

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETING
April 10, 2025

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

1 PLANNING BOARD
2 CITY OF CAMDEN

3 - - - -

4 Thursday, April 10, 2025

5 - - - -

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

10
11 B O A R D M E M B E R S P R E S E N T

12 STEVEN LEE, ACTING CHAIRMAN
13 ERIN CREAN
14 DIRECTOR WALKER
15 IAN LEONARD
16 COUNCILWOMAN RAMOS

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

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

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

I-N-D-E-X

CASES HEARD:	PAGE
1) APPROVAL OF PLANNING BOARD PUBLIC HEARING MINUTES - MARCH 13, 2025	5
2) PLANNING DIRECTOR'S REPORT	7
3) DOWNTOWN MASTER PLAN	7
4) DNL PROPERTY HOLDINGS, LLC 1372 N. Chesapeake Road	7
5) GEORGE WILLIAMS 1294 S. Merrimac Road	7
6) ANDREA LANCIONI 1057 S. Merrimac Road	7
7) RAFFE KESAYAN 1406 S. Collings Road	7
8) JOEL FERNANDEZ 1346 S. Merrimac Road	7
9) YORDANKA GUILARTE 1019 Ironside Road	7
10) PRELIMINARY AND FINAL MAJOR SITE PLAN RE: COOPER HOSPITAL (TOWER A) 1 Cooper Plaza	9

Continued on page 3

I-N-D-E-X

CASES HEARD:	PAGE
11) REVIEW & CONSIDERATION OF AN AMENDED RESOLUTION FROM CITY COUNCIL DIRECTING THE PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN AREAS AND PROPERTIES IDENTIFIED HEREIN ARE AREAS IN NEED OF REDEVELOPMENT OR REHABILITATION AS DEFINED by N.J.S.A. 40A:12-5, WITHOUT THE POWER OF EMINENT DOMAIN AS TO BLOCK 1221, LOTS 3, 12, 12 (BILLBOARD) & 17; BLOCK 1238, LOTS 3 & 14; BLOCK 1239, LOT 17; BLOCK 1240, LOT 1; BLOCK 1241, LOT 15; BLOCK 1250, LOTS 7, 123, 124 & 129; BLOCK 1251, LOT 11 (a NON-CONDEMNATION REDEVELOPMENT AREA); AND WITH THE POWER OF EMINENT DOMAIN (CONDEMNATION REDEVELOPMENT AREA) AS TO BLOCK 1250, LOT 128. (Adjourned to May 8, 2025)	45
12) REVIEW AND CONSIDERATION OF A REDEVELOPMENT FOR CERTAIN AREAS AND PROPERTIES IDENTIFIED HEREIN ARE AREAS IN NEED OF REDEVELOPMENT OR REHABILITATION AS DEFINED N.J.S.A. 40A:12-5, WITHOUT THE POWER OF EMINENT DOMAIN AS TO BLOCK 1221, LOT3, 12, 12(BILLBOARD) & 17; BLOCK 1238, LOTS 3 & 14; BLOCK 1239, LOT 17; BLOCK 1240, LOT 1; BLOCK 1241, LOT 15; BLOCK 1250, LOTS 7, 123, 124 & 129; BLOCK 1251, LOT 11; (A NON-CONDEMNATION REDEVELOPMENT AREA); AND WITH THE POWER OF EMINENT DOMAIN (CONDEMNATION REDEVELOPMENT AREA) AS TO BLOCK 1250, LOT 128. (Adjourned to May 8, 2025)	48
13) ADOPTION OF RESOLUTIONS	49

1 VICE-CHAIRMAN LEE: Good evening. The
2 meeting will now come to order. By the direction of
3 the Planning Board Chairman Jose DeJesus, Jr. of the
4 City of Camden, there will be a regularly scheduled
5 meeting held on Thursday, April 19, 2025 at 6:00 p.m.

6 Since the City of Camden remains under a
7 Declaration of a Health Emergency related to the
8 COVID-19 virus, City Hall is open. Therefore, this
9 regularly scheduled meeting will be conducted as a
10 virtual meeting via a remote conferencing platform,
11 TEAMS. Instructions on accessing this virtual
12 regularly scheduled Planning Board meeting and
13 meeting agenda, can be found on the City of Camden's
14 website. A reading of the Opening Statement, please.

15 DR. WILLIAMS: Adequate notice of this
16 meeting has been provided in accordance with the Open
17 Public Meetings Act. The Camden City Planning Board
18 adopted a Resolution approving the same during the
19 year 2025. One, posting a copy thereof on the
20 bulletin board reserved for such purpose in the
21 Office of the City Clerk, City Hall, first floor,
22 Camden, New Jersey; transmitting a copy thereof to
23 the Courier Post and to the Philadelphia Inquirer.
24 These newspapers have been designated by this Board
25 to receive same, and filing a copy thereof with the

1 City Clerk, City of Camden, New Jersey. The subject
2 meeting was publicized through amendment on April
3 11, 2025. Roll call.

4 DR. WILLIAMS: Mayor Carstarphen.
5 Mr. DeJesus. Mr. Lee.

6 VICE-CHAIRMAN LEE: Here.

7 DR. WILLIAMS: Director Walker.

8 DIRECTOR WALKER: Present.

9 DR. WILLIAMS: Councilperson Ramos.

10 COUNCILWOMAN RAMOS: Present.

11 DR. WILLIAMS: Mr. Humphrey.

12 Mr. Leonard.

13 MR. LEONARD: Here.

14 DR. WILLIAMS: Ms. Crean.

15 MS. CREAN: Present.

16 DR. WILLIAMS: Mr. Thomas. Ms.

17 Fraction.

18 Mr. Vice-Chair, we have quorum.

19 VICE-CHAIRMAN LEE: Thank you. Approval
20 of Planning Board Public Hearing Minutes dated March
21 13, 2025. Is there a motion? I need a motion.

22 MR. LEONARD: So moved.

23 DIRECTOR WALKER: Second.

24 DR. WILLIAMS: Roll call. Mayor
25 Carstarphen. Jose DeJesus. Mr. Lee.

1 VICE-CHAIRMAN LEE: Yes.

2 DR. WILLIAMS: Director Walker.

3 DIRECTOR WALKER: Yes.

4 DR. WILLIAMS: Councilperson Ramos.

5 COUNCILWOMAN RAMOS: Yes.

6 DR. WILLIAMS: Mr. Leonard.

7 MR. LEONARD: Yes.

8 DR. WILLIAMS: Ms. Crean.

9 MS. CREAN: Yes.

10 VICE-CHAIRMAN LEE: Thank you. At this
11 time, we have the swearing in of all professionals
12 and planning staff.

13 MR. BURNS: For our professionals, please
14 raise your right hands, please.

15 - - -

16 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,
17 AHP, CZO; DENA MOORE JOHNSON, PE, CME, having first
18 been duly sworn/affirmed, was examined and testified
19 as follows:

20 - - -

21 VICE-CHAIRMAN LEE: Thank you.

22 MR. BURNS: Doctor Williams, I believe
23 Eric Bernstein is in the meeting room.

24 MR. BERNSTEIN: I'm here.

25 MR. BURNS: Okay, Eric. I didn't know if

1 you were put in. Thank you.

2 MR. BERNSTEIN: Thank you, Jim.

3 VICE-CHAIRMAN LEE: Thank you.

4 Moving right along, Planning Director's
5 Report.

6 DR. WILLIAMS: Mr. Vice-Chair, the only
7 item on the agenda under that category is the
8 Downtown Master Plan. And we're waiting for the
9 county to give a definitive date for presentation
10 before the Board. And once I receive that date, I
11 will notify you all of the same. That ends my
12 report, sir.

13 VICE-CHAIRMAN LEE: Thank you. Moving
14 right along, the Certificates of Appropriateness.
15 I can do these in a block starting from 'A' and
16 ending at 'F,' Items 'A' to 'F.'

17 DR. WILLIAMS: If I may, Mr. Vice-Chair.

18 VICE-CHAIRMAN LEE: Yes.

19 DR. WILLIAMS: On behalf of the
20 Vice-Chair, we're recommending to the Board to
21 approve in block under New Business, Items 'A'
22 through 'F.' Re: 1372 N. Chesapeake Road; 1294 S.
23 Merrimac Road; 1057 S. Merrimac Road; 1406 S.
24 Collings Road; 1346 S. Merrimac Road; 1019 Ironside
25 Road.

1 To the Vice-Chair and members of the
2 Board, as a secretary and member of the commission,
3 we did review Items 'A' through 'F' under New
4 Business. All have been approved in the affirmative
5 and make recommendations to the Planning Board and
6 open up the public to approve the same.

7 MR. BURNS: Do we need a motion?

8 VICE-CHAIRMAN LEE: At this point we need
9 a motion, don't we?

10 MR. BURNS: Yes, we need a motion.

11 VICE-CHAIRMAN LEE: Motion to open to the
12 public.

13 MR. LEONARD: Motion.

14 DR. WILLIAMS: There are no hands up in
15 the public and I did hear Mr. Leonard offer a motion.

16 MR. BURNS: Yes.

17 COUNCILWOMAN RAMOS: I'll second it.

18 MR. BURNS: We have a second from the
19 Councilwoman. All in favor, say yays to open to the
20 public.

21 THE BOARD: Yays.

22 DR. WILLIAMS: Any opposed? Motion
23 carries.

24 MR. BURNS: Anybody in the public,
25 Dr. Williams?

1 DR. WILLIAMS: No. No public comments
2 from the public.

3 MR. BURNS: So we need a motion.

4 MR. LEONARD: So moved.

5 MS. CREAN: Second.

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

7 VICE-CHAIRMAN LEE: Yes.

8 DR. WILLIAMS: Director Walker.

9 DIRECTOR WALKER: Yes.

10 DR. WILLIAMS: Mr. Leonard.

11 MR. LEONARD: Yes.

12 DR. WILLIAMS: Councilperson Ramos.

13 COUNCILWOMAN RAMOS: Yes.

14 DR. WILLIAMS: Mr. Humphrey.

15 Mr. Leonard.

16 MR. LEONARD: Yes.

17 DR. WILLIAMS: Ms. Crean.

18 MS. CREAN: Yes.

19 DR. WILLIAMS: Motion carries to approve
20 Items under New Business, 'A' through 'F.'

21 VICE-CHAIRMAN LEE: Okay. Item G,
22 Preliminary and Final Major Site Plan: Cooper
23 Hospital (Tower A), 1 Cooper Plaza, Block 1402,
24 Lot 1; Block 1400, Lot(s) 55 through 65; and Block
25 1443, Lot 5.02. The applicant is proposing to

1 construct a bridge from Tower A, across Haddon Avenue
2 to the existing MD Anderson Cancer Center at Cooper
3 located directly across from Tower A on Block 1443,
4 Lot, 5.02.

5 Is there anyone here concerning this
6 particular matter?

7 MR. SHEEHAN: Yes, Mr. Vice-Chair. This
8 is Kevin Sheehan from Parker McKay on behalf of the
9 applicant, Cooper Health System.

10 MR. BURNS: At this time, Dr. Williams,
11 I want to state for the record, Mr. Chairman that I
12 have a conflict. I will recuse myself as the
13 solicitor. We have Eric Bernstein here. I also note
14 that there are Items 'H' and 'I.' I don't know how
15 long Cooper's application is going to take. So I
16 know that Ed Fox is very quick with his presentations
17 for the redevelopment.

18 I don't know if Eric would have a problem
19 with me not rejoining the meeting depending on how
20 far along Cooper goes. And Eric can handle the
21 presentation just for the motions to approve and we
22 have already -- I've already done resolutions for
23 that, Items 'H' and 'I' tonight. Or we can take
24 the -- or finish Cooper at the end. I leave it to
25 Mr. Bernstein who is nice enough to cover for me

1 tonight.

2 MR. BERNSTEIN: Whatever the desire of
3 the Board is. I'm be more than happy to handle 'H'
4 and 'I' if that is what the Board would like us to
5 do. Mr. Burns?

6 VICE-CHAIRMAN LEE: What do you think,
7 Doctor?

8 DR. WILLIAMS: I think we should carry in
9 the order recommended by Mr. Burns.

10 VICE-CHAIRMAN LEE: Okay. So that means,
11 the adoption of the followings Resolutions,
12 Certificates of Appropriateness?

13 DR. WILLIAMS: No, no. We've already
14 done that, sir. We're at Cooper Hospital now, Tower
15 A recommending based on recommendation of Counsel,
16 that he be recused. As he can't -- he has to be
17 recused. So Mr. Bernstein can handle the
18 balance of the items on the agenda.

19 MR. BURNS: Mr. Bernstein is offering to
20 do that. I certainly appreciate that. I owe you
21 one, sir, and good to see. I will turn it over to
22 Mr. Bernstein for the remainder of the meeting. And
23 I will turn it over to Mr. Bernstein. Thank you,
24 Eric.

25 MR. BERNSTEIN: Acting Chairman Lee,

1 before Mr. Burns disappears, we're also talking about
2 the adoption of the three Certificates of
3 Appropriateness Resolutions; is that correct, Jim?

4 VICE-CHAIRMAN LEE: Yes, that's what I
5 referred to earlier. That's what I was referring to
6 earlier actually.

7 MR. BURNS: Yes. So those resolutions
8 will be approved tonight, memorialized tonight, Eric.
9 And I also, for the record, and Mr. Sheehan can
10 remind everybody of it, I prepared with Mr. Sheehan,
11 two resolutions to memorialize Items 'H' and 'I' for
12 tonight. So we can memorialize those as well as the
13 Certificates of Appropriateness. And Mr. Sheehan
14 will, I'm sure, remind everybody of that fact.

15 MR. SHEEHAN: Yes.

16 MR. BERNSTEIN: No problem. Thank you,
17 Mr. Chairman. Thank you, Mr. Burns.

18 MR. BURNS: Have a great night, Eric.
19 Have a great night everybody. I'll see you next
20 month.

21 MR. SHEEHAN: See you, Jim.

22 So Mr. Chairman, I'll continue with
23 Cooper if that's okay with you?

24 VICE-CHAIRMAN LEE: Absolutely.

25 MR. SHEEHAN: So you identified the

1 properties Block 1402, Lot 1; Block 1400, Lot(s)
2 55 through 65; Block 1443, Lot 5.02. This is the
3 main Cooper Hospital Campus, as well as the MD
4 Anderson facility located directly across Haddon
5 Avenue.

6 The applicant is seeking preliminary and
7 final site plan approval to permit the construction
8 of a new tower that was identified as Tower A at the
9 corner of Haddon Avenue and Martin Luther King
10 Boulevard in April 2024. That tower is actually --
11 construction on that tower was actually started.
12 It's a 10-story hospital building expansion with a
13 footprint of about 35,000-plus square feet.

14 Tower A was part of Cooper's longterm
15 investment in the community and it serves as the
16 initial project for future demolition and
17 reconstruction and upgrades to the Cooper Hospital
18 Campus. The application before you tonight is an
19 amendment of that application. And there's a couple
20 of things that we're going to be doing. If it's okay
21 with you, I'll share my screen.

22 VICE-CHAIRMAN LEE: Sure.

23 MR. SHEEHAN: Can you see the bridge
24 shown on this elevation?

25 DR. WILLIAMS: I can see it.

1 MR. SHEEHAN: Great. Thank you.

2 So the proposal is to build a bridge from
3 Tower A to the MD Anderson facility across Haddon
4 Avenue. Traffic will continue to flow underneath of
5 Haddon Avenue. This will allow Cooper's patients and
6 staff to move safely and conveniently from the
7 hospital to the Cancer Center.

8 They're also proposing modifications to
9 the central unit -- central utility plant on the
10 Benson Street side of the property. They're
11 proposing an upgrade to the existing sign package and
12 new signs on Tower A and the bridge. And then as
13 part of the construction of Tower A, excavation is
14 required along Martin Luther King Blvd.

15 There's a support structure on the ground
16 that's necessary to support that excavation. In
17 consultation with the City Engineer, part of that
18 support structure will be removed when Tower A is
19 completed. But part of it will remain in place. And
20 the City Engineer requested that we obtain a variance
21 from the Board. We identified it as a setback
22 variance from the Board to allow that structure to
23 remain in place underground in accordance with his
24 direction.

25 We me tonight are Kyle MacGeorge from

1 Langan. He's the civil engineer on the project.
2 Leslie Hanson from HKS Architects. And Rachel
3 Fifield, a professional planner from Langan. There
4 are in addition to the site plan, there's a couple
5 setback variances that are required because the
6 bridge is spanning across the road, as well as some
7 sign variances that we'll go through in some more
8 detail. If we can have them sworn in.

9 MR. BERNSTEIN: They were already sworn
10 but if not, would you raise your right hand.

11 - - -

12 KYLE MacGEORGE, P.E.; LESLIE HANSON,
13 R.A.; RACHEL FIFIELD, P.P., having first been duly
14 sworn/affirmed, was examined and testified as
15 follows:

16 - - -

17 MR. BERNSTEIN: What we're going to do,
18 normally I'd have everybody indicate who they are.
19 Kevin, we're going to do that one at a time.
20 As you call the witnesses, would they please state
21 their full names, spell their last names for the
22 record, indicate where they're from and their
23 professional qualifications. But we'll do that as
24 the witnesses are called rather than doing it all at
25 once.

1 MR. SHEEHAN: Okay. So following the
2 Board's typical procedure at this point, we usually
3 go through Ms. Johnson's report. And as they respond
4 to questions from Ms. Johnson, before they continue,
5 I can do that for each witness.

6 MR. BERNSTEIN: Thank you.

7 MS. MOORE: I'm referring to Remington &
8 Vernick's letter dated April 7, 2025. Starting on
9 page 4. For the Redevelopment Plan, the front yard
10 setback for Benson Street, what's required is 5
11 feet. And for the proposed Block 1443 and Block 1400
12 portion of the project, the front yard setback is
13 4.3 feet. So we understand that's a preexisting
14 condition, correct?

15 MR. MacGEORGE: Yes. This is Kyle
16 MacGeorge with Langan Engineering Environmental
17 Services. For the record, I am a licensed
18 professional engineer in New Jersey. I have
19 testified in front of many Boards including this
20 one.

21 With regard to that question, yes, that
22 is correct that the setback is matched as the
23 existing building.

24 MS. MOORE: And then from the
25 Redevelopment Plan for the front yard setback from

1 Haddon Avenue, what's required is 5 feet. The
2 proposed Block 1443 and Block 1400 portion of the
3 project, there is no setback. And also proposed
4 Block 1443 portion, no setback. So you'll be
5 requesting a variance for both of those portions
6 under the front yard setback of Haddon Avenue,
7 correct?

8 MR. MacGEORGE: Yes, that is correct.

9 MS. MOORE: Starting with Performance
10 Standards for parking. The plan states on the
11 coverpage that there are not any proposed parking
12 spaces; however, Sheet CS101 indicates a
13 reconfiguration of existing parking spaces and now
14 shows 7 proposed spaces. Testimony should be
15 provided that the seven proposed parking spaces are
16 sufficient for the current use and that ADA parking
17 is not required.

18 MR. MacGEORGE: Sure. Those parking
19 spaces that you're seeing as striped are for service
20 purposes. The hospital uses them for patient
21 transport vehicles and emergency vehicles that serve
22 the ambulance entrance to the emergency room. As
23 such, they're not parking for the public and,
24 therefore, they don't require ADA or changes to the
25 public parking space count for the campus. And they

1 are adequate in the number of spaces proposed.

2 MS. MOORE: The applicant should provide
3 testimony regarding satisfying the electric charging
4 facilities' requirements at the overall hospital
5 site?

6 MR. MacGEORGE: As similarly because
7 there are no additional parking spaces proposed.
8 There's no requirement for additional electrical
9 charging spaces for the project.

10 MS. MOORE: Okay. And I think your
11 testimony with the overall site was that you're
12 looking into an overall project at some point for the
13 entire Cooper site for electric charging vehicles; is
14 that correct?

15 MR. SHEEHAN: Yes.

16 MS. MOORE: Okay.

17 Testimony should be provided if any new
18 bicycle parking spaces are proposed for the project.

19 MR. MacGEORGE: No new bicycle spaces are
20 proposed for this project.

21 MS. MOORE: The stormwater management
22 maintenance agreement currently filed with Camden
23 County for Tower A must be revised to include the
24 amendments in this application. You acknowledge
25 that?

1 MR. MacGEORGE: Acknowledged, yes. Will
2 do.

3 MS. MOORE: A stormwater fee is to be
4 calculated for the site as outlined in Appendix 18 of
5 the City Ordinance. The calculation will be reviewed
6 by our office and the fee must be paid by the
7 applicant prior to the final signatures of the plans.

8 MR. MacGEORGE: Understood.
9 Acknowledged.

10 MS. MOORE: The applicant should confirm
11 that the footings and foundations of the central
12 utility plant improvements will not encroach within
13 the City's right-of-way on Benson Street.

14 MR. MacGEORGE: Yes, that's confirmed.

15 MS. MOORE: How about the footings or
16 foundation of the pedestrian bridge installation?
17 Would that encroach within the county's right-of-way
18 on Haddon Avenue?

19 MR. MacGEORGE: So those are proposed to
20 encroach within the right-of-way. The columns are
21 proposed to be behind the curbs and that is part of
22 the easement agreement that's being coordinated with
23 Camden County.

24 MS. MOORE: Okay.

25 The project must be approved by the City

1 Engineer and the City Fire Chief. You're aware of
2 that and you'll provide the approval emails to me?

3 MR. MacGEORGE: Yes, will do.

4 MS. MOORE: Okay.

5 The concrete strength indicated in the
6 concrete collar details and the connection to brick
7 sewer details should be increased.

8 MR. MacGEORGE: Understood. We'll
9 correct that.

10 MS. MOORE: The applicant should indicate
11 if there are any changes to the previously approved
12 landscaping and lighting details.

13 MR. MacGEORGE: There are no changes to
14 the details that are from the most previously
15 approved.

16 MS. MOORE: Okay.

17 And lighting details should be provided
18 for this project, including the applicant indicates
19 lighting is being proposed underneath the pedestrian
20 bridge so that detail also should be provided.

21 MR. MacGEORGE: We will provide those,
22 yes.

23 MS. MOORE: The applicant is to provide
24 testimony regarding any and all environmental
25 concerns, studies and remediation pertaining to the

1 site?

2 MR. MacGEORGE: There has been ongoing
3 environmental soil testing. That's all being done
4 under the direction of a New Jersey licensed site
5 remediation professional to comply with all the soil
6 management and fill management policies in
7 New Jersey.

8 MS. MOORE: So it is under an LSRP right
9 now?

10 MR. MacGEORGE: Yes.

11 MS. MOORE: Okay.

12 The Visual Impact Assessment. A
13 description of the proposed project should be
14 presented in the report to indicate the extent to
15 which the site must be altered; the kinds of
16 facilities to be constructed and the uses intended.

17 MS. HANSON: Sorry to interrupt. My name
18 is Leslie Hanson. I'm a registered architect in the
19 State of New Jersey. I reside in Richmond, Virginia.

20 We have provided some information on
21 this, but we will comply and send an additional
22 narrative.

23 MS. MOORE: Okay. Thank you. And
24 including the negative and positive impacts of the
25 project. Even if it's just one or two items. If we

1 can have something in there for that portion also.

2 MS. HANSON: Yes, that's correct. That's
3 acknowledged and we'll be happy to do so.

4 MS. MOORE: Okay. Thank you.

5 MR. BERNSTEIN: Ms. Hanson, by whom are
6 you employed? I don't want to interrupt Ms. Johnson
7 while she's on a roll.

8 MS. HANSON: I'm employed by HKS
9 Architects. I've been with the firm for 22 years.

10 MR. BERNSTEIN: What was that again? I
11 apologize.

12 MS. HANSON: I'm with HKS Architects.
13 I've been with the firm for 22 years.

14 MR. BERNSTEIN: And where is HKS
15 Architects located, Ms. Hanson?

16 MS. HANSON: We have a variety of
17 different offices. I reside in Richmond, Virginia.

18 MR. BERNSTEIN: Thank you. Sorry,
19 Dena.

20 MS. MOORE: No, no. That's fine.

21 We are on the signage portion of the
22 project. And I know that the applicant had indicated
23 to me that they would like to visually show the signs
24 before we get into this portion.

25 MR. SHEEHAN: Yes. Thanks, Dena.

1 So Mr. Chairman and Board members, we're
2 asking for a lot of signs, some replacement signs and
3 some new signs. And if we just read through Dena's
4 report, you may not get to be able to see what it is
5 we're actually proposing and what we're voting on
6 tonight.

7 So Rachel Fifield from Langan is our
8 professional planner and she will go through the
9 location and the type of sign for each of the signs
10 that we're going to propose and identify the
11 variances that we're requesting in reference to
12 Dena's report. And once she does that, she'll also
13 talk about the Positive and Negative Criteria
14 necessary after she identifies all the signs for you.

15 So, Rachel, can you identify yourself for
16 the record, your affiliation with Langan, and a
17 little bit about your expertise in planning to
18 qualify you as an expert in professional planning?

19 MS. FIFIELD: Sure. My name is Rachel
20 Fifield. I'm a licensed professional planner here in
21 the State of New Jersey. I'm also a member of the
22 AICP. I work with Langan engineering located in
23 Parsippany, New Jersey, and I've been with them for
24 about four years.

25 MR. SHEEHAN: Thank you. So I have an

1 exhibit up that says Exhibit For Hearing Signs for
2 04/10/2025. I guess we can mark that A-1,
3 Mr. Bernstein?

4 MR. BERNSTEIN: Yes. Just for purposes
5 of the record, does anyone have any questions of
6 Ms. Fifield and anyone have any issues in having her
7 declared or approved as an expert? And the same
8 for Mr. MacGeorge and Ms. Hanson? I apologize for
9 not taking care of that earlier.

10 Hearing none, Mr. Chair, then obviously,
11 they're all approved as experts. Ms. Fifield, we're
12 going to mark this as A-1. For purposes of the
13 record, Mr. Sheehan, can we indicate what A-1
14 represents, who the author is and when it was
15 created?

16 MR. SHEEHAN: Yes. It is the sign
17 packaged prepared by Focus ER&D that was submitted
18 with the application. We have reorganized it so that
19 Rachel can go through the location of each sign as
20 you can see here. And then, show you what the sign
21 will look like and provide some details for you for
22 each of the signs. It is 25 pages. The exhibit is
23 25 pages.

24 MR. BERNSTEIN: So we're marking the
25 entire exhibit?

1 MR. SHEEHAN: Yes, please.

2 MR. BERNSTEIN: And the date on the
3 exhibit is?

4 MR. SHEEHAN: 04/10/2025. Today.

5 MR. BERNSTEIN: Thank you.

6 MR. SHEEHAN: All right. So Rachel, can
7 you see my screen? Am I sharing?

8 MS. FIFIELD: Yes, I can. thank you.

9 MR. SHEEHAN: So if you just roll -- if
10 you go through it, start with the sign on the corner,
11 I'll scroll through and follow you.

12 MS. FIFIELD: So we're starting with Sign
13 E-1 which is there on the corner of the Martin Luther
14 King Boulevard. You'll see it's like in a pink oval.
15 So it's right there on the corner. So for that sign
16 we're replacing a nonconforming 20-foot-by-14-foot
17 and 3 inches monument sign with a smaller
18 15-foot-by-8-inch-by-11-feet-and 3-inches sign. And
19 this new sign has a square footage of 176.18 square
20 feet, which means that we need the following
21 variances: From the Redevelopment Plan, a d(8) which
22 the maximum 40 square foot area for a monument signs
23 like this.

24 Also from the Redevelopment Plan,
25 d(9). And then from the regular design ordinance,

1 Section 870-253.Q(13(d), maximum 5-foot sign height.
2 We're exceeding that. You can see here that this
3 sign serves to, not only identify the site but also
4 to provide wayfinding for people on the street level
5 especially letting them know, you know, how to get to
6 the emergency room and then how to get to other
7 equally important but maybe less urgent locations.
8 So dividing it up into sections and having that
9 height is important for visibility here.

10 If you can move on to the next sign. So
11 this is Sign E-2. It's a new sign. It's 52.5
12 square feet. It's a wall-mounted sign. For that
13 we're seeking the following variances from the
14 Redevelopment Plan, again, a d(9) because we're
15 exceeding that max 5-foot sign height. And then from
16 the Design Ordinance Section 870-253.Q(12(c), the
17 maximum letter height is 6 feet for these signs. As
18 you can we're exceeding that. So this sign kind of
19 serves to identify Cooper. It's not giving specific
20 directions by it's creating clarity about what's
21 here; Tower A is new; kind of helping you identify
22 that this is part of the larger campus.

23 If you can move to the next one.

24 MR. SHEEHAN: Can we see it, E-7?

25 MS. FIFIELD: E7. So for E-7 is, again,

1 a replacement monument sign. It's 45 square feet.
2 We're going to be seeking that variance from the
3 Redevelopment Plan for the maximum 5-foot sign
4 height. As you can see, we're exceeding that height.
5 And this is a monument sign so it's standing on its
6 own here.

7 MR. SHEEHAN: I think we're on the main
8 tower. There we go. Here is E-6.

9 MS. FIFIELD: Okay. So E-6 is, again, is
10 a replacement sign, 1672.26 square feet of
11 wall-mounted signage. We're, again, seeking a
12 variance from the Redevelopment Plan for that maximum
13 5-foot sign height. And we're also seeking variances
14 of Q(10) and Q(12)(c). Both wall signs are not to
15 cover windows or wall openings and the maximum letter
16 height of 6 feet. And this is mounted quite high on
17 the building for identification sort of at a
18 neighborhood level. And so it's quite large.

19 MR. SHEEHAN: This is replacing the
20 existing Cooper sign that's on the Delaware River
21 side of the building, correct?

22 MS. FIFIELD: Yes. So it's a
23 replacement sign for an existing sign for the sign
24 identification.

25 MR. SHEEHAN: This is E-8.

1 MS. FIFIELD: So E-8 is a 194.64 square
2 foot wall-mounted sign, and it's simply going to be
3 removed.

4 MR. SHEEHAN: That's the existing sign at
5 the top of the building -- of the Roberts Pavilion on
6 the Martin Luther King side

7 Next is E-3.

8 MS. FIFIELD: So E-3 is a new 618 square
9 foot wall-mounted sign. We're, again, seeking that
10 variance from the Redevelopment Plan for the maximum
11 5-foot sign height, you know, scaled with this
12 building. We're seeking a larger sign than that.
13 And then, again, Q(12)(c) from the regular ordinance
14 for a maximum letter height of 6 feet.

15 MR. SHEEHAN: And this will be the top of
16 the new Tower A on the Martin Luther King side of the
17 building?

18 MS. FIFIELD: Yes. So this is, again,
19 sort of neighborhood level identification of this new
20 building associating it with the existing campus.

21 MR. SHEEHAN: Next are E4 which are two
22 signs on the stair tower?

23 MS. FIFIELD: Yes. So this is divided up
24 into E-4A and E-4B but they're extremely similar. So
25 this is that new stair tower for --

1 MR. SHEEHAN: There you go.

2 MS. FIFIELD: Yes. So you can see it's
3 there right behind the bridge. So these are new
4 signs and they're both wall-mounted signs. And
5 they're also sort of also kind of identity signs
6 here. So E-4A which is the one that we're looking at
7 right now, is a new 257.13 square foot wall-mounted
8 sign. We're seeking a variance from the
9 Redevelopment Plan, again, for the maximum sign
10 height which is 5 feet under the plan. And then
11 we're seeking a variance under Q(10), again, because
12 this is located in a glassed-in area so it
13 technically covers a window.

14 And can we move to E-4B which is
15 extremely similar?

16 MR. SHEEHAN: I don't see that here,
17 Rachel.

18 MS. MOORE: I'm sorry. One thing,
19 Rachel. Rachel, a question for you. Is it Q(10) or
20 F(10)? Because I think I have signs covering a
21 window as F(10). But is it Q(10)?

22 MS. FIFIELD: I have 870-253.Q(10), wall
23 signs not to cover wholly or partially any wall
24 opening or project beyond the ends of the wall to
25 which they are attached.

1 MS. MOORE: Okay. Because I think it's
2 in my report as F(10). I can just check as you're
3 going through. I'm sorry. I'll just --

4 MR. BERNSTEIN: Page 6, No. 6, Dena,
5 (H) #6. you got it as F(10).

6 MS. MOORE: Right. So I'll just confirm
7 that it is Q(10). I apologize. You can keep going.

8 MS. FIFIELD: Thank you.

9 MR. SHEEHAN: I don't see 'B' here but
10 that's similar to this. Do you want to talk about
11 the dimensions?

12 MS. FIFIELD: Yes. So 'A' and 'B' are,
13 you know, they're opposite sides of the same tower.
14 So 4B is a new 141.78 square foot wall-mounted sign
15 there. Again, we're seeking those same variances
16 both from the Redevelopment Plan for the maximum
17 5-foot sign height. From Q(10) for wall signs not to
18 cover windows. And then from Q(12)(c), maximum
19 letter height of 6 feet.

20 MR. SHEEHAN: And then E5?

21 MS. FIFIFIELD: So much like E-4, E-5 is
22 kind of a pair of signs on either side of the
23 proposed new pedestrian bridge. They're both new
24 signs because it's a new bridge. So 5-A is a 509.23
25 square foot wall-mounted sign. Those variance we're

1 seeking are from the Redevelopment Plan for the
2 maximum 5-foot sign height. From the ordinance for
3 window signs which is Section 870-253.I(12), window
4 signs inside the window, permanent window signs only
5 permitted if signage background area is less than 10
6 percent of the window area.

7 And then, again, what might be Q(10) or
8 as the counsel person is looking up, what might be
9 F(10), wall signs not to cover windows. So as you
10 can see, this is a mostly transparent, you know,
11 bridge background. So less than 10 percent of the
12 window area would be a quite small area. So E-5A and
13 E-5B is the exact same dimensions on the other side.
14 You can see them here and seeking the exact same
15 variances.

16 MR. SHEEHAN: Okay. So can you speak to
17 the Positive and Negative Criteria for the variance?

18 MR. BERNSTEIN: Just before she does,
19 Kevin, 'A' is the Cooper sign and 'B' is the MD
20 Anderson sign?

21 MR. SHEEHAN: Or is it one side then the
22 other?

23 MS. FIFIELD: No. It's one side and then
24 the other.

25 MR. BERNSTEIN: Okay. So what's the

1 difference between 'A' and 'B'? Just one sign versus
2 the other?

3 MS. FIFIELD: Yes. They have the same
4 dimensions and the same size but they're on
5 opposite sides of that bridge to identify it, you
6 know, depending on which direction you're coming
7 from.

8 MR. BERNSTEIN: Thank you.

9 MS. MOORE: And I did note, it is
10 F(10). I just wanted to make sure. It's F(10).

11 MS. FIFIELD: Thank you very much.

12 MS. MOORE: No problem.

13 MS. FIFIELD: So I'm going to move
14 towards Positive Criteria for signage unless there
15 are other --

16 MR. BERNSTEIN: Were they all F(10),
17 Dena?

18 MS. MOORE: Before you do that, if I can
19 just go through just to confirm. So the signage --
20 just to go through the nine comments that I have for
21 signage?

22 MS. FIFIELD: Okay.

23 MS. MOORE: So per the Redevelopment
24 Plan, no sign shall be more than 5 feet in height.
25 All of the proposed signs exceed 5 feet. So you are

1 requesting that variance, correct?

2 MS. FIFIELD: Yes.

3 MS. MOORE: Per the Redevelopment Plan, a
4 sign for any non-residential use shall not exceed 40
5 square feet. All of the proposed signs exceed 40
6 square feet. You're requesting a variance from that
7 requirement?

8 MS. FIFIELD: Yes.

9 MR. SHEEHAN: Yes.

10 MS. MOORE: Per Section
11 870-253.I(1), all window lettering and signs shall be
12 inside the window. The applicant has proposed window
13 lettering signs on the exterior of the windows. The
14 applicant requests a variance.

15 MS. FIFIELD: Yes.

16 MS. MOORE: Per Section 870-253.I(2),
17 permanent window lettering or signs shall be
18 permitted only if the rectangle or circle confining
19 such lettering or sign, or the background upon which
20 it appears, does not exceed 10% of the window area.

21 MS. FIFIELD: Yes.

22 MS. MOORE: The applicant has proposed
23 window lettering signs that exceed 10% and you're
24 requesting a variance.

25 MS. FIFIELD: Yes.

1 MS. MOORE: Per Section
2 870-253.O(12)(a), there shall be not more than one
3 wall sign for each principal building except that,
4 where the building abuts two or more streets, one
5 additional sign shall be permitted. The applicant
6 has proposed multiple wall signs. And you're
7 requesting a variance?

8 MS. FIFIELD: Yes.

9 MS. MOORE: The applicant has requested a
10 variance from Section 870-253.F(10), so that signs
11 may cover windows. The applicant has requested this
12 variance to permit wall signs to cover wholly or
13 partially windows in the building and/or bridge
14 signs. So that's a variance for that?

15 MS. FIFIELD: Yes.

16 MS. MOORE: Per Section 870-253.Q(12)(c),
17 maximum letter height shall be 6 feet, but in some
18 cases shall be reduced to maintain consistency with
19 building design. The applicant has proposed letter
20 heights that exceed 6 feet so you are requesting a
21 variance of that requirement.

22 MS. FIFIELD: Yes.

23 MS. MOORE: Per Section 870-253.Q(13)(d),
24 a freestanding identification sign shall not project
25 higher than 5 feet as measured from the base of the

1 sign. The applicant has proposed a directional sign
2 that exceeds this 5 feet. And you're requesting a
3 variance, correct?

4 MS. FIFIELD: Yes.

5 MS. MOORE: And then the last comment:
6 Clearance signs shall be provided in both directions
7 on the pedestrian bridge. You'll add that for the
8 clearance sign?

9 MR. SHEEHAN: Yes.

10 MS. MOORE: Okay. All right. Thank you.
11 I just wanted to go through that. I have each of
12 those in the back under variances and waivers, but we
13 can go through that after your testimony. Then we
14 will go through the miscellaneous after your
15 testimony too.

16 MR. SHEEHAN: Okay. So Rachel, do you
17 want to touch on the Positive and Negative Criteria
18 for the variances?

19 MS. FIFIELD: Sure. So here for signage
20 our Positive Criteria is the replacement signs that
21 I've talked about are closer to conformance than the
22 existing signs, although obviously, we still need
23 variances for them.

24 Sign sizes here serve to provide
25 visibility and wayfinding at a relevant scale whether

1 that's street level, neighborhood level. Or up
2 closer, they identify the new tower and the bridge
3 as part of the larger campus and they provide clarity
4 from busy intersections like the combination of
5 Martin Luther King and Haddon.

6 They're also moving with the purpose of
7 zoning particularly Purpose 'H,' to encourage the
8 location and design of transportation routes which
9 will promote the free-flow of traffic while
10 discouraging locations of such facilities and routes
11 which result in congestion or blight; grants relief
12 for the signage; allows for efficient internal and
13 external circulation clearly identifying the site and
14 key areas within it such as the emergency department,
15 creating visibility for better flow and traffic.

16 For Negative Criteria for signage, no
17 substantial impact on the public good. Signage does
18 not impair light or air. This window front signage
19 that we've discussed, is located on those parking
20 staircases which are mostly glassed-in. There's
21 also, you know, locations on that bridge which is
22 designed to be largely glass as well. So they're not
23 impairing light or visibility. Signage design here
24 is consistent throughout the site to avoid a sense of
25 visual clutter. And there's no substantial impact on

1 the Zone Plan or Master Plan here. The Cooper Plaza
2 Redevelopment Plan seeks to promote that as one of
3 its goals to promote Cooper University Hospital's
4 expansion. This signage serves the goal of, you
5 know, improving with Tower A and better connectivity
6 and access to facilities across the street.

7 MR. BERNSTEIN: So it's Purpose 'H' only?

8 MS. FIFIELD: Yes.

9 MR. BERNSTEIN: Thank you.

10 MR. SHEEHAN: What is Purpose 'H'?

11 MS. FIFIELD: Purpose H is free-flow of
12 traffic design for visibility.

13 MR. BERNSTEIN: That's the only purpose
14 under 40:55.D(2) that you believe the Positive
15 Criteria applies to?

16 MS. FIFIELD: I mean, we could certainly
17 expand, you know.

18 MR. BERNSTEIN: If that's the testimony,
19 that's fine. I just want to make sure for the
20 purposes of the record.

21 MS. FIFIELD: Yes, for the purposes of
22 the record, you know, each is concise for what we're
23 doing here.

24 MR. BERNSTEIN: Thank you.

25 MS. MOORE: I will continue on page 7

1 under Miscellaneous. Testimony should be provided
2 that the proposed addition will match the existing
3 building. The exact square footage of the building
4 addition should be provided and confirmed. Oh,
5 you're on mute?

6 MS. HANSON: Thank you. The materials
7 for the new construction match the existing Cooper
8 Tower. The bridge matches Tower A and MD Anderson.
9 And the Central Utility Plan addition matches the
10 existing Roberts Towers. So we believe that that
11 complies. As far as the exact square footage, we
12 provide this information in the upcoming revision as
13 far as the square footage.

14 MS. MOORE: Okay.

15 A structural review of the documents
16 provided by Pierce Engineering will be provided with
17 a resolution compliance review should this project be
18 approved by the Planning Board.

19 MR. MacGEORGE: We acknowledge that.

20 MS. MOORE: Details for the proposed
21 fencing should be provided and conform to Section
22 870-197.

23 Now, Mr. MacGeorge and I spoke this
24 afternoon regarding the security screening. And so
25 we're going to look at the security screening as

1 fencing in this matter. And there's an issue with
2 the height, correct? We need to add a variance
3 regarding the height; is that correct, Kyle?

4 MS. HANSON: Yes. Right. Our
5 understanding is that there's a 6-foot height
6 limitation. However, this is an enclosing or
7 providing security to an exit stair. And so we would
8 request an 8-foot height so that would require a
9 variance.

10 MS. MOORE: And I know that section was
11 sent to me but just to have it on record, if I can be
12 given that section again, 870-?

13 MS. HANSON: 870-197.

14 MS. MOORE: Okay. Any letter after that?

15 MR. MacGEORGE: Letters 'F' and 'G' both
16 deal with the height so it's both of those letters.

17 MS. MOORE: I'll note that. So I added
18 under the Summary of Variances and Waivers, a
19 variance Section 870-197.F and 'G' for the height of
20 fencing. And then in parenthesis with fencing I said
21 security screening. So we're all aware of that.

22 MS. HANSON: That's correct.

23 MS. MOORE: The applicant is responsible
24 for obtaining a bridge easement agreement with Camden
25 County. I believe that is in the works right now

1 from your testimony.

2 MR. MacGEORGE: Yes.

3 MS. MOORE: And the applicant and owner
4 are reminded that site safety is their
5 responsibility. You'll add the site safety note to
6 the plans? I'm surprised I didn't see it. So if
7 it's somewhere already there, I couldn't find it.

8 MR. MacGEORGE: If it's not there, we'll
9 add it for sure.

10 MS. MOORE: Thank you.

11 So the Summary of Variances and Waivers I
12 have variances from the Redevelopment Plan for front
13 yard setback for both the bridge and the Central Unit
14 Utility Plant. From the Redevelopment Plan, the sign
15 area. And then from the City Ordinance, signs
16 covering windows, interior window lettering and
17 signs, signs 10 percent of window area, the number of
18 wall signs, letter height and height of
19 identification sign. And then I added the Section
20 870-197.F and G, the height of fencing in
21 parenthesis, security screening. And we have no
22 waivers for this one.

23 You're aware of the Approval Process as
24 listed pages 7 and 8. If you have any questions, you
25 can contact me. You're aware?

1 MR. MacGEORGE: We're aware.

2 MS. MOORE: And Outside Agency Approvals,
3 I have Camden County Planning Board and Camden County
4 Soil Conservation District. Are there any others
5 that I may be missing?

6 MR. MacGEORGE: No. That's what we have
7 as well.

8 MS. MOORE: Well, that concludes my
9 review of the project. Thank you.

10 VICE-CHAIRMAN LEE: At this time --
11 Doctor Williams, I believe this is the opportunity
12 for the someone from the public to comment if they
13 have any concerns or questions. Is that true?

14 DR. WILLIAMS: I will recommend,
15 Mr. Vice-Chair, ask any Board members if they have
16 any comments regarding the plans. And then after no
17 questions from the Board members, ask the general
18 public. We'll open it up to the public.

19 VICE-CHAIRMAN LEE: Anybody from the
20 Board have any concerns or questions regarding the
21 application? I guess not. So we'll move forward and
22 open up the floor to the public. I guess a motion in
23 order to do that. Is there a motion to open to the
24 public?

25 DR. WILLIAMS: No, no, Mr. Vice-Chair.

1 There's someone with their hand up, Mr. Quinn
2 DeMenna.

3 VICE-CHAIRMAN LEE: Okay.

4 MR. DeMENNA: Great presentation. I just
5 had one question. I have a concern for glare. Which
6 of the lights -- which of the signs or if any of
7 them, are internally lit and particularly the bridge
8 signs?

9 MR. SHEEHAN: I believe they're all
10 internally lit.

11 MS. MOORE: I think you may have to put
12 your address on the record, Mr. DeMenna, too.

13 MR. DeMENNA: Sure. Quinn DeMenna, 576
14 Benson Street.

15 MS. MOORE: It's been a while. Good to
16 see you.

17 MR. DeMENNA: Good to see you too, Dena.

18 MR. BERNSTEIN: Mr. DeMenna, I'll swear
19 you in. The testimony or statements you're about to
20 give, will be the truth, the whole truth and nothing
21 but the truth so help you God?

22 MR. DeMENNA: Yes, I do.

23 MR. BERNSTEIN: Thank you.

24 MR. SHEEHAN: So all signs including the
25 bridge signs are internally lit.

1 MR. DeMENNA: Is there a light level that
2 we would expect to, again, causing no difficulties in
3 passing through under the bridge with any kind of
4 potential glare?

5 MR. SHEEHAN: I don't have the --

6 MS. MOORE: That was going to be a part
7 of the revised plans because we don't have details on
8 those lights at this time.

9 MR. DeMENNA: All right. Thank you. As
10 I have a concern because as I age, of course, the
11 eyesight and night driving is always difficult.
12 Thank you.

13 MS. MOORE: All of us are getting there.
14 But we will take a look at that to make sure. And
15 the applicant is aware too of that issue. Thank you.

16 VICE-CHAIRMAN LEE: At this time I assume
17 there's nobody else from the public that wants to be
18 heard. So we need a motion to approve or deny.

19 DR. WILLIAMS: Anyone that's not
20 testifying or speaking for the record, please mute
21 yourself, please.

22 MR. BERNSTEIN: Mr. Chair, for purposes,
23 this is a preliminary and final major site plan for
24 Cooper Hospital Tower A, Block 1402, Lot 1;
25 Block 1400, Lots 55 through 65; and Block 1443,

1 Lot 5.02. This is the approval of a bridge and
2 related signage, as well as all other additional
3 items requested by the applicant and the various
4 reports and/or testimony provided as well as in
5 response to Remington & Vernick's rather extensive
6 report on the project, including an additional
7 variance listed tonight. This is still subject to
8 all other requirements and provisions therein.

9 MS. MOORE: Mr. Bernstein, this was a
10 small report just so you know.

11 MR. BERNSTEIN: I know. I've seen some
12 of your others. It's extensive nonetheless. Length
13 is not the issue, Ms. Johnson. It's the items
14 covered.

15 MS. MOORE: Thank you.

16 VICE-CHAIRMAN LEE: Is there a motion to
17 approve as stated by Mr. Sheehan?

18 MS. CREAN: So moved.

19 DIRECTOR WALKER: Second.

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

21 VICE-CHAIRMAN LEE: Yes.

22 DR. WILLIAMS: Director Walker.

23 DIRECTOR WALKER: Yes.

24 DR. WILLIAMS: Councilperson 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: Motion carried to approve.

6 MR. SHEEHAN: Thank you.

7 MR. BERNSTEIN: Doctor Williams, for
8 purposes of the record, who made the motion and who
9 made the second?

10 DR. WILLIAMS: Ms. Crean made the motion
11 and Director Walker seconded it.

12 MR. BERNSTEIN: Thank you, sir.

13 VICE-CHAIRMAN LEE: The adoption of the
14 following resolutions. The attorney is going to
15 handle this one, right?

16 MR. SHEEHAN: Not yet, Mr. Vice-Chair.
17 So the next thing scheduled on the agenda is the Area
18 In Need Public Hearing. And if approved or
19 recommended, a Redevelopment Plan. Although I will
20 say that either David Benne -- or I'll ask. Are
21 David Bennedetti or Ed Fox present tonight?

22 DR. WILLIAMS: Neither one are on the
23 call.

24 MR. SHEEHAN: Yes, I know. I didn't see
25 them either so that's why I was asking. So I had

1 spoken to Mr. Bennedetti this afternoon and he had
2 told me that either he or Mr. Fox will be on the
3 call. So I'm surprised that neither one are. But if
4 neither are on, Mr. Vice-Chair, I don't believe we
5 can go forward with the public hearing.

6 The Area In Need Report Investigation was
7 prepared by ERI and Mr. Bennedetti and Mr. Fox. And
8 they would need to provide the testimony and summary
9 of that report for the Board significantly because
10 one of the properties is -- Council had asked that it
11 be investigated to determine whether it was an Area
12 In Need with the Power of Condemnation. So I had
13 reached out to them. When I noticed that they were
14 not on the call earlier, I had emailed them shortly
15 after six o'clock and I have not received a response.
16 And unfortunately, I do not have their cell phone
17 numbers.

18 MR. BERNSTEIN: Okay.

19 MR. SHEEHAN: So if it's okay with the
20 Board, I would ask that this be carried to next
21 month. And I will provide new notice so that
22 especially as I said, given that the recommendation
23 is related to one condemnation parcel, I will give
24 new notice in both the newspaper and the mailing
25 notice and insure that we comply with those

1 requirements.

2 MR. BERNSTEIN: That's for both, 'H' and
3 'I,' Mr. Sheehan?

4 MR. SHEEHAN: It is, yes.

5 MR. BERNSTEIN: Mr. Chairman, therefore,
6 there is a motion to continue the hearing on the
7 Review and Consideration of an Amended Resolution
8 from City Council directing the Planning Board to
9 conduct a preliminary investigation to determine
10 whether certain areas and properties identified
11 herein are areas in need of redevelopment or
12 rehabilitation as defined by N.J.S.A. 40A:12-5,
13 without the power of eminent domain as to Block 1221,
14 Lots 3, 12, 12(billboard) & 17; Block 1238, Lots 3 &
15 14; Block 1239, Lot 17; Block 1240, Lot 1; Block
16 1241, Lot 15; Block 1250, Lots 7, 123, 124 & 129;
17 Block 1251, Lot 11 (a Non-Condemnation Redevelopment
18 Area); and with the Power of Eminent Domain
19 (Condemnation Redevelopment Area) as to Block 1250,
20 Lot 128 to the May meeting. What's the date on the
21 May meeting, Dr. Williams?

22 DR. WILLIAMS: The May meeting is
23 scheduled for May 8th.

24 MR. BERNSTEIN: To May 8th at
25 6:00 p.m. or soon thereafter as the matter may be

1 heard with notice by the applicant.

2 MR. BERNSTEIN: Is there a motion?

3 VICE-CHAIRMAN LEE: So moved.

4 MS. CREAN: Second.

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

6 VICE-CHAIRMAN LEE: Yes.

7 DR. WILLIAMS: Director Walker.

8 DIRECTOR WALKER: Yes.

9 DR. WILLIAMS: Councilperson Ramos.

10 COUNCILWOMAN RAMOS: Yes.

11 DR. WILLIAMS: Mr. Leonard.

12 MR. LEONARD: Yes.

13 DR. WILLIAMS: Ms. Crean.

14 MS. CREAN: Yes.

15 DR. WILLIAMS: Motion carries to approve.

16 Thank you.

17 MR. BERNSTEIN: One more item. We need
18 another motion for Review and Consideration of all
19 those items listed, as I mentioned, regarding 'I' for
20 a further -- Review and Consideration of a
21 Redevelopment Plan for all the areas previously
22 discussed, carried to May 8, 2025 at 6:00 p.m. or
23 soon thereafter the matter may be heard with further
24 notice.

25 MS. CREAN: So moved.

1 VICE-CHAIRMAN LEE: Second.

2 DR. WILLIAMS: Motion by Ms. Crean and
3 seconded by Mr. Lee. Roll call. Mr. Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 DR. WILLIAMS: Director Walker.

6 DIRECTOR WALKER: Yes.

7 DR. WILLIAMS: Councilperson Ramos.

8 COUNCILWOMAN RAMOS: Yes.

9 DR. WILLIAMS: Mr. Leonard.

10 MR. LEONARD: Yes.

11 DR. WILLIAMS: Ms. Crean.

12 MS. CREAN: Yes.

13 DR. WILLIAMS: Motion carries to table;
14 continued.

15 MR. BERNSTEIN: We have three
16 Certificates of Appropriateness to seek approval.
17 The first one is, The Phoenix Development Group, LLC
18 at 1816 Filmore Street seeking exterior work to a
19 property within the Waterfront South Historic
20 District.

21 VICE-CHAIRMAN LEE: Okay. They were
22 already approved obviously.

23 MR. BERNSTEIN: But there's a resolution,
24 a resolution to approve the adoption -- approve the
25 approval -- the adoption of the resolution approving

1 it. Thank you.

2 MS. CREAN: So moved.

3 VICE-CHAIRMAN LEE: Second.

4 DR. WILLIAMS: Through the Vice-Chair.

5 I'm assuming through the Vice-Chair that he's asking
6 for a motion for the approval of resolutions under
7 C of A, 'A,' 'B,' and 'C', Phoenix Development Group,
8 1816 Filmore, 1818 Filmore, and 1830 Filmore. So
9 through the Vice-Chair, we need a motion.

10 MR. BERNSTEIN: Ms. Crean made the
11 motion.

12 COUNCILWOMAN RAMOS: Second.

13 DR. WILLIAMS: Ms. Crean made the motion.
14 Councilperson Ramos seconded it.

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

16 VICE-CHAIRMAN LEE: Yes.

17 DR. WILLIAMS: Director Walker.

18 DIRECTOR WALKER: Yes.

19 DR. WILLIAMS: Councilperson Ramos.

20 COUNCILWOMAN RAMOS: Yes.

21 DR. WILLIAMS: Mr. Leonard.

22 MR. LEONARD: Yes.

23 DR. WILLIAMS: Ms. Crean.

24 MS. CREAN: Yes.

25 DR. WILLIAMS: Motion carries to

1 approve.

2 VICE-CHAIRMAN LEE: We need a motion to
3 adjourn.

4 MS. CREAN: So moved.

5 COUNCILWOMAN RAMOS: Second.

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

8 THE BOARD: Yays.

9 DIRECTOR WALKER: Good night.

10 DR. WILLIAMS: Good night everyone and
11 have a blessed evening.

12 - - -

13 *** (Meeting concluded at 7:01 p.m.) ***

14

15

16

17

18

19

20

21

22

23

24

25

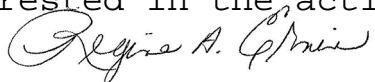
1 CERTIFICATION

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

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

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

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

18 

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

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

	AHP (1) 6:17 AICP (1) 23:22 air (1) 36:18 allow (2) 14:5,22 allows (1) 36:12 along (4) 7:4,14; 10:20;14:14 altered (1) 21:15 although (2) 35:22; 45:19 always (1) 43:11 ambulance (1) 17:22 Amended (1) 47:7 amendment (2) 5:2; 13:19 amendments (1) 18:24 and/or (2) 34:13;44:4 Anderson (5) 10:2; 13:4;14:3;31:20;38:8 apologize (3) 22:11; 24:8;30:7 appears (1) 33:20 Appendix (1) 19:4 applicant (23) 9:25; 10:9;13:6;18:2;19:7; 10:20;10,18,23; 22:22;33:12,14,22; 34:5,9,11,19;35:1; 39:23;40:3;43:15; 44:3;48:1 application (6) 10:15; 13:18,19;18:24; 24:18;41:21 applies (1) 37:15 appreciate (1) 11:20 Appropriateness (5) 7:14;11:12;12:3,13; 49:16 Approval (8) 5:19; 13:7;20:2;40:23; 44:1;49:16,25;50:6 Approvals (1) 41:2 approve (11) 7:21; 8:6;9:19;10:21; 43:18;44:17;45:5; 48:15;49:24,24;51:1 approved (10) 8:4; 12:8;19:25;20:11,15; 24:7,11;38:18;45:18; 49:22 approving (2) 4:18; 49:25 April (4) 4:5;5:2; 13:10;16:8 architect (1) 21:18 Architects (4) 15:2; 22:9,12,15 area (14) 25:22; 29:12;31:5,6,12,12; 33:20;40:15,17; 45:17;46:6,11;47:18, 19	areas (4) 36:14; 47:10,11;48:21 ASIP (1) 6:16 Assessment (1) 21:12 associating (1) 28:20 assume (1) 43:16 assuming (1) 50:5 attached (1) 29:25 attorney (1) 45:14 author (1) 24:14 Avenue (8) 10:1;13:5; 9;14:4,5;17:1,6;19:18 avoid (1) 36:24 aware (6) 20:1;39:21; 40:23,25;41:1;43:15	Boards (1) 16:19 Board's (1) 16:2 both (11) 17:5;27:14; 29:4;30:16,23;35:6; 39:15,16;40:13; 46:24;47:2 Boulevard (2) 13:10; 25:14 brick (1) 20:6 bridge (23) 10:1; 13:23;14:2,12;15:6; 19:16;20:20;29:3; 30:23,24;31:11;32:5; 34:13;35:7;36:2,21; 38:8;39:24;40:13; 42:7,25;43:3;44:1 build (1) 14:2 building (14) 13:12; 16:23;27:17,21;28:5, 12,17,20;34:3,4,13, 19;38:3,3 bulletin (1) 4:20 BURNS (17) 6:13,22, 25:8;7,10,16,18,24; 9:3;10:10;11:5,9,19; 12:1,7,17,18 Business (3) 7:21;8:4; 9:20 busy (1) 36:4	Carstarphen (2) 5:4, 25 cases (1) 34:18 category (1) 7:7 causing (1) 43:2 cell (1) 46:16 Center (2) 10:2;14:7 central (5) 14:9,9; 19:11;38:9;40:13 certain (1) 47:10 certainly (2) 11:20; 37:16 Certificates (5) 7:14; 11:12;12:2,13;49:16 Chair (2) 24:10;43:22 Chairman (7) 4:3; 10:11;11:25;12:17, 22;23:1;47:5 changes (3) 17:24; 20:11,13 charging (3) 18:3,9,13 check (1) 30:2 Chesapeake (1) 7:22 Chief (1) 20:1 circle (1) 33:18 circulation (1) 36:13 City (16) 4:4,6,8,13, 17,21,21;5:1,1;14:17, 20;19:5,25;20:1; 40:15;47:8 City's (1) 19:13 civil (1) 15:1 clarity (2) 26:20;36:3 Clearance (2) 35:6,8 clearly (1) 36:13 Clerk (2) 4:21;5:1 closer (2) 35:21;36:2 clutter (1) 36:25 CME (1) 6:17 collar (1) 20:6 Collings (1) 7:24 columns (1) 19:20 combination (1) 36:4 coming (1) 32:6 comment (2) 35:5; 41:12 comments (3) 9:1; 32:20;41:16 commission (1) 8:2 community (1) 13:15 completed (1) 14:19 compliance (1) 38:17 complies (1) 38:11 comply (3) 21:5,21; 46:25 concern (2) 42:5; 43:10 concerning (1) 10:5 concerns (3) 20:25; 41:13,20 concise (1) 37:22 concluded (1) 51:13 concludes (1) 41:8
#				
#6 (1) 30:5				
*				
***Meeting (1) 51:13				
A		B	C	
A' (9) 7:15,16,21;8:3; 9:20;30:12;31:19; 32:1;50:7 A-1 (3) 24:2,12,13 able (1) 23:4 Absolutely (1) 12:24 abuts (1) 34:4 access (1) 37:6 accessing (1) 4:11 accordance (2) 4:16; 14:23 acknowledge (2) 18:24;38:19 Acknowledged (3) 19:1,9;22:3 across (6) 10:1,3; 13:4;14:3;15:6;37:6 Act (1) 4:17 Acting (1) 11:25 actually (4) 12:6; 13:10,11;23:5 ADA (2) 17:16,24 add (4) 35:7;39:2; 40:5,9 added (2) 39:17; 40:19 addition (4) 15:4;38:2, 4,9 additional (6) 18:7,8; 21:21;34:5;44:2,6 address (1) 42:12 Adequate (2) 4:15; 18:1 adjourn (1) 51:3 adopted (1) 4:18 adoption (5) 11:11; 12:2;45:13;49:24,25 affiliation (1) 23:16 affirmative (1) 8:4 afternoon (2) 38:24; 46:1 again (14) 22:10; 26:14,25;27:9,11; 28:9,13,18;29:9,11; 30:15;31:7;39:12; 43:2 age (1) 43:10 Agency (1) 41:2 agenda (4) 4:13;7:7; 11:18;45:17 agreement (3) 18:22; 19:22;39:24	B' (5) 30:9,12;31:19; 32:1;50:7 back (1) 35:12 background (3) 31:5, 11;33:19 balance (1) 11:18 base (1) 34:25 based (1) 11:15 behalf (2) 7:19;10:8 behind (2) 19:21;29:3 Benne (1) 45:20 Benedetti (3) 45:21; 46:1,7 Benson (4) 14:10; 16:10;19:13;42:14 Bernstein (49) 6:23; 7:2;10:13,25;11:2,17, 19,22,23,25;12:16; 15:9,17;16:6;22:5,10, 14,18;24:3,4,24;25:2, 5;30:4;31:18,25;32:8, 16;37:7,9,13,18,24; 42:18,23;43:22;44:9, 11;45:7,12;46:18; 47:2,5,24;48:2,17; 49:15,23;50:10 BERSTEIN (1) 6:24 better (2) 36:15;37:5 beyond (1) 29:24 bicycle (2) 18:18,19 bit (1) 23:17 blessed (1) 51:11 blight (1) 36:11 block (25) 7:15,21; 9:23,24,24;10:3;13:1, 1,2;16:11,11;17:2,2, 4;43:24,25,25;47:13, 14,15,15,15,16,17,19 Blvd (1) 14:14 Board (25) 4:3,12,17, 20,24;5:20;7:10,20; 8:2,5,21;11:3,4; 14:21,22;23:1;38:18; 41:3,15,17,20;46:9, 20;47:8;51:8	build (1) 14:2 building (14) 13:12; 16:23;27:17,21;28:5, 12,17,20;34:3,4,13, 19;38:3,3 bulletin (1) 4:20 BURNS (17) 6:13,22, 25:8;7,10,16,18,24; 9:3;10:10;11:5,9,19; 12:1,7,17,18 Business (3) 7:21;8:4; 9:20 busy (1) 36:4	C' (1) 50:7 calculated (1) 19:4 calculation (1) 19:5 call (11) 5:3,24;9:6; 15:20;44:20;45:23; 46:3,14;48:5;49:3; 50:15 called (1) 15:24 Camden (10) 4:4,6, 17,22;5:1;18:22; 19:23;39:24;41:3,3 Camden's (1) 4:13 Campus (6) 13:3,18; 17:25;26:22;28:20; 36:3 can (37) 4:13;7:15; 10:20,23;11:17;12:9, 12;13:23,25;15:8; 16:5;22:1;23:15;24:2, 13,19,20;25:6,8;26:2, 10,18,23,24;27:4; 29:2,14;30:2,7;31:10, 14,16;32:18;35:13; 39:11;40:25;46:5 Cancer (2) 10:2;14:7 care (1) 24:9 carried (3) 45:5; 46:20;48:22 carries (5) 8:23;9:19; 48:15;49:13;50:25 carry (1) 11:8	

concrete (2) 20:5,6 Condemnation (3) 46:12,23;47:19 condition (1) 16:14 conduct (1) 47:9 conducted (1) 4:9 conferencing (1) 4:10 confining (1) 33:18 confirm (3) 19:10; 30:6;32:19 confirmed (2) 19:14; 38:4 conflict (1) 10:12 conform (1) 38:21 conformance (1) 35:21 congestion (1) 36:11 connection (1) 20:6 connectivity (1) 37:5 Conservation (1) 41:4 Consideration (3) 47:7;48:18,20 consistency (1) 34:18 consistent (1) 36:24 construct (1) 10:1 constructed (1) 21:16 construction (4) 13:7, 11;14:13;38:7 consultation (1) 14:17 contact (1) 40:25 continue (5) 12:22; 14:4;16:4;37:25;47:6 continued (1) 49:14 conveniently (1) 14:6 Cooper (18) 9:22,23; 10:2,9,20,24;11:14; 12:23;13:3,17;18:13; 26:19;27:20;31:19; 37:1,3;38:7;43:24 Cooper's (3) 10:15; 13:14;14:5 coordinated (1) 19:22 copy (3) 4:19,22,25 corner (4) 13:9;25:10, 13,15 Council (2) 46:10; 47:8 Councilperson (8) 5:9;6:4;9:12;44:24; 48:9;49:7;50:14,19 COUNCILWOMAN (11) 5:10;6:5;8:17,19; 9:13;44:25;48:10; 49:8;50:12,20;51:5 Counsel (2) 11:15; 31:8 count (1) 17:25 county (6) 7:9;18:23; 19:23;39:25;41:3,3 county's (1) 19:17 couple (2) 13:19;15:4 Courier (1) 4:23 course (1) 43:10	cover (7) 10:25; 27:15;29:23;30:18; 31:9;34:11,12 covered (1) 44:14 covering (2) 29:20; 40:16 coverpage (1) 17:11 covers (1) 29:13 COVID-19 (1) 4:8 Crean (24) 5:14,15; 6:8,9;9:5,17,18; 44:18;45:3,4,10;48:4, 13,14,25;49:2,11,12; 50:2,10,13,23,24;51:4 created (1) 24:15 creating (2) 26:20; 36:15 Criteria (7) 23:13; 31:17;32:14;35:17, 20;36:16;37:15 CS101 (1) 17:12 CSI (1) 6:16 curbs (1) 19:21 current (1) 17:16 currently (1) 18:22 CZO (1) 6:17	14,17;24:21;38:20; 43:7 determine (2) 46:11; 47:9 Development (2) 49:17;50:7 difference (1) 32:1 different (1) 22:17 difficult (1) 43:11 difficulties (1) 43:2 dimensions (3) 30:11; 31:13;32:4 directing (1) 47:8 direction (4) 4:2; 14:24;21:4;32:6 directional (1) 35:1 directions (2) 26:20; 35:6 directly (2) 10:3;13:4 Director (18) 5:7,8,23; 6:2,3;9:8,9;44:19,22, 23;45:11;48:7,8;49:5, 6;50:17,18;51:9 Director's (1) 7:4 disappears (1) 12:1 discouraging (1) 36:10 discussed (2) 36:19; 48:22 District (2) 41:4;49:20 divided (1) 28:23 dividing (1) 26:8 Doctor (4) 6:22;11:7; 41:11;45:7 documents (1) 38:15 domain (2) 47:13,18 done (3) 10:22;11:14; 21:3 Downtown (1) 7:8 DR (66) 4:15;5:4,7,9, 11,14,16,24;6:2,4,6,8, 16;7:6,17,19;8:14,22, 25;9:1,6,8,10,12,14, 17,19;10:10;11:8,13; 13:25;41:14,25; 43:19;44:20,22,24; 45:1,3,5,10,22;47:21, 22;48:5,7,9,11,13,15; 49:2,5,7,9,11,13;50:4, 13,15,17,19,21,23,25; 51:6,10 driving (1) 43:11 duly (2) 6:18;15:13 during (1) 4:18	E-4B (2) 28:24;29:14 E5 (1) 30:20 E-5 (1) 30:21 E-5A (1) 31:12 E-5B (1) 31:13 E-6 (2) 27:8,9 E7 (1) 26:25 E-7 (2) 26:24,25 E-8 (2) 27:25;28:1 earlier (4) 12:5,6; 24:9;46:14 easement (2) 19:22; 39:24 Ed (2) 10:16;45:21 EDWARD (1) 6:16 efficient (1) 36:12 either (4) 30:22; 45:20,25;46:2 electric (2) 18:3,13 electrical (1) 18:8 elevation (1) 13:24 else (1) 43:17 emailed (1) 46:14 emails (1) 20:2 Emergency (5) 4:7; 17:21,22;26:6;36:14 eminent (2) 47:13,18 employed (2) 22:6,8 enclosing (1) 39:6 encourage (1) 36:7 encroach (3) 19:12, 17,20 end (1) 10:24 ending (1) 7:16 ends (2) 7:11;29:24 Engineer (5) 14:17, 20;15:1;16:18;20:1 Engineering (3) 16:16;23:22;38:16 enough (1) 10:25 entire (2) 18:13;24:25 entrance (1) 17:22 Environmental (3) 16:16;20:24;21:3 equally (1) 26:7 ER&D (1) 24:17 ERI (1) 46:7 Eric (8) 6:23,25; 10:13,18,20;11:24; 12:8,18 especially (2) 26:5; 46:22 Even (1) 21:25 evening (2) 4:1;51:11 everybody (4) 12:10, 14,19;15:18 everyone (1) 51:10 exact (4) 31:13,14; 38:3,11 examined (2) 6:18; 15:14 excavation (2) 14:13, 16	exceed (6) 32:25; 33:4,5,20,23;34:20 exceeding (4) 26:2, 15,18;27:4 exceeds (1) 35:2 except (1) 34:3 exhibit (5) 24:1,1,22, 25;25:3 existing (12) 10:2; 14:11;16:23;17:13; 27:20,23;28:4,20; 35:22;38:2,7,10 exit (1) 39:7 expand (1) 37:17 expansion (2) 13:12; 37:4 expect (1) 43:2 expert (2) 23:18;24:7 expertise (1) 23:17 experts (1) 24:11 extensive (2) 44:5,12 extent (1) 21:14 exterior (2) 33:13; 49:18 external (1) 36:13 extremely (2) 28:24; 29:15 eyesight (1) 43:11
	D			F
	d8 (1) 25:21 d9 (2) 25:25;26:14 date (4) 7:9,10;25:2; 47:20 dated (2) 5:20;16:8 David (2) 45:20,21 deal (1) 39:16 Declaration (1) 4:7 declared (1) 24:7 defined (1) 47:12 definitive (1) 7:9 DeJesus (3) 4:3;5:5, 25 Delaware (1) 27:20 DeMenna (10) 42:2,4, 12,13,13,17,18,22; 43:1,9 demolition (1) 13:16 DENA (6) 6:17;22:19, 25;30:4;32:17;42:17 Dena's (2) 23:3,12 deny (1) 43:18 department (1) 36:14 depending (2) 10:19; 32:6 description (1) 21:13 design (6) 25:25; 26:16;34:19;36:8,23; 37:12 designated (1) 4:24 designed (1) 36:22 desire (1) 11:2 detail (2) 15:8;20:20 details (8) 20:6,7,12,		E	
		E-1 (1) 25:13 E-2 (1) 26:11 E-3 (2) 28:7,8 E4 (1) 28:21 E-4 (1) 30:21 E-4A (2) 28:24;29:6		F' (6) 7:16,16,22;8:3; 9:20;39:15 F10 (8) 29:20,21; 30:2,5;31:9;32:10,10, 16 facilities (3) 21:16; 36:10;37:6 facilities' (1) 18:4 facility (2) 13:4;14:3 fact (1) 12:14 far (3) 10:20;38:11,13 favor (2) 8:19;51:6 fee (2) 19:3,6 feet (21) 13:13;16:11, 13;17:1;25:20;26:12, 17;27:1,10,16;28:14; 29:10;30:19;32:24, 25;33:5,6;34:17,20, 25;35:2 fencing (5) 38:21; 39:1,20,20;40:20 Fifield (39) 15:3,13; 23:7,19,20;24:6,11; 25:8,12;26:25;27:9, 22;28:1,8,18,23;29:2, 22;30:8,12;31:23; 32:3,11,13,22;33:2,8, 15,21,25;34:8,15,22; 35:4,19;37:8,11,16,21 FIFIFIELD (1) 30:21 filed (1) 18:22 filing (1) 4:25

fill (1) 21:6 Filmore (4) 49:18; 50:8,8,8 Final (4) 9:22;13:7; 19:7;43:23 find (1) 40:7 fine (2) 22:20;37:19 finish (1) 10:24 Fire (1) 20:1 firm (2) 22:9,13 first (4) 4:21;6:17; 15:13;49:17 floor (2) 4:21;41:22 flow (2) 14:4;36:15 Focus (1) 24:17 follow (1) 25:11 following (4) 16:1; 25:20;26:13;45:14 followings (1) 11:11 follows (2) 6:19;15:15 foot (6) 25:22;28:2,9; 29:7;30:14,25 footage (4) 25:19; 38:3,11,13 footings (2) 19:11,15 footprint (1) 13:13 forward (2) 41:21; 46:5 found (1) 4:13 foundation (1) 19:16 foundations (1) 19:11 four (1) 23:24 Fox (4) 10:16;45:21; 46:2,7 Fraction (1) 5:17 free-flow (2) 36:9; 37:11 freestanding (1) 34:24 front (7) 16:9,12,19, 25;17:6;36:18;40:12 full (1) 15:21 further (2) 48:20,23 future (1) 13:16	14:1;42:4 ground (1) 14:15 Group (2) 49:17;50:7 guess (3) 24:2;41:21, 22	identifies (1) 23:14 identify (7) 23:10,15; 26:3,19,21;32:5;36:2 identifying (1) 36:13 identity (1) 29:5 Impact (3) 21:12; 36:17,25 impacts (1) 21:24 impair (1) 36:18 impairing (1) 36:23 important (2) 26:7,9 improvements (1) 19:12 improving (1) 37:5 inches (1) 25:17 include (1) 18:23 including (5) 16:19; 20:18;21:24;42:24; 44:6 increased (1) 20:7 indicate (6) 15:18,22; 20:10;21:14;24:13; 51:7 indicated (2) 20:5; 22:22 indicates (2) 17:12; 20:18 information (2) 21:20; 38:12 initial (1) 13:16 Inquirer (1) 4:23 inside (2) 31:4;33:12 installation (1) 19:16 Instructions (1) 4:11 insure (1) 46:25 intended (1) 21:16 interior (1) 40:16 internal (1) 36:12 internally (3) 42:7,10, 25 interrupt (2) 21:17; 22:6 intersections (1) 36:4 into (4) 18:12;22:24; 26:8;28:24 investigated (1) 46:11 Investigation (2) 46:6; 47:9 investment (1) 13:15 Ironsides (1) 7:24 issue (3) 39:1;43:15; 44:13 issues (1) 24:6 item (3) 7:7;9:21; 48:17 Items (12) 7:16,21; 8:3;9:20;10:14,23; 11:18;12:11;21:25; 44:3,13;48:19	16:18;21:4,7,19; 23:21,23 Jim (3) 7:2;12:3,21 JOHNSON (4) 6:17; 16:4;22:6;44:13 Johnson's (1) 16:3 Jose (2) 4:3;5:25 Jr (1) 4:3	light (3) 36:18,23;43:1 lighting (3) 20:12,17, 19 lights (2) 42:6;43:8 limitation (1) 39:6 listed (3) 40:24;44:7; 48:19 lit (3) 42:7,10,25 little (1) 23:17 LLC (1) 49:17 located (6) 10:3;13:4; 22:15;23:22;29:12; 36:19 location (3) 23:9; 24:19;36:8 locations (3) 26:7; 36:10,21 long (1) 10:15 longterm (1) 13:14 look (3) 24:21;38:25; 43:14 looking (3) 18:12; 29:6;31:8 Lot (13) 9:24,25;10:4; 13:1,2;23:2;43:24; 44:1;47:15,15,16,17, 20 Lots (6) 9:24;13:1; 43:25;47:14,14,16 LSRP (1) 21:8 Luther (6) 13:9;14:14; 25:13;28:6,16;36:5	
G	H		K		
G' (2) 39:15,19 general (1) 41:17 given (2) 39:12;46:22 giving (1) 26:19 glare (2) 42:5;43:4 glass (1) 36:22 glassed-in (2) 29:12; 36:20 goal (1) 37:4 goals (1) 37:3 God (1) 42:21 goes (1) 10:20 Good (7) 4:1;11:21; 36:17;42:15,17;51:9, 10 grants (1) 36:11 great (4) 12:18,19;	H' (8) 10:14,23;11:3; 12:11;36:7;37:7,10; 47:2 Haddon (9) 10:1;13:4, 9;14:3,5;17:1,6; 19:18;36:5 Hall (2) 4:8,21 hand (2) 15:10;42:1 handle (4) 10:20; 11:3,17;45:15 hands (2) 6:14;8:14 Hanson (15) 15:2,12; 21:17,18;22:2,5,8,12, 15,16;24:8;38:6;39:4, 13,22 happy (2) 11:3;22:3 Health (2) 4:7;10:9 hear (1) 8:15 heard (3) 43:18;48:1, 23 Hearing (6) 5:20;24:1, 10;45:18;46:5;47:6 height (25) 26:1,9,15, 17;27:4,4,13,16; 28:11,14;29:10; 30:17,19;31:2;32:24; 34:17;39:2,3,5,8,16, 19;40:18,18,20 heights (1) 34:20 held (1) 4:5 help (1) 42:21 helping (1) 26:21 herein (1) 47:11 high (1) 27:16 higher (1) 34:25 Historic (1) 49:19 HKS (4) 15:2;22:8,12, 14 Hospital (9) 9:23; 11:14;13:3,12,17; 14:7;17:20;18:4; 43:24 Hospital's (1) 37:3 Humphrey (2) 5:11; 9:14		keep (1) 30:7 Kevin (3) 10:8;15:19; 31:19 key (1) 36:14 kind (5) 26:18,21; 29:5;30:22;43:3 kinds (1) 21:15 King (6) 13:9;14:14; 25:14;28:6,16;36:5 Kyle (4) 14:25;15:12; 16:15;39:3		
	I		L		
	I' (6) 10:14,23;11:4; 12:11;47:3;48:19 identification (5) 27:17,24;28:19; 34:24;40:19 identified (4) 12:25; 13:8;14:21;47:10		landscaping (1) 20:12 Langan (6) 15:1,3; 16:16;23:7,16,22 large (1) 27:18 largely (1) 36:22 larger (3) 26:22; 28:12;36:3 last (2) 15:21;35:5 leave (1) 10:24 LEE (42) 4:1;5:5,6,19, 25;6:1,10,21;7:3,13, 18;8:8,11;9:6,7,21; 11:6,10,25;12:4,24; 13:22;41:10,19;42:3; 43:16;44:16,20,21; 45:13;48:3,5,6;49:1, 3,3,4,21;50:3,15,16; 51:2 Length (1) 44:12 Leonard (20) 5:12,13, 22;6:6,7;8:13,15;9:4, 10,11,15,16;45:1,2; 48:11,12;49:9,10; 50:21,22 Leslie (3) 15:2,12; 21:18 less (3) 26:7;31:5,11 letter (9) 16:8;26:17; 27:15;28:14;30:19; 34:17,19;39:14;40:18 lettering (6) 33:11,13, 17,19,23;40:16 Letters (2) 39:15,16 letting (1) 26:5 level (6) 26:4;27:18; 28:19;36:1,1;43:1 licensed (3) 16:17; 21:4;23:20		
		J		M	
		Jersey (8) 4:22;5:1;		MacGeorge (26) 14:25;15:12;16:15, 16:17;8,18;18:6,19; 19:1,8,14,19;20:3,8, 13,21;21:2,10;24:8; 38:19,23;39:15;40:2, 8;41:1,6 mailing (1) 46:24 main (2) 13:3;27:7 maintain (1) 34:18 maintenance (1) 18:22 Major (2) 9:22;43:23 management (3) 18:21;21:6,6 many (1) 16:19 March (1) 5:20 mark (2) 24:2,12 marking (1) 24:24 Martin (6) 13:9;14:14; 25:13;28:6,16;36:5 Master (2) 7:8;37:1 match (2) 38:2,7 matched (1) 16:22 matches (2) 38:8,9 materials (1) 38:6 matter (4) 10:6;39:1; 47:25;48:23	

max (1) 26:15 maximum (13) 25:22; 26:1,17;27:3,12,15; 28:10,14;29:9;30:16, 18;31:2;34:17 may (13) 7:17;23:4; 34:11;41:5;42:11; 47:20,21,22,23,24,25; 48:22,23 maybe (1) 26:7 Mayor (2) 5:4,24 McKay (1) 10:8 MD (5) 10:2;13:3; 14:3;31:19;38:8 mean (1) 37:16 means (2) 11:10; 25:20 measured (1) 34:25 meeting (14) 4:2,5,9, 10,12,13,16;5:2;6:23; 10:19;11:22;47:20, 21,22 Meetings (1) 4:17 member (2) 8:2;23:21 members (4) 8:1; 23:1;41:15,17 memorialize (2) 12:11,12 memorialized (1) 12:8 mentioned (1) 48:19 Merrimac (3) 7:23,23, 24 might (2) 31:7,8 Minutes (1) 5:20 miscellaneous (2) 35:14;38:1 missing (1) 41:5 modifications (1) 14:8 month (2) 12:20; 46:21 monument (4) 25:17, 22;27:1,5 MOORE (55) 6:17; 16:7,24;17:9;18:2,10, 16,21;19:3,10,15,24; 20:4,10,16,23;21:8, 11,23;22:4,20;29:18; 30:1,6;32:9,12,18,23; 33:3,10,16,22;34:1,9, 16,23;35:5,10;37:25; 38:14,20;39:10,14,17, 23;40:3,10,41:2,8; 42:11,15;43:6,13; 44:9,15 more (6) 11:3;15:7; 32:24;34:2,4;48:17 most (1) 20:14 mostly (2) 31:10; 36:20 motion (30) 5:21,21; 8:7,9,10,11,13,15,22; 9:3,19;41:22,23; 43:18;44:16;45:5,8, 10;47:6;48:2,15,18; 49:2,13;50:6,9,11,13, 25;51:2 motions (1) 10:21 mounted (1) 27:16 move (6) 14:6;26:10, 23;29:14;32:13;41:21 moved (7) 5:22;9:4; 44:18;48:3,25;50:2; 51:4 Moving (3) 7:4,13; 36:6 much (2) 30:21;32:11 multiple (1) 34:6 must (4) 18:23;19:6, 25;21:15 mute (2) 38:5;43:20 myself (1) 10:12	non-residential (1) 33:4 normally (1) 15:18 note (4) 10:13;32:9; 39:17;40:5 notice (6) 4:15;46:21, 24,25;48:1,24 noticed (1) 46:13 notify (1) 7:11 number (2) 18:1; 40:17 numbers (1) 46:17	package (1) 14:11 packaged (1) 24:17 page (3) 16:9;30:4; 37:25 pages (3) 24:22,23; 40:24 paid (1) 19:6 pair (1) 30:22 parcel (1) 46:23 parenthesis (2) 39:20; 40:21 Parker (1) 10:8 parking (11) 17:10,11, 13,15,16,18,23,25; 18:7,18;36:19 Parsippany (1) 23:23 part (8) 13:14;14:13, 17,19;19:21;26:22; 36:3;43:6 partially (2) 29:23; 34:13 particular (1) 10:6 particularly (2) 36:7; 42:7 passing (1) 43:3 patient (1) 17:20 patients (1) 14:5 Pavilion (1) 28:5 PE (2) 6:17;15:12 pedestrian (4) 19:16; 20:19;30:23;35:7 people (1) 26:4 per (7) 32:23;33:3,10, 16;34:1,16,23 percent (3) 31:6,11; 40:17 Performance (1) 17:9 permanent (2) 31:4; 33:17 permit (2) 13:7;34:12 permitted (3) 31:5; 33:18;34:5 person (1) 31:8 pertaining (1) 20:25 Philadelphia (1) 4:23 Phoenix (2) 49:17; 50:7 phone (1) 46:16 Pierce (1) 38:16 pink (1) 25:14 place (2) 14:19,23 Plan (28) 7:8;9:22; 13:7;15:4;16:9,25; 17:10;25:21,24; 26:14;27:3,12;28:10; 29:9,10;30:16;31:1; 32:24;33:3;37:1,1,2; 38:9;40:12,14;43:23; 45:19;48:21 planner (3) 15:3;23:8, 20 Planning (12) 4:3,12, 17;5:20;6:12;7:4;8:5;	23:17,18;38:18;41:3; 47:8 plans (4) 19:7;40:6; 41:16;43:7 plant (3) 14:9;19:12; 40:14 platform (1) 4:10 Plaza (2) 9:23;37:1 please (7) 4:14;6:13, 14;15:20;25:1;43:20, 21 pm (3) 4:5;47:25; 48:22 pm*** (1) 51:13 point (3) 8:8;16:2; 18:12 policies (1) 21:6 portion (6) 16:12; 17:2,4;22:1,21,24 portions (1) 17:5 positive (7) 21:24; 23:13;31:17;32:14; 35:17,20;37:14 Post (1) 4:23 posting (1) 4:19 potential (1) 43:4 Power (3) 46:12; 47:13,18 PP (2) 6:16;15:13 preexisting (1) 16:13 Preliminary (4) 9:22; 13:6;43:23;47:9 prepared (3) 12:10; 24:17;46:7 Present (4) 5:8,10,15; 45:21 presentation (3) 7:9; 10:21;42:4 presentations (1) 10:16 presented (1) 21:14 previously (3) 20:11, 14;48:21 principal (1) 34:3 prior (1) 19:7 problem (3) 10:18; 12:16;32:12 procedure (1) 16:2 Process (1) 40:23 professional (7) 15:3, 23;16:18;21:5;23:8, 18,20 professionals (2) 6:11, 13 project (18) 13:16; 15:1;16:12;17:3;18:9, 12,18,20;19:25; 20:18;21:13,25; 22:22;29:24;34:24; 38:17;41:9;44:6 promote (3) 36:9; 37:2,3 properties (3) 13:1;
	N	O	
name (2) 21:17;23:19 names (2) 15:21,21 narrative (1) 21:22 necessary (2) 14:16; 23:14 need (17) 5:21;8:7,8, 10;9:3;25:20;35:22; 39:2;43:18;45:18; 46:6,8,12;47:11; 48:17;50:9;51:2 negative (5) 21:24; 23:13;31:17;35:17; 36:16 neighborhood (3) 27:18;28:19;36:1 Neither (3) 45:22; 46:3,4 New (33) 4:22;5:1; 7:21;8:3;9:20;13:8; 14:12;16:18;18:17, 19;21:4,7,19;23:3,21, 23;25:19;26:11,21; 28:8,16,19,25;29:3,7; 30:14,23,23,24;36:2; 38:7;46:21,24 newspaper (1) 46:24 newspapers (1) 4:24 next (7) 12:19;26:10, 23;28:7,21;45:17; 46:20 nice (1) 10:25 night (5) 12:18,19; 43:11;51:9,10 nine (1) 32:20 NJSA (1) 47:12 nobody (1) 43:17 Non-Condemnation (1) 47:17 nonconforming (1) 25:16 none (1) 24:10 nonetheless (1) 44:12		obtain (1) 14:20 obtaining (1) 39:24 obviously (3) 24:10; 35:22;49:22 o'clock (1) 46:15 offer (1) 8:15 offering (1) 11:19 Office (2) 4:21;19:6 offices (1) 22:17 once (3) 7:10;15:25; 23:12 One (23) 4:19;11:21; 15:19;16:20;21:25; 26:23;29:6,18;31:21, 23;32:1;34:2,4;37:2; 40:22;42:5;45:15,22; 46:3,10,23;48:17; 49:17 ongoing (1) 21:2 only (6) 7:6;26:3; 31:4;33:18;37:7,13 open (8) 4:8,16;8:6, 11,19;41:18,22,23 Opening (2) 4:14; 29:24 openings (1) 27:15 opportunity (1) 41:11 opposed (1) 8:22 opposite (2) 30:13; 32:5 order (3) 4:2;11:9; 41:23 Ordinance (6) 19:5; 25:25;26:16;28:13; 31:2;40:15 others (2) 41:4;44:12 out (1) 46:13 outlined (1) 19:4 Outside (1) 41:2 oval (1) 25:14 over (2) 11:21,23 overall (3) 18:4,11,12 owe (1) 11:20 own (1) 27:6 owner (1) 40:3	
		P	

46:10;47:10 property (2) 14:10; 49:19 proposal (1) 14:2 propose (1) 23:10 proposed (24) 16:11; 17:2,3,11,14,15;18:1, 7,18,20;19:19,21; 20:19;21:13;30:23; 32:25;33:5,12,22; 34:6,19;35:1;38:2,20 proposing (4) 9:25; 14:8,11;23:5 provide (11) 18:2; 20:2,21,23;24:21; 26:4;35:24;36:3; 38:12;46:8,21 provided (13) 4:16; 17:15;18:17;20:17, 20:21;20:35;6:38;1,4, 16,16,21;44:4 providing (1) 39:7 provisions (1) 44:8 Public (20) 4:17;5:20; 8:6,12,15,20,24;9:1,2; 17:23,25;36:17; 41:12,18,18,22,24; 43:17;45:18;46:5 publicized (1) 5:2 purpose (7) 4:20; 36:6,7;37:7,10,11,13 purposes (7) 17:20; 24:4,12;37:20,21; 43:22;45:8 put (2) 7:1;42:11	20:51:5 rather (2) 15:24;44:5 Re (1) 7:22 reached (1) 46:13 read (1) 23:3 reading (1) 4:14 receive (2) 4:25;7:10 received (1) 46:15 recommend (1) 41:14 recommendation (2) 11:15;46:22 recommendations (1) 8:5 recommended (2) 11:9;45:19 recommending (2) 7:20;11:15 reconfiguration (1) 17:13 reconstruction (1) 13:17 record (13) 10:11; 12:9;15:22;16:17; 23:16;24:5,13;37:20, 22;39:11;42:12; 43:20;45:8 rectangle (1) 33:18 recuse (1) 10:12 recused (2) 11:16,17 redevelopment (22) 10:17;16:9,25;25:21, 24;26:14;27:3,12; 28:10;29:9;30:16; 31:1;32:23;33:3; 37:2;40:12,14;45:19; 47:11,17,19;48:21 reduced (1) 34:18 reference (1) 23:11 referred (1) 12:5 referring (2) 12:5;16:7 regard (1) 16:21 regarding (7) 18:3; 20:24;38:24;39:3; 41:16,20;48:19 registered (1) 21:18 regular (2) 25:25; 28:13 regularly (3) 4:4,9,12 rehabilitation (1) 47:12 rejoining (1) 10:19 related (3) 4:7;44:2; 46:23 relevant (1) 35:25 relief (1) 36:11 remain (2) 14:19,23 remainder (1) 11:22 remains (1) 4:6 remediation (2) 20:25; 21:5 remind (2) 12:10,14 reminded (1) 40:4 Remington (2) 16:7;	44:5 remote (1) 4:10 removed (2) 14:18; 28:3 reorganized (1) 24:18 replacement (5) 23:2; 27:1,10,23;35:20 replacing (2) 25:16; 27:19 Report (11) 7:5,12; 16:3;21:14;23:4,12; 30:2;44:6,10;46:6,9 reports (1) 44:4 represents (1) 24:14 request (1) 39:8 requested (4) 14:20; 34:9,11;44:3 requesting (8) 17:5; 23:11;33:1,6,24;34:7, 20;35:2 requests (1) 33:14 require (2) 17:24;39:8 required (5) 14:14; 15:5;16:10;17:1,17 requirement (3) 18:8; 33:7;34:21 requirements (3) 18:4; 44:8;47:1 reserved (1) 4:20 reside (2) 21:19; 22:17 Resolution (6) 4:18; 38:17;47:7;49:23,24, 25 resolutions (7) 10:22; 11:11;12:3,7,11; 45:14;50:6 respond (1) 16:3 response (2) 44:5; 46:15 responsibility (1) 40:5 responsible (1) 39:23 result (1) 36:11 review (7) 8:3;38:15, 17;41:9;47:7;48:18, 20 reviewed (1) 19:5 revised (2) 18:23;43:7 revision (1) 38:12 Richmond (2) 21:19; 22:17 right (15) 6:14;7:4,14; 15:10;21:8;25:6,15; 29:3,7;30:6;35:10; 39:4,25;43:9;45:15 right-of-way (3) 19:13, 17,20 River (1) 27:20 Road (7) 7:22,23,23, 24,24,25;15:6 Roberts (2) 28:5; 38:10 Roll (9) 5:3,24;9:6;	22:7;25:9;44:20; 48:5;49:3;50:15 room (3) 6:23;17:22; 26:6 routes (2) 36:8,10	8;12;9,10,13,15,21, 25;13;23;14:1;16:1; 18:15;22:25;23:25; 24:13,16;25:1,4,6,9; 26:24;27:7,19,25; 28:4,15,21;29:1,16; 30:9,20;31:16,21; 33:9;35:9,16;37:10; 42:9,24;43:5;44:17; 45:6,16,24;46:19; 47:3,4 Sheet (1) 17:12 shortly (1) 46:14 show (2) 22:23;24:20 shown (1) 13:24 shows (1) 17:14 side (8) 14:10;27:21; 28:6,16;30:22;31:13, 21,23 sides (2) 30:13;32:5 sign (55) 14:11;15:7; 23:9;24:16,19,20; 25:10,12,15,17,18,19; 26:1,3,10,11,11,12, 15,18;27:1,3,5,10,13, 20,23,23,23;28:2,4,9, 11,12;29:8,9;30:14, 17,25;31:2,19,20; 32:1,24;33:4,19;34:3, 5,24;35:1,1,8,24; 40:14,19 signage (14) 22:21; 27:11;31:5;32:14,19, 21;35:19;36:12,16, 17,18,23;37:4;44:2 signatures (1) 19:7 significantly (1) 46:9 signs (46) 14:12; 22:23;23:2,2,3,9,14; 24:1,22;25:22;26:17; 27:14;28:22;29:4,4,5, 20,23,30;17,22,24; 31:3,4,4,9;32:25; 33:5,11,13,17,23; 34:6,10,12,14;35:6, 20,22;40:15,17,17,18; 42:6,8,24,25 similar (3) 28:24; 29:15;30:10 similarly (1) 18:6 simply (1) 28:2 Site (16) 9:22;13:7; 15:4;18:5,11,13;19:4; 21:1,4,15;26:3;36:13, 24;40:4,5;43:23 six (1) 46:15 size (1) 32:4 sizes (1) 35:24 small (2) 31:12;44:10 smaller (1) 25:17 soil (3) 21:3,5;41:4 solicitor (1) 10:13 someone (2) 41:12;
Q			S	
Q10 (7) 27:14;29:11, 19,21;30:7,17;31:7 Q12c (3) 27:14; 28:13;30:18 qualifications (1) 15:23 qualify (1) 23:18 quick (1) 10:16 Quinn (2) 42:1,13 quite (3) 27:16,18; 31:12 quorum (1) 5:18			safely (1) 14:6 safety (2) 40:4,5 same (11) 4:18,25; 7:11;8:6;24:7;30:13, 15;31:13,14;32:3,4 satisfying (1) 18:3 saying (1) 51:7 scale (1) 35:25 scaled (1) 28:11 scheduled (5) 4:4,9, 12;45:17;47:23 screen (2) 13:21;25:7 screening (4) 38:24, 25;39:21;40:21 scroll (1) 25:11 Second (11) 5:23; 8:17,18;9:5;44:19; 45:9;48:4;49:1;50:3, 12;51:5 seconded (3) 45:11; 49:3;50:14 secretary (1) 8:2 Section (14) 26:1,16; 31:3;33:10,16;34:1, 10,16,23;38:21; 39:10,12,19;40:19 sections (1) 26:8 security (5) 38:24,25; 39:7,21;40:21 seeing (1) 17:19 seek (1) 49:16 seeking (13) 13:6; 26:13;27:2,11,13; 28:9,12;29:8,11; 30:15;31:1,14;49:18 seeks (1) 37:2 send (1) 21:21 sense (1) 36:24 sent (1) 39:11 serve (2) 17:21;35:24 serves (4) 13:15;26:3, 19;37:4 service (1) 17:19 Services (1) 16:17 setback (10) 14:21; 15:5;16:10,12,22,25; 17:3,4,6;40:13 seven (1) 17:15 sewer (1) 20:7 shall (10) 32:24;33:4, 11,17;34:2,5,17,18, 24;35:6 share (1) 13:21 sharing (1) 25:7 SHEEHAN (47) 10:7,	
R				
RA (1) 15:13 Rachel (11) 15:2,13; 23:7,15,19;24:19; 25:6;29:17,19,19; 35:16 raise (2) 6:14;15:10 Ramos (18) 5:9,10; 6:4,5;8:17;9:12,13; 44:24,25;48:9,10; 49:7,8;50:12,14,19,				

42:1 somewhere (1) 40:7 soon (2) 47:25;48:23 Sorry (4) 21:17;22:18; 29:18;30:3 sort (3) 27:17;28:19; 29:5 South (1) 49:19 space (1) 17:25 spaces (10) 17:12,13, 14,15,19;18:1,7,9,18, 19 spanning (1) 15:6 speak (1) 31:16 speaking (1) 43:20 specific (1) 26:19 spell (1) 15:21 spoke (1) 38:23 spoken (1) 46:1 square (17) 13:13; 25:19,19,22;26:12; 27:1,10;28:1,8;29:7; 30:14,25;33:5,6;38:3, 11,13 staff (2) 6:12;14:6 stair (3) 28:22,25;39:7 staircases (1) 36:20 Standards (1) 17:10 standing (1) 27:5 start (1) 25:10 started (1) 13:11 starting (4) 7:15;16:8; 17:9;25:12 state (4) 10:11;15:20; 21:19;23:21 stated (1) 44:17 Statement (1) 4:14 statements (1) 42:19 states (1) 17:10 still (2) 35:22;44:7 stormwater (2) 18:21; 19:3 Street (8) 14:10; 16:10;19:13;26:4; 36:1;37:6;42:14; 49:18 streets (1) 34:4 strength (1) 20:5 striped (1) 17:19 structural (1) 38:15 structure (3) 14:15,18, 22 studies (1) 20:25 subject (2) 5:1;44:7 submitted (1) 24:17 substantial (2) 36:17, 25 sufficient (1) 17:16 Summary (3) 39:18; 40:11;46:8 support (3) 14:15,16, 18 sure (10) 12:14;	13:22;17:18;23:19; 32:10;35:19;37:19; 40:9;42:13;43:14 surprised (2) 40:6; 46:3 swear (1) 42:18 swearing (1) 6:11 sworn (2) 15:8,9 sworn/affirmed (2) 6:18;15:14 System (1) 10:9 T table (1) 49:13 talk (2) 23:13;30:10 talked (1) 35:21 talking (1) 12:1 TEAMS (1) 4:11 technically (1) 29:13 testified (3) 6:18; 15:14;16:19 testifying (1) 43:20 Testimony (13) 17:14; 18:3,11,17;20:24; 35:13,15;37:18;38:1; 40:1;42:19;44:4;46:8 testing (1) 21:3 Thanks (1) 22:25 thereafter (2) 47:25; 48:23 Therefore (3) 4:8; 17:24;47:5 therein (1) 44:8 thereof (3) 4:19,22,25 Thomas (1) 5:16 three (2) 12:2;49:15 throughout (1) 36:24 Thursday (1) 4:5 Today (1) 25:4 told (1) 46:2 tonight (10) 10:23; 11:1;12:8,8,12;13:18; 14:25;23:6;44:7; 45:21 top (2) 28:5,15 touch (1) 35:17 towards (1) 32:14 Tower (25) 9:23;10:1, 3;11:14;13:8,8,10,11, 14;14:3,12,13,18; 18:23;26:21;27:8; 28:16,22,25;30:13; 36:2;37:5;38:8,8; 43:24 Towers (1) 38:10 Traffic (4) 14:4;36:9, 15;37:12 transmitting (1) 4:22 transparent (1) 31:10 transport (1) 17:21 transportation (1) 36:8 true (1) 41:13	truth (3) 42:20,20,21 turn (2) 11:21,23 two (4) 12:11;21:25; 28:21;34:4 type (1) 23:9 typical (1) 16:2 U under (16) 4:6;7:7,21; 8:3;9:20;17:6;21:4,8; 29:10,11;35:12; 37:14;38:1;39:18; 43:3;50:6 underground (1) 14:23 underneath (2) 14:4; 20:19 Understood (2) 19:8; 20:8 unfortunately (1) 46:16 unit (2) 14:9;40:13 University (1) 37:3 unless (1) 32:14 up (10) 8:6,14;24:1; 26:8;28:23;31:8; 36:1;41:18,22;42:1 upcoming (1) 38:12 upgrade (1) 14:11 upgrades (1) 13:17 upon (1) 33:19 urgent (1) 26:7 use (2) 17:16;33:4 uses (2) 17:20;21:16 usually (1) 16:2 utility (4) 14:9;19:12; 38:9;40:14 V variance (24) 14:20, 22:17:5;27:2,12; 28:10;29:8,11;30:25; 31:17;33:1,6,14,24; 34:7,10,12,14,21; 35:3;39:2,9,19;44:7 variances (14) 15:5,7; 23:11;25:21;26:13; 27:13;30:15;31:15; 35:12,18,23;39:18; 40:11,12 variety (1) 22:16 various (1) 44:3 vehicles (3) 17:21,21; 18:13 Vernick's (2) 16:8; 44:5 versus (1) 32:1 via (1) 4:10 Vice-Chair (13) 5:18; 7:6,17,20;8:1,10;7; 41:15,25;45:16;46:4;	50:4,5,9 VICE-CHAIRMAN (33) 4:1;5:6,19;6:1,10,21; 7:3,13,18;8:8,11;9:7, 21;11:6,10;12:4,24; 13:22;41:10,19;42:3; 43:16;44:16,21; 45:13;48:3,6;49:1,4, 21;50:3,16;51:2 Virginia (2) 21:19; 22:17 virtual (2) 4:10,11 virus (1) 4:8 visibility (5) 26:9; 35:25;36:15,23;37:12 Visual (2) 21:12; 36:25 visually (1) 22:23 voting (1) 23:5 W waiting (1) 7:8 waivers (4) 35:12; 39:18;40:11,22 Walker (18) 5:7,8,23; 6:2,3;9:8,9;44:19,22, 23;45:11;48:7,8;49:5, 6;50:17,18;51:9 wall (11) 27:14,15; 29:22,23,24;30:17; 31:9;34:3,6,12;40:18 wall-mounted (8) 26:12;27:11;28:2,9; 29:4,7;30:14,25 wants (1) 43:17 Waterfront (1) 49:19 wayfinding (2) 26:4; 35:25 website (1) 4:14 what's (5) 16:10;17:1; 26:20;31:25;47:20 whole (1) 42:20 wholly (2) 29:23; 34:12 WILLIAMS (69) 4:15; 5:4,7,9,11,14,16,24; 6:2,4,6,8,16,22;7:6, 17,19;8:14,22,25;9:1, 6,8,10,12,14,17,19; 10:10;11:8,13;13:25; 41:11,14,25;43:19; 44:20,22,24;45:1,3,5, 7,10,22;47:21,22; 48:5,7,9,11,13,15; 49:2,5,7,9,11,13;50:4, 13,15,17,19,21,23,25; 51:6,10 window (17) 29:13, 21;31:3,3,4,4,6,12; 33:11,12,12,17,20,23; 36:18;40:16,17 windows (7) 27:15;	30:18;31:9;33:13; 34:11,13;40:16 within (5) 19:12,17, 20;36:14;49:19 without (1) 47:13 witness (1) 16:5 witnesses (2) 15:20, 24 work (2) 23:22;49:18 works (1) 39:25 Y yard (5) 16:9,12,25; 17:6;40:13 yays (4) 8:19,21;51:7, 8 year (1) 4:19 years (3) 22:9,13; 23:24 Z Zone (1) 37:1 zoning (1) 36:7 0 04/10/2025 (2) 24:2; 25:4 1 1 (5) 9:23,24;13:1; 43:24;47:15 10 (3) 31:5,11;40:17 10% (2) 33:20,23 1019 (1) 7:24 1057 (1) 7:23 10-story (1) 13:12 11 (2) 5:3;47:17 12 (1) 47:14 1221 (1) 47:13 123 (1) 47:16 1238 (1) 47:14 1239 (1) 47:15 124 (1) 47:16 1240 (1) 47:15 1241 (1) 47:16 1250 (2) 47:16,19 1251 (1) 47:17 128 (1) 47:20 129 (1) 47:16 1294 (1) 7:22 12billboard (1) 47:14 13 (1) 5:21 1346 (1) 7:24 1372 (1) 7:22 14 (1) 47:15 1400 (5) 9:24;13:1; 16:11;17:2;43:25 1402 (3) 9:23;13:1; 43:24
--	---	--	--	---

1406 (1) 7:23 141.78 (1) 30:14 1443 (7) 9:25;10:3; 13:2;16:11;17:2,4; 43:25 15 (1) 47:16 15-foot-by-8-inch-by-11-foot-and (1) 25:18 1672.26 (1) 27:10 17 (2) 47:14,15 176.18 (1) 25:19 18 (1) 19:4 1816 (2) 49:18;50:8 1818 (1) 50:8 1830 (1) 50:8 19 (1) 4:5 194.64 (1) 28:1	6 6 (8) 26:17;27:16; 28:14;30:4,4,19; 34:17,20 6:00 (3) 4:5;47:25; 48:22 618 (1) 28:8 65 (3) 9:24;13:2; 43:25 6-foot (1) 39:5			
2	7 7 (5) 16:8;17:14; 37:25;40:24;47:16 7:01 (1) 51:13			
2024 (1) 13:10 2025 (6) 4:5,19;5:3, 21;16:8;48:22 20-foot-by-14-foot (1) 25:16 22 (2) 22:9,13 25 (2) 24:22,23 257.13 (1) 29:7	8 8 (2) 40:24;48:22 870- (1) 39:12 870-197 (2) 38:22; 39:13 870-197F (2) 39:19; 40:20 870-253F10 (1) 34:10 870-253I1 (1) 33:11 870-253I12 (1) 31:3 870-253I2 (1) 33:16 870-253O12a (1) 34:2 870-253Q10 (1) 29:22 870-253Q12c (2) 26:16;34:16 870-253Q13d (2) 26:1;34:23 8-foot (1) 39:8 8th (2) 47:23,24			
3				
3 (3) 25:17;47:14,14 35,000-plus (1) 13:13 3-inches (1) 25:18				
4				
4 (1) 16:9 4.3 (1) 16:13 40 (3) 25:22;33:4,5 40:55D2 (1) 37:14 40A12-5 (1) 47:12 45 (1) 27:1 4B (1) 30:14				
5				
5 (7) 16:10;17:1; 29:10;32:24,25; 34:25;35:2 5.02 (4) 9:25;10:4; 13:2;44:1 509.23 (1) 30:24 52.5 (1) 26:11 55 (3) 9:24;13:2; 43:25 576 (1) 42:13 5-A (1) 30:24 5-foot (7) 26:1,15; 27:3,13;28:11;30:17; 31:2				