

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

Transcript of Proceedings
June 12, 2025

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, June 12, 2025

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Transcript of proceedings of the City of
Camden Planning Board was conducted as a virtual
meeting via a remote conferencing platform, TEAMS,
commencing at 6:03 p.m.

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

JOSE DEJESUS, CHAIRMAN
STEVEN LEE, VICE-CHAIRMAN
ERIN CREAN
IAN LEONARD
OMARI THOMAS

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

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

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I N D E X

CASES HEARD: PAGE

- 1) APPROVAL OF APRIL 2025 PUBLIC HEARING MEETING MINUTES 5
- 2) PLANNING BOARD DIRECTOR'S REPORT 7
- 3) WILLIAM DAVIS 7
3151 Alabama Road
- 4) BRIDGEHOUSE SOLUTIONS, LLC 7
2863 Cushing Road
- 5) SIDDHARTHA KATOLEY 7
416 Chambers Avenue
- 6) CAMDEN LUTHERAN HOUSING, INC. 9
STREET VACATION
- 7) ALLAN MATEO 17
3631 Wesfield Avenue
(Adjourned to July 10, 2025; improper notice)
- 8) REVIEW AND CONSIDERATION OF A RESOLUTION 18
REFERRING ORDINANCE AMENDING CHAPTER 485
& CHAPTER 870 TO ESTABLISH CHAPTER 870-38.1,
LICENSING AND REGULATING TOBACCO STORES,
SMOKE SHOPS AND OTHER RETAIL BUSINESS
ESTABLISHMENTS INVOLVED IN THE PRINCIPAL
SALE OF TOBACCO PRODUCTS AND TOBACCO
PRINCIPAL SALE OF TOBACCO, TOBACCO PRODUCTS
AND TOBACCO PARAPHERNALIA TO THE PLANNING
BOARD.

(Continued on Page 3)

I N D E X

CASES HEARD:

- 9) REVIEW & CONSIDERATION OF AN AMENDMENT 21
RESOLUTION FROM CITY COUNCIL DIRECTING THE
PLANNING BOARD TO CONDUCT A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER CERTAIN
AREAS & 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, 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
- 10) REVIEW & CONSIDERATION OF A REDEVELOPMENT 40
PLAN FOR CERTAIN AREAS AND PROPERTIES IDENTIFIED
HEREIN ARE AREAS IN NEED OF REDEVELOPMENT OR
REHABILITATION AS DEFINED AS DEFINED N.J.S.A.
40A:12-5, WITHOUT THE POWER OF EMINENT DOMAIN AS
TO BLOCK 1221, LOTS 3, 12, 12Q & 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
- 11) ADOPTION OF RESOLUTIONS
APRIL 2025 & JUNE 2025

1 CHAIRMAN DEJESUS: Welcome everybody to
2 the Camden Planning Board of June 12, 2025. We're in
3 this format because of the health Declaration of the
4 COVID-19 virus and City Hall is still open. We're
5 using the TEAMS format to handle our current meeting
6 so, therefore, if anyone has any questions or
7 concerns, please contact the Camden City Clerk.

8 Reading of the opening statement, please.

9 MS. MILLER: Good evening. Adequate
10 notice of this meeting has been provided in
11 accordance with the Open Public Meeting Act. The
12 Camden City Planning Board adopted a Resolution
13 approving the schedule of regular meetings to be held
14 during the year of 2025 by, one, posting a copy
15 thereof on the bulletin boards reserved for such
16 purpose in the Office of City Clerk, City Hall, first
17 floor, Camden, New Jersey; two, transmitting a copy
18 thereof to the Courier Post and to the Philadelphia
19 Inquirer. These newspapers have been designated by
20 this Board to receive same, and filing a copy thereof
21 with the City Clerk, City of Camden, New Jersey. The
22 subject meeting was publicized on June 9, 2025.

23 CHAIRMAN DeJESUS: Roll call.

24 MS. MILLER: Jose DeJesus.

25 CHAIRMAN DEJESUS: Present.

1 MS. MILLER: Steven Lee.

2 VICE-CHAIRMAN LEE: Here.

3 MS. MILLER: Mayor Carstarphen. Director
4 Keith Walker. Ian Leonard.

5 MR. LEONARD: Here.

6 MS. MILLER: Councilwoman Ramos. Erin
7 Crean.

8 MS. CREAN: Present.

9 MS. MILLER: Mr. Thomas.

10 MR. THOMAS: Present.

11 MS. MILLER: Mr. Humphrey. Ms. Fraction.
12 Motion carried. Thank you.

13 CHAIRMAN DEJESUS: Approval of Planning
14 Board Public Meeting Hearing from April 10, 2025.
15 Can I have a motion to that, please.

16 VICE-CHAIRMAN LEE: So moved.

17 MR. THOMAS: Second.

18 MR. BURNS: We have Mr. Lee moving and
19 Mr. Thomas seconding.

20 CHAIRMAN DEJESUS: Roll call.

21 MS. MILLER: Mr. DeJesus.

22 CHAIRMAN DEJESUS: Absent.

23 MS. MILLER: Abstain.

24 MR. BURNS: Abstain.

25 CHAIRMAN DEJESUS: Abstain. I couldn't

1 think of the word. I'm sorry.

2 MS. MILLER: No, you're fine. I thought
3 we were going back to roll call.

4 MS. MILLER: Mr. Lee.

5 VICE-CHAIRMAN LEE: Yes.

6 MS. MILLER: Mr. Leonard.

7 MR. LEONARD: Yes.

8 MS. MILLER: Ms. Crean.

9 MS. CREAN: Yes.

10 MS. MILLER: Mr. Thomas.

11 MR. THOMAS: Yes.

12 MS. MILLER: Motion carried to approve.

13 Motion carried to approve. Thank you.

14 CHAIRMAN DEJESUS: Swearing in of all
15 professionals and Planning Board staff.

16 MR. BURNS: For our planning
17 professionals and staff, please raise you right
18 hands.

19 - - -

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

24 - - -

25 MR. BURNS: Very good. Thank you.

1 CHAIRMAN DEJESUS: All right. New
2 Business: Certificate of Appropriateness for William
3 Davis, 3151 --

4 DR. WILLIAMS: Mr. Chair and members of
5 the Planning Board, if I may. I wanted to do the
6 Planning Director's Report before that, right?

7 MR. BURNS: It's not on the agenda but
8 you are correct, sir.

9 CHAIRMAN DEJESUS: If you have one, do
10 it.

11 DR. WILLIAMS: I just wanted to indicate
12 to the Chair, to the members of the Board tha we have
13 several C of A applications on the agenda. And I
14 would recommend to the Chair via counsel, that we
15 approve them in block as I'm the secretary and member
16 of the HPC. And we have another member of the Board,
17 Ms. Erin Crean, who can also concur that we did
18 approve those C of A's on the agenda with any
19 necessary conditions thereto.

20 MR. BURNS: We that being said,
21 Mr. Chairman, before we take the motion, you can open
22 it to the public to see if there's any public comment
23 on the three Certificates of Appropriateness
24 applications that are on tonight: William Davis;
25 Bridgehouse Solutions, LLC; Siddhartha Katoley. So

1 if you want to open it up to the public just to
2 address any public comment?

3 CHAIRMAN DEJESUS: Yes. I'll open it up
4 to the public to have anyone having any comments to
5 3151 Alabama Road; 2863 Cushing Road; and 416
6 Chambers Avenue. Anyone there to have any respond to
7 any of the applications?

8 DR. WILLIAMS: Mr. Chair and members of
9 the Board, at this time, I see no hands up raised for
10 the C of A's.

11 CHAIRMAN DEJESUS: With that, a motion is
12 now appropriate.

13 MR. BURNS: We need a motion to approve
14 all three.

15 MS. CREAN: So moved.

16 MR. LEONARD: Second.

17 MR. BURNS: Erin moved and seconded by
18 Mr. Thomas.

19 MR. LEONARD: I thought it was Ian.

20 MR. BURNS: Was that Ian?

21 MS. MILLER: Yes.

22 MR. LEONARD: Yes, it's Ian.

23 MR. BURNS: I apologize.

24 MS. MILLER: Roll call.

25 Mr. DeJesus.

1 MS. MILLER: Mr. Lee.

2 VICE-CHAIRMAN LEE: Yes.

3 MS. MILLER: Mr. Leonard.

4 MR. LEONARD: Yes.

5 MS. MILLER: Ms. Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Mr. Thomas.

8 MR. THOMAS: Yes.

9 MS. MILLER: Motion carried to approve.

10 Thank you.

11 CHAIRMAN DEJESUS: Now that we're through
12 the Certificates of Appropriateness, Street Vacation,
13 Camden Lutheran Housing, Inc. is requesting to vacate
14 four city alleys located in the general vicinity of
15 the east side of Ray Street to west side of North
16 10th Street between Elm and Pearl Street. Anyone
17 here representing that, Camden Lutheran?

18 MR. AMERIKANER: Yes. Good evening. My
19 name is David Amerikaner. I'm an attorney at Dwane
20 Morris and I'm here on behalf of Camden Lutheran
21 Housing, Inc. I'd be happy to say a few words to the
22 Board about this application if that's okay with
23 you.

24 CHAIRMAN DEJESUS: Yes, please do so.

25 MR. AMERIKANER: Thank you very much.

1 Good evening to all the members of the
2 Planning Board. It's good to see you all again.
3 Thank you for having us again. We're very pleased to
4 be back before you. As I said, my name is David
5 Amerikaner. I'm an attorney at Duane Morris and I'm
6 here with Brandee Johnson of Camden Lutheran Housing;
7 Carl Jenne, the project engineer; John Hanlon the
8 project supervisor -- I'm sorry, surveyor; and
9 Michael Milla, the project architect. We were last
10 before the Board --

11 CHAIRMAN DEJESUS: Do you want them to be
12 sworn in before you do that?

13 MR. AMERIKANER: Yes. If you --
14 Mr. Burns, I think you said you were going to swear
15 of all us in?

16 MR. BURNS: Yes, why don't we do that. I
17 know, Counsel, we had talked about this application.
18 We were going to do the majority of the introduction
19 and provide the Board with some background and
20 history. I see Brandee is here. I see John and
21 Michael. And who is the other witness?

22 MR. AMERIKANER: Carl Jenne and he's here
23 as well.

24 MR. BURNS: I see Carl's box there. If
25 you all could please raise your right hands.

— — —

— — —

Camden Lutheran has made significant progress in the last several months towards closing

1 its transaction with the City. And we expect to
2 officially acquire the properties in the coming
3 weeks. That will be the next step toward our goal as
4 we look to commence construction as soon as possible.

5 The parcels that will be acquired from
6 the City by Camden Lutheran include paper alleys that
7 need to be vacated because they are part of the
8 overall development that this Board approved. And
9 that is the subject of the application before you
10 this evening. We are seeking the Planning Board's
11 favorable recommendation to City Council of this
12 alley vacation. That's what we're asking you to vote
13 on this evening.

14 The alleys don't actually exist on the
15 site. They'd just exist on paper as they have been
16 subsumed into the vacant lots that these parcels have
17 become. The alleys serve no current purpose at the
18 moment. And please note that the site plan that you
19 approved in December, retained Borton Street which
20 runs through and between the first and second phases
21 of the project. So each property will have street
22 frontage on at least two sides.

23 Please also note that the alley between
24 the properties on Pearl Street which are not vacant
25 and the development site, will remain. So the

1 existing property owners on Pearl Street will still
2 have that alley buffer between their properties and
3 the Casas del Rio Development. The project
4 professionals that are here and I are happy to answer
5 any questions that the Board may have this evening.
6 We thank you for your consideration.

7 CHAIRMAN DEJESUS: At this time, I'll
8 give Dena a chance to initiate this discussion. Go
9 ahead, girl.

10 MS. MOORE: Good evening, I am presenting
11 the review from Charles Chelotti, the City Engineer
12 and it's dated today. I'm not sure. Did you get a
13 copy of the review comments, Carl?

14 MR. JENNE: Uh-uh.

15 MS. MOORE: Okay. I'll make sure that
16 you do get a copy of them this afternoon.

17 MR. AMERIKANER: Thank you, Dena.

18 MS. MOORE: No problem.

19 The letter is dated today's date, June
20 12, 2025. The applicant is proposing vacation of the
21 existing alleyways that bisect Blocks 803, 804 and
22 805 as shown on the submitted site plans. The City
23 Engineer's office has no objection to the proposed
24 contention upon the following and then there are four
25 comments.

1 The applicant should confirm whether any
2 utilities are present in the alleys referenced. If
3 present, the applicant should provide letters from
4 utility owners acknowledging and concurring with the
5 requested street vacation.

6 Number 2: The applicant should be
7 responsible for the proper abandonment of any
8 utility requiring abandonment. Number 3: The
9 applicant shall file an approved Street Vacation Plan
10 with the County Clerk's office at no cost to the City
11 and electronic copies of the plan shall be provided
12 for review prior to filing with the County.

13 And Number 4: It appears that old sewer
14 laterals or mains may be located in Block 804 and
15 805. The applicant's engineer shall scheduled a
16 meeting with the City Engineer's Office and American
17 Water Contract Services prior to submitting the
18 vacation plan to insure any obsolete lines are
19 properly abandoned. And that concludes the review
20 from the City Engineer.

21 CHAIRMAN DEJESUS: Do you have one to do,
22 Dena?

23 MS. MOORE: No, I don't; not for a street
24 vacation. Just the City Engineer's office.

25 CHAIRMAN DEJESUS: Okay.

1 MS. MOORE: Okay. Thanks.

2 CHAIRMAN DEJESUS: Anybody on the Board
3 have any questions? Hearing none, therefore, I open
4 up to the public. Anybody in the public have any
5 questions in reference to this issue? Doctor, do you
6 have anybody?

7 DR. WILLIAMS: No, sir, I don't see no
8 hands up.

9 CHAIRMAN DEJESUS: Since we don't have
10 any response from the public, I shall close that part
11 of the portion of this meeting and, therefore, bring
12 it back to the Board. And if the Board is not having
13 any questions in reference to this project,
14 therefore, I'm seeking a motion for response to this
15 issue.

16 MR. BURNS: It'll be a motion
17 recommending that the City Council adopt the Street
18 Vacation Plan. It's very straightforward. The
19 applicant, as Mr. Amerikaner indicated, was before
20 us; received approvals; and this is part and parcel
21 of insuring that this very important project gets
22 developed. They need to vacate certain streets and
23 that's why they're here tonight.

24 CHAIRMAN DEJESUS: And we also want to
25 make sure that they comply with what the City

1 Engineer which Dena has already, also complies which
2 is in reference to the utility lines that may run
3 through those alleyways.

4 MR. BURNS: Correct. So any motion to
5 approve would include the condition that the
6 applicant comply with the City Engineer's review
7 letter.

8 MR. AMERIKANER: And we will comply with
9 all conditions of the City Engineer's review letter.

10 CHAIRMAN DEJESUS: Motion is in order,
11 please.

12 MS. CREAN: Motion to approve.

13 MS. MILLER: Who was the second?

14 MR. BURNS: It was Ian.

15 MS. MILLER: Thank you, Ian.

16 MS. MILLER: Roll call. Jose DeJesus.

17 CHAIRMAN DEJESUS: Yes.

18 MS. MILLER: Steven Lee.

19 VICE-CHAIRMAN LEE: Yes.

20 MS. MILLER: Mr. Leonard.

21 MR. LEONARD: Yes.

22 MS. MILLER: Ms. Crean.

23 MS. CREAN: Yes.

24 MS. MILLER: Mr. Thomas.

25 MR. THOMAS: Yes.

1 MS. MILLER: Motion carried to approve.
2 Thank you.

3 MR. AMERIKANER: Thank you all. Thank
4 you to the members of the Board.

5 CHAIRMAN DEJESUS: Lots of luck with that
6 major project.

7 Item E: Preliminary & Final Site Plan is
8 not going to be heard tonight. It'll be moved on to
9 next month's meeting.

10 Now we'll go to Item F: Review and
11 Consideration of a Resolution referring Ordinance
12 Amending Chapter 485 and Chapter 870 to establish
13 Chapter 870-38.1, licensing and regulating tobacco
14 stores, Smoke Shops and other retail business
15 establishments involved in the principal sale of
16 tobacco products and tobacco principal sale of
17 tobacco, tobacco products and tobacco paraphernalia
18 to the Planning Board.

19 Is anyone here for that?

20 MR. BURNS: Mr. Chairman, before we go to
21 that, on that Allan Mateo, 3631 Westfield Avenue, the
22 Chair is correct. That is being carried. The notice
23 was improper. So I just want to get it on the record
24 that the notice was not proper. It did not provide
25 the important information as to how the matter was

1 appearing before us by way TEAMS. That will be
2 carried to the July 10th meeting subject to the
3 applicant providing acceptable notice for the
4 July 10th hearings.

5 So anybody from the public that's here
6 for that, that matter has been carried due to
7 deficient notice. They have to renote for that
8 application for the July 10th hearing. That's all I
9 need to say, Mr. Chairman.

10 MS. MOORE: Mr. Chairman, I just want to
11 say good night too because I'm off now with the
12 applications.

13 CHAIRMAN DEJESUS: Doctor, what's up?

14 DR. WILLIAMS: Yes, Mr. Chair and members
15 of the Planning Board. This report will be very
16 brief regarding the Council referral of the Ordinance
17 Chapter 485 regarding the Tobacco Ordinance. Just
18 for the record, I'm the department head for Planning
19 and Development, as well as the committee member of
20 the Cannabis Review Committee.

21 One of the problems that we saw and both
22 that live in the City or have been to the City, can
23 attest to that we have quite a number of what you
24 call Smoke Shops throughout the City. They come in
25 as convenience stores under the guise of Smoke Shop.

1 And what we're finding in those cases is that not
2 only are there smoke shops but they're selling CBD
3 products as well; trying to get under radar of the
4 Cannabis Ordinance. And the Ordinance proposal that
5 was referred by Council to you, is to put better
6 controls in place to make sure that those
7 establishments that are being formed and set up, are
8 applying to all the necessary regulations of the
9 City, health codes, code enforcement as well as
10 zoning.

11 A quick example, I'm the zoning officer
12 as well for the City. And we get quite a few zoning
13 permits under the quotation convenience stores. Once
14 they open, we discover that their primary business is
15 not convenience store. It's a smoke shop. Now,
16 businesses are allowed to sell tobacco products.
17 That doesn't make it in and of itself a smoke shop.
18 But when they cross that line and they begin to sell
19 other forms of products well beyond tobacco, that is
20 what they call smoke shop. And we're trying to put
21 rules and regulations in place to insure that these
22 establishments don't get out of the way.

23 One of the ancillary problems that we're
24 having is, is that we're have a lot of loitering
25 outside these places at all hours of the night. And

1 we find that these quote unquote smoke shops are in
2 some cases becoming drug sets. So we believe that in
3 working with the police department, Department of
4 Code Enforcement, County Department of Health and
5 other related agencies, this language is designed to
6 clamp down on these smoke shops and shut them down
7 where needed.

8 CHAIRMAN DEJESUS: I only have one
9 question, Doctor. And that comes to the legal
10 requirements from the state. You guys from the City
11 should be trying to obtain to guarantee that they
12 have the right to do what they do.

13 DR. WILLIAMS: Yes, there's state laws
14 that provides allowances for the sale of certain
15 products. What we're seeing is -- like for example,
16 you may go to a store and there's laws against
17 selling Loosies, single cigarettes. And we're trying
18 to clamp down in every case that comes up. With the
19 tobacco shops, again, tobacco product is not a
20 problem. That's not the issue for us. It's not the
21 issue for the residents that have been affected by
22 these smoke shops.

23 What's going on, Board members, is that
24 they're going well beyond the guise of smoke shop.
25 And they're selling paraphernalia and other types of

1 products that has nothing to do with the origins of
2 tobacco products. So all we're doing is, we're not
3 trying to place any additional layers on them as much
4 as, we want to make sure that we have the authority
5 to insure that they're selling the products that
6 they're legally able to sell and nothing else.

7 CHAIRMAN DEJESUS: Understood. Any
8 questions from the Board? None. All right. Anyone
9 from the public who wants to be respond to this?

10 DR. WILLIAMS: Mr. Chair, I'm scanning
11 the list now and I see no hands up at this point.

12 CHAIRMAN DEJESUS: Closing the public
13 version of this. I then go back to the Board if no
14 one is going to have any response. I need someone to
15 make a motion to recommend or deny, whatever.

16 MR. BURNS: Actually, Mr. Chairman, if I
17 could. It would a motion to recommend adoption by
18 the City Council, the Ordinance amending Chapter 485
19 and Chapter 870 to establish licensing and regulating
20 tobacco stores, smoke shops and other retail
21 businesses involved in the principal sale of tobacco,
22 tobacco products and paraphernalia.

23 MS. CREAN: So moved.

24 MR. LEONARD: Second.

25 CHAIRMAN DEJESUS: Roll call, Angela.

1 MS. MILLER: Jose DeJesus.

2 CHAIRMAN DEJESUS: Yes.

3 MS. MILLER: Mr. Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 MS. MILLER: Mr. Leonard.

6 MR. LEONARD: Yes.

7 MS. MILLER: Ms. Crean.

8 MS. CREAN: Yes.

9 MS. MILLER: Mr. Thomas.

10 MR. THOMAS: Yes.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 CHAIRMAN DEJESUS: Thank you. Moving on.

14 We have the Review and consideration of
15 an Amendment Resolution from the City of Council
16 directing the Planning Board to conduct a preliminary
17 investigation to determine whether certain areas and
18 properties identified herein are areas in need of
19 redevelopment. Doctor? Doctor, are you going to say
20 something, Doctor?

21 DR. WILLIAMS: No, sir. I think

22 Mr. Sheehan is carrying this one for us.

23 Mr. Sheehan, are you on?

24 MR. SHEEHAN: I am.

25 DR. WILLIAMS: Okay. There you go, sir.

1 CHAIRMAN DEJESUS: Mr. Sheehan, good
2 evening. How are you doing?

3 MR. SHEEHAN: Good evening, Mr. Chairman,
4 how are you?

5 CHAIRMAN DEJESUS: Blessed thank God.
6 Another day. Would you want to elaborate on what 'G'
7 is on the agenda?

8 MR. SHEEHAN: Certainly. For the record,
9 my name is Kevin Sheehan. I'm an attorney with
10 Parker McCay. And we're here on behalf of the Camden
11 County Improvement Authority.

12 The Planning Board was directed by
13 Resolution of City Council to undertake an
14 investigation to determine whether properties that
15 I'll identify in a second, meet the criteria for an
16 area in need of redevelopment that was directed to
17 the Planning Board. The Camden County Improvement
18 Authority undertook that investigation through
19 Environmental Resolutions, Inc. and Dave Benedetti
20 from ERI is with me tonight.

21 The subject properties are Block 1250,
22 Lot 28 which was referred to you for an area in need
23 of redevelopment with condemnation. And Blocks 1221,
24 Lot 3, 12, 12Q, and 17; Block 1238, Lot 3; Block
25 1239, Lot 17; Block 1240, Lot 24; Block 1241, Lot 15;

1 Block 1250, Lot 7, 123, 124, and 129; and Blocks
2 1251, Lot 11, all of which were referred to you for
3 an investigation without the Power of Condemnation.
4 So with that introduction, I will -- Mr. Burns, can
5 you swear in Mr. Benedetti, please?

6 MR. BURNS: Absolutely. Good evening,
7 Dave, how are you?

8 MR. BENEDETTI: Fine, Mr. Burns.

9 MR. BURNS: Good to see you again.

10 - - -

11 DAVID BENEDETTI, PP, AICP, having first
12 been duly sworn/affirmed, was examined and testified
13 as follows:

14 - - -

15 MR. BURNS: Thank you, sir.

16 CHAIRMAN DEJESUS: Before you start,
17 Mr. Benedetti --

18 MR. SHEEHAN: Dave, can you give the
19 Board a summary of your profession, your education,
20 and experience in order to qualify you as an expert
21 in professional planning?

22 MR. BENEDETTI: I am a licensed
23 professional planner. I have a Master's Degree in
24 urban planning from the University of Akron in Akron,
25 Ohio. I have been a director of planning and

1 community development in Cherry Hill, Gloucester
2 Township and in Pemberton Township. I've been in
3 practice since 1984. I don't know -- I testified
4 before the Board before in regard to the
5 Redevelopment Plan, this particular Redevelopment
6 Plan before.

7 MR. SHEEHAN: And, Dave, you've been --
8 you have prepared Zoning Ordinances and Master Plans
9 on behalf of various municipalities?

10 MR. BENEDETTI: Yes.

11 MR. SHEEHAN: And you've prepared
12 Redevelopment Plans on behalf of the municipalities
13 as well?

14 MR. BENEDETTI: Yes.

15 CHAIRMAN DEJESUS: I would submit
16 Mr. Benedetti as an expert as a professional planner
17 Mr. Chair?

18 CHAIRMAN DEJESUS: Yes, I already know
19 that because I know him from before.

20 Will 'G' and 'H' which is the same
21 project, can we combine them together? Because it's
22 basically going to be saying the same thing; is that
23 correct?

24 MR. BENEDETTI: I think they're --

25 MR. SHEEHAN: I'm sorry, Mr. Benedetti,

1 they are saying the same thing but initially the
2 Board has to find that the properties, an area in
3 need of redevelopment. If the Board finds that it is
4 an area in need of redevelopment, then there's a
5 Redevelopment Plan that the Board would consider and
6 make a recommendation or not to the governing body.
7 Mr. Benedetti doesn't have to repeat everything he
8 does in 'G,' the area in need but he should summarize
9 the redevelopment separately after you've adopted --
10 after you've made that recommendation.

11 So Dave, your firm and you have prepared
12 a -- undertaken an investigation to determine whether
13 the subject properties meet the Area In Need Of
14 Redevelopment Criteria?

15 MR. BENEDETTI: I did.

16 MR. SHEEHAN: And you prepared the report
17 that's been submitted to the Board and on file with
18 the public. Can you summarize that report for the
19 Board, please?

20 MR. BENEDETTI: I guess my question is,
21 do you want me summarize the entire report or just
22 the revision?

23 MR. SHEEHAN: The entire report. I'm
24 sorry, Mr. Chairman.

25 MR. BENEDETTI: Okay.

1 CHAIRMAN DEJESUS: Hang on a second,
2 please. Wait. Because we heard this before and what
3 I don't want to do is have him repeat what we've
4 already known this before. What we're trying to do
5 is grant you authorization to approve that the area
6 is for redevelopment. This was brought before us
7 before in reference to this subject. And, therefore,
8 I don't want continuing repeating ourselves over the
9 same subject.

10 So if we can consolidate these two things
11 and make into one, I would appreciate it
12 tremendously. We know that the area is blighted and
13 it needs to be redevelopment because it's the major
14 area which is near the major highway. Therefore, I'd
15 appreciate it, Mr. Sheehan, if he can just summarize
16 so that the Board can move on with making the
17 decision on both subjects.

18 MR. BURNS: Mr. Chairman, I think what we
19 can do is, Kevin needs to make a record here because
20 it's, you know, it's a Redevelopment Plan. But I
21 don't disagree that -- I'm sure Mr. Benedetti can
22 streamline his findings to determine the area in need
23 of redevelopment because, in fact, that has already
24 been done. This is an amendment to that, correct,
25 Mr. Sheehan?

1 MR. BENEDETTI: Correct.

2 MR. SHEEHAN: It is except that the
3 governing body did not make the declaration after the
4 first time that the Planning Board had done it.

5 MR. BURNS: Oh, they did not?

6 MR. SHEEHAN: No.

7 MR. BURNS: So I think Mr. Benedetti --

8 MR. SHEEHAN: I think what we can do, Jim
9 is, the significant change from last time is related
10 to the condemnation parcel which is Block 1250, Lot
11 128. I'd ask Mr. Benedetti to address that
12 in detail. With regard to the other properties, I
13 would ask that he just highlight them. There's no
14 need to go over the criteria and all the other
15 information that the Board is well aware of and is in
16 the law and that you previously summarized for the
17 Board. Regarding this matter and other redevelopment
18 matters on Admiral Wilson Boulevard. So there's no
19 need to repeat that. But I would like you to just
20 quickly -- as to the other properties, quickly
21 summarize how they meet the criteria.

22 MR. BURNS: Yes. And I think that's all
23 the Chair was look for, right, Mr. Chairman?

24 CHAIRMAN DEJESUS: Yes, that's correct.

25 MR. BURNS: All right. Thank you.

1 Go ahead, Mr. Benedetti.

2 MR. BENEDETTI: There is -- I'll just go
3 through Block 1221, Lot 3 which is 1235 Admiral
4 Wilson Boulevard. And just summarizing the property,
5 it was found to be --

6 MR. SHEEHAN: Dave, I apologize. Focus
7 on Block 1250, Lot 128.

8 MR. BENEDETTI: Okay.

9 MR. SHEEHAN: That's the condemnation
10 parcel.

11 MR. BENEDETTI: Okay. I thought I had to
12 do all of them.

13 MR. SHEEHAN: Do that first and then
14 we'll highlight the others.

15 MR. BENEDETTI: Okay. Block 128 is 2345
16 Admiral Wilson Blvd. It is a .7 acre parcel of an
17 abandoned gas station. And it's 1970's gas station
18 and it had been abandoned for quite a while. It is
19 boarded up. I believe the City boarded it up. And
20 it is also subject to dumping. It seems when I've
21 been there, vagrants have been there. In addition, I
22 think it meets Criteria 'A' which is an unwholesome
23 living or working condition.

24 The Statutory Redevelopment Criteria 'A'
25 indicates that a municipality may find the property

1 to be in need of redevelopment when the generality of
2 the building is substandard, unsafe, unsanitary,
3 dilapidated or obsolescent or possess any such
4 characteristics or are still lacking in light, air or
5 space to be conducive to an unwholesome living and
6 working condition.

7 To me this property definitely meets that
8 requirement. There are -- the City has sealed the
9 property. They boarded it up. They barricaded the
10 driveway because there have been vehicles going
11 through there I'm assuming. And there is a fuel pump
12 equipment that has been vandalized and exposed. It's
13 a hazardous condition and it is definitely conducive
14 to unwholesome working conditions for those employees
15 and patrons in adjacent businesses.

16 The Criterion 'B,' dilapidation, vacancy
17 and faulty condition. Criterion 'B' indicates that
18 the municipality may find the property in need of
19 redevelopment under the discontinuance of use of a
20 property or building previously used for commercial
21 retail shopping malls or plaza, office parks,
22 manufacturing, industrial purposes or commercial
23 establishment for at least two consecutive years being
24 allowed to fall in a state of disrepair and
25 untenable.

1 This property is definitely untenable.
2 It is boarded up and it is not accessible due to the
3 barricades that the City had to put up at the Admiral
4 Wilson Blvd. The gas station lot was blighted a
5 number of years ago and it remains subject to
6 continued vandalism and attractions to vagrants.
7 Criterion 'B' is -- all I can say is, Criterion 'D,'
8 due to the Supreme Court Decision of Malanga versus
9 Township of West Orange, requiring some explicit
10 findings, I did not address that because of other
11 findings that met the criteria for redevelopment.
12 Well, that is it.

13 MR. SHEEHAN: Hold on, Dave. I think in
14 Criterion 'E' on page 14 of your report --

15 MR. BENEDETTI: I'm sorry.

16 Criterion 'E,' there is no evidence to
17 indicate that the property have any NJDEP records
18 indicating the approval or construction permits for
19 the removal of storage -- underground storage tanks
20 or any other self-recorded environmental
21 contamination investigation or remediation of land.
22 Therefore, it is reasonable to conclude that this
23 tract is environmentally contaminated and meets
24 Criteria 'E' which is a growing lack of or total lack
25 of property utilization of the area.

1 MR. SHEEHAN: And then Criteria 'G' and
2 'H' are Urban Enterprise Zone and Smart Growth. Does
3 this property meet that as well?

4 MR. BENEDETTI: Correct, 'G' and 'H.'
5 'G' is in the Urban -- the property is located in the
6 Urban Enterprise Zone. And 'H' is Smart Growth in
7 the area -- it's planning area 1 which is a Smart
8 Growth Area.

9 MR. SHEEHAN: So that completes your
10 review with regard to the Block 1250, Lot 28. Can
11 you just highlight the other properties that are from
12 your report?

13 MR. BENEDETTI: Well, the other
14 properties met, all met 'G' and 'H' for Enterprise
15 Zone and Smart Growth. And two properties -- I'm
16 sorry -- three properties also met Criteria 'E'
17 which --

18 MR. SHEEHAN: Which properties were
19 those?

20 MR. BENEDETTI: I'm trying to get --
21 unfortunately, I didn't do the address here. Block
22 1250, Lot 129; Block 1250, Lot 124; and Block 1250,
23 Lot 7. Those three properties which are -- I will
24 get the addresses -- which are 667 Maplewood Street
25 and 2305 to 2311 Admiral Wilson Blvd. And 123 and

1 124 is -- I'm sorry -- 124 and 129.

2 MR. SHEEHAN: Is that a former gas
3 station?

4 MR. BENEDETTI: That is Block 1250, 124
5 is Maplewood Street. And Lot 129 is 2363 Admiral
6 Wilson Blvd. Out Motor Corporation.

7 MR. SHEEHAN: And 128 is -- we talked
8 about -- was in there as well? Sorry. Was that the
9 one we talked about?

10 MR. BENEDETTI: That's the one that we're
11 just dealing with as far as the abandoned gasoline
12 station.

13 MR. SHEEHAN: Okay. And those meet the
14 Criteria 'E' because of why?

15 MR. BENEDETTI: Well, they met -- they
16 all meet Criteria 'G' and 'H' because they're in
17 the Urban Enterprise Zone. It's the three lots that
18 meet Criteria 'E' or meet Criteria 'E' because they
19 are former gas stations and they probably are
20 contaminated. There is no record of the properties
21 being addressed to remove the oil tanks, the
22 underground tanks. So that is the --

23 MR. SHEEHAN: Does the Board have any
24 questions of Mr. Benedetti?

25 CHAIRMAN DEJESUS: Anyone on the Board

1 have any questions of Mr. Benedetti in reference to
2 these properties being mentioned? Mr. Benedetti, I
3 only have one question for you on my part. The gas
4 station that is abandoned and has a car wash
5 structure on it, and I believe that is also part of
6 that property; is that correct?

7 MR. BENEDETTI: That is the gas station
8 that we are recommending being eligible for
9 condemnation.

10 CHAIRMAN HANCE: So we're talking about
11 the same one?

12 MR. BENEDETTI: Yes:

13 CHAIRMAN DEJESUS: Since there's no
14 questions from the Board, then I'll open up to the
15 public. Doctor, do you have anyone from the public
16 in reference to this issue?

17 DR. WILLIAMS: I see one, Sara K.

18 CHAIRMAN DEJESUS: Do you want to put her
19 on?

20 DR. WILLIAMS: Sara K, unmute yourself,
21 please? No, I can't hear you.

22 MR. BURNS: We need to see Ms. K on video
23 and, of course, be unmuted.

24 MR. SHEEHAN: In the Chat she says, she's
25 trying to log back in. Dr. Williams, is that

1 correct?

2 DR. WILLIAMS: Yes, I see that. We have
3 another person, Trevor Pohlman. Forgive me if I
4 don't pronounce the last name correctly?

5 MR. POHLMAN: Yes, you have that correct.
6 Thank you.

7 MR. BURNS: Trevor, can you please go on
8 camera?

9 MR. POHLMAN: I do not have a camera on
10 this TEAMS. I can switch over to my phone real quick
11 if that's necessary.

12 CHAIRMAN DEJESUS: No, that's okay. Go
13 ahead. What's your question? Before you speak, Jim,
14 would you swear him in, please.

15 MR. BURNS: Yes. Mr. Pohlman, if you
16 could raise your right hand, please.

17 - - -

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

21 - - -

22 MR. BURNS: I assume your hand was raised
23 since I can't see you on the camera.

24 MR. POHLMAN: It was. My right hand was
25 raised.

1 MR. BURNS: Very good.

2 MR. POHLMAN: Yes. Regarding the
3 property, the former gas station at Block 1250,
4 Lot 128, I work for the property owner on that
5 property. I'm not sure if this is the correct forum
6 but being that it's eligible for condemnation, we're
7 just hoping to get some more information on that
8 condemnation process; what's inclusive of it; what
9 the steps are. If this isn't the correct forum, I'm
10 happy to set up a call with the correct party
11 offline.

12 MR. BURNS: We as the Planning Board
13 don't control that condemnation process. It's a
14 court process. But I'm sure Mr. Sheehan can provide
15 some guidance or some contact information for you to
16 do that. But it is a formal proceeding or complaint
17 would be filed; monies would be deposited as to what
18 the belief would be as to the fair market value. And
19 then if it needs to, it would go to a condemnation
20 hearing where people would be appointed to oversee
21 that hearing and ultimately render a decision or
22 recommendations to the court which could then also be
23 appealed. It's a court process.

24 MR. SHEEHAN: Mr. Pohlman, do you have a
25 copy of the -- did the notice of public hearing have

1 my contact information?

2 MR. POHLMAN: I have it in my hand right
3 now.

4 MR. SHEEHAN: I don't think it did. I'll
5 give --

6 MR. POHLMAN: It has Dr. Williams but I
7 don't see yours here.

8 MR. SHEEHAN: If you have a pen, I'll
9 give you my phone number.

10 MR. POHLMAN: Sure.

11 MR. SHEEHAN: 609-685-5473.

12 MR. POHLMAN: Okay. Great.

13 MR. SHEEHAN: And if you reach out, I can
14 walk you through the process. At this point, the
15 governing body hasn't determined whether to use
16 eminent domain. This is just a recommendation. What
17 the Board is considering is whether or not to
18 recommend that power to the governing body. But
19 there's a lot of steps before that would happen.

20 MR. POHLMAN: Understood. I appreciate
21 that additional context.

22 MR. BURNS: Thank you, sir.

23 CHAIRMAN DEJESUS: Anything
24 additional?

25 MR. POHLMAN: That's it on my end. I

1 appreciate it. Thank you.

2 CHAIRMAN DEJESUS: Thank you.

3 Dr. Williams anybody else?

4 DR. WILLIAMS: No. Sara K. did not come
5 back on.

6 CHAIRMAN DEJESUS: All right.

7 MR. BURNS: Very good.

8 CHAIRMAN DEJESUS: If there's no one
9 else, then I'll close it to the public and bring it
10 back to the Board. Anybody on the Board have any
11 response to this proposal? Hearing none, I would
12 like to have a motion, please.

13 MR. BURNS: Well, this motion would be,
14 the Board is determining whether or not you believe
15 you can find the area in need of redevelopment with a
16 recommendation of condemnation. So it would be a
17 condemnation finding of a condemnation redevelopment
18 area. So that would be the motion as it relates to
19 this specific property. For the record again,
20 Mr. Sheehan, what's the address of this
21 property?

22 MR. SHEEHAN: The condemnation parcel is
23 Block 1250, Lot 128 which is 2345 Admiral Wilson
24 Blvd.

25 MR. BURNS: Thank you.

1 CHAIRMAN DEJESUS: Thank you. So we're
2 voting on 'G'. Members if you can then make your
3 recommendation, I'd appreciate it. Hello?

4 MR. BURNS: Do we have a motion?

5 CHAIRMAN DEJESUS: That's what I'm
6 waiting for.

7 VICE-CHAIRMAN LEE: I have a motion. I
8 move for condemnation and redevelopment for the area
9 of Block 1250, Lot 128.

10 MR. SHEEHAN: And that the other property
11 be declared an area in need of redevelopment?

12 VICE-CHAIRMAN LEE: The other property as
13 well that's on the letter.

14 MR. BURNS: So finding an area in need of
15 redevelopment for all the properties listed with
16 special finding, redevelopment with condemnation for
17 Block 1250, Lot 128, 2345 Admiral Wilson Blvd. would
18 be a condemnation recommendation for redevelopment.
19 The other properties are just recommendation for
20 redevelopment. That would be your motion?

21 VICE-CHAIRMAN LEE: Yes.

22 MR. BURNS: I need a second.

23 MS. CREAN: Second.

24 CHAIRMAN DEJESUS: Roll call.

25 MS. MILLER: Mr. DeJesus.

1 CHAIRMAN DEJESUS: Yes.

2 MS. MILLER: Mr. Lee.

3 VICE-CHAIRMAN LEE: Yes.

4 MS. MILLER: Mr. Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Ms. Crean.

7 MS. CREAN: Yes.

8 MS. MILLER: Mr. Thomas.

9 MR. THOMAS: Yes.

10 MS. MILLER: Motion carried to approve.

11 Thank you.

12 CHAIRMAN DEJESUS: Mr. Sheehan, do you
13 want to do the second one?

14 MR. SHEEHAN: Sure. So this is in
15 conjunction with that. Now that you've made the
16 recommendation to declare those properties an area in
17 need of redevelopment, there is a proposed
18 Redevelopment Plan that's before you that would be
19 the Redevelopment Plan or essentially the zoning for
20 those properties. So Mr. Benedetti has already been
21 sworn in. David, do you understand you're still
22 sworn?

23 MR. BENEDETTI: Yes.

24 MR. SHEEHAN: Did you prepare the draft
25 Redevelopment Plan that the Board is reviewing?

1 MR. BENEDETTI: I did.

2 MR. SHEEHAN: Can you just give the
3 highlights on the specific uses that are being
4 recommended for the zone?

5 MR. BENEDETTI: Well, we're looking at
6 primarily commercial uses; commercial recreation
7 uses, flood plain management facilities, hotel or
8 motel extended-stay facilities, light manufacturing
9 assembly and related commercial uses including food
10 processing and outdoor storage. But just fixed uses,
11 wholesale trade agents, brokers and warehousing.
12 Motor vehicle service stations with or without
13 convenience stores and food market, restaurants
14 including sit-down and carry-out and drive-thru,
15 city, country and state uses and uses and facility,
16 and allowing more than one principal use to each
17 property.

18 Accessory uses are commercial. General
19 accessory uses for commercial properties which would
20 be office space for logistics, employee cafeterias,
21 fences, walls, HVAC equipment, generators,
22 maintenance and security, storage shed, multi-level
23 parking garages is there is a need for that;
24 off-street parking and loading; flood control and
25 stormwater management facilities. Roof-mounted solar

1 and photovoltaic equipment and signs.

2 There are some prohibited principal in
3 accessory uses: Automobile body shops, car washes,
4 major and minor repair shops; new and used sales or
5 leasing establishments. Self-service storage
6 facilities that rent or lease storage space such as
7 rooms, lockers, garages containers, also known as
8 storage units for individuals and businesses, and
9 uses prohibited per Section 870-37.

10 There are a couple food permitted
11 conditional uses. Public utility facilities per
12 Chapter 870-191 which would be, if my memory serves
13 me correctly, is public utilities of water or sewer,
14 wireless telecommunication facility per Chapter
15 870-210, and Chapter 870-211. Development
16 application requirements would be the standard
17 regular application requirements that the City has,
18 standard checklists, and the application.

19 MR. SHEEHAN: Dave, this is the same --
20 similar plan or the same plan that you had
21 recommended when the Board reviewed this previously?

22 MR. BENEDETTI: Yes.

23 MR. SHEEHAN: With the exception that,
24 does this plan make a recommendation that Block 1250,
25 Lot 128 be acquired?

1 MR. BENEDETTI: Yes. That deed would be
2 eligible to being acquired through condemnation, yes.

3 MR. SHEEHAN: Is this plan consistent
4 with the City Master Plan?

5 MR. BENEDETTI: Yes.

6 MR. SHEEHAN: Does the Board have any
7 questions of Mr. Benedetti?

8 CHAIRMAN DEJESUS: Apparently not,
9 Mr. Sheehan. I'll now open it up to the public.
10 Anybody in the public, Doctor, has any questions for
11 Mr. Benedetti?

12 DR. WILLIAMS: There's one person, Peter.

13 UNIDENTIFIED SPEAKER: Can everybody hear
14 me?

15 CHAIRMAN DEJESUS: Yes.

16 MR. SHEEHAN: Yes.

17 THE BOARD: Yes.

18 CHAIRMAN DEJESUS: You'll be sworn in
19 before you start.

20 UNIDENTIFIED SPEAKER: I'm an attorney.

21 MR. BURNS: If you could, put yourself on
22 camera so we can see you if you're an attorney?

23 UNIDENTIFIED SPEAKER: Hold on moment.
24 My camera has been acting up. It's a little kooky
25 lately. So just bear with me for a moment. Can

1 everybody see me?

2 CHAIRMAN DEJESUS: Yes.

3 MR. BURNS: We can now, yes.

4 UNIDENTIFIED SPEAKER: Great. Good
5 afternoon everybody. This is a fairly simple
6 question I think or two questions, I should say.

7 My name is Peter Chacantias. I'm from the
8 office of Hyland, Levin, Shaprio. My office
9 represents one of the property owners specifically
10 for Blocks 1239, Lot 17; 1240, Lot 1; 1250, Lot 124;
11 1250, Lot 129 and 1251, Lot 11 all in the
12 non-condemnation area.

13 I was also present when you guys went
14 through this process the first time. I just wanted
15 to confirm as was the case last time, that the
16 existing permitted land uses for each of these
17 properties are still good. Right? They're still
18 valid and they remain?

19 MR. BENEDETTI: Yes. They would be
20 existing. They remain existing uses, yes.

21 MR. CHACANTIAS: So all of the existing
22 uses for these properties are still valid once this
23 Redevelopment Plan is adopted, correct?

24 MR. BENEDETTI: You mean, are they
25 permitted uses?

1 MR. CHACANIAS: Yes. The existing
2 permitted uses as they stand today will remain once
3 this plan is adopted, I think.

4 MR. BENEDETTI: Well --

5 MR. SHEEHAN: What the uses currently,
6 Peter?

7 MR. CHACANIAS: There's -- I mean, he
8 listed off quite a bit so that's --

9 MR. SHEEHAN: No, no. What are the uses
10 that you -- that these properties are because you're
11 asking whether they are --

12 MR. CHACANIAS: Light manufacturing.

13 MR. BENEDETTI: Light manufacturing is
14 permitted.

15 MR. BURNS: I don't think there will be a
16 change in the zone, Pete. I think it's just -- I
17 understand your question. You just want to confirm
18 that the existing uses will remain permitted uses,
19 correct?

20 MR. CHACANIAS: Yes.

21 MR. BURNS: I believe that's the case.
22 I believe that's the case based on what the
23 review --

24 CHAIRMAN DEJESUS: So your answer is yes,
25 Peter?

1 MR. CHACANIAS: Okay. Great. Thank you.

2 MR. BURNS: And Pete, if you could, what
3 are the properties, again? Give me the blocks.

4 MR. CHACANIAS: Block 1239, Lot 17; Block
5 1240, Lot 1; Block 1250, Lots 124 and 129; and
6 Block 1251, Lot 11.

7 MR. BURNS: Thank you, Peter.

8 MR. CHACANIAS: And my only other
9 question was, I believe some additional permitted
10 uses are being recommended as well or does that
11 change?

12 MR. BENEDETTI: No, that is true.

13 MR. CHACANIAS: And those are I think,
14 commercial, recreational, more vehicle service
15 stations and restaurants or am I incorrect about
16 that?

17 MR. BENEDETTI: Yes.

18 MR. CHACANIAS: Those are my questions.

19 MR. BURNS: Thank you, Peter.

20 MR. SHEEHAN: Thanks.

21 CHAIRMAN DEJESUS: Doctor, anyone else?

22 DR. WILLIAMS: I'm scanning now and I do
23 not see any hands raised, sir.

24 CHAIRMAN DEJESUS: I will now close it to
25 the public and move it back to the Board. Is there

1 anybody on the Board have any questions to this
2 proposal to grant them to --

3 MR. BURNS: It would be a motion --
4 Mr. Chairman, I'm sorry. It's a motion to adopt the
5 Redevelopment Plan for non-condemnation redevelopment
6 area in the condemnation redevelopment area with the
7 finding of consistency with the Master Plan. That
8 would be the motion.

9 CHAIRMAN DEJESUS: Thank you. Any motion
10 out there, please?

11 MS. CREAN: Motion to adopt.

12 MR. LEONARD: Second.

13 MS. MILLER: Mr. DeJesus.

14 CHAIRMAN DEJESUS: Yes.

15 MS. MILLER: Mr. Lee.

16 VICE-CHAIRMAN LEE: Yes.

17 MS. MILLER: Mr. Leonard.

18 MR. LEONARD: Yes.

19 MS. MILLER: Ms. Crean.

20 MS. CREAN: Yes.

21 MS. MILLER: Mr. Thomas.

22 MR. THOMAS: Yes.

23 MS. MILLER: Motion carried to approve.

24 Thank you.

25 CHAIRMAN DEJESUS: Thank you.

1 James, you got the floor for the adoption
2 of the Resolutions.

3 MR. BURNS: We have a number of
4 Certificates of Appropriateness just to be approved.
5 We have DNL Property Holdings, LLC, 1372 N.
6 Chesapeake Road. George Williams, 1294 S. Merrimac
7 Road. Andrea Lancioni, 1057 S. Merrimac Road.
8 Raffee Kesayna, 1406 S. Collings Road. Joe
9 Fernandez, 1346 S. Merrimac Road. And Yordanka
10 Guilarte, 1019 Ironside Road. And we also have the
11 Cooper Hospital Tower A, Cooper Plaza Resolutions to
12 adopt.

13 And in addition to that we have the
14 Resolutions for the matters that we just addressed
15 for the condemnation areas for the adoption of the
16 Redevelopment. Plans for the condemnation,
17 non-condemnation area and for the adoption of the
18 need to -- for the need for a condemnation area
19 redevelopment. You heard both of them just minutes
20 ago. So those Resolutions are also on the agenda
21 tonight to be adopted.

22 MS. CREAN: I move to adopt.

23 VICE-CHAIRMAN LEE: Second.

24 MS. MILLER: Roll call. Jose DeJesus.

25 CHAIRMAN DEJESUS: Yes.

1 MS. MILLER: Mr. Lee.

2 VICE-CHAIRMAN LEE: Yes.

3 MS. MILLER: Mr. Leonard.

4 MR. LEONARD: Yes.

5 MS. MILLER: Ms. Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Mr. Thomas.

8 MR. THOMAS: Yes.

9 MS. MILLER: Motion carried to approve.

10 Thank you.

11 CHAIRMAN DEJESUS: Mr. Sheehan, thank you
12 for your presentation. I appreciate everything. Hope
13 this will get this thing moving. We need to change
14 that area very badly. And thank everyone for coming
15 in. And I guess that's the best way to say it, good
16 night everyone. We need a motion to adjourn.

17 MR. LEONARD: So moved.

18 VICE-CHAIRMAN LEE: Second.

19 CHAIRMAN DEJESUS: Roll call, Angela, so
20 we can close up shop.

21 MS. MILLER: Mr. DeJesus.

22 CHAIRMAN DEJESUS: Yes.

23 MS. MILLER: Mr. Lee.

24 VICE-CHAIRMAN LEE: Yes.

25 MS. MILLER: Mr. Leonard.

1 MR. LEONARD: Yes.

2 MS. MILLER: Ms. Crean.

3 MS. CREAN: Yes.

4 MS. MILLER: Mr. Thomas.

5 MR. THOMAS: Yes.

6 MS. MILLER: Motion carried to adjourn.

7 Thank you all and have a good weekend.

8 - - -

9 *(Meeting concluded at 7:03 p.m.)*

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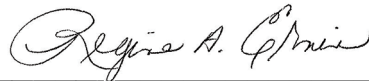
1 CERTIFICATION

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

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

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

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

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	20:19;24:9;38:19; 46:3	11:9,10;31:18	7,12;40:20,23;41:1,5; 42:22;43:1,5,7,11; 44:19,24;45:4,13; 46:12,17	6:16,25;7:7,20;8:13, 17,20,23;10:14,16,24; 15:16;16:4,14;17:20; 21:16;24:4,6,8,9,15; 27:18;28:5,7,22,25; 34:22;35:7,15,22; 36:1,12;37:22;38:7, 13,25;39:4,14,22; 43:21;44:3;45:15,21; 46:2,7,19;47:3;48:3
*		approvals (1) 15:20		Business (3) 7:2; 17:14;19:14
*Meeting (1) 50:9	against (1) 20:16	approve (14) 6:12,13; 7:15,18;8:13;9:9; 16:5,12;17:1;22:11; 27:5;40:10;47:23; 49:9	best (1) 49:15	businesses (4) 19:16; 21:21;30:15;42:8
A	agencies (1) 20:5		better (1) 19:5	
	agenda (5) 7:7,13,18; 23:7;48:20		beyond (2) 19:19; 20:24	
	agents (1) 41:11	approved (4) 12:8,19; 14:9;48:4	bisect (1) 13:21	
A' (1) 29:24	ago (2) 31:5;48:20	approving (1) 4:13	bit (1) 45:8	
abandoned (5) 14:19; 29:17,18;33:11;34:4	ahead (3) 13:9;29:1; 35:13	April (1) 5:14	Blessed (1) 23:5	
abandonment (2)	AHP (1) 6:21	architect (1) 10:9	blighted (2) 27:12; 31:4	
14:7,8	AICP (1) 24:11	area (26) 23:16,22; 26:2,4,8,13;27:5,12, 14,22;31:25;32:7,7,8; 38:15,18;39:8,11,14; 40:16;44:12;47:6,6; 48:17,18;49:14	block (26) 7:15;14:14; 23:21,24,24,25,25; 24:1;28:10;29:3,7,15; 32:10,21,22,22;33:4; 36:3;38:23;39:9,17; 42:24;46:4,4,5,6	
able (1) 21:6	air (1) 30:4		blocks (6) 11:19; 13:21;23:23;24:1; 44:10;46:3	
Absent (1) 5:22	Akron (2) 24:24,24	areas (3) 22:17,18; 48:15	Blvd (6) 29:16;31:4; 32:25;33:6;38:24; 39:17	
Absolutely (1) 24:6	Alabama (1) 8:5	A's (2) 7:18;8:10	Board (54) 4:2,12,20; 5:14;6:15;7:5,12,16; 8:9;9:22;10:2,10,19; 11:8,8;12:8;13:5; 15:2,12,12;17:4,18; 18:15;20:23;21:8,13; 22:16;23:12,17; 24:19;25:4;26:2,3,5, 17,19;27:16;28:4,15, 17;33:23,25;34:14; 36:12;37:17;38:10, 10,14;40:25;42:21; 43:6,17;46:25;47:1	
Abstain (3) 5:23,24,25	Allan (1) 17:21	ASIP (1) 6:20		
acceptable (1) 18:3	alley (3) 12:12,23; 13:2	assembly (1) 41:9		
accessible (1) 31:2	alleys (5) 9:14;12:6, 14,17;14:2	assume (1) 35:22		
Accessory (3) 41:18, 19;42:3	alleyways (2) 13:21; 16:3	assuming (1) 30:11		
accordance (1) 4:11	allowances (1) 20:14	attest (1) 18:23		
acknowledging (1)	allowed (2) 19:16; 30:24	attorney (5) 9:19; 10:5;23:9;43:20,22		
14:4	allowing (1) 41:16	attractions (1) 31:6		
acquire (1) 12:2	Amending (2) 17:12; 21:18	authority (3) 21:4; 23:11,18		
acquired (3) 12:5; 42:25;43:2	Amendment (2) 22:15;27:24	authorization (1) 27:5		
acquisition (1) 11:12	American (1) 14:16	Automobile (1) 42:3		
acre (1) 29:16	AMERIKANER (11) 9:18,19,25;10:5,13, 22;11:7;13:17;15:19; 16:8;17:3	Avenue (2) 8:6;17:21		
across (1) 11:21	ancillary (1) 19:23	aware (1) 28:15		
Act (1) 4:11	Andrea (1) 48:7			
acting (1) 43:24	Angela (2) 21:25; 49:19			
actually (2) 12:14; 21:16	apologize (2) 8:23; 29:6			
addition (2) 29:21; 48:13	Apparently (1) 43:8			
additional (4) 21:3; 37:21,24;46:9	appealed (1) 36:23			
address (5) 8:2; 28:11;31:10;32:21; 38:20	appearing (1) 18:1			
addressed (2) 33:21; 48:14	appears (1) 14:13			
addresses (1) 32:24	applicant (8) 13:20; 14:1,3,6,9;15:19; 16:6;18:3			
Adequate (1) 4:9	applicant's (1) 14:15			
adjacent (1) 30:15	application (7) 9:22; 10:17;12:9;18:8; 42:16,17,18			
adjourn (2) 49:16; 50:6	applications (4) 7:13, 24;8:7;18:12			
Admiral (8) 28:18; 29:3,16;31:3;32:25; 33:5;38:23;39:17	applying (1) 19:8			
adopt (5) 15:17;47:4, 11;48:12,22	appointed (1) 36:20			
adopted (5) 4:12; 26:9;44:23;45:3; 48:21	appreciate (6) 27:11, 15;37:20;38:1;39:3; 49:12			
adoption (4) 21:17; 48:1,15,17	appropriate (1) 8:12			
affected (1) 20:21	Appropriateness (4) 7:2,23;9:12;48:4			
affordable (2) 11:16, 22	Approval (4) 5:13;			
afternoon (2) 13:16; 44:5				
again (6) 10:2,3;				

4,8,13,18 Chair (9) 7:4,12,14; 8:8;17:22;18:14; 21:10;25:17;28:23 CHAIRMAN (76) 4:1, 23,25;5:13,20,22,25; 6:14;7:1,9,21;8:3,11; 9:11,24;10:11;13:7; 14:21,25;15:2,9,24; 16:10,17;17:5,20; 18:9,10,13;20:8;21:7, 12,16,25;22:2,13; 23:1,3,5;24:16;25:15, 18;26:24;27:1,18; 28:23,24;33:25; 34:10,13,18;35:12; 37:23;38:2,6,8;39:1, 5,24;40:1,12;43:8,15, 18;44:2;45:24;46:21, 24;47:4,9,14,25; 48:25;49:11,19,22 Chambers (1) 8:6 chance (1) 13:8 change (4) 28:9; 45:16;46:11;49:13 Chapter (9) 17:12,12, 13;18:17;21:18,19; 42:12,14,15 characteristics (1) 30:4 Charles (1) 13:11 Chat (1) 34:24 checklists (1) 42:18 Chelotti (1) 13:11 Cherry (1) 25:1 Chesapeake (1) 48:6 cigarettes (1) 20:17 City (36) 4:4,7,12,16, 16,21,21;9:14;12:1,6, 11;13:11,22;14:10, 16,20,24;15:17,25; 16:6,9;18:22,22,24; 19:9,12;20:10;21:18; 22:15;23:13;29:19; 30:8;31:3;41:15; 42:17;43:4 City-owned (1) 11:13 clamp (2) 20:6,18 Clerk (3) 4:7,16,21 Clerk's (1) 14:10 close (4) 15:10;38:9; 46:24;49:20 closing (2) 11:25; 21:12 CME (1) 6:21 code (2) 19:9;20:4 codes (1) 19:9 Collings (1) 48:8 combine (1) 25:21 coming (2) 12:2;49:14 commence (1) 12:4 comment (2) 7:22;8:2 comments (3) 8:4;	13:13,25 commercial (8) 30:20, 22;41:6,6,9,18,19; 46:14 committee (2) 18:19, 20 community (1) 25:1 complaint (1) 36:16 completes (1) 32:9 complies (1) 16:1 comply (3) 15:25; 16:6,8 concerns (1) 4:7 conclude (1) 31:22 concluded (1) 50:9 concludes (1) 14:19 concur (1) 7:17 concurring (1) 14:4 condemnation (21) 23:23;24:3;28:10; 29:9;34:9;36:6,8,13, 19;38:16,17,17,22; 39:8,16,18;43:2;47:6; 48:15,16,18 condition (5) 16:5; 29:23;30:6,13,17 conditional (1) 42:11 conditions (3) 7:19; 16:9;30:14 conducive (2) 30:5,13 conduct (1) 22:16 confirm (3) 14:1; 44:15;45:17 conjunction (1) 40:15 connective (1) 30:23 consider (1) 26:5 consideration (3) 13:6;17:11;22:14 considering (1) 37:17 consistency (1) 47:7 consistent (1) 43:3 consolidate (1) 27:10 construction (2) 12:4; 31:18 contact (3) 4:7;36:15; 37:1 containers (1) 42:7 contaminated (2) 31:23;33:20 contamination (1) 31:21 contention (1) 13:24 context (1) 37:21 continued (1) 31:6 continuing (1) 27:8 Contract (1) 14:17 control (2) 36:13; 41:24 controls (1) 19:6 convenience (4) 18:25;19:13,15; 41:13 Cooper (2) 48:11,11	copies (1) 14:11 copy (6) 4:14,17,20; 13:13,16;36:25 Cornealis (1) 11:21 Corporation (1) 33:6 correctly (2) 35:4; 42:13 cost (1) 14:10 Council (7) 12:11; 15:17;18:16;19:5; 21:18;22:15;23:13 Councilwoman (1) 5:6 counsel (2) 7:14; 10:17 country (1) 41:15 County (5) 14:10,12; 20:4;23:11,17 couple (1) 42:10 Courier (1) 4:18 course (1) 34:23 Court (4) 31:8;36:14, 22,23 COVID-19 (1) 4:4 Crean (25) 5:7,8;6:8, 9;7:17;8:15;9:5,6; 16:12,22,23;21:23; 22:7,8;39:23;40:6,7; 47:11,19,20;48:22; 49:5,6;50:2,3 criteria (14) 23:15; 26:14;28:14,21; 29:22,24;31:11,24; 32:1,16;33:14,16,18, 18 Criterion (6) 30:16,17; 31:7,7,14,16 cross (1) 19:18 CSI (1) 6:20 current (2) 4:5;12:17 currently (1) 45:5 Cushing (1) 8:5 CZO (1) 6:21	declared (1) 39:11 deed (1) 43:1 deficient (1) 18:7 definitely (3) 30:7,13; 31:1 Degree (1) 24:23 DEJESUS (74) 4:1,23, 24,25;5:13,20,21,22, 25;6:14;7:1,9;8:3,11, 25;9:11,24;10:11; 13:7;14:21,25;15:2,9, 24;16:10,16,17;17:5; 18:13;20:8;21:7,12, 25;22:1,2,13;23:1,5; 24:16;25:15,18;27:1; 28:24;33:25;34:13, 18;35:12;37:23;38:2, 6,8;39:1,5,24,25;40:1, 12;43:8,15,18;44:2; 45:24;46:21,24;47:9, 13,14,25;48:24,25; 49:11,19,21,22 del (2) 11:11;13:3 DENA (5) 6:21;13:8, 17;14:22;16:1 deny (1) 21:15 department (4) 18:18; 20:3,3,4 deposited (1) 36:17 designated (1) 4:19 designed (1) 20:5 detail (1) 28:12 determine (4) 22:17; 23:14;26:12;27:22 determined (1) 37:15 determining (1) 38:14 developed (1) 15:22 development (6) 12:8, 25;13:3;18:19;25:1; 42:15 dilapidated (1) 30:3 dilapidation (1) 30:16 directed (2) 23:12,16 directing (1) 22:16 Director (2) 5:3;24:25 Director's (1) 7:6 disagree (1) 27:21 discontinuance (1) 30:19 discover (1) 19:14 discussion (1) 13:8 disrepair (1) 30:24 DNL (1) 48:5 Doctor (9) 15:5;18:13; 20:9;22:19,19,20; 34:15;43:10;46:21 domain (1) 37:16 done (2) 27:24;28:4 down (3) 20:6,6,18 DR (19) 6:20;7:4,11; 8:8;15:7;18:14; 20:13;21:10;22:21, 25;34:17,20,25;35:2;	37:6;38:3,4;43:12; 46:22 draft (1) 40:24 drive-thru (1) 41:14 driveway (1) 30:10 drug (1) 20:2 Duane (1) 10:5 due (3) 18:6;31:2,8 duly (4) 6:22;11:4; 24:12;35:18 dumping (1) 29:20 during (1) 4:14 Dwane (1) 9:19 dwelling (1) 11:16
E				
E' (7) 31:14,16,24; 32:16;33:14,18,18 east (1) 9:15 education (1) 24:19 EDWARD (1) 6:20 elaborate (1) 23:6 electronic (1) 14:11 eligible (3) 34:8;36:6; 43:2 Elm (2) 9:16;11:20 else (4) 21:6;38:3,9; 46:21 eminent (1) 37:16 employee (1) 41:20 employees (1) 30:14 end (1) 37:25 enforcement (2) 19:9; 20:4 engineer (5) 10:7; 13:11;14:15,20;16:1 Engineer's (5) 13:23; 14:16,24;16:6,9 Enterprise (4) 32:2,6, 14;33:17 entire (2) 26:21,23 Environmental (2) 23:19;31:20 environmentally (1) 31:23 equipment (3) 30:12; 41:21;42:1 ERI (1) 23:20 Erin (3) 5:6;7:17;8:17 essentially (1) 40:19 establish (2) 17:12; 21:19 establishment (1) 30:23 establishments (4) 17:15;19:7,22;42:5 evening (10) 4:9; 9:18;10:1,12;10,13; 13:5,10;23:2,3;24:6 everybody (4) 4:1; 43:13;44:1,5 everyone (2) 49:14,16				

evidence (1) 31:16 examined (4) 6:22; 11:4;24:12;35:19 example (2) 19:11; 20:15 excellent (1) 11:17 except (1) 28:2 exception (1) 42:23 exist (2) 12:14,15 existing (8) 13:1,21; 44:16,20,20,21;45:1, 18 expect (1) 12:1 experience (1) 24:20 expert (2) 24:20; 25:16 explicit (1) 31:9 exposed (1) 30:12 extended-stay (1) 41:8	42:10 Forgive (1) 35:3 formal (1) 36:16 format (2) 4:3,5 formed (1) 19:7 former (3) 33:2,19; 36:3 forms (1) 19:19 forum (2) 36:5,9 found (1) 29:5 four (2) 9:14;13:24 Fraction (1) 5:11 frontage (1) 12:22 fuel (1) 30:11	37:2 handle (1) 4:5 hands (6) 6:18;8:9; 10:25;15:8;21:11; 46:23 Hang (1) 27:1 Hanlon (2) 10:7;11:2 happen (1) 37:19 happy (3) 9:21;13:4; 36:10 hard (1) 11:22 hazardous (1) 30:13 head (1) 18:18 health (3) 4:3;19:9; 20:4 hear (2) 34:21;43:13 heard (3) 17:8;27:2; 48:19 Hearing (7) 5:14; 15:3;18:8;36:20,21, 25;38:11 hearings (1) 18:4 held (1) 4:13 Hello (1) 39:3 herein (1) 22:18 highlight (3) 28:13; 29:14;32:11 highlights (1) 41:3 highway (1) 27:14 Hill (1) 25:1 history (1) 10:20 Hold (2) 31:13;43:23 Holdings (1) 48:5 Hope (1) 49:12 hoping (1) 36:7 Hospital (1) 48:11 hotel (1) 41:7 hours (1) 19:25 Housing (6) 9:13,21; 10:6;11:12,16,22 HPC (1) 7:16 Humphrey (1) 5:11 HVAC (1) 41:21 Hyland (1) 44:8	indicated (1) 15:19 indicates (2) 29:25; 30:17 indicating (1) 31:18 individuals (1) 42:8 industrial (1) 30:22 information (5) 17:25; 28:15;36:7,15;37:1 initially (1) 26:1 initiate (1) 13:8 Inquirer (1) 4:19 insure (3) 14:18; 19:21;21:5 insuring (1) 15:21 into (3) 11:14;12:16; 27:11 introduction (2) 10:18; 24:4 investigation (6) 22:17;23:14,18;24:3; 26:12;31:21 involved (2) 17:15; 21:21 involves (1) 11:12 Ironsides (1) 48:10 issue (5) 15:5,15; 20:20,21;34:16 Item (2) 17:7,10	lately (1) 43:25 laterals (1) 14:14 law (1) 28:16 laws (2) 20:13,16 layers (1) 21:3 lease (1) 42:6 leasing (1) 42:5 least (2) 12:22;30:23 Lee (25) 5:1,2,16,18; 6:4,5;9:1,2;16:18,19; 22:3,4;39:7,12,21; 40:2,3;47:15,16; 48:23;49:1,2,18,23,24 legal (1) 20:9 legally (1) 21:6 Leonard (24) 5:4,5; 6:6,7,8;16,19,22;9:3; 4:16;20,21;21:24; 22:5,6;40:4,5;47:12, 17,18;49:3,4,17,25; 50:1 letter (4) 13:19;16:7, 9;39:13 letters (1) 14:3 Levin (1) 44:8 licensed (1) 24:22 licensing (2) 17:13; 21:19 light (4) 30:4;41:8; 45:12,13 line (1) 19:18 lines (2) 14:18;16:2 list (1) 21:11 listed (2) 39:15;45:8 little (1) 43:24 live (1) 18:22 living (2) 29:23;30:5 LLC (2) 7:25;48:5 loading (1) 41:24 located (3) 9:14; 14:14;32:5 lockers (1) 42:7 log (1) 34:25 logistics (1) 41:20 loitering (1) 19:24 look (2) 12:4;28:23 looking (1) 41:5 Loosies (1) 20:17 lot (32) 19:24;23:22, 24,24,25,25,25;24:1, 2:28;10;29:3,7;31:4; 32:10,22,22,23;33:5; 36:4;37:19;38:23; 39:9,17;42:25;44:10, 10,10,11,11;46:4,5,6 lots (7) 11:13,13,14; 12:16;17:5;33:17; 46:5 luck (1) 17:5 Lutheran (8) 9:13,17, 20;10:6;11:12,15,24; 12:6
F	G	I	J	K
facilities (5) 41:7,8,25; 42:6,11 facility (2) 41:15; 42:14 fact (1) 27:23 fair (1) 36:18 fairly (1) 44:5 fall (1) 30:24 families (1) 11:23 far (1) 33:11 faulty (1) 30:17 favorable (1) 12:11 fences (1) 41:21 Fernandez (1) 48:9 few (2) 9:21;19:12 file (2) 14:9;26:17 filed (1) 36:17 filing (2) 4:20;14:12 final (2) 11:9;17:7 find (5) 20:1;26:2; 29:25;30:18;38:15 finding (5) 19:1; 38:17;39:14,16;47:7 findings (3) 27:22; 31:10,11 finds (1) 26:3 fine (2) 6:2;24:8 firm (1) 26:11 first (9) 4:16;6:21; 11:4;12:20;24:11; 28:4;29:13;35:18; 44:14 fixed (1) 41:10 flood (2) 41:7,24 floor (2) 4:17;48:1 Focus (1) 29:6 following (1) 13:24 follows (4) 6:23;11:5; 24:13;35:20 food (3) 41:9,13;	G' (9) 23:6;25:20; 26:8;32:1,4,5,14; 33:16;39:2 garages (2) 41:23; 42:7 gas (8) 29:17,17; 31:4;33:2,19;34:3,7; 36:3 gasoline (1) 33:11 general (2) 9:14; 41:18 generality (1) 30:1 generators (1) 41:21 George (1) 48:6 gets (1) 15:21 girl (1) 13:9 Gloucester (1) 25:1 goal (1) 12:3 God (1) 23:5 Good (17) 4:9;6:25; 9:18;10:1,2;13:10; 18:11;23:1,3;24:6,9; 36:1;38:7;44:4,17; 49:15;50:7 governing (4) 26:6; 28:3;37:15,18 grant (2) 27:5;47:2 Great (3) 37:12;44:4; 46:1 growing (1) 31:24 Growth (4) 32:2,6,8, 15 guarantee (1) 20:11 guess (2) 26:20;49:15 guidance (1) 36:15 Guilarte (1) 48:10 guise (2) 18:25;20:24 guys (2) 20:10;44:13	lan (6) 5:4;8:19,20, 22;16:14,15 identified (1) 22:18 identify (1) 23:15 important (2) 15:21; 17:25 improper (1) 17:23 Improvement (2) 23:11,17 Inc (3) 9:13,21;23:19 include (2) 12:6;16:5 including (2) 41:9,14 inclusive (1) 36:8 incorrect (1) 46:15 indicate (2) 7:11; 31:17	James (1) 48:1 Jenne (4) 10:7,22; 11:2;13:14 Jersey (2) 4:17,21 Jim (2) 28:8;35:13 Joe (1) 48:8 John (3) 10:7,20;11:2 JOHNSON (3) 6:21; 10:6;11:3 Jose (4) 4:24;16:16; 22:1;48:24 July (3) 18:2,4,8 June (3) 4:2,22;13:19	Katoley (1) 7:25 Keith (1) 5:4 Kesayna (1) 48:8 Kevin (2) 23:9;27:19 known (2) 27:4;42:7 kooky (1) 43:24
	H		L	
	H' (6) 25:20;32:2,4,6, 14;33:16 Hall (2) 4:4,16 HANCE (1) 34:10 hand (4) 35:16,22,24;		lack (2) 31:24,24 lacking (1) 30:4 Lancioni (1) 48:7 land (2) 31:21;44:16 language (1) 20:5 last (6) 10:9;11:7,25; 28:9;35:4;44:15	

M	39:25;40:2,4,6,8,10; 47:13,15,17,19,21,23; 48:24;49:1,3,5,7,9,21, 23,25;50:2,4,6	newspapers (1) 4:19 next (2) 12:3;17:9 night (3) 18:11;19:25; 49:16 NJDEP (1) 31:17 non-condemnation (3) 44:12;47:5;48:17 none (3) 15:3;21:8; 38:11 North (3) 9:15;11:13, 18 note (2) 12:18,23 notice (6) 4:10;17:22, 24;18:3,7;36:25 Number (7) 14:6,8,13; 18:23;31:5;37:9;48:3	35:10 overall (1) 12:8 oversee (1) 36:20 owner (1) 36:4 owners (3) 13:1;14:4; 44:9	plans (4) 13:22;25:8, 12;48:16 plaza (2) 30:21;48:11 please (18) 4:7,8; 5:15;6:17;9:24; 10:25;12:18,23; 16:11;24:5;26:19; 27:2;34:21;35:7,14, 16;38:12;47:10
mains (1) 14:14 maintenance (1) 41:22 major (5) 11:9;17:6; 27:13,14;42:4 majority (1) 10:18 making (1) 27:16 Malanga (1) 31:8 malls (1) 30:21 management (2) 41:7, 25 manufacturing (4) 30:22;41:8;45:12,13 Maplewood (2) 32:24; 33:5 market (2) 36:18; 41:13 Martin (1) 11:21 Master (3) 25:8;43:4; 47:7 Master's (1) 24:23 Mateo (1) 17:21 matter (3) 17:25;18:6; 28:17 matters (2) 28:18; 48:14 may (7) 7:5;13:5; 14:14;16:2;20:16; 29:25;30:18 Mayor (1) 5:3 McCay (1) 23:10 mean (2) 44:24;45:7 meet (8) 23:15;26:13; 28:21;32:3;33:13,16, 18,18 meeting (9) 4:5,10,11, 22:5;14:14;16:15;11; 17:9;18:2 meetings (1) 4:13 meets (3) 29:22;30:7; 31:23 member (3) 7:15,16; 18:19 members (8) 7:4,12; 8:8;10:1;17:4;18:14; 20:23;39:2 memory (1) 42:12 mentioned (1) 34:2 Merrimac (3) 48:6,7,9 met (5) 31:11;32:14, 14,16;33:15 Michael (3) 10:9,21; 11:3 Milla (2) 10:9;11:3 MILLER (60) 4:9,24; 5:1,3,6,9,11,21,23; 6:2,4,6,8,10,12;8:21, 24;9:1,3,5,7,9;16:13, 15,16,18,20,22,24; 17:1;22:1,3,5,7,9,11;	minor (2) 11:10;42:4 minutes (1) 48:19 modern (1) 11:22 moment (3) 12:18; 43:23,25 monies (1) 36:17 months (1) 11:25 month's (1) 17:9 MOORE (7) 6:21; 13:10,15,18;14:23; 15:1;18:10 more (3) 36:7;41:16; 46:14 Morris (2) 9:20;10:5 motel (1) 41:8 Motion (33) 5:12,15; 6:12,13;7:21;8:11,13; 9:9;15:14,16;16:4,10, 12;17:1;21:15,17; 22:11;38:12,13,18; 39:4,7,20;40:10;47:3, 4,8,9,11,23;49:9,16; 50:6 Motor (2) 33:6;41:12 move (4) 27:16;39:8; 46:25;48:22 moved (6) 5:16;8:15, 17;17:8;21:23;49:17 moving (3) 5:18; 22:13;49:13 much (2) 9:25;21:3 multi-level (1) 41:22 municipalities (2) 25:9,12 municipality (2) 29:25; 30:18	O objection (1) 13:23 obsolescent (1) 30:3 obsolete (1) 14:18 obtain (1) 20:11 off (2) 18:11;45:8 Office (9) 4:16;13:23; 14:10,16,24;30:21; 41:20;44:8,8 officer (1) 19:11 officially (1) 12:2 offline (1) 36:11 off-street (1) 41:24 Ohio (1) 24:25 oil (1) 33:21 old (1) 14:13 Once (3) 19:13; 44:22;45:2 one (19) 4:14;7:9; 14:21;18:21;19:23; 20:8;21:14;22:22; 27:11;33:9,10;34:3, 11,17;38:8;40:13; 41:16;43:12;44:9 only (4) 19:2;20:8; 34:3;46:8 open (9) 4:4,11;7:21; 8:1,3;15:3;19:14; 34:14;43:9 opening (1) 4:8 option (1) 11:22 Orange (1) 31:9 order (2) 16:10;24:20 Ordinance (6) 17:11; 18:16,17;19:4,4; 21:18 Ordinances (1) 25:8 origins (1) 21:1 others (1) 29:14 ourselves (1) 27:8 out (4) 19:22;33:6; 37:13;47:10 outdoor (1) 41:10 outside (1) 19:25 over (3) 27:8;28:14;	P page (1) 31:14 paper (2) 12:6,15 paraphernalia (3) 17:17;20:25;21:22 parcel (5) 15:20; 28:10;29:10,16;38:22 parcels (3) 11:15; 12:5,16 Park (1) 11:21 Parker (1) 23:10 parking (2) 41:23,24 parks (1) 30:21 part (5) 12:7;15:10, 20;34:3,5 particular (1) 25:5 party (1) 36:10 patrons (1) 30:15 PE (2) 6:21;11:2 Pearl (4) 9:16;11:19; 12:24;13:1 Pemberton (1) 25:2 pen (1) 37:8 people (1) 36:20 per (3) 42:9,11,14 permits (2) 19:13; 31:18 permitted (7) 42:10; 44:16,25;45:2,14,18; 46:9 person (2) 35:3;43:12 Pete (2) 45:16;46:2 Peter (6) 43:12;44:7; 45:6,25;46:7,19 phases (1) 12:20 Philadelphia (1) 4:18 phone (2) 35:10;37:9 photovoltaic (1) 42:1 place (3) 19:6,21;21:3 places (1) 19:25 plain (1) 41:7 plan (23) 11:9;12:18; 14:9,11,18;15:18; 17:7;25:5,6;26:5; 27:20;40:18,19,25; 42:20,20,24;43:3,4; 44:23;45:3;47:5,7 planner (2) 24:23; 25:16 Planning (21) 4:2,12; 5:13;6:15,16;7:5,6; 10:2;12:10;17:18; 18:15,18;22:16; 23:12,17;24:21,24, 25;28:4;32:7;36:12	pleased (1) 10:3 pm* (1) 50:9 Pohlman (14) 35:3,5, 9,15,18,24;36:2,24; 37:2,6,10,12,20,25 point (2) 21:11;37:14 police (1) 20:3 portion (1) 15:11 possess (1) 30:3 possible (1) 12:4 Post (1) 4:18 posting (1) 4:14 Power (2) 24:3;37:18 PP (2) 6:20;24:11 practice (1) 25:3 preliminary (3) 11:9; 17:7;22:16 prepare (1) 40:24 prepared (4) 25:8,11; 26:11,16 Present (6) 4:25;5:8, 10;14:2,3;44:13 presentation (1) 49:12 presenting (1) 13:10 previously (3) 28:16; 30:20;42:21 primarily (1) 41:6 primary (1) 19:14 principal (5) 17:15,16; 21:21;41:16;42:2 prior (2) 14:12,17 probably (1) 33:19 problem (2) 13:18; 20:20 problems (2) 18:21; 19:23 proceeding (1) 36:16 process (6) 36:8,13, 14,23;37:14;44:14 processing (1) 41:10 product (1) 20:19 products (10) 17:16, 17;19:3,16,19;20:15; 21:1,2,5,22 profession (1) 24:19 professional (3) 24:21,23;25:16 professionals (3) 6:15, 17;13:4 progress (1) 11:25 prohibited (2) 42:2,9 project (11) 10:7,8,9; 11:11,17;12:21;13:3; 15:13,21;17:6;25:21
N	name (5) 9:19;10:4; 23:9;35:4;44:7 near (1) 27:14 necessary (3) 7:19; 19:8;35:11 need (28) 8:13;12:7; 15:22;18:9;21:14; 22:18;23:16,22;26:3, 4,8,13;27:22;28:14, 19;30:1,18;34:22; 38:15;39:11,14,22; 40:17;41:23;48:18, 18;49:13,16 needed (1) 20:7 needs (3) 27:13,19; 36:19 neighborhood (1) 11:19 New (5) 4:17,21;7:1; 11:15;42:4			

<p>pronounce (1) 35:4 proper (2) 14:7;17:24 properly (1) 14:19 properties (27) 12:2, 24;13:2;22:18;23:14, 21;26:2,13;28:12,20; 32:11,14,15,16,18,23; 33:20;34:2;39:15,19; 40:16,20;41:19; 44:17,22;45:10;46:3 property (24) 12:21; 13:1;29:4,25;30:7,9, 18,20;31:1,17,25; 32:3,5;34:6;36:3,4,5; 38:19,21;39:10,12; 41:17;44:9,48:5 proposal (3) 19:4; 38:11;47:2 proposed (2) 13:23; 40:17 proposing (1) 13:20 provide (5) 10:19; 11:22;14:3;17:24; 36:14 provided (2) 4:10; 14:11 provides (1) 20:14 providing (1) 18:3 Public (23) 4:11;5:14; 7:22,22;8:1,2,4;15:4, 4,10;18:5;21:9,12; 26:18;34:15,15; 36:25;38:9;42:11,13; 43:9,10;46:25 publicized (1) 4:22 pump (1) 30:11 purpose (2) 4:16; 12:17 purposes (1) 30:22 put (5) 19:5,20;31:3; 34:18;43:21</p>	<p>reach (1) 37:13 Reading (1) 4:8 real (1) 35:10 really (1) 11:17 reasonable (1) 31:22 receive (1) 4:20 received (1) 15:20 recommend (4) 7:14; 21:15,17;37:18 recommendation (10) 12:11;26:6,10;37:16; 38:16;39:3,18,19; 40:16;42:24 recommendations (1) 36:22 recommended (3) 41:4;42:21;46:10 recommending (2) 15:17;34:8 record (6) 17:23; 18:18;23:8;27:19; 33:20;38:19 records (1) 31:17 recreation (1) 41:6 recreational (1) 46:14 redevelopment (38) 22:19;23:16,23;25:5, 5,12;26:3,4,5,9,14; 27:6,13,20,23;28:17; 29:24;30:1,19;31:11; 38:15,17;39:8,11,15, 16,18,20;40:17,18,19, 25;44:23;47:5,5,6; 48:16,19 reference (6) 15:5,13; 16:2;27:7;34:1,16 referenced (1) 14:2 referral (1) 18:16 referred (3) 19:5; 23:22;24:2 referring (1) 17:11 regard (3) 25:4;28:12; 32:10 regarding (4) 18:16, 17;28:17;36:2 regular (2) 4:13;42:17 regulating (2) 17:13; 21:19 regulations (2) 19:8, 21 related (3) 20:5;28:9; 41:9 relates (1) 38:18 remain (5) 12:25; 44:18,20;45:2,18 remains (1) 31:5 remediation (1) 31:21 removal (1) 31:19 remove (1) 33:21 render (1) 36:21 renotice (1) 18:7 rent (1) 42:6 repair (1) 42:4</p>	<p>repeat (3) 26:7;27:3; 28:19 repeating (1) 27:8 Report (8) 7:6;18:15; 26:16,18,21,23; 31:14;32:12 representing (1) 9:17 represents (1) 44:9 requested (1) 14:5 requesting (1) 9:13 requirement (1) 30:8 requirements (3) 20:10;42:16,17 requiring (2) 14:8; 31:9 reserved (1) 4:15 residents (1) 20:21 Resolution (4) 4:12; 17:11;22:15;23:13 Resolutions (5) 23:19; 48:2,11,14,20 respond (2) 8:6;21:9 response (4) 15:10, 14;21:14;38:11 responsible (1) 14:7 restaurants (2) 41:13; 46:15 retail (3) 17:14;21:20; 30:21 retained (1) 12:19 review (11) 13:11,13; 14:12,19;16:6,9; 17:10;18:20;22:14; 32:10;45:23 reviewed (1) 42:21 reviewing (1) 40:25 revision (1) 26:22 revitalize (1) 11:18 right (13) 6:17;7:1,6; 10:25;20:12;21:8; 28:23,25;35:16,24; 37:2,38:6;44:17 Rio (2) 11:11;13:3 Road (8) 8:5,5;48:6,7, 7,8,9,10 Roll (9) 4:23;5:20; 6:3;8:24;16:16; 21:25;39:24;48:24; 49:19 Roof-mounted (1) 41:25 rooms (1) 42:7 rules (1) 19:21 run (1) 16:2 runs (1) 12:20</p>	<p>42:19,20 Sara (3) 34:17,20; 38:4 saw (1) 18:21 saying (2) 25:22;26:1 scanning (2) 21:10; 46:22 schedule (1) 4:13 scheduled (1) 14:15 sealed (1) 30:8 Second (13) 5:17; 8:16;12:20;16:13; 21:24;23:15;27:1; 39:22,23;40:13; 47:12;48:23;49:18 seconded (1) 8:17 seconding (1) 5:19 secretary (1) 7:15 Section (1) 42:9 security (1) 41:22 seeing (1) 20:15 seeking (2) 12:10; 15:14 seems (1) 29:20 self-recorded (1) 31:20 Self-service (1) 42:5 sell (3) 19:16,18;21:6 selling (4) 19:2;20:17, 25;21:5 separately (1) 26:9 serve (1) 12:17 serves (1) 42:12 service (2) 41:12; 46:14 Services (1) 14:17 set (2) 19:7;36:10 sets (1) 20:2 several (3) 7:13; 11:10,25 sewer (2) 14:13;42:13 shall (4) 14:9,11,15; 15:10 Shaprio (1) 44:8 shed (1) 41:22 Sheehan (53) 22:22, 23,24;23:1,3,8,9; 24:18;25:7,11,25; 26:16,23;27:15,25; 28:2,6,8;29:6,9,13; 31:13;32:1,9,18;33:2, 7,13,23;34:24;36:14, 24;37:4,8,11,13; 38:20,22;39:10; 40:12,14,24;41:2; 42:19,23;43:3,6,9,16; 45:5,9;46:20;49:11 Shop (6) 18:25;19:15, 17,20;20:24;49:20 shopping (1) 30:21 Shops (10) 17:14; 18:24;19:2;20:1,6,19, 22;21:20;42:3,4</p>	<p>shown (1) 13:22 shut (1) 20:6 Siddhartha (1) 7:25 side (2) 9:15,15 sides (1) 12:22 significant (2) 11:24; 28:9 signs (1) 42:1 similar (1) 42:20 simple (1) 44:5 single (1) 20:17 sit-down (1) 41:14 site (6) 11:9;12:15,18, 25;13:22;17:7 Smart (4) 32:2,6,7,15 Smoke (12) 17:14; 18:24,25;19:2,15,17, 20;20:1,6,22,24; 21:20 solar (1) 41:25 Solutions (1) 7:25 someone (1) 21:14 soon (1) 12:4 sorry (9) 6:1;10:8; 25:25;26:24;31:15; 32:16;33:1,8;47:4 space (3) 30:5;41:20; 42:6 speak (1) 35:13 SPEAKER (4) 43:13, 20,23;44:4 special (1) 39:16 specific (2) 38:19; 41:3 specifically (2) 11:19; 44:9 staff (2) 6:15,17 stand (1) 45:2 standard (2) 42:16,18 start (2) 24:16;43:19 state (4) 20:10,13; 30:24;41:15 statement (1) 4:8 station (8) 29:17,17; 31:4;33:3,12;34:4,7; 36:3 stations (3) 33:19; 41:12;46:15 Statutory (1) 29:24 step (1) 12:3 steps (2) 36:9;37:19 Steven (2) 5:1;16:18 still (7) 4:4;13:1;30:4; 40:21;44:17,17,22 storage (7) 31:19,19; 41:10,22;42:5,6,8 store (2) 19:15;20:16 stores (5) 17:14; 18:25;19:13;21:20; 41:13 stormwater (1) 41:25 straightforward (1) 15:18</p>
<p>Q</p> <p>qualify (1) 24:20 quick (2) 19:11;35:10 quickly (2) 28:20,20 quite (4) 18:23;19:12; 29:18;45:8 quotation (1) 19:13 quote (1) 20:1</p>				
<p>R</p> <p>RA (1) 11:2 radar (1) 19:3 Raffee (1) 48:8 raise (3) 6:17;10:25; 35:16 raised (4) 8:9;35:22, 25;46:23 Ramos (1) 5:6 Ray (1) 9:15</p>				
		<p>S</p> <p>sale (4) 17:15,16; 20:14;21:21 sales (1) 42:4 same (8) 4:20;25:20, 22;26:1;27:9;34:11;</p>		

streamline (1) 27:22 Street (19) 9:12,15,16,16;11:20,20,20,20,21;12:19,21,24;13:1;14:5,9,23;15:17;32:24;33:5 streets (1) 15:22 structure (1) 34:5 subdivision (2) 11:10,14 subject (9) 4:22;12:9;18:2;23:21;26:13;27:7,9;29:20;31:5 subjects (1) 27:17 submit (1) 25:15 submitted (2) 13:22;26:17 submitting (1) 14:17 substandard (1) 30:2 subsumed (1) 12:16 summarize (5) 26:8,18,21;27:15;28:21 summarized (1) 28:16 summarizing (1) 29:4 summary (1) 24:19 supervisor (1) 10:8 Supreme (1) 31:8 sure (10) 13:12,15;15:25;19:6;21:4;27:21;36:5,14;37:10;40:14 surveyor (2) 10:8;11:3 swear (3) 10:14;24:5;35:14 Swearing (1) 6:14 switch (1) 35:10 sworn (4) 10:12;40:21,22;43:18 sworn/affirmed (4) 6:22;11:4;24:12;35:19	17,19;6:10,11;8:18;9:7,8;16:24,25;22:9,10;40:8,9;47:21,22;49:7,8;50:4,5 thought (3) 6:2;8:19;29:11 three (5) 7:23;8:14;32:16,23;33:17 throughout (1) 18:24 tobacco (15) 17:13,16,16,17,17,17;18:17;19:16,19;20:19,19;21:2,20,21,22 today (2) 13:12;45:2 today's (1) 13:19 together (1) 25:21 tonight (5) 7:24;15:23;17:8;23:20;48:21 total (1) 31:24 toward (1) 12:3 towards (1) 11:25 Tower (1) 48:11 townhouse (1) 11:16 Township (3) 25:2,2;31:9 tract (1) 31:23 trade (1) 41:11 transaction (1) 12:1 transmitting (1) 4:17 tremendously (1) 27:12 Trevor (3) 35:3,7,18 true (1) 46:12 trying (8) 19:3,20;20:11,17;21:3;27:4;32:20;34:25 two (6) 4:17;12:22;27:10;30:23;32:15;44:6 types (1) 20:25	unquote (1) 20:1 unsafe (1) 30:2 unsanitary (1) 30:2 untenable (2) 30:25;31:1 unwholesome (3) 29:22;30:5,14 up (19) 8:1,3,9;15:4,8;18:13;19:7;20:18;21:11;29:19,19;30:9;31:2,3;34:14;36:10;43:9,24;49:20 upon (1) 13:24 urban (5) 24:24;32:2,5,6;33:17 use (3) 30:19;37:15;41:16 used (2) 30:20;42:4 uses (22) 41:3,6,7,9,10,15,15,18,19;42:3,9,11;44:16,20,22,25;45:2,5,9,18,18;46:10 using (1) 4:5 utilities (2) 14:2;42:13 utility (4) 14:4,8;16:2;42:11 utilization (1) 31:25	W Wait (1) 27:2 waiting (1) 39:6 walk (1) 37:14 Walker (1) 5:4 walls (1) 41:21 wants (1) 21:9 warehousing (1) 41:11 wash (1) 34:4 washes (1) 42:3 Water (2) 14:17;42:13 way (3) 18:1;19:22;49:15 weekend (1) 50:7 weeks (1) 12:3 Welcome (1) 4:1 west (2) 9:15;31:9 Westfield (1) 17:21 what's (5) 18:13;20:23;35:13;36:8;38:20 wholesale (1) 41:11 William (2) 7:2,24 WILLIAMS (20) 6:20;7:4,11;8:8;15:7;18:14;20:13;21:10;22:21,25;34:17,20,25;35:2;37:6;38:3,4;43:12;46:22;48:6 Wilson (8) 28:18;29:4,16;31:4;32:25;33:6;38:23;39:17 wireless (1) 42:14 without (2) 24:3;41:12 witness (1) 10:21 word (1) 6:1 words (1) 9:21 work (1) 36:4 working (5) 11:23;20:3;29:23;30:6,14	10th (5) 9:16;11:20;18:2,4,8 11 (3) 24:2;44:11;46:6 12 (3) 4:2;13:20;23:24 1221 (2) 23:23;29:3 123 (2) 24:1;32:25 1235 (1) 29:3 1238 (1) 23:24 1239 (3) 23:25;44:10;46:4 124 (7) 24:1;32:22;33:1,1,4;44:10;46:5 1240 (3) 23:25;44:10;46:5 1241 (1) 23:25 1250 (17) 23:21;24:1;28:10;29:7;32:10,22,22,22;33:4;36:3;38:23;39:17;42:24;44:10,11;46:5 1251 (3) 24:2;44:11;46:6 128 (9) 28:11;29:7,15;33:7;36:4;38:23;39:9,17;42:25 129 (6) 24:1;32:22;33:1,5;44:11;46:5 1294 (1) 48:6 12Q (1) 23:24 1346 (1) 48:9 1372 (1) 48:5 14 (1) 31:14 1406 (1) 48:8 15 (1) 23:25 17 (4) 23:24,25;44:10;46:4 1970's (1) 29:17 1984 (1) 25:3
T	U	V	Y	2
talked (3) 10:17;33:7,9 talking (1) 34:10 tanks (3) 31:19;33:21,22 TEAMS (3) 4:5;18:1;35:10 telecommunication (1) 42:14 testified (5) 6:22;11:5;24:12;25:3;35:19 tha (1) 7:12 Thanks (2) 15:1;46:20 therefore (7) 4:6;15:3,11,14;27:7,14;31:22 thereof (3) 4:15,18,20 thereto (1) 7:19 Thomas (21) 5:9,10,	Uh-uh (1) 13:14 ultimately (1) 36:21 under (4) 18:25;19:3,13;30:19 underground (2) 31:19;33:22 Understood (2) 21:7;37:20 undertake (1) 23:13 undertaken (1) 26:12 undertook (1) 23:18 unfortunately (1) 32:21 UNIDENTIFIED (4) 43:13,20,23;44:4 units (1) 42:8 University (1) 24:24 unmute (1) 34:20 unmuted (1) 34:23	vacancy (1) 30:16 vacant (3) 11:13;12:16,24 vacate (2) 9:13;15:22 vacated (1) 12:7 Vacation (8) 9:12;12:12;13:20;14:5,9,18,24;15:18 vagrants (2) 29:21;31:6 valid (2) 44:18,22 value (1) 36:18 vandalism (1) 31:6 vandalized (1) 30:12 variances (1) 11:11 various (1) 25:9 vehicle (2) 41:12;46:14 vehicles (1) 30:10 version (1) 21:13 versus (1) 31:8 via (1) 7:14 VICE-CHAIRMAN (15) 5:2,16;6:5,9;2:16,19;22:4;39:7,12,21;40:3;47:16;48:23;49:2,18,24 vicinity (1) 9:14 video (1) 34:22 virus (1) 4:4 vote (1) 12:12 voted (1) 11:8 voting (1) 39:2	year (1) 4:14 years (2) 30:23;31:5 Yordanka (1) 48:9	2 (1) 14:6 2025 (5) 4:2,14,22;5:14;13:20 2305 (1) 32:25 2311 (1) 32:25 2345 (3) 29:15;38:23;39:17 2363 (1) 33:5 24 (1) 23:25 26 (2) 11:14,15 28 (2) 23:22;32:10 2863 (1) 8:5
		Z	1	3
		Zone (6) 32:2,6,15;33:17;41:4;45:16 zoning (5) 19:10,11,12;25:8;40:19	1 (3) 32:7;44:10;46:5 10 (1) 5:14 1019 (1) 48:10 1057 (1) 48:7	3 (4) 14:8;23:24,24;29:3 3151 (2) 7:3;8:5 3631 (1) 17:21

4				
4 (1) 14:13 416 (1) 8:5 485 (3) 17:12;18:17; 21:18				
6				
609-685-5473 (1) 37:11 667 (1) 32:24				
7				
7 (3) 24:1;29:16; 32:23 7:03 (1) 50:9				
8				
80 (1) 11:13 803 (1) 13:21 804 (2) 13:21;14:14 805 (2) 13:22;14:15 870 (2) 17:12;21:19 870-191 (1) 42:12 870-210 (1) 42:15 870-211 (1) 42:15 870-37 (1) 42:9 870-38.1 (1) 17:13				
9				
9 (1) 4:22 9th (1) 11:20				