

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

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*Transcript of Proceedings*  
*July 10, 2025*

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

PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, July 10, 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 6:00 p.m.

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

JOSE DEJESUS, CHAIRMAN  
DIRECTOR WALKER  
ERIN CREAN  
IAN LEONARD  
BRENDA FRACTION

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

ANGELA MILLER, PLANNING BOARD SECRETARY  
KYLE EINGORN, 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

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

1	I N D E X	
2	CASES HEARD:	PAGE
3	1) APPROVAL OF PLANNING BOARD	4
4	MEETING MINUTES - JUNE 12, 2025	
5	2) URBAN PROMISE	6
6	1722 Broadway	
7	3) URBAN PROMISE	6
8	1063 N. Common Road	
9	4) CENTER FOR FAMILY SERVICES	6
10	580 Benson Street	
11	5) LUIS RIVERA, JR.	6
12	3053 Chesapeake Road	
13	6) CAMDEN FIREWORKS	6
14	433 Emerald Street	
15	7) YANNIRY FORTUNA	6
16	3155 Alabama Road	
17	8) SHAMAR HATCHER	6
18	3153 W. Ironside Road	
19	9) MARIA HERNANDEZ	6
20	3048 S. Atlanta Road	
21	10) ANISA SIMMONS	6
22	3046 S. Atlanta Road	
23	11) YESSICA E. BRITO NUNEZ	6
24	1623 Collings Road	
25	CONTINUED ON PAGE 3	

1	I-N-D-E-X	PAGE
2	CASES HEARD:	
3		
4	12) ALLAN MATEO	8
5	3631 Westfield Avenue	
6	(Adjourned to August 14, 2025)	
7		
8	13) ASSET REALTY & CONSTRUCTION	13
9	1901 Admiral Wilson Blvd.	
10		
11	14) CHERAN ROLLINS & MALCOLM A. STILL, JR.	63
12	2907 Cleveland Avenue	
13	(Adjourned to the September 11, 2025 Meeting)	
14		
15	15) REVIEW & CONSIDERATION OF A PRELIMINARY	64
16	INVESTIGATION DESIGNATING A NON-CONDEMNATION AREA	
17	IN NEED OR REDEVELOPMENT STUDY AREA FOR BLOCK 338,	
18	LOTS 1-6, 8, 17, 19-25, 27 & 33; BLOCK 340, Lot 35;	
19	BLOCK 460, Lots 1-4, 7-10, 13-15, 17, 19-22, 26 & 29;	
20	BLOCK 468, Lots 4-11, 21-26, 104-107 & 122 IN	
21	DETERMINING IF THE STUDY AREA MEETS THE STATUTORY	
22	CRITERIA SET FORTH IN THE STATE OF NEW JERSEY'S LOCAL	
23	REDEVELOPMENT AND HOUSING LAW, N.J.S.A 40A:12A.1 ET	
24	SEQ., (LRHL) FOR DESIGNATION AS AN AREA IN NEED OF	
25	REDEVELOPMENT WITHOUT CONDEMNATION.	
	16) REVIEW AND CONSIDERATION OF A PRELIMINARY	72
	INVESTIGATION DESIGNATING A CONDEMNATION AREA IN	
	NEED OF REDEVELOPMENT STUDY AREA FOR BLOCK 338,	
	LOT 26 IN DETERMINING IF THE STUDY AREA MEETS	
	THE STATUTORY CRITERIA SET FORTH IN THE STATE OF	
	NEW JERSEY'S LOCAL REDEVELOPMENT AND HOUSING	
	LAW, N.J.S.A 40A:12a 1 ET SEQ., (LRHL) FOR	
	DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT	
	WITH CONDEMNATION.	
	17) ADOPTION OF RESOLUTIONS	87

1                   CHAIRMAN DEJESUS: Welcome to the Camden  
2 City Planning Board of July 10, 2025. Therefore, my  
3 name is Jose DeJesus. We're under this format of  
4 TEAMS viewer because of COVID-19. And if anyone  
5 needs -- sorry. Is someone saying something?

6                   DR. WILLIAMS: Again, to all the callers,  
7 I've asked you to mute yourselves. Please do so.  
8 Thank you.

9                   CHAIRMAN DEJESUS: Instructions on  
10 accessing the virtual regular scheduled Planning  
11 Board meeting can be found on the Camden website.  
12 All right. Reading of the Opening Statement,  
13 Angela.

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

1 of Camden, New Jersey. The subject meeting was  
2 publicized on July 3, 2025.

3 CHAIRMAN DeJESUS: Roll call.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DEJESUS: Here.

6 MS. MILLER: Steven Lee. Mayor Victor  
7 Carstarphen. Director Keith Walker.

8 DIRECTOR WALKER: Present.

9 MS. MILLER: Mr. Ian Leonard.

10 MR. LEONARD: Here.

11 MS. MILLER: Councilwoman Janette Ramos.

12 COUNCILWOMAN RAMOS: Present.

13 MS. MILLER: Ms. Erin Crean.

14 MS. CREAN: Present.

15 MS. MILLER: Omari Thomas. And  
16 Ms. Brenda Fraction.

17 MS. MILLER: Motion carried to approve.  
18 Thank you.

19 CHAIRMAN DEJESUS: Approval of Planning  
20 Board Hearing minutes for June 12, 2025. I need a  
21 motion for approval. So moved.

22 MR. LEONARD: So moved.

23 MS. CREAN; Second.

24 CHAIRMAN DEJESUS: Roll call.

25 MS. MILLER: Mr. DeJesus.

1 CHAIRMAN DEJESUS: Yes.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Mr. Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Councilwoman Ramos.

7 COUNCILWOMAN RAMOS: Yes.

8 MS. MILLER: Ms. Crean.

9 MS. CREAN: Yes.

10 MS. MILLER: Motion carried to approve.

11 Thank you.

12 CHAIRMAN DEJESUS: Swearing in of all  
13 professionals and Planning Board staff members.

14 MR. EINGORN: Please raise your right  
15 hand.

16 - - -

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

21 - - -

22 CHAIRMAN DEJESUS: New Business:  
23 Certificate of Appropriateness, Urban Promise, 1722  
24 Broadway. The applicant is proposing exterior work  
25 at the property within the Waterfront South

1 Historical District. Doctor, do you have anything on  
2 that?

3 DR. WILLIAMS: Mr. Chair, can we, as a  
4 group, as a Board, approve the C of A's in block  
5 provided that the public and the applicants don't  
6 have any concerns regarding the same?

7 CHAIRMAN DEJESUS: Okay. Is that for 'A'  
8 and 'B'?

9 DR. WILLIAMS: All of the C of A's, yes,  
10 sir.

11 MS. MILLER: That would be 'A' through  
12 'J.'

13 CHAIRMAN DEJESUS: I need a motion to  
14 approve.

15 DR. WILLIAMS: You need to make sure we  
16 open up to the public.

17 CHAIRMAN DJESUS: Oh, yeah. It has been  
18 while. First, does anybody on the Board have any  
19 questions in relationship to this, Certificates of  
20 Appropriateness? Hearing none, then I open up to the  
21 public. Anybody in the public, Doctor?

22 DR. WILLIAMS: No, sir.

23 CHAIRMAN DEJESUS: Closing that. I would  
24 appreciate a motion to approve the Certificates of  
25 Appropriateness stated by Dr. Williams?

1 MR. LEONARD: So moved.

2 MS. CREAN: Second.

3 CHAIRMAN DEJESUS: Roll call, Angela.

4 MS. MILLER: Mr. DeJesus.

5 CHAIRMAN DEJESUS: Yes.

6 MS. MILLER: Director Walker.

7 DIRECTOR WALKER: Yes.

8 MS. MILLER: Mr. Leonard.

9 MR. LEONARD: Yes.

10 MS. MILLER: Councilwoman Ramos.

11 COUNCILWOMAN RAMOS: Yes.

12 MS. MILLER: Ms. Crean.

13 MS. CREAN: Yes.

14 MS. MILLER: Motion carried to approve.

15 Thank you.

16 CHAIRMAN DEJESUS: Preliminary and Final  
17 Site Plan for Allan Mateo, 3631 Westfield Avenue,  
18 Block 1016, Lot 16. The applicant is proposing a  
19 commercial building on the first floor and an  
20 apartment on the second floor with parking in the  
21 rear of the building, four cars. Anyone here for  
22 that application? Is anyone here for Allan Mateo?

23 DR. WILLIAMS: Yes. Mr. Wilson, unmute  
24 yourself, please.

25 MR. WILSON: I did.

1 DR. WILLIAMS: Okay.

2 MR. WILSON: I just had a call from one  
3 of our experts saying that he's not able to get in.

4 DR. WILLIAMS: Have him try again,  
5 Mr. Wilson. I'll look for him. I'll bring him right  
6 in, okay?

7 MR. WILSON: All right.

8 CHAIRMAN DEJESUS: Dr. Williams.

9 DR. WILLIAMS: Yes.

10 CHAIRMAN DEJESUS: Mr. Wilson, unmute  
11 yourself. Can you hear me?

12 DR. WILLIAMS: Can anyone hear me?

13 MS. MILLER: Yes, we can hear you.

14 DR. WILLIAMS: Okay.

15 MS. CREAN: Yes.

16 MS. MOORE: Excuse me, can you also hear  
17 me?

18 CHAIRMAN DEJESUS: Yes.

19 DR. WILLIAMS: Yes.

20 MS. MOORE: I'm sorry. It's saying that  
21 I have poor quality and I know as you all were  
22 talking, it was kind of going in and out. So  
23 I don't know if anyone else experienced that.

24 DR. WILLIAMS: I heard some things too.

25 MS. MOORE: Okay. I just wanted to make

1 sure it wasn't just me because I'm trying to switch  
2 on all devices and everything. Okay. All right.  
3 Thank you.

4 CHAIRMAN DEJESUS: Mr. Wilson, can you  
5 hear me? Okay. Do you have people to be sworn in?

6 DR. WILLIAMS: You got to unmute  
7 yourself, Mr. Wilson.

8 MR. WILSON: I don't know how I got  
9 muted. We will have two experts. El Donaldo Vid Al,  
10 as the architect and Don Patterson as the engineer.

11 CHAIRMAN DEJESUS: Are they present with  
12 you?

13 MR. WILSON: No. They should both be  
14 logged in.

15 CHAIRMAN DEJESUS: Doctor, are they in?  
16 Can you work with the attorney and see if we can get  
17 them sworn in before he starts?

18 MR. EINGORN: I don't see either of  
19 them.

20 MR. WILSON: I know that both have the  
21 log-in.

22 CHAIRMAN DEJESUS: I don't want to keep  
23 waiting too long.

24 MR. WILSON: The only thing I can do for  
25 them is ask for an adjournment because they --

1 without them, we can't proceed.

2 CHAIRMAN DEJESUS: I'll tell you what I'm  
3 going to do. I'm going to put you on hold for a  
4 while as we go to the next client and we'll come back  
5 to you. All right?

6 MR. WILSON: I know that Mr. Patterson,  
7 we had asked that this be called first because  
8 Mr. Patterson has to be in Haddon Township for  
9 7:30.

10 DR. WILLIAMS: Through the Chair,  
11 Mr. Wilson, you're up now. I did let in Mr. Charles  
12 Socka and another individual. You're looking for  
13 Mr. Patterson?

14 MR. WILSON: Without him we can't go  
15 forward so I'd ask for an adjournment.

16 DR. WILLIAMS: Okay. I'll defer to the  
17 Chair.

18 CHAIRMAN DEJESUS: Kyle, what do you  
19 think?

20 MR. EINGORN: John, did you say, El  
21 Donaldo is suppose to be here tonight, Vid Al?

22 MR. WILSON: Yes. Don.

23 MR. EINGORN: Is Don on?

24 DR. WILLIAMS: No, he's not on.

25 MR. EINGORN: I don't see him. All

1 right.

2 MR. WILSON: Both of them told me that  
3 they had the log-in.

4 MR. EINGORN: Nobody is in the waiting  
5 room, right?

6 DR. WILLIAMS: No. I've been looking.  
7 There's no one in the waiting room.

8 MS. MOORE: It appears for all of us when  
9 they're in the waiting room.

10 MR. EINGORN: I don't do much TEAMS.

11 Mr. Wilson, do you mind waiting a couple  
12 minutes and see if they pop on or do you just want to  
13 request the adjournment?

14 MR. WILSON: I know because Mr.  
15 Patterson, he was under a time constraint already  
16 because Haddon Township is in person so he has to be  
17 there. So I'd ask for the adjournment, please.

18 CHAIRMAN DEJESUS: All right. I don't  
19 have a problem with that. Do we need to make a  
20 motion to do that, Kyle?

21 MR. EINGORN. You can certainly make a  
22 motion to adjourn to the next meeting. I generally  
23 don't. I just announce it as part of the process.

24 CHAIRMAN DEJESUS: Would you do so?

25 MR. EINGORN: Sure. To anybody in the

1 public tonight, please be advised that the matter of  
2 Allan Mateo will be adjourned to the next monthly  
3 meeting. Angela, do you know the date for that?

4 CHAIRMAN DEJESUS: That would August the  
5 14th.

6 DR. WILLIAMS: August the 14th, that's  
7 correct.

8 MR. EINGORN: August the 14th. So this  
9 matter will be heard August the 14th. This is notice  
10 of the adjournment. The applicant will not be  
11 required to make any further notice to the public  
12 beyond what is being made on the record here  
13 tonight. Thank you, Mr. Wilson. The Board will see  
14 you in August.

15 MR. WILSON: Thank you.

16 CHAIRMAN DEJESUS: Moving on, we have  
17 preliminary & Final Site Plan, Asset Realty &  
18 Construction Group, Inc., 1901 Admiral Wilson Blvd.,  
19 Block 1220, Lot 57. The applicant is proposing to  
20 construct a five-story mixed use building. Is anyone  
21 here for that?

22 MR. PRIME: Yes, sir, Mr. Chair. Duncan  
23 Prime on behalf of the applicant.

24 CHAIRMAN DEJESUS: Okay. You have the  
25 floor.

1 MS. PRIME. I have three professional  
2 witnesses as well. Okay. Thank you, Mr. Chair.

3 Good evening members of the Board.  
4 Dr. Williams, good to see you again.

5 Again, my name Duncan Prime from the Firm  
6 of Prime, Tuvel & Miceli. I represent the applicant,  
7 Asset Realty & Construction Group, Inc. in  
8 conjunction with our application for Preliminary and  
9 Final Major Site Plan Approval.

10 We're here this evening with a proposal  
11 to develop a five-story mixed use building on a  
12 roughly two-acre vacant parcel located at 1901  
13 Admiral Wilson Blvd. also known as Block 1220, Lot 57  
14 on the City Tax Map. The property is situated within  
15 the Transit-Oriented Development Zone. That's the  
16 TOD Zone and is subject to the Admiral Wilson North  
17 Redevelopment Plan Overlay Zone.

18 Our proposal again is a mixed use  
19 development which includes primarily commercial space  
20 on the first floor and a self-storage facility taking  
21 up floors two through five. The proposed mixed use,  
22 a mix of the commercial and self-storage is an  
23 expressly permitted use in the Redevelopment Plan  
24 Overlay. You will hear testimony shortly that this  
25 project aims to transform an underutilized site into

1 a vibrant functional development that aligns  
2 perfectly with the goals that are stated in both the  
3 TOD Zone and the Redevelopment Plan. We're confident  
4 that this project will ultimately contribute to the  
5 economic and esthetic enhancement of the overall  
6 area.

7 I have with me three professional  
8 witnesses. We've provided a comprehensive set of  
9 plans and reports. They are here to provide expert  
10 testimony and answer any questions that the Board may  
11 have. With that I'd like to introduce our first  
12 witness, unless counsel you'd like me to swear all  
13 three at the same time. I can do that as well.

14 MR. EINGORN: I'd like to swear them all  
15 at the same time then we don't have to interrupt  
16 later.

17 MR. PRIME: That makes a ton of sense.  
18 Okay, Josh, Louis, Corey, you're all there?

19 MR. SEWALD: Yes.

20 MR. CHASE: Yes.

21 MR. VANDELOECHT: Yes.

22 MR. EINGORN: Would you all raise your  
23 right hand, please.

24 - - -

25 JOSHUA SEWALD, P.E., P.P.; COREY CHASE,

1 P.E.; LOUIS VANDELOECHT, R.A., having first been duly  
2 sworn/affirmed, was examined and testified as  
3 follows:

4 - - -

5 MR. EINGORN: If we could each have you  
6 give your names and business address for the record  
7 then we can put your credentials on as you appear for  
8 your testimony.

9 MR. SEWALD: I'll go first. Josh Sewald,  
10 Dynamic Engineering Consultants. Business address,  
11 1904 Main Street, Lake Cuomo, New Jersey 07719.

12 MR. PRIME: Louis.

13 MR. VANDELOECHT: GMA Architects of New  
14 Jersey, 7930 Clayton Road, St. Louis, Missouri  
15 63117.

16 MR. CHASE: Corey Chase with Dynamic  
17 Traffic, 245 Main Street, Chester, New Jersey 07930.

18 CHAIRMAN DEJESUS: Thank you, Gentlemen.

19 MR. PRIME: Our first witness is Josh  
20 Sewald from Dynamic. Josh, you were just sworn.  
21 Let's get you qualified. Josh, have you testified  
22 before this Board?

23 MR. SEWALD: This is my first  
24 opportunity to testify before the City Planning  
25 Board. I do have a Bachelor's of Science in civil

1 engineering from Temple University and a Master's of  
2 Science in civil engineering from Rutgers University.  
3 I'm both a licensed professional engineer and  
4 professional planner in the State of New Jersey.  
5 Both licenses are in good standing. And I've been  
6 accepted as an expert before a 100 land use board  
7 hearings. I work with Mr. Prime on a pretty regular  
8 basis. And finally, a partner at Dynamic  
9 Engineering.

10 MR. PRIME: Is it safe to say you've done  
11 hundreds of commercial and/or self-storage  
12 developments; is that correct?

13 MR. SEWALD: That is correct.

14 MR. PRIME: Any questions on Mr. Sewald's  
15 qualifications? I'm happy to ask him --

16 CHAIRMAN DEJESUS: No. He's good.

17 MR. EINGORN: I do have one question.  
18 Are we submitting Mr. Sewald as a professional  
19 planner and engineer or both?

20 MR. PRIME: That's a good question. We  
21 are submitting him an expert civil engineer and  
22 professional planner.

23 MR. EINGORN: I would recommend the Chair  
24 that we accept Mr. Sewald in those respects.

25 CHAIRMAN DEJESUS: Yes. No problem.

1                   MR. PRIME: Josh, I made some  
2     representations in my opening about the site, what's  
3     proposed, where it's proposed. Let's dive into  
4     existing conditions first for the Board so they can  
5     get familiar with where we're proposing this  
6     development.

7                   MR. SEWALD: Absolutely. Mr. Duncan, I  
8     just shared my screen. Can you see it on your side  
9     as well?

10                  MR. PRIME: Yes.

11                  MR. SEWALD: Fantastic. So this is the  
12     aerial map exhibit prepared by my firm. It is Sheet  
13     2 of the overall record civil drawing. But just for  
14     tonight's presentation purposes, we can mark it as  
15     the first exhibit if you want to, Mr. Prime.

16                  MR. PRIME: Counsel, we'll mark it A-1.

17                  MR. EINGORN: Sounds good.

18                  (Whereupon Exhibit No. A-1, Sheet 2 of  
19     Overall Record Civil Drawing, was marked for  
20     identification.)

21                  MR. SEWALD: Thank you.

22                  So the aerial map exhibit prepared by my  
23     firm dated today's date. Again, similar to Sheet 2  
24     of the Record Civil Drawing. This will help us guide  
25     through the existing conditions of the property. Our

1 parcel that we'll be discussing this evening, is  
2 identified in the polygon-shaped property. It's  
3 outlined in yellow. The dotted yellow line that you  
4 see around the parcel is approximately the 200-foot  
5 property owners' list. And then all the blue lines  
6 that you meandering its way through the different  
7 streets of the City, are the different zone lines  
8 that come direct from your City Ordinance, as well as  
9 the Redevelopment Plan.

10 The property as Mr. Duncan mentioned in  
11 his opening, is a uniquely shaped property. It's  
12 2.1 acres in size. It is located within the Admiral  
13 Wilson North Redevelopment Plan, the TOD Zone. It's  
14 a unique shaped parcel and it is a corner property  
15 located on the off-ramp from Route 130 and the  
16 beginning of Bank Street which is located to the east  
17 side on the right side. To the north of the parcel  
18 is Randolph Street in the R-2 Zone. To the south of  
19 our parcel is some vacant land and then a gas station  
20 along the Boulevard frontage.

21 To the west is more vacant land,  
22 additional land available within the North  
23 Redevelopment Plan. Then further beyond is 19th  
24 Street. I went back many decades and did not find  
25 through the historical aerials, any development on

1 this property. So overall, it is as Mr. Prime  
2 mentioned, an underutilized and vacant open land  
3 space. But we're here tonight for a specific project  
4 that we're excited to present to you, which will  
5 bring me to my next exhibit.

6 MR. PRIME: A-2.

7 MR. SEWALD: Yes, sir.

8 (Whereupon Exhibit No. A-2, Site Plan  
9 Rendering, was marked for identification.)

10 MR. SEWALD: This is the site plan  
11 rendering. So this is the site plan sheet overlaid  
12 on to the landscape plan and overlaid once more on  
13 that same aerial that we showed you on Exhibit A-1  
14 and call it for tonight's presentation purposes.  
15 Same orientation as Exhibit A-1 but zoomed-in for a  
16 little bit more clarity to the top of the pages to  
17 the north; bottom pages to the south. You'll see  
18 Bank Street. And the on-ramp on the right side of  
19 the property which is to the east. You see Randolph  
20 Street to the top of the property which is to the  
21 north.

22 The orange box that you see, is the  
23 actual building and construction that we will be  
24 doing. The darker grey colors that you see around  
25 that orange box, is the parking lot, the parking

1 spaces and the access aisles. And everything else  
2 that you see in green, will be a combination of  
3 stormwater management and landscaping that will be  
4 associated with the overall plans. So let's dive in.

5 We're proposing a five-story mixed use  
6 building. On the ground floor will be approximately  
7 10,000 square feet of commercial. In addition, on  
8 the backside of the ground floor will also be the  
9 entrance and a portion of the building will be some  
10 self-storage facilities. And then floors 2 through  
11 5, will be the remainder of the self-storage  
12 facility. All-in-all, the building will be  
13 approximately 59 feet tall.

14 The commercial space at this time which  
15 is located on the front side of the building facing  
16 Bank Street is speculative in nature. What that means  
17 is, we don't have exact tenants yet but we've set  
18 aside 10,000 square feet. We assume that once we get  
19 through hopefully an approval with your City and some  
20 outside agencies, we'll be able to secure a few  
21 tenants along the way.

22 Self-storage, if the Board is not  
23 familiar with it, I wanted to give a little bit of  
24 hours of operation and what they kind of focus on.  
25 They're looking at approximately 6:00 a.m. to 10:00

1 p.m. The building will be fully enclosed. You'll be  
2 able to enter it once you're a customer of ours via  
3 key FOB or key codes. Our office is open  
4 approximately 9:00 a.m. to 6:30 p.m. Monday through  
5 Friday. Saturday and Sunday, a limited a hours at  
6 9:00 a.m. to 1:00 p.m.

7 We generally have a few employees that  
8 will be able to run our self-storage facility. And  
9 depending on the retail component, may change on the  
10 uses that are inside of there. Security systems will  
11 be placed on the outside of the building, as well as  
12 interior. And I'm happy to report that this  
13 self-storage will not have any outdoor storage space.  
14 What you will see from the outside will be parking,  
15 landscaping, lighting and a modern building.

16 The overall site plan can be described  
17 starting on that eastern side property line will be a  
18 full-movement driveway. We'll have one curb cut that  
19 will service the entire property; two-way circulation  
20 in the front of the building area that will be shared  
21 for all the tenants of the retail commercial space,  
22 as well as the self-storage space. Then what we have  
23 which is common in many storage, self-storage  
24 designs, is a one-way circulation around the  
25 building.

1           The reason for that is, we do have an  
2 office for the self-storage located on the southern  
3 side. We have some angle parking spaces there for  
4 our potential customers to come, to be able to check  
5 into our office space. And the one-way circulation  
6 so that a couple of our customers can access their  
7 ground-floor drive-up units. Additionally, the  
8 circulation around the building has also been  
9 reviewed and approved by your City Fire Department  
10 and Marshall.

11           The last item that we wanted to focus on  
12 from a site plan standpoint is right at the corner  
13 with inside of the parking lot area will be a  
14 10-by-10 trash enclosure. This will help service our  
15 future retail tenants that will be up-front facing  
16 bank street. Our self-storage generally does not  
17 generate any trash collection because of the  
18 employees. They really just bring lunch and have  
19 some papers and there will be a small receptacle kept  
20 inside of the building. The actual trash enclosure  
21 will be more associated with our commercial and our  
22 retail tenants located up front.

23           From a grading and drainage standpoint,  
24 because this site is completely vacant today, there's  
25 no infrastructure out there in addition to utilities.

1 So with the redevelopment of this property, we will  
2 be providing three stormwater management basins  
3 addressing all four prongs of the state statute as  
4 well as your City codes, quantity, quality,  
5 groundwater recharge and green infrastructure.

6 Those basins, two of them will be above  
7 ground. Small scale bioretention basins. One will  
8 be located at the corner of Bank Street and Randolph.  
9 The other will be located in the rear on the western  
10 property line. Two of the nice things about the  
11 bioretention facility, is that it is 85 percent  
12 planting. So in addition to it being normally  
13 looking like a hole in the ground where water  
14 potentially goes, you'll actually have a really big  
15 landscaped area between the development and the  
16 street lines. There will also be another further  
17 underground retention basin within the actual parking  
18 lot area.

19 Utilities as I mentioned because it's a  
20 vacant lot, there's nothing currently servicing the  
21 property. However, there is substantial  
22 infrastructure within Bank Street and Randolph  
23 Street. All brand new utility connections will be  
24 associated with them, a 6-inch fire service and a  
25 2-inch water service. Again, in working with the

1 City's fire department, they have asked for and we  
2 have provided four hydrants throughout the site, as  
3 well as one FDC remote location in the parking lot  
4 area to help our fire department.

5 Finally, gas and electric will be  
6 associated with the surrounding area. One of the  
7 really nice things and kudos to whoever drafted the  
8 Redevelopment Plan, there is some robust landscaping  
9 that will come along with this redevelopment. It's  
10 provided within the civil drawing set and also  
11 rendered on top of this site plan rendering. I'll  
12 read out a little bit of notes for you. We'll be  
13 providing 21 shade trees; 40 evergreen trees; and  
14 then another 83 evergreen shrubs; and 189 deciduous  
15 shrubs.

16 In addition to that, as I mentioned a few  
17 moments ago, each one of those basins will also be  
18 covered in 85 percent plantings which will account  
19 for another 900 shrubs throughout it. So a  
20 significant amount of planting will be going on with  
21 the redevelopment of this parcel which looks a little  
22 different than really just an open grass field at  
23 this time.

24 The last prong I would say of civil  
25 engineering and site planning will be the lighting

1 component. At this time we are proposing four area  
2 light poles spread throughout the front parking lot  
3 area. Those are mounted at approximately 25 feet.  
4 That's to illuminate, again, that front parking lot  
5 between the building and Bank Street. The remainder  
6 of the lighting throughout the property will be  
7 wall-mounted on to the actual structure which will  
8 illuminate the driveway and circulation.

9               One thing we will add to this  
10 presentation, and your Board engineer and planner  
11 correctly pointed out, that initially the application  
12 was seeking a variance for not meeting the code for  
13 having lighting over the property lines near towards  
14 the sidewalks. We will withdraw the need for that  
15 variance. And should this Board find the project  
16 favorable and vote in favor of it through Resolution  
17 Compliance, we will ensure that the lighting plan  
18 complies with that standard.

19               Overall, all the lights will be LED,  
20 downward-facing, flush-mounted, forward-throw so that  
21 we get away from that old-school style of the lights  
22 looking like big bulbs shining into the air. They  
23 are all downward-facing and modern structures.  
24 Overall, that's a high-level summary, Mr. Prime, on  
25 how we got to the site design; what we're proposing

1 this evening. And I'm here to answer any questions  
2 you, the Board members or the public may have.

3 CHAIRMAN DEJESUS: Before you continue,  
4 please, we have our engineer, Dena, and I would like  
5 her to respond to what he has already explained.  
6 Please.

7 MS. MOORE: Well, typically I would go  
8 through the review letter. Since this is your first  
9 time in Camden, we go through the review letter and  
10 we would just have your response on record as to the  
11 comments that are in my letter. I'll try and speed  
12 through it. If I think that you've answered  
13 something, I'll skip over it. But, otherwise, it's  
14 easier to go through during resolution compliance  
15 should this project be approved. Okay?

16 MR. SEWALD: Okay.

17 MS. MOORE: Okay. I'm referring to  
18 Remington & Vernick's letter dated July 8, 2025.  
19 Starting on page three, the Zoning Requirements:  
20 The applicant shall specify the type of retail use  
21 proposed. Did you mention the retail use proposed?

22 MR. SEWALD: At this time --

23 MS. MOORE: You're not aware?

24 MR. SEWALD: Correct. It's speculative  
25 nature.

1 MS. MOORE: Not at this time? Not  
2 available at this time, correct?

3 MR. SEWALD: That's correct.

4 MS. MOORE: Such retail use shall conform  
5 to the type of retail use permitted under the TOD  
6 zone, which is "retail stores & outdoor retail sales"  
7 and "retail food establishment".

8 Looking at the Area and Bulk  
9 Requirements, the only thing where we note that a  
10 variance is required would be with your off-street  
11 parking. You are providing -- you're proposing 52  
12 spaces including three ADA and two EV spaces. And  
13 what's required is 74 spaces total. That's correct?

14 MR. SEWALD: I'm sorry. I just dropped  
15 for three seconds. I lost service.

16 MS. MOORE: No problem. That might  
17 happen to me too. But you're proposing 52 spaces.  
18 What's required is 74, correct?

19 MR. SEWALD: That is correct, yes.

20 MS. MOORE: All right. Moving on to page  
21 4. Per the Redevelopment Plan, any uses that do not  
22 function as part of the overall center shall provide  
23 the number of off-street parking spaces required  
24 pursuant to the underlying zone. Therefore, that's  
25 how we calculated the 74 parking spaces as required.

1                   And then the applicant, you do claim the  
2                   two EV spaces reducing the required spaces to 72.  
3                   However, you're proposing 52 parking spaces. And you  
4                   request a variance for the parking from the  
5                   Redevelopment Plan, correct?

6                   MR. SEWALD: That is correct.

7                   MS. MOORE: The applicant has identified  
8                   a variance for the drive aisle widths for one-way and  
9                   two-way traffic pursuant to the requirements of  
10                  Section 870-231B(1)(a). However, it appears that the  
11                  24-ft-wide drive aisle is being provided in between  
12                  the 90-degree parking spaces. Thus, the plan  
13                  complies. So the one-way drive aisle width adjacent  
14                  to the angled parking also complies. So the  
15                  applicant should verify the variance request  
16                  pertaining to this section is no longer applicable,  
17                  correct?

18                  MR. SEWALD: Confirmed. Correct.

19                  MS. MOORE: Moving on. Per the  
20                  Redevelopment Plan, to the extent that they do not  
21                  conflict with this Plan, parking and loading area  
22                  design shall be guided by the standards listed in  
23                  Section 870-231. Thus, per Section 870-231C(1)(c),  
24                  one loading space is required. The applicant  
25                  provides one loading space. However, such space

1 shall be at least 12 feet wide, 50 feet long, and  
2 provide 14 feet of overhead clearance. The applicant  
3 has proposed a 5-foot-wide loading space. The  
4 applicant has requested a variance for the width.  
5 Correct?

6 MR. SEWALD: Correct.

7 MS. MOORE: And you will -- that's from  
8 Section 870-231.C(2) for the loading space width and  
9 location, correct?

10 MR. SEWALD: That's correct.

11 MS. MOORE: And at the end, I guess for  
12 the variances because I have no waivers noted. For  
13 the variances you're going to provide some type of  
14 testimony at the end?

15 MR. SEWALD: Yes.

16 MS. MOORE: All right. I just wanted to  
17 make sure. So no off-street loading areas shall be  
18 located between the front building line and the  
19 street line per Section 870-231.C(2). The proposed  
20 loading space is located between the building line  
21 and the street line on Randolph Street. So a  
22 variance request is necessary. So that's the same  
23 one that I just mentioned.

24 The loading zone detail on Sheet 13  
25 indicates a 12-ft-wide loading space though the

1 5-foot-loading space is delineated on Sheet 4. If  
2 you can revise that to correct the discrepancy.

3 Per the Redevelopment Plan, where  
4 sidewalks intersect with streets or access drives,  
5 crosswalks shall be delineated by pavement markings  
6 and/or striping as appropriate. The proposed  
7 sidewalk along Bank Street/Admiral Wilson Blvd. on  
8 ramp intersects the access drive to the site, and no  
9 cross walks have been provided. The plans should be  
10 revised to provide crosswalks.

11 MR. SEWALD: We will comply with that.

12 MS. MOORE: A minimum of 5-ft-wide  
13 sidewalks is required per the Redevelopment Plan,  
14 III.C.5.e. A 4-ft-wide sidewalk has been proposed.  
15 Plans should be revised to increase the width or a  
16 variance requested.

17 MR. SEWALD: We'll revise the plans and  
18 comply with that section.

19 MS. MOORE: Okay. I will remove that  
20 variance.

21 Testimony should be provided regarding  
22 employee parking for both the self-storage facility  
23 and the retail space, particularly the anticipated  
24 number of employees on site per shift. So at this  
25 time you did provide some type of parking. You're

1 not aware of what's going to take place with the  
2 future retail, but you mentioned that the parking in  
3 the front would be for both, correct?

4 MR. SEWALD: That is correct.

5 MS. MOORE: Okay. Moving on.

6 The Stormwater Collection and Management  
7 System: Per Section 870-229.A(1), for runoff  
8 computation purposes, all nonresidential lawn is to  
9 be assumed to have grass cover in fair condition.  
10 That's grass cover 50 percent to 75 percent, unless  
11 otherwise approved. The stormwater management  
12 calculation should be revised accordingly.

13 MR. SEWALD: Absolutely.

14 MS. MOORE: The stormwater management and  
15 stormwater collection system calculations should be  
16 revised to use the "normal Manning roughness  
17 coefficient" established by N.J.A.C. 5:21-7 per  
18 Section 870-229.B(4). You'll make that change?

19 MR. SEWALD: Absolutely.

20 MS. MOORE: That's in every location in  
21 the stormwater management too even with your ponds.  
22 If you can note that as that Manning's coefficient.

23 MR. SEWALD: No problem. And if I can  
24 help you on the stormwater, there's not one item in  
25 the stormwater section that you have that we will not

1     comply with.

2                   MS. MOORE:   Okay.   All right.   And then  
3     so you're familiar with the -- I'll just note since  
4     you'll do that.   That's fine.   That's number five.  
5     And the stormwater fee, that's to be calculated for  
6     the site outlined in Appendix XVIII of the City  
7     Ordinance.   You're aware of that?

8                   MR. SEWALD:   Yes.

9                   MS. MOORE:   And then the language that I  
10    have noted, the four notes, if you can add those to  
11    the plan.   And also in your maintenance report  
12    specifically word-for-word.

13                  MR. SEWALD:   Absolutely.   We'll add them  
14    to the O&M Manual too.

15                  MS. MOORE:   Great.   Thank you.

16                  Let's move on to Grading.   Do you have  
17    any issues with the grading comments that I have?

18                  MR. SEWALD:   None at all.   We'll comply  
19    with all of your requests and recommendations.

20                  MS. MOORE:   All right.   Same thing with  
21    utilities.

22                  MR. SEWALD:   Same here as well.

23                  MS. MOORE:   You're fine with everything.  
24    Okay.   And that note, the very first one, if you can  
25    add that note specifically for utilities.

1 MR. SEWALD: Yes.

2 MS. MOORE: And you'll get the approval  
3 from both the City Engineer and the City Fire Chief?  
4 If we can have something in writing from each. An  
5 email would be fine.

6 MR. SEWALD: That's great with email.  
7 Thank you.

8 MS. MOORE: No problem.

9 CCTV inspection is required. That's  
10 under Utility Note No. 6. And I'm just advising you  
11 regarding the Capacity Fee.

12 MR. SEWALD: Yes.

13 MS. MOORE: On page 8 Capacity Fee. And  
14 then the notes under 8, you can add those  
15 specifically too to the Utility Plan.

16 MR. SEWALD: Will do.

17 MS. MOORE: Any issues with the  
18 Construction Details that I have noted?

19 MR. SEWLAD: No. All fine.

20 MS. MOORE: Nothing?

21 MR. SEWALD: All fine.

22 MS. MOORE: And the planting design, do  
23 you have -- are you requesting any waivers -- any  
24 variances with the planting design from the  
25 Redevelopment Plan?

1 MR. SEWALD: No. I believe that we  
2 comply. And then on the landscape plan for you as  
3 well, we provided a compliance chart. So I do  
4 believe that we are compliant with all sections of  
5 the Redevelopment Plan and underlying Ordinance.

6 MS. MOORE: Okay. All right. I just  
7 wanted to go through to make sure you are -- as long  
8 as you're not requesting any variances in this  
9 section, then we can move on because you are going to  
10 conform to everything we state in the planting  
11 design, correct?

12 MR. SEWALD: That is correct.

13 MS. MOORE: Okay.

14 Lighting. I'm looking also to see if  
15 you're complying with everything in lighting.

16 MR. SEWALD: Yes.

17 MS. MOORE: You're requesting --

18 MR. SEWALD: I was going to say. So  
19 Item 1, we will certainly comply with. Item 2 you  
20 correctly identified a variance that was in our plans  
21 and application. In my initial testimony, we took a  
22 look at the lighting plan again. And I believe that  
23 we can comply with it. So at this time unless  
24 Mr. Prime has any objections, we would like to  
25 withdraw that request for the variance. And should

1 the Board look favorably in resolution compliance,  
2 we'll give an updated lighting plan to show we comply  
3 with that standard. And that would be Item 2  
4 underneath 'H.'

5 MR. PRIME: Counsel, is that acceptable  
6 to you?

7 CHAIRMAN DEJESUS: There's no problem on  
8 our end.

9 MR. EINGORN: Yes, that works.

10 MS. MOORE: Okay. So you're fine with  
11 those. And then the Traffic Impact, you're okay with  
12 the comments that we have here? We do mention  
13 about clarifying delivery vehicles and how other  
14 vehicles will access the site to ensure the  
15 anticipated queuing will not impact the surrounding  
16 roadways for determining the best location for  
17 driveway access.

18 MR. PRIME: Ms. Johnson, we actually have  
19 a traffic engineer and he has very brief testimony.  
20 I thought now might be the time to give that at this  
21 part of your letter.

22 MS. MOORE: Yes. That's it. Now.

23 MR. PRIME: Mr. Chase, you were sworn  
24 earlier. Let's get your qualifications very quickly  
25 on the record like we did with Mr. Sewald.

1 MR. CHASE: Yes, certainly. Good  
2 evening. Corey Chase, again, with Dynamic Traffic.  
3 I have a Bachelor's of Science degree in civil  
4 engineering from the University of Massachusetts  
5 Licensed professional engineer in the State of New  
6 Jersey and six other states. License is currently in  
7 good standing. I've been qualified as an expert in  
8 traffic engineering before over 120 municipalities  
9 throughout the state. This is, however, my first  
10 time before the City.

11 MR. PRIME: Any questions about Mr.  
12 Chase's qualifications?

13 MR. EINGORN: I have none. Chairman, I  
14 would recommend accepting Mr. Chase as an expert in  
15 traffic.

16 CHAIRMAN DEJESUS: No problem.  
17 Mr. Chase, you can continue.

18 MR. CHASE: Thank you very much, sir. As  
19 Doug had mentioned, we did prepare a Traffic Impact  
20 and Parking Assessment to just evaluate the overall  
21 traffic and parking impacts associated with the  
22 proposed development, as well as the site access and  
23 circulation as Ms. Johnson just mentioned.

24 From a trip generation prospective, we  
25 looked at the commercial and the proposed

1 self-storage uses separately just to determine their  
2 overall impact on the adjacent roadway network. That  
3 information is summarized on Table 1 which is on page  
4 2 of our report. The development is proposed to  
5 generate a maximum of 85 trips during the peak hour.

6 Just to give the Board an idea as to what  
7 level of traffic generation constitutes, it  
8 represents less than a significant impact in traffic  
9 as defined by the New Jersey Department of  
10 Transportation. The DOT has a threshold of 100  
11 additional trips during the peak hours is what they  
12 termed to be a significant increase in traffic. So  
13 this generates approximately 85 percent of that  
14 threshold. It would not rise to the level of what is  
15 determined to be a significant traffic impact on the  
16 adjacent roadway network.

17 We did have a preapplication meeting with  
18 the NJDOT to discuss the proposed access along the  
19 Admiral Wilson Blvd. on-ramp. They did not have any  
20 issues with the proposed driveway locations so we are  
21 proceeding with actually filing a formal NJDOT access  
22 permit application to permit that access point.

23 As I know, Ms. Johnson mentioned -- we  
24 did review the location of that proposed said access  
25 point and felt that, you know, given the location of

1 the property frontage adjacent to the ramp, that  
2 would provide the most direct access to the site  
3 without having to rely on the adjacent more  
4 residential streets such as Randolph which is located  
5 just to the north of the subject property.

6 So I also reviewed the site access  
7 circulation with Mr. Sewald and for the appropriate  
8 design vehicles, the refuse truck as well as the  
9 anticipated delivery vehicles for both the retail and  
10 the self-storage. Primarily going to be serviced by  
11 single-unit vehicles so that there is more than  
12 adequate circulation to be accommodated on site.

13 Mr. Sewald did mention we're also looking  
14 for a parking variance. We are providing 52 parking  
15 spaces on-site whereas, 74 are required. I believe  
16 that's reduced to 72 spaces with consideration with  
17 the electric vehicle charging station credit as we  
18 are proposing two of those spaces as well.

19 Based on data published by the Institute  
20 of Transportation Engineers, they published the  
21 Parking Generation Manual. The sixth one is the  
22 current edition of that manual. It suggests that  
23 this site, with consideration of both the  
24 self-storage and the retail components, would  
25 generate a maximum of 43 parked vehicles on-site. So

1 we have 52 parking spaces proposed plus some  
2 additional loading areas. So we feel that there is  
3 more than sufficient parking on site to accommodate  
4 the anticipated demands.

5 Ms. Johnson, I'd be happy to touch of  
6 anything that I may have missed as part of the  
7 comments issued in your letter and answer any  
8 questions that the Board may have.

9 MS. MOORE: You did mention that on-site  
10 roadway network is expected to safely and efficiently  
11 accommodate the anticipated traffic volumes.

12 MR. CHASE: That's correct.

13 MS. MOORE: And you would confirm that  
14 there's adequate site distance in accordance with  
15 ASHTO policies exists at the existing and proposed  
16 intersection.

17 MR. CHASE: Yes, that's correct.

18 MS. MOORE: That's it for me for that  
19 section, Traffic Impacts.

20 MR. CHASE: Thank you.

21 MR. PRIME: Thank you.

22 MS. MOORE: Moving on to Environmental  
23 Impacts, we have several comments on here where we  
24 reference the requirements that are needed for  
25 approval through soil erosion, DEP, City of Camden

1 Municipal Waste Ordinances.

2 And moving on to page 14: During  
3 construction, the applicant shall adhere to the Noise  
4 Regulations established sound level limits of 50  
5 decibels during nighttime which is 10:00 p.m. to 7:00  
6 a.m. and 65 decibels during daytime at 7:00 a.m. to  
7 10:00 p.m. as measured at any residential property  
8 line. You would agree to these comments?

9 MR. SEWALD: Yes.

10 MS. MOORE: Okay.

11 Dust: During construction, the applicant  
12 shall adhere to Federal dust control standards  
13 established by the United States Environmental  
14 Protection Agency and the Occupational Safety and  
15 Health Administration. These regulations focus on  
16 minimizing dust emissions from various sources,  
17 including construction sites, industrial facilities  
18 and roadways to protect both the environment and  
19 worker health. You acknowledge that?

20 MR. SEWALD: Acknowledged.

21 MS. MOORE: Or agree.

22 MR. SEWALD: Agree.

23 MS. MOORE: RVE encourages the applicant  
24 to continue its process of working closely with the  
25 New Jersey Department of Environmental Protection,

1 the DEP State Historic Preservation Office, Camden  
2 County Soil Conservation District, Camden County  
3 Planning Board and the City of Camden to avoid  
4 impacts to any environmental features adjacent to  
5 and/or on the site and to comply with any outstanding  
6 issues and obtain all necessary licenses, permits  
7 and approvals prior to site development. Do you  
8 acknowledge that statement?

9 MR. SEWALD: And agreed, yes.

10 MS. MOORE: Okay. Thank you.

11 Trash Enclosure: Details of the proposed  
12 masonry trash enclosure should be provided. The  
13 dimensions and height should be delineated. You'll  
14 add that to the plan?

15 MR. SEWALD: Absolutely.

16 MS. MOORE: Per the Redevelopment Plan,  
17 the overall design of the proposed enclosure shall be  
18 in architectural harmony with the principal building.  
19 Colored renderings of the masonry enclosure should be  
20 provided to confirm design consistency with the  
21 principal building.

22 MR. SEWALD: We will provide the  
23 rendering as a condition of approval, but we can  
24 testify that it will match in accordance with the  
25 Redevelopment Plan with the principal building.

1 MS. MOORE: A 193-square foot facade sign  
2 is proposed for the self-storage facility. The  
3 applicant shall provide details as to the method of  
4 illumination of said sign, if any. Additional  
5 details, such as color and materials should also be  
6 provided.

7 MR. SEWALD: Sorry, Mr. Prime. It looked  
8 like you were about to jump in.

9 MR. PRIME: No. Go ahead. I was to ask  
10 you Josh.

11 MR. SEWALD: No problem. So at this we  
12 don't have what we call an operator, Ms. Johnson. So  
13 we have -- the applicant builds self-storage  
14 facilities all throughout New Jersey. And what they  
15 do is, so we could be approved, and I don't want to  
16 sound presumptuous, and then we get through  
17 construction, they essentially would then consider  
18 two or three operators to then take over the site.  
19 And they may have their own signage package. What we  
20 can testify to is that we're not seeking any  
21 variances on the record. Civil drawing and Exhibit  
22 A-2 that's on the plan right now. There's a signage  
23 table at the bottom showing that we do comply with  
24 height, size and dimensions.

25 Well, right now we don't have a specific

1     tenant. Should we, and I don't anticipate it because  
2     the Redevelopment Plan is very fair with signage,  
3     need any supplemental variances, we would have to  
4     obviously come back to the Board. We would ask,  
5     Ms. Johnson, as part of potential resolution  
6     compliance review, that that could potentially be  
7     reviewed through supplemental administrative review  
8     and a building permit review when we have that  
9     tenant. Because this building, should it be  
10    approved, may go up first before the operator has a  
11    sign package per se.

12                 MS. MOORE: Okay. But after that point  
13    you would be submitting a sign package for approval.  
14    You would want that administratively or you -- how  
15    would you submit a sign package after?

16                 MR. SEWALD: It would be administratively  
17    if it was conforming to all your sign standards,  
18    Ms. Johnson. If there's a variance required, we  
19    understand that we'd have to come back and get that  
20    variance.

21                 MS. MOORE: Got it.

22                 MR. SEWALD: Exactly.

23                 MS. MOORE: So I'm just noting no  
24    specific details at the time until there is a final  
25    operator.

1                   MR. PRIME:   And Mr. Sewald, while we're  
2   at it, that same principle applies to the commercial  
3   space, correct?

4                   MR. SEWALD:   That is correct.

5                   MR. PRIME:   It's not just the  
6   self-storage.   When we have our users, Ms. Johnson,  
7   we anticipate them complying with the signage  
8   standards.   But if they don't, either us or them will  
9   have to get a sign variance from this Board.

10                  MS. MOORE:   Okay.   All right.   So that  
11   answers the next question.   But a facade sign, would  
12   that be provided for the retail component also or?  
13   No?   Would there be a separate one for the retail  
14   component?

15                  MR. SEWALD:   We would expect them once we  
16   have the demising wall set up for the retail space  
17   for them to potentially have a sign.

18                  MS. MOORE:   Okay.   And I'll note details  
19   later.   And no monument sign is currently proposed.  
20   You're confirming that there's no monument sign  
21   that's going to be proposed in the future?

22                  MR. SEWALD:   That's correct.

23                  MS. MOORE:   If so you would just come  
24   back with the sign package --

25                  MR. SEWALD:   That's correct.

1 MS. MOORE: -- for approval?

2 MR. SEWALD: That's correct. Also  
3 noticed.

4 MS. MOORE: So not at this time. Or not  
5 with this application?

6 MR. SEWALD: Yes.

7 MS. MOORE: Details for the proposed  
8 fence and guard rail should be provided.

9 MR. SEWALD: We can certainly do that.

10 MS. MOORE: Testimony should be provided  
11 regarding the hours of operation of the self-storage  
12 facility and the retail use. So the retail use you  
13 do not have at the time. The self-storage, you  
14 mentioned, 6:00 a.m. to 10:00 p.m. And then the  
15 office, 9:00 a.m. to 6:00 p.m. That's Monday through  
16 Friday. Saturday-Sunday was that 9:00 to 1:00?

17 MR. SEWALD: That's correct. So  
18 basically, if you're a customer, you have a key card  
19 or key FOB access between 6:00 and 10:00. But the  
20 employees who will be running and entertaining new  
21 leasees and customers and answering questions, will  
22 be there for the hours that you just mentioned.

23 MS. MOORE: Okay.

24 The second comment, the plans should note  
25 that the applicant will comply with the City's

1 "Ordinance Establishing Standards for the Submission  
2 of Maps and Other Documents in a Digital Format."  
3 You can just add that note. The next sentence, we  
4 can strike. You don't have any requirements with the  
5 subdivision since you're not having a subdivision or  
6 creation of lots.

7 MR. SEWALD: No problem.

8 MS. MOORE: The signature block on the  
9 plans should be revised to add the signature for the  
10 Zoning Officer/Administrative Officer. You'll add  
11 that line?

12 MR. SEWALD: Absolutely.

13 MS. MOORE: And you will add the site  
14 safety note that I have noted under miscellaneous  
15 No. 4 specifically?

16 MR. SEWALD: Absolutely.

17 MS. MOORE: So I have the Summary of  
18 Variances and Waivers. We took out two so we removed  
19 the sidewalk width from the Redevelopment Plan and  
20 also Section 870-243.A(10), the foot candle, 10 feet  
21 over the property line. We removed those two --

22 MR. SEWALD: We're going to add a third,  
23 Ms. Johnson - I'm so sorry for interrupting - for the  
24 garbage landscape screening. That is something that  
25 we can certainly comply with. So that the two

1 remaining will be the number of parking spaces and  
2 then the loading space with slash location.

3 MS. MOORE: That's fine. Okay. Kyle,  
4 you have those noted, just those two variances?

5 MR. EINGORN: Yes, I took note.

6 MS. MOORE: Okay. All right. And no  
7 waivers. And are you aware of the approval process  
8 that's listed on page 17. If you have any questions,  
9 you can contact my office about this, one through  
10 five.

11 MR. SEWALD: Perfect.

12 MS. MOORE: I have the outside agency  
13 approvals: Camden County Planning Board, Camden  
14 County Soil Conservation District, the Municipal  
15 Utilities Authority, NJDEP, NJDOT. Are there any  
16 others that may be necessary that you're aware of?

17 MR. SEWALD: I don't believe so. Those  
18 are summarized well.

19 MS. MOORE: Mr. Chairman, that concludes  
20 my review.

21 CHAIRMAN DEJESUS: Thank you, Dena. I  
22 appreciate it. I only have one question to the  
23 applicant. And that is, can you designate more or  
24 less where the signs would go if you do put up signs?

25 MR. SEWALD: I would expect them to be,

1 Mr. Chairman, on the east side which is where my hand  
2 print is facing the front parking and Bank Street.  
3 And then possibly on the South Side which will then  
4 be facing the Admiral Wilson Blvd. We do not propose  
5 signage on the Randolph Street facing facade. I'm  
6 not saying we couldn't do something on the west side  
7 which is the rear but it wouldn't be facing anything  
8 right now as it's all vacant land.

9 CHAIRMAN DEJESUS: And you won't have any  
10 signs out on the driveways or parking area, right?

11 MR. SEWALD: There may be. Your  
12 Redevelopment Plan contemplates the sign. We don't  
13 have one proposed, sir, because we don't have our  
14 tenants lined up. And, you know, they all want their  
15 certain colors and logos.

16 But the monument sign per your  
17 Redevelopment Plan, you're allowed one sign per  
18 access driveway. It's allowed to be 200 square feet  
19 and it's allowed to be 16 feet tall. We're not  
20 proposing one but it does contemplate it in the  
21 Redevelopment Plan.

22 CHAIRMAN DEJESUS: You stated that there  
23 was 10,000 square feet of space for commercial use;  
24 is that correct?

25 MR. SEWALD: That is correct.

1 CHAIRMAN DEJESUS: Do you have a floor  
2 plan for it or do you just have a big open space?

3 MR. SEWALD: We have an architect that  
4 has floor plans and elevations for you.

5 MR. PRIME: He's my next witness,  
6 Mr. Chair.

7 CHAIRMAN DEJESUS: All right. Thank you.  
8 Does anybody on the Board has any questions in  
9 relationship to what was presented? Hearing none,  
10 okay, Mr. Prime, you can continue with your  
11 presentation then.

12 MR. PRIME. Josh, before I turn it over  
13 to the architect, real briefly, we're down to a  
14 limited amount of variance relief here. Is it your  
15 professional planning opinion that the variance  
16 relief can be granted without a detriment to the  
17 Positive or Negative Criteria here?

18 MR. SEWALD: Absolutely. I believe that  
19 both variances are going to fall within that c(2)  
20 flexible standard where the benefits outweigh  
21 certainly the detriment. We talked a little bit  
22 about through the testimony that, for example,  
23 parking, we don't want to over-park a site that's  
24 extra impervious coverage.

25                    You've heard from the traffic consultant

1 that we're over-parked per the ITE standard. So  
2 that's a positive for the municipality -- I'm  
3 sorry -- the City. That provides no substantial  
4 detriment to the public good; no substantial  
5 detriment to the Zone Plan or Zoning Ordinance. And,  
6 certainly, is consistent with their Master Plan from  
7 a planning and impervious coverage standpoint.

8 And the same situation for the loading  
9 both the width and location. We do propose a loading  
10 zone. But due to the nature of the uses, we don't  
11 need a very big loading zone because we're only  
12 anticipating box trucks to service the facility. So,  
13 again, same thing here, c(2) benefits outweigh any  
14 detriment, that flexible planning alternative. We  
15 want to reduce our overall pavement areas. We want  
16 to be able to increase on-site landscaping. Overall,  
17 the five-foot loading only acts as a temporary  
18 loading space. You have an additional 18 feet for a  
19 total width of over 20 foot loading which is  
20 compliant with the underlying requirements.

21 And then lastly, just from a high-level  
22 planning discussion, the project complies with the  
23 Admiral Wilson North Redevelopment Plan Overlay and  
24 various planning objectives within them. The  
25 property has been vacant for many decades but now it

1 will be redeveloped with a modern facility. And then  
2 another important point from a redevelopment plan  
3 standpoint, it does contemplate 145-foot tall  
4 building.

5           So it envisioned a multi-story very tall  
6 building; upwards of ten stories. The applicant is  
7 only proposing 59 feet and five stories. The same  
8 thing, the Redevelopment Plan contemplates 80 percent  
9 building coverage. We're only proposing 26.6. And  
10 finally, it contemplates 90 percent impervious  
11 coverage. And we're at 74.7 percent. All that means  
12 essentially is, we're not maxing out the development  
13 per what the Redevelopment Plan has potentially  
14 contemplated. And what we're doing is, a little bit  
15 more smaller and modern of a facility and leaving  
16 some open space area for stormwater management and a  
17 really nice landscaping plan.

18           Finally, we believe that the c(2)  
19 variances can be approved and considered because it  
20 advances several purposes, the MLUL Purpose 'A,'  
21 'G,' 'I,' and 'M.' Most specifically on 'I' and  
22 'M.' 'I' specifically for the creative development  
23 technique and the good civic design and arrangement.  
24 We'll point that out to the nice Redevelopment Plan  
25 Landscaping Standards that we comply with every

1 section on.

2 And, finally, due to the shaping, land  
3 development with a view of lessening cost of such  
4 development into the more efficient use of land.  
5 Nothing better than working on a project that was in  
6 a redevelopment plan and following those standards  
7 that the City has contemplated and envisioned. So  
8 that's a quick planning summary. I'd be happy to  
9 answer any questions on that as well.

10 MR. PRIME: Thank you, Mr. Sewald.

11 MR. SEWALD: Ms. Johnson, any questions  
12 on the planning proofs? I know you ask for them in  
13 your letter.

14 MS. MOORE: I don't. Thank you.

15 MR. PRIME: Mr. Chair, if it's okay with  
16 you, I'd to introduce my last witness, our architect  
17 to show you and the Board what this is going to look  
18 like. Louis?

19 MR. VANDELOECHT: Hi.

20 MR. PRIME: You were previously sworn.  
21 Let's get you qualified as well. If you can provide  
22 a brief synopsis of your credentials for the Board.

23 MR. VANDELOECHT: Certainly. I graduated  
24 in 1996 from Drury University in Springfield,  
25 Missouri. I'm currently licensed and renewed with

1 the State of New Jersey as a licensed architect.  
2 I have not had the privilege of attending Camden  
3 before but I've testified at numerous boards in New  
4 Jersey, 2025 most recently a couple of nights ago,  
5 mostly on self-storage facilities.

6 MR. PRIME: Thank you.

7 CHAIRMAN DEJESUS: We don't have a  
8 problem with that, Mr. Prime.

9 MR. PRIME: Thank you very much,  
10 Mr. Chairman. Louis, let's present your exhibits and  
11 show, as I've advertised, show the Board what this is  
12 going to look like.

13 MR. VANDELOECHT: Certainly. Is  
14 everybody seeing my screen?

15 MR. PRIME: Yes, and I believe we're up  
16 to A-3 is we're marking.

17 MR. VANDELOECHT: Okay. So these are the  
18 drawings that were submitted dated 05/05 of 2025. I  
19 believe this is what was in the packet.

20 MR. PRIME: Is there any change to this  
21 from what was submitted to the Board?

22 MR. VANDELOECHT: Not that I know of, no,  
23 no, there should not be.

24 MR. PRIME: Counsel, do you want this  
25 marked as we're presenting it tonight or is it --

1                   MR. VANDELOECHT: It was previously  
2 submitted and unchanged.

3                   MR. EINGORN: Let's just mark it A-3 for  
4 the record. We're already showing it.

5                   MR. PRIME: Absolutely. Thank you.

6                   MR. EINGORN: No worries.

7                   (Whereupon Exhibit No. A-3, Drawings, was  
8 marked for identification.)

9                   MR. VANDELOECHT: It should be the A1.0,  
10 the first floor plan.

11                   Just to give everybody a real quick  
12 run-down. What I've got here is the floor plans and  
13 then the associated elevations to go with them. What  
14 you're seeing here on the first floor is, this is the  
15 commercial space that's been referenced on the east  
16 half of the building. Approximately 10,000 square  
17 feet of space is what's in the blue.

18                   Storefront openings here when you see the  
19 doors, we show a slight corridor layout through here  
20 purely just to show where restrooms could eventually  
21 go in that space and we'll leave that slab out for  
22 future restrooms as it goes. But this is the big  
23 open space that we're all talking about for future  
24 use.

25                   What you're seeing on the rest of that

1 first floor then is the small office space for the  
2 self-storage facility, office, breakroom, unisex  
3 restroom for the use of the employees. And an  
4 associated restroom for the use of tenants that may  
5 come in that need them. This is typically what we  
6 do. We'll group all the restrooms together.

7           Moving into the remainder of the actual  
8 self-storage space, there's a pair of elevators, one  
9 on the north side, one on the south side. So when  
10 people pull up, park outside in the striped areas  
11 outside, unload their cars, their trucks, their  
12 moving vans, they'll come in through the doors here  
13 into the elevator if need be and then up to the into  
14 the second, third, fourth, fifth floors to access  
15 their spaces.

16           Two stairs is required by code to meet  
17 code egress. We're pretty compliant there. And what  
18 you're seeing in the yellow is outdoor units or  
19 outside access units. So there's a set of roll-up  
20 doors that occur here with locks on. Somebody can  
21 pull up to the space, open their outside unit, put  
22 equipment in or put storage stuff into that space and  
23 then close the unit and drive away.

24           What brings us to the second floor and  
25 the remaining floors are pretty much all the same.

1 The only difference might be unit mixes. This is  
2 what your typical self-storage upper level looks  
3 like. Just mix different sized units. In this one  
4 there's approximately 830 as they're laid out right  
5 now. The majority of it are 5-by-5 units; 10-by-10  
6 units with the 10s and 20s sprinkled. As they come  
7 through, they're based on the size of the unit  
8 itself. It's a typical racetrack facility. So you  
9 come off the elevator; down one hall is a big  
10 racetrack with the cut-thru each way to go through.  
11 You'll see some comments here called display doors  
12 that I'll reference when I get to the elevations a  
13 little bit. They'll make a little more sense when I  
14 get to that point.

15           Going to the third floor so A3.0. The  
16 only difference here is, again, there's display doors  
17 and windows move into the corner of the boxes. This  
18 is not -- when you see it, these are -- what happens  
19 is, doors get hung on this. It's kind of a glass  
20 area so that we can then get a little light, little  
21 indent on to the building facade. So there's nobody  
22 that gets in here. Nobody accesses the units from  
23 these. It's purely decorative the side treatments so  
24 people can't see what the inside of the storage  
25 facility looks like when they get there.

1                   Flipping then to A7.0, these are the  
2                   elevations. So what you're seeing first is on the  
3                   south elevation on the top.

4                   MR. PRIME: Louis, let's mark these as  
5                   well. A-4.

6                   MR. VANDELOECHT: Yep, you got it.

7                   MR. PRIME: And what is A-4?

8                   MR. VANDELOECHT: Elevations. Sheet A7.0  
9                   elevations.

10                  MR. PRIME: Sheet A -- and these were  
11                  unchanged from the original submittal, correct?

12                  MR. VANDELOECHT: Correct.

13                  (Whereupon Exhibit No. A-4, Sheet A7.0  
14                  Elevations, was marked for identification.)

15                  MR. VANDELOECHT: So what you're seeing  
16                  here is the south-facing elevation. The office, the  
17                  self-storage office occurs right here where my hand  
18                  is. The door is right here; the doors that lead into  
19                  the elevator. The glass that you're seeing where my  
20                  hand is right now, that's the southside of all the  
21                  commercial space that's there. The glass you're  
22                  seeing here where I'm making the circle, that's those  
23                  display windows that I referenced earlier. And then  
24                  you're seeing the overhead doors for the outside  
25                  accessible units right here.

1                   What this facility is, it's a mix of  
2                   essentially a metal panel; different color; different  
3                   texturing in terms of the ribbing of the panel. And  
4                   then when we do an accent panel like we're doing here  
5                   where the kind of the sky blue light blue is there  
6                   and on the corner, we turn it vertical to get some  
7                   entrance, get some color, get some kind of break of  
8                   looks so that you get some interest to break the  
9                   facade up.

10                  We'll open then to the west elevation.  
11                  I've just noticed as Mr. Sewald was talking, the sign  
12                  actually needs to be on the other side but we can get  
13                  that revised. This is the side facing the empty land  
14                  right now. So we kept the same break and banding of  
15                  the base, middle and then top of the building or top  
16                  half of the building. From a color standpoint, same  
17                  materials as you're seeing on the other side.

18                  Flipping then to the north elevation,  
19                  similar kind of thing, all the water drains towards  
20                  this side. You're seeing the glass with the  
21                  commercial right here. You're seeing the roll-up  
22                  doors for the exterior accessible units here. And  
23                  then you're seeing the entrance into the elevator  
24                  from the northend side. And then back to the east,  
25                  which is the front of the building, commercial across

1 the bottom. Those same display windows and then the  
2 ribbed metal panels in the varying colors.

3 MR. PRIME: Louis, for purposes of the  
4 record, we'll mark that A-5 which is Sheet A7.1,  
5 correct?

6 MR. VANDELOECHT: 7.1, that's correct.  
7 And it's unchanged from the submission.

8 (Whereupon Exhibit A-5, Sheet A7.1,  
9 was marked for identification.)

10 MR. PRIME: Thank you.

11 MR. VANDELOECHT: And that's kind of a  
12 quick rundown through the plans and elevations.

13 MR. PRIME: Thank you. Any questions for  
14 our architect?

15 CHAIRMAN DEJESUS: Any questions from the  
16 Board that relates to his presentation? Hearing  
17 none, okay.

18 MR. PRIME: That concludes our direct  
19 testimony, Mr. Chairman. We're happy to answer any  
20 questions from the Board or the professional staff.

21 CHAIRMAN DEJESUS: Is there's no  
22 questions from the Planning Board, then I'll have to  
23 open to the public. Is there any question from the  
24 Planning Board members? All right. Doctor, do you  
25 have anybody on the public side?

1 DR. WILLIAMS: No, Mr. Chair. I don't  
2 see any hands up on the call.

3 CHAIRMAN DEJESUS: Hearing none and  
4 seeing none, a motion is in order. Can I have a  
5 motion, please?

6 MR. LEONARD: So moved.

7 COUNCILWOMAN RAMOS: Second.

8 CHAIRMAN DEJESUS: Who said that? So  
9 moved what? What are you agreeing to?

10 MR. LEONARD: Say that again? You said  
11 you need a motion, correct?

12 CHAIRMAN DEJESUS: Yeah, I know. And a  
13 motion means that you have to explain what the motion  
14 you're giving.

15 MR. LEONARD: Well, then we're going to  
16 need an explanation to do it right out loud for the  
17 recap.

18 CHAIRMAN DEJESUS: I will give you a  
19 little hand. According to Dena's information and the  
20 letter that she has read, she read the various  
21 variances. Is that correct, Dena?

22 MS. MOORE: That's correct.

23 CHAIRMAN DEJESUS: Are you accepting  
24 that?

25 MR. LEONARD: Yes.

1 MS. MOORE: So is it to approve with the  
2 variances noted in my letter?

3 MR. LEONARD: Yes. Everything you  
4 mentioned so moved to that to approve it.

5 MS. MOORE: Thank you.

6 CHAIRMAN DEJESUS: We need a second.

7 DR. WILLIAMS: Ms. Ramos seconded it.

8 COUNCILWOMAN RAMOS: Yes, I second it.  
9 Thank you, Dena.

10 CHAIRMAN DEJESUS: Roll call, please

11 MS. MILLER: Mr. DeJesus.

12 CHAIRMAN DEJESUS: Yes.

13 MS. MILLER: Director Walker.

14 DIRECTOR WALKER: Yes.

15 MS. MILLER: Mr. Leonard.

16 MR. LEONARD: Yes.

17 MS. MILLER: Councilwoman Ramos.

18 COUNCILWOMAN RAMOS: Yes.

19 MS. MILLER: Ms. Crean.

20 MS. CREAN: Yes.

21 MS. MILLER: Motion carried to approve.

22 Thank you.

23 CHAIRMAN DEJESUS: Thank you, Gentleman.

24 MR. PRIME: Thank you, Mr. Chairman and  
25 Dr. Williams. I appreciate it.

1 MS. MOORE: If you have any questions  
2 with the process, please reach out to me.

3 MR. PRIME: Absolutely we will directly.  
4 Thank you, Dena.

5 DR. WILLIAMS: Mr. Chair, before you move  
6 to the next item, I just want to recognize  
7 Ms. Fraction on the call. Ms. Fraction, can you  
8 indicate that you're here? I have you muted. Just  
9 for the record, I do see her number up here and I did  
10 help her get into the meeting today.

11 CHAIRMAN DEJESUS: Thank you, sir.

12 MS. MILLER: Did Mr. Thomas show up?

13 DR. WILLIAMS: No.

14 CHAIRMAN DEJESUS: Preliminary and Final  
15 Site Plan, Cheran Rollins & Malchholm A. Still, Jr,  
16 2907 Cleveland Avenue, Block 968, Lot 2. The  
17 applicant is proposing to construct five attached  
18 homes/townhomes on an 8,000 square foot lot where  
19 10,000 square feet is required.

20 MR. EINGORN: Mr. Chairman, we were  
21 contacted by the applicant's attorney who stated that  
22 the engineer was not available and asked for an  
23 adjournment to the September 11th meeting. If that's  
24 acceptable, then I will put that on the record.

25 CHAIRMAN DEJESUS: Yes, that's

1 acceptable. No problem.

2 MR. EINGORN: So this is for the members  
3 of the public. This will be notice of the  
4 applicant's request for an adjournment to the  
5 September 11th meeting. There will be no further  
6 notice required by the applicant. And if anybody  
7 here tonight is appearing for that application, it  
8 will not be heard tonight. It will be heard on  
9 September 11th. Thank you.

10 CHAIRMAN DEJESUS: Review & Consideration  
11 of a Preliminary Investigation designating a  
12 Non-Condensation Area in Need or Redevelopment Study  
13 Area for Block 338, Lots 1 through 6, 8, 17, 19  
14 through 25, 27 & 33; Block 340, Lot 35; Block 460,  
15 Lots 1 through 4, 7 through 10, 13 through 15, 17, 19  
16 through 22, 26 & 29; Block 468, Lots 4 through 11,  
17 21-26, 104 through 107 & 122 in determining if the  
18 Study Area meets the statutory criteria set forth in  
19 the State of New Jersey's Local Redevelopment and  
20 Housing Law, N.J.S.A. Is anybody here presenting for  
21 that? What's going on, Doctor?

22 DR. WILLIAMS: To the Chair and members  
23 of the Planning Board. Just for the record, my name  
24 is Dr. Ed Williams, Department Head Planning  
25 & Development for the City of Camden.

1           This is as you have recited, Mr. Chair,  
2   an area in need of redevelopment for the quoted  
3   subject area. And you would notice in the block and  
4   lot areas, they are divided from north block from 338  
5   in the north. And in the southern area, noted by  
6   Block 460. As was indicated, the blocks and lots in  
7   question constitutes a Non-Condensation Redevelopment  
8   Area which entails that there will be no properties  
9   acquired through the Power of Eminent Domain. The  
10   purpose of this study is to make way for  
11   redevelopment in that area. It you're familiar with  
12   the old Comarco site at the corner of Broadway and  
13   Jackson Street and the Martin Aaron site just north  
14   of it which is a DEP SuperFund Site.

15           There are vacant parcels around these  
16   areas that are right for redevelopment. And it's the  
17   desire of the City of Camden to designate this area  
18   as an area in need of redevelopment without the use  
19   of eminent domain to provide the necessary tax  
20   benefits and incentives that will be necessary for  
21   any developer to look at this area as it's becoming  
22   more ripe for redevelopment purposes.

23           I want to see if I could use the Share  
24   Screen now. I just want caution everyone that I'm  
25   not tech savvy. And I want to see if it would give

1 me some grace here to look up these documents.

2 CHAIRMAN DEJESUS: Dr. Williams, are 'N'  
3 and 'O' the same thing because they're the same lots  
4 and numbers?

5 DR. WILLIAMS: Right. You would notice  
6 there are -- if you look at Items 'O' and 'P' on the  
7 agenda, you would notice that. In 'O' and 'P' you  
8 would see a similar block, Block 338 and that would  
9 be the area for the Non-Condemnation that covers that  
10 area. But the most southern tax block, Block 460 and  
11 468, are the tax blocks in question that's before  
12 this Board tonight under Item 'O.'

13 The areas in question in the southern  
14 border is bounded by Broadway, Jackson Street,  
15 6th Street, and Everett Street as the borders for  
16 that area. The properties in question are vacant  
17 parcels. And to note again, there are no properties  
18 within the study area that are listed for  
19 condemnation through the use of eminent domain.

20 So what we're asking this Board to  
21 recommend, is to recommend to City Council that the  
22 study area under the Blocks 338, 460 and 468 are  
23 areas in need of redevelopment without the use of  
24 condemnation and send to the City Council in kind for  
25 their review and final approval. We have sent out

1 the documents along with the attachments to all Board  
2 members in the case that there may be any questions  
3 from Board members regarding anything within the  
4 documents.

5           There were field surveys conducted and  
6 the proper analysis was also performed. And just for  
7 the record, that the study area in question met all  
8 eight of the criterions under the Redevelopment Law  
9 Statute. So in each one of criterions that was noted  
10 in the Redevelopment Law, the study area easily meets  
11 the burden of proof that covers all the eight  
12 criterions within the Redevelopment Law.

13           CHAIRMAN DEJESUS: Were you able to come  
14 up with the drawings yet?

15           DR. WILLIAMS: My Share Screen is not  
16 behaving so quite nicely. My fear is -- let me see  
17 if I could do downloads.

18           CHAIRMAN DEJESUS: That's okay. Don't  
19 worry about it.

20           DR. WILLIAMS: I just want to make sure I  
21 do my best at this.

22           CHAIRMAN DEJESUS: If you pop it up,  
23 we'll look at it.

24           DR. WILLIAMS: Okay. It's not behaving  
25 itself tonight.

1           The areas in question covers those  
2     particular tax blocks and lots. I have even today  
3     have gone through the area in question and the  
4     conditions that were noted in the field surveys  
5     did not change even during recent visits to the area.  
6     And because of the large parcels and squalls of  
7     vacant properties and the underutilization of the  
8     same, I'm convinced, as a professional licensed  
9     planner in New Jersey as well as a nationally  
10    certified planner, that this area easily meets all  
11    the criterions and has satisfied the criteria for the  
12    State Redevelopment Law.

13           CHAIRMAN DEJESUS: Is there anybody on  
14    the Board that have any questions to Doctor in  
15    reference to this matter? Hearing nobody wants to  
16    talk -- okay. Can I open it up to the public?

17           DR. WILLIAMS: Absolutely.

18           CHAIRMAN DEJESUS: Please do so and see  
19    if there's anyone out there willing to respond to  
20    what you're presenting?

21           UNIDENTIFIED SPEAKER: Good afternoon,  
22    Dr. Edward Williams and to the Board, Planning Board.

23           CHAIRMAN DEJESUS: Before you speak, sir,  
24    we need to know your full name and home address so we  
25    could put it on the record.

1                   MR. EINGORN: I need to swear you in too.  
2       Would you raise your right hand, please.

3                                 - - -

4                   JAMES BEUY, having first been duly  
5       affirmed, was examined and testified as follows:

6                                 - - -

7                   MR. EINGORN: Please state your name and  
8       address for the record.

9                   MR. BEUY: My name is James Beuy.  
10       Address is 1643 Elmore Street, Philadelphia, PA  
11       19146.

12                  CHAIRMAN DEJESUS: Okay. Gentlemen, go  
13       ahead. You have the floor. What is it that you have  
14       to say?

15                  MR. BEUY: Yes. I just received this  
16       letter about the meeting so I was just coming to hear  
17       what exactly was going on with the area. I have a  
18       building there. We have Morrish Temple was there.  
19       So I wanted to know exactly what was going on. I was  
20       listening. I'm basically here to find out what's  
21       going on.

22                  DR. WILLIAMS: All right through the  
23       Chair.

24                  CHAIRMAN DEJESUS: Yes, go ahead,  
25       Doctor.

1 DR. WILLIAMS: Thank you for attending  
2 the meeting tonight. This subject matter here for  
3 Item 'O' on the agenda refers to Tax Block 338 but  
4 not including the property noted as 613 Liberty  
5 Street which is Morrish Science Temple of America.  
6 This one here includes all the other properties  
7 within the Tax Block 338 with the exception of that  
8 location.

9 The next item on the agenda will include  
10 just the one location known as Block 338, Lot 26.

11 CHAIRMAN DEJESUS: Does that answer your  
12 question, sir?

13 MR. BEUY: Yes, it does. Since it's not  
14 concerning us, I'm good.

15 CHAIRMAN DEJESUS: Is there anyone else,  
16 Doctor?

17 DR. WILLIAMS: No, sir.

18 CHAIRMAN DEJESUS: Closing the public  
19 portion. Do we need a motion, Kyle, for this?

20 MR. EINGORN: I think you need a motion  
21 to direct the recommendation.

22 CHAIRMAN DEJESUS: A letter to the City  
23 Council.

24 MR. EINGORN: Yes.

25 CHAIRMAN DEJESUS: I need a motion to

1 recommend to City Council our concerns and also  
2 approval of this concept.

3 MS. CREAN: So moved.

4 CHAIRMAN DEJESUS: Ms. Crean, thank you.  
5 Anyone else? Hello out there.

6 DIRECTOR WALKER: You need a second?

7 CHAIRMAN DEJESUS: Yes, please.

8 MR. LEONARD: I second it.

9 CHAIRMAN DEJESUS: Thank you.

10 MS. MILLER: Roll call. Mr. DeJesus.

11 CHAIRMAN DEJESUS: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Mr. Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Councilwoman Ramos.

17 COUNCILWOMAN RAMOS: Yes.

18 MS. MILLER: Ms. Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Motion carried to --

21 I'm sorry. Ms. Fraction? Doctor, can you see  
22 Ms. Fraction?

23 DR. WILLIAMS: Her number is on the call  
24 but I don't think she's able to unmute herself. So  
25 you might not be able to count her in.

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

3 CHAIRMAN DEJESUS: Going to the final  
4 one: Review and consideration of a Preliminary  
5 Investigation designating a Condemnation Area In  
6 Need of Redevelopment Study Area for Block 338,  
7 Lot 26 in determining if the Study Area meets  
8 the statutory criteria set forth in the State of  
9 New jersey which is what Dr. Williams has just  
10 stated. So if there are questions to it. Does  
11 anybody have any questions to it?

12 DR. WILLIAMS: Yes, sir, Mr. Chair,  
13 if I may. Once again just for the record, my name is  
14 Dr. Ed Williams, Department Head of Planning and  
15 Development, City of Camden. I'm a licensed planner  
16 in New Jersey and AICP certified by the American  
17 Planning Association.

18 As indicated on the agenda under Item  
19 'P,' this does call for a Preliminary Investigation  
20 designating an area of in need of redevelopment with  
21 the use of eminent domain for Block 338, Lot 26  
22 within the Study Area. Also noted as 613 Liberty  
23 Street. I believe I did speak to an individual from  
24 the Temple within the last couple of days, I believe,  
25 regarding this project. I was informed that there

1 were attempts to reach out to the owners of the  
2 property; to make them aware of what was going on in  
3 the area in terms of the proposed redevelopment.  
4 But let me just go through just the fine points of  
5 the study for the record so that we have some  
6 underpinnings to consider.

7           The property in question for the record  
8 is Block 338, Lot 26. The property is located in the  
9 Bergen Square neighborhood. The property in question  
10 is located on 613 Liberty Street between 6th Street  
11 and 7th Street bordered by Kaighn Avenue and Mechanic  
12 Street within that area. Surrounding 613 Liberty  
13 Street is a improved cell tower at 699 Liberty  
14 Street. There is a synagogue on Kaighn Avenue along  
15 with our repair shop and, I believe, a makeshift junk  
16 yard. Right across the street from the Moorish  
17 Science Temple is a vacant lot. Historically that  
18 lot was a YMCA back in the early 70s. And by my  
19 history, it's probably one of the lone YMCAs that was  
20 used only by minorities during the late 60s and the  
21 early 70s.

22           Over the years within this neighborhood,  
23 we have noticed serious deterioration in the land  
24 uses in the area as well as faulty arrangements of  
25 the land. The land has been decimated by vandals and

1 junk and the like. DEP is noted to have done work in  
2 the area as well at various sites, notably at the  
3 corner at 6th & Mechanic Street which was once a  
4 cigar factory in the late 60s early 70s even before  
5 that time.

6 613 Liberty Street within the  
7 Redevelopment Statute meets at least four of the  
8 criterions that's necessary to being an area in need  
9 of redevelopment. I think for the purposes of the  
10 Board and those who are on the call, the  
11 redevelopment Statute is very strident in terms of  
12 what types of proofs for the record that would meet  
13 the criteria. And I just want just to summarize in  
14 Section 5 of the Redevelopment Law what it cites as  
15 those areas. The criteria, just for the record,  
16 includes deterioration, abandoned commercial or  
17 industrial buildings, public and vacant land,  
18 obsolete layout and design, underutilization, fire  
19 and natural disasters, Urban Enterprise Zone and  
20 Smart Growth Consistency.

21 What's important for you here Board  
22 members, is that if the subject property and/or area  
23 meets any one of the aforementioned criterions, then  
24 the Planning Board and City Council could recommend  
25 this area as an area in need of redevelopment. And

1 within the case of the use of eminent domain, could  
2 invoke the use of eminent domain to acquire  
3 properties as needed to meet any redevelopment  
4 standard.

5 I want to through just a couple of the  
6 criteria so we have this noted for the record.  
7 Under the 'A' Criterion it says, generality of  
8 buildings that are substandard, unsafe, unsanitary,  
9 dilapidated or obsolescent or possess any such  
10 characteristics, or are so lacking in air, light or  
11 space as to be conducive to unwholesome living or  
12 working conditions.

13 Under Criterion 'B': The discontinuance  
14 of the use of buildings previously used for  
15 commercial, manufacturing or industrial purposes, the  
16 abandonment of such buildings or the same be allowed  
17 to fall into so great of disrepair as to be  
18 untenable.

19 The 'C' criterion can also be applied to  
20 the area regarding public or vacant land: A land  
21 that's owned by the City, the County, Local Housing  
22 Authority, Redevelopment Agency or Redevelopment  
23 Entity or unimproved vacant land that remains so far  
24 for a period of ten years prior to the adoption of  
25 the resolution that by reason of its location,

1 remoteness, lack of means of access to developed  
2 sections or portions of the municipality or  
3 topography or the nature of the soil is not likely to  
4 be developed through the instrumentality of private  
5 capital. This Criterion C cannot be applied to this  
6 location, Block 338, Lot 26.

7                   However, Criterion 'D' can be applied to  
8 the parcel, because it is areas with buildings or  
9 improvements which by reason of dilapidation,  
10 obsolescence, overcrowding, faulty arrangement or  
11 design, lack of ventilation, light and sanitary  
12 facilities, excessive land coverage, deleterious  
13 land use of obsolete layout or any combination of  
14 these other factors, are detrimental to the safety,  
15 health, morals or welfare within the community.

16                   There have a couple of site visits to the  
17 location at various times. On the last site visit  
18 being today, there are windows at the facility and  
19 they're not boarded up. But upon the visit today, it  
20 was noted that there is, next to the building, a lot  
21 of trash and I noticed on the side step of the  
22 building, there are a lot of homeless folks and other  
23 individuals camping out there. But this is not  
24 particularly specific to this location. We have  
25 homeless people throughout the City camping out where

1 they can as they move through various neighborhoods.

2 Criterion 'E' can apply to study areas as  
3 well. And, again, we can put it on the record as  
4 underutilization: A growing lack or total lack of  
5 proper utilization of areas caused by the condition  
6 of title, diverse ownership of the real property  
7 therein or similar conditions which impede land  
8 assemblage or discourage the undertaking of  
9 improvements resulting in a stagnate or unproductive  
10 condition of land potentially useful and valuable for  
11 contributing to and serving the public health, safety  
12 and welfare which conditions presumed to be a  
13 negative social or economic impact, or otherwise  
14 being detrimental to the safety, health, morals or  
15 welfare of the surrounding area or the community in  
16 general.

17 Now, there's been noted that there has  
18 been a shut-off of utilities at the location from the  
19 last records check. And that there is a current lien  
20 on the property. And I do see a gentleman on the  
21 call today that can speak on that when it's the  
22 public's turn to speak on it. This is based on our  
23 current public records. If it's any different than  
24 what has been stated from the records, then those on  
25 the call from the public can definitely chime in at

1 the appropriate time to either support or refute  
2 what's being said. And that's okay because that's  
3 what we're here for.

4 So based on the tax lien for the  
5 nonpayment of utilities, there was reportedly a  
6 shut-off at the location in the year 2023. It was  
7 told that the City of Camden made attempts to contact  
8 the property owner who at the time has been  
9 unresponsive. So this is the information that we  
10 have thus far on the building. It doesn't appear to  
11 be consistent use for a period of time if presumed  
12 the utilities have been shut off to the building.  
13 And that's the information we have so far.

14 Criterion 'F,' Fire and Natural  
15 Disasters: Areas in excess of five continuous acres  
16 whereupon buildings or improvements have been  
17 destroyed, consumed by fire, demolished or altered by  
18 the actions of storm, fire, a cyclone, tornado,  
19 earthquake or other causalities in such a way that  
20 the aggregate assessed value of the area has been  
21 materially depreciated. It has been noted that this  
22 criterion is not applicable to this location.

23 Criterion 'G' can apply to the study area  
24 because the area in question is within the Urban  
25 Enterprise Zone. Let me just read that for the

1 record: In any municipality in which an Enterprise  
2 Zone has been designated pursuant to the New Jersey  
3 Urban Enterprise Zone Act being P.L. 1983,c.303, the  
4 execution of the actions prescribed in that Act for  
5 the adoption of the municipality and approval by the  
6 New Jersey Urban Enterprise Zone Authority of the  
7 Zone Development Plan for the area of the Enterprise  
8 Zone shall be considered sufficient for the  
9 determination of the area that's in need of  
10 redevelopment pursuant to Sections 5 and 6 of the  
11 statute for the purpose of granting tax exemptions  
12 within the Enterprise Zone District pursuant to the  
13 revisions of said Act.

14 Again, as we stated from the beginning of  
15 the presentation, any one of the criteria could  
16 qualify the area in question as an area in need of  
17 redevelopment. I'll just note one more criterion.  
18 The Criterion 'H': The designation of delineated  
19 areas that's consistent with Smart Growth Planning  
20 Principles adopted pursuant to law or regulation.

21 So Mr. Chair and members of the Board,  
22 this is a summary of the report for the preliminary  
23 investigation for Block 338, Lot 26 as was indicated.  
24 Again, I did talk to an individual this week about  
25 this and told them what their process would entail

1 and then how they'll be contacted in the future  
2 regarding any future development plans. And I'll  
3 turn it over to the Chair and to counsel, is this  
4 information submitted sufficient for the Board to  
5 consider further since they have the documents and  
6 the necessary materials prior to the meeting? And  
7 meeting for these two investigations were duly  
8 advertised.

9 CHAIRMAN DEJESUS: Kyle.

10 MR. EINGORN: Yes. Sorry. I had to  
11 unmute myself. I would agree that there's sufficient  
12 evidence in the report and that the report has been  
13 properly served and noticed upon the Board members.  
14 And upon consideration of  
15 Dr. Williams' recitation, I think there's enough here  
16 including application of the facts to the law that  
17 would support the recommendation. It does appear  
18 that the analysis complies also with the Master  
19 Plan. Is consistent therewith.

20 CHAIRMAN DEJESUS: Is there anybody on  
21 the Board that has any questions for the doctor in  
22 reference to this block and lot number? Hearing  
23 none, then I leave it open to the public. Doctor, is  
24 there someone who wants to respond?

25 DR. WILLIAMS: Yes, I believe we have

1 some gentlemen on the call, sir.

2 CHAIRMAN DEJESUS: Okay. Let's start.

3 3:38:33

4 MR. BEUY: First, the utilities are on  
5 and operating there. And we have been having  
6 meetings there for years at least two times a week.  
7 And we have signs up, 'no loitering,' but these  
8 people just on drugs keep coming in. We kept them  
9 running away and really not getting any help from  
10 the police by keeping them away. But we are still  
11 operating there. The electric and stuff is on.  
12 And we are paying those bills.

13 DR. WILLIAMS: Could you verify for  
14 the record that at one time there was a shut off in  
15 2023?

16 MR. BEUY: Yeah. What occurred was, we  
17 wasn't receiving our mail. That's why I had to mail  
18 shipped to my house in Philly so I could pay those  
19 bills. So at the time, I don't know why the post  
20 office was not sending us any letters there at all.  
21 So I don't know if they think nobody lives there or  
22 occupies it. So I think that was the problem in how  
23 that occurred so I had that changed to my address in  
24 Philly so I could pay those.

25 DR. WILLIAMS: Okay. Was the actual lien

1 on the property satisfied for those charges?

2 MR. BEUY: Yes.

3 DR. WILLIAMS: Okay. And you have  
4 evidence of those liens?

5 MR. BEUY: I do have statements that I  
6 paid the bills. I have a record.

7 DR. WILLIAMS: Okay.

8 MR. EINGORN: You should have received a  
9 discharge document that would be recorded with the  
10 county. Did you receive that document?

11 MR. BEUY: Like I said, they haven't been  
12 sending anything to Liberty Street. And I had to get  
13 in touch with people to have them send it to my  
14 address so I could start paying. I haven't received  
15 that. But I've been paying the gas and the electric.  
16 We paid the back bills up to the present.

17 DR. WILLIAMS: What I would definitely  
18 recommend is that you reach out to the City regarding  
19 that. Because in the attempts that were made to  
20 reach out to the owners and operators of the Moorish  
21 Science Temple, that led us to a conclusion that the  
22 building was not being fully utilized. And you could  
23 take this up with the City Council when it moves to  
24 City Council.

25 But I also would recommend that you set

1 up a meeting with the Camden Redevelopment Agency  
2 regarding this matter as we move forward with the  
3 process. And that's what I offer you tonight. And  
4 for you to contact me tomorrow or even next week,  
5 I'll make myself available for anyone regarding this  
6 matter.

7 MR. BEUY: Thank you.

8 UNIDENTIFIED SPEAKER: My name is Cornell  
9 El.

10 MR. EINGORN: Mr. El, could you raise  
11 your right hand, please.

12 - - -

13 CORNELL EL, having first been duly  
14 affirmed, was examined and testified as follows:

15 - - -

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

18 MR. EL: 624 Edison Avenue, Philadelphia,  
19 PA 19116.

20 CHAIRMAN DEJESUS: Okay, sir.

21 MR. EL: I would just like to state that,  
22 yes -- I would just like to state for the record that  
23 that property has been used by the Morrish Science  
24 Temple of America since the 1930s consistently,  
25 consistently. Meetings are being held there and have

1    been held there twice a week every Friday and every  
2    Sunday. That building is occupied to also have  
3    social events. So its never been abandoned and it  
4    has never been unoccupied but it has always been used  
5    since 1930.

6                   We're actually looking into having that  
7    building designated as a historical site. That was  
8    one of the things but we haven't gotten around to  
9    doing those things from a national organizational  
10   point of the view. You know, it's very important and  
11   I appreciate the doctor and I appreciate everyone  
12   that's a member of the Board and that's present here  
13   today, for your consideration. But we definitely  
14   would like due consideration for us being there. I  
15   mean, it's very vital to the neighborhood, although  
16   the neighborhood is blighted. And we understand the  
17   conditions there because we go there and have to  
18   clean up because we've done it.

19                   We've had members from all over,  
20   Philadelphia and New Jersey, come to clean the site  
21   up; to try to make sure that the drug paraphernalia  
22   and those who use the drugs, are not present. We  
23   chased them away and, of course, they come back  
24   because no one is living in the building everyday but  
25   we occupy and utilize that building every week. And

1 we've been doing this since 1934. So I just want  
2 that consideration noted.

3 I thank everyone that is present. I just  
4 thought it was necessary to bring that to the body of  
5 the Board, the committee. And we will be sending  
6 information. And I appreciate -- you're saying that  
7 we should have a meeting with the, I think,  
8 Redevelopment Authority, I think, you said?

9 DR. WILLIAMS: Yes, sir.

10 MR. EL: We will reach out and try to --  
11 we trust to do that.

12 DR. WILLIAMS: What I would also  
13 recommend you do, sir, moving forward, there has to  
14 be a way to contact the organization. Okay? If  
15 you're not getting mail at that location, that's  
16 fine. But you got to have a location where mail can  
17 be received. Because when these types of notices go  
18 out, these are very serious legal notices that has  
19 impact on property.

20 And if you're not getting it, as long as  
21 we're sending the mail out by certified mail based on  
22 the statute and based on the notice requirements, we  
23 have met the burden of proof. So that's important  
24 for you to understand. But please contact Ms.  
25 Olivette Simpson. She is the director for the Camden

1 Redevelopment Agency. And she'll be more than happy  
2 to facilitate a meeting regarding this matter moving  
3 forward.

4 MR. EL: Thank you very much.

5 DR. WILLIAMS: Thank you, sir.

6 CHAIRMAN DEJESUS: Is there anybody else  
7 out there, Doctor?

8 DR. WILLIAMS: No, sir, I don't see any  
9 other hands up, sir.

10 CHAIRMAN DEJESUS: Seeing none and  
11 hearing none, therefore, we close the public  
12 portion. And I come back to the Board again. Does  
13 anyone have any questions or concerns in reference to  
14 this matter with the doctor which is what he  
15 presented? If not, I need a motion.

16 MR. LEONARD: So moved.

17 COUNCILWOMAN RAMOS: Second.

18 CHAIRMAN DEJESUS: Tough people. Roll  
19 call. Roll call, Angela, please.

20 MS. MILLER: Mr. DeJesus.

21 CHAIRMAN DEJESUS: Yes.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Mr. Leonard.

25 MR. LEONARD: Yes.

1 MS. MILLER: Councilwoman Ramos.

2 COUNCILWOMAN RAMOS: Yes.

3 MS. MILLER: Ms. Crean.

4 MS. CREAN: Yes.

5 MS. MILLER: Motion carried to approve.

6 Thank you.

7 CHAIRMAN DEJESUS: Kyle, can you handle  
8 the Adoption of the Following Resolutions?

9 MR. EINGORN: Sure. There were a couple  
10 of Resolutions, the Certificates of Appropriateness:  
11 William Davis, 3151 Alabama Road. Bridgehouse  
12 Solutions, LLC, 2863 Cushing Road. Siddhartha  
13 Katoley, 416 Chambers Avenue. We had the Street  
14 Vacation which was approved, Camden Lutheran Housing,  
15 Inc. And then the Review and Consideration of a  
16 Resolution referring Ordinance Amending Chapter 485  
17 and Chapter 870 to establish Chapter 870-38.1,  
18 Licensing and Regulating Tobacco Stores, Smoke Shops  
19 and other Retail Business Establishments involved in  
20 the Principal Sale of Tobacco Products and Tobacco  
21 Principal Sale of Tobacco, Tobacco Products, and  
22 Tobacco Paraphernalia to the Planning Board.

23 CHAIRMAN DEJESUS: Therefore, we need to  
24 approve all these?

25 MR. EINGORN: Yes. I would invite the

1 Board to make a motion to adopt those Resolutions.

2 MR. LEONARD: So moved.

3 MS. CREAN: Second.

4 CHAIRMAN DEJESUS: Thank you, Ms. Crean.

5 Roll call.

6 MS. MILLER: Mr. DeJesus.

7 CHAIRMAN DEJESUS: Yes.

8 MS. MILLER: Director Walker.

9 DIRECTOR WALKER: Yes.

10 MS. MILLER: Mr. Leonard.

11 MR. LEONARD: Yes.

12 MS. MILLER: Councilwoman Ramos.

13 Councilwoman? You have to unmute yourself,

14 Councilwoman.

15 CHAIRMAN DEJESUS: Ms. Ramos, are you

16 there?

17 MS. MILLER: Ms. Crean.

18 MS. CREAN: Yes.

19 MS. MILLER: Motion carried to approve.

20 CHAIRMAN DEJESUS: Therefore, now, all I

21 need now is a motion to adjourn.

22 MR. LEONARD: So moved.

23 MS. CREAN: Second.

24 CHAIRMAN DEJESUS: Everybody responded to  
25 that one saying yes. Roll call, please.

1 MS. MILLER: Mr. DeJesus.

2 MS. MILLER: Director Walker.

3 DIRECTOR WALKER: Yes.

4 MS. MILLER: Mr. Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Councilwoman Ramos.

7 Ms. Crean.

8 MS. CREAN: Yes.

9 MS. MILLER: Motion carried to adjourn.

10 Thank you all.

11 COUNCILWOMAN RAMOS: I'm sorry. This is  
12 Councilwoman Ramos. I was having difficulty. I  
13 don't understand, but 'yes' to both. So yes.

14 CHAIRMAN DEJESUS: Thank you.

15 MR. EINGORN: Have a nice night  
16 everybody.

17 CHAIRMAN DEJESUS: Good night and have a  
18 good summer.

19 - - -

20 \*(Meeting concluded at 7:45 p.m.)\*

21

22

23

24

25

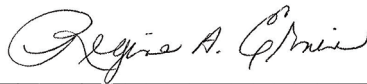
## 1 CERTIFICATION

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

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

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

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

18 

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23 does not apply to any reproduction of the same by any  
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	<b>acquired (1)</b> 65:9	<b>afternoon (1)</b> 68:21	<b>apartment (1)</b> 8:20	10,16,18,22;67:7,10;
<b>*</b>	<b>acres (2)</b> 19:12;78:15	<b>Again (20)</b> 4:6;9:4;	<b>appear (3)</b> 16:7;	68:3,5,10;69:17;72:5,
<b>*Meeting (1)</b> 89:20	<b>across (2)</b> 59:25;	14:4,5,18;18:23;	78:10;80:17	6,7,20,22;73:3,12,24;
<b>A</b>	73:16	24:25;26:4;35:22;	<b>appearing (1)</b> 64:7	74:2,8,22,25,25;
<b>A' (4)</b> 7:7,11;52:20;	<b>Act (4)</b> 4:16;79:3,4,13	37:2;51:13;57:16;	<b>appears (2)</b> 12:8;	75:20;77:15;78:20,
75:7	<b>actions (2)</b> 78:18;79:4	61:10;66:17;72:13;	29:10	23,24;79:7,9,16,16
<b>A-1 (4)</b> 18:16,18;	<b>acts (1)</b> 51:17	77:3;79:14,24;83:17;	<b>Appendix (1)</b> 33:6	<b>areas (15)</b> 30:17;
20:13,15	<b>actual (6)</b> 20:23;	86:12	<b>applicable (2)</b> 29:16;	40:2;51:15;56:10;
<b>A1.0 (1)</b> 55:9	23:20;24:17;26:7;	<b>agencies (1)</b> 21:20	78:22	65:4,16;66:13,23;
<b>A-2 (3)</b> 20:6,8;43:22	56:7;81:25	<b>Agency (5)</b> 41:14;	<b>applicant (23)</b> 6:24;	68:1;74:15;76:8;77:2,
<b>A-3 (3)</b> 54:16;55:3,7	<b>actually (5)</b> 24:14;	48:12;75:22;83:1;	8:18;13:10,19,23;	5:78:15;79:19
<b>A3.0 (1)</b> 57:15	36:18;38:21;59:12;	86:1	14:6;27:20;29:1,7,15,	<b>around (6)</b> 19:4;
<b>A-4 (3)</b> 58:5,7,13	84:6	<b>agenda (4)</b> 66:7;70:3,	24:30;2,4;41:3,11,23;	20:24;22:24;23:8;
<b>A-5 (2)</b> 60:4,8	<b>ADA (1)</b> 28:12	9:72:18	43:3,13;46:25;48:23;	65:15;84:8
<b>A7.0 (3)</b> 58:1,8,13	<b>add (11)</b> 26:9;33:10,	<b>aggregate (1)</b> 78:20	52:6;63:17;64:6	<b>arrangement (2)</b>
<b>A7.1 (2)</b> 60:4,8	13,25;34:14;42:14;	<b>ago (2)</b> 25:17;54:4	<b>applicants (1)</b> 7:5	52:23;76:10
<b>Aaron (1)</b> 65:13	47:3,9,10,13,22	<b>agree (4)</b> 41:8,21,22;	<b>applicant's (2)</b> 63:21;	<b>arrangements (1)</b>
<b>abandoned (2)</b> 74:16;	<b>addition (4)</b> 21:7;	80:11	64:4	73:24
84:3	23:25;24:12;25:16	<b>agreed (1)</b> 42:9	<b>application (8)</b> 8:22;	<b>A's (2)</b> 7:4,9
<b>abandonment (1)</b>	<b>additional (5)</b> 19:22;	<b>agreeing (1)</b> 61:9	14:8;26:11;35:21;	<b>ASHTO (1)</b> 40:15
75:16	38:11;40:2;43:4;	<b>ahead (3)</b> 43:9;69:13,	38:22;46:5;64:7;	<b>aside (1)</b> 21:18
<b>able (9)</b> 9:3;21:20;	51:18	24	80:16	<b>ASIP (1)</b> 6:17
22:2,8;23:4;51:16;	<b>Additionally (1)</b> 23:7	<b>AHP (1)</b> 6:18	<b>applied (3)</b> 75:19;	<b>assemblage (1)</b> 77:8
67:13;71:24,25	<b>address (8)</b> 16:6,10;	<b>AICP (1)</b> 72:16	76:5,7	<b>assessed (1)</b> 78:20
<b>above (1)</b> 24:6	68:24;69:8,10;81:23;	<b>aims (1)</b> 14:25	<b>applies (1)</b> 45:2	<b>Assessment (1)</b> 37:20
<b>Absolutely (11)</b> 18:7;	82:14;83:17	<b>air (2)</b> 26:22;75:10	<b>apply (2)</b> 77:2;78:23	<b>Asset (2)</b> 13:17;14:7
32:13,19;33:13;	<b>addressing (1)</b> 24:3	<b>aisle (3)</b> 29:8,11,13	<b>appreciate (6)</b> 7:24;	<b>associated (7)</b> 21:4;
42:15;47:12,16;	<b>Adequate (3)</b> 4:14;	<b>aisles (1)</b> 21:1	48:22;62:25;84:11,	23:21;24:24;25:6;
50:18;55:5;63:3;	39:12;40:14	<b>AI (2)</b> 10:9;11:21	11:85:6	37:21;55:13;56:4
68:17	<b>adhere (2)</b> 41:3,12	<b>Alabama (1)</b> 87:11	<b>appropriate (3)</b> 31:6;	<b>Association (1)</b> 72:17
<b>accent (1)</b> 59:4	<b>adjacent (6)</b> 29:13;	<b>aligns (1)</b> 15:1	39:7;78:1	<b>assume (1)</b> 21:18
<b>accept (1)</b> 17:24	38:2,16;39:1,3;42:4	<b>Allan (3)</b> 8:17,22;13:2	<b>Appropriateness (4)</b>	<b>assumed (1)</b> 32:9
<b>acceptable (3)</b> 36:5;	<b>adjourn (3)</b> 12:22;	<b>All-in-all (1)</b> 21:12	6:23;7:20,25;87:10	<b>attached (1)</b> 63:17
63:24;64:1	88:21;89:9	<b>allowed (4)</b> 49:17,18,	<b>Approval (13)</b> 5:19,	<b>attachments (1)</b> 67:1
<b>accepted (1)</b> 17:6	<b>adjourned (1)</b> 13:2	19:75:16	21:14;9:21;19:34:2;	<b>attempts (3)</b> 73:1;
<b>accepting (2)</b> 37:14;	<b>adjournment (7)</b>	<b>along (7)</b> 19:20;	40:25;42:23;44:13;	78:7;82:19
61:23	10:25;11:15;12:13,	21:21;25:9;31:7;	46:1;48:7;66:25;	<b>attending (2)</b> 54:2;
<b>access (18)</b> 21:1;	17:13;10:63;23;64:4	38:18;67:1;73:14	71:2;79:5	70:1
23:6;31:4,8;36:14,17;	<b>Administration (1)</b>	<b>altered (1)</b> 78:17	<b>approvals (2)</b> 42:7;	<b>attorney (2)</b> 10:16;
37:22;38:18,21,22,	41:15	<b>alternative (1)</b> 51:14	48:13	63:21
24;39:2,6;46:19;	<b>administrative (1)</b> 44:7	<b>although (1)</b> 84:15	<b>approve (13)</b> 5:17;	<b>August (5)</b> 13:4,6,8,9,
49:18;56:14,19;76:1	<b>administratively (2)</b>	<b>always (1)</b> 84:4	6:10;7:4,14,24;8:14;	14
<b>accesses (1)</b> 57:22	44:14,16	<b>Amending (1)</b> 87:16	62:1,4,21;72:2;87:5,	<b>Authority (4)</b> 48:15;
<b>accessible (2)</b> 58:25;	<b>Admiral (7)</b> 13:18;	<b>America (2)</b> 70:5;	24:88:19	75:22;79:6;85:8
59:22	14:13,16;19:12;	83:24	<b>approved (7)</b> 23:9;	<b>available (4)</b> 19:22;
<b>accessing (1)</b> 4:10	38:19;49:4;51:23	<b>American (1)</b> 72:16	27:15;32:11;43:15;	28:2;63:22;83:5
<b>accommodate (2)</b>	<b>adopt (1)</b> 88:1	<b>amount (2)</b> 25:20;	44:10;52:19;87:14	<b>Avenue (6)</b> 8:17;
40:3,11	<b>adopted (2)</b> 4:17;	50:14	<b>approving (1)</b> 4:17	63:16;73:11,14;
<b>accommodated (1)</b>	79:20	<b>analysis (2)</b> 67:6;	<b>approximately (9)</b>	83:18;87:13
39:12	<b>adoption (3)</b> 75:24;	80:18	19:4;21:6,13,25;	<b>avoid (1)</b> 42:3
<b>accordance (3)</b> 4:15;	79:5;87:8	<b>and/or (4)</b> 17:11;31:6;	22:4;26:3;38:13;	<b>aware (6)</b> 27:23;32:1;
40:14;42:24	<b>advances (1)</b> 52:20	42:5;74:22	55:16;57:4	33:7;48:7,16;73:2
<b>According (1)</b> 61:19	<b>advertised (2)</b> 54:11;	<b>Angela (4)</b> 4:13;8:3;	<b>architect (6)</b> 10:10;	<b>away (5)</b> 26:21;56:23;
<b>accordingly (1)</b> 32:12	80:8	13:3;86:19	50:3,13;53:16;54:1;	81:9,10;84:23
<b>account (1)</b> 25:18	<b>advised (1)</b> 13:1	<b>angle (1)</b> 23:3	60:14	
<b>acknowledge (2)</b>	<b>advising (1)</b> 34:10	<b>angled (1)</b> 29:14	<b>Architects (1)</b> 16:13	<b>B</b>
41:19;42:8	20:13	<b>announce (1)</b> 12:23	<b>architectural (1)</b> 42:18	
<b>Acknowledged (1)</b>	<b>aerials (1)</b> 19:25	<b>answered (1)</b> 27:12	<b>area (58)</b> 15:6;22:20;	<b>B' (2)</b> 7:8;75:13
41:20	<b>aerials (1)</b> 19:25	<b>anticipate (2)</b> 44:1;	23:13;24:15,18;25:4,	<b>Bachelor's (2)</b> 16:25;
<b>acquire (1)</b> 75:2	<b>affirmed (2)</b> 69:5;	45:7	6:26;1,3;28:8;29:21;	37:3
	83:14	<b>anticipated (5)</b> 31:23;	49:10;52:16;57:20;	<b>back (10)</b> 11:4;19:24;
	<b>aforementioned (1)</b>	36:15;39:9;40:4,11	64:12,13,18;65:2,3,5,	44:4,19;45:24;59:24;
	74:23	<b>anticipating (1)</b> 51:12	8,11,17,18,21;66:9,	73:18;82:16;84:23;

86:12 <b>backside (1)</b> 21:8 <b>banding (1)</b> 59:14 <b>Bank (9)</b> 19:16;20:18; 21:16;23:16;24:8,22; 26:5;31:7;49:2 <b>base (1)</b> 59:15 <b>Based (6)</b> 39:19;57:7; 77:22;78:4;85:21,22 <b>basically (2)</b> 46:18; 69:20 <b>basin (1)</b> 24:17 <b>basins (4)</b> 24:2,6,7; 25:17 <b>basis (1)</b> 17:8 <b>becoming (1)</b> 65:21 <b>beginning (2)</b> 19:16; 79:14 <b>behalf (1)</b> 13:23 <b>behaving (3)</b> 67:16,24 <b>benefits (1)</b> 50:20; 51:13;65:20 <b>Bergen (1)</b> 73:9 <b>best (2)</b> 36:16;67:21 <b>better (1)</b> 53:5 <b>BEUY (11)</b> 69:4,9,9, 15;70:13;81:4,16; 82:2,5,11;83:7 <b>beyond (2)</b> 13:12; 19:23 <b>big (6)</b> 24:14;26:22; 50:2,51:11;55:22; 57:9 <b>bills (4)</b> 81:12,19; 82:6,16 <b>bioretention (2)</b> 24:7, 11 <b>bit (6)</b> 20:16;21:23; 25:12;50:21;52:14; 57:13 <b>blighted (1)</b> 84:16 <b>block (26)</b> 7:4;8:18; 13:19;14:13;47:8; 63:16;64:13,14,14, 16;65:3,4,6;66:8,8,10, 10;70:3,7,10;72:6,21; 73:8;76:6;79:23; 80:22 <b>blocks (4)</b> 65:6;66:11, 22;68:2 <b>blue (4)</b> 19:5;55:17; 59:5,5 <b>Blvd (5)</b> 13:18;14:13; 31:7;38:19;49:4 <b>Board (55)</b> 4:2,11,16, 24;5:20;6:13;7:4,18; 13:13;14:3;15:10; 16:22,25;17:6;18:4; 21:22;26:10,15;27:2; 36:1;38:6;40:8;42:3; 44:4;45:9;48:13; 50:8;53:17,22;54:11, 21;60:16,20,22,24;	64:23;66:12,20;67:1, 3;68:14,22,22;74:10, 21,24;79:21;80:4,13, 21;84:12;85:5;86:12; 87:22;88:1 <b>boarded (1)</b> 76:19 <b>boards (2)</b> 4:19;54:3 <b>body (1)</b> 85:4 <b>border (1)</b> 66:14 <b>bordered (1)</b> 73:11 <b>borders (1)</b> 66:15 <b>both (16)</b> 10:13,20; 12:2;15:2;17:3,5,19; 31:22;32:3;34:3;39:9, 23;41:18;50:19;51:9; 89:13 <b>bottom (3)</b> 20:17; 43:23;60:1 <b>Boulevard (1)</b> 19:20 <b>bounded (1)</b> 66:14 <b>box (3)</b> 20:22,25; 51:12 <b>boxes (1)</b> 57:17 <b>brand (1)</b> 24:23 <b>break (3)</b> 59:7,8,14 <b>breakroom (1)</b> 56:2 <b>Brenda (1)</b> 5:16 <b>Bridgehouse (1)</b> 87:11 <b>brief (2)</b> 36:19;53:22 <b>briefly (1)</b> 50:13 <b>bring (4)</b> 9:5;20:5; 23:18;85:4 <b>brings (1)</b> 56:24 <b>Broadway (3)</b> 6:24; 65:12;66:14 <b>building (42)</b> 8:19,21; 13:20;14:11;20:23; 21:6,9,12,15;22:1,11, 15,20,25;23:8,20; 26:5;30:18,20;42:18, 21,25;44:8,9;52:4,6, 9;55:16;57:21;59:15, 16,25;69:18;76:20, 22;78:10,12;82:22; 84:2,7,24,25 <b>buildings (6)</b> 74:17; 75:8,14,16;76:8; 78:16 <b>builds (1)</b> 43:13 <b>bulbs (1)</b> 26:22 <b>Bulk (1)</b> 28:8 <b>bulletin (1)</b> 4:19 <b>burden (2)</b> 67:11; 85:23 <b>Business (4)</b> 6:22; 16:6,10;87:19	<b>calculated (2)</b> 28:25; 33:5 <b>calculation (1)</b> 32:12 <b>calculations (1)</b> 32:15 <b>call (20)</b> 5:3,24;8:3; 9:2;20:14;43:12; 61:2;62:10;63:7; 71:10,23;72:19; 74:10;77:21,25;81:1; 86:19,19;88:5,25 <b>called (2)</b> 11:7;57:11 <b>callers (1)</b> 4:6 <b>Camden (20)</b> 4:1,11, 16,21;5:1;27:9;40:25; 42:1,2,3;48:13,13; 54:2;64:25;65:17; 72:15;78:7;83:1; 85:25;87:14 <b>camping (2)</b> 76:23,25 <b>can (57)</b> 4:11;7:3; 9:11,12,13,16;10:4, 16,16,24;12:21; 15:13;16:7;18:4,8,14; 22:16;23:6;31:2; 32:22,23;33:10,24; 34:4,14;35:9,23; 37:17;42:23;43:20; 46:9;47:3,4,25;48:9, 23;50:10,16;52:19; 53:21;56:20;57:20; 59:12;61:4;63:7; 68:16;71:21;75:19; 76:7;77:1,2,3,21,25; 78:23;85:16;87:7 <b>candle (1)</b> 47:20 <b>Capacity (2)</b> 34:11,13 <b>capital (1)</b> 76:5 <b>card (1)</b> 46:18 <b>carried (9)</b> 5:17;6:10; 8:14;62:21;71:20; 72:1;87:5;88:19;89:9 <b>cars (2)</b> 8:21;56:11 <b>Carstarphen (1)</b> 5:7 <b>case (2)</b> 67:2;75:1 <b>causalities (1)</b> 78:19 <b>caused (1)</b> 77:5 <b>caution (1)</b> 65:24 <b>CCTV (1)</b> 34:9 <b>cell (1)</b> 73:13 <b>center (1)</b> 28:22 <b>certain (1)</b> 49:15 <b>certainly (9)</b> 12:21; 35:19;37:1;46:9; 47:25;50:21;51:6; 53:23;54:13 <b>Certificate (1)</b> 6:23 <b>Certificates (3)</b> 7:19, 24;87:10 <b>certified (3)</b> 68:10; 72:16;85:21 <b>Chair (16)</b> 7:3;11:10, 17;13:22;14:2;17:23; 50:6;53:15;61:1;	63:5;64:22;65:1; 69:23;72:12;79:21; 80:3 <b>CHAIRMAN (100)</b> 4:1, 9;5:3,5,19,24;6:1,12, 22;7:7,13,17,23;8:3,5, 16;9:8,10,18;10:4,11, 15,22;11:2,18;12:18, 24;13:4,16,24;16:18; 17:16,25;27:3;36:7; 37:13,16;48:19,21; 49:1,9,22;50:1,7; 54:7,10;60:15,19,21; 61:3,8,12,18,23;62:6, 10,12,23,24;63:11,14, 20,25;64:10;66:2; 67:13,18,22;68:13,18, 23;69:12,24;70:11, 15,18,22,25;71:4,7,9, 11;72:3;80:9,20;81:2; 83:20;86:6,10,18,21; 87:7,23;88:4,7,15,20, 24;89:14,17 <b>Chambers (1)</b> 87:13 <b>change (4)</b> 22:9; 32:18;54:20;68:5 <b>changed (1)</b> 81:23 <b>Chapter (3)</b> 87:16,17, 17 <b>characteristics (1)</b> 75:10 <b>charges (1)</b> 82:1 <b>charging (1)</b> 39:17 <b>Charles (1)</b> 11:11 <b>chart (1)</b> 35:3 <b>CHASE (13)</b> 15:20, 25;16:16,16;36:23; 37:1,2,14,17,18; 40:12,17,20 <b>chased (1)</b> 84:23 <b>Chase's (1)</b> 37:12 <b>check (2)</b> 23:4;77:19 <b>Cheran (1)</b> 63:15 <b>Chester (1)</b> 16:17 <b>Chief (1)</b> 34:3 <b>chime (1)</b> 77:25 <b>cigar (1)</b> 74:4 <b>circle (1)</b> 58:22 <b>circulation (8)</b> 22:19, 24;23:5,8;26:8;37:23; 39:7,12 <b>cites (1)</b> 74:14 <b>City (35)</b> 4:2,16,20,21, 25,25;14:14;16:24; 19:7,8;21:19;23:9; 24:4;33:6;34:3,3; 37:10;40:25;42:3; 51:3;53:7;64:25; 65:17;66:21,24; 70:22;71:1;72:15; 74:24;75:21;76:25; 78:7;82:18,23,24 <b>City's (2)</b> 25:1;46:25	<b>civic (1)</b> 52:23 <b>civil (10)</b> 16:25;17:2, 21;18:13,19,24; 25:10,24;37:3;43:21 <b>claim (1)</b> 29:1 <b>clarifying (1)</b> 36:13 <b>clarity (1)</b> 20:16 <b>Clayton (1)</b> 16:14 <b>clean (2)</b> 84:18,20 <b>clearance (1)</b> 30:2 <b>Clerk (2)</b> 4:21,25 <b>Cleveland (1)</b> 63:16 <b>client (1)</b> 11:4 <b>close (2)</b> 56:23;86:11 <b>closely (1)</b> 41:24 <b>Closing (2)</b> 7:23; 70:18 <b>CME (1)</b> 6:18 <b>code (3)</b> 26:12;56:16, 17 <b>codes (2)</b> 22:3;24:4 <b>coefficient (2)</b> 32:17, 22 <b>collection (3)</b> 23:17; 32:6,15 <b>color (4)</b> 43:5;59:2,7, 16 <b>Colored (1)</b> 42:19 <b>colors (3)</b> 20:24; 49:15;60:2 <b>Comarco (1)</b> 65:12 <b>combination (2)</b> 21:2; 76:13 <b>coming (2)</b> 69:16;81:8 <b>comment (1)</b> 46:24 <b>comments (7)</b> 27:11; 33:17;36:12;40:7,23; 41:8;57:11 <b>commercial (17)</b> 8:19; 14:19,22;17:11;21:7, 14;22:21;23:21; 37:25;45:2;49:23; 55:15;58:21;59:21, 25;74:16;75:15 <b>committee (1)</b> 85:5 <b>common (1)</b> 22:23 <b>community (2)</b> 76:15; 77:15 <b>completely (1)</b> 23:24 <b>Compliance (5)</b> 26:17;27:14;35:3; 36:1;44:6 <b>compliant (3)</b> 35:4; 51:20;56:17 <b>complies (5)</b> 26:18; 29:13,14;51:22;80:18 <b>comply (13)</b> 31:11,18; 33:1,18;35:2,19,23; 36:2;42:5;43:23; 46:25;47:25;52:25 <b>complying (2)</b> 35:15; 45:7 <b>component (4)</b> 22:9;
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26:1;45:12,14 <b>components (1)</b> 39:24 <b>comprehensive (1)</b> 15:8 <b>computation (1)</b> 32:8 <b>concept (1)</b> 71:2 <b>concerning (1)</b> 70:14 <b>concerns (3)</b> 7:6;71:1; 86:13 <b>concluded (1)</b> 89:20 <b>concludes (2)</b> 48:19; 60:18 <b>conclusion (1)</b> 82:21 <b>condemnation (3)</b> 66:19,24;72:5 <b>condition (4)</b> 32:9; 42:23;77:5,10 <b>conditions (7)</b> 18:4, 25;68:4;75:12;77:7, 12;84:17 <b>conductive (1)</b> 75:11 <b>conducted (1)</b> 67:5 <b>confident (1)</b> 15:3 <b>confirm (2)</b> 40:13; 42:20 <b>Confirmed (1)</b> 29:18 <b>confirming (1)</b> 45:20 <b>conflict (1)</b> 29:21 <b>conform (2)</b> 28:4; 35:10 <b>conforming (1)</b> 44:17 <b>conjunction (1)</b> 14:8 <b>connections (1)</b> 24:23 <b>Conservation (2)</b> 42:2;48:14 <b>consider (3)</b> 43:17; 73:6;80:5 <b>consideration (9)</b> 39:16,23;64:10;72:4; 80:14;84:13,14;85:2; 87:15 <b>considered (2)</b> 52:19; 79:8 <b>consistency (2)</b> 42:20; 74:20 <b>consistent (4)</b> 51:6; 78:11;79:19;80:19 <b>consistently (2)</b> 83:24, 25 <b>constitutes (2)</b> 38:7; 65:7 <b>constraint (1)</b> 12:15 <b>construct (2)</b> 13:20; 63:17 <b>Construction (8)</b> 13:18;14:7;20:23; 34:18;41:3,11,17; 43:17 <b>consultant (1)</b> 50:25 <b>Consultants (1)</b> 16:10 <b>consumed (1)</b> 78:17 <b>contact (5)</b> 48:9;78:7; 83:4;85:14,24 <b>contacted (2)</b> 63:21; 80:1 <b>contemplate (2)</b> 49:20;52:3 <b>contemplated (2)</b> 52:14;53:7 <b>contemplates (3)</b> 49:12;52:8,10 <b>continue (4)</b> 27:3; 37:17;41:24;50:10 <b>continuous (1)</b> 78:15 <b>contribute (1)</b> 15:4 <b>contributing (1)</b> 77:11 <b>control (1)</b> 41:12 <b>convinced (1)</b> 68:8 <b>copy (3)</b> 4:19,22,25 <b>Corey (4)</b> 15:18,25; 16:16;37:2 <b>Cornell (2)</b> 83:8,13 <b>corner (7)</b> 19:14; 23:12;24:8;57:17; 59:6;65:12;74:3 <b>correctly (2)</b> 26:11; 35:20 <b>corridor (1)</b> 55:19 <b>cost (1)</b> 53:3 <b>Council (7)</b> 66:21,24; 70:23;71:1;74:24; 82:23,24 <b>Councilwoman (21)</b> 5:11,12;6:6,7;8:10, 11;61:7;62:8,17,18; 71:16,17;86:17;87:1, 2;88:12,13,14;89:6, 11,12 <b>counsel (5)</b> 15:12; 18:16;36:5;54:24; 80:3 <b>count (1)</b> 71:25 <b>County (6)</b> 42:2,2; 48:13,14;75:21;82:10 <b>couple (7)</b> 12:11; 23:6;54:4;72:24; 75:5;76:16;87:9 <b>Courier (1)</b> 4:22 <b>course (1)</b> 84:23 <b>cover (2)</b> 32:9,10 <b>coverage (5)</b> 50:24; 51:7;52:9,11;76:12 <b>covered (1)</b> 25:18 <b>covers (3)</b> 66:9;67:11; 68:1 <b>COVID-19 (1)</b> 4:4 <b>Crean (24)</b> 5:13,14, 23;6:8,9;8:2,12,13; 9:15;62:19,20;71:3,4, 18,19;87:3,4;88:3,4, 17,18,23;89:7,8 <b>creation (1)</b> 47:6 <b>creative (1)</b> 52:22 <b>credentials (2)</b> 16:7; 53:22 <b>credit (1)</b> 39:17 <b>Criteria (6)</b> 50:17; 64:18;68:11;72:8; 74:13,15 <b>Criterion (11)</b> 75:7,13, 19;76:5,7;77:2;78:14, 22,23;79:17,18 <b>criteria (8)</b> 67:8,9, 12;68:11;74:8,23; 75:6;79:15 <b>cross (1)</b> 31:9 <b>crosswalks (2)</b> 31:5, 10 <b>CSI (1)</b> 6:17 <b>Cuomo (1)</b> 16:11 <b>curb (1)</b> 22:18 <b>current (3)</b> 39:22; 77:19,23 <b>currently (4)</b> 24:20; 37:6;45:19;53:25 <b>Cushing (1)</b> 87:12 <b>customer (2)</b> 22:2; 46:18 <b>customers (3)</b> 23:4,6; 46:21 <b>cut (1)</b> 22:18 <b>cut-thru (1)</b> 57:10 <b>cyclone (1)</b> 78:18 <b>CZO (1)</b> 6:18 <b>D</b> <b>D' (1)</b> 76:7 <b>darker (1)</b> 20:24 <b>data (1)</b> 39:19 <b>date (2)</b> 13:3;18:23 <b>dated (3)</b> 18:23; 27:18;54:18 <b>Davis (1)</b> 87:11 <b>days (1)</b> 72:24 <b>daytime (1)</b> 41:6 <b>decades (2)</b> 19:24; 51:25 <b>decibels (2)</b> 41:5,6 <b>deciduous (1)</b> 25:14 <b>decimated (1)</b> 73:25 <b>decorative (1)</b> 57:23 <b>defer (1)</b> 11:16 <b>defined (1)</b> 38:9 <b>definitely (3)</b> 77:25; 82:17;84:13 <b>degree (1)</b> 37:3 <b>DEJESUS (101)</b> 4:1,3, 9;5:3,4,5,19,24,25; 6:1,12,22;7:7,13,23; 8:3,4,5,16;9:8,10,18; 10:4,11,15,22;11:2, 18;12:18,24;13:4,16, 24;16:18,17;16:25; 27:3;36:7;37:16; 48:21;49:9,22;50:1,7; 54:7;60:15,21;61:3,8, 12,18,23;62:6,10,11, 12,23;63:11,14,25; 64:10;66:2;67:13,18, 22;68:13,18,23; 69:12,24;70:11,15,18, 22,25;71:4,7,9,10,11; 72:3;80:9,20;81:2; 83:20;86:6,10,18,20, 21;87:7,23;88:4,6,7, 15,20,24;89:1,14,17 <b>deleterious (1)</b> 76:12 <b>delineated (4)</b> 31:1,5; 42:13;79:18 <b>delivery (2)</b> 36:13; 39:9 <b>demands (1)</b> 40:4 <b>demising (1)</b> 45:16 <b>demolished (1)</b> 78:17 <b>DENA (6)</b> 6:18;27:4; 48:21;61:21;62:9; 63:4 <b>Dena's (1)</b> 61:19 <b>DEP (4)</b> 40:25;42:1; 65:14;74:1 <b>Department (7)</b> 23:9; 25:1,4;38:9;41:25; 64:24;72:14 <b>depending (1)</b> 22:9 <b>depreciated (1)</b> 78:21 <b>described (1)</b> 22:16 <b>design (11)</b> 26:25; 29:22;34:22,24; 35:11;39:8;42:17,20; 52:23;74:18;76:11 <b>designate (2)</b> 48:23; 65:17 <b>designated (3)</b> 4:24; 79:2;84:7 <b>designating (3)</b> 64:11; 72:5,20 <b>designation (1)</b> 79:18 <b>designs (1)</b> 22:24 <b>desire (1)</b> 65:17 <b>destroyed (1)</b> 78:17 <b>detail (1)</b> 30:24 <b>Details (7)</b> 34:18; 42:11;43:3,5;44:24; 45:18;46:7 <b>deterioration (2)</b> 73:23;74:16 <b>determination (1)</b> 79:9 <b>determine (1)</b> 38:1 <b>determined (1)</b> 38:15 <b>determining (3)</b> 36:16; 64:17;72:7 <b>detriment (5)</b> 50:16, 21;51:4,5,14 <b>detrimental (2)</b> 76:14; 77:14 <b>develop (1)</b> 14:11 <b>developed (2)</b> 76:1,4 <b>developer (1)</b> 65:21 <b>Development (17)</b> 14:15,19;15:1;18:6; 19:25;24:15;37:22; 38:4;42:7;52:12,22; 53:3,4;64:25;72:15; 79:7;80:2 <b>developments (1)</b> 17:12 <b>devices (1)</b> 10:2 <b>difference (2)</b> 57:1,16 <b>different (7)</b> 19:6,7; 25:22;57:3;59:2,2; 77:23 <b>difficulty (1)</b> 89:12 <b>Digital (1)</b> 47:2 <b>dilapidated (1)</b> 75:9 <b>dilapidation (1)</b> 76:9 <b>dimensions (2)</b> 42:13; 43:24 <b>direct (4)</b> 19:8;39:2; 60:18;70:21 <b>directly (1)</b> 63:3 <b>Director (18)</b> 5:7,8; 6:2,3;8:6,7;62:13,14; 71:6,12,13;85:25; 86:22,23;88:8,9;89:2, 3 <b>disasters (2)</b> 74:19; 78:15 <b>discharge (1)</b> 82:9 <b>discontinuance (1)</b> 75:13 <b>discourage (1)</b> 77:8 <b>discrepancy (1)</b> 31:2 <b>discuss (1)</b> 38:18 <b>discussing (1)</b> 19:1 <b>discussion (1)</b> 51:22 <b>display (4)</b> 57:11,16; 58:23;60:1 <b>disrepair (1)</b> 75:17 <b>distance (1)</b> 40:14 <b>District (4)</b> 7:1;42:2; 48:14;79:12 <b>dive (2)</b> 18:3;21:4 <b>diverse (1)</b> 77:6 <b>divided (1)</b> 65:4 <b>DJESUS (1)</b> 7:17 <b>Doctor (14)</b> 7:1,21; 10:15;60:24;64:21; 68:14;69:25;70:16; 71:21;80:21,23; 84:11;86:7,14 <b>document (2)</b> 82:9,10 <b>Documents (5)</b> 47:2; 66:1;67:1,4;80:5 <b>Domain (6)</b> 65:9,19; 66:19;72:21;75:1,2 <b>Don (3)</b> 10:10;11:22, 23 <b>Donaldo (2)</b> 10:9; 11:21 <b>done (3)</b> 17:10;74:1; 84:18 <b>door (1)</b> 58:18 <b>doors (9)</b> 55:19; 56:12,20;57:11,16,
--

19:58;18,24;59:22 <b>DOT (1)</b> 38:10 <b>dotted (1)</b> 19:3 <b>Doug (1)</b> 37:19 <b>down (2)</b> 50:13;57:9 <b>downloads (1)</b> 67:17 <b>downward-facing (2)</b> 26:20,23 <b>DR (55)</b> 4:6;6:17;7:3, 9,15,22,25;8:23;9:1,4, 8,9,12,14,19,24;10:6; 11:10,16,24;12:6; 13:6;14:4;61:1;62:7, 25;63:5,13;64:22,24; 66:2,5;67:15,20,24; 68:17,22;69:22;70:1, 17;71:23;72:9,12,14; 80:15,25;81:13,25; 82:3,7,17;85:9,12; 86:5,8 <b>drafted (1)</b> 25:7 <b>drainage (1)</b> 23:23 <b>drains (1)</b> 59:19 <b>drawing (5)</b> 18:13,19, 24;25:10;43:21 <b>drawings (3)</b> 54:18; 55:7;67:14 <b>drive (5)</b> 29:8,11,13; 31:8;56:23 <b>drives (1)</b> 31:4 <b>drive-up (1)</b> 23:7 <b>driveway (5)</b> 22:18; 26:8;36:17;38:20; 49:18 <b>driveways (1)</b> 49:10 <b>dropped (1)</b> 28:14 <b>drug (1)</b> 84:21 <b>drugs (2)</b> 81:8;84:22 <b>Drury (1)</b> 53:24 <b>due (3)</b> 51:10;53:2; 84:14 <b>duly (5)</b> 6:19;16:1; 69:4;80:7;83:13 <b>Duncan (4)</b> 13:22; 14:5;18:7;19:10 <b>during (10)</b> 4:18; 27:14;38:5,11;41:2,5, 6,11;68:5;73:20 <b>Dust (3)</b> 41:11,12,16 <b>Dynamic (5)</b> 16:10,16, 20;17:8;37:2	49:1;55:15;59:24 <b>eastern (1)</b> 22:17 <b>economic (2)</b> 15:5; 77:13 <b>Ed (2)</b> 64:24;72:14 <b>Edison (1)</b> 83:18 <b>edition (1)</b> 39:22 <b>EDWARD (2)</b> 6:17; 68:22 <b>efficient (1)</b> 53:4 <b>efficiently (1)</b> 40:10 <b>egress (1)</b> 56:17 <b>eight (2)</b> 67:8,11 <b>EINGORN (34)</b> 6:14; 10:18;11:20,23,25; 12:4,10,21,25;13:8; 15:14,22;16:5;17:17, 23;18:17;36:9;37:13; 48:5;55:3,6;63:20; 64:2;69:1,7;70:20,24; 80:10;82:8;83:10,16; 87:9,25;89:15 <b>either (3)</b> 10:18;45:8; 78:1 <b>EI (9)</b> 10:9;11:20; 83:9,10,13,18,21; 85:10;86:4 <b>electric (4)</b> 25:5; 39:17;81:11;82:15 <b>elevation (4)</b> 58:3,16; 59:10,18 <b>elevations (8)</b> 50:4; 55:13;57:12;58:2,8,9, 14;60:12 <b>elevator (4)</b> 56:13; 57:9;58:19;59:23 <b>elevators (1)</b> 56:8 <b>Elmore (1)</b> 69:10 <b>else (5)</b> 9:23;21:1; 70:15;71:5;86:6 <b>email (2)</b> 34:5,6 <b>Eminent (6)</b> 65:9,19; 66:19;72:21;75:1,2 <b>emissions (1)</b> 41:16 <b>employee (1)</b> 31:22 <b>employees (5)</b> 22:7; 23:18;31:24;46:20; 56:3 <b>empty (1)</b> 59:13 <b>enclosed (1)</b> 22:1 <b>enclosure (6)</b> 23:14, 20;42:11,12,17,19 <b>encourages (1)</b> 41:23 <b>end (3)</b> 30:11,14;36:8 <b>engineer (10)</b> 10:10; 17:3,19,21;26:10; 27:4;34:3;36:19; 37:5;63:22 <b>Engineering (7)</b> 16:10;17:1,2,9; 25:25;37:4,8 <b>Engineers (1)</b> 39:20 <b>enhancement (1)</b> 15:5	<b>enough (1)</b> 80:15 <b>ensure (2)</b> 26:17; 36:14 <b>entail (1)</b> 79:25 <b>entails (1)</b> 65:8 <b>enter (1)</b> 22:2 <b>Enterprise (7)</b> 74:19; 78:25;79:1,3,6,7,12 <b>entertaining (1)</b> 46:20 <b>entire (1)</b> 22:19 <b>Entity (1)</b> 75:23 <b>entrance (3)</b> 21:9; 59:7,23 <b>environment (1)</b> 41:18 <b>Environmental (4)</b> 40:22;41:13,25;42:4 <b>envisioned (2)</b> 52:5; 53:7 <b>equipment (1)</b> 56:22 <b>Erin (1)</b> 5:13 <b>erosion (1)</b> 40:25 <b>essentially (3)</b> 43:17; 52:12;59:2 <b>establish (1)</b> 87:17 <b>established (3)</b> 32:17; 41:4,13 <b>Establishing (1)</b> 47:1 <b>establishment (1)</b> 28:7 <b>Establishments (1)</b> 87:19 <b>esthetic (1)</b> 15:5 <b>EV (2)</b> 28:12;29:2 <b>evaluate (1)</b> 37:20 <b>even (5)</b> 32:21;68:2, 5;74:4;83:4 <b>evening (5)</b> 14:3,10; 19:1;27:1;37:2 <b>events (1)</b> 84:3 <b>eventually (1)</b> 55:20 <b>Everett (1)</b> 66:15 <b>evergreen (2)</b> 25:13, 14 <b>everybody (4)</b> 54:14; 55:11;88:24;89:16 <b>everyday (1)</b> 84:24 <b>everyone (3)</b> 65:24; 84:11;85:3 <b>evidence (2)</b> 80:12; 82:4 <b>exact (1)</b> 21:17 <b>Exactly (3)</b> 44:22; 69:17,19 <b>examined (4)</b> 6:19; 16:2;69:5;83:14 <b>example (1)</b> 50:22 <b>exception (1)</b> 70:7 <b>excess (1)</b> 78:15 <b>excessive (1)</b> 76:12 <b>excited (1)</b> 20:4 <b>Excuse (1)</b> 9:16 <b>execution (1)</b> 79:4 <b>exemptions (1)</b> 79:11 <b>exhibit (12)</b> 18:12,15,	18,22;20:5,8,13,15; 43:21;55:7;58:13; 60:8 <b>exhibits (1)</b> 54:10 <b>existing (3)</b> 18:4,25; 40:15 <b>exists (1)</b> 40:15 <b>expect (2)</b> 45:15; 48:25 <b>expected (1)</b> 40:10 <b>experienced (1)</b> 9:23 <b>expert (5)</b> 15:9;17:6, 21;37:7,14 <b>experts (2)</b> 9:3;10:9 <b>explain (1)</b> 61:13 <b>explained (1)</b> 27:5 <b>explanation (1)</b> 61:16 <b>expressly (1)</b> 14:23 <b>extent (1)</b> 29:20 <b>exterior (2)</b> 6:24; 59:22 <b>extra (1)</b> 50:24	52:7;55:17;63:19 <b>felt (1)</b> 38:25 <b>fence (1)</b> 46:8 <b>few (3)</b> 21:20;22:7; 25:16 <b>field (3)</b> 25:22;67:5; 68:4 <b>fifth (1)</b> 56:14 <b>filing (2)</b> 4:25;38:21 <b>Final (7)</b> 8:16;13:17; 14:9;44:24;63:14; 66:25;72:3 <b>finally (5)</b> 17:8;25:5; 52:10,18;53:2 <b>find (3)</b> 19:24;26:15; 69:20 <b>fine (9)</b> 33:4,23;34:5, 19,21;36:10;48:3; 73:4;85:16 <b>Fire (9)</b> 23:9;24:24; 25:1,4;34:3;74:18; 78:14,17,18 <b>Firm (3)</b> 14:5;18:12, 23 <b>first (24)</b> 4:21;6:18; 7:18;8:19;11:7; 14:20;15:11;16:1,9, 19,23;18:4,15;27:8; 33:24;37:9;44:10; 55:10,14;56:1;58:2; 69:4;81:4;83:13 <b>five (6)</b> 14:21;33:4; 48:10;52:7;63:17; 78:15 <b>five-foot (1)</b> 51:17 <b>five-story (3)</b> 13:20; 14:11;21:5 <b>flexible (2)</b> 50:20; 51:14 <b>Flipping (2)</b> 58:1; 59:18 <b>floor (16)</b> 4:21;8:19, 20;13:25;14:20;21:6, 8;50:1,4;55:10,12,14; 56:1,24;57:15;69:13 <b>floors (4)</b> 14:21; 21:10;56:14,25 <b>flush-mounted (1)</b> 26:20 <b>FOB (2)</b> 22:3;46:19 <b>focus (3)</b> 21:24;23:11; 41:15 <b>folks (1)</b> 76:22 <b>following (2)</b> 53:6; 87:8 <b>follows (4)</b> 6:20;16:3; 69:5;83:14 <b>food (1)</b> 28:7 <b>foot (4)</b> 43:1;47:20; 51:19;63:18 <b>formal (1)</b> 38:21 <b>format (2)</b> 4:3;47:2 <b>forth (2)</b> 64:18;72:8
<b>E</b>			<b>F</b>	
<b>E' (1)</b> 77:2 <b>earlier (2)</b> 36:24; 58:23 <b>early (3)</b> 73:18,21; 74:4 <b>earthquake (1)</b> 78:19 <b>easier (1)</b> 27:14 <b>easily (2)</b> 67:10;68:10 <b>east (5)</b> 19:16;20:19;			<b>F' (1)</b> 78:14 <b>facade (5)</b> 43:1; 45:11;49:5;57:21; 59:9 <b>facilitate (1)</b> 86:2 <b>facilities (5)</b> 21:10; 41:17;43:14;54:5; 76:12 <b>facility (15)</b> 14:20; 21:12;22:8;24:11; 31:22;43:2;46:12; 51:12;52:1,15;56:2; 57:8,25;59:1;76:18 <b>facing (7)</b> 21:15; 23:15;49:2,4,5,7; 59:13 <b>factors (1)</b> 76:14 <b>factory (1)</b> 74:4 <b>facts (1)</b> 80:16 <b>fair (2)</b> 32:9;44:2 <b>fall (2)</b> 50:19;75:17 <b>familiar (4)</b> 18:5; 21:23;33:3;65:11 <b>Fantastic (1)</b> 18:11 <b>far (3)</b> 75:23;78:10,13 <b>faulty (2)</b> 73:24;76:10 <b>favor (1)</b> 26:16 <b>favorable (1)</b> 26:16 <b>favorably (1)</b> 36:1 <b>FDC (1)</b> 25:3 <b>fear (1)</b> 67:16 <b>features (1)</b> 42:4 <b>Federal (1)</b> 41:12 <b>fee (3)</b> 33:5;34:11,13 <b>feel (1)</b> 40:2 <b>feet (15)</b> 21:7,13,18; 26:3;30:1,1,2;47:20; 49:18,19,23;51:18;	

<p><b>forward (4)</b> 11:15; 83:2;85:13;86:3 <b>forward-throw (1)</b> 26:20 <b>found (1)</b> 4:11 <b>four (6)</b> 8:21;24:3; 25:2;26:1;33:10;74:7 <b>fourth (1)</b> 56:14 <b>Fraction (5)</b> 5:16; 63:7,7;71:21,22 <b>Friday (3)</b> 22:5;46:16; 84:1 <b>front (9)</b> 21:15;22:20; 23:22;26:2,4;30:18; 32:3;49:2;59:25 <b>frontage (2)</b> 19:20; 39:1 <b>full (1)</b> 68:24 <b>full-movement (1)</b> 22:18 <b>fully (2)</b> 22:1;82:22 <b>function (1)</b> 28:22 <b>functional (1)</b> 15:1 <b>further (5)</b> 13:11; 19:23;24:16;64:5; 80:5 <b>future (7)</b> 23:15;32:2; 45:21;55:22,23;80:1, 2</p>	<p>33:16,17 <b>graduated (1)</b> 53:23 <b>granted (1)</b> 50:16 <b>granting (1)</b> 79:11 <b>grass (3)</b> 25:22;32:9, 10 <b>Great (3)</b> 33:15;34:6; 75:17 <b>green (2)</b> 21:2;24:5 <b>grey (1)</b> 20:24 <b>ground (4)</b> 21:6,8; 24:7,13 <b>ground-floor (1)</b> 23:7 <b>groundwater (1)</b> 24:5 <b>group (4)</b> 7:4;13:18; 14:7;56:6 <b>growing (1)</b> 77:4 <b>Growth (2)</b> 74:20; 79:19 <b>guard (1)</b> 46:8 <b>guess (1)</b> 30:11 <b>guide (1)</b> 18:24 <b>guided (1)</b> 29:22</p>	<p><b>Hi (1)</b> 53:19 <b>high-level (2)</b> 26:24; 51:21 <b>Historic (1)</b> 42:1 <b>Historical (3)</b> 7:1; 19:25;84:7 <b>Historically (1)</b> 73:17 <b>history (1)</b> 73:19 <b>hold (1)</b> 11:3 <b>hole (1)</b> 24:13 <b>home (1)</b> 68:24 <b>homeless (2)</b> 76:22, 25 <b>homes/townhomes (1)</b> 63:18 <b>hopefully (1)</b> 21:19 <b>hour (1)</b> 38:5 <b>hours (5)</b> 21:24;22:5; 38:11;46:11,22 <b>house (1)</b> 81:18 <b>Housing (3)</b> 64:20; 75:21;87:14 <b>hundreds (1)</b> 17:11 <b>hung (1)</b> 57:19 <b>hydrants (1)</b> 25:2</p>	<p><b>indicate (1)</b> 63:8 <b>indicated (3)</b> 65:6; 72:18;79:23 <b>indicates (1)</b> 30:25 <b>individual (3)</b> 11:12; 72:23;79:24 <b>individuals (1)</b> 76:23 <b>industrial (3)</b> 41:17; 74:17;75:15 <b>information (6)</b> 38:3; 61:19;78:9,13;80:4; 85:6 <b>informed (1)</b> 72:25 <b>infrastructure (3)</b> 23:25;24:5,22 <b>initial (1)</b> 35:21 <b>initially (1)</b> 26:11 <b>Inquirer (1)</b> 4:23 <b>inside (4)</b> 22:10; 23:13,20;57:24 <b>inspection (1)</b> 34:9 <b>Institute (1)</b> 39:19 <b>Instructions (1)</b> 4:9 <b>instrumentality (1)</b> 76:4 <b>interest (1)</b> 59:8 <b>interior (1)</b> 22:12 <b>interrupt (1)</b> 15:15 <b>interrupting (1)</b> 47:23 <b>intersect (1)</b> 31:4 <b>intersection (1)</b> 40:16 <b>intersects (1)</b> 31:8 <b>into (15)</b> 14:25;18:3; 23:5;26:22;53:4;56:7, 13,13,22;57:17; 58:18;59:23;63:10; 75:17;84:6 <b>introduce (2)</b> 15:11; 53:16 <b>Investigation (4)</b> 64:11;72:5,19;79:23 <b>investigations (1)</b> 80:7 <b>invite (1)</b> 87:25 <b>invoke (1)</b> 75:2 <b>involved (1)</b> 87:19 <b>issued (1)</b> 40:7 <b>issues (4)</b> 33:17; 34:17;38:20;42:6 <b>ITE (1)</b> 51:1 <b>item (10)</b> 23:11; 32:24;35:19,19;36:3; 63:6;66:12;70:3,9; 72:18 <b>Items (1)</b> 66:6</p>	<p>16:11,14,17;17:4; 37:6;38:9;41:25; 43:14;54:1,4;68:9; 72:9,16;79:2,6;84:20 <b>Jersey's (1)</b> 64:19 <b>John (1)</b> 11:20 <b>JOHNSON (11)</b> 6:18; 36:18;37:23;38:23; 40:5;43:12;44:5,18; 45:6;47:23;53:11 <b>Jose (2)</b> 4:3;5:4 <b>Josh (8)</b> 15:18;16:9, 19,20,21;18:1;43:10; 50:12 <b>JOSHUA (1)</b> 15:25 <b>Jr (1)</b> 63:15 <b>July (3)</b> 4:2;5:2;27:18 <b>jump (1)</b> 43:8 <b>June (1)</b> 5:20 <b>junk (2)</b> 73:15;74:1</p>
<b>G</b>	<b>H</b>	<b>I</b>		<b>K</b>
<p><b>G' (2)</b> 52:21;78:23 <b>garbage (1)</b> 47:24 <b>gas (3)</b> 19:19;25:5; 82:15 <b>general (1)</b> 77:16 <b>generality (1)</b> 75:7 <b>generally (3)</b> 12:22; 22:7;23:16 <b>generate (3)</b> 23:17; 38:5;39:25 <b>generates (1)</b> 38:13 <b>generation (3)</b> 37:24; 38:7;39:21 <b>Gentleman (2)</b> 62:23; 77:20 <b>Gentlemen (3)</b> 16:18; 69:12;81:1 <b>gets (1)</b> 57:22 <b>given (1)</b> 38:25 <b>giving (1)</b> 61:14 <b>glass (4)</b> 57:19;58:19, 21;59:20 <b>GMA (1)</b> 16:13 <b>goals (1)</b> 15:2 <b>goes (2)</b> 24:14;55:22 <b>Good (14)</b> 14:3,4; 17:5,16,20;18:17; 37:1,7;51:4;52:23; 68:21;70:14;89:17,18 <b>grace (1)</b> 66:1 <b>grading (3)</b> 23:23;</p>	<p><b>H' (2)</b> 36:4;79:18 <b>Haddon (2)</b> 11:8; 12:16 <b>half (2)</b> 55:16;59:16 <b>Hall (2)</b> 4:21;57:9 <b>hand (8)</b> 6:15;15:23; 49:1;58:17,20;61:19; 69:2;83:11 <b>handle (1)</b> 87:7 <b>hands (2)</b> 61:2;86:9 <b>happen (1)</b> 28:17 <b>happens (1)</b> 57:18 <b>happy (6)</b> 17:15; 22:12;40:5;53:8; 60:19;86:1 <b>harmony (1)</b> 42:18 <b>Head (2)</b> 64:24;72:14 <b>Health (5)</b> 41:15,19; 76:15;77:11,14 <b>hear (7)</b> 9:11,12,13, 16;10:5;14:24;69:16 <b>heard (5)</b> 9:24;13:9; 50:25;64:8,8 <b>Hearing (8)</b> 5:20; 7:20;50:9;60:16; 61:3;68:15;80:22; 86:11 <b>hearings (1)</b> 17:7 <b>height (2)</b> 42:13; 43:24 <b>held (3)</b> 4:18;83:25; 84:1 <b>Hello (1)</b> 71:5 <b>help (6)</b> 18:24;23:14; 25:4;32:24;63:10; 81:9 <b>herself (1)</b> 71:24</p>	<p><b>I' (3)</b> 52:21,21,22 <b>lan (1)</b> 5:9 <b>idea (1)</b> 38:6 <b>identification (5)</b> 18:20;20:9;55:8; 58:14;60:9 <b>identified (3)</b> 19:2; 29:7;35:20 <b>IIIC5e (1)</b> 31:14 <b>illuminate (2)</b> 26:4,8 <b>illumination (1)</b> 43:4 <b>Impact (8)</b> 36:11,15; 37:19;38:2,8,15; 77:13;85:19 <b>impacts (4)</b> 37:21; 40:19,23;42:4 <b>impede (1)</b> 77:7 <b>impervious (3)</b> 50:24; 51:7;52:10 <b>important (4)</b> 52:2; 74:21;84:10;85:23 <b>improved (1)</b> 73:13 <b>improvements (3)</b> 76:9;77:9;78:16 <b>Inc (3)</b> 13:18;14:7; 87:15 <b>incentives (1)</b> 65:20 <b>include (1)</b> 70:9 <b>includes (3)</b> 14:19; 70:6;74:16 <b>including (4)</b> 28:12; 41:17;70:4;80:16 <b>increase (3)</b> 31:15; 38:12;51:16 <b>indent (1)</b> 57:21</p>	<p><b>J</b></p> <p><b>J' (1)</b> 7:12 <b>Jackson (2)</b> 65:13; 66:14 <b>JAMES (2)</b> 69:4,9 <b>Janette (1)</b> 5:11 <b>Jersey (18)</b> 4:21;5:1;</p>	<p><b>Kaighn (2)</b> 73:11,14 <b>Katoley (1)</b> 87:13 <b>keep (2)</b> 10:22;81:8 <b>keeping (1)</b> 81:10 <b>Keith (1)</b> 5:7 <b>kept (3)</b> 23:19;59:14; 81:8 <b>key (4)</b> 22:3,3;46:18, 19 <b>kind (8)</b> 9:22;21:24; 57:19;59:5,7,19; 60:11;66:24 <b>known (2)</b> 14:13; 70:10 <b>kudos (1)</b> 25:7 <b>Kyle (6)</b> 11:18;12:20; 48:3;70:19;80:9;87:7</p>
				<b>L</b>
				<p><b>lack (4)</b> 76:1,11;77:4, 4 <b>lacking (1)</b> 75:10 <b>laid (1)</b> 57:4 <b>Lake (1)</b> 16:11 <b>land (20)</b> 17:6;19:19, 21,22;20:2;49:8;53:2, 4;59:13;73:23,25,25; 74:17;75:20,20,23; 76:12,13;77:7,10 <b>landscape (3)</b> 20:12; 35:2;47:24 <b>landscaped (1)</b> 24:15 <b>landscaping (6)</b> 21:3; 22:15;25:8;51:16; 52:17,25 <b>language (1)</b> 33:9 <b>large (1)</b> 68:6 <b>last (6)</b> 23:11;25:24; 53:16;72:24;76:17;</p>

77:19 <b>lastly (1)</b> 51:21 <b>late (2)</b> 73:20;74:4 <b>later (2)</b> 15:16;45:19 <b>Law (8)</b> 64:20;67:8, 10,12;68:12;74:14; 79:20;80:16 <b>lawn (1)</b> 32:8 <b>layout (3)</b> 55:19; 74:18;76:13 <b>lead (1)</b> 58:18 <b>leasees (1)</b> 46:21 <b>least (3)</b> 30:1;74:7; 81:6 <b>leave (2)</b> 55:21;80:23 <b>leaving (1)</b> 52:15 <b>LED (2)</b> 26:19;82:21 <b>Lee (1)</b> 5:6 <b>legal (1)</b> 85:18 <b>Leonard (27)</b> 5:9,10, 22;6:4,5;8:1,8,9;61:6, 10,15,25;62:3,15,16; 71:8,14,15;86:16,24, 25;88:2,10,11,22; 89:4,5 <b>less (2)</b> 38:8;48:24 <b>lessening (1)</b> 53:3 <b>letter (11)</b> 27:8,9,11, 18;36:21;40:7;53:13; 61:20;62:2;69:16; 70:22 <b>letters (1)</b> 81:20 <b>level (4)</b> 38:7,14;41:4; 57:2 <b>Liberty (7)</b> 70:4; 72:22;73:10,12,13; 74:6;82:12 <b>License (1)</b> 37:6 <b>licensed (6)</b> 17:3; 37:5;53:25;54:1; 68:8;72:15 <b>licenses (2)</b> 17:5;42:6 <b>Licensing (1)</b> 87:18 <b>lien (3)</b> 77:19;78:4; 81:25 <b>liens (1)</b> 82:4 <b>light (5)</b> 26:2;57:20; 59:5;75:10;76:11 <b>lighting (9)</b> 22:15; 25:25;26:6,13,17; 35:14,15,22;36:2 <b>lights (2)</b> 26:19,21 <b>likely (1)</b> 76:3 <b>limited (2)</b> 22:5;50:14 <b>limits (1)</b> 41:4 <b>line (10)</b> 19:3;22:17; 24:10;30:18,19,20, 21;41:8;47:11,21 <b>lined (1)</b> 49:14 <b>lines (4)</b> 19:5,7;24:16; 26:13 <b>list (1)</b> 19:5 <b>listed (3)</b> 29:22;48:8;	66:18 <b>listening (1)</b> 69:20 <b>little (11)</b> 20:16;21:23; 25:12,21;50:21; 52:14;57:13,13,20, 20;61:19 <b>lives (1)</b> 81:21 <b>living (2)</b> 75:11;84:24 <b>LLC (1)</b> 87:12 <b>loading (17)</b> 29:21,24, 25;30:3,8,17,20,24, 25;40:2;48:2;51:8,9, 11,17,18,19 <b>Local (2)</b> 64:19;75:21 <b>located (14)</b> 14:12; 19:12,15,16;21:15; 23:2,22;24:8,9;30:18, 20;39:4;73:8,10 <b>location (19)</b> 25:3; 30:9;32:20;36:16; 38:24,25;48:2;51:9; 70:8,10;75:25;76:6, 17,24;77:18;78:6,22; 85:15,16 <b>locations (1)</b> 38:20 <b>locks (1)</b> 56:20 <b>logged (1)</b> 10:14 <b>log-in (2)</b> 10:21;12:3 <b>logos (1)</b> 49:15 <b>loitering' (1)</b> 81:7 <b>lone (1)</b> 73:19 <b>long (4)</b> 10:23;30:1; 35:7;85:20 <b>longer (1)</b> 29:16 <b>look (9)</b> 9:5;35:22; 36:1;53:17;54:12; 65:21;66:1,6;67:23 <b>looked (2)</b> 37:25;43:7 <b>looking (9)</b> 11:12; 12:6;21:25;24:13; 26:22;28:8;35:14; 39:13;84:6 <b>looks (4)</b> 25:21;57:2, 25;59:8 <b>lost (1)</b> 28:15 <b>Lot (25)</b> 8:18;13:19; 14:13;20:25;23:13; 24:18,20;25:3;26:2,4; 63:16,18;64:14;65:4; 70:10;72:7,21;73:8, 17,18;76:6,20,22; 79:23;80:22 <b>lots (7)</b> 47:6;64:13,15, 16;65:6;66:3;68:2 <b>loud (1)</b> 61:16 <b>Louis (8)</b> 15:18;16:1, 12,14;53:18;54:10; 58:4;60:3 <b>lunch (1)</b> 23:18 <b>Lutheran (1)</b> 87:14	<b>M' (2)</b> 52:21,22 <b>mail (6)</b> 81:17,17; 85:15,16,21,21 <b>Main (2)</b> 16:11,17 <b>maintenance (1)</b> 33:11 <b>Major (1)</b> 14:9 <b>majority (1)</b> 57:5 <b>makes (1)</b> 15:17 <b>makeshift (1)</b> 73:15 <b>making (1)</b> 58:22 <b>Malcolm (1)</b> 63:15 <b>management (7)</b> 21:3; 24:2;32:6,11,14,21; 52:16 <b>Manning (1)</b> 32:16 <b>Manning's (1)</b> 32:22 <b>Manual (3)</b> 33:14; 39:21,22 <b>manufacturing (1)</b> 75:15 <b>many (3)</b> 19:24; 22:23;51:25 <b>Map (3)</b> 14:14;18:12, 22 <b>Maps (1)</b> 47:2 <b>mark (5)</b> 18:14,16; 55:3;58:4;60:4 <b>marked (6)</b> 18:19; 20:9;54:25;55:8; 58:14;60:9 <b>marking (1)</b> 54:16 <b>markings (1)</b> 31:5 <b>Marshall (1)</b> 23:10 <b>Martin (1)</b> 65:13 <b>masonry (2)</b> 42:12,19 <b>Massachusetts (1)</b> 37:4 <b>Master (2)</b> 51:6;80:18 <b>Master's (1)</b> 17:1 <b>match (1)</b> 42:24 <b>Mateo (3)</b> 8:17,22; 13:2 <b>materially (1)</b> 78:21 <b>materials (3)</b> 43:5; 59:17;80:6 <b>matter (8)</b> 13:1,9; 68:15;70:2;83:2,6; 86:2,14 <b>maximum (2)</b> 38:5; 39:25 <b>maxing (1)</b> 52:12 <b>may (12)</b> 15:10;22:9; 27:2;40:6,8;43:19; 44:10;48:16;49:11; 56:4;67:2;72:13 <b>Mayor (1)</b> 5:6 <b>mean (1)</b> 84:15 <b>meandering (1)</b> 19:6 <b>means (4)</b> 21:16; 52:11;61:13;76:1 <b>measured (1)</b> 41:7 <b>Mechanic (2)</b> 73:11;	74:3 <b>meet (3)</b> 56:16;74:12; 75:3 <b>meeting (18)</b> 4:11,15, 16;5:1;12:22;13:3; 26:12;38:17;63:10, 23;64:5;69:16;70:2; 80:6,7;83:1;85:7;86:2 <b>meetings (3)</b> 4:18; 81:6;83:25 <b>meets (6)</b> 64:18; 67:10;68:10;72:7; 74:7,23 <b>member (1)</b> 84:12 <b>members (12)</b> 6:13; 14:3;27:2;60:24;64:2, 22;67:2,3;74:22; 79:21;80:13;84:19 <b>mention (4)</b> 27:21; 36:12;39:13;40:9 <b>mentioned (12)</b> 19:10; 20:2;24:19;25:16; 30:23;32:2;37:19,23; 38:23;46:14,22;62:4 <b>met (2)</b> 67:7;85:23 <b>metal (2)</b> 59:2;60:2 <b>method (1)</b> 43:3 <b>Miceli (1)</b> 14:6 <b>middle (1)</b> 59:15 <b>might (4)</b> 28:16; 36:20;57:1;71:25 <b>MILLER (53)</b> 4:14;5:4, 6,9,11,13,15,17,25; 6:2,4,6,8,10;7:11;8:4, 6,8,10,12,14;9:13; 62:11,13,15,17,19,21; 63:12;71:10,12,14,16, 18,20;72:1;86:20,22, 24;87:1,3,5;88:6,8,10, 12,17,19;89:1,2,4,6,9 <b>mind (1)</b> 12:11 <b>minimizing (1)</b> 41:16 <b>minimum (1)</b> 31:12 <b>minorities (1)</b> 73:20 <b>minutes (2)</b> 5:20; 12:12 <b>miscellaneous (1)</b> 47:14 <b>missed (1)</b> 40:6 <b>Missouri (2)</b> 16:14; 53:25 <b>mix (3)</b> 14:22;57:3; 59:1 <b>mixed (5)</b> 13:20; 14:11,18,21;21:5 <b>mixes (1)</b> 57:1 <b>MLUL (1)</b> 52:20 <b>modern (4)</b> 22:15; 26:23;52:1,15 <b>moments (1)</b> 25:17 <b>Monday (2)</b> 22:4; 46:15 <b>monthly (1)</b> 13:2	<b>monument (3)</b> 45:19, 20;49:16 <b>MOORE (71)</b> 6:18; 9:16,20,25;12:8;27:7, 17,23;28:1,4,16,20; 29:7,19;30:7,11,16; 31:12,19;32:5,14,20; 33:2,9,15,20,23;34:2, 8,13,17,20,22;35:6, 13,17;36:10,22;40:9, 13,18,22;41:10,21,23; 42:10,16;43:1;44:12, 21,23;45:10,18,23; 46:1,4,7,10,23;47:8, 13,17;48:3,6,12,19; 53:14;61:22;62:1,5; 63:1 <b>Moorish (2)</b> 73:16; 82:20 <b>morals (2)</b> 76:15; 77:14 <b>more (14)</b> 19:21; 20:12,16;23:21;39:3, 11;40:3;48:23;52:15; 53:4;57:13;65:22; 79:17;86:1 <b>Morrish (3)</b> 69:18; 70:5;83:23 <b>most (4)</b> 39:2;52:21; 54:4;66:10 <b>mostly (1)</b> 54:5 <b>Motion (25)</b> 5:17,21; 6:10;7:13,24;8:14; 12:20,22;61:4,5,11, 13,13;62:21;70:19, 20,25;71:20;72:1; 86:15;87:5;88:1,19, 21;89:9 <b>mounted (1)</b> 26:3 <b>move (6)</b> 33:16;35:9; 57:17;63:5;77:1;83:2 <b>moved (10)</b> 5:21,22; 8:1;61:6,9;62:4;71:3; 86:16;88:2,22 <b>moves (1)</b> 82:23 <b>Moving (10)</b> 13:16; 28:20;29:19;32:5; 40:22;41:2;56:7,12; 85:13;86:2 <b>much (5)</b> 12:10; 37:18;54:9;56:25; 86:4 <b>multi-story (1)</b> 52:5 <b>Municipal (2)</b> 41:1; 48:14 <b>municipalities (1)</b> 37:8 <b>municipality (4)</b> 51:2; 76:2;79:1,5 <b>mute (1)</b> 4:7 <b>muted (2)</b> 10:9;63:8 <b>myself (2)</b> 80:11;83:5
	<b>M</b>			

<p><b>N</b></p> <p><b>N' (1)</b> 66:2  <b>name (9)</b> 4:3;14:5;  64:23;68:24;69:7,9;  72:13;83:8,16  <b>names (1)</b> 16:6  <b>national (1)</b> 84:9  <b>nationally (1)</b> 68:9  <b>natural (2)</b> 74:19;  78:14  <b>nature (4)</b> 21:16;  27:25;51:10;76:3  <b>near (1)</b> 26:13  <b>necessary (8)</b> 30:22;  42:6;48:16;65:19,20;  74:8;80:6;85:4  <b>need (31)</b> 5:20;7:13,  15:12;19:26;14:44;3;  51:11;56:5,13;61:11,  16:62;6:64;12:65;2,  18;66:23;68:24;69:1;  70:19,20,25;71:6;  72:6,20;74:8,25;79:9,  16;86:15;87:23;88:21  <b>needed (2)</b> 40:24;  75:3  <b>needs (2)</b> 4:5;59:12  <b>Negative (2)</b> 50:17;  77:13  <b>neighborhood (4)</b>  73:9,22;84:15,16  <b>neighborhoods (1)</b>  77:1  <b>network (3)</b> 38:2,16;  40:10  <b>New (22)</b> 4:21;5:1;  6:22;16:11,13,17;  17:4;24:23;37:5;  38:9;41:25;43:14;  46:20;54:1,3;64:19;  68:9;72:9,16;79:2,6;  84:20  <b>newspapers (1)</b> 4:23  <b>next (11)</b> 11:4;12:22;  13:2;20:5;45:11;  47:3;50:5;63:6;70:9;  76:20;83:4  <b>nice (5)</b> 24:10;25:7;  52:17,24;89:15  <b>nicely (1)</b> 67:16  <b>night (2)</b> 89:15,17  <b>nights (1)</b> 54:4  <b>nighttime (1)</b> 41:5  <b>NJAC (1)</b> 32:17  <b>NJDEP (1)</b> 48:15  <b>NJDOT (3)</b> 38:18,21;  48:15  <b>NJSA (1)</b> 64:20  <b>Nobody (5)</b> 12:4;  57:21,22;68:15;81:21  <b>Noise (1)</b> 41:3</p>	<p><b>Non-Condemnation (3)</b>  64:12;65:7;66:9  <b>none (10)</b> 7:20;33:18;  37:13;50:9;60:17;  61:3,4;80:23;86:10,  11  <b>nonpayment (1)</b> 78:5  <b>nonresidential (1)</b>  32:8  <b>normal (1)</b> 32:16  <b>normally (1)</b> 24:12  <b>North (13)</b> 14:16;  19:13,17,22;20:17,  21;39:5;51:23;56:9;  59:18;65:4,5,13  <b>northend (1)</b> 59:24  <b>notably (1)</b> 74:2  <b>note (13)</b> 28:9;32:22;  33:3,24,25;34:10;  45:18;46:24;47:3,14;  48:5;66:17;79:17  <b>noted (17)</b> 30:12;  33:10;34:18;47:14;  48:4;62:2;65:5;67:9;  68:4;70:4;72:22;  74:1;75:6;76:20;  77:17;78:21;85:2  <b>notes (3)</b> 25:12;  33:10;34:14  <b>notice (9)</b> 4:14;13:9,  11;64:3,6;65:3;66:5,  7;85:22  <b>noticed (5)</b> 46:3;  59:11;73:23;76:21;  80:13  <b>notices (2)</b> 85:17,18  <b>noting (1)</b> 44:23  <b>number (7)</b> 28:23;  31:24;33:4;48:1;  63:9;71:23;80:22  <b>numbers (1)</b> 66:4  <b>numerous (1)</b> 54:3</p> <p><b>O</b></p> <p><b>O' (5)</b> 66:3,6,7,12;  70:3  <b>O&amp;M (1)</b> 33:14  <b>objections (1)</b> 35:24  <b>objectives (1)</b> 51:24  <b>obsolescence (1)</b>  76:10  <b>obsolescent (1)</b> 75:9  <b>obsolete (2)</b> 74:18;  76:13  <b>obtain (1)</b> 42:6  <b>obviously (1)</b> 44:4  <b>Occupational (1)</b>  41:14  <b>occupied (1)</b> 84:2  <b>occupies (1)</b> 81:22  <b>occupy (1)</b> 84:25  <b>occur (1)</b> 56:20</p>	<p><b>occurred (2)</b> 81:16,23  <b>occurs (1)</b> 58:17  <b>off (3)</b> 57:9;78:12;  81:14  <b>offer (1)</b> 83:3  <b>Office (12)</b> 4:20;22:3;  23:2,5;42:1;46:15;  48:9;56:1,2;58:16,17;  81:20  <b>Officer (1)</b> 47:10  <b>Officer/Administrative (1)</b>  47:10  <b>off-ramp (1)</b> 19:15  <b>off-street (3)</b> 28:10,23;  30:17  <b>old (1)</b> 65:12  <b>old-school (1)</b> 26:21  <b>Olivette (1)</b> 85:25  <b>Omari (1)</b> 5:15  <b>once (6)</b> 20:12;21:18;  22:2,45:15;72:13;  74:3  <b>one (37)</b> 9:2;12:7;  17:17;22:18;24:7;  25:3,6,17;26:9;29:24,  25;30:23;32:24;  33:24;39:21;45:13;  48:9,22;49:13,17,20;  56:8,9;57:3,9;67:9;  70:6,10;72:4;73:19;  74:23;79:15,17;  81:14;84:8,24;88:25  <b>one-way (4)</b> 22:24;  23:5;29:8,13  <b>only (10)</b> 10:24;28:9;  48:22;51:11,17;52:7,  9;57:1,16;73:20  <b>on-ramp (2)</b> 20:18;  38:19  <b>on-site (4)</b> 39:15,25;  40:9;51:16  <b>Open (14)</b> 4:15;7:16,  20;20:2;22:3;25:22;  50:2;52:16;55:23;  56:21;59:10;60:23;  68:16;80:23  <b>Opening (3)</b> 4:12;  18:2;19:11  <b>openings (1)</b> 55:18  <b>operating (2)</b> 81:5,11  <b>operation (2)</b> 21:24;  46:11  <b>operator (3)</b> 43:12;  44:10,25  <b>operators (2)</b> 43:18;  82:20  <b>opinion (1)</b> 50:15  <b>opportunity (1)</b> 16:24  <b>orange (2)</b> 20:22,25  <b>order (1)</b> 61:4  <b>Ordinance (6)</b> 19:8;  33:7;35:5;47:1;51:5;  87:16</p>	<p><b>Ordinances (1)</b> 41:1  <b>organization (1)</b> 85:14  <b>organizational (1)</b>  84:9  <b>orientation (1)</b> 20:15  <b>original (1)</b> 58:11  <b>others (1)</b> 48:16  <b>otherwise (3)</b> 27:13;  32:11;77:13  <b>ours (1)</b> 22:2  <b>out (25)</b> 9:22;23:25;  25:12;26:11;47:18;  49:10;52:12,24;  55:21;57:4;61:16;  63:2;66:25;68:19;  69:20;71:5;73:1;  76:23,25;82:18,20;  85:10,18,21;86:7  <b>outdoor (3)</b> 22:13;  28:6;56:18  <b>outlined (2)</b> 19:3;33:6  <b>outside (9)</b> 21:20;  22:11,14;48:12;  56:10,11,19,21;58:24  <b>outstanding (1)</b> 42:5  <b>outweigh (2)</b> 50:20;  51:13  <b>over (10)</b> 26:13;  27:13;37:8;43:18;  47:21;50:12;51:19;  73:22;80:3;84:19  <b>overall (14)</b> 15:5;  18:13,19,20;1:21,4;  22:16;26:19,24;  28:22;37:20;38:2;  42:17;51:15,16  <b>overcrowding (1)</b>  76:10  <b>overhead (2)</b> 30:2;  58:24  <b>overlaid (2)</b> 20:11,12  <b>Overlay (3)</b> 14:17,24;  51:23  <b>over-park (1)</b> 50:23  <b>over-parked (1)</b> 51:1  <b>own (1)</b> 43:19  <b>owned (1)</b> 75:21  <b>owner (1)</b> 78:8  <b>owners (2)</b> 73:1;82:20  <b>owners' (1)</b> 19:5  <b>ownership (1)</b> 77:6</p> <p><b>P</b></p> <p><b>P' (3)</b> 66:6,7;72:19  <b>PA (2)</b> 69:10;83:19  <b>package (5)</b> 43:19;  44:11,13,15;45:24  <b>packet (1)</b> 54:19  <b>page (6)</b> 27:19;28:20;  34:13;38:3;41:2;48:8  <b>pages (2)</b> 20:16,17  <b>paid (2)</b> 82:6,16</p>	<p><b>pair (1)</b> 56:8  <b>panel (3)</b> 59:2,3,4  <b>panels (1)</b> 60:2  <b>papers (1)</b> 23:19  <b>paraphernalia (2)</b>  84:21;87:22  <b>parcel (8)</b> 14:12;19:1,  4,14,17,19;25:21;  76:8  <b>parcels (3)</b> 65:15;  66:17;68:6  <b>park (1)</b> 56:10  <b>parked (1)</b> 39:25  <b>parking (32)</b> 8:20;  20:25,25;22:14;23:3,  13;24:17;25:3;26:2,4;  28:11,23,25;29:3,4,  12,14,21;31:22,25;  32:2;37:20,21;39:14,  14,21;40:1,3;48:1;  49:2,10;50:23  <b>part (5)</b> 12:23;28:22;  36:21;40:6;44:5  <b>particular (1)</b> 68:2  <b>particularly (2)</b> 31:23;  76:24  <b>partner (1)</b> 17:8  <b>Patterson (5)</b> 10:10;  11:6,8,13;12:15  <b>pavement (2)</b> 31:5;  51:15  <b>pay (2)</b> 81:18,24  <b>paying (3)</b> 81:12;  82:14,15  <b>PE (3)</b> 6:18;15:25;  16:1  <b>peak (2)</b> 38:5,11  <b>people (7)</b> 10:5;  56:10;57:24;76:25;  81:8;82:13;86:18  <b>Per (15)</b> 28:21;29:19,  23;30:19;31:3,13,24;  32:7,17;42:16;44:11;  49:16,17;51:1;52:13  <b>percent (8)</b> 24:11;  25:18;32:10,10;  38:13;52:8,10,11  <b>Perfect (1)</b> 48:11  <b>perfectly (1)</b> 15:2  <b>performed (1)</b> 67:6  <b>period (2)</b> 75:24;  78:11  <b>permit (3)</b> 38:22,22;  44:8  <b>permits (1)</b> 42:6  <b>permitted (2)</b> 14:23;  28:5  <b>person (1)</b> 12:16  <b>pertaining (1)</b> 29:16  <b>Philadelphia (4)</b> 4:23;  69:10;83:18;84:20  <b>Philly (2)</b> 81:18,24  <b>PL (1)</b> 79:3</p>
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<p>place (1) 32:1 placed (1) 22:11 Plan (55) 8:17;13:17; 14:9,17,23;15:3;19:9, 13,23;20:8,10,11,12; 22:16;23:12;25:8,11; 26:17;28:21;29:5,12, 20,21;31:3,13;33:11; 34:15,25;35:2,5,22; 36:2;42:14,16,25; 43:22;44:2,47:19; 49:12,17,21;50:2; 51:5,6,23;52:2,8,13, 17,24;53:6;55:10; 63:15;79:7;80:19 planner (7) 17:4,19, 22:26;10:68;9,10; 72:15 Planning (26) 4:2,10, 16;5:19;6:13;16:24; 25:25;42:3;48:13; 50:15;51:7,14,22,24; 53:8,12;60:22,24; 64:23,24;68:22; 72:14,17;74:24; 79:19;87:22 plans (12) 15:9;21:4; 31:9,15,17;35:20; 46:24;47:9;50:4; 55:12;60:12;80:2 planting (5) 24:12; 25:20;34:22,24;35:10 plantings (1) 25:18 Please (20) 4:7;6:14; 8:24;12:17;13:1; 15:23;27:4,6;61:5; 62:10;63:2;68:18; 69:2,7;71:7;83:11,16; 85:24;86:19;88:25 plus (1) 40:1 pm (7) 22:1,4,6;41:5, 7;46:14,15 pm* (1) 89:20 point (7) 38:22,25; 44:12;52:2,24;57:14; 84:10 pointed (1) 26:11 points (1) 73:4 poles (1) 26:2 police (1) 81:10 policies (1) 40:15 polygon-shaped (1) 19:2 ponds (1) 32:21 poor (1) 9:21 pop (2) 12:12;67:22 portion (3) 21:9; 70:19;86:12 portions (1) 76:2 Positive (2) 50:17; 51:2 possess (1) 75:9 possibly (1) 49:3</p>	<p>Post (2) 4:22;81:19 posting (1) 4:19 potential (2) 23:4;44:5 potentially (5) 24:14; 44:6;45:17;52:13; 77:10 Power (1) 65:9 PP (2) 6:17;15:25 preapplication (1) 38:17 Preliminary (8) 8:16; 13:17;14:8;63:14; 64:11;72:4,19;79:22 prepare (1) 37:19 prepared (2) 18:12,22 prescribed (1) 79:4 Present (10) 5:8,12, 14;10:11;20:4;54:10; 82:16;84:12,22;85:3 presentation (6) 18:14;20:14;26:10; 50:11;60:16;79:15 presented (2) 50:9; 86:15 presenting (3) 54:25; 64:20;68:20 Preservation (1) 42:1 presumed (2) 77:12; 78:11 presumptuous (1) 43:16 pretty (3) 17:7;56:17, 25 previously (3) 53:20; 55:1;75:14 primarily (2) 14:19; 39:10 PRIME (51) 13:22,23; 14:1,5,6;15:17;16:12, 19;17:7,10,14,20; 18:1,10,15,16;20:1,6; 26:24;35:24;36:5,18, 23;37:11;40:21;43:7, 9;45:1,5;50:5,10,12; 53:10,15,20;54:6,8,9, 15,20,24;55:5;58:4,7, 10;60:3,10,13,18; 62:24;63:3 principal (5) 42:18,21, 25;87:20,21 Principals (1) 79:20 principle (1) 45:2 print (1) 49:2 prior (3) 42:7;75:24; 80:6 private (1) 76:4 privilege (1) 54:2 probably (1) 73:19 problem (12) 12:19; 17:25;28:16;32:23; 34:8;36:7;37:16; 43:11;47:7;54:8; 64:1,81:22</p>	<p>proceed (1) 11:1 proceeding (1) 38:21 process (6) 12:23; 41:24;48:7;63:2; 79:25;83:3 Products (2) 87:20,21 professional (10) 14:1;15:7;17:3,4,18, 22;37:5;50:15;60:20; 68:8 professionals (1) 6:13 project (8) 14:25; 15:4;20:3;26:15; 27:15;51:22;53:5; 72:25 Promise (1) 6:23 prong (1) 25:24 prongs (1) 24:3 proof (2) 67:11;85:23 proofs (2) 53:12; 74:12 proper (2) 67:6;77:5 properly (1) 80:13 properties (6) 65:8; 66:16,17;68:7;70:6; 75:3 property (35) 6:25; 14:14;18:25;19:2,5, 10,11,14;20:1,19,20; 22:17,19;24:1,10,21; 26:6,13;39:1,5;41:7; 47:21;51:25;70:4; 73:2,7,8,9;74:22; 77:6,20;78:8;82:1; 83:23;85:19 proposal (2) 14:10,18 propose (2) 49:4;51:9 proposed (25) 14:21; 18:3,3;27:21,21;30:3, 19;31:6,14;37:22,25; 38:4,18,20,24;40:1, 15;42:11,17;43:2; 45:19,21;46:7;49:13; 73:3 proposing (15) 6:24; 8:18;13:19;18:5; 21:5;26:1,25;28:11, 17;29:3;39:18;49:20; 52:7,9;63:17 prospective (1) 37:24 protect (1) 41:18 Protection (2) 41:14, 25 provide (11) 15:9; 28:22;30:2,13;31:10, 25;39:2;42:22;43:3; 53:21;65:19 provided (15) 4:15; 7:5;15:8;25:2,10; 29:11;31:9,21;35:3; 42:12,20;43:6;45:12; 46:8,10 provides (2) 29:25;</p>	<p>51:3 providing (4) 24:2; 25:13;28:11;39:14 Public (21) 4:16;7:5, 16,21,21;13:1,11; 27:2;51:4;60:23,25; 64:3;68:16;70:18; 74:17;75:20;77:11, 23,25;80:23;86:11 publicized (1) 5:2 public's (1) 77:22 published (2) 39:19, 20 pull (2) 56:10,21 purely (2) 55:20; 57:23 purpose (4) 4:20; 52:20;65:10;79:11 purposes (8) 18:14; 20:14;32:8;52:20; 60:3;65:22;74:9; 75:15 pursuant (6) 28:24; 29:9;79:2,10,12,20 put (8) 11:3;16:7; 48:24;56:21,22; 63:24;68:25;77:3</p>	<p>read (4) 25:12;61:20, 20;78:25 Reading (1) 4:12 real (3) 50:13;55:11; 77:6 really (6) 23:18; 24:14;25:7,22;52:17; 81:9 Realty (2) 13:17;14:7 rear (3) 8:21;24:9; 49:7 reason (3) 23:1; 75:25;76:9 recap (1) 61:17 receive (2) 4:24;82:10 received (4) 69:15; 82:8,14;85:17 receiving (1) 81:17 recent (1) 68:5 recently (1) 54:4 receptacle (1) 23:19 recharge (1) 24:5 recitation (1) 80:15 recited (1) 65:1 recognize (1) 63:6 recommend (9) 17:23; 37:14;66:21,21;71:1; 74:24;82:18,25;85:13 recommendation (2) 70:21;80:17 recommendations (1) 33:19 record (28) 13:12; 16:6;18:13,19,24; 27:10;36:25;43:21; 55:4;60:4;63:9,24; 64:23;67:7;68:25; 69:8;72:13;73:5,7; 74:12,15;75:6;77:3; 79:1;81:14;82:6; 83:17,22 recorded (1) 82:9 records (3) 77:19,23, 24 redeveloped (1) 52:1 Redevelopment (59) 14:17,23;15:3;19:9, 13,23;24:1;25:8,9,21; 28:21;29:5,20;31:3, 13;34:25;35:5;42:16, 25;44:2;47:19;49:12, 17,21;51:23;52:2,8, 13,24;53:6;64:12,19; 65:2,7,11,16,18,22; 66:23;67:8,10,12; 68:12;72:6,20;73:3; 74:7,9,11,14,25;75:3, 22,22;79:10,17;83:1; 85:8;86:1 reduce (1) 51:15 reduced (1) 39:16 reducing (1) 29:2 reference (5) 40:24;</p>
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57:12;68:15;80:22; 86:13 <b>referenced (2)</b> 55:15; 58:23 <b>referring (2)</b> 27:17; 87:16 <b>refers (1)</b> 70:3 <b>refuse (1)</b> 39:8 <b>refute (1)</b> 78:1 <b>regarding (12)</b> 7:6; 31:21;34:11;46:11; 67:3;72:25;75:20; 80:2;82:18;83:2,5; 86:2 <b>regular (3)</b> 4:10,18; 17:7 <b>Regulating (1)</b> 87:18 <b>regulation (1)</b> 79:20 <b>Regulations (2)</b> 41:4, 15 <b>relates (1)</b> 60:16 <b>relationship (2)</b> 7:19; 50:9 <b>relief (2)</b> 50:14,16 <b>rely (1)</b> 39:3 <b>remainder (3)</b> 21:11; 26:5;56:7 <b>remaining (2)</b> 48:1; 56:25 <b>remains (1)</b> 75:23 <b>Remington (1)</b> 27:18 <b>remote (1)</b> 25:3 <b>remoteness (1)</b> 76:1 <b>remove (1)</b> 31:19 <b>removed (2)</b> 47:18,21 <b>rendered (1)</b> 25:11 <b>Rendering (4)</b> 20:9, 11;25:11;42:23 <b>renderings (1)</b> 42:19 <b>renewed (1)</b> 53:25 <b>repair (1)</b> 73:15 <b>report (6)</b> 22:12; 33:11;38:4;79:22; 80:12,12 <b>reportedly (1)</b> 78:5 <b>reports (1)</b> 15:9 <b>represent (1)</b> 14:6 <b>representations (1)</b> 18:2 <b>represents (1)</b> 38:8 <b>request (6)</b> 12:13; 29:4,15;30:22;35:25; 64:4 <b>requested (2)</b> 30:4; 31:16 <b>requesting (3)</b> 34:23; 35:8,17 <b>requests (1)</b> 33:19 <b>required (15)</b> 13:11; 28:10,13,18,23,25; 29:2,24;31:13;34:9; 39:15;44:18;56:16; 63:19;64:6	<b>Requirements (7)</b> 27:19;28:9;29:9; 40:24;47:4;51:20; 85:22 <b>reserved (1)</b> 4:20 <b>residential (2)</b> 39:4; 41:7 <b>Resolution (7)</b> 4:17; 26:16;27:14;36:1; 44:5;75:25;87:16 <b>Resolutions (3)</b> 87:8, 10;88:1 <b>respects (1)</b> 17:24 <b>respond (3)</b> 27:5; 68:19;80:24 <b>responded (1)</b> 88:24 <b>response (1)</b> 27:10 <b>rest (1)</b> 55:25 <b>restroom (2)</b> 56:3,4 <b>restrooms (3)</b> 55:20, 22;56:6 <b>resulting (1)</b> 77:9 <b>retail (21)</b> 22:9,21; 23:15,22;27:20,21; 28:4,5,6,6,7;31:23; 32:2;39:9,24;45:12, 13,16;46:12,12;87:19 <b>retention (1)</b> 24:17 <b>review (11)</b> 27:8,9; 38:24;44:6,7,8;48:20; 64:10;66:25;72:4; 87:15 <b>reviewed (3)</b> 23:9; 39:6;44:7 <b>revise (2)</b> 31:2,17 <b>revised (6)</b> 31:10,15; 32:12,16;47:9;59:13 <b>revisions (1)</b> 79:13 <b>ribbed (1)</b> 60:2 <b>ribbing (1)</b> 59:3 <b>right (40)</b> 4:12;6:14; 9:5,7;10:2;11:5;12:1, 5,18;15:23;19:17; 20:18;23:12;28:20; 30:16;33:2,20;35:6; 43:22,25;45:10;48:6; 49:8,10;50:7;57:4; 58:17,18,20,25;59:14, 21;60:24;61:16; 65:16;66:5;69:2,22; 73:16;83:11 <b>ripe (1)</b> 65:22 <b>rise (1)</b> 38:14 <b>Road (3)</b> 16:14;87:11, 12 <b>roadway (3)</b> 38:2,16; 40:10 <b>roadways (2)</b> 36:16; 41:18 <b>robust (1)</b> 25:8 <b>Roll (9)</b> 5:3,24;8:3; 62:10;71:10;86:18, 19;88:5,25	<b>Rollins (1)</b> 63:15 <b>roll-up (2)</b> 56:19; 59:21 <b>room (3)</b> 12:5,7,9 <b>roughly (1)</b> 14:12 <b>roughness (1)</b> 32:16 <b>Route (1)</b> 19:15 <b>run (1)</b> 22:8 <b>rundown (1)</b> 60:12 <b>run-down (1)</b> 55:12 <b>running (2)</b> 46:20; 81:9 <b>runoff (1)</b> 32:7 <b>Rutgers (1)</b> 17:2 <b>RVE (1)</b> 41:23	<b>Security (1)</b> 22:10 <b>seeing (15)</b> 54:14; 55:14,25;56:18;58:2, 15,19,22,24;59:17,20, 21,23;61:4;86:10 <b>seeking (2)</b> 26:12; 43:20 <b>self-storage (26)</b> 14:20,22;17:11; 21:10,11,22;22:8,13, 22,23;23:2,16;31:22; 38:1;39:10,24;43:2, 13;45:6;46:11,13; 54:5;56:2,8;57:2; 58:17 <b>send (2)</b> 66:24;82:13 <b>sending (4)</b> 81:20; 82:12;85:5,21 <b>sense (2)</b> 15:17;57:13 <b>sent (1)</b> 66:25 <b>sentence (1)</b> 47:3 <b>separate (1)</b> 45:13 <b>separately (1)</b> 38:1 <b>September (3)</b> 63:23; 64:5,9 <b>serious (2)</b> 73:23; 85:18 <b>served (1)</b> 80:13 <b>service (6)</b> 22:19; 23:14;24:24,25; 28:15;51:12 <b>served (1)</b> 39:10 <b>servicing (1)</b> 24:20 <b>serving (1)</b> 77:11 <b>set (8)</b> 15:8;21:17; 25:10;45:16;56:19; 64:18;72:8;82:25 <b>several (2)</b> 40:23; 52:20 <b>SEWALD (80)</b> 15:19, 25;16:9,9,20,23; 17:13,18,24;18:7,11, 21;20:7,10;27:16,22, 24;28:3,14,19;29:6, 18;30:6,10,15;31:11, 17;32:4,13,19,23; 33:8,13,18,22;34:1,6, 12,16,21;35:1,12,16, 18;36:25;39:7,13; 41:9,20,22;42:9,15, 22;43:7,11;44:16,22; 45:1,4,15,22,25;46:2, 6,9,17;47:7,12,16,22; 48:11,17,25;49:11, 25;50:3,18;53:10,11; 59:11 <b>Sewald's (1)</b> 17:14 <b>SEWLAD (1)</b> 34:19 <b>shade (1)</b> 25:13 <b>shall (12)</b> 27:20;28:4, 22;29:22;30:1,17; 31:5;41:3,12;42:17; 43:3;79:8	<b>shaped (2)</b> 19:11,14 <b>shaping (1)</b> 53:2 <b>Share (2)</b> 65:23;67:15 <b>shared (2)</b> 18:8;22:20 <b>Sheet (11)</b> 18:12,18, 23;20:11;30:24;31:1; 58:8,10,13;60:4,8 <b>shift (1)</b> 31:24 <b>shining (1)</b> 26:22 <b>shipped (1)</b> 81:18 <b>shop (1)</b> 73:15 <b>Shops (1)</b> 87:18 <b>shortly (1)</b> 14:24 <b>show (7)</b> 36:2;53:17; 54:11,11;55:19,20; 63:12 <b>showed (1)</b> 20:13 <b>showing (2)</b> 43:23; 55:4 <b>shrubs (3)</b> 25:14,15, 19 <b>shut (2)</b> 78:12;81:14 <b>shut-off (2)</b> 77:18;78:6 <b>Siddhartha (1)</b> 87:12 <b>side (20)</b> 18:8;19:17, 17;20:18;21:15; 22:17;23:3;49:1,3,6; 56:9,9;57:23;59:12, 13,17,20,24;60:25; 76:21 <b>sidewalk (3)</b> 31:7,14; 47:19 <b>sidewalks (3)</b> 26:14; 31:4,13 <b>sign (16)</b> 43:1,4; 44:11,13,15,17;45:9, 11,17,19,20,24;49:12, 16,17;59:11 <b>signage (5)</b> 43:19,22; 44:2;45:7;49:5 <b>signature (2)</b> 47:8,9 <b>significant (4)</b> 25:20; 38:8,12,15 <b>signs (4)</b> 48:24,24; 49:10;81:7 <b>similar (4)</b> 18:23; 59:19;66:8;77:7 <b>Simpson (1)</b> 85:25 <b>single-unit (1)</b> 39:11 <b>Site (39)</b> 8:17;13:17; 14:9,25;18:2;20:8,10, 11;22:16;23:12,24; 25:2,11,25;26:25; 31:8,24;33:6;36:14; 37:22;39:2,6,12,23; 40:3,14;42:5,7;43:18; 47:13;50:23;63:15; 65:12,13,14;76:16, 17;84:7,20 <b>sites (2)</b> 41:17;74:2 <b>situated (1)</b> 14:14 <b>situation (1)</b> 51:8 <b>six (1)</b> 37:6
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<p>sixth (1) 39:21 size (3) 19:12;43:24; 57:7 sized (1) 57:3 skip (1) 27:13 sky (1) 59:5 slab (1) 55:21 slash (1) 48:2 slight (1) 55:19 small (3) 23:19;24:7; 56:1 smaller (1) 52:15 Smart (2) 74:20;79:19 Smoke (1) 87:18 social (2) 77:13;84:3 Socka (1) 11:12 soil (4) 40:25;42:2; 48:14;76:3 Solutions (1) 87:12 Somebody (1) 56:20 someone (2) 4:5; 80:24 sorry (9) 4:5;9:20; 28:14;43:7;47:23; 51:3;71:21;80:10; 89:11 sound (2) 41:4;43:16 Sounds (1) 18:17 sources (1) 41:16 South (6) 6:25;19:18; 20:17;49:3;56:9;58:3 southern (4) 23:2; 65:5;66:10;13 south-facing (1) 58:16 southside (1) 58:20 space (33) 14:19; 20:3;21:14;22:13,21, 22:23;5:29;24:25,25; 30:3,8,20,25;31:1,23; 45:3,16;48:2;49:23; 50:2;51:18;52:16; 55:15,17,21,23;56:1, 8,21,22;58:21;75:11 spaces (18) 21:1; 23:3;28:12,12,13,17, 23,25;29:2,2,3,12; 39:15,16,18;40:1; 48:1;56:15 speak (4) 68:23; 72:23;77:21,22 SPEAKER (2) 68:21; 83:8 specific (4) 20:3; 43:25;44:24;76:24 specifically (6) 33:12, 25;34:15;47:15; 52:21,22 specify (1) 27:20 speculative (2) 21:16; 27:24 speed (1) 27:11 spread (1) 26:2 Springfield (1) 53:24</p>	<p>sprinkled (1) 57:6 squalls (1) 68:6 square (8) 21:7,18; 49:18,23;55:16; 63:18,19;73:9 St (1) 16:14 staff (2) 6:13;60:20 stagnate (1) 77:9 stairs (1) 56:16 standard (5) 26:18; 36:3;50:20;51:1;75:4 standards (7) 29:22; 41:12;44:17;45:8; 47:1;52:25;53:6 standing (2) 17:5;37:7 standpoint (5) 23:12, 23;51:7;52:3;59:16 start (2) 81:2;82:14 starting (2) 22:17; 27:19 starts (1) 10:17 State (14) 17:4;24:3; 35:10;37:5,9;42:1; 54:1;64:19;68:12; 69:7;72:8;83:16,21, 22 stated (7) 7:25;15:2; 49:22;63:21;72:10; 77:24;79:14 Statement (2) 4:12; 42:8 statements (1) 82:5 states (2) 37:6;41:13 station (2) 19:19; 39:17 statute (6) 24:3;67:9; 74:7,11;79:11;85:22 statutory (2) 64:18; 72:8 step (1) 76:21 Steven (1) 5:6 Still (2) 63:15;81:10 storage (4) 22:13,23; 56:22;57:24 Storefront (1) 55:18 stores (2) 28:6;87:18 stories (2) 52:6,7 storm (1) 78:18 stormwater (11) 21:3; 24:2;32:6,11,14,15, 21,24,25;33:5;52:16 Street (37) 16:11,17; 19:16,18,24;20:18, 20;21:16;23:16;24:8, 16,22,23;26:5;30:19, 21,21;49:2,5;65:13; 66:14,15,15;69:10; 70:5;72:23;73:10,10, 11,12,13,14,16;74:3, 6;82:12;87:13 Street/Admiral (1) 31:7 streets (3) 19:7;31:4;</p>	<p>39:4 strident (1) 74:11 strike (1) 47:4 striped (1) 56:10 striping (1) 31:6 structure (1) 26:7 structures (1) 26:23 Study (13) 64:12,18; 65:10;66:18,22;67:7, 10;72:6,7,22;73:5; 77:2;78:23 stuff (2) 56:22;81:11 style (1) 26:21 subdivision (2) 47:5,5 subject (6) 5:1;14:16; 39:5;65:3;70:2;74:22 Submission (2) 47:1; 60:7 submit (1) 44:15 submittal (1) 58:11 submitted (4) 54:18, 21;55:2;80:4 submitting (3) 17:18, 21;44:13 substandard (1) 75:8 substantial (3) 24:21; 51:3,4 sufficient (4) 40:3; 79:8;80:4,11 suggests (1) 39:22 summarize (1) 74:13 summarized (2) 38:3; 48:18 summary (4) 26:24; 47:17;53:8;79:22 summer (1) 89:18 Sunday (2) 22:5;84:2 SuperFund (1) 65:14 supplemental (2) 44:3,7 support (2) 78:1; 80:17 suppose (1) 11:21 sure (8) 7:15;10:1; 12:25;30:17;35:7; 67:20;84:21;87:9 surrounding (4) 25:6; 36:15;73:12;77:15 surveys (2) 67:5;68:4 swear (3) 15:12,14; 69:1 Swearing (1) 6:12 switch (1) 10:1 sworn (5) 10:5,17; 16:20;36:23;53:20 sworn/affirmed (2) 6:19;16:2 synagogue (1) 73:14 synopsis (1) 53:22 System (2) 32:7,15 systems (1) 22:10</p>	<p><b>T</b>  Table (2) 38:3;43:23 talk (2) 68:16;79:24 talked (1) 50:21 talking (3) 9:22;55:23; 59:11 tall (4) 21:13;49:19; 52:3,5 Tax (9) 14:14;65:19; 66:10,11;68:2;70:3,7; 78:4;79:11 TEAMS (2) 4:4;12:10 tech (1) 65:25 technique (1) 52:23 Temple (7) 17:1; 69:18;70:5;72:24; 73:17;82:21;83:24 temporary (1) 51:17 ten (2) 52:6;75:24 tenant (2) 44:1,9 tenants (7) 21:17,21; 22:21;23:15,22; 49:14;56:4 termed (1) 38:12 terms (3) 59:3;73:3; 74:11 testified (6) 6:19;16:2, 21;54:3;69:5;83:14 testify (3) 16:24; 42:24;43:20 testimony (10) 14:24; 15:10;16:8;30:14; 31:21;35:21;36:19; 46:10;50:22;60:19 texturing (1) 59:3 Therefore (5) 4:2; 28:24;86:11;87:23; 88:20 therein (1) 77:7 thereof (3) 4:19,22,25 therewith (1) 80:19 third (3) 47:22;56:14; 57:15 Thomas (2) 5:15; 63:12 though (1) 30:25 thought (2) 36:20; 85:4 three (8) 14:1;15:7, 13;24:2;27:19;28:12, 15;43:18 threshold (2) 38:10,14 throughout (7) 25:2, 19;26:2,6;37:9;43:14; 76:25 Thus (3) 29:12,23; 78:10 times (2) 76:17;81:6 title (1) 77:6 Tobacco (6) 87:18,20, 20,21,21,22</p>	<p>TOD (4) 14:16;15:3; 19:13;28:5 today (7) 23:24; 63:10;68:2;76:18,19; 77:21;84:13 today's (1) 18:23 together (1) 56:6 told (3) 12:2;78:7; 79:25 tomorrow (1) 83:4 ton (1) 15:17 tonight (11) 11:21; 13:1,13;20:3;54:25; 64:7,8;66:12;67:25; 70:2;83:3 tonight's (2) 18:14; 20:14 took (3) 35:21;47:18; 48:5 top (6) 20:16,20; 25:11;58:3;59:15,15 topography (1) 76:3 tornado (1) 78:18 total (3) 28:13;51:19; 77:4 touch (2) 40:5;82:13 Tough (1) 86:18 towards (2) 26:13; 59:19 tower (1) 73:13 Township (2) 11:8; 12:16 Traffic (16) 16:17; 29:9;36:11,19;37:2,8, 15,19,21;38:7,8,12, 15;40:11,19;50:25 transform (1) 14:25 Transit-Oriented (1) 14:15 transmitting (1) 4:22 Transportation (2) 38:10;39:20 trash (6) 23:14,17,20; 42:11,12;76:21 treatments (1) 57:23 trees (2) 25:13,13 trip (1) 37:24 trips (2) 38:5,11 truck (1) 39:8 trucks (2) 51:12;56:11 trust (1) 85:11 try (4) 9:4;27:11; 84:21;85:10 trying (1) 10:1 turn (4) 50:12;59:6; 77:22;80:3 Tuvel (1) 14:6 twice (1) 84:1 two (16) 4:22;10:9; 14:21;24:6,10;28:12; 29:2;39:18;43:18; 47:18,21,25;48:4; 56:16;80:7;81:6</p>
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<p><b>two-acre (1)</b> 14:12  <b>two-way (2)</b> 22:19; 29:9  <b>type (4)</b> 27:20;28:5; 30:13;31:25  <b>types (2)</b> 74:12;85:17  <b>typical (2)</b> 57:2,8  <b>typically (2)</b> 27:7;56:5</p>	<p>12;66:1;67:14,22; 68:16;76:19;81:7; 82:16,23;83:1;84:18, 21;86:9  <b>updated (1)</b> 36:2  <b>up-front (1)</b> 23:15  <b>upon (3)</b> 76:19;80:13, 14  <b>upper (1)</b> 57:2  <b>upwards (1)</b> 52:6  <b>Urban (5)</b> 6:23;74:19; 78:24;79:3,6  <b>use (30)</b> 13:20;14:11, 18,21,23;17:6;21:5; 27:20,21;28:4,5; 32:16;46:12,12; 49:23;53:4;55:24; 56:3,4;65:18,23; 66:19,23;72:21;75:1, 2,14;76:13;78:11; 84:22  <b>used (4)</b> 73:20;75:14; 83:23;84:4  <b>useful (1)</b> 77:10  <b>users (1)</b> 45:6  <b>uses (5)</b> 22:10;28:21; 38:1;51:10;73:24  <b>utilities (9)</b> 23:25; 24:19;33:21,25; 48:15;77:18;78:5,12; 81:4  <b>utility (3)</b> 24:23;34:10, 15  <b>utilization (1)</b> 77:5  <b>utilize (1)</b> 84:25  <b>utilized (1)</b> 82:22</p>	<p>50:19;52:19;61:21; 62:2  <b>various (6)</b> 41:16; 51:24;61:20;74:2; 76:17;77:1  <b>varying (1)</b> 60:2  <b>vehicle (1)</b> 39:17  <b>vehicles (6)</b> 36:13,14; 39:8,9,11,25  <b>ventilation (1)</b> 76:11  <b>verify (2)</b> 29:15;81:13  <b>Vernick's (1)</b> 27:18  <b>vertical (1)</b> 59:6  <b>via (1)</b> 22:2  <b>vibrant (1)</b> 15:1  <b>Victor (1)</b> 5:6  <b>Vid (2)</b> 10:9;11:21  <b>view (2)</b> 53:3;84:10  <b>viewer (1)</b> 4:4  <b>virtual (1)</b> 4:10  <b>visit (2)</b> 76:17,19  <b>visits (2)</b> 68:5;76:16  <b>vital (1)</b> 84:15  <b>volumes (1)</b> 40:11  <b>vote (1)</b> 26:16</p>	<p>60:8;78:16  <b>wide (1)</b> 30:1  <b>width (7)</b> 29:13;30:4, 8;31:15;47:19;51:9, 19  <b>widths (1)</b> 29:8  <b>William (1)</b> 87:11  <b>WILLIAMS (54)</b> 4:6; 6:17;7:3,9,15,22,25; 8:23;9:1,4,8,9,12,14, 19,24;10:6;11:10,16, 24;12:6;13:6;14:4; 61:1;62:7,25;63:5,13; 64:22,24;66:2,5; 67:15,20,24;68:17, 22;69:22;70:1,17; 71:23;72:9,12,14; 80:25;81:13,25;82:3, 7,17;85:9,12;86:5,8  <b>Williams' (1)</b> 80:15  <b>willing (1)</b> 68:19  <b>Wilson (29)</b> 8:23,25; 9:2,5,7,10;10:4,7,8, 13,20,24;11:6,11,14, 22;12:2,11,14;13:13, 15,18;14:13,16; 19:13;31:7;38:19; 49:4;51:23  <b>windows (4)</b> 57:17; 58:23;60:1;76:18  <b>withdraw (2)</b> 26:14; 35:25  <b>within (22)</b> 6:25; 14:14;19:12,22; 24:17,22;25:10; 50:19;51:24;66:18; 67:3,12;70:7;72:22, 24;73:12,22;74:6; 75:1;76:15;78:24; 79:12  <b>without (6)</b> 11:1,14; 39:3;50:16;65:18; 66:23  <b>witness (4)</b> 15:12; 16:19;50:5;53:16  <b>witnesses (2)</b> 14:2; 15:8  <b>word-for-word (1)</b> 33:12  <b>work (4)</b> 6:24;10:16; 17:7;74:1  <b>worker (1)</b> 41:19  <b>working (4)</b> 24:25; 41:24;53:5;75:12  <b>works (1)</b> 36:9  <b>worries (1)</b> 55:6  <b>worry (1)</b> 67:19  <b>writing (1)</b> 34:4</p>	<p><b>Y</b></p> <p><b>yard (1)</b> 73:16  <b>year (2)</b> 4:18;78:6  <b>years (3)</b> 73:22; 75:24;81:6  <b>yellow (3)</b> 19:3,3; 56:18  <b>Yep (1)</b> 58:6  <b>yes' (1)</b> 89:13  <b>YMCA (1)</b> 73:18  <b>YMCAs (1)</b> 73:19</p>
<p><b>U</b></p> <p><b>ultimately (1)</b> 15:4  <b>unchanged (3)</b> 55:2; 58:11;60:7  <b>under (12)</b> 4:3;12:15; 28:5;34:10,14;47:14; 66:12,22;67:8;72:18; 75:7,13  <b>underground (1)</b> 24:17  <b>underlying (3)</b> 28:24; 35:5;51:20  <b>underneath (1)</b> 36:4  <b>underpinnings (1)</b> 73:6  <b>undertaking (1)</b> 77:8  <b>underutilization (3)</b> 68:7;74:18;77:4  <b>underutilized (2)</b> 14:25;20:2  <b>UNIDENTIFIED (2)</b> 68:21;83:8  <b>unimproved (1)</b> 75:23  <b>unique (1)</b> 19:14  <b>uniquely (1)</b> 19:11  <b>unisex (1)</b> 56:2  <b>unit (4)</b> 56:21,23;57:1, 7  <b>United (1)</b> 41:13  <b>units (9)</b> 23:7;56:18, 19;57:3,5,6,22;58:25; 59:22  <b>University (4)</b> 17:1,2; 37:4;53:24  <b>unless (3)</b> 15:12; 32:10;35:23  <b>unload (1)</b> 56:11  <b>unmute (6)</b> 8:23;9:10; 10:6;71:24;80:11; 88:13  <b>unoccupied (1)</b> 84:4  <b>unproductive (1)</b> 77:9  <b>unresponsive (1)</b> 78:9  <b>unsafe (1)</b> 75:8  <b>unsanitary (1)</b> 75:8  <b>untenable (1)</b> 75:18  <b>unwholesome (1)</b> 75:11  <b>up (29)</b> 7:16,20; 11:11;14:21;23:22; 44:10;45:16;48:24; 49:14;54:15;56:10, 13,21;59:9;61:2;63:9,</p>	<p><b>V</b></p> <p><b>vacant (15)</b> 14:12; 19:19,21;20:2;23:24; 24:20;49:8;51:25; 65:15;66:16;68:7; 73:17;74:17;75:20,23  <b>Vacation (1)</b> 87:14  <b>valuable (1)</b> 77:10  <b>value (1)</b> 78:20  <b>vandals (1)</b> 73:25  <b>VANDELOECHT (16)</b> 15:21;16:1,13;53:19, 23;54:13,17,22;55:1, 9;58:6,8,12,15;60:6, 11  <b>vans (1)</b> 56:12  <b>variance (18)</b> 26:12, 15;28:10;29:4,8,15; 30:4,22;31:16,20; 35:20,25;39:14; 44:18,20;45:9;50:14, 15  <b>variances (12)</b> 30:12, 13;34:24;35:8;43:21; 44:3;47:18;48:4;</p>	<p><b>W</b></p> <p><b>waiting (5)</b> 10:23; 12:4,7,9,11  <b>waivers (4)</b> 30:12; 34:23;47:18;48:7  <b>Walker (17)</b> 5:7,8;6:2, 3;8:6,7;62:13,14; 71:6,12,13;86:22,23; 88:8,9;89:2,3  <b>walks (1)</b> 31:9  <b>wall (1)</b> 45:16  <b>wall-mounted (1)</b> 26:7  <b>wants (2)</b> 68:15;80:24  <b>Waste (1)</b> 41:1  <b>water (3)</b> 24:13,25; 59:19  <b>Waterfront (1)</b> 6:25  <b>way (6)</b> 19:6;21:21; 57:10;65:10;78:19; 85:14  <b>website (1)</b> 4:11  <b>week (5)</b> 79:24;81:6; 83:4;84:1,25  <b>Welcome (1)</b> 4:1  <b>welfare (3)</b> 76:15; 77:12,15  <b>west (3)</b> 19:21;49:6; 59:10  <b>western (1)</b> 24:9  <b>Westfield (1)</b> 8:17  <b>what's (9)</b> 18:2;28:13, 18;32:1;55:17;64:21; 69:20;74:21;78:2  <b>whereas (1)</b> 39:15  <b>Whereupon (6)</b> 18:18; 20:8;55:7;58:13;</p>	<p><b>X</b></p> <p><b>XVIII (1)</b> 33:6</p>	<p><b>Z</b></p> <p><b>Zone (21)</b> 14:15,16, 17;15:3;19:7,13,18; 28:6,24;30:24;51:5, 10,11;74:19;78:25; 79:2,3,6,7,8,12  <b>Zoning (3)</b> 27:19; 47:10;51:5  <b>zoomed-in (1)</b> 20:15</p>
				<p><b>0</b></p> <p><b>05/05 (1)</b> 54:18  <b>07719 (1)</b> 16:11  <b>07930 (1)</b> 16:17</p>
				<p><b>1</b></p> <p><b>1 (4)</b> 35:19;38:3; 64:13,15  <b>1:00 (2)</b> 22:6;46:16  <b>10 (3)</b> 4:2;47:20; 64:15  <b>10,000 (5)</b> 21:7,18; 49:23;55:16;63:19  <b>10:00 (5)</b> 21:25;41:5, 7;46:14,19  <b>100 (2)</b> 17:6;38:10  <b>1016 (1)</b> 8:18  <b>104 (1)</b> 64:17  <b>107 (1)</b> 64:17  <b>10-by-10 (2)</b> 23:14; 57:5  <b>10s (1)</b> 57:6  <b>11 (1)</b> 64:16  <b>11th (3)</b> 63:23;64:5,9  <b>12 (2)</b> 5:20;30:1  <b>120 (1)</b> 37:8  <b>122 (1)</b> 64:17  <b>1220 (2)</b> 13:19;14:13  <b>12-ft-wide (1)</b> 30:25  <b>13 (2)</b> 30:24;64:15  <b>130 (1)</b> 19:15  <b>14 (2)</b> 30:2;41:2  <b>145-foot (1)</b> 52:3  <b>14th (4)</b> 13:5,6,8,9  <b>15 (1)</b> 64:15  <b>16 (2)</b> 8:18;49:19</p>

1643 (1) 69:10 17 (3) 48:8;64:13,15 1722 (1) 6:23 18 (1) 51:18 189 (1) 25:14 19 (2) 64:13,15 1901 (2) 13:18;14:12 1904 (1) 16:11 19116 (1) 83:19 19146 (1) 69:11 1930 (1) 84:5 1930s (1) 83:24 1934 (1) 85:1 193-square (1) 43:1 1983c303 (1) 79:3 1996 (1) 53:24 19th (1) 19:23	4 (5) 28:21;31:1; 47:15;64:15,16 40 (1) 25:13 416 (1) 87:13 43 (1) 39:25 460 (4) 64:14;65:6; 66:10,22 468 (3) 64:16;66:11, 22 485 (1) 87:16 4-ft-wide (1) 31:14			
		8		
		8 (4) 27:18;34:13,14; 64:13 8,000 (1) 63:18 80 (1) 52:8 83 (1) 25:14 830 (1) 57:4 85 (4) 24:11;25:18; 38:5,13 870 (1) 87:17 870-229A1 (1) 32:7 870-229B4 (1) 32:18 870-231 (1) 29:23 870-231B1a (1) 29:10 870-231C1c (1) 29:23 870-231C2 (2) 30:8, 19 870-243A10 (1) 47:20 870-38.1 (1) 87:17		
2	5			
2 (8) 18:13,18,23; 21:10;35:19;36:3; 38:4;63:16 2.1 (1) 19:12 20 (1) 51:19 200 (1) 49:18 200-foot (1) 19:4 2023 (2) 78:6;81:15 2025 (7) 4:2,18;5:2, 20;27:18;54:4,18 20s (1) 57:6 21 (1) 25:13 21-26 (1) 64:17 22 (1) 64:16 245 (1) 16:17 24-ft-wide (1) 29:11 25 (2) 26:3;64:14 26 (7) 64:16;70:10; 72:7,21;73:8;76:6; 79:23 26.6 (1) 52:9 27 (1) 64:14 2863 (1) 87:12 29 (1) 64:16 2907 (1) 63:16 2-inch (1) 24:25	5 (3) 21:11;74:14; 79:10 5:21-7 (1) 32:17 50 (3) 30:1;32:10; 41:4 52 (5) 28:11,17;29:3; 39:14;40:1 57 (2) 13:19;14:13 59 (2) 21:13;52:7 5-by-5 (1) 57:5 5-foot-loading (1) 31:1 5-foot-wide (1) 30:3 5-ft-wide (1) 31:12	9		
	6	9:00 (4) 22:4,6;46:15, 16 90 (1) 52:10 900 (1) 25:19 90-degree (1) 29:12 968 (1) 63:16		
	6 (3) 34:10;64:13; 79:10 6:00 (4) 21:25;46:14, 15,19 6:30 (1) 22:4 60s (2) 73:20;74:4 613 (5) 70:4;72:22; 73:10,12;74:6 624 (1) 83:18 63117 (1) 16:15 65 (1) 41:6 699 (1) 73:13 6-inch (1) 24:24 6th (3) 66:15;73:10; 74:3			
	7			
3				
3 (1) 5:2 3:38:33 (1) 81:3 3151 (1) 87:11 33 (1) 64:14 338 (12) 64:13;65:4; 66:8,22;70:3,7,10; 72:6,21;73:8;76:6; 79:23 340 (1) 64:14 35 (1) 64:14 3631 (1) 8:17	7 (1) 64:15 7.1 (1) 60:6 7:00 (2) 41:5,6 7:30 (1) 11:9 7:45 (1) 89:20 70s (3) 73:18,21;74:4 72 (2) 29:2;39:16 74 (4) 28:13,18,25; 39:15 74.7 (1) 52:11 75 (1) 32:10 7930 (1) 16:14 7th (1) 73:11			
4				