

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

TRANSCRIPT OF MEETING
March 13, 2025

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1 PLANNING BOARD
2 CITY OF CAMDEN

3 - - - -

4 Thursday, March 13, 2025

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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 6:10 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 COUNCILWOMAN RAMOS
16 OMARI THOMAS
17 BRENDA FRACTION

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

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

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I N D E X

CASES HEARD: (AGENDA AMENDED) PAGE

1) APPROVAL OF PLANNING BOARD HEARING MINUTES - FEBRUARY 13, 2025 4

2) PLANNING DIRECTOR'S REPORT 6

3) DOWNTOWN MASTER PLAN 6

NEW BUSINESS:

4) THE PHOENIX DEVELOPMENT GROUP, LLC 1816 Filmore Street 7

5) THE PHOENIX DEVELOPMENT GROUP, LLC 1818 Filmore Street 7

6) THE PHOENIX DEVELOPMENT GROUP, LLC 1830 Filmore Street 7

7) REVIEW AND CONSIDERATION OF A PRELIMINARY INVESTIGATION FOR DESIGNATION OF NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT FOR BLOCK 715; Lots 1, 19, 20, 23, 25 and 26 9

8) REVIEW AND CONSIDERATION OF A NON-CONDEMNATION REDEVELOPMENT PLAN FOR BLOCK 715, LOTS, 1, 19, 20, 23, 25 AND 26 19

9) ADOPTION OF RESOLUTIONS 30

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

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

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

1 three, filing a copy thereof with the City Clerk of
2 the City of Camden, New Jersey. The subject meeting
3 was publicized on March 10, 2025; amended March 11,
4 2025. Roll Call.

5 Mayor Carstarphen. Jose DeJesus.

6 Mr. Lee.

7 VICE-CHAIRMAN LEE: Here.

8 DR. WILLIAMS: Director Walker.

9 DIRECTOR WALKER: Here.

10 DR. WILLIAMS: Councilwoman Ramos.

11 COUNCILWOMAN RAMOS: Present.

12 DR. WILLIAMS: Mr. Humphrey. Mr. Leonard.

13 Ms. Crean.

14 MS. CREAN: Present.

15 DR. WILLIAMS: Mr. Thomas.

16 MR. THOMAS: Here.

17 DR. WILLIAMS: Ms. Fraction.

18 Mr. Vice-Chair, we have a quorum.

19 VICE-CHAIRMAN LEE: Thank you.

20 Approval of Planning Board Public Hearing
21 Minutes from February 13, 2025. Is there a motion to
22 approve?

23 MS. CREAN: So moved.

24 DR. WILLIAMS: So moved by Ms. Crean.

25 MR. THOMAS: Second.

1 DR. WILLIAMS: Second by Mr. Thomas.

2 VICE-CHAIRMAN LEE: Roll call,
3 please.

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

5 VICE-CHAIRMAN LEE: Yes.

6 DR. WILLIAMS: Director Walker.

7 DIRECTOR WALKER: Yes.

8 DR. WILLIAMS: Councilwoman Ramos.

9 COUNCILWOMAN RAMOS: Yes.

10 DR. WILLIAMS: Ms. Crean.

11 MS. CREAN: Yes.

12 DR. WILLIAMS: Mr. Thomas.

13 MR. THOMAS: Yes.

14 DR. WILLIAMS: Motion carried to approve.

15 VICE-CHAIRMAN LEE: Swearing in of all
16 professionals and planning staff.

17 MR. BURNS: For our professionals and
18 actually, Ed, I'll swear you in too now so we'll
19 cover it all.

20 - - -

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

25 - - -

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

3 DR. WILLIAMS: Mr. Vice-Chair and members
4 of the Planning Board, my only item for this evening
5 is the Downtown Master Plan. I've been observing
6 the county along with Camden Committee Partnership to
7 take on a Master Planning process for the downtown
8 portion of the City. They are going to be coming
9 before the Planning Board around April and May. And
10 I've provided a copy of the Executive Summary not too
11 long ago. If you haven't received a copy through
12 your email, let me know and I will send another copy.

13 I think the process has been very
14 inclusive since engagement has been great. Struggles
15 in any process but they've been able to deal with all
16 the issues relative to the formation of a Downtown
17 Plan. It is not a Redevelopment Plan. It is simply
18 an updated Master Plan for this area. So it serves
19 more of a policy document than anything else. And it
20 will not override any existing Redevelopment Plans
21 that are approved for the area.

22 I'm very pleased with the process with
23 the partner from the county and Camden Committee
24 Partnership. And they should be preparing for a
25 presentation at an upcoming meeting. And I'll make

1 you aware of that before that meeting is scheduled
2 and sponsored through this Board. Mr. Vice-Chair and
3 members of the Board, that ends my report for this
4 evening.

5 VICE-CHAIRMAN LEE: Okay, sir. At this
6 time we will entertain New Business.

7 Item A: Certificate of Appropriateness
8 The Phoenix Development Group, LLC, 1816 Filmore
9 Street. The applicant is proposing exterior work to
10 a property within the Waterfront South Historic
11 District.

12 DR. WILLIAMS: Mr. Vice-Chair and members
13 of the Board, as a member of the HPC as secretary, I
14 would like you to consider looking at all three
15 Items, 'A,' 'B' and 'C' in block as these locations
16 are within the same block. The developer, The
17 Phoenix Development Group, came before the HPC during
18 its February meeting.

19 The applicant is proposing exterior work
20 to the properties. The applicant, not surprisingly,
21 had agreed to all our conditions to abide by the
22 historic standards relative to Waterfront South. And
23 I would recommend to the Board after opening up to
24 the public, to approve Items 'A,' 'B' and 'C' in
25 block for 1816, 1818 and 1830 Filmore Street.

1 VICE-CHAIRMAN LEE: Okay. So we've
2 already heard testimony from the applicant
3 previously, right, Doctor?

4 DR. WILLIAMS: Yes. During the HPC
5 meeting, this applicant, the Phoenix Development
6 Group, the manager is Lance Bean. We have been
7 working with them on other similar projects
8 throughout the City that have all gone through the
9 HPC or through one of our review boards, Planning
10 Board or Zoning Board. And once, again, we
11 recommend that the Planning Board consider approving
12 Items 'A,' 'B,' and 'C' after you open to the public.

13 VICE-CHAIRMAN LEE: Okay. These three
14 items are currently opened up to the public. Are
15 there any members of the public that would like to
16 chime in on these three items?

17 DR. WILLIAMS: Sir, at this time, there's
18 no members from the public on this meeting call.

19 VICE-CHAIRMAN LEE: Okay. So that could
20 be closed. So at this time, are there any members of
21 the Board that would like to entertain any thoughts
22 with respect to these three items? Hearing none,
23 we'll put it to a vote. We need a motion to vote it
24 up or vote it down in terms of approval. Is there
25 a motion?

1 MS. CREAN: I motion to approve.

2 COUNCILWOMAN RAMOS: I second.

3 VICE-CHAIRMAN LEE: Roll call, please.

4 DR. WILLIAMS: Mr. Lee.

5 VICE-CHAIRMAN LEE: Yes.

6 DR. WILLIAMS: Director Walker.

7 DIRECTOR WALKER: Yes.

8 DR. WILLIAMS: Councilwoman Ramos.

9 COUNCILWOMAN RAMOS: Yes.

10 DR. WILLIAMS: Ms. Crean.

11 MS. CREAN: Yes.

12 DR. WILLIAMS: Mr. Thomas.

13 MR. THOMAS: Yes.

14 DR. WILLIAMS: Motion carried to approve

15 Items 'A,' 'B,' and 'C.'

16 VICE-CHAIRMAN LEE: Thank you.

17 Certificate of Appropriateness, The

18 Phoenix Development Group, LLC.

19 DR. WILLIAMS: Mr. Vice-Chair, we've
20 already went through 'A,' 'B' and 'C' so we are now
21 doing Items 'D' and 'E.'

22 VICE-CHAIRMAN LEE: That's correct.

23 Review and consideration of a preliminary
24 investigation for designation of a Non-Condensation
25 Area in Need of Redevelopment for Block 715, Lots 1,

1 19, 20, 23, 25, and 26. Is there someone here that
2 has an interest in this particular item?

3 MR. SHEEHAN: Yes, Mr. Vice-Chair. My
4 name is Kevin Sheehan. I'm an attorney with Parker
5 McCay and we represent the Camden County Improvement
6 Authority. The City had asked the Improvement
7 Authority to do the investigation and prepare a
8 Redevelopment Plan for property owned by Camden
9 County at 2600 Mt. Ephraim Avenue, as well as a
10 couple of surrounding properties. And those
11 properties are located in Block 715 and the lot
12 numbers that you had identified.

13 Environmental Resolutions, Inc. has
14 prepared an investigation report and a redevelopment
15 plan, both of which are on file and have been
16 provided to Dr. Williams and, I assume, to you.
17 We've provided the Notice of Public Hearing on the
18 Area In Need of Investigation by publishing twice in
19 the newspaper and sending notice to all property
20 owners both of which at least ten days in advance.
21 And the published notice was two consecutive weeks
22 with the most recent being ten days prior to the
23 hearing.

24 With me tonight is Ed Fox, a professional
25 planner with Environmental Resolutions, who prepared

1 the plan and the Investigation Report and can provide
2 a summary for you. Ed, you've been sworn in when the
3 Board -- for the record, Ed, you were sworn in when
4 Mr. Burns had sworn in the Board's professionals
5 earlier; is that correct?

6 MR. FOX: Correct.

7 MR. SHEEHAN: Can you give a summary of
8 professional and educational experience to qualify
9 you as an expert in professional planning?

10 MR. FOX: Yes. I have a Graduate and
11 Master of Planning Degree from the University of
12 Virginia in 1987. I have worked since then moving
13 back to New Jersey in 1987 in a variety of
14 capacities, working in addition with the City of
15 Camden at the Camden Redevelopment Agency. I've also
16 worked as the county planner for the Counties of
17 Cumberland. I've been the county planning director
18 for the Counties of Camden and Burlington.

19 I worked for four years at the New Jersey
20 Pinelands Commission as a resource planner; four
21 years for the New Jersey State Planning Commission as
22 a South Jersey representative area planner. And for
23 the past six years, I've been six and a half years
24 working as a senior planner at Environmental
25 Resolutions. I'm a member of the American Institute

1 of Certified Planners; a licensed New Jersey
2 Professional Planner in good standing.

3 MR. SHEEHAN: Mr. Vice-Chair, I would
4 submit Mr. Fox as an expert in professional
5 planning.

6 VICE-CHAIRMAN LEE: Okay.

7 MR. SHEEHAN: Mr. Fox, have you done an
8 evaluation of the subject properties to determine
9 whether or not they meet the criteria necessary to be
10 declared an Area in Need of Redevelopment?

11 MR. FOX: Yes, I have.

12 MR. SHEEHAN: And your office had
13 prepared a report at your direction for that purpose?

14 MR. FOX: That's correct.

15 MR. SHEEHAN: Can you summarize that
16 report for the Board, please?

17 MR. FOX: Yes. If you don't mind, Mr.
18 Chairman and Mr. Sheehan, I'd like to just share a
19 map which I think would be very helpful for this area
20 here.

21 VICE-CHAIRMAN LEE: Sure.

22 MR. FOX: Can you see this map that I'm
23 sharing?

24 MR. SHEEHAN: Yes.

25 MR. FOX: So the areas identified in red

1 here are the properties that we're talking about.

2 The two major properties of Block 715, Lot 9, this is
3 this property here. And also, Lot 19 are the county
4 properties. In addition, this is a for a
5 Non-Condensation Designation for an Area in Need of
6 Redevelopment. That's very important. It involves
7 no eminent domain possibility.

8 It also involves a property down here
9 known as Golden Diamond Farm Markets. It's a couple
10 of quasi-temporary buildings and some trailers. It
11 does not include the Popeye's Restaurant right here.
12 It includes several lots along the north branch of
13 the Newton Creek and as well as the segment of the
14 Conrail rail yard. It's adjacent to Woodlynne
15 Borough opposite Newtown Creek and adjacent to
16 Collingswood Borough opposite the railroad and next
17 to their composting facility.

18 We provided the investigation and found
19 that the properties in the district meet several
20 criteria for designation as a Non-Condensation
21 Redevelopment Area. In response to Criterion 'B,' as
22 in boy, this property here is a 30,000 square foot
23 government building which has 20 employees in it.
24 It's in below average condition substantially
25 unoccupied, underutilized and they're unable to get a

1 full tenant for this.

2 The property also has the New Jersey
3 Motor Vehicle Commission Center down here that is in
4 good shape. However, most of the property is
5 underutilized. This area behind here was
6 demolished. This was a major shopping center. On
7 Lot 1 used to be the Camden Bowling Lanes as you all
8 remember that. I'm too young to remember that. I
9 wasn't allowed to bowl at that time. And then the
10 properties along the creek are also freshwater
11 wetlands. In Criteria 'B' is Lot 19.

12 All of the properties are within the
13 Camden Urban Enterprise Zone, the UEZ Zone. That's
14 Criteria 'G.' So in that regard, every property in
15 the district meets Criterion 'G' as in girlfriend. I
16 don't know my military homonym. And they also meet
17 Criteria 'H' which is the criteria that says that a
18 property meets the criteria if it's a Smart Growth
19 Area. Camden City, the entire city, is within a
20 Smart Growth Area as it is a planning area No. 1.

21 In addition, Lot 23 which is on the
22 opposite side of the creek within the City of Camden
23 which is a private property inundated by water since
24 their bulkheads were destroyed and never repaired,
25 meets the definitional criteria which is the Section

1 3 Criteria says that it may be necessary to include
2 this property for a future redevelopment plan which
3 we will discuss at the time of the redevelopment
4 plan.

5 But essentially, it is for and continuing
6 the area along the North Branch of Newton Creek for
7 future Greenway Trails. That's also conditioned for
8 Lot No. 25. We believe that it meets the criteria
9 for the area to be included, not by specific criteria
10 because it might be necessary to include for a future
11 Redevelopment Plan. That's also the case for Lot 26
12 which is the creek itself. The creek itself
13 sometimes meets the bulkheads; sometimes it doesn't.
14 The attached parcels were developed at a time when
15 there were bulkheads and the creek has reclaimed some
16 of that area.

17 So by identifying these properties that
18 are adjacent, not necessarily on Lot 19 but adjacent
19 to them, we believe that a Redevelopment Plan would
20 allow the city, the county or its redevelopers
21 including the CCIA, to restore the bulkheads and
22 to -- is allowed by DEP and the Army Core of
23 Engineers, to make the site more developable for the
24 uses in their Redevelopment Plan.

25 So in summary, I believe that Lot 19

1 individually meets Criterion 'B'; that all the
2 properties with the district meet Criterion 'G' and
3 'H.' And individually, the Properties 23, 25 and 26
4 up here, meet the Section 3 Criteria for the
5 definition of a redevelopment area as necessary to be
6 included in a future redevelopment plan. I'd be
7 happy to answer any questions after my quick,
8 fast-paced summary.

9 MR. SHEEHAN: Are there any questions
10 from the Board? Hearing none, Mr. Vice-Chair, you
11 can open it to the public because this is a public
12 hearing.

13 VICE-CHAIRMAN LEE: A motion to open it
14 to the public.

15 MR. BURNS: Do we have a second?

16 VICE-CHAIRMAN LEE: Second.

17 MR. BURNS: Who made the motion? Steve,
18 I think you made the motion. I just need a second
19 from the Board.

20 VICE-CHAIRMAN LEE: I was repeating what
21 the gentleman said. Okay, I'll make the motion.
22 Motion to open --

23 MS. CREAN: Second.

24 MR. BURNS: Thank you.

25 VICE-CHAIRMAN LEE: Roll call.

1 DR. WILLIAMS: Mr. Lee.

2 VICE-CHAIRMAN LEE: Yes.

3 DR. WILLIAMS: Director Walker.

4 DIRECTOR WALKER: Yes.

5 DR. WILLIAMS: Councilwoman Ramos.

6 COUNCILWOMAN RAMOS: Yes.

7 DR. WILLIAMS: Mr. Thomas.

8 MR. THOMAS: Yes.

9 DR. WILLIAMS: Motion to open.

10 Mr. Vice-Chair and members of the Board,
11 there's no one from the public on the meeting call.

12 MR. BURNS: We just need a motion to
13 close and a second and all-in-favor to close.

14 MS. CREAN: Motion to close.

15 VICE-CHAIRMAN LEE: Second.

16 DR. WILLIAMS: All those in favor, say
17 yays.

18 THE BOARD: Yays.

19 DR. WILLIAMS: The yays have it.

20 MR. BURNS: You've heard the testimony to
21 support the proposed consideration. So at this time,
22 I would need a motion recommending that City Council
23 that Block 715, Lots 1, 19, 20, 23, 25, and 26 to
24 be --

25 DR. WILLIAMS: Excuse me, Mr. Burns.

1 Mr. Vice-Chair, the feedback is coming from you.

2 VICE-CHAIRMAN LEE: I don't have anything
3 on. I think it might be my computer that's acting
4 up.

5 DR. WILLIAMS: That's okay. What I'm
6 going to do is, sir, I'm going to let Mr. Burns speak
7 and I'm going to put you on mute. And then when it's
8 time to vote, you can unmute yourself.

9 VICE-CHAIRMAN LEE: Okay.

10 DR. WILLIAMS: I'll put you on mute now.
11 Go ahead, Mr. Burns.

12 MR. BURNS: What I would need is a
13 motion recommending to City Council that Block 715,
14 Lots 1, 19, 20, 23, 25, and 26 be determined to be a
15 Non-Condensation Area in Need of Redevelopment based
16 on the testimony and the evidence that has been
17 provided by the City Planner, Mr. Fox, as contained
18 in his March 7th Investigation Report.

19 MS. CREAN: So moved.

20 MR. THOMAS: Second.

21 DR. WILLIAMS: Second by Mr. Thomas.

22 Roll call.

23 DR. WILLIAMS: Mr. Lee.

24 VICE-CHAIRMAN LEE: Yes.

25 DR. WILLIAMS: Director Walker.

1 DIRECTOR WALKER: Yes.

2 DR. WILLIAMS: Councilwoman Ramos.

3 COUNCILWOMAN RAMOS: Yes.

4 DR. WILLIAMS: Ms. Crean.

5 MS. CREAN: Yes.

6 DR. WILLIAMS: Mr. Thomas.

7 MR. THOMAS: Yes.

8 DR. WILLIAMS: Motion carried to approve.

9 MR. BURNS: Very good.

10 VICE-CHAIRMAN LEE: That was Item 'D.'

11 We are now on Item 'E.'

12 Review and consideration of a
13 Non-Condensation Redevelopment Plan for Block 715,
14 Lots 1, 19, 20, 23, 25 and 26.

15 MR. SHEEHAN: Good evening Mr. Chairman,
16 again, Kevin Sheehan, Parker McCay, attorney for the
17 Improvement Authority. As I had stated earlier,
18 Council had directed us to prepare the Investigation
19 Report. And in the event you that recommend it, the
20 Area in Need of Redevelopment that you review and
21 recommend a Redevelopment Plan for the same property.

22 So Ed Fox from ERI has prepared that
23 Redevelopment Plan. He's been sworn and qualified as
24 an expert in professional planning. So if it's okay
25 with you, I would ask Mr. Fox to summarize the

1 Redevelopment Plan that has been proposed for the
2 Board.

3 VICE-CHAIRMAN LEE: Sure. Go ahead,
4 Edward.

5 MR. FOX: Thank you very much,
6 Mr. Chairman.

7 We prepared this document at the date
8 that we discussed, March 7th. The area in
9 question -- am I still sharing?

10 MR. BURNS: Yes.

11 MR. FOX: I'm sorry that I've shared
12 while you were talking and you couldn't see each
13 other. I apologize.

14 So all this area is currently is within
15 the C-3 Zone which is a Regional Commercial Zone in
16 the City of Camden. It's along the Mt. Ephraim
17 Avenue corridor which the state unfortunately
18 its maps doesn't recognize as New Jersey Highway
19 168. It still calls it County Road 605. So that's a
20 mapping error here.

21 What we did in our Redevelopment Plan is
22 recommend continuing and maintaining most of the uses
23 within the C-3 Zone but recommended adding a few
24 other new zones -- uses to make sure that the site
25 was more developable. Just by adding some uses

1 doesn't make shopping centers come here. We believe
2 that we need some additional uses to make it more
3 marketable either for the public sector or for as
4 well as the private sector.

5 So page 5 of our Redevelopment Plan, we
6 recommend continuing most of the uses within the C-3
7 Zone, but we added few. So, for example, if you're
8 on page 5 of the document which if I were smart, I
9 would have pulled this up right now. But it
10 generally adds mixed use buildings consisting of
11 multi-family residences on the upper floors of
12 permitted commercial uses. There's great opportunity
13 in this area of the section along Mt. Ephraim Avenue,
14 to reconvert it to be a new mixed use commercial
15 district. As we're seeing in other parts of the city
16 and other parts of the region in the area suburbs of
17 Camden, commercial on the first floor, residences
18 above. So that's recommended as a use.

19 Another use that we recommend is, because
20 of the flood hazard areas in this area as you may
21 have seen in the document, that generally the first
22 500 feet in from Mt. Ephraim is a flood hazard area
23 which means that uses would have to be built up if
24 they're residential outside the flood plain. So we
25 recommend that flood plain management and stormwater

1 management facilities be permitted as a principal
2 use.

3 We also recommend that light
4 manufacturing assembly and related commercial uses,
5 including outdoor storage be permitted as a permitted
6 use. Most of these would happen in the rear portions
7 of the project area. Not along Mt. Ephraim Avenue
8 because that's a more desirable location for
9 commercial uses. The two major uses that we
10 recommend in this Redevelopment Plan would be those
11 that would take place at least 300 feet back from
12 Mt. Ephraim Avenue. So if you're looking at my map
13 here, you could see my cursor, 300 feet back is
14 roughly this line here.

15 So we're discussing that in this area
16 back here, that the Redevelopment Plan would allow
17 for vehicular fleet storage and maintenance of
18 government agencies of the vehicles. Either storage
19 or maintenance of the vehicles for government
20 agencies and government contractors went it's set
21 back 300 feet. So that would allow for the City of
22 Camden or the County of Camden or their contractors,
23 their vendors, to store vehicles which may involve
24 everything from public works vehicles to public
25 safety vehicles; vehicles that are used by

1 contractors by the city operating in the city for
2 demolition or also for recycling or solid waste
3 collection.

4 This would not be a transfer station in
5 any way. It would just be a way of storing vehicles
6 close to the service area but to the City of Camden
7 to make sure that the city can be able to get good
8 prices and good contractors to be able to service the
9 municipality, and also allows for opportunities in
10 the future if the city were to look at switching
11 around different uses. For example, moving some of
12 the public works facilities out of the old Armory.
13 You know, the Memorial Avenue circle. This would add
14 some flexibility there. So there's one use, vehicle
15 fleet storage. The site has been used for vehicle
16 fleet storage intermittently over the years, but this
17 would allow for a full improvement of that area with
18 anything of stormwater management facilities and
19 other improvements that would require approval
20 through a site plan.

21 The second part that we believe would be
22 appropriate in this area would be the ability for the
23 city and the county or its Improvement Authority or
24 other agencies, to erect and operate a community
25 Solar Voltaic Energy System. A community solar

1 energy system is those that are regulated and allowed
2 by the NJ Board of Public Utilities that would have
3 solar panels on-site to provide the energy for
4 qualified -- economically-qualified residents and
5 households in the City of Camden to reduce their
6 electrical bills. That's something that's been a
7 pilot program for several years and we believe that
8 would be very beneficial to the residents of the city
9 if that were able to take place. So those are the
10 permitted uses that we recommend.

11 We also recommend just some of the
12 highlights in terms of design standards. We
13 recommend that Mt. Ephraim Avenue have at least
14 5-foot wide sidewalks for safe pedestrian
15 circulation, as well as landscaping and other street
16 amenities as recommended by the Fairview Neighborhood
17 Plan and also by the City Master Plan for 2002.
18 We don't recommend any relocation. We don't believe
19 it's necessary in this district.

20 Another important part we wanted to
21 mention are the Municipal Master Plan Consistency.
22 That's on page 10 through 11 of the document. And,
23 of course, whenever the Board makes a recommendation
24 regarding a Redevelopment Plan, as you know, the City
25 Council is going to, if you find favorably, introduce

1 an ordinance to adopt a Redevelopment Plan. You all
2 are suppose to identify whether it's consistent with
3 the Master Plan. So page 11 of our document, I
4 recommend that it is for the following reasons. It
5 has three different major themes: One, this
6 Redevelopment Plan, we believe, achieves a dynamic
7 economy for the city. It allows the opportunity to
8 develop mixed-use centers around Mt. Ephraim Avenue
9 along it, as I discussed earlier.

10 It also is part of the dynamic economy;
11 provides for upgrading infrastructure and basic
12 government services by allowing and promoting the use
13 of the rear portion of these very deep lots for
14 storing and maintaining vehicle fleets for these
15 different uses; and also for solar energy systems;
16 something that really wasn't identified in the 2002
17 Master Plan. But renewable energy is an important
18 part now almost a quarter century later. So we
19 believe that's good for the economy that way.

20 We also believe that it meets another
21 goal which is creating compact and lively retail
22 centers along the city's major commercial corridors.
23 It will allow for consolidating on this eastern side
24 of Mt. Ephraim Avenue, scattered commercial areas
25 along the major roadways and hopefully building or

1 financially assisting commercial redevelopment and
2 also mixed use redevelopment along the highway.
3 So that's achieving the dynamic economy.

4 We also believe in the theme of
5 maintaining and improving the environment. Goal
6 No. 1, we believe that this Redevelopment Plan is
7 consistent with the Master Plan because it will
8 assist in the clean up and remediation of any
9 hazardous materials on these properties. That's
10 always an important thing to do especially in areas
11 of fill as this area was filled in after World War 2
12 to be developed with the uses of the shopping center,
13 the bowling alley that I mentioned.

14 We also believe that it will improve the
15 environment by consolidating existing park and open
16 space inventories. We think that this Redevelopment
17 Plan will help connect across Mt. Ephraim Avenue from
18 the City of Camden and Reverend Evers Park into
19 Collingswood along the Newton Creek and help
20 establish and develop the linear Greenway Corner
21 system both for wildlife and also for humans as a
22 passive recreational facility which we recommend
23 along the northern side of the redevelopment area
24 adjacent to and behind the existing building as you
25 can see up here.

1 So we're discussing -- it might be an
2 opportunity for a pedestrian path at the northern end
3 here along the tidal portions of the creek. And
4 also, we believe that it's consistent with the Master
5 Plan in terms of integrating Camden's transportation
6 network by improving bicycle and -- sidewalk and
7 bicycle systems. The Redevelopment Plan requires the
8 redeveloper to provide 5-foot wide sidewalks which
9 are wonderful width sidewalks for boulevards and that
10 sort of thing. Not your standard 42-inch, 3 1/2 foot
11 wide sidewalks which is difficult for two husky
12 people like me and my friends to walk on. It also
13 recommends providing shade trees and appropriate
14 street furniture along Mt. Ephraim Avenue and also
15 within the Redevelopment site.

16 So in summary, we believe that it's
17 consistent with the Master Plan in helping achieve a
18 dynamic economy; maintaining and improving the
19 environment and also for integrating Camden's
20 transportation network. Mr. Chairman and members of
21 the Board, I'd be happy to answer any questions you
22 might have.

23 VICE-CHAIRMAN LEE: Thank you. Doctor
24 Williams, is there anybody in the public that would
25 like to speak?

1 DR. WILLIAMS: No one from the public on,
2 sir. But I want to recognize the incoming of
3 Ms. Brenda Fraction, one of our members.

4 VICE-CHAIRMAN LEE: Okay.
5 Hi Ms. Fraction.

6 MS. FRACTION: Hello.

7 VICE-CHAIRMAN LEE: So at this time,
8 we'll probably hear from the Board. If the Board has
9 any questions or any concerns, feel free to ask. If
10 not, we will just close that out and move on. Now,
11 Mr. Burns, would you like to handle the Adoption of
12 the Following Resolutions or what?

13 DR. WILLIAMS: We have to vote on Item
14 'E.'

15 MR. BURNS: We opened it to the public.
16 For the record, we did open it to the public. It
17 wasn't a formal motion but we recognized that there
18 are no members of the public present. It's just the
19 applicant or the presenters, Mr. Sheehan and the
20 Board members.

21 That having been said, I would need a
22 motion recommending the adoption of the
23 Non-Condensation Redevelopment Plan for Block 715,
24 Lots 1, 19, 20, 23, 25 and 26 with a finding
25 of consistency with the City Master Plan for the

1 reasons set forth on the record and in Mr. Fox's
2 report dated March 7th, 2025. Do I have a
3 motion?

4 VICE-CHAIRMAN LEE: So moved.

5 MS. CREAN: Second.

6 MR. BURNS: Thank you, Erin. Roll call.

7 DR. WILLIAMS: Mr. Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 DR. WILLIAMS: Director Walker.

10 DIRECTOR WALKER: Yes.

11 DR. WILLIAMS: Councilwoman Ramos.

12 COUNCILWOMAN RAMOS: Yes.

13 DR. WILLIAMS: Ms. Crean.

14 MS. CREAN: Yes.

15 DR. WILLIAMS: Mr. Thomas.

16 MR. THOMAS: Yes.

17 DR. WILLIAMS: Ms. Fraction. Can you
18 unmute yourself, Ms. Fraction? Can you put your hand
19 up indicating you agree? I don't think we should
20 count her vote, Mr. Vice-Chair. Motion carried to
21 approve.

22 MR. BURNS: We have five votes.

23 DR. WILLIAMS: We have five votes. This
24 would be on the safe side. Okay? Motion carries to
25 approve.

1 VICE-CHAIRMAN LEE: So Item 7 on the
2 agenda is the Adoption of the Following Resolutions:

3 Item A: Review and consideration of a
4 preliminary investigation for designation of a
5 Non-Condensation Area in Need of Redevelopment for
6 Block 715, Lots 1, 19, 20, 23, 25 and 26.

7 MR. BURNS: Do we have motion to adopt
8 that Resolution?

9 MS. CREAN: So moved.

10 VICE-CHAIRMAN LEE: Second.

11 DR. WILLIAMS: Through the Vice-Chair,
12 roll call. Mr. Lee.

13 VICE-CHAIRMAN LEE: Yes.

14 DR. WILLIAMS: Director Walker.

15 DIRECTOR WALKER: Yes.

16 DR. WILLIAMS: Councilwoman Ramos.

17 COUNCILWOMAN RAMOS: Yes.

18 DR. WILLIAMS: Ms. Crean.

19 MS. CREAN: Yes.

20 DR. WILLIAMS: Mr. Thomas.

21 MR. THOMAS: Yes.

22 DR. WILLIAMS: Ms. Fraction, could you
23 raise your hand in agreement?

24 MS. FRACTION: (Indicating).

25 DR. WILLIAMS: There you go. Motion

1 carried to approve.

2 VICE-CHAIRMAN LEE: Item B: Review and
3 consideration of a Non-Condensation Redevelopment
4 Plan for Block 715, Lots 1, 19, 20, 23, 25 and 26.
5 Motion?

6 MS. CREAN: So moved.

7 VICE-CHAIRMAN LEE: Second.

8 DR. WILLIAMS: Second by Mr. Lee. Roll
9 call.

10 DR. WILLIAMS: Mr. Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 DR. WILLIAMS: Director Walker.

13 DIRECTOR WALKER: Yes.

14 DR. WILLIAMS: Councilwoman Ramos.

15 COUNCILWOMAN RAMOS: Yes.

16 DR. WILLIAMS: Ms. Crean.

17 MS. CREAN: Yes.

18 DR. WILLIAMS: Mr. Thomas.

19 MR. THOMAS: Yes.

20 DR. WILLIAMS: Ms. Fraction, indicate by
21 lifting your hand up?

22 DR. WILLIAMS: I see it. Thank you.

23 Motion carried to approve.

24 VICE-CHAIRMAN LEE: Item C: Certificate
25 of Appropriateness approving Christina Paniagua Baez,

1 3031 West Octagon Road, Re: Driveway/Curb Cut.

2 DR. WILLIAMS: For the record, 3031 West
3 Octagon Road for a driveway and curb cut. Is there a
4 motion?

5 MS. CREAN: So moved.

6 DR. WILLIAMS: Second?

7 MR. THOMAS: Second.

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

9 VICE-CHAIRMAN LEE: Yes.

10 DR. WILLIAMS: Director Walker.

11 DIRECTOR WALKER: Yes.

12 DR. WILLIAMS: Councilwoman Ramos.

13 COUNCILWOMAN RAMOS: Yes.

14 DR. WILLIAMS: Ms. Crean.

15 MS. CREAN: Yes.

16 DR. WILLIAMS: Mr. Thomas.

17 MR. THOMAS: Yes.

18 DR. WILLIAMS: And Ms. Fraction. Waiting
19 for you to wave your hand.

20 DR. WILLIAMS: There you go, Ms.
21 Fraction. Thank you.

22 Just as a parting send-off to Mr. Ed Fox
23 who is on the call tonight, he has worked with me for
24 over three decades.

25 MR. FOX: 37 years.

1 DR. WILLIAMS: 37 years. And he's about
2 to move on to the next phase of his journey. And I
3 want to say in the public forum, that I appreciate
4 you, sir, not just your professionalism over the
5 years but also your friendship. And I wish you well
6 in your future endeavors. And you know I mean that
7 from the bottom of my heart. God bless you, sir.

8 MR. BURNS: Amen.

9 MR. FOX. Thank you, Dr. Williams. It
10 has been an honor and pleasure to begin my work, my
11 professional work in New Jersey working for the
12 Camden City Planning Board and ending it with the
13 Camden County Planning Board so thank you very much.

14 DR. WILLIAMS: Thank you, sir.

15 MS. MOORE: Congratulations.

16 DIRECTOR WALKER: Congratulations.

17 MR. SHEEHAN: Thanks everyone. Have a
18 good night.

19 VICE-CHAIRMAN LEE: You too. Take care.
20 Now a motion to adjourn.

21 MS. CREAN: So moved.

22 VICE-CHAIRMAN LEE: Second.

23 DR. WILLIAMS: All indicate in favor by
24 saying yays. Any opposed? Of course not.

25 THE BOARD: Yays.

1 DR. WILLIAMS: Everyone have a great and
2 pleasant evening. Okay?

3 VICE-CHAIRMAN LEE: Good night to all.

4 - - -

5 (*Meeting concluded at 6:51 p.m.*)
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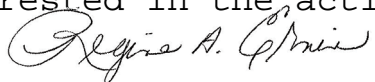
1 CERTIFICATION

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

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

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

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

18 

19 _____
20 Regine A. Ervin, CCR
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15;26;19;27:3 criteria (12) 12:9; 13:20;14:11,14,17,17, 18,25;15:1,8,9;16:4 Criterion (4) 13:21; 14:15;16:1,2 CSI (1) 5:21 Cumberland (1) 11:17 curb (1) 32:3 currently (2) 8:14; 20:14 cursor (1) 22:13 Cut (2) 32:1,3 CZO (1) 5:22	Director's (1) 6:1 discuss (1) 15:3 discussed (2) 20:8; 25:9 discussing (2) 22:15; 27:1 District (6) 7:11; 13:19;14:15;16:2; 21:15;24:19 Doctor (2) 8:3;27:23 document (6) 6:19; 20:7;21:8,21;24:22; 25:3 domain (1) 13:7 done (1) 12:7 down (3) 8:24;13:8; 14:3 Downtown (3) 6:5,7, 16 DR (82) 3:15;4:8,10, 12,15,17,24;5:1,4,6,8, 10,12,14,21;6:3;7:12; 8:4,17;9:4,6,8,10,12, 14,19;10:16;17:1,3,5, 7,9,16,19,25;18:5,10, 21,23,25;19:2,4,6,8; 28:1,13;29:7,9,11,13, 15,17,23;30:11,14,16, 18,20,22,25;31:8,10, 12,14,16,18,20,22; 32:2,6,8,10,12,14,16, 18,20;33:1,9,14,23; 34:1 driveway (1) 32:3 Driveway/Curb (1) 32:1 duly (1) 5:23 during (3) 3:19;7:17; 8:4 dynamic (4) 25:6,10; 26:3;27:18	eminent (1) 13:7 employees (1) 13:23 end (1) 27:2 endeavors (1) 33:6 ending (1) 33:12 ends (1) 7:3 Energy (5) 23:25; 24:1,3;25:15,17 engagement (1) 6:14 Engineers (1) 15:23 Enterprise (1) 14:13 entertain (2) 7:6;8:21 entire (1) 14:19 environment (3) 26:5, 15;27:19 Environmental (3) 10:13,25;11:24 Ephraim (11) 10:9; 20:16;21:13,22;22:7, 12;24:13;25:8,24; 26:17;27:14 erect (1) 23:24 ERI (1) 19:22 Erin (1) 29:6 error (1) 20:20 especially (1) 26:10 essentially (1) 15:5 establish (1) 26:20 evaluation (1) 12:8 evening (5) 3:1;6:4; 7:4;19:15;34:2 event (1) 19:19 Evers (1) 26:18 everyone (2) 33:17; 34:1 evidence (1) 18:16 examined (1) 5:24 example (2) 21:7; 23:11 Excuse (1) 17:25 Executive (1) 6:10 existing (3) 6:20; 26:15,24 experience (1) 11:8 expert (3) 11:9;12:4; 19:24 exterior (2) 7:9,19	feet (4) 21:22;22:11, 13,21 few (2) 20:23;21:7 file (1) 10:15 filing (1) 4:1 fill (1) 26:11 filled (1) 26:11 Filmore (2) 7:8,25 financially (1) 26:1 find (1) 24:25 finding (1) 28:24 first (4) 3:22;5:23; 21:17,21 five (2) 29:22,23 fleet (3) 22:17;23:15, 16 fleets (1) 25:14 flexibility (1) 23:14 flood (4) 21:20,22,24, 25 floor (2) 3:22;21:17 floors (1) 21:11 following (3) 25:4; 28:12;30:2 follows (1) 5:24 foot (2) 13:22;27:10 formal (1) 28:17 formation (1) 6:16 forth (1) 29:1 forum (1) 33:3 found (2) 3:13;13:18 four (2) 11:19,20 FOX (19) 5:22;10:24; 11:6,10;12:4,7,11,14, 17,22,25;18:17; 19:22,25;20:5,11; 32:22,25;33:9 Fox's (1) 29:1 Fraction (11) 4:17; 28:3,5,6;29:17,18; 30:22,24;31:20; 32:18,21 free (1) 28:9 freshwater (1) 14:10 friends (1) 27:12 friendship (1) 33:5 full (2) 14:1;23:17 furniture (1) 27:14 future (6) 15:2,7,10; 16:6;23:10;33:6	government (5) 13:23; 22:18,19,20;25:12 Graduate (1) 11:10 great (3) 6:14;21:12; 34:1 Greenway (2) 15:7; 26:20 Group (4) 7:8,17;8:6; 9:18 Growth (2) 14:18,20
D				H
D' (2) 9:21;19:10 date (1) 20:7 dated (1) 29:2 days (2) 10:20,22 deal (1) 6:15 decades (1) 32:24 Declaration (1) 3:8 declared (1) 12:10 deep (1) 25:13 definition (1) 16:5 definitional (1) 14:25 Degree (1) 11:11 DeJesus (2) 3:4;4:5 demolished (1) 14:6 demolition (1) 23:2 DENA (1) 5:22 DEP (1) 15:22 design (1) 24:12 designated (1) 3:25 designation (4) 9:24; 13:5,20;30:4 desirable (1) 22:8 destroyed (1) 14:24 determine (1) 12:8 determined (1) 18:14 develop (2) 25:8; 26:20 developable (2) 15:23;20:25 developed (2) 15:14; 26:12 developer (1) 7:16 Development (4) 7:8, 17;8:5;9:18 Diamond (1) 13:9 different (3) 23:11; 25:5,15 difficult (1) 27:11 directed (1) 19:18 direction (2) 3:3;12:13 Director (20) 4:8,9; 5:6,7;9:6,7;11:17; 17:3,4;18:25;19:1; 29:9,10;30:14,15; 31:12,13;32:10,11; 33:16				H' (2) 14:17;16:3 half (1) 11:23 Hall (2) 3:9,22 hand (4) 29:18;30:23; 31:21;32:19 handle (1) 28:11 happen (1) 22:6 happy (2) 16:7;27:21 hazard (2) 21:20,22 hazardous (1) 26:9 Health (1) 3:8 hear (1) 28:8 heard (2) 8:2;17:20 Hearing (6) 4:20; 8:22;10:17,23;16:10, 12 heart (1) 33:7 held (2) 3:5,19 Hello (1) 28:6 help (2) 26:17,19 helpful (1) 12:19 helping (1) 27:17 Hi (1) 28:5 highlights (1) 24:12 Highway (2) 20:18; 26:2 Historic (2) 7:10,22 homonym (1) 14:16 honor (1) 33:10 hopefully (1) 25:25 households (1) 24:5 HPC (4) 7:13,17;8:4,9 humans (1) 26:21 Humphrey (1) 4:12 husky (1) 27:11
	E		F	G
	E' (3) 9:21;19:11; 28:14 earlier (3) 11:5;19:17; 25:9 eastern (1) 25:23 economically-qualified (1) 24:4 economy (5) 25:7,10, 19;26:3;27:18 Ed (6) 5:18;10:24; 11:2,3;19:22;32:22 educational (1) 11:8 EDWARD (3) 5:21,22; 20:4 either (2) 21:3;22:18 electrical (1) 24:6 else (1) 6:19 email (1) 6:12 Emergency (1) 3:8	facilities (3) 22:1; 23:12,18 facility (2) 13:17; 26:22 Fairview (1) 24:16 Farm (1) 13:9 fast-paced (1) 16:8 favor (2) 17:16;33:23 favorably (1) 24:25 February (2) 4:21; 7:18 feedback (1) 18:1 feel (1) 28:9	G' (3) 14:14,15;16:2 generally (2) 21:10,21 gentleman (1) 16:21 girlfriend (1) 14:15 goal (2) 25:21;26:5 God (1) 33:7 Golden (1) 13:9 Good (10) 3:1;12:2; 14:4;19:9,15;23:7,8; 25:19;33:18;34:3	I
				identified (3) 10:12; 12:25;25:16 identify (1) 25:2 identifying (1) 15:17 important (4) 13:6; 24:20;25:17;26:10 improve (1) 26:14 Improvement (5) 10:5, 6;19:17;23:17,23 improvements (1) 23:19 improving (3) 26:5;

27:6,18 Inc (1) 10:13 include (3) 13:11; 15:1,10 included (2) 15:9;16:6 includes (1) 13:12 including (2) 15:21; 22:5 inclusive (1) 6:14 incoming (1) 28:2 indicate (2) 31:20; 33:23 indicating (2) 29:19; 30:24 individually (2) 16:1,3 infrastructure (1) 25:11 Inquirer (1) 3:24 Institute (1) 11:25 integrating (2) 27:5,19 interest (1) 10:2 intermittently (1) 23:16 into (1) 26:18 introduce (1) 24:25 inundated (1) 14:23 inventories (1) 26:16 investigation (9) 9:24; 10:7,14,18;11:1; 13:18;18:18;19:18; 30:4 involve (1) 22:23 involves (2) 13:6,8 issues (1) 6:16 item (10) 6:4;7:7; 10:2;19:10,11;28:13; 30:1,3;31:2,24 Items (8) 7:15,24; 8:12,14,16,22;9:15,21	5:2,4,5,15;6:1;7:5; 8:1,13,19;9:3,4,5,16, 22;12:6,21;16:13,16, 20,25;17:1,2,15;18:2, 9,23,24;19:10;20:3; 27:23;28:4,7;29:4,7, 8;30:1,10,12,13;31:2, 7,8,10,11,24;32:8,9; 33:19,22;34:3 Leonard (1) 4:12 licensed (1) 12:1 lifting (1) 31:21 light (1) 22:3 line (1) 22:14 linear (1) 26:20 lively (1) 25:21 LLC (2) 7:8;9:18 located (1) 10:11 location (1) 22:8 locations (1) 7:15 long (1) 6:11 look (1) 23:10 looking (2) 7:14;22:12 lot (10) 10:11;13:2,3; 14:7,11,21;15:8,11, 18,25 Lots (9) 9:25;13:12; 17:23;18:14;19:14; 25:13;28:24;30:6; 31:4	means (1) 21:23 meet (5) 12:9;13:19; 14:16;16:2,4 meeting (13) 3:2,5,10, 11,16,17;4:2;6:25; 7:1,18;8:5,18;17:11 meetings (1) 3:19 meets (7) 14:15,18, 25;15:8,13;16:1; 25:20 member (2) 7:13; 11:25 members (11) 6:3;7:3, 12;8:15,18,20;17:10; 27:20;28:3,18,20 Memorial (1) 23:13 mention (1) 24:21 mentioned (1) 26:13 might (4) 15:10;18:3; 27:1,22 military (1) 14:16 mind (1) 12:17 Minutes (1) 4:21 mixed (3) 21:10,14; 26:2 mixed-use (1) 25:8 MOORE (2) 5:22; 33:15 more (5) 6:19;15:23; 20:25;21:2;22:8 most (5) 10:22;14:4; 20:22;21:6;22:6 motion (28) 4:21; 5:14;8:23,25;9:1,14; 16:13,17,18,21,22; 17:9,12,14,22;18:13; 19:8;28:17,22;29:3, 20,24;30:7,25;31:5, 23;32:4;33:20 Motor (1) 14:3 move (2) 28:10;33:2 moved (8) 4:23,24; 18:19;29:4;30:9; 31:6;32:5;33:21 moving (2) 11:12; 23:11 Mt (11) 10:9;20:16; 21:13,22;22:7,12; 24:13;25:8,24;26:17; 27:14 much (2) 20:5;33:13 multi-family (1) 21:11 Municipal (1) 24:21 municipality (1) 23:9 mute (2) 18:7,10	10:18;12:10;13:5; 16:18;17:12,22; 18:12,15;19:20;21:2; 28:21;30:5 Neighborhood (1) 24:16 network (2) 27:6,20 New (12) 3:22;4:2; 7:6;11:13,19,21;12:1; 14:2;20:18,24;21:14; 33:11 newspaper (1) 10:19 newspapers (1) 3:24 Newton (3) 13:13; 15:6;26:19 Newtown (1) 13:15 next (2) 13:16;33:2 night (2) 33:18;34:3 NJ (1) 24:2 Non-Condemnation (8) 9:24;13:5,20;18:15; 19:13;28:23;30:5; 31:3 none (2) 8:22;16:10 north (2) 13:12;15:6 northern (2) 26:23; 27:2 notice (4) 3:15;10:17, 19,21 numbers (1) 10:12	over (3) 23:16;32:24; 33:4 override (1) 6:20 owned (1) 10:8 owners (1) 10:20
	M		O	P
J	maintaining (4) 20:22; 25:14;26:5;27:18 maintenance (2) 22:17,19 major (6) 13:2;14:6; 22:9;25:5,22,25 makes (1) 24:23 management (3) 21:25;22:1;23:18 manager (1) 8:6 manufacturing (1) 22:4 map (3) 12:19,22; 22:12 mapping (1) 20:20 maps (1) 20:18 March (6) 3:5;4:3,3; 18:18;20:8;29:2 marketable (1) 21:3 Markets (1) 13:9 Master (12) 6:5,7,18; 11:11;24:17,21;25:3, 17;26:7;27:4,17; 28:25 materials (1) 26:9 May (4) 6:9;15:1; 21:20;22:23 Mayor (1) 4:5 McCay (2) 10:5;19:16 mean (1) 33:6		observing (1) 6:5 Octagon (2) 32:1,3 Office (2) 3:21;12:12 old (1) 23:12 once (1) 8:10 One (7) 3:20;8:9; 17:11;23:14;25:5; 28:1,3 only (1) 6:4 on-site (1) 24:3 open (9) 3:9,16;8:12; 16:11,13,22;17:9; 26:15;28:16 opened (2) 8:14; 28:15 Opening (2) 3:14; 7:23 operate (1) 23:24 operating (1) 23:1 opportunities (1) 23:9 opportunity (3) 21:12; 25:7;27:2 opposed (1) 33:24 opposite (3) 13:15,16; 14:22 order (1) 3:2 ordinance (1) 25:1 out (2) 23:12;28:10 outdoor (1) 22:5 outside (1) 21:24	page (4) 21:5,8; 24:22;25:3 panels (1) 24:3 Paniagua (1) 31:25 parcels (1) 15:14 park (2) 26:15,18 Parker (2) 10:4;19:16 part (4) 23:21;24:20; 25:10,18 particular (1) 10:2 parting (1) 32:22 partner (1) 6:23 Partnership (2) 6:6,24 parts (2) 21:15,16 passive (1) 26:22 past (1) 11:23 path (1) 27:2 PE (1) 5:22 pedestrian (2) 24:14; 27:2 people (1) 27:12 permitted (5) 21:12; 22:1,5,5;24:10 phase (1) 33:2 Philadelphia (1) 3:24 Phoenix (4) 7:8,17; 8:5;9:18 pilot (1) 24:7 Pinelands (1) 11:20 place (2) 22:11;24:9 plain (2) 21:24,25 Plan (39) 6:5,17,17, 18;10:8,15;11:1;15:2, 4,11,19,24;16:6; 19:13,21,23;20:1,21; 21:5;22:10,16;23:20; 24:17,17,21,24;25:1, 3,6,17;26:6,7,17;27:5, 7,17;28:23,25;31:4 planner (7) 10:25; 11:16,20,22,24;12:2; 18:17 Planners (1) 12:1 planning (20) 3:2,3, 11,17;4:20;5:16;6:4, 7,9;8:9,11;11:9,11,17, 21;12:5;14:20;19:24; 33:12,13 Plans (1) 6:20 platform (1) 3:12 pleasant (1) 34:2 please (5) 3:14;5:3; 6:2;9:3;12:16 pleased (1) 6:22 pleasure (1) 33:10
K		N		
Kevin (2) 10:4;19:16 known (1) 13:9		name (1) 10:4 necessarily (1) 15:18 necessary (5) 12:9; 15:1,10;16:5;24:19 need (14) 8:23;9:25;		
L				
Lance (1) 8:6 landscaping (1) 24:15 Lanes (1) 14:7 later (1) 25:18 least (3) 10:20;22:11; 24:13 LEE (54) 3:1;4:6,7,19;				

pm (1) 3:6 pm* (1) 34:5 policy (1) 6:19 Popeye's (1) 13:11 portion (2) 6:8;25:13 portions (2) 22:6;27:3 possibility (1) 13:7 Post (1) 3:23 posting (1) 3:20 PP (2) 5:21,23 preliminary (2) 9:23; 30:4 prepare (2) 10:7; 19:18 prepared (5) 10:14, 25;12:13;19:22;20:7 preparing (1) 6:24 Present (3) 4:11,14; 28:18 presentation (1) 6:25 presenters (1) 28:19 previously (1) 8:3 prices (1) 23:8 principal (1) 22:1 prior (1) 10:22 private (2) 14:23;21:4 probably (1) 28:8 process (4) 6:7,13,15, 22 professional (7) 10:24;11:8,9;12:2,4; 19:24;33:11 professionalism (1) 33:4 professionals (3) 5:16, 17;11:4 program (1) 24:7 project (1) 22:7 projects (1) 8:7 promoting (1) 25:12 properties (14) 7:20; 10:10,11;12:8;13:1,2, 4,19;14:10,12;15:17; 16:2,3;26:9 property (13) 7:10; 10:8,19;13:3,8,22; 14:2,4,14,18,23;15:2; 19:21 proposed (2) 17:21; 20:1 proposing (2) 7:9,19 provide (3) 11:1;24:3; 27:8 provided (6) 3:16; 6:10;10:16,17;13:18; 18:17 provides (1) 25:11 providing (1) 27:13 Public (23) 3:17;4:20; 7:24;8:12,14,15,18; 10:17;16:11,11,14; 17:11;21:3;22:24,24; 23:12;24:2;27:24;	28:1,15,16,18;33:3 publicized (1) 4:3 published (1) 10:21 publishing (1) 10:18 pulled (1) 21:9 purpose (2) 3:21; 12:13 put (4) 8:23;18:7,10; 29:18	redevelopers (1) 15:20 Redevelopment (39) 6:17,20;9:25;10:8, 14;11:15;12:10;13:6, 21;15:2,3,11,19,24; 16:5,6;18:15;19:13, 20,21,23;20:1,21; 21:5;22:10,16;24:24; 25:1,6;26:1,2,6,16,23; 27:7,15;28:23;30:5; 31:3 reduce (1) 24:5 regard (1) 14:14 regarding (1) 24:24 region (1) 21:16 Regional (1) 20:15 regular (1) 3:19 regularly (2) 3:5,10 regulated (1) 24:1 related (2) 3:8;22:4 relative (2) 6:16;7:22 relocation (1) 24:18 remains (1) 3:7 remediation (1) 26:8 remember (2) 14:8,8 remote (1) 3:11 renewable (1) 25:17 repaired (1) 14:24 repeating (1) 16:20 Report (9) 6:1;7:3; 10:14;11:1;12:13,16; 18:18;19:19;29:2 represent (1) 10:5 representative (1) 11:22 require (1) 23:19 requires (1) 27:7 reserved (1) 3:21 residences (2) 21:11, 17 residential (1) 21:24 residents (2) 24:4,8 Resolution (2) 3:18; 30:8 Resolutions (5) 10:13, 25;11:25;28:12;30:2 resource (1) 11:20 respect (1) 8:22 response (1) 13:21 Restaurant (1) 13:11 restore (1) 15:21 retail (1) 25:21 Reverend (1) 26:18 review (6) 8:9;9:23; 19:12,20;30:3;31:2 right (3) 8:3;13:11; 21:9 Road (3) 20:19;32:1,3 roadways (1) 25:25 Roll (10) 4:4;5:2,4; 9:3;16:25;18:22; 29:6;30:12;31:8;32:8	roughly (1) 22:14 S safe (2) 24:14;29:24 safety (1) 22:25 same (3) 3:25;7:16; 19:21 saying (1) 33:24 scattered (1) 25:24 schedule (1) 3:18 scheduled (3) 3:5,10; 7:1 Second (19) 4:25;5:1; 9:2;16:15,16,18,23; 17:13,15;18:20,21; 23:21;29:5;30:10; 31:7,8;32:6,7;33:22 secretary (1) 7:13 Section (3) 14:25; 16:4;21:13 sector (2) 21:3,4 seeing (1) 21:15 segment (1) 13:13 send (1) 6:12 sending (1) 10:19 send-off (1) 32:22 senior (1) 11:24 serves (1) 6:18 service (2) 23:6,8 services (1) 25:12 set (2) 22:20;29:1 several (3) 13:12,19; 24:7 shade (1) 27:13 shall (1) 3:2 shape (1) 14:4 share (1) 12:18 shared (1) 20:11 sharing (2) 12:23; 20:9 SHEEHAN (14) 10:3, 4;11:7;12:3,7,12,15, 18,24;16:9;19:15,16; 28:19;33:17 shopping (3) 14:6; 21:1;26:12 side (4) 14:22;25:23; 26:23;29:24 sidewalk (1) 27:6 sidewalks (4) 24:14; 27:8,9,11 similar (1) 8:7 simply (1) 6:17 site (5) 15:23;20:24; 23:15,20;27:15 six (2) 11:23,23 Smart (3) 14:18,20; 21:8 Solar (4) 23:25,25; 24:3;25:15 solid (1) 23:2 someone (1) 10:1	sometimes (2) 15:13, 13 sorry (1) 20:11 sort (1) 27:10 South (3) 7:10,22; 11:22 space (1) 26:16 speak (2) 18:6;27:25 specific (1) 15:9 sponsored (1) 7:2 square (1) 13:22 staff (1) 5:16 standard (1) 27:10 standards (2) 7:22; 24:12 standing (1) 12:2 State (2) 11:21;20:17 stated (1) 19:17 statement (1) 3:14 station (1) 23:4 Steve (1) 16:17 still (2) 20:9,19 storage (5) 22:5,17, 18;23:15,16 store (1) 22:23 storing (2) 23:5;25:14 stormwater (2) 21:25; 23:18 Street (4) 7:9,25; 24:15;27:14 Struggles (1) 6:14 subject (2) 4:2;12:8 submit (1) 12:4 substantially (1) 13:24 suburbs (1) 21:16 summarize (2) 12:15; 19:25 Summary (6) 6:10; 11:2,7;15:25;16:8; 27:16 support (1) 17:21 suppose (1) 25:2 Sure (4) 12:21;20:3, 24;23:7 surprisingly (1) 7:20 surrounding (1) 10:10 swear (1) 5:18 Swearing (1) 5:15 switching (1) 23:10 sworn (4) 11:2,3,4; 19:23 sworn/affirmed (1) 5:23 System (3) 23:25; 24:1;26:21 systems (2) 25:15; 27:7	
	qualified (2) 19:23; 24:4 qualify (1) 11:8 quarter (1) 25:18 quasi-temporary (1) 13:10 quick (1) 16:7 quorum (1) 4:18				
	R rail (1) 13:14 railroad (1) 13:16 raise (1) 30:23 Ramos (19) 4:10,11; 5:8,9;9:2,8,9;17:5,6; 19:2,3;29:11,12; 30:16,17;31:14,15; 32:12,13 Re (1) 32:1 Reading (1) 3:13 really (1) 25:16 rear (2) 22:6;25:13 reasons (2) 25:4;29:1 receive (1) 3:25 received (1) 6:11 recent (1) 10:22 reclaimed (1) 15:15 recognize (2) 20:18; 28:2 recognized (1) 28:17 recommend (16) 7:23; 8:11;19:19,21;20:22; 21:6,19,25;22:3,10; 24:10,11,13,18;25:4; 26:22 recommendation (1) 24:23 recommended (3) 20:23;21:18;24:16 recommending (3) 17:22;18:13;28:22 recommends (1) 27:13 reconvert (1) 21:14 record (4) 11:3;28:16; 29:1;32:2 recreational (1) 26:22 recycling (1) 23:2 red (1) 12:25 redeveloper (1) 27:8				
T talking (2) 13:1;20:12 TEAMS (1) 3:12 ten (2) 10:20,22					

tenant (1) 14:1 terms (3) 8:24;24:12; 27:5 testified (1) 5:24 testimony (3) 8:2; 17:20;18:16 Thanks (1) 33:17 theme (1) 26:4 themes (1) 25:5 Therefore (1) 3:9 thereof (3) 3:20,23; 4:1 Thomas (23) 4:15,16, 25;5:1,12,13;9:12,13; 17:7,8;18:20,21;19:6, 7;29:15,16;30:20,21; 31:18,19;32:7,16,17 thoughts (1) 8:21 three (7) 4:1;7:14; 8:13,16,22;25:5; 32:24 throughout (1) 8:8 Thursday (1) 3:5 tidal (1) 27:3 tonight (2) 10:24; 32:23 trailers (1) 13:10 Trails (1) 15:7 transfer (1) 23:4 transmitting (1) 3:23 transportation (2) 27:5,20 trees (1) 27:13 twice (1) 10:18 two (5) 3:23;10:21; 13:2;22:9;27:11	uses (15) 15:24; 20:22,24,25;21:2,6, 12,23;22:4,9,9;23:11; 24:10;25:15;26:12 Utilities (1) 24:2	4:8,10,12,15,17,24; 5:1,4,6,8,10,12,14,21; 6:3;7:12;8:4,17;9:4,6, 8,10,12,14,19;10:16; 17:1,3,5,7,9,16,19,25; 18:5,10,21,23,25; 19:2,4,6,8;27:24; 28:1,13;29:7,9,11,13, 15,17,23;30:11,14,16, 18,20,22,25;31:8,10, 12,14,16,18,20,22; 32:2,6,8,10,12,14,16, 18,20;33:1,9,14,23; 34:1 wish (1) 33:5 within (9) 7:10,16; 14:12,19,22;20:14, 23;21:6;27:15 wonderful (1) 27:9 Woodlynne (1) 13:14 work (4) 7:9,19;33:10, 11 worked (4) 11:12,16, 19;32:23 working (4) 8:7;11:14, 24;33:11 works (2) 22:24;23:12 World (1) 26:11	28:24;30:6;31:4 1987 (2) 11:12,13	
	V		2	
	variety (1) 11:13 Vehicle (4) 14:3; 23:14,15;25:14 vehicles (7) 22:18,19, 23,24,25,25;23:5 vehicular (1) 22:17 vendors (1) 22:23 via (1) 3:11 Vice-Chair (12) 4:18; 6:3;7:2,12;9:19;10:3; 12:3;16:10;17:10; 18:1;29:20;30:11 VICE-CHAIRMAN (44) 3:1;4:7,19;5:2,5,15; 6:1;7:5;8:1,13,19;9:3, 5,16,22;12:6,21; 16:13,16,20,25;17:2, 15;18:2,9,24;19:10; 20:3;27:23;28:4,7; 29:4,8;30:1,10,13; 31:2,7,11,24;32:9; 33:19,22;34:3 Virginia (1) 11:12 virtual (1) 3:11 virus (1) 3:9 Voltaic (1) 23:25 vote (6) 8:23,23,24; 18:8;28:13;29:20 votes (2) 29:22,23		2 (1) 26:11 20 (8) 10:1;13:23; 17:23;18:14;19:14; 28:24;30:6;31:4 2002 (2) 24:17;25:16 2025 (6) 3:6,19;4:3,4, 21;29:2 23 (9) 10:1;14:21; 16:3;17:23;18:14; 19:14;28:24;30:6; 31:4 25 (9) 10:1;15:8;16:3; 17:23;18:14;19:14; 28:24;30:6;31:4 26 (9) 10:1;15:11; 16:3;17:23;18:14; 19:14;28:24;30:6; 31:4 2600 (1) 10:9	
		Y	3	
		yard (1) 13:14 yays (5) 17:17,18,19; 33:24,25 year (1) 3:19 years (9) 11:19,21,23, 23;23:16;24:7;32:25; 33:1,5 young (1) 14:8	3 (3) 15:1;16:4;27:10 30,000 (1) 13:22 300 (3) 22:11,13,21 3031 (2) 32:1,2 37 (2) 32:25;33:1	
U			4	
UEZ (1) 14:13 unable (1) 13:25 under (1) 3:7 underutilized (2) 13:25;14:5 unfortunately (1) 20:17 University (1) 11:11 unmute (2) 18:8; 29:18 unoccupied (1) 13:25 up (11) 7:23;8:14,24; 16:4;18:4;21:9,23; 26:8,25;29:19;31:21 upcoming (1) 6:25 updated (1) 6:18 upgrading (1) 25:11 upper (1) 21:11 Urban (1) 14:13 use (9) 21:10,14,18, 19;22:2,6;23:14; 25:12;26:2 used (3) 14:7;22:25; 23:15			42-inch (1) 27:10	
	W		5	
	Waiting (1) 32:18 walk (1) 27:12 Walker (19) 4:8,9;5:6, 7;9:6,7;17:3,4;18:25; 19:1;29:9,10;30:14, 15;31:12,13;32:10, 11;33:16 War (1) 26:11 waste (1) 23:2 water (1) 14:23 Waterfront (2) 7:10,22 wave (1) 32:19 way (3) 23:5,5;25:19 website (1) 3:13 weeks (1) 10:21 West (2) 32:1,2 wetlands (1) 14:11 whenever (1) 24:23 wide (3) 24:14;27:8, 11 width (1) 27:9 wildlife (1) 26:21 WILLIAMS (83) 3:15;	Z	5 (2) 21:5,8 500 (1) 21:22 5-foot (2) 24:14;27:8	
		Zone (6) 14:13,13; 20:15,15,23;21:7 zones (1) 20:24 Zoning (1) 8:10	6	
		1	6:00 (1) 3:6 6:51 (1) 34:5 605 (1) 20:19	
		1 (10) 9:25;14:7,20; 17:23;18:14;19:14; 26:6;28:24;30:6;31:4 1/2 (1) 27:10 10 (2) 4:3;24:22 11 (3) 4:3;24:22;25:3 13 (2) 3:6;4:21 168 (1) 20:19 1816 (2) 7:8,25 1818 (1) 7:25 1830 (1) 7:25 19 (11) 10:1;13:3; 14:11;15:18,25; 17:23;18:14;19:14;	7	7 (1) 30:1 715 (9) 9:25;10:11; 13:2;17:23;18:13; 19:13;28:23;30:6; 31:4 7th (3) 18:18;20:8; 29:2
			9	
			9 (1) 13:2	