b>posting (1)</b> 3:22 <b>Power (2)</b> 10:3;11:2 <b>PowerPoint (1)</b> 7:6 <b>PP (1)</b> 5:21 <b>precursor (1)</b> 7:6 <b>preliminary (3)</b> 9:24; 10:25;15:12 <b>prepared (1)</b> 16:10 <b>presence (1)</b> 13:15 <b>Present (2)</b> 4:10,14 <b>presentation (1)</b> 7:6 <b>prior (1)</b> 7:3 <b>privy (1)</b> 11:11 <b>probably (2)</b> 6:8; 11:13 <b>problems (2)</b> 8:4,9 <b>process (2)</b> 6:13; 11:20 <b>professionals (2)</b> 5:15, 17 <b>progress (1)</b> 6:17 <b>properties (2)</b> 11:25; 13:11 <b>property (10)</b> 7:15; 11:16,22;12:6,13; 13:8,9,9,12;14:1 <b>proposal (1)</b> 8:10 <b>proposed (1)</b> 12:18 <b>proposes (1)</b> 7:14 <b>provided (1)</b> 3:18 <b>proximity (1)</b> 13:11 <b>Public (14)</b> 3:19;4:21; 8:12,14,15,17,21; 14:12,13,13,15,17,23; 15:2	<b>publicized (1)</b> 4:5 <b>purpose (2)</b> 3:23; 11:23 <b>purposes (1)</b> 14:12 <b>pursuant (1)</b> 15:12
		<b>N</b>	<b>near (2)</b> 11:10;12:13 <b>necessarily (1)</b> 8:4 <b>need (11)</b> 4:23;8:15; 9:4;10:3;11:1;15:11, 18;16:9;17:17;18:12; 19:7 <b>needs (1)</b> 17:7 <b>New (3)</b> 3:25;4:4;7:24 <b>newspapers (1)</b> 4:2 <b>next (2)</b> 6:14;11:19 <b>Non-Condemnation (1)</b> 10:4 <b>none (2)</b> 17:6;20:10 <b>note (1)</b> 13:25 <b>notice (1)</b> 3:17 <b>notification (1)</b> 14:2 <b>Notion (1)</b> 20:1 <b>number (2)</b> 6:17; 17:10	<b>Q</b>
<b>I</b>		<b>O</b>		<b>quite (1)</b> 6:22 <b>quorum (2)</b> 4:17; 13:14
	<b>lan (1)</b> 15:17 <b>immediately (1)</b> 14:3 <b>Improvement (1)</b> 12:9 <b>inclined (1)</b> 15:10 <b>Incorporated (1)</b> 18:1 <b>indicate (2)</b> 15:5;20:7 <b>information (1)</b> 7:3 <b>Inquirer (1)</b> 4:1 <b>inserted (1)</b> 17:7 <b>inspection (1)</b> 8:9 <b>install (1)</b> 7:14 <b>Instructions (1)</b> 3:12 <b>interested (1)</b> 14:22 <b>interject (1)</b> 12:5 <b>into (3)</b> 10:9,21;12:19 <b>Investigation (4)</b> 9:24; 10:25;11:22;15:12 <b>involved (1)</b> 6:17 <b>issued (1)</b> 14:21 <b>item (5)</b> 6:5;10:21,23; 11:5;17:14	<b>M</b>	<b>near (2)</b> 11:10;12:13 <b>necessarily (1)</b> 8:4 <b>need (11)</b> 4:23;8:15; 9:4;10:3;11:1;15:11, 18;16:9;17:17;18:12; 19:7 <b>needs (1)</b> 17:7 <b>New (3)</b> 3:25;4:4;7:24 <b>newspapers (1)</b> 4:2 <b>next (2)</b> 6:14;11:19 <b>Non-Condemnation (1)</b> 10:4 <b>none (2)</b> 17:6;20:10 <b>note (1)</b> 13:25 <b>notice (1)</b> 3:17 <b>notification (1)</b> 14:2 <b>Notion (1)</b> 20:1 <b>number (2)</b> 6:17; 17:10	<b>R</b>
<b>J</b>	<b>mainly (1)</b> 6:10 <b>many (2)</b> 8:8;13:12 <b>Master (3)</b> 6:6,7,25 <b>matter (2)</b> 10:17; 15:10 <b>may (7)</b> 7:21;9:6; 12:1,2,5,10,21 <b>maybe (1)</b> 14:14 <b>Mayor (1)</b> 4:6 <b>Mechanic (2)</b> 11:9; 12:24 <b>meeting (12)</b> 3:2,5,10, 11,13,13,18,19;4:5; 8:20;12:3;19:25 <b>meetings (4)</b> 3:21; 6:18,19;11:6 <b>members (6)</b> 6:3;7:1, 10;11:5,10;12:2 <b>might (1)</b> 14:14 <b>Miller (1)</b> 17:21 <b>Minutes (2)</b> 4:21;5:2 <b>month (1)</b> 6:14 <b>months (1)</b> 11:19 <b>MOORE (1)</b> 5:22 <b>more (2)</b> 8:5;11:24 <b>most (1)</b> 8:1 <b>motion (31)</b> 4:23; 5:13;8:15,16,22,24; 9:4,5,7,8,21;14:15,17, 18;15:1,3,11,15,15, 18;16:7,8,9,12,15; 17:3,18;18:3,7;19:7,	<b>M</b>	<b>Octagon (2)</b> 7:13,19 <b>Office (2)</b> 3:24;8:10 <b>old (2)</b> 12:16,16 <b>once (2)</b> 6:20;14:1 <b>one (8)</b> 3:22;6:5;8:4, 7;11:22,24;12:5; 14:24 <b>open (9)</b> 3:9,19;8:15, 17;12:1;14:12,15,15, 17 <b>Opening (1)</b> 3:16 <b>opposed (3)</b> 17:6,10; 20:10 <b>order (1)</b> 3:2 <b>others (1)</b> 6:24 <b>outcomes (1)</b> 6:14 <b>own (1)</b> 12:6	<b>raise (1)</b> 5:18 <b>Ramos (18)</b> 4:9,10; 5:5,6;8:25;9:8,13,14; 14:18;15:24,25; 16:20,21;18:10,18, 19;19:14,15 <b>read (3)</b> 10:9,21;18:6 <b>reading (1)</b> 3:15 <b>really (1)</b> 7:23 <b>receive (1)</b> 4:3 <b>recommendation (1)</b> 14:11 <b>record (3)</b> 10:9,22; 13:2 <b>recuse (2)</b> 13:17;14:5 <b>redeveloped (1)</b> 12:7 <b>redevelopment (8)</b> 10:3,4;11:1,3,15,16, 24,25 <b>referring (2)</b> 12:6,23 <b>regarding (1)</b> 8:10 <b>regular (2)</b> 3:10,21 <b>regularly (2)</b> 3:4,13 <b>related (1)</b> 3:8 <b>remains (1)</b> 3:7 <b>Remington (1)</b> 17:24 <b>remote (1)</b> 3:11 <b>Reorg (1)</b> 18:5 <b>Reorganization (1)</b> 18:8 <b>Report (3)</b> 6:2;7:10; 11:21 <b>represent (1)</b> 7:17 <b>reserved (1)</b> 3:23 <b>Resolution (11)</b> 3:20; 9:23;10:23;12:11; 14:10;15:13;16:10, 12,17;17:4,8 <b>Resolutions (4)</b> 17:15; 18:1,6,8 <b>respond (1)</b> 12:1 <b>results (1)</b> 6:13 <b>review (3)</b> 6:21;7:18; 11:11 <b>right (4)</b> 5:18;13:7; 14:4;20:2 <b>rights (2)</b> 13:17,18 <b>Road (3)</b> 7:13,20;19:4 <b>Roll (7)</b> 4:6;5:1;9:11;
	<b>James (1)</b> 19:4 <b>January (3)</b> 4:22; 15:14;17:15 <b>Jersey (2)</b> 3:25;4:4 <b>JFL (1)</b> 19:3 <b>JOHNSON (1)</b> 5:22 <b>joint (3)</b> 6:7,18,24 <b>Jose (2)</b> 3:3;17:16 <b>Jr (1)</b> 3:3	<b>M</b>	<b>P</b>	
<b>K</b>	<b>Kaighn (4)</b> 11:13; 12:7,13,14 <b>kind (1)</b> 13:12	<b>page (1)</b> 19:2 <b>Paniaqua (1)</b> 7:13 <b>parking (1)</b> 8:6 <b>part (2)</b> 10:8;12:3 <b>participants (1)</b> 8:21 <b>participating (1)</b> 12:10 <b>participation (1)</b> 14:12 <b>particular (2)</b> 7:4;		
<b>L</b>				
	<b>Lanning (1)</b> 6:12 <b>least (1)</b> 11:21			



15:2,21;16:17;19:11 <b>roll-call (1)</b> 18:13	6:17;1,2;18:24,25; 19:20,21	14:21,24;15:4,7,17, 20,22,24;16:1,3,5,7, 15,18,20,22,24;17:1, 3,5,13,19;18:6,14,16, 18,20,22,24;19:1,11, 12,14,16,18,20,22; 20:6,9	<b>468 (1)</b> 10:2
<b>S</b>	<b>though (1)</b> 14:10 <b>thought (1)</b> 9:6 <b>three (1)</b> 4:3 <b>throughout (1)</b> 6:9 <b>Thursday (1)</b> 3:5 <b>tonight (7)</b> 6:5;8:21; 10:18,22;14:25; 16:11,11 <b>tonight's (1)</b> 19:25 <b>Tower (1)</b> 19:5 <b>transmitting (1)</b> 3:25 <b>Tuckahoe (1)</b> 19:4 <b>turned (1)</b> 12:19 <b>two (4)</b> 3:25;6:8,15; 12:17	<b>wish (1)</b> 20:10 <b>wishes (1)</b> 11:7 <b>within (9)</b> 6:14,20; 7:15;11:17,19,22,25; 13:17,18 <b>without (1)</b> 10:3 <b>word (1)</b> 13:13 <b>working (2)</b> 6:7;12:19	<b>5</b>
<b>safe (1)</b> 20:11 <b>same (2)</b> 4:3;17:20 <b>saying (2)</b> 15:5;20:7 <b>scarce (1)</b> 8:6 <b>schedule (1)</b> 3:21 <b>scheduled (4)</b> 3:4,10, 13;11:18 <b>School (1)</b> 11:11 <b>Second (21)</b> 4:25; 8:19;9:1,9,10;12:5; 14:15,17,19,21;15:2, 18,19;16:14,16;18:3, 10,11;19:2,10;20:5 <b>Seconded (1)</b> 15:20 <b>Secretary (2)</b> 17:12,21 <b>Section (1)</b> 10:8 <b>seeks (1)</b> 11:21 <b>sent (1)</b> 17:9 <b>shall (1)</b> 3:2 <b>Shipyard (1)</b> 7:24 <b>shop (1)</b> 12:17 <b>signed (1)</b> 17:12 <b>significant (1)</b> 6:9 <b>site (3)</b> 12:18,23;19:4 <b>smaller (1)</b> 6:19 <b>someone (1)</b> 12:8 <b>South (1)</b> 11:8 <b>speak (1)</b> 12:8 <b>speaking (1)</b> 14:22 <b>Square (1)</b> 6:12 <b>staff (2)</b> 5:16,18 <b>start (2)</b> 9:24;10:24 <b>statement (1)</b> 3:16 <b>stay (1)</b> 13:13 <b>Steve (1)</b> 17:17 <b>Street (9)</b> 11:8,8,9,10, 14;12:16,24,24;19:3 <b>streetscape (1)</b> 8:7 <b>study (2)</b> 11:15,23 <b>subject (3)</b> 4:5;13:8, 23 <b>summary (1)</b> 7:5 <b>sure (1)</b> 13:1 <b>Swearing (1)</b> 5:15 <b>sworn/affirmed (1)</b> 5:23 <b>Systems (1)</b> 19:5	<b>U</b>	<b>Yays (7)</b> 9:3;15:5,6,7; 20:7,8,9 <b>year (1)</b> 3:22 <b>years (1)</b> 6:8 <b>York (1)</b> 7:24	<b>5 (1)</b> 17:10
	<b>under (1)</b> 3:7 <b>undertake (1)</b> 15:12 <b>units (1)</b> 8:5 <b>Unless (1)</b> 14:9 <b>upon (1)</b> 8:8	<b>Y</b>	<b>6</b>
	<b>V</b>	<b>zero (1)</b> 17:10	<b>6:00 (1)</b> 3:6 <b>6:26 (1)</b> 20:14 <b>676 (1)</b> 11:10 <b>6th (2)</b> 11:8;12:24
	<b>various (1)</b> 6:19 <b>Vernick (1)</b> 17:25 <b>via (1)</b> 3:11 <b>Vice-Chair (11)</b> 4:18; 6:3;7:1,9,16;8:23; 10:9;11:4;14:14; 17:19;18:7 <b>VICE-CHAIRMAN (37)</b> 3:1;4:8,19;5:4,14; 6:1;7:11;8:11,16,24; 9:5,9,12,22;10:17,19, 23;12:4,15,25;13:10, 19,24;14:4,7,16;15:3, 21,23;16:19;17:14, 17;18:9,17;19:13,23; 20:1 <b>virtual (2)</b> 3:11,12 <b>virus (1)</b> 3:9 <b>vote (4)</b> 17:6;18:4,13, 14	<b>Z</b>	<b>7</b>
	<b>W</b>	<b>1</b>	<b>7 (2)</b> 4:6;17:14 <b>701 (1)</b> 12:7 <b>703 (1)</b> 12:7 <b>7th (4)</b> 11:9,13;12:14, 16
	<b>Waiver (1)</b> 19:5 <b>walkable (1)</b> 8:3 <b>way (1)</b> 11:9 <b>website (1)</b> 3:14 <b>weigh (1)</b> 9:6 <b>WILLIAMS (75)</b> 3:17; 4:9,11,13,15,17,23; 5:1,3,5,7,9,11,13,21; 6:3;7:16;8:20;9:11, 13,15,17,19,21;10:7, 10,12,15;11:4;12:4, 12,21;13:1,4,7,25;	<b>2</b>	<b>8</b>
<b>T</b>		<b>3</b>	<b>8 (1)</b> 15:13
<b>talking (1)</b> 13:10 <b>TEAMS (1)</b> 3:12 <b>testified (1)</b> 5:23 <b>Therefore (2)</b> 3:9;8:3 <b>thereof (3)</b> 3:22,25; 4:3 <b>Thomas (14)</b> 4:15,16; 5:11,12;9:19,20;16:5,		<b>4</b>	<b>9</b>
		<b>4,5,21-26,104-107 (1)</b> 10:2 <b>460 (1)</b> 10:1	<b>9 (2)</b> 4:22;17:15