

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

City of Camden Planning Board
August 14, 2025

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

PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, August 14, 2025

- - - -

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
STEVEN LEE, VICE-CHAIRMAN
ERIN CREAN
IAN LEONARD
COUNCILWOMAN JANETTE RAMOS
BRENDA FRACTION

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

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

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 MEETING MINUTES	5
4	JULY 11, 2025	
5	2) VERIZON - GLOBAL REAL ESTATE	6
6	701 Federal & 12 N. 7th Street	
7	3) BETZOLEY STEEGERS	8
8	2780 Mt. Ephraim Avenue	
9	4) VILLAR MULTISERVICE	12
10	3707 Westfield Avenue	
11	(Improper Notice-Continued to	
12	the September 11th meeting without	
13	prejudice)	
14	5) ALLAN MATEO	14
15	3631 Westfield Avenue	
16	6) CHERAN ROLLINS & MALCOLM A. STILL, Jr.	48
17	2907 Cleveland Avenue	
18	7) ADOPTION OF RESOLUTIONS	49
19		
20		
21		
22		
23		
24		
25		

1 CHAIRMAN DEJESUS: Welcome to the City of
2 Camden Planning Board of August 14, 2025.

3 By the direction of the Planning Board
4 Chairman, which is me, of the City of Camden, there
5 will be a regularly scheduled meeting of the Board
6 held this Thursday which is today, August 14, 2025.

7 Since the City of Camden remains under a
8 Declaration of a Health Emergency related to the
9 COVID-19 virus, City Hall is open. Therefore, our
10 regular scheduled meeting will be held under virtual
11 format which is called TEAMS. You can go to the
12 Camden City website www.cicamden.nj.us to find access
13 to the meeting. Angela, can you read the Opening
14 statement, please.

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

1 receive same, and filing a copy thereof with the City
2 Clerk, City of Camden, New Jersey. The subject
3 meeting was publicized on August 11, 2025

4 CHAIRMAN DeJESUS: Roll call.

5 MS. MILLER: Jose DeJesus.

6 CHAIRMAN DEJESUS: Present.

7 MS. MILLER: Steven Lee.

8 VICE-CHAIRMAN LEE: Here.

9 MS. MILLER: Mayor Carstarphen. Director
10 Walker. Director Walker. Ian Leonard.

11 MR. LEONARD: Here.

12 MS. MILLER: Councilwoman Ramos.

13 COUNCILWOMAN RAMOS: Present.

14 MS. MILLER: Erin Crean.

15 MS. CREAN: Present.

16 MS. MILLER: Omari Thomas. Brenda
17 Fraction.

18 MS. FRACTION: Here.

19 MS. MILLER: Thank you. Motion carried.

20 CHAIRMAN DEJESUS: Approval of the
21 Planning Board hearing minutes, July 10, 2025.

22 I need an approval of the minutes, please.

23 MR. LEONARD: Motion.

24 MS. CREAN: Second.

25 MS. MILLER: Jose DeJesus.

1 CHAIRMAN DEJESUS: Yes.

2 MS. MILLER: Steven Lee.

3 VICE-CHAIRMAN LEE: Yes.

4 MS. MILLER: Ian Leonard.

5 MR. LEONARD: Yes.

6 MS. MILLER: Councilwoman Ramos.

7 COUNCILWOMAN RAMOS: Yes.

8 MS. MILLER: Erin Crean.

9 MS. CREAN: Yes.

10 MS. MILLER: Brenda Fraction.

11 MS. FRACTION: Yes.

12 MS. MILLER: Motion carried to approve.

13 Thank you.

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

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 MR. BURNS: Thank you.

23 CHAIRMAN DEJESUS: Doctor Williams, do
24 you have any director's report?

25 DR. WILLIAMS: Just general announcement

1 to all Board members that the League of
2 Municipalities of Atlantic City, of course, in
3 November the third week, and there are courses for
4 those members who are new that need to fulfill those
5 requirements for education.

6 Now, even the council person that we have
7 on the Board is not required. But if Councilperson
8 Ramos wants to attend that course, of course, you're
9 more than happy to do that. It's a lot to learn in
10 that class and you'll definitely benefit from the
11 education that the league provides. Mr. Chair, that
12 ends my report.

13 COUNCILWOMAN RAMOS: Thank you.

14 CHAIRMAN DEJESUS: Thank you.

15 Certificate of Appropriateness

16 Verizon - Global Real Estate, 701 Federal Street and
17 12th & North 7th Street. The applicant is proposing
18 exterior work at the property within the Historical
19 District. Anyone here to represent them?

20 DR. WILLIAMS: Mr. Chair.

21 CHAIRMAN DEJESUS: Yes.

22 DR. WILLIAMS: I'm the secretary to the
23 commission and also a member. I know we have
24 Ms. Crean on the call as well. I believe at the last
25 HPC meeting, I was not at the meeting but I was in

1 previous meetings. And it's my understanding that
2 the commission did approve the recommendations as
3 they discussed during the meeting. Ms. Crean, could
4 you concur with that, if possible?

5 MS. CREAN: Yes, you are correct.

6 DR. WILLIAMS: Thank you. I would
7 recommend Mr. Chair, members of the Board to approve
8 the C of A for this location.

9 MS. CREAN: I move to approve.

10 COUNCILWOMAN RAMOS: I'll second.

11 CHAIRMAN DEJESUS: Before we do that, I
12 want to open it up to the public in case there's any
13 response from the public. Doctor, do you have
14 anyone?

15 DR. WILLIAMS: No, sir.

16 CHAIRMAN DEJESUS: Hearing none. And now
17 we do have two approvals of the motion, roll call.

18 MS. MILLER: Jose DeJesus.

19 CHAIRMAN DEJESUS: Yes.

20 MS. MILLER: Steven. Lee.

21 VICE-CHAIRMAN LEE: Yes.

22 MS. MILLER: Ian Leonard.

23 MR. LEONARD: Yes.

24 MS. MILLER: Councilwoman Ramos.

25 COUNCILWOMAN RAMOS: Yes.

1 MS. MILLER: Ms. Crean.

2 MS. CREAN: Yes.

3 MS. MILLER: Ms. Fraction.

4 MS. FRACTION: Yes.

5 MS. MILLER: Motion carried to approve.

6 Thank you.

7 CHAIRMAN DEJESUS: Sign Variance:

8 Betzoley Steegers, 2780 Mt. Ephraim Avenue, Block
9 715, Lot 15. The applicant is requesting a 160
10 square foot Channel Letters Signs. Anyone here for
11 that application?

12 MS. MCCOY: Tameeka McCoy appearing on
13 behalf of 2780 Camden, LLC.

14 CHAIRMAN DEJESUS: You have the floor,
15 Ms. McCoy.

16 MS. MCCOY: Thank you. I'm going to
17 share my screen.

18 MR. BURNS: Is the sharing on, Ed?

19 DR. WILLIAMS: Capabilities of sharing is
20 definitely functional. So there's nothing wrong with
21 sharing.

22 CHAIRMAN DEJESUS: Do you just want to go
23 ahead and go through the explanation?

24 MR. BURNS: We have all the -- we have
25 the sign rendering.

1 CHAIRMAN DEJEUS: The sign and the
2 drawings, we have that.

3 MR. BURNS: If you want to introduce it
4 and explain why your clients are here and give an
5 overview, that would be great.

6 MS. McCOY: Sure. Submitted prior to
7 today's hearing is the application of a variance.
8 It's the application for a sign that's larger than
9 what's permitted by ordinance and it is -- so that
10 it's large enough to permit viewing by pedestrians
11 and motorists without creating an unnecessary hazard
12 for the same. I do have pictures of the sign.
13 That's why I wanted to share my screen. I'm going to
14 continue to see if I can do.

15 Nonetheless, it is a beauty supply store.
16 We have a copy of the deed that shows 2780 Camden,
17 LLC as the registered owner of the property. All
18 taxes have been paid. We notified seven-area
19 residents that are affected by this application. We
20 have gotten no opposition. There's also a legal
21 publication that was made. And that legal
22 publication that was made, was submitted on August
23 1st.

24 MR. BURNS: I reviewed the public
25 notice, Ms. McCoy, and it's acceptable. And I

1 believe the variance that you're looking for is --
2 the sign size is 160 square feet where 24 square feet
3 is permitted under ordinance, correct?

4 MS. McCOY: That is correct. The
5 premises is actually a building that is within a
6 commercial shopping plaza. The seven-area residents
7 that are affected are primarily within that same
8 shopping plaza. And it sits back from the property
9 quite a distance from the road. So a larger sign
10 would be needed in order to facilitate visibility by
11 motorists and pedestrians.

12 MR. BURNS: If I could, Dr. Williams,
13 did your office review the sign as proposed?

14 DR. WILLIAMS: Yes, sir.

15 MR. BURNS: Did you take any issue with
16 the size of the sign based on particularly given the
17 proffer that's been made by Ms. McCoy?

18 DR. WILLIAMS: I have no issues at all.
19 That area is in the C-3 Zone. And the facade of the
20 building that's next to Save-A-Lot, I believe, is
21 sufficient and it meets the requirement to my
22 opinion.

23 MR. BURNS: Very good.

24 CHAIRMAN DEJESUS: Well, with that
25 Ms. McCoy, I think I could open up to the public if

1 there is any response and then the remaining portion
2 would go to the Board members if they have any
3 questions to you. Is that okay?

4 MS. McCOY: That's okay.

5 CHAIRMAN DEJESUS: Thank you. Doctor, is
6 there anyone out in the public?

7 DR. WILLIAMS: No, sir. There are no
8 hands raised in the public, sir.

9 CHAIRMAN DEJESUS: Not hearing none and
10 seeing none, I close the public portion. Is there
11 anyone on the Board having any concerns or questions
12 to the applicant in reference to this sign? I guess
13 hearing none, so I need a motion therefore.

14 MS. CREAN: Motion to approve.

15 MS. FRACTION: Second.

16 CHAIRMAN DEJESUS: Erin and Ms. Fraction.

17 MS. MILLER: Jose DeJesus.

18 CHAIRMAN DEJESUS: Yes.

19 Ms. MILLER: Steven Lee.

20 VICE-CHAIRMAN LEE: Yes.

21 MS. MILLER: Ian Leonard.

22 MR. LEONARD: Yes.

23 MS. MILLER: Councilwoman Ramos.

24 COUNCILWOMAN RAMOS: Yes.

25 MS. MILLER: Erin Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Brenda Fraction.

3 MS. FRACTION: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 MR. BURNS: Good to see you, Ms. McCoy.

7 Well done.

8 MS. MCCOY: Thank you. Have a good
9 night.

10 CHAIRMAN DEJESUS: You too.

11 The next one is a sign variance, Villar
12 Multiservice, 3707 Westfield Avenue. Is the
13 applicant here, Doctor, by any chance?

14 DR. WILLIAMS: I don't believe so.
15 I think that is the one that did not properly
16 notice.

17 MS. MILLER: Correct.

18 CHAIRMAN DEJESUS: I need a motion to
19 postpone to the next meeting so for no hardship.

20 MR. BURNS: It will be a motion to
21 continue to the September 11th meeting. New notice
22 will be required but it can be carried without
23 prejudice.

24 CHAIRMAN DEJESUS: Yes. So I need a
25 motion to do so.

1 MS. CREAN: So moved.

2 COUNCILWOMAN RAMOS: Second.

3 MS. MILLER: Jose DeJesus.

4 CHAIRMAN DEJESUS: Yes.

5 MS. MILLER: Steven Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Ian Leonard.

8 MR. LEONARD: Yes.

9 MS. MILLER: Councilwoman Ramos

10 COUNCILWOMAN RAMOS: Yes.

11 MR. LEONARD: Yes.

12 MS. MILLER: Erin Crean.

13 MS. CREAN: Yes.

14 MS. MILLER: Brenda Fraction.

15 MS. FRACTION: Yes.

16 MS. MILLER: Motion carried to approve

17 to --

18 CHAIRMAN DEJESUS: Continue to the
19 September meeting.

20 MS. MILLER: Continued without
21 prejudice. Yes.

22 CHAIRMAN DEJESUS: Preliminary and Final
23 Site Plan, Allan Mateo, 3631 Westfield Avenue,
24 Block 1016, Lot 16. The applicant is proposing a
25 commercial building on the first floor and an

1 apartment on the second floor with parking in the
2 rear of the building for four cars. Is the applicant
3 here? You have to unmute yourself, Mr. Wilson.

4 MR. MATEO: Here.

5 CHAIRMAN DEJESUS: Mr. Wilson, are you
6 representing the applicant?

7 DR. WILLIAMS: I believe he is,
8 Mr. Chair. I think he's having a problem unmuting
9 himself.

10 CHAIRMAN DEJESUS: Dena, you have a
11 letter on this, don't you?

12 MS. MOORE: I do.

13 CHAIRMAN DEJESUS: Okay.

14 DR. WILLIAMS: Mr. El Donaldo, could you
15 assist Mr. Wilson, please, if you can.

16 MR. VID AL: Okay.

17 DR. WILLIAMS: Okay. There you go.

18 MR. VID AL: It was that little
19 microphone. I found it.

20 MR. WILSON: John Wilson appearing on
21 behalf of Allan Mateo. I have with me Mr. Vid Al,
22 the architect. And Mr. Patterson should be on
23 also. He is zooming-in from the his office.

24 MR. PATTERSON: I'm here.

25 MR. WILSON: And my client is zooming in

1 from home.

2 MR. BURNS: We have them all; we can see
3 them. Mr. Chairman, with your permission, why don't
4 I just swear everybody in and then you can instruct
5 the applicant how you'd like to proceed. If you
6 could Mr. Mateo -- well, anybody that will be
7 testifying, Mr. Vid Al, just raise your right hands,
8 please.

9 - - -

10 EL DONALDO F. VIA, AL, A.I.A.; DANIEL
11 PATTERSON, PELS; ALLAN MATEO, having first been duly
12 sworn/affirmed, was examined and testified as
13 follows:

14 - - -

15 MR. BURNS: Very good. Thank you,
16 gentlemen. Back to you, Mr. Chairman.

17 CHAIRMAN DEJESUS: Mr. Wilson, if it's
18 okay with you, I'd like to go through the letter of
19 Ms. Johnson, in reference to his project. Is that
20 okay with you?

21 MR. WILSON: We've been doing this long
22 enough to expect that.

23 CHAIRMAN DEJESUS: Yes. Okay. Thank
24 you. All right, Dena, you're on.

25 MS. MOORE: Mr. Chairman, I am referring

1 to Remington & Vernick's letter dated May 7, 2025.
2 And before I go through the letter, under
3 Miscellaneous there's a comment here. In order to
4 confirm compliance with the permitted uses of the
5 zone, testimony should be provided that the
6 residential use will be above the nonresidential
7 first floor. So there's a nonresidential first
8 floor, correct?

9 MR. WILSON: That's correct.

10 MS. MOORE: And the residential use will
11 be above that nonresidential first floor, correct?

12 MR. WILSON: That's correct.

13 MS. MOORE: Okay. So I wanted to confirm
14 you're at the correct board. Okay.

15 CHAIRMAN DEJESUS: Do they have separate
16 entrances?

17 MR. WILSON: No. It's all one owner.

18 CHAIRMAN DEJESUS: No, no. Entrance to
19 the building.

20 MR. WILSON: Yes. I can have Allan
21 testify to that. Allan, tell the Board where the
22 entrance for the store is and where the entrance for
23 the apartment is and any additional entrances.

24 MR. MATEO: So the storefront has the
25 main entrance, at the side entrance. The apartment

1 that's in the back, has an entrance as well in the
2 back.

3 MS. MOORE: All right. So I'll just
4 continue through the letter then. So everyone is
5 aware, the applicant seeks a minor site plan approval
6 for the site improvements proposed on a lot with an
7 existing 3-story masonry building. The applicant
8 proposes utilizing the building as a mix of retail
9 and residential uses.

10 So I'm on page 2 under Streets. The
11 plans should be revised to indicate the county route
12 number for Westfield Avenue and the correct street
13 name should be stated for North 37th Street. You'll
14 make those revisions?

15 MR. WILSON: Yes.

16 MR. PATTERSON: Yes.

17 MS. MOORE: A road opening permit from
18 the Camden County Highway Department will be required
19 for a road opening on Westfield Avenue. You
20 acknowledge that?

21 MR. WILSON: Yes.

22 MS. MOORE: And you acknowledge that if a
23 street opening is necessary for North 37th Street,
24 you would submit a street opening permit to the
25 City?

1 MR. WILSON: Correct.

2 MS. MOORE: Okay.

3 Per RSIS when a Townhouse unit has 3
4 bedrooms, 2.4 parking spaces are required. The RSIS
5 does not indicate mixed use as a use and our office
6 has chosen Townhouses as the closest approximation of
7 housing type. The floor plan shows several rooms
8 which could be considered a bedroom and
9 testimony should be provided confirming that they
10 will not be used as such.

11 MR. WILSON: Allan, how many -- on the
12 second floor, how many of the rooms will be bedrooms?

13 MR. MATEO: So the whole thing has three
14 bedrooms. It has a living room and it has a bathroom
15 and has a kitchen.

16 MS. MOORE: So on the second floor, it's
17 three bedrooms?

18 MR. MATEO: So the second floor has two
19 bedrooms and it has one on top.

20 MR. WILSON: So there's two on the second
21 floor and one on the third floor?

22 MR. MATEO: That's correct.

23 MR. WILSON: Or is that just an attic on
24 the third floor?

25 MR. MATEO: It will be considered a

1 bedroom-attic-type of bedroom.

2 MR. WILSON: All right.

3 MS. MOORE: It'll have a closet and a
4 window, right?

5 MR. MATEO: Say again?

6 MS. MOORE: The bedroom on the third
7 floor, will it have a closet and will it have a
8 window?

9 MR. MATEO: Yes.

10 MS. MOORE: Okay. That's what makes it
11 a --

12 CHAIRMAN DEJESUS: Is there any drawings
13 of what you're talking about? Mr. Vid Al, do you
14 have any drawings?

15 MS. MOORE: There were floor plans
16 submitted as a part of this application.

17 CHAIRMAN DEJESUS: But I don't see any.
18 That's what I'm talking about. You want them to show
19 it on the screen, to share?

20 CHAIRMAN DEJESUS: Is there a problem?
21 If there's a problem then change it.

22 MR. VID AL: Okay. Perfect. Yeah,
23 that's the one.

24 MR. WILSON: Oh, all right.

25 MR. PATTERSON: Do you want me to go down

1 to the floor plan, first floor?

2 CHAIRMAN DEJESUS: This will be marked as
3 A-1. This is the first floor where the commercial
4 store is?

5 (Whereupon Exhibit No. A-1, Floor Plan,
6 was marked for identification.)

7 MR. PATTERSON: Yes.

8 MR. WILSON: Yes.

9 MR. MATEO: That's correct.

10 MR. WILSON: That's correct.

11 MR. PATTERSON: Are we going to proceed
12 to the second floor?

13 MR. VID AL: Yeah. The one on the left,
14 the second floor. The one on the right is the attic
15 floor.

16 CHAIRMAN DEJESUS: It says third floor.

17 MR. VID AL: Correct. Third floor is
18 essentially an attic.

19 MS. MOORE: So you provide that testimony
20 that they're not going to be used, the other rooms
21 are not going to be used for bedrooms. So I'll
22 continue.

23 For the retail component, 5 spaces per
24 1,000 square feet of gross leasable area are required
25 pursuant to Section 870-230.F. The floor plan

1 indicates the retail component of the buildings as
2 1,487 square feet. And this will require 7 parking
3 spaces. The plan submission indicates that 2 parking
4 spaces are provided, while 9 are required. The RSIS
5 allows for the 0.4 space to be rounded down. So
6 testimony should be provided and a variance is
7 required. Should a variance be granted, a cash
8 contribution will be required in accordance with the
9 calculation prepared by the City Engineer stated
10 within Section 870-230.R for the number of parking
11 spaces not provided.

12 So you're requesting a variance for the
13 parking?

14 MR. WILSON: Yes.

15 MS. MOORE: Okay. You do not have a
16 parking agreement or anything with anyone in that
17 area, correct?

18 MR. WILSON: Alan, do you have an
19 agreement with anyone to provide the parking?

20 MR. MATEO: Yes, I do have it. We do
21 have it here.

22 MR. WILSON: Alan, you'll have to speak
23 louder. We're having trouble hearing you which means
24 the Board is probably is also. I need you to
25 identify who you have the parking agreement with, and

1 how many spaces he will be providing.

2 MR. MATEO: Can you hear me now?

3 MS. MOORE: Yes.

4 MR. MATEO: Sorry about that. So there's
5 a church right in front of it. We're doing an
6 agreement as we speak as of right now. We have
7 everything but the agreement we didn't sign because
8 the lady was doing some paperwork and was busy at the
9 time.

10 MS. MOORE: All right. So it's a church
11 across the street?

12 MR. MATEO: Right.

13 MS. MOORE: So a church across the
14 street. How many parking spaces are part of that
15 agreement?

16 MR. MATEO: The whole parking lot.

17 MS. MOORE: Do you know how many spaces
18 they have?

19 MR. MATEO: It would be a ten-parking
20 lot.

21 MS. MOORE: Ten. Okay.

22 MR. VID AL: Ten spaces.

23 MS. MOORE: If you can provide a copy of
24 that agreement to my office. You know, should this
25 application be approved, I need to see a copy of that

1 agreement and also the Board Solicitor would need to
2 see a copy of that agreement. So even if you send it
3 over electronically, that's fine.

4 Jim, would that need to be a
5 fully-executed agreement or we can look at a draft
6 agreement?

7 CHAIRMAN DEJESUS: I would prefer that it
8 would be an original signed agreement because a paper
9 one that's not signed or not executed, really doesn't
10 guarantee that he's going to have that parking.

11 MS. MOORE: No, it would be -- I mean, it
12 would be executed electronically. We don't keep
13 paper anymore.

14 CHAIRMAN DEJESUS: I understand that
15 part. That's why I was asking.

16 MS. MOORE: Then what --

17 CHAIRMAN DEJESUS: If they are going to
18 send it electronically, that's got to be all signed.

19 MS. MILLER: Jim, you got unmute
20 yourself. We can't hear you.

21 MR. BURNS: I'm sorry. We need a signed
22 copy of the agreement. If this is going to be
23 approved tonight, it would be conditioned upon
24 providing a signed copy of the parking agreement.

25 MS. MOORE: Okay. So that's fully

1 executed, okay?

2 MR. WILSON: Allan, if you get to my
3 office tomorrow, I will get it both to Remington
4 & Vernick and the solicitor.

5 MS. MOORE: And it needs to be very clear
6 with how long.

7 MR. BURNS: Yes, the term. The length of
8 time.

9 MR. WILSON: I will go over all of that
10 before I send it.

11 MS. MOORE: Okay. Thank you.

12 But at this time, you are requesting a
13 variance, correct?

14 MR. WILSON: Yes.

15 MS. MOORE: Okay.

16 The minimum dimension of the
17 van-accessible ADA parking space with the access
18 aisle should be 16 feet. The plans indicate a width
19 of 15 feet. So that parking space should be revised.

20 MR. PATTERSON: We can do that. We have
21 room to accommodate that.

22 MS. MOORE: Okay. The next comment deals
23 with bicycle racks. Remington & Vernick is
24 requesting that at least two bicycles be provided
25 in the rack. The applicant should address this

1 requirement and comply with the standards under
2 Section 870-234. Are you going to provide bicycle
3 parking?

4 MR. WILSON: Allan?

5 MR. MATEO: Yes, we can.

6 MS. MOORE: You are?

7 MR. MATEO: Yes.

8 MS. MOORE: So you wouldn't need a
9 variance then?

10 MR. MATEO: No.

11 MS. MOORE: Okay. And you'll show that
12 on the plan, the location on the plan?

13 MR. WILSON: Yes. That will be shown on
14 the plan.

15 MR. MATEO: Yes.

16 MS. MOORE: All right. I'll remove that
17 variance from the back.

18 MS. MOORE: Testimony should be --

19 MR. PATTERSON: Can that bicycle parking
20 be within the right-of-way or it has to be on the
21 premises?

22 MS. MOORE: Oh, it can't be within the
23 right-of-way. So you have room? You have room to
24 provide that somewhere on-site?

25 MR. PATTERSON: Yes. It looks like along

1 top of Westfield. Next to the building there's some
2 space there where there's a fence. Behind it we
3 could probably put something there.

4 MS. MOORE: Okay. That's fine.

5 Testimony should be provided regarding
6 the delivery operation for the retail use,
7 specifically the hours of operation, the type of
8 delivery vehicle and the loading area location. So
9 let's go with the hours of operation for the retail
10 use and deliveries.

11 MR. WILSON: Allan, respond to that,
12 please.

13 MR. MATEO: It'll be from nine to six.

14 MS. MOORE: And do you know when you
15 would have deliveries most likely?

16 MR. MATEO: No. It's a nutrition spot.
17 So not necessarily that big deliveries will happen.

18 MS. MOORE: Okay. So the type of
19 delivery vehicles, would they be like FedEx trucks or
20 you would have larger vehicle -- larger trucks for
21 delivery?

22 MR. MATEO: No, it would be less. The
23 biggest it would be FedEx.

24 MS. MOORE: Okay.

25 CHAIRMAN DEJESUS: Is this business

1 yours, Mr. Allan?

2 MR. MATEO: Say that one more time?

3 CHAIRMAN DEJESUS: Is this business
4 yours, the grocery store?

5 MR. MATEO: No, it won't be.

6 CHAIRMAN DEJESUS: It will not be; is
7 that what you're saying?

8 MR. MATEO: Correct.

9 CHAIRMAN DEJESUS: So you have someone
10 who is going to rent the place; is that what you're
11 saying?

12 MR. MATEO: That's correct.

13 COUNCILWOMAN RAMOS: And what type of
14 business is this again? I guess I didn't catch that
15 part. What type of retail?

16 MR. MATEO: I'm sorry. It'll be Herbal
17 Life.

18 COUNCILWOMAN RAMOS: I'm sorry. What was
19 that?

20 MR. MATEO: Herbal Life.

21 MS. MOORE: Herbal Life?

22 COUNCILWOMAN RAMOS: Herbal Life, okay,
23 thank you.

24 MR. VID AL: Those are milkshakes and
25 that type of things.

1 MS. MOORE: Okay. So I'm putting down
2 box trucks for type of vehicle. And then the loading
3 area location. Where would they be loading?

4 MR. MATEO: So at the side door on
5 37th Street. Side door. That would be the loading
6 area.

7 MS. MOORE: Okay. No improvements are
8 proposed for the existing stormwater system for the
9 proposed development. The applicant should indicate
10 how the proposed development will drain.

11 MR. PATTERSON: The attempt is to
12 maintain the existing drainage patterns. The only
13 place where there's any changes to the site are
14 behind the building off of the N. 37th Avenue portion
15 of the property and that is, it currently drains
16 where it's higher in the back and it runs out towards
17 the street. We're going to maintain that.

18 We have to adjust the pitch for the ADA
19 accessible parking because it's currently too steep
20 so we're going to maintain that two percent.

21 MS. MOORE: Okay. Yes. Two percent max.

22 A stormwater fee is to be calculated for
23 the site as outlined in Appendix XVIII of the City
24 Ordinance. That calculation will be reviewed by our
25 office. And the fee must be paid by the applicant

1 prior to final signature of the plan. You
2 acknowledge that?

3 MR. WILSON: Yes.

4 MS. MOORE: The applicant should confirm
5 that the proposed building does not have a basement
6 or crawlspace?

7 MR. MATEO: It has a basement.

8 MS. MOORE: It has a basement?

9 MR. MATEO: Yes.

10 MS. MOORE: The top and bottom spot
11 elevations of all exterior stairways should be
12 indicated. You will add that on the plans?

13 MR. MATEO: Yes.

14 MS. MOORE: You've already said that
15 you're going to correct the elevations at the ADA
16 parking because we need to show compliance, slope and
17 cross slopes, okay?

18 MR. PATTERSON: Right, yes.

19 MS. MOORE: I'll note you'll correct
20 that. All concrete walls on the site along North
21 37th Street should be removed to not encroach within
22 the City's right-of-way. These areas should be
23 properly graded to eliminate future ponding areas.

24 MR. PATTERSON: Yes, we can do that. I
25 think we showed a couple of them being removed but

1 there's one that we left but we'll take it out.

2 MR. MATEO: I think it was one left.

3 MS. MOORE: The applicant should confirm
4 that no proposed sanitary sewer or potable water
5 utilities, there are none proposed; is that correct?

6 MR. WILSON: That's correct. Only the
7 existing water and sewer facilities will be used.

8 MS. MOORE: And the existing, they're
9 adequate for the project?

10 MR. WILSON: We believe so, yes.

11 MR. MATEO: That's correct.

12 MS. MOORE: A CCTV inspection of the
13 sewer (combined, sanitary and storm) must be
14 performed and reviewed by the City Engineer prior to
15 construction. The applicant would be responsible for
16 any of the improvements to the existing
17 infrastructure required for the connection of the
18 proposed project. You acknowledge that?

19 MR. MATEO: Yes.

20 MR. WILSON: Well -- there is no proposed
21 construction other than meeting the parking, handicap
22 parking.

23 MS. MOORE: Right. And you're also using
24 existing utility so you just realize that if you need
25 to replace utilities, it would be at your cost.

1 MR. WILSON: Yes.

2 MS. MOORE: Because we don't know if the
3 laterals are in good condition. Or even the main
4 that you're connecting the laterals to.

5 MR. MATEO: Yeah. Everything is in good
6 condition.

7 MS. MOORE: Okay.

8 MR. PATTERSON: So there's an inspection
9 of the laterals. If there's any problem with the
10 laterals, it's the applicant's obligation to repair
11 those.

12 MS. MOORE: Right.

13 MR. PATTERSON: But not the main, right?

14 MS. MOORE: Replace them. I'm sorry?

15 MR. PATTERSON: But not the main. You
16 mentioned the main.

17 MS. MOORE: Actually what you're
18 connecting to that portion, if there's any issue with
19 that portion that you're connecting to, that's
20 typically what the CCTV would show. Okay.

21 All utilities and related appurtenances
22 on the site should be located underground or in the
23 building. So if you are, if you do have to propose
24 anything, it's going to have to be in underground or
25 in the building. You acknowledge that?

1 MR. MATEO: Yes.

2 MS. MOORE: And then there's the
3 statement No. 9 on page 7 -- I'm sorry -- page 4 of
4 7, if you can add that note to the plan about
5 underground utilities are in the building
6 specifically what I have stated here, you'll add that
7 to the plan?

8 MR. PATTERSON: Yes.

9 MS. MOORE: If applicable, all developers
10 and applicants should note that due to the City
11 Ordinance, a Capacity Fee may be applicable to the
12 proposed development. The applicant should contact
13 the City Engineer for all costs related to the same.
14 So that's if applicable. Okay?

15 MR. MATEO: Okay.

16 MS. MOORE: Like you may have additional
17 flows than what was there previously. If that's the
18 case, you may have a Capacity Fee applicable.

19 MR. MATEO: No problem.

20 MS. MOORE: The project must be approved
21 by both the City Engineer and the City Fire Chief
22 prior to final approval with written verification
23 provided to our office prior to final signatures on
24 the plan. Okay. You acknowledge that?

25 MR. MATEO: Yes.

1 MR. WILSON: Yes.

2 MS. MOORE: The ADA parking space length
3 should be revised to indicate a length of 20 feet per
4 Section 870-231.B(1)(c) on the plan and details.

5 MR. PATTERSON: Yes, we can do that.
6 There's enough room.

7 MS. MOORE: Okay. You'll add a note that
8 all site work construction and details must conform
9 to the standards of the City of Camden? You'll add
10 that note on the plans?

11 MR. PATTERSON: Yes.

12 MS. MOORE: Per Section 870-244.C(6),
13 foundation plantings shall be required along all
14 building elevations. The plan should be revised or a
15 waiver requested.

16 MR. PATTERSON: I think we need a waiver
17 for that because we don't have -- we have concrete
18 right up to the building. There's no room to -- I
19 did put some plantings behind the parking. That was
20 the only place I could fit it.

21 MS. MOORE: So you would be requesting a
22 waiver for that?

23 MR. PATTERSON: Yes.

24 MS. MOORE: Our office, we would take no
25 exception to the granting of a waiver.

1 The minimum planting size for the
2 proposed shrub plantings of 24 inches should be
3 provided. Planting notes should be indicated and a
4 maintenance guarantee of two years should be stated.
5 You'll add that?

6 MR. PATTERSON: Yes.

7 MS. MOORE: So it's the guarantee and the
8 planting size?

9 MR. PATTERSON: Yes, that's correct.

10 MS. MOORE: No lighting plan has been
11 provided. Testimony should be provided regarding any
12 changes or improvements proposed to the on-site
13 lighting.

14 MR. WILSON: Allan, do you propose to do
15 any exterior lighting other than what's existing on
16 the building?

17 MR. MATEO: Everything that's existing,
18 it will be fine.

19 MS. MOORE: Okay. What's existing on the
20 building is adequate?

21 MR. MATEO: Correct.

22 MS. MOORE: That's actually -- it's
23 probably -- your engineer should probably answer
24 that.

25 MR. PATTERSON: Yes. There's no proposed

1 changes to the lighting.

2 MS. MOORE: And none are necessary?

3 MR. PATTERSON: Correct.

4 MS. MOORE: There's lighting at all the
5 access doors?

6 MR. PATTERSON: Yes.

7 MS. MOORE: Per Section 870-243.H, all
8 outdoor lighting not essential for safety and
9 security purposes, shall be activated by automatic
10 control devices and turned off during non-operating
11 hours. Do you agree with that and then you'll add a
12 note that states this specifically?

13 MR. MATEO: Yes. We have that already.
14 Yes, we have that.

15 MS. MOORE: All right. And you'll add
16 the note to the plans?

17 MR. MATEO: Correct.

18 MS. MOORE: So the applicant is to
19 provide a traffic impact statement explaining the
20 anticipated traffic for the proposed improvements?
21 You will have a traffic impact statement just
22 explaining the anticipated traffic?

23 MR. WILSON: Yes, we will get.

24 MR. PATTERSON: Is it possible to get a
25 waiver for that?

1 MR. BURNS: It's doesn't have to be a
2 full statement.

3 MS. MOORE: No. Right.

4 MR. BURNS: You can just do a narrative
5 as to what's being done. It doesn't have to be a
6 full study. Just a statement as to the impact.

7 MR. PATTERSON: Okay.

8 MS. MOORE: Right.

9 CHAIRMAN DEJESUS: Which includes the
10 commercial section of the property.

11 MS. MOORE: I'm sorry, Mr. Chairman?

12 CHAIRMAN DEJESUS: That he includes the
13 explanation of the traffic flow which includes the
14 commercial property, that section that's on the first
15 floor, --

16 MS. MOORE: Right.

17 CHAIRMAN DEJESUS: -- the traffic flow.

18 MS. MOORE: Okay.

19 MR. WILSON: That would be part of the
20 impact statement.

21 MR. BURNS: Yes.

22 MS. MOORE: Yes. Okay.

23 The applicant is to provide testimony
24 regarding any and all environmental concerns, studies
25 and remediation pertaining to the site. Are you

1 aware of any environmental concerns, studies and
2 remediation? Anything in the building?

3 MR. MATEO: No.

4 MR. WILSON: Allan, are you aware of any
5 environmental problems in the building?

6 MR. MATEO: No.

7 MS. MOORE: No studies have been
8 performed. Okay.

9 Refuse collection and recycling on-site
10 shall be addressed and comply with the standards
11 outlined in Section 870-224.B(14) including
12 visual screening, enclosure and collection
13 operation. Testimony should be provided on how the
14 delivery, loading and trash removal on-site will be
15 handled. How will trash be handled, the removal of
16 trash?

17 CHAIRMAN DEJESUS: Remember, you have two
18 sources of trash, commercial and the residential.

19 MR. MATEO: Correct.

20 MR. BURNS: How will trash be
21 handled?

22 MR. MATEO: The trash will be handled at
23 the storefront where it has on the side of 37th
24 Street. They come on Thursdays and then we have a
25 big trash can upstairs and downstairs. Downstairs is

1 a storefront and upstairs is the residential.

2 MS. MOORE: So then the trash is picked
3 up how many days a week? Once a week or --

4 MR. MATEO: It will be twice a week.
5 On Westfield it's every day and on 37th Street, it's
6 twice a week, if I'm not mistaken.

7 MS. MOORE: Okay. But you're putting
8 them out on 37th Avenue?

9 MR. MATEO: That's correct.

10 MS. MOORE: I'm sorry. I'm just noting
11 twice a week. And Westfield is every day?

12 MR. MATEO: Correct.

13 MS. MOORE: So then you're putting the
14 trash out for the commercial on N. 37th Avenue?

15 MR. MATEO: Correct.

16 MS. MOORE: Or 37th Street? I'm sorry.

17 MR. MATEO: 37th Street, correct.

18 MS. MOORE: I'm looking at the screen.
19 So you'll correct that, right?

20 MR. MATEO: Yes.

21 MR. PATTERSON: I have the tax map here.
22 It's street.

23 MS. MOORE: So where's the location for
24 the proposed trash and recycling bins? That needs to
25 be indicated on the plans. Okay?

1 MR. PATTERSON: We will add it to the
2 plans.

3 MS. MOORE: And they need to be large
4 enough to handle residential and retail.

5 MR. MATEO: Yes.

6 MS. MOORE: So everyone else on Westfield
7 Avenue, wouldn't they put their trash out front to be
8 picked up on Westfield?

9 MR. MATEO: But --

10 MS. MOORE: I'm just trying to
11 understand. You don't think the retail should have
12 their's out front?

13 MR. MATEO: I mean, yes. Again, we never
14 opened up, so I won't know.

15 MS. MOORE: Okay.

16 MR. MATEO: I like to keep it out front
17 looking nice. Rather have it

18 MS. MOORE: All right. So we just know
19 that because they pick up every day, if you need to,
20 you can put it out on Westfield.

21 MR. MATEO: Yes.

22 MS. MOORE: Okay. All right. So that
23 should be your testimony then, right?

24 MR. MATEO: Yes. I'm sorry. I'm a
25 little new to this.

1 MS. MOORE: That's fine. I just want to
2 make sure that that's your testimony, though, that
3 you anticipate putting it out on 37th Street. But if
4 you find that you need to pick up more often than you
5 have the option of going right there at Westfield
6 Avenue which picks up every day?

7 MR. MATEO: That's correct.

8 MS. MOORE: Got it. Okay.

9 And you'll show the approximate location
10 on the plan so that's fine which we know you'll pull
11 it out. I guess they'll be on the side. And then
12 you'll pull them out at the time that trash gets
13 picked up?

14 MR. MATEO: That's correct.

15 MS. MOORE: No signage has been
16 submitted under this application. Any new signage
17 proposed on the rental storefront should comply with
18 all applicable requirements of Section 870-253 under
19 separate application. So no signage is a part of
20 this application, correct?

21 MR. WILSON: That's correct.

22 MS. MOORE: Testimony should be provided
23 regarding the hours of operation which you did for
24 the proposed retail use and the number of employees.
25 Do you know how many employees you're going to have

1 there?

2 MR. MATEO: Again, it will be no more
3 than four. It's a nutrition spot. It won't be no
4 more than four.

5 MS. MOORE: So I'll just say plus or
6 minus four employees?

7 MR. MATEO: Yes.

8 MS. MOORE: Note No. 2 of the site plan
9 indicates that the proposed improvement is the
10 construction of a single-family home. So you'll
11 correct that?

12 MR. PATTERSON: Yes. That's just an old
13 note that got left on there.

14 MS. MOORE: That's fine.

15 You already answered No. 3 in the
16 beginning that the permitted use it is compliant with
17 the zone. Testimony should be provided as to the
18 proposed facade or any building improvements. Are
19 you doing any facade or building improvements?

20 MR. MATEO: No. Everything looks good
21 and up-to-date.

22 MS. MOORE: Okay. I see a new stucco
23 parapet but...

24 MR. WILSON: That was part of the old
25 approval that was handled by Ms. Anderson many years

1 ago. It's my understanding that it was part of the
2 plan but not presented to the Board which is why we
3 were asked to get the site plan approval.

4 MS. MOORE: Oh, okay.

5 MR. PATTERSON: The elevations are old.
6 They're from 2011.

7 MS. MOORE: Oh, all right. So then
8 that's all done then. So there are no facade or
9 building improvements proposed.

10 MR. WILSON: That's correct.

11 MS. MOORE: The plan should note that the
12 applicant will comply with the City's "Ordinance
13 Establishing Standards for the Submission of Maps and
14 Other Documents in a Digital Format." You'll add
15 that note?

16 MR. MATEO: Yes.

17 MR. PATTERSON: Yes.

18 MS. MOORE: Approved signature lines for
19 the Planning Board Chairman, Planning Board Secretary
20 and Planning Board Engineer and the Zoning
21 Officer/Administrative Officer should be added to the
22 plans?

23 MR. WILSON: That will be done.

24 MR. PATTERSON: It'll be done.

25 MS. MOORE: The applicant and owner are

1 reminded that site safety is their responsibility.
2 The plan should note that "The owner or his
3 representative, is to designate an individual
4 responsible for construction site safety during the
5 course of site improvements pursuant to N.J.A.C.
6 5:23-2.21(e) of the N.J. Uniform Construction Code
7 and CRF 1926.32(f), the OSHA Competent Person.

8 You'll add that note to the plan
9 specifically?

10 MR. WILSON: Yes.

11 MS. MOORE: The Summary of Variances and
12 Waivers. I have for a variance, the number of
13 parking spaces. We removed the bicycle parking space
14 since you're going to allow for that. And a waiver
15 for foundation plantings. Are there any other
16 variances and waivers that you know of that I may
17 have missed?

18 MR. PATTERSON: I don't think so.

19 MR. WILSON: Not that I can think of.

20 MS. MOORE: You're aware of the approval
21 process on page 6. If you have any questions, you
22 can contact my office. But there is an actual
23 process. So if you are to get approval at the Board,
24 that's the beginning of the process. And then you
25 have to -- can comply with these other items. Okay?

1 So you're aware of that?

2 MR. MATEO: Yes.

3 MR. WILSON: Yes.

4 MS. MOORE: All right. Outside agency
5 approvals I have noted Camden County Planning Board.
6 And that's it. Are there any others that you --

7 MR. WILSON: I had that on my list
8 because it's a county road.

9 MS. MOORE: Right. Anything else that
10 may be applicable?

11 MR. WILSON: Not that I'm aware of.

12 MS. MOORE: Okay. All right. Well, that
13 concludes my review.

14 CHAIRMAN DEJESUS: Very good, Dena.

15 MS. MOORE: You're welcome.

16 CHAIRMAN DEJESUS: I have a question. I
17 apologize. I didn't get to hear what type of retail
18 business is going in there.

19 MR. MATEO: It will be a nutrition spot.

20 CHAIRMAN DEJESUS: A nutrition spot?

21 MR. BURNS: Herbal Life.

22 CHAIRMAN DEJESUS: You know you have to
23 go through the procedure of the retail application
24 because you going through the Planning Board doesn't
25 give you the straight right to go to start the store.

1 Do you understand that, right?

2 MR. MATEO: That's correct.

3 CHAIRMAN DEJESUS: Any Planning Board
4 members have any questions related to this
5 application?

6 COUNCILWOMAN RAMOS: I have a question.
7 But it just basically has to do with the
8 residential piece of that. Is that something that
9 you plan on renting out to or is that part of -- can
10 everybody hear me?

11 MR. BURNS: Yes, we heard you,
12 Councilwoman?

13 MR. MATEO: Yes.

14 COUNCILWOMAN RAMOS: So what is the
15 proposed portion of the residential area? I know it
16 is three bedrooms, right -- excuse me -- two bedrooms
17 and then the living room space.

18 MR. MATEO: Correct.

19 COUNCILWOMAN RAMOS: Is that for your
20 living purpose or is that something you just plan on
21 renting out eventually?

22 MR. MATEO: I plan on renting it out.

23 COUNCILWOMAN RAMOS: Thank you.

24 CHAIRMAN DEJESUS: Anyone else? Hearing
25 none then I open up to the public. Doctor Williams,

1 do you have anybody?

2 DR. WILLIAMS: Mr. Chair, I'm scanning
3 the list and no one has their hand up, sir.

4 CHAIRMAN DEJESUS: Hearing none by the
5 public, therefore, I close the public portion and
6 come back to the Board. I like to have a motion
7 based on the variances that were explained by Dena
8 and we go from that point.

9 MR. BURNS: Before we make a motion, can
10 I just do an outline so we make sure we get all the
11 conditions?

12 CHAIRMAN DEJESUS: Yes, of course,
13 please.

14 MR. BURNS: The applicant is before you
15 tonight requesting minor site plan approval for the
16 site improvements proposed on a lot with an existing
17 3-story masonry building. The applicant proposes to
18 utilize the building as a mixed, a mix of rental and
19 residential. The first floor will be retail. Second
20 floor and third floor portion of the attic will be
21 residential. Three bedrooms is proposed.

22 If the Board is inclined to approve this
23 application, the applicant must comply with all terms
24 and conditions of the Remington & Vernick review
25 letter dated May 7, 2025 except as noted on the

1 record. The applicant must provide a bicycle rack.
2 The applicant must provide the parking agreement that
3 they're entering into with the church for review by
4 R&V and by my office. The applicant will comply, as
5 I indicated, with the R&V review letter.

6 The applicant will provide a traffic
7 statement. The applicant will add the location of
8 the trash and recycling bins to the plans. The bins
9 have to be large enough to accommodate commercial and
10 residential trash. It was anticipated that the
11 applicant will be putting the trash cans on 37th
12 Street but can easily move the trash to Westfield
13 Avenue if they want more frequent pick-ups.

14 No signage is proposed. So anybody that
15 proposes a sign for any tenant, must comply with the
16 zoning ordinance requirements for signage or come
17 back to the Board for a sign variance. And those are
18 all the conditions that I note, Mr. Chairman.

19 CHAIRMAN DEJESUS: All right. The Board
20 members hearing that, can I have a motion, please?

21 COUNCILWOMAN RAMOS: Motion.

22 CHAIRMAN DEJESUS: Motion to what?

23 COUNCILWOMAN RAMOS: Motion under the
24 conditions that have been stated.

25 MR. BURNS: To approve.

1 COUNCILWOMAN RAMOS: To approve, correct.

2 MS. CREAN: Second.

3 CHAIRMAN DEJESUS: Roll call, Angela.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DEJESUS: Yes.

6 MS. MILLER: Steven Lee.

7 VICE-CHAIRMAN LEE: Yes.

8 MS. MILLER: Ian Leonard.

9 MR. LEONARD: Yes.

10 MS. MILLER: Councilwoman Ramos.

11 COUNCILWOMAN RAMOS: Yes.

12 MS. MILLER: Erin Crean.

13 MS. CREAN: Yes.

14 MS. MILLER: Brenda Fraction.

15 MS. FRACTION: Yes.

16 MS. MILLER: Motion carried to approve.

17 Thank you.

18 MR. BURNS: Thank you.

19 MR. WILSON: Thank you.

20 CHAIRMAN DEJESUS: Thank you, Dena.

21 MS. MOORE: Thank you. Have a good

22 night.

23 CHAIRMAN DEJESUS: Preliminary and Final
24 Site Plan, Cheran Rollins & Malcolm A. Still, Jr.,
25 2907 Cleveland Avenue. The applicant is proposing to

1 construct five attached homes/townhomes on 8,000
2 square foot lot where 10,000 square foot is required.
3 Anybody here?

4 MR. BURNS: Mr. Chairman, that matter has
5 been carried to the September 11th meeting.

6 CHAIRMAN DEJESUS: Okay. All right. So
7 application for the following Resolutions. Do you
8 want to do that, James?

9 MR. BURNS: Sure. Thank you,
10 Mr. Chairman.

11 You have a number of Certificates of
12 Appropriateness to memorialize tonight. You have
13 Urban Promise on two applications, 1722 Broadway and
14 1063 N. Common Road. You have the Center for Family
15 Services, 580 Benson Street. Mr. Luis Rivera, Jr.,
16 3053 Chesapeake Road. Camden Fireworks, 433 Emerald
17 Street. Yanniry Fortuna, 3155 Alabama Road.
18 Shamar Hatcher, 3153 W. Ironside Road. Maria
19 Hernandez, 3048 S. Atlanta Road. Anisa Simmons, 3046
20 S. Atlanta Road. Last one will be Yessica E. Brito
21 Nunez, 1623 Collings Road. So those are all the
22 Certificates of Appropriateness. You also have
23 Preliminary & Final Site Plan approval for Asset
24 Realty & Construction Group, Inc., 1901 Admiral
25 Wilson Boulevard.

1 And the last two Resolutions concerning
2 the application for Preliminary Investigation
3 designating various lots and blocks as a
4 Non-Condensation Area in Need of Redevelopment Study
5 which was approved by the Board. This is the
6 Resolution to memorialize it. And the Review and
7 Consideration the Preliminary Investigation
8 Designating the Condensation Area in Need of
9 Redevelopment Study Area for Block 338, Lot 26 to
10 determine if the Study Area meets the statutory
11 criteria under New Jersey Law. So those Resolutions
12 are before you as well tonight. So we can do them
13 all in mass if you'd like Mr. Chairman or you can do
14 them individually?

15 CHAIRMAN DEJESUS: No. Let's do them all
16 in one shot. I just need the Board to do so.

17 MR. BURNS: We just need a motion to
18 approve all the Resolutions that I just read into the
19 record and a second.

20 VICE-CHAIRMAN LEE: Motion.

21 MS. CREAN: Motion.

22 CHAIRMAN DEJESUS: Roll call.

23 MS. MILLER: Jose DeJesus.

24 CHAIRMAN DEJESUS: Yes.

25 MS. MILLER: Steven Lee.

1 VICE-CHAIRMAN LEE: Yes.

2 MS. MILLER: Ian Leonard.

3 MR. LEONARD: Yes.

4 MS. MILLER: Councilwoman Ramos.

5 COUNCILWOMAN RAMOS: Yes.

6 MS. MILLER: Erin Crean.

7 MS. CREAN: Yes.

8 MS. MILLER: Brenda Fraction.

9 MS. FRACTION: Yes.

10 MS. MILLER: Motion carried to approve.

11 Thank you.

12 CHAIRMAN DEJESUS: Concluding therefore,
13 I need a motion to adjourn.

14 MS. CREAN: So moved.

15 COUNCILWOMAN RAMOS: Second.

16 CHAIRMAN DEJESUS: Roll call.

17 MS. MILLER: Jose DeJesus.

18 CHAIRMAN DEJESUS: Yes.

19 MS. MILLER: Steven Lee.

20 VICE-CHAIRMAN LEE: Yes.

21 MS. MILLER: Ian Leonard.

22 MR. LEONARD: Yes.

23 MS. MILLER: Councilwoman Ramos.

24 COUNCILWOMAN RAMOS: Yes.

25 MS. MILLER: Erin Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Brenda Fraction.

3 MS. FRACTION: Yes.

4 MS. MILLER: Motion carried to adjourn.

5 Have a good night.

6 CHAIRMAN DEJESUS: Good night everybody.

7 God Bless you all. Enjoy the rest of your night.

8 - - -

9 **(Meeting concluded at 6:59 p.m.)**

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

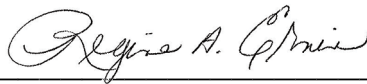
1 CERTIFICATION

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

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

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

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

18 

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

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

	Allan (12) 13:23; 14:21;15:11;16:20; 21:18;11:24:2;25:4; 26:11;27:1;34:14; 37:4	31:21 architect (1) 14:22 area (11) 10:19; 20:24;21:17;26:8; 28:3,6;45:15;50:4,8, 9,10	Board (30) 3:2,3,5,17, 25:4;21:5;15:6;1,7; 7:7;11:2,11;16:14,21; 21:24;23:1;42:2,19, 19,20;43:23;44:5,24; 45:3;46:6,22;47:17, 19;50:5,16	5:12;8:5;12:4,22; 13:16;48:16;49:5; 51:10;52:4
*				
**Meeting (1) 52:9				cars (1) 14:2 Carstarphen (1) 4:9 case (2) 7:12;32:18 cash (1) 21:7 catch (1) 27:14 CCTV (2) 30:12; 31:20
A	allow (1) 43:14 allows (1) 21:5 along (3) 25:25; 29:20;33:13 Anderson (1) 41:25 Angela (2) 3:13;48:3 Anisa (1) 49:19 announcement (1) 5:25 answered (1) 41:15 anticipate (1) 40:3 anticipated (3) 35:20, 22;47:10 anymore (1) 23:13 apartment (3) 14:1; 16:23,25 apologize (1) 44:17 appearing (2) 8:12; 14:20 Appendix (1) 28:23 applicable (6) 32:9, 11,14,18;40:18;44:10 applicant (31) 6:17; 8:9;11:12;12:13; 13:24;14:2,6;15:5; 17:5,7;24:25;28:9,25; 29:4;30:3,15;32:12; 35:18;36:23;42:12, 25;46:14,17,23;47:1, 2,4,6,7,11;48:25 applicants (1) 32:10 applicant's (1) 31:10 application (14) 8:11; 9:7,8,19;19:16;22:25; 40:16,19,20;44:23; 45:5;46:23;49:7;50:2 applications (1) 49:13 Appropriateness (3) 6:15;49:12,22 Approval (10) 4:20, 22;17:5;32:22;41:25; 42:3;43:20,23;46:15; 49:23 approvals (2) 7:17; 44:5 approve (14) 5:12; 7:2,7,9;8:5;11:14; 12:4;13:16;46:22; 47:25;48:1,16;50:18; 51:10 approved (5) 22:25; 23:23;32:20;42:18; 50:5 approving (1) 3:18 approximate (1) 40:9 approximation (1) 18:6 appurtenances (1)	areas (2) 29:22,23 ASIP (1) 5:17 Asset (1) 49:23 assist (1) 14:15 Atlanta (2) 49:19,20 Atlantic (1) 6:2 attached (1) 49:1 attempt (1) 28:11 attend (1) 6:8 attic (4) 18:23;20:14, 18;46:20 August (4) 3:2,6;4:3; 9:22 automatic (1) 35:9 Avenue (12) 8:8; 12:12;13:23;17:12, 19;28:14;38:8,14; 39:7;40:6;47:13; 48:25 aware (6) 17:5;37:1, 4;43:20;44:1,11	boards (1) 3:21 both (2) 24:3;32:21 bottom (1) 29:10 Boulevard (1) 49:25 box (1) 28:2 Brenda (7) 4:16;5:10; 12:2;13:14;48:14; 51:8;52:2 Brito (1) 49:20 Broadway (1) 49:13 building (24) 10:5,20; 13:25;14:2;16:19; 17:7,8;26:1;28:14; 29:5;31:23,25;32:5; 33:14,18;34:16,20; 37:2,5;41:18,19;42:9; 46:17,18 buildings (1) 21:1 bulletin (1) 3:20 BURNS (27) 5:22; 8:18,24;9:3,24;10:12, 15,23;12:6,20;15:2, 15;23:21;24:7;36:1,4, 21;37:20;44:21; 45:11;46:9,14;47:25; 48:18;49:4,9;50:17 business (4) 26:25; 27:3,14;44:18 busy (1) 22:8	Center (1) 49:14 Certificate (1) 6:15 Certificates (2) 49:11, 22 Chair (5) 6:11,20;7:7; 14:8;46:2 CHAIRMAN (82) 3:1, 4;4:4,6,20;5:1,14,23; 6:14,21;7:11,16,19; 8:7,14,22;9:1;10:24; 11:5,9,16,18;12:10, 18,24;13:4,18,22; 14:5,10,13;15:3,16, 17,23,25;16:15,18; 19:12,17,20;20:2,16; 23:7,14,17;26:25; 27:3,6,9;36:9,11,12, 17;37:17;42:19; 44:14,16,20,22;45:3, 24;46:4,12;47:18,19, 22;48:3,5,20,23;49:4, 6,10;50:13,15,22,24; 51:12,16,18;52:6 chance (1) 12:13 change (1) 19:21 changes (3) 28:13; 34:12;35:1 Channel (1) 8:10 Cheran (1) 48:24 Chesapeake (1) 49:16 Chief (1) 32:21 chosen (1) 18:6 church (4) 22:5,10,13; 47:3 City (20) 3:1,4,7,9,12, 17,22,22;4:1,2,6;2; 17:25;21:9;28:23; 30:14;32:10,13,21, 21;33:9 City's (2) 29:22;42:12 class (1) 6:10 clear (1) 24:5 Clerk (2) 3:22;4:2 Cleveland (1) 48:25 client (1) 14:25 clients (1) 9:4 close (2) 11:10;46:5 closest (1) 18:6 closet (2) 19:3,7 CME (1) 5:18 Code (1) 43:6 collection (2) 37:9,12
		B	C	
		back (8) 10:8;15:16; 17:1,2;25:17;28:16; 46:6;47:17 based (2) 10:16;46:7 basement (3) 29:5,7,8 basically (1) 45:7 bathroom (1) 18:14 beauty (1) 9:15 bedroom (3) 18:8; 19:1,6 bedroom-attic-type (1) 19:1 bedrooms (9) 18:4,12, 14,17,19;20:21; 45:16,16;46:21 beginning (2) 41:16; 43:24 behalf (2) 8:13;14:21 Behind (3) 26:2; 28:14;33:19 benefit (1) 6:10 Benson (1) 49:15 Betzoley (1) 8:8 bicycle (5) 24:23; 25:2,19;43:13;47:1 bicycles (1) 24:24 big (2) 26:17;37:25 biggest (1) 26:23 bins (3) 38:24;47:8,8 Bless (1) 52:7 Block (3) 8:8;13:24; 50:9 blocks (1) 50:3	C-3 (1) 10:19 calculated (1) 28:22 calculation (2) 21:9; 28:24 call (6) 4:4;6:24;7:17; 48:3;50:22;51:16 called (1) 3:11 Camden (13) 3:2,4,7, 12,17,22;4:2;8:13; 9:16;17:18;33:9; 44:5;49:16 can (29) 3:11,13; 9:14;12:22;14:15; 15:2,4;16:20;22:2,23; 23:5;24:20;25:5,19; 29:24;32:4;33:5; 36:4;37:25;39:20; 43:19,22,25;45:9; 46:9;47:12,20;50:12, 13 cans (1) 47:11 Capabilities (1) 8:19 Capacity (2) 32:11,18 carried (10) 4:19;	

Collings (1) 49:21 combined (1) 30:13 comment (2) 16:3; 24:22 commercial (8) 10:6; 13:25;20:3;36:10,14; 37:18;38:14;47:9 commission (2) 6:23; 7:2 Common (1) 49:14 Competent (1) 43:7 compliance (2) 16:4; 29:16 compliant (1) 41:16 comply (8) 25:1; 37:10;40:17;42:12; 43:25;46:23;47:4,15 component (2) 20:23; 21:1 concerning (1) 50:1 concerns (3) 11:11; 36:24;37:1 concluded (1) 52:9 concludes (1) 44:13 Concluding (1) 51:12 concrete (2) 29:20; 33:17 concur (1) 7:4 Condemnation (1) 50:8 condition (2) 31:3,6 conditioned (1) 23:23 conditions (4) 46:11, 24;47:18,24 confirm (4) 16:4,13; 29:4;30:3 confirming (1) 18:9 conform (1) 33:8 connecting (3) 31:4, 18,19 connection (1) 30:17 Consideration (1) 50:7 considered (2) 18:8, 25 construct (1) 49:1 construction (7) 30:15, 21;33:8;41:10;43:4,6; 49:24 contact (2) 32:12; 43:22 continue (5) 9:14; 12:21;13:18;17:4; 20:22 Continued (1) 13:20 contribution (1) 21:8 control (1) 35:10 copy (9) 3:20,23;4:1; 9:16;22:23,25;23:2, 22,24 cost (1) 30:25 costs (1) 32:13 council (1) 6:6	Councilperson (1) 6:7 Councilwoman (31) 4:12,13;5:6,7;6:13; 7:10,24,25;11:23,24; 13:2,9,10;27:13,18, 22;45:6,12,14,19,23; 47:21,23;48:1,10,11; 51:4,5,15,23,24 county (4) 17:11,18; 44:5,8 couple (1) 29:25 Courier (1) 3:24 course (5) 6:2,8,8; 43:5;46:12 courses (1) 6:3 COVID-19 (1) 3:9 crawlspace (1) 29:6 Crean (26) 4:14,15, 24;5:8,9;6:24;7:3,5,9; 8:1,2;11:14,25;12:1; 13:1,12,13;48:2,12, 13;50:21;51:6,7,14, 25;52:1 creating (1) 9:11 CRF (1) 43:7 criteria (1) 50:11 cross (1) 29:17 CSI (1) 5:17 currently (2) 28:15,19 CZO (1) 5:18	delivery (5) 26:6,8,19, 21;37:14 DENA (6) 5:18;14:10; 15:24;44:14;46:7; 48:20 Department (1) 17:18 designate (1) 43:3 designated (1) 3:25 designating (2) 50:3,8 details (2) 33:4,8 determine (1) 50:10 developers (1) 32:9 development (3) 28:9, 10;32:12 devices (1) 35:10 Digital (1) 42:14 dimension (1) 24:16 direction (1) 3:3 Director (2) 4:9,10 director's (1) 5:24 discussed (1) 7:3 distance (1) 10:9 District (1) 6:19 Doctor (5) 5:23;7:13; 11:5;12:13;45:25 Documents (1) 42:14 Donaldo (2) 14:14; 15:10 done (5) 12:7;36:5; 42:8,23,24 door (2) 28:4,5 doors (1) 35:5 down (3) 19:25;21:5; 28:1 downstairs (2) 37:25, 25 DR (16) 5:17,25;6:20, 22;7:6,15;8:19;10:12, 14,18;11:7;12:14; 14:7,14,17;46:2 draft (1) 23:5 drain (1) 28:10 drainage (1) 28:12 drains (1) 28:15 drawings (3) 9:2; 19:12,14 due (1) 32:10 duly (2) 5:19;15:11 during (4) 3:19;7:3; 35:10;43:4	else (3) 39:6;44:9; 45:24 Emerald (1) 49:16 Emergency (1) 3:8 employees (3) 40:24, 25;41:6 enclosure (1) 37:12 encroach (1) 29:21 ends (1) 6:12 Engineer (6) 21:9; 30:14;32:13,21; 34:23;42:20 Enjoy (1) 52:7 enough (5) 9:10; 15:22;33:6;39:4;47:9 entering (1) 47:3 Entrance (6) 16:18,22, 22,25,25;17:1 entrances (2) 16:16, 23 environmental (3) 36:24;37:1,5 Ephraim (1) 8:8 Erin (8) 4:14;5:8; 11:16,25;13:12; 48:12;51:6,25 essential (1) 35:8 essentially (1) 20:18 Establishing (1) 42:13 Estate (1) 6:16 even (3) 6:6;23:2; 31:3 eventually (1) 45:21 everybody (3) 15:4; 45:10;52:6 everyone (2) 17:4; 39:6 examined (2) 5:19; 15:12 except (1) 46:25 exception (1) 33:25 excuse (1) 45:16 executed (3) 23:9,12; 24:1 Exhibit (1) 20:5 existing (11) 17:7; 28:8,12;30:7,8,16,24; 34:15,17,19;46:16 expect (1) 15:22 explain (1) 9:4 explained (1) 46:7 explaining (2) 35:19, 22 explanation (2) 8:23; 36:13 exterior (3) 6:18; 29:11;34:15	facilities (1) 30:7 Family (1) 49:14 Federal (1) 6:16 FedEx (2) 26:19,23 fee (4) 28:22,25; 32:11,18 feet (7) 10:2,2;20:24; 21:2;24:18,19;33:3 fence (1) 26:2 filing (1) 4:1 Final (6) 13:22;29:1; 32:22,23;48:23;49:23 find (2) 3:12;40:4 fine (6) 23:3;26:4; 34:18;40:1,10;41:14 Fire (1) 32:21 Fireworks (1) 49:16 first (11) 3:22;5:18; 13:25;15:11;16:7,7, 11;20:1,3;36:14; 46:19 fit (1) 33:20 five (1) 49:1 floor (30) 3:22;8:14; 13:25;14:1;16:7,8,11; 18:7,12,16,18,21,21, 24;19:7,15;20:1,1,3,5, 12,14,15,16,17,25; 36:15;46:19,20,20 flow (2) 36:13,17 flows (1) 32:17 following (1) 49:7 follows (2) 5:20;15:13 foot (3) 8:10;49:2,2 format (2) 3:11;42:14 Fortuna (1) 49:17 found (1) 14:19 foundation (2) 33:13; 43:15 four (4) 14:2;41:3,4,6 Fraction (18) 4:17,18; 5:10,11;8:3,4;11:15, 16;12:2,3;13:14,15; 48:14,15;51:8,9;52:2, 3 frequent (1) 47:13 front (4) 22:5;39:7,12, 16 fulfill (1) 6:4 full (2) 36:2,6 fully (1) 23:25 fully-executed (1) 23:5 functional (1) 8:20 future (1) 29:23
				G
				general (1) 5:25 gentlemen (1) 15:16 gets (1) 40:12 given (1) 10:16 Global (1) 6:16 God (1) 52:7

<p>good (11) 10:23;12:6, 8;15:15;31:3,5;41:20; 44:14;48:21;52:5,6</p> <p>graded (1) 29:23</p> <p>granted (1) 21:7</p> <p>granting (1) 33:25</p> <p>great (1) 9:5</p> <p>grocery (1) 27:4</p> <p>gross (1) 20:24</p> <p>Group (1) 49:24</p> <p>guarantee (3) 23:10; 34:4,7</p> <p>guess (3) 11:12; 27:14;40:11</p>	<p>17:6;28:7;30:16; 34:12;35:20;41:18, 19;42:9;43:5;46:16</p> <p>Inc (1) 49:24</p> <p>inches (1) 34:2</p> <p>inclined (1) 46:22</p> <p>includes (3) 36:9,12, 13</p> <p>including (1) 37:11</p> <p>indicate (5) 17:11; 18:5;24:18;28:9;33:3</p> <p>indicated (4) 29:12; 34:3;38:25;47:5</p> <p>indicates (3) 21:1,3; 41:9</p> <p>individual (1) 43:3</p> <p>individually (1) 50:14</p> <p>infrastructure (1) 30:17</p> <p>Inquirer (1) 3:24</p> <p>inspection (2) 30:12; 31:8</p> <p>instruct (1) 15:4</p> <p>into (2) 47:3;50:18</p> <p>introduce (1) 9:3</p> <p>Investigation (2) 50:2, 7</p> <p>Ironside (1) 49:18</p> <p>issue (2) 10:15;31:18</p> <p>issues (1) 10:18</p> <p>items (1) 43:25</p>	<p>Law (1) 50:11</p> <p>League (2) 6:1,11</p> <p>learn (1) 6:9</p> <p>leasable (1) 20:24</p> <p>least (1) 24:24</p> <p>Lee (17) 4:7,8;5:2,3; 7:20,21;11:19,20; 13:5,6;48:6,7;50:20, 25;51:1,19,20</p> <p>left (4) 20:13;30:1,2; 41:13</p> <p>legal (2) 9:20,21</p> <p>length (3) 24:7;33:2,3</p> <p>Leonard (18) 4:10,11, 23;5:4,5;7:22,23; 11:21,22;13:7,8,11; 48:8,9;51:2,3,21,22</p> <p>less (1) 26:22</p> <p>letter (7) 14:11;15:18; 16:1,2;17:4;46:25; 47:5</p> <p>Letters (1) 8:10</p> <p>Life (5) 27:17,20,21, 22;44:21</p> <p>lighting (6) 34:10,13, 15;35:1,4,8</p> <p>likely (1) 26:15</p> <p>lines (1) 42:18</p> <p>list (2) 44:7;46:3</p> <p>little (2) 14:18;39:25</p> <p>living (3) 18:14;45:17, 20</p> <p>LLC (2) 8:13;9:17</p> <p>loading (5) 26:8;28:2, 3,5;37:14</p> <p>located (1) 31:22</p> <p>location (7) 7:8;25:12; 26:8;28:3;38:23; 40:9;47:7</p> <p>long (2) 15:21;24:6</p> <p>look (1) 23:5</p> <p>looking (3) 10:1; 38:18;39:17</p> <p>looks (2) 25:25;41:20</p> <p>lot (9) 6:9;8:9;13:24; 17:6;22:16,20;46:16; 49:2;50:9</p> <p>lots (1) 50:3</p> <p>louder (1) 21:23</p> <p>Luis (1) 49:15</p>	<p>map (1) 38:21</p> <p>Maps (1) 42:13</p> <p>Maria (1) 49:18</p> <p>marked (2) 20:2,6</p> <p>masonry (2) 17:7; 46:17</p> <p>mass (1) 50:13</p> <p>Mateo (76) 13:23; 14:4,21;15:6,11; 16:24;18:13,18,22, 25;19:5,9;20:9;21:20; 22:2,4,12,16,19;25:5, 7,10,15;26:13,16,22; 27:2,5,8,12,16,20; 28:4;29:7,9,13;30:2, 11,19;31:5;32:1,15, 19,25;34:17,21; 35:13,17;37:3,6,19, 22;38:4,9,12,15,17, 20;39:5,9,13,16,21, 24;40:7,14;41:2,7,20; 42:16;44:2,19;45:2, 13,18,22</p> <p>matter (1) 49:4</p> <p>max (1) 28:21</p> <p>May (7) 16:1;32:11, 16,18;43:16;44:10; 46:25</p> <p>Mayor (1) 4:9</p> <p>McCOY (12) 8:12,12, 15,16;9:6,25;10:4,17, 25;11:4;12:6,8</p> <p>mean (2) 23:11;39:13</p> <p>means (1) 21:23</p> <p>meeting (14) 3:5,10, 13,16,17;4:3;6:25,25; 7:3;12:19,21;13:19; 30:21;49:5</p> <p>meetings (2) 3:19;7:1</p> <p>meets (2) 10:21;50:10</p> <p>member (1) 6:23</p> <p>members (6) 6:1,4; 7:7;11:2;45:4;47:20</p> <p>memorialize (2) 49:12;50:6</p> <p>mentioned (1) 31:16</p> <p>microphone (1) 14:19</p> <p>milkshakes (1) 27:24</p> <p>MILLER (60) 3:15;4:5, 7,9,12,14,16,19,25; 5:2,4,6,8,10,12;7:18, 20,22,24;8:1,3,5; 11:17,19,21,23,25; 12:2,4,17;13:3,5,7,9, 12,14,16,20;23:19; 48:4,6,8,10,12,14,16; 50:23,25;51:2,4,6,8, 10,17,19,21,23,25; 52:2,4</p> <p>minimum (2) 24:16; 34:1</p> <p>minor (2) 17:5;46:15</p> <p>minus (1) 41:6</p>	<p>minutes (2) 4:21,22</p> <p>Miscellaneous (1) 16:3</p> <p>missed (1) 43:17</p> <p>mistaken (1) 38:6</p> <p>mix (2) 17:8;46:18</p> <p>mixed (2) 18:5;46:18</p> <p>MOORE (115) 5:18; 14:12;15:25;16:10, 13;17:3,17,22;18:2, 16;19:3,6,10,15; 20:19;21:15;22:3,10, 13,17,21,23;23:11,16, 25;24:5,11,15,22; 25:6,8,11,16,18,22; 26:4,14,18,24;27:21; 28:1,7,21;29:4,8,10, 14,19;30:3,8,12,23; 31:2,7,12,14,17;32:2, 9,16,20;33:2,7,12,21, 24;34:7,10,19,22; 35:2,4,7,15,18;36:3,8, 11,16,18,22;37:7; 38:2,7,10,13,16,18, 23;39:3,6,10,15,18, 22;40:1,8,15,22;41:5, 8,14,22;42:4,7,11,18, 25;43:11,20;44:4,9, 12,15;48:21</p> <p>more (6) 6:9;27:2; 40:4;41:2,4;47:13</p> <p>most (1) 26:15</p> <p>Motion (25) 4:19,23; 5:12;7:17;8:5;11:13, 14;12:4,18,20,25; 13:16;46:6,9;47:20, 21,22,23;48:16; 50:17,20,21;51:10, 13;52:4</p> <p>motorists (2) 9:11; 10:11</p> <p>move (2) 7:9;47:12</p> <p>moved (2) 13:1;51:14</p> <p>Mt (1) 8:8</p> <p>Multiservice (1) 12:12</p> <p>Municipalities (1) 6:2</p> <p>must (8) 28:25;30:13; 32:20;33:8;46:23; 47:1,2,15</p>	
<p>H</p> <p>Hall (2) 3:9,22</p> <p>hand (1) 46:3</p> <p>handicap (1) 30:21</p> <p>handle (1) 39:4</p> <p>handled (5) 37:15,15, 21,22;41:25</p> <p>hands (2) 11:8;15:7</p> <p>happen (1) 26:17</p> <p>happy (1) 6:9</p> <p>hardship (1) 12:19</p> <p>Hatcher (1) 49:18</p> <p>hazard (1) 9:11</p> <p>Health (1) 3:8</p> <p>hear (4) 22:2;23:20; 44:17;45:10</p> <p>heard (1) 45:11</p> <p>hearing (9) 4:21;7:16; 9:7;11:9,13;21:23; 45:24;46:4;47:20</p> <p>held (3) 3:6,10,19</p> <p>Herbal (5) 27:16,20, 21,22;44:21</p> <p>Hernandez (1) 49:19</p> <p>higher (1) 28:16</p> <p>Highway (1) 17:18</p> <p>himself (1) 14:9</p> <p>Historical (1) 6:18</p> <p>home (2) 15:1;41:10</p> <p>homes/townhomes (1) 49:1</p> <p>hours (4) 26:7,9; 35:11;40:23</p> <p>housing (1) 18:7</p> <p>HPC (1) 6:25</p>	<p>J</p> <p>James (1) 49:8</p> <p>Jersey (3) 3:23;4:2; 50:11</p> <p>Jim (2) 23:4,19</p> <p>John (1) 14:20</p> <p>JOHNSON (2) 5:18; 15:19</p> <p>Jose (8) 4:5,25;7:18; 11:17;13:3;48:4; 50:23;51:17</p> <p>Jr (2) 48:24;49:15</p> <p>July (1) 4:21</p>	<p>K</p> <p>keep (2) 23:12;39:16</p> <p>kitchen (1) 18:15</p>	<p>L</p> <p>lan (8) 4:10;5:4;7:22; 11:21;13:7;48:8;51:2, 21</p> <p>identification (1) 20:6</p> <p>identify (1) 21:25</p> <p>impact (4) 35:19,21; 36:6,20</p> <p>improvement (1) 41:9</p> <p>improvements (10)</p>	<p>M</p> <p>main (5) 16:25;31:3, 13,15,16</p> <p>maintain (3) 28:12,17, 20</p> <p>maintenance (1) 34:4</p> <p>makes (1) 19:10</p> <p>Malcolm (1) 48:24</p> <p>many (8) 18:11,12; 22:1,14,17;38:3; 40:25;41:25</p>	<p>N</p> <p>name (1) 17:13</p> <p>narrative (1) 36:4</p> <p>necessarily (1) 26:17</p> <p>necessary (2) 17:23; 35:2</p> <p>need (22) 4:22;6:4; 11:13;12:18,24; 21:24;22:25;23:1,4, 21;25:8;29:16;30:24; 33:16;39:3,19;40:4; 50:4,8,16,17;51:13</p>

<p>needed (1) 10:10 needs (2) 24:5;38:24 New (8) 3:22;4:2;6:4;12:21;39:25;40:16;41:22;50:11 newspapers (1) 3:25 next (5) 10:20;12:11,19;24:22;26:1 nice (1) 39:17 night (5) 12:9;48:22;52:5,6,7 nine (1) 26:13 NJ (1) 43:6 NJAC (1) 43:5 Non-Condemnation (1) 50:4 none (8) 7:16;11:9,10,13;30:5;35:2;45:25;46:4 Nonetheless (1) 9:15 non-operating (1) 35:10 nonresidential (3) 16:6,7,11 North (4) 6:17;17:13,23;29:20 note (14) 29:19;32:4,10;33:7,10;35:12,16;41:8,13;42:11,15;43:2,8;47:18 noted (2) 44:5;46:25 notes (1) 34:3 notice (4) 3:15;9:25;12:16,21 notified (1) 9:18 noting (1) 38:10 November (1) 6:3 number (5) 17:12;21:10;40:24;43:12;49:11 Nunez (1) 49:21 nutrition (4) 26:16;41:3;44:19,20</p>	<p>27:2;30:1,2;46:3;49:20;50:16 only (3) 28:12;30:6;33:20 on-site (4) 25:24;34:12;37:9,14 open (5) 3:9,16;7:12;10:25;45:25 opened (1) 39:14 Opening (5) 3:13;17:17,19,23,24 operation (5) 26:6,7,9;37:13;40:23 opinion (1) 10:22 opposition (1) 9:20 option (1) 40:5 order (2) 10:10;16:3 ordinance (6) 9:9;10:3;28:24;32:11;42:12;47:16 original (1) 23:8 OSHA (1) 43:7 others (1) 44:6 out (15) 11:6;28:16;30:1;38:8,14;39:7,12,16,20;40:3,11,12;45:9,21,22 outdoor (1) 35:8 outline (1) 46:10 outlined (2) 28:23;37:11 Outside (1) 44:4 over (2) 23:3;24:9 overview (1) 9:5 owner (4) 9:17;16:17;42:25;43:2</p>	<p>32:8;33:5,11,16,23;34:6,9,25;35:3,6,24;36:7;38:21;39:1;41:12;42:5,17,24;43:18 PE (1) 5:18 pedestrians (2) 9:10;10:11 PELS (1) 15:11 Per (5) 18:3;20:23;33:3,12;35:7 percent (2) 28:20,21 Perfect (1) 19:22 performed (2) 30:14;37:8 permission (1) 15:3 permit (3) 9:10;17:17,24 permitted (4) 9:9;10:3;16:4;41:16 person (2) 6:6;43:7 pertaining (1) 36:25 Philadelphia (1) 3:24 pick (2) 39:19;40:4 picked (3) 38:2;39:8;40:13 picks (1) 40:6 pick-ups (1) 47:13 pictures (1) 9:12 piece (1) 45:8 pitch (1) 28:18 place (3) 27:10;28:13;33:20 Plan (30) 13:23;17:5;18:7;20:1,5,25;21:3;25:12,12,14;29:1;32:4,7,24;33:4,14;34:10;40:10;41:8;42:2,3,11;43:2,8;45:9,20,22;46:15;48:24;49:23 Planning (11) 3:2,3,17;4:21;5:15;42:19,19,20;44:5,24;45:3 plans (10) 17:11;19:15;24:18;29:12;33:10;35:16;38:25;39:2;42:22;47:8 planting (3) 34:1,3,8 plantings (4) 33:13,19;34:2,4;15 plaza (2) 10:6,8 please (7) 3:14;4:22;14:15;15:8;26:12;46:13;47:20 plus (1) 41:5 pm** (1) 52:9 point (1) 46:8 ponding (1) 29:23 portion (8) 11:1,10;28:14;31:18,19;45:15;46:5,20 possible (2) 7:4;35:24</p>	<p>Post (1) 3:24 posting (1) 3:20 postpone (1) 12:19 potable (1) 30:4 PP (1) 5:17 prefer (1) 23:7 prejudice (2) 12:23;13:21 Preliminary (5) 13:22;48:23;49:23;50:2,7 premises (2) 10:5;25:21 prepared (1) 21:9 Present (3) 4:6,13,15 presented (1) 42:2 previous (1) 7:1 previously (1) 32:17 primarily (1) 10:7 prior (5) 9:6;29:1;30:14;32:22,23 probably (4) 21:24;26:3;34:23,23 problem (5) 14:8;19:20,21;31:9;32:19 problems (1) 37:5 procedure (1) 44:23 proceed (2) 15:5;20:11 process (3) 43:21,23,24 professionals (1) 5:15 proffer (1) 10:17 project (4) 15:19;30:9,18;32:20 Promise (1) 49:13 properly (2) 12:15;29:23 property (6) 6:18;9:17;10:8;28:15;36:10,14 propose (2) 31:23;34:14 proposed (25) 10:13;17:6;28:8,9,10;29:5;30:4,5,18,20;32:12;34:2,12,25;35:20;38:24;40:17,24;41:9,18;42:9;45:15;46:16,21;47:14 proposes (3) 17:8;46:17;47:15 proposing (3) 6:17;13:24;48:25 provide (10) 20:19;21:19;22:23;25:2,24;35:19;36:23;47:1,2,6 provided (15) 3:16;16:5;18:9;21:4,6,11;24:24;26:5;32:23;34:3,11,11;37:13;40:22;41:17 provides (1) 6:11 providing (2) 22:1;</p>	<p>23:24 Public (11) 3:17;7:12,13;9:24;10:25;11:6,8,10;45:25;46:5,5 publication (2) 9:21,22 publicized (1) 4:3 pull (2) 40:10,12 purpose (2) 3:21;45:20 purposes (1) 35:9 pursuant (2) 20:25;43:5 put (4) 26:3;33:19;39:7,20 putting (5) 28:1;38:7,13;40:3;47:11</p>
Q				
quite (1) 10:9				
R				
<p>R&V (2) 47:4,5 rack (2) 24:25;47:1 racks (1) 24:23 raise (1) 15:7 raised (1) 11:8 Ramos (31) 4:12,13;5:6,7;6:8,13;7:10,24,25;11:23,24;13:2,9,10;27:13,18,22;45:6,14,19,23;47:21,23;48:1,10,11;51:4,5,15,23,24 Rather (1) 39:17 read (2) 3:13;50:18 Real (1) 6:16 realize (1) 30:24 really (1) 23:9 Realty (1) 49:24 rear (1) 14:2 receive (1) 4:1 recommend (1) 7:7 recommendations (1) 7:2 record (2) 47:1;50:19 recycling (3) 37:9;38:24;47:8 Redevelopment (2) 50:4,9 reference (2) 11:12;15:19 referring (1) 15:25 Refuse (1) 37:9 regarding (4) 26:5;34:11;36:24;40:23 registered (1) 9:17 regular (2) 3:10,19 regularly (1) 3:5 related (4) 3:8;31:21;32:13;45:4</p>				

<p>remaining (1) 11:1 remains (1) 3:7 remediation (2) 36:25; 37:2 Remember (1) 37:17 reminded (1) 43:1 Remington (4) 16:1; 24:3,23;46:24 removal (2) 37:14,15 remove (1) 25:16 removed (3) 29:21,25; 43:13 rendering (1) 8:25 rent (1) 27:10 rental (2) 40:17;46:18 renting (3) 45:9,21,22 repair (1) 31:10 replace (2) 30:25; 31:14 report (2) 5:24;6:12 represent (1) 6:19 representative (1) 43:3 representing (1) 14:6 requested (1) 33:15 requesting (6) 8:9; 21:12;24:12,24; 33:21;46:15 require (1) 21:2 required (11) 6:7; 12:22;17:18;18:4; 20:24;21:4,7,8;30:17; 33:13;49:2 requirement (2) 10:21;25:1 requirements (3) 6:5; 40:18;47:16 reserved (1) 3:21 residential (11) 16:6; 10:17;9:37;18;38:1; 39:4;45:8,15;46:19, 21;47:10 residents (2) 9:19; 10:6 Resolution (2) 3:18; 50:6 Resolutions (4) 49:7; 50:1,11,18 respond (1) 26:11 response (2) 7:13; 11:1 responsibility (1) 43:1 responsible (2) 30:15; 43:4 rest (1) 52:7 retail (12) 17:8;20:23; 21:1;26:6,9;27:15; 39:4,11;40:24;44:17, 23;46:19 review (6) 10:13; 44:13;46:24;47:3,5; 50:6 reviewed (3) 9:24;</p>	<p>28:24;30:14 revised (4) 17:11; 24:19;33:3,14 revisions (1) 17:14 right (35) 15:7,24; 17:3;19:2,4,24;20:14; 22:5,6,10,12;25:16; 29:18;30:23;31:12, 13;33:18;35:15;36:3, 8,16;38:19;39:18,22, 23;40:5;42:7;44:4,9, 12,25;45:1,16;47:19; 49:6 right-of-way (3) 25:20, 23;29:22 Rivera (1) 49:15 road (11) 10:9;17:17, 19;44:8;49:14,16,17, 18,19,20,21 Roll (5) 4:4;7:17; 48:3;50:22;51:16 Rollins (1) 48:24 room (7) 18:14;24:21; 25:23,23;33:6,18; 45:17 rooms (3) 18:7,12; 20:20 rounded (1) 21:5 route (1) 17:11 RSIS (3) 18:3,4;21:4 runs (1) 28:16</p>	<p>40:19 September (3) 12:21; 13:19;49:5 Services (1) 49:15 seven-area (2) 9:18; 10:6 several (1) 18:7 sewer (3) 30:4,7,13 shall (3) 33:13;35:9; 37:10 Shamar (1) 49:18 share (3) 8:17;9:13; 19:19 sharing (3) 8:18,19,21 shopping (2) 10:6,8 shot (1) 50:16 show (5) 19:18;25:11; 29:16;31:20;40:9 showed (1) 29:25 shown (1) 25:13 shows (2) 9:16;18:7 shrub (1) 34:2 side (5) 16:25;28:4,5; 37:23;40:11 Sign (14) 8:7,25;9:1, 8,12;10:2,9,13,16; 11:12;12:11;22:7; 47:15,17 signage (5) 40:15,16, 19;47:14,16 signature (2) 29:1; 42:18 signatures (1) 32:23 signed (5) 23:8,9,18, 21,24 Signs (1) 8:10 Simmons (1) 49:19 single-family (1) 41:10 Site (18) 13:23;17:5, 6;28:13,23;29:20; 31:22;33:8;36:25; 41:8;42:3;43:1,4,5; 46:15,16;48:24;49:23 sits (1) 10:8 six (1) 26:13 size (4) 10:2,16;34:1, 8 slope (1) 29:16 slopes (1) 29:17 Solicitor (2) 23:1;24:4 someone (1) 27:9 somewhere (1) 25:24 Sorry (10) 22:4;23:21; 27:16,18;31:14;32:3; 36:11;38:10,16;39:24 sources (1) 37:18 space (7) 21:5;24:17, 19;26:2;33:2;43:13; 45:17 spaces (10) 18:4; 20:23;21:3,4,11;22:1, 14,17,22;43:13 speak (2) 21:22;22:6</p>	<p>specifically (4) 26:7; 32:6;35:12;43:9 spot (5) 26:16;29:10; 41:3;44:19,20 square (7) 8:10;10:2, 2;20:24;21:2;49:2,2 staff (1) 5:15 stairways (1) 29:11 standards (4) 25:1; 33:9;37:10;42:13 start (1) 44:25 stated (5) 17:13;21:9; 32:6;34:4;47:24 statement (8) 3:14; 32:3;35:19,21;36:2,6, 20;47:7 states (1) 35:12 statutory (1) 50:10 Steegers (1) 8:8 steep (1) 28:19 Steven (8) 4:7;5:2; 7:20;11:19;13:5; 48:6;50:25;51:19 Still (1) 48:24 store (5) 9:15;16:22; 20:4;27:4;44:25 storefront (4) 16:24; 37:23;38:1;40:17 storm (1) 30:13 stormwater (2) 28:8, 22 straight (1) 44:25 Street (21) 6:16,17; 17:12,13,23,23,24; 22:11,14;28:5,17; 29:21;37:24;38:5,16, 17,22;40:3;47:12; 49:15,17 Streets (1) 17:10 stucco (1) 41:22 studies (3) 36:24; 37:1,7 study (4) 36:6;50:4,9, 10 subject (1) 4:2 submission (2) 21:3; 42:13 submit (1) 17:24 Submitted (4) 9:6,22; 19:16;40:16 sufficient (1) 10:21 Summary (1) 43:11 supply (1) 9:15 Sure (4) 9:6;40:2; 46:10;49:9 swear (1) 15:4 Swearing (1) 5:14 sworn/affirmed (2) 5:19;15:12 system (1) 28:8</p>	<p>talking (2) 19:13,18 Tameeka (1) 8:12 tax (1) 38:21 taxes (1) 9:18 TEAMS (1) 3:11 Ten (2) 22:21,22 tenant (1) 47:15 ten-parking (1) 22:19 term (1) 24:7 terms (1) 46:23 testified (2) 5:19; 15:12 testify (1) 16:21 testifying (1) 15:7 testimony (13) 16:5; 18:9;20:19;21:6; 25:18;26:5;34:11; 36:23;37:13;39:23; 40:2,22;41:17 their's (1) 39:12 Therefore (4) 3:9; 11:13;46:5;51:12 thereof (3) 3:20,23; 4:1 third (7) 6:3;18:21,24; 19:6;20:16,17;46:20 Thomas (1) 4:16 though (1) 40:2 three (4) 18:13,17; 45:16;46:21 Thursday (1) 3:6 Thursdays (1) 37:24 today (1) 3:6 today's (1) 9:7 tomorrow (1) 24:3 tonight (4) 23:23; 46:15;49:12;50:12 top (3) 18:19;26:1; 29:10 towards (1) 28:16 Townhouse (1) 18:3 Townhouses (1) 18:6 traffic (7) 35:19,20,21, 22;36:13,17;47:6 transmitting (1) 3:23 trash (16) 37:14,15, 16,18,20,22,25;38:2, 14,24;39:7;40:12; 47:8,10,11,12 trouble (1) 21:23 trucks (3) 26:19,20; 28:2 trying (1) 39:10 turned (1) 35:10 twice (3) 38:4,6,11 two (12) 3:23;7:17; 18:18,20;24:24; 28:20,21;34:4;37:17; 45:16;49:13;50:1 type (8) 18:7;26:7,18; 27:13,15,25;28:2; 44:17 typically (1) 31:20</p>
	S			
	<p>safety (3) 35:8;43:1,4 same (4) 4:1;9:12; 10:7;32:13 sanitary (2) 30:4,13 Save-A-Lot (1) 10:20 saying (2) 27:7,11 scanning (1) 46:2 schedule (1) 3:18 scheduled (2) 3:5,10 screen (4) 8:17;9:13; 19:19;38:18 screening (1) 37:12 Second (15) 4:24; 7:10;11:15;13:2; 14:1;18:12,16,18,20; 20:12,14;46:19;48:2; 50:19;51:15 secretary (2) 6:22; 42:19 Section (10) 20:25; 21:10;25:2;33:4,12; 35:7;36:10,14;37:11; 40:18 security (1) 35:9 seeing (1) 11:10 seeks (1) 17:5 send (3) 23:2,18; 24:10 separate (2) 16:15;</p>			
			T	

U	17;22:22;27:24 viewing (1) 9:10 Villar (1) 12:11 virtual (1) 3:10 virus (1) 3:9 visibility (1) 10:10 visual (1) 37:12	XVIII (1) 28:23	3155 (1) 49:17 338 (1) 50:9 3631 (1) 13:23 3707 (1) 12:12 37th (13) 17:13,23; 28:5,14;29:21;37:23; 38:5,8,14,16,17;40:3; 47:11 3-story (2) 17:7;46:17
		Y	
under (10) 3:7,10; 10:3;16:2;17:10; 25:1;40:16,18;47:23; 50:11 underground (3) 31:22,24;32:5 Uniform (1) 43:6 unit (1) 18:3 unmute (2) 14:3; 23:19 unmuting (1) 14:8 unnecessary (1) 9:11 up (12) 7:12;10:25; 33:18;38:3;39:8,14, 19;40:4,6,13;45:25; 46:3 upon (1) 23:23 upstairs (2) 37:25; 38:1 up-to-date (1) 41:21 Urban (1) 49:13 use (8) 16:6,10;18:5, 5;26:6,10;40:24; 41:16 used (4) 18:10;20:20, 21;30:7 uses (2) 16:4;17:9 using (1) 30:23 utilities (4) 30:5,25; 31:21;32:5 utility (1) 30:24 utilize (1) 46:18 utilizing (1) 17:8		Yanniry (1) 49:17 year (1) 3:19 years (2) 34:4;41:25 Yessica (1) 49:20	
	W	Z	
	waiver (6) 33:15,16, 22,25;35:25;43:14 Waivers (2) 43:12,16 Walker (2) 4:10,10 walls (1) 29:20 wants (1) 6:8 water (2) 30:4,7 website (1) 3:12 week (6) 6:3;38:3,3,4, 6,11 Welcome (2) 3:1; 44:15 Westfield (12) 12:12; 13:23;17:12,19;26:1; 38:5,11;39:6,8,20; 40:5;47:12 what's (4) 9:9;34:15, 19;36:5 where's (1) 38:23 Whereupon (1) 20:5 whole (2) 18:13;22:16 width (1) 24:18 WILLIAMS (18) 5:17, 23,25;6:20,22;7:6,15; 8:19;10:12,14,18; 11:7;12:14;14:7,14, 17;45:25;46:2 Wilson (52) 14:3,5,15, 20,20,25;15:17,21; 16:9,12,17,20;17:15, 21;18:1,11,20,23; 19:2,24;20:8,10; 21:14,18,22;24:2,9, 14;25:4,13;26:11; 29:3;30:6,10,20;31:1; 33:1;34:14;35:23; 36:19;37:4;40:21; 41:24;42:10,23; 43:10,19;44:3,7,11; 48:19;49:25 window (2) 19:4,8 within (7) 6:18;10:5,7; 21:10;25:20,22;29:21 without (3) 9:11; 12:22;13:20 work (2) 6:18;33:8 written (1) 32:22 wrong (1) 8:20 wwwcicamdennjus (1) 3:12	Zone (3) 10:19;16:5; 41:17 Zoning (2) 42:20; 47:16 zooming (1) 14:25 zooming-in (1) 14:23	
V		0	
		0.4 (1) 21:5	
		1	
van-accessible (1) 24:17 Variance (12) 8:7;9:7; 10:1;12:11;21:6,7,12; 24:13;25:9,17;43:12; 47:17 Variances (3) 43:11, 16;46:7 various (1) 50:3 vehicle (3) 26:8,20; 28:2 vehicles (1) 26:19 verification (1) 32:22 Verizon (1) 6:16 Vernick (3) 24:4,23; 46:24 Vernick's (1) 16:1 VIA (1) 15:10 VICE-CHAIRMAN (9) 4:8;5:3;7:21;11:20; 13:6;48:7;50:20;51:1, 20 VID (10) 14:16,18,21; 15:7;19:13,22;20:13,		1,000 (1) 20:24 1,487 (1) 21:2 10 (1) 4:21 10,000 (1) 49:2 1016 (1) 13:24 1063 (1) 49:14 11 (1) 4:3 11th (2) 12:21;49:5 12th (1) 6:17 14 (2) 3:2,6 15 (2) 8:9;24:19 16 (2) 13:24;24:18 160 (2) 8:9;10:2 1623 (1) 49:21 1722 (1) 49:13 1901 (1) 49:24 1926.32f (1) 43:7 1st (1) 9:23	4 (1) 32:3 433 (1) 49:16
		2	5
		3	5 (1) 20:23 5:23-2.21e (1) 43:6 580 (1) 49:15
			6
			6 (1) 43:21 6:59 (1) 52:9
			7
			7 (5) 16:1;21:2;32:3, 4;46:25 701 (1) 6:16 715 (1) 8:9 7th (1) 6:17
			8
			8,000 (1) 49:1 870-224B14 (1) 37:11 870-230F (1) 20:25 870-230R (1) 21:10 870-231B1c (1) 33:4 870-234 (1) 25:2 870-243H (1) 35:7 870-244C6 (1) 33:12 870-253 (1) 40:18
			9
			9 (2) 21:4;32:3