

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

CITY OF CAMDEN PLANNING BOARD
September 11, 2025

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, September 11, 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
STEVEN LEE, VICE-CHAIRMAN
ERIN CREAN
COUNCILWOMAN RAMOS
OMARI THOMAS
DEREK T. DAVIS
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

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I N D E X

CASES HEARD: PAGE

- 1) APPROVAL OF MEETING MINUTES 4
AUGUST 11, 2025

NEW BUSINESS:

- 2) VILLAR MULTISERVICE 6, 47
3707 Westfield Avenue
(Application Dismissed)

- 3) CHERON ROLLINS & MALCOLM A. STILL, JR. 6, 21
2907 Cleveland Avenue

- 4) CONCEPTUAL REVIEW: SITE IMPROVEMENTS AT 7
JUDGE ROBERT JOHNSON PARK, BLOCK 522,
LOT 9 AND BLOCK 520, LOT 26.

- 5) REVIEW & APPROVAL OF A RESOLUTION DIRECTING
THE PLANNING BOARD TO CONDUCT A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER BLOCK 1104,
LOTS 50,51,52,53,55,56,59,50,91,93 and BLOCK
1107, LOTS 15,16,17,18,19,20,27,28,29 & 30
(NON-CONDEMNATION REDEVELOPMENT AREA) AND TO
PREPARE A REDEVELOPMENT PLAN FOR SUCH
NON-CONDEMNATION REDEVELOPMENT AREA.
(APPLICATION NOT HEARD)

- 6) ADOPTION OF RESOLUTIONS 48

1 CHAIRMAN DEJESUS: Good evening. Welcome
2 to the Camden City Planning Board for September 11,
3 2025. The City is still open and you can have access
4 to the specific meeting by using the form TEAMS which
5 is the Internet format. You can access that filing
6 through the Camden City website and they'll give you
7 all the connections you need. Reading of the Opening
8 Statement, Angela.

9 MS. MILLER: Adequate notice of this
10 meeting has been provided in accordance with the Open
11 Public Meeting Act. The Camden City Planning Board
12 adopted a Resolution approving the schedule of
13 regular meetings to be held during the year of 2025;
14 one, posting a copy thereof on the bulletin boards
15 reserved for such purpose in the Office of City
16 Clerk, City Hall, first floor, Camden, New Jersey;
17 two, transmitting a copy thereof to the Courier Post
18 and to the Philadelphia Inquirer. These newspapers
19 have been designated by this Board to receive same,
20 and filing a copy thereof with the City Clerk, City
21 of Camden, New Jersey. The subject meeting was
22 publicized on September 8, 2025.

23 CHAIRMAN DeJESUS: Roll call.

24 MS. MILLER: Jose DeJesus.

25 CHAIRMAN DEJESUS: Present.

1 MS. MILLER: Steven Lee.

2 VICE-CHAIRMAN LEE: Here.

3 MS. MILLER: Mayor Victor Carstarphen.
4 Director Keith Walker. Ian Leonard. Councilwoman
5 Janette Ramos.

6 COUNCILWOMAN RAMOS: Present.

7 MS. MILLER: Erin Crean.

8 MS. CREAN: Present.

9 MS. MILLER: Omari Thomas.

10 MR. THOMAS: Here.

11 MS. MILLER: Derek Davis.

12 MR. DAVIS: Present.

13 MS. MILLER: Brenda Fraction. Thank you.

14 CHAIRMAN DEJESUS: Approval of Planning
15 Board Public Meeting the August 14th. I need a
16 motion to approve.

17 VICE-CHAIRMAN LEE: So moved.

18 COUNCILWOMAN RAMOS: Second.

19 CHAIRMAN DEJESUS: Roll call.

20 MS. MILLER: Mr. DeJesus.

21 CHAIRMAN DEJESUS: Yes.

22 MR. MILLER: Mr. Lee.

23 VICE-CHAIRMAN LEE: Yes.

24 MS. MILLER: Councilwoman Ramos.

25 COUNCILWOMAN RAMOS: Yes.

1 MS. MILLER: Ms. Crean.

2 MS. CREAN: Yes.

3 MS. MILLER: Mr. Thomas.

4 MR. THOMAS: Yes.

5 MS. MILLER: Mr. Davis.

6 MR. DAVIS: Yes.

7 MS. MILLER: Motion carried to approve.

8 Thank you.

9 CHAIRMAN DEJESUS: Swearing in of all
10 professionals and Planning staff.

11 MR. BURNS: If you could all, our
12 professionals, thank you, raise your right hand.

13 - - -

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

18 - - -

19 MR. BURNS: Thank you.

20 CHAIRMAN DEJESUS: Director,
21 Dr. Williams, do you have any report to give?

22 DR. WILLIAMS: Yes, sir, just a couple of
23 brief items. One, Ms. Brenda Fraction just joined us
24 tonight as we were swearing in the professionals.

25 But in terms of my report, one, the RFP

1 for Board professionals should be out within the next
2 week or so if it hasn't been posted in the newspaper.
3 So just a word to our Board attorney and Board
4 engineer of the same.

5 Number two, the League of Municipalities
6 will be held during November and that's an
7 opportunity for all Board members to go to whatever
8 classes that are appropriate for the Board. For
9 those members who wish to get a refresher for
10 Planning Board responsibilities, there are a number
11 of classes that are sponsored for that, as well as a
12 I think a whole-day or half-day class for new
13 members.

14 For Mr. Davis, you'll be required to take
15 that course in November. So please check in with the
16 Board Secretary to make sure that you're properly
17 registered. Mr. Chair, that ends my report for this
18 month.

19 CHAIRMAN DEJESUS: Thank you.

20 So Item 'A,' the sign variance for
21 Villar Multiservice, 3707 Westfield Avenue will not
22 be heard tonight. Therefore, we'll move to 'B' which
23 is Preliminary and Final Site Plan, Cheran Rollins
24 and Malcolm A. Still, Jr., 2907 Cleveland Avenue,
25 Block 968, Lot 2. The applicant is proposing to

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

3 MR. ROY: Thank you Mr. Chairman. I'm
4 hoping you are going to tell me that my clients are
5 in the waiting room and possibly my engineer Bill
6 Nicholson.

7 DR. WILLIAMS: Neither are in the waiting
8 room.

9 MR. ROY: Okay. We are going --

10 CHAIRMAN DEJESUS: If you want, you can
11 wait because I have another item on the agenda and
12 we'll come back to you. Would you want that?

13 MR. ROY: That looks like it's going to
14 have to be okay because I am not sure why they have
15 not logged on. We've provided all the information to
16 them.

17 CHAIRMAN DEJESUS: Let's do that.

18 So we'll go to 'C': Conceptual Review:
19 Site improvements at Judge Robert Johnson Park, Block
20 523, Lot 13; Block 522; Lot 9; and Block 520, Lot 26.
21 The project site will remain a park. A new synthetic
22 turf football field with lights and stands will be
23 installed on the southern portion of the site. The
24 baseball will be installed on the south side, and the
25 baseball field will be renovated, and a practice

1 field will be added.

2 Is there anyone here for that, Doctor?

3 DR. WILLIAMS: I think that Mr. Michael
4 is on the line now. Can you hear us, sir?

5 MR. PIGA: Yes, I can hear.

6 DR. WILLIAMS: Okay. You have it.

7 MR. PIGA: All right. Thank you very
8 much. Thank you for having us present in front of
9 you guys. I want to present to you the Judge Robert
10 Johnson Park. Camden County and the City have been
11 working together in cooperation to update and to
12 bring this park back into life. I'm going to share
13 my screen.

14 MR. BURNS: If we could, we're going to
15 swear you in. Okay?

16 MR. PIGA: Most definitely.

17 MR. BURNS: If would you raise your right
18 hand.

19 - - -

20 MICHAEL PIGA, LLA, RLA, having first been
21 duly sworn/affirmed, was examined and testified as
22 follows:

23 - - -

24 MR. BURNS: Thank you very much. If you
25 could just identify yourself and your office or

1 affiliation for the record.

2 MR. PIGA: My name is Michael Piga. I go
3 by Mike. I'm with French & Parrello Associates.

4 MR. BURNS: Thank you, sir.

5 CHAIRMAN DEJESUS: And what's the address
6 on that, please.

7 MR. PIGA: It's 1200 Route 34, Wall, New
8 Jersey.

9 CHAIRMAN DEJESUS: Thank you.

10 THE REPORTER: And what is your position
11 with the company?

12 MR. PIGA: I am a district leader for
13 landscape architecture. I'm a landscape architect
14 professional.

15 THE REPORTER: Thank you.

16 MR. BURNS: Mr. Piga, if I could just
17 ask, is your license in good standing?

18 MR. PIGA: It is.

19 MR. BURNS: And have you been accepted as
20 a landscape architect by planning and zoning boards
21 in the State of New Jersey?

22 MR. PIGA: I have.

23 MR. BURNS: And how many years have you
24 been licensed?

25 MR. PIGA: Close to 20 years.

1 MR. BURNS: Very good. Mr. Chairman, I
2 would think the Board can accept the gentleman as a
3 professional landscape architect.

4 CHAIRMAN DEJESUS: Thank you, James. You
5 have to floor, Senor.

6 MR. PIGA: Okay. Thank you very much.

7 So if everyone is familiar with the park,
8 it is located on Carl Miller and there's Thurman on
9 the north side. Currently, the park has an open
10 field, a baseball field. And there a football field
11 that's being used on the west side of the park. On
12 the east side of the park, there's two basketball
13 courts. And in the center we have a concession
14 stand. So what is being proposed right now is to
15 renovate the entire park because it's going through a
16 remediation with some historic fill. It gives them
17 the opportunity to make adjustments to the area.

18 So right now there were two fields that
19 were being used as or potentially could be used at
20 the area of where we're actually turning into three
21 fields. We're bringing in on the south side. As you
22 can see right here, we're bringing in a new synthetic
23 turf field. There will be athletic field lights
24 around the field. There will also be stands for
25 people to sit and watch. We understand that a lot of

1 them are looking for the Pop Warrens and others.

2 There's also schools that could also be a benefit to
3 this area too.

4 And in conjunction with that, at the main
5 entryways, we will be improving them over time plus
6 the parking lot. The main entryways, we're looking
7 at of doing some brick pavers to let people know that
8 they're actually arriving at the park. New signage
9 will also be brought into this area. Pathways will
10 be redone. Landscaping will be redone. The main
11 walkways are going to connect to give people an
12 opportunity to walk around the park itself.

13 Currently, this area is being used by the
14 Simbas and it's a grass field. We're going to keep
15 it as a grass field. We're also going to keep the
16 scoreboard and the lights. So, now, there will be
17 two opportunities for two different types of sports
18 going on at the same time.

19 Because of the type of area we have, we
20 had an opportunity to keep the baseball field there.
21 The property for the baseball field is at a premium
22 because it is a very large field. So the County and
23 City decided that that would be its best use. So
24 what we're doing in this area is, we're going to be
25 prepping it for a new baseball field, putting in new

1 dugouts, new fencing, and a new backstop.

2 Existing in this area in the main center
3 area is existing, if you want to call it bleachers,
4 they're concrete bleachers so people can sit and
5 watch either the sports up here or watch the baseball
6 fields down below. To the center of the entire park
7 is the existing concession stand.

8 What will be occurring here is, the
9 existing concrete which is in poor condition, it's
10 going to be all removed and brand new concrete will
11 be placed in its place. Again, landscaping and
12 benches and furnishings will be coming throughout
13 that in the next phase.

14 Along with that, while we were talking
15 with the constituents for that area, they would like
16 to have a little bit of parking inside the park. In
17 particular for the coaches; allow the coaches to get
18 in here with the gear. So we brought in some parking
19 that they would come off of Thurman and be able to
20 access into this area.

21 The basketball courts will remain. We
22 will just be upgrading the area in front of them such
23 as the brick pavers and the brick in this area. We
24 will also be cleaning up the parking lot that's over
25 there and giving the park a little more parking so

1 now we have some on the north side and the south side
2 parking.

3 All sides of the park will be accessible
4 from a gated entrance all designated with bricks. A
5 couple will have new flagpoles to share off. A
6 couple of other items that they will be looking for
7 is to put new lighting into this location. One of
8 the features that we were looking at, is doing solar
9 power light features.

10 We've gone down to the DEP. We've gotten
11 approval from the DEP. And we just look -- the
12 County and the City are looking forward to doing this
13 and bringing the people back into the park. If
14 there's any questions, I'd be more than happy to
15 answer.

16 CHAIRMAN DEJESUS: Does anybody on the
17 Board have any questions related to this park?

18 COUNCILWOMAN RAMOS: I just have a quick
19 question looking at the map here. And forgive me for
20 not -- just so it's the original field that's here
21 and now you're proposing the baseball field or is
22 that two --

23 MR. PIGA: There was an existing baseball
24 field here. And what we're doing is, we're upgrading
25 it because it's starting to run down so you'll have

1 new backstops. They did have a football field in
2 this location that the kids were using. And down
3 below there was nothing. It was just an open field.
4 So people were kind of practicing. So we're bringing
5 in a third field. And the third field would be a
6 synthetic turf field which will allow people to use
7 the field more often.

8 So like typically with a synthetic turf
9 when it rains, within 15 minutes after it rains, you
10 can go right on to that field and play. While up in
11 these fields, it's a little bit more difficult to do
12 something of that nature. That's why the benefits
13 of -- one of the benefits synthetic turf fields.

14 MR. BURNS: This is going to be a
15 complete rehab, I hope, of these facilities, correct,
16 this park?

17 MR. PIGA: Correct. That is correct.

18 MR. BURNS: I've traveled down. When my
19 son was younger, we used to go to the -- you've got
20 some of the best football in the area with especially
21 the young kids in Camden. So having a synthetic
22 field is significant. I guess -- I've seen where
23 Councilwoman was asking the question. Those two
24 fields kind of merge --

25 COUNCILWOMAN RAMOS: They kind of merge,

1 yeah.

2 MR. PIGA: Yes, they do.

3 MR. BURNS: They don't -- they'll never
4 be conflicting when they're playing baseball, they're
5 playing baseball. It'll be delineated that way with
6 the lines and so forth. No fencing will be there, I
7 assume, correct?

8 MR. PIGA: That is correct.

9 MR. BURNS: In the fall or whatever, the
10 kids are playing football, the baseball field will
11 likely not be used.

12 MR. PIGA: That is correct. And there's
13 the opportunity with the permits that they would work
14 with the permits, go through the County and then rent
15 the fields so that there's no overlapping of sports
16 at that point too.

17 MR. BURNS: And if my softball team wants
18 to rent the field, we have the ability then to rent
19 that field, correct, the baseball field?

20 MR. PIGA: That's correct.

21 MR. BURNS: So that will continue.

22 That's positive. Very good.

23 CHAIRMAN DEJESUS: You're done, James?

24 MR. BURNS: I am. I'm just -- I know
25 that area. I know those fields. And this -- I'm

1 very excited to see that.

2 MS. FRACTION: I am too.

3 CHAIRMAN DEJESUS: So am I. It's great
4 to have more places where children can exercise and
5 do things instead of running around the streets or
6 hanging around the streets, either one.

7 CHAIRMAN DEJESUS: Doctor Williams, do
8 you have anyone inside the public that's interested
9 in responding to this application?

10 DR. WILLIAMS: Mr. Chair, I just want to
11 recognize Mr. Brian Fisher, project manager from
12 Camden County Community Partnership is on the call
13 with us tonight.

14 CHAIRMAN DEJESUS: Okay. Put him on.

15 MR. FISHER: Thank you, Dr. Williams.

16 MR. BURNS: Mr. Fisher, I'm going to
17 swear you in. Okay, sir?

18 MR. FISHER: Yes, I'm doing well. How
19 are you doing, Mr. Burns?

20 MR. BURNS: Good. I'm going to swear you
21 in, Mr. Fisher. If you could.

22 - - -

23 BRIAN FISHER, having first been duly
24 sworn/affirmed, was examined and testified as
25 follows:

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1 looking forward to playing baseball and football on
2 this field. If you have any questions, I'm open to
3 answer them. Thank you?

4 CHAIRMAN DEJESUS: Does anyone have any
5 questions for the gentleman from the Board?

6 VICE-CHAIRMAN LEE: Yes --

7 MS. MOORE: Can I ask -- oh, I'm sorry.

8 VICE-CHAIRMAN LEE: That's okay.

9 CHAIRMAN DEJESUS: Ladies before
10 gentlemen, Mr. Lee. Hang on. Go ahead, Dena.

11 MS. MOORE: I just had a general
12 question. Can that baseball field also be converted
13 into softball?

14 MR. PIGA: Currently, yes. If we want to
15 keep it without a mound and bring in a portable
16 mound, we can definitely make it into a
17 softball-baseball-field-type area.

18 MS. MOORE: Thank you.

19 CHAIRMAN DEJESUS: Yes, Mr. Lee.

20 COUNCILWOMAN RAMOS: How about soccer.

21 VICE-CHAIRMAN LEE: I'd like to know
22 which entity, County, because you mentioned you're
23 working with Camden County and as well with the City.
24 Would that happen to be the Improvement -- Camden
25 County Improvement Authority you're working with or

1 another entity?

2 MR. FISHER: No. We're working with
3 Camden County Parks Department.

4 VICE-CHAIRMAN LEE: Oh, I see. Okay.
5 And it was mentioned earlier about the parking.
6 The concern was having adequate parking for coaches
7 and staff. But I'm assuming there's going to be a
8 lot of parents who would be interested in coming out
9 and observing their kids play sports. Now what about
10 parking for them? Is there any additional
11 accommodation as a result of this expansion that
12 you're doing?

13 MR. PIGA: Currently right now that
14 parking on the south side is what is existing. We
15 are putting in additional, I would you say, 20 to 25
16 parking spots to the north side. That wasn't open to
17 the public at all. And then, like I said, the little
18 bit for the coaches, there's five spots there. And
19 that's just for them to bring their equipment in. But
20 that will also relieve them taking up space for the
21 parents. Otherwise, a lot of people in the
22 neighborhood that are using the field, are probably
23 walking into this area and stuff of that nature.

24 VICE-CHAIRMAN LEE: Got you. Okay.
25 Thank you.

1 CHAIRMAN DEJESUS: Doctor, is there
2 anyone else out in the public?

3 DR. WILLIAMS: No, sir.

4 CHAIRMAN DEJESUS: I'll close the public
5 portion. All the Board members have made their
6 request or have not? If you haven't then, would you
7 make a motion, please?

8 DR. WILLIAMS: There's no motion
9 required, Mr. Chair. This is conceptual only.

10 CHAIRMAN DEJESUS: Okay. Everybody
11 accepting with this being proposed?

12 MS. FRACTION: Yes.

13 MS. CREAN: Yes.

14 COUNCILWOMAN RAMOS: Yes.

15 MR. DAVIS: Yes.

16 MR. THOMAS: Yes.

17 VICE-CHAIRMAN LEE: Yes.

18 CHAIRMAN DEJESUS: There you go.

19 MR. BURNS: Good luck to you. Thank you,
20 Mr. Fisher.

21 CHAIRMAN DEJESUS: Good luck.

22 MR. PIGA: You guys have a great night.

23 CHAIRMAN DEJESUS: You too.

24 COUNCILWOMAN RAMOS: You too.

25 CHAIRMAN DEJESUS: Let me go back to

1 Preliminary and Final Site Plan. Is the gentleman
2 ready now, Mr. Roy?

3 MR. ROY: Yes, I saw my clients enter.
4 I'm not sure if Mr. Nicholson made it or not but if
5 not, we'll go ahead. Hope he joins us shortly.
6 Cheran and Malcolm, are you both present?

7 MR. ROLLINS: Yes. Cheran Rollins here.

8 MR. BURNS: Just for the record,
9 Mr. Thomas joined us as well.

10 CHAIRMAN DEJESUS: Mr. Roy, you can go
11 ahead and give your presentation, please.

12 MR. ROY: Thank you, sir.

13 This is our application for site plan
14 approval in connection with property located at 2907
15 Cleveland Avenue. We were actually before you a year
16 ago this month at which point we obtained subdivision
17 approval to construct five townhouses on the existing
18 lot. So we are not here tonight asking for any
19 variances. There are a couple of minor waivers we'll
20 discuss. But we hired our engineer and designed a
21 site plan to conform with the approvals that were
22 previously granted.

23 I have with me Cheran Rollins, Malcolm
24 Still. And, again, I do not see Mr. Nicholson, our
25 engineer, on the call. But it may make sense to

1 swear in Cheran and Malcolm just to get that out of
2 the way.

3 MR. BURNS: Mr. Chairman, I'm going to
4 swear them in, okay, sir?

5 CHAIRMAN DEJESUS: Yes, sir, please.

6 MR. BURNS: Mr. Rollins, Mr. Still, would
7 you raise your right hand.

8 - - -

9 CHERAN ROLLINS; MALCOLM A. STILL, JR.,
10 having first been duly sworn/affirmed, was examined
11 and testified as follows:

12 - - -

13 MR. ROLLINS: Yes.

14 MR. BURNS: Mr. Still.

15 CHAIRMAN DEJESUS: You have to unmute
16 yourself. We can't hear you.

17 MR. STILL: I do.

18 MR. BURNS: Welcome back gentlemen.

19 MR. ROY: I'm a big believer in being
20 brief and being able to watch the Phillies game. So
21 Cheran --

22 CHAIRMAN DEJESUS: Before you go,
23 Mr. Roy, I'd like to hear from Dena if she has
24 anything that relates to your project to respond and
25 then you can answer the questions that she gives them

1 so we can keep moving faster. Okay?

2 MS. MOORE: I do have a report. If he
3 has a just brief statement prior to. Is that what
4 you were doing, Mr. Roy?

5 MR. ROY: I was. We've seen Dena's
6 report and there are certain items. You asked for
7 testimony. I was just going to put the testimony on
8 those five or six items. We're generally in
9 agreement. There were two waivers -- actually, four
10 waivers.

11 MR. BURNS: We could take the testimony
12 as Dena goes through her letter. That's normally
13 what we do, Mr. Roy.

14 MR. ROY: That's fine.

15 MR. BURNS: She'll proceed and then you
16 can jump in as you deem appropriate. I think that's
17 what the chair was hoping to do tonight.

18 CHAIRMAN DEJESUS: Yes, please. do.

19 MR. ROY: That's fine.

20 CHAIRMAN DEJESUS: Go ahead, Dena.

21 MS. MOORE: No problem.

22 Mr. Chairman, I'm referring to Remington
23 & Vernick's letter dated July 7, 2025. I wanted to
24 note that I'm page 2. The bulk standards were
25 previously granted approval per the resolution

1 approved on October 10, 2024 from last year. The lot
2 width of Lots 2.02, 2.03 and 2.04 should be corrected
3 on the Zoning Summary Table on Sheet 1 from 17.60
4 feet to 16.67 feet.

5 MR. ROY: That's fine.

6 MS. MOORE: Per the Resolution, the
7 applicant was granted a maximum of 68.4 percent
8 building coverage. The plan has been revised
9 reducing the coverage as shown. Plan remains
10 compliant with the approved bulk condition.

11 Per the Resolution, the applicant -- I'm
12 sorry -- proposed -- yes. Per the Resolution, the
13 applicant was granted a maximum of 84.1 percent lot
14 coverage. Plan has been revised reducing the
15 coverage as shown. The plan remains compliant with
16 the approved bulk condition.

17 Proposed Lot 2.05 is a corner lot,
18 containing two front yards per the Zoning Ordinance
19 definition. The proposed 10-foot setback is measured
20 on Cleveland Avenue. The zoning summary table on
21 Sheet 1 should be revised to provide the correct
22 10-foot front yard setback for Lot 2.05. Similarly,
23 front yard setback for proposed Lot 2.01 should also
24 be corrected to 19.67 feet.

25 MR. ROY: That's fine.

1 MS. MOORE: The rear yard setback is to
2 be measured from the rear property line to the end of
3 the nearest wall or part of the building and the
4 nearest wall or part of the building. In this case,
5 the setback is to be measured from the second story
6 overhang. The zoning summary table on Sheet 1 should
7 be revised to provide the correct setback. That will
8 be changed?

9 MR. ROY: That's fine. Yep, absolutely.

10 MS. MOORE: All right. The Zoning
11 Summary Table on Sheet 1 should be revised to provide
12 the correct side yard setbacks for the proposed lots.
13 In this case it's zero feet for all the proposed lots
14 which was previously granted under the subdivision
15 approval.

16 MR. ROY: We will make that revision.

17 MS. MOORE: Mr. Nicholson is coming in;
18 coming in now. But you'll make that revision. Okay.

19 MR. ROY: Yes.

20 MS. MOORE: I didn't know if you wanted
21 him to do this testimony.

22 For the Streets: North 29th Street and
23 Cleveland Avenue are existing two-way roadways
24 adjacent to the site. N. 29th Street should be
25 correctly labeled on th plan. And there are no

1 improvements proposed for these roadways with this
2 application. So that'll be changed?

3 MR. ROY: We'll make that revision.

4 MS. MOORE: And if a street opening is
5 necessary, the application would be subject to the
6 Street Opening Permit of the City. The City Engineer
7 or the Acting City Engineer at this point, should be
8 contacted concerning the application and fees
9 involved. Do you acknowledge that?

10 MR. ROY: Yes.

11 MS. MOORE: The number of bedrooms
12 proposed for each unit should be provided in order to
13 verify conformance with the RSIS parking
14 requirements.

15 MR. ROY: Cheran, these are proposed as
16 3-bedroom units, correct?

17 MR. ROLLINS: Correct.

18 MR. ROY: And that's one of the De
19 Minimis exception we're asking for. Technically,
20 it's 2.44 spaces and we're going to have two. And I
21 think there's been a change with De Minimis
22 Exceptions at this point with parking. So I believe
23 you're fine. We'll say you'll ask for that now
24 but --

25 MR. ROY: If necessary.

1 MS. MOORE: Yes. Exception, if
2 necessary. I have no problem with that.

3 Testimony should be provided that all
4 applicable RSIS requirements will be met. And if any
5 requirements cannot be met, testimony should be
6 provided as well.

7 MR. ROY: Jim, do you want to swear Bill
8 in or should I ask him to comment or save it until
9 the end?

10 MR. BURN: If Mr. Nicholson is going to
11 provide testimony, I'll swear him in. Mr. Nicholson,
12 if you could raise right hand, please.

13 - - -

14 BILL NICHOLSON, P.E., having first been
15 duly affirmed, was examined and testified as follows:

16 - - -

17 MR. ROY: Bill, other than the parking,
18 will the RSIS requirements be met?

19 MR. NICHOLSON: I think we're good. I
20 don't believe we have any exceptions other than that
21 one. I believe that's the only one we need.

22 MS. MOORE: Okay.

23 MR. ROY: Okay.

24 MS. MOORE: Proposed driveways should be
25 dimensioned. You'll add the dimensions to the plan?

1 MR. NICHOLSON: Sure.

2 MS. MOORE: The ADA ramps at the
3 intersection of N. 29th Street and Cleveland Avenue
4 adjacent to the site appear to meet current
5 standards. If the ADA ramps do not meet current
6 standards at the time of construction, the applicant
7 should replace these ramps. You acknowledge that?

8 MR. ROY: Acknowledged.

9 MR. NICHOLSON: Yes.

10 MS. MOORE: Per Section 870-241.C,
11 sidewalks should be at least 5 feet wide. The
12 applicant proposes to install a 4-foot sidewalk along
13 the N. 29th Street and Cleveland Avenue frontages.
14 A waiver from this requirement is necessary if the
15 Planning Board approves 4-foot sidewalks.

16 MR. ROY: And we are requesting that
17 waiver. We think the 4 feet is adequate for the
18 proposed use and it will allow just a little more
19 green space.

20 MR. NICHOLSON: It meets RSIS standards
21 also.

22 MS. MOORE: For Stormwater Collection and
23 Management System: The proposed roof drainage design
24 should be indicated on the plans to confirm how the
25 roofs will drain. The proposed roof drainage

1 cleanouts should be labeled with inverts shown.

2 You'll add that information?

3 MR. NICHOLSON: Yes, ma'am, I will.

4 MS. MOORE: The applicant should be aware
5 that the post-development peak runoff cannot exceed
6 the pre-development peak runoff for the 25-year storm
7 event. Confirming calculations should be provided
8 for review.

9 MR. NICHOLSON: We'll submit those if
10 they're applicable to the project.

11 MS. MOORE: Yes, it is applicable.

12 MR. NICHOLSON: Okay. We'll do them.
13 Yes.

14 MS. MOORE: Okay. All right. It's just
15 because even in Camden, even if you're not a major
16 development, they do have a requirement that the
17 post-development cannot exceed the pre-development.
18 That's basically because they have combined systems
19 and it's an agreement between the DEP and the CCMUA.
20 So we just need to make sure. Because if your
21 post-development does exceed your pre-development,
22 then you need to do stormwater measures to make sure
23 that it's not exceeded.

24 MR. NICHOLSON: I understand.

25 MS. MOORE: A stormwater fee is to be

1 collected for the site as outlined in Appendix XVIII
2 of the City Ordinance. The calculations will be
3 reviewed by our office and this fee must be paid by
4 the applicant prior to final signatures of the plan.
5 You acknowledge that?

6 MR. NICHOLSON: Yes.

7 MS. MOORE: Okay. The applicant shall
8 provide testimony regarding whether any easements or
9 deed restrictions are proposed.

10 MR. ROY: Cheran, there are none
11 proposed, correct?

12 MR. ROLLINS: That is correct, none
13 proposed.

14 MS. MOORE: None. Okay.

15 Architectural drawings and elevations of
16 the proposed townhomes should be provided to confirm
17 the building layouts and access points.

18 MR. ROY: We actually did that as part of
19 our subdivision application. Cheran -- TEAMS scares
20 me. Cheran, I think, can share a screen and show you
21 the architecturals again if you'd like.

22 MS. MOORE: Well, should the project be
23 approved, if you can just submit that with resolution
24 compliance.

25 MR. ROY: Sure. That's fine.

1 MS. MOORE: Thank you.

2 The applicant must provide spot
3 elevations at all building access points and corners.
4 You'll add that?

5 MR. NICHOLSON: Yes, we will, yes.

6 MS. MOORE: General Note 3 on the site
7 plan states that no basements are proposed and the
8 townhomes will be constructed on a slab foundation.
9 That's correct, right?

10 MR. NICHOLSON: Yes.

11 MS. MOORE: The top and bottom elevations
12 of all exterior stairways should be indicated on the
13 plans. You'll add those spot elevations?

14 MR. NICHOLSON: Yes, we will.

15 MS. MOORE: We'll need you to add this
16 note to the site plan. I'm on Utilities 'E' on page
17 4. 'E-1,' all utilities and related appurtenances on
18 the site shall be located underground or in the
19 building. Where overhead electric or telephone
20 distribution supply lines and service connections
21 have been installed from those overhead lines, the
22 connections from the utilities' overhead lines must
23 be installed underground. You'll add that note
24 specifically to the plans?

25 MR. NICHOLSON: We will, yes.

1 MS. MOORE: The material and size of the
2 existing sanitary sewer and water main should be
3 shown on the site plans. You'll add that?

4 MR. NICHOLSON: Yes, we will.

5 MS. MOORE: The materials, size and
6 location of the proposed sanitary sewer and potable
7 water laterals should be provided on the Site Plan.
8 And then the slope of the proposed sanitary sewer
9 service lateral should be stated on the plans.

10 MR. NICHOLSON: We'll do that as well.

11 MS. MOORE: The existing fire hydrant
12 should be clearly identified on the plans to confirm
13 that all townhomes are located within 400 feet of a
14 fire hydrant.

15 MR. NICHOLSON: We'll show that, yes.

16 MS. MOORE: Have you checked that? Are
17 the townhomes within 400 feet of a fire hydrant?

18 MR. NICHOLSON: I think there's one on
19 the corner of -- yes, they are. I believe they are.

20 MS. MOORE: All right. If you can just
21 make sure that it's clear on the plan where it is
22 then I can confirm that dimension. Okay?

23 MR. NICHOLSON: Yes. We can do that.

24 MS. MOORE: The project must be approved
25 by both the City Engineer and the City Fire Chief

1 prior to final approval with written verification
2 provided to our office prior to final signatures on
3 the plan.

4 MR. NICHOLSON: Understood.

5 MR. ROY: Acknowledged.

6 MS. MOORE: Acknowledged.

7 A CCTV inspection of the sewer
8 (combined, sanitary and storm) system must be
9 performed and reviewed by the Acting City Engineer
10 prior to construction. The applicant will be
11 responsible for any improvements to the existing
12 infrastructure required for the connection of the
13 proposed project. You acknowledge that?

14 MR. NICHOLSON: Yes, we do.

15 MS. MOORE: All developers and applicants
16 should note that due to the City Ordinance, a
17 Capacity Fee may be applicable to the proposed
18 development. The applicant should contact the Acting
19 City Engineer for all costs related to the same.

20 MR. ROY: Understood.

21 MS. MOORE: Okay. The following notes
22 should be added to the Plans. These are four items.
23 Notes on page 5 of 8. You'll add those notes,
24 Utility Notes?

25 MR. NICHOLSON: 9 'a' through 'd' as

1 well. 9 'a' through 'd,' we'll add the notes, yes.

2 MS. MOORE: Okay. Thank you.

3 Construction Details: The paving
4 replacement detail will be revised to indicate a
5 6-inch thickness for the base course. You'll add
6 that?

7 MR. NICHOLSON: Yes, we will.

8 MS. MOORE: And then the sidewalk detail
9 should be revised to coordinate with the City's
10 standard detail.

11 MR. NICHOLSON: Yes.

12 MS. MOORE: You're getting the width
13 approved for four feet so you would just change that
14 to four feet. That would be the only difference.
15 There's still a thickness of 5 inches for the
16 requirement for the City. And the curb for the City
17 is 7x8x18.

18 MR. NICHOLSON: Got it.

19 MS. MOORE: All of those should be
20 4,500 psi for compressive strength. Okay?

21 MR. NICHOLSON: Yes.

22 MS. MOORE A roof drain cleanout detail
23 should be added to the plan, if necessary?

24 MR. NICHOLSON: We'll do it, yes.

25 MS. MOORE: If you can add this note to

1 the plan that all site work construction --

2 DR. WILLIAMS: Can someone mute
3 themselves while the presentation is going forth?
4 I appreciate it. Thank you.

5 MS. MOORE: The plans must note that all
6 site work construction and details must conform to
7 the standards of the City of Camden. You'll add that
8 note specifically?

9 MR. NICHOLSON: We will, yes.

10 MS. MOORE: And then Planting Detail:
11 Per Section 870-244.B, a Landscape Plan prepared by a
12 certified landscape architect, planner, architect or
13 engineer, shall be submitted with each site plan
14 application. The applicant has not provided a
15 landscape plan. A landscape plan shall be provided
16 and address all applicable requirements under Section
17 870-244 including street trees. The applicant has
18 requested a waiver.

19 MR. ROY: I think we wouldn't have an
20 issue complying with the street tree part of the
21 Ordinance. Only because these are going to be
22 individually owned and the owners are going to want
23 to landscape according to their own tastes. That's
24 the part that we would ask the waiver for. I mean,
25 we can certainly make sure we satisfy Ms. Johnson

1 that what we're doing is adequate.

2 MS. MOORE: Right now you're requesting a
3 waiver to not provide a landscape plan. So if you
4 don't want to provide a landscape plan, you're going
5 to provide the landscaping information on your site
6 plan?

7 MR. ROY: Bill, I'll defer to you. If
8 these are just the landscape plan, I was thinking
9 that we would provide a plan to chart the street
10 trees and complying with that part of the Ordinance
11 but not necessarily the plan of everything on site.

12 MS. MOORE: Okay. You're asking for a
13 waiver of providing the landscape plan. That's what
14 this comment is for. So is that correct, you don't
15 want to provide a separate landscape plan but you're
16 going to provide the information for landscaping on
17 your site plan?

18 MR. ROY: Is that okay, Bill?

19 MR. NICHOLSON: Yes, that's what we'd
20 like to do, yes.

21 MS. MOORE: That's it, okay.

22 So then I don't take any exception to the
23 waiver as long as you provide the information on the
24 other plan. Okay?

25 MR. ROY: Understood.

1 MS. MOORE: That means all the applicable
2 notes and everything should be on the other plan for
3 maintenance and the like. And the maintenance, it's
4 for two years the things, they have to be maintained.
5 Okay?

6 MR. ROY: Yes.

7 MR. NICHOLSON: Okay.

8 MS. MOORE: According to the
9 Redevelopment Plan, the design of landscaping as well
10 the choice, placement and maintenance of landscape
11 materials, shall be sufficient to meet the
12 requirements of landscaping per Section 870-197 and
13 street trees per Section 870-198. Okay? You'll just
14 refer to those.

15 MR. ROY: Acknowledged.

16 MR. NICHOLSON: Yes, we will.

17 MS. MOORE Lighting. If any outdoor
18 lighting is proposed, a lighting plan shall be
19 provided for review and approval. Such lighting plan
20 shall address all applicable requirements of
21 Section 870-243.

22 So is there any lighting outside of
23 architectural lighting?

24 MR. NICHOLSON: No, none proposed. No.

25 MS. MOORE: No? Okay. So then you will

1 show that architectural lighting once again on the
2 site plan?

3 MR. NICHOLSON: Yes, we can do that, yes.

4 MS. MOORE: Okay.

5 According to the Redevelopment Plan, the
6 choice, placement and lighting levels of fixtures
7 serving to light public walkways and parking areas,
8 shall be sufficient to meet the requirements of
9 Section 870-230.

10 So is there adequate lighting now in this
11 area? Has that been analyzed?

12 MR. NICHOLSON: We have not analyzed yet,
13 no. There's a history of street lights for sure out
14 there. I've seen them.

15 MS. MOORE: Okay. So can you provide
16 that information even if you do an inset on the site
17 plan. We need to see the lighting information. So
18 if you can check and do an analysis to make sure that
19 there is appropriate lighting at the site.

20 MR. NICHOLSON: We will do that, yes.

21 MS. MOORE: Okay. All right. Thank you.

22 Any proposed signage shall comply with
23 Section 870-253. So is there any signage?

24 MR. NICHOLSON: None proposed, no.

25 MS. MOORE: None. Okay.

1 General Note 3 indicates that the plan is
2 on an assumed datum. So the horizontal datum must be
3 NAD 1983. So is it correct that it's on an assumed
4 datum?

5 MR. NICHOLSON: I believe so, yes. We
6 provided --

7 MS. MOORE: It has to be on NAD -- I'm
8 sorry.

9 MR. NICHOLSON: We can provide an
10 calculation adjustment of the datum. We can do that.

11 MS. MOORE: It has to be on NAD 1983.
12 And that was a requirement under your subdivision.

13 MR. NICHOLSON: Okay.

14 MS. MOORE: So it does have to be on that
15 because then it coincides with the City's. The City
16 has -- the Tax Assessor has all of the projects
17 required for subdivisions and consolidations. And
18 she should be able to get your information, your
19 flash drive with your site showing a subdivision and
20 put it in and it drops right in the actual location
21 in Camden where the project is. So that's why all
22 the projects have to be on NAD 1983 for it.

23 MR. NICHOLSON: We can do that.

24 MS. MOORE: Okay.

25 MR. NICHOLSON: Yeah. We can do that.

1 That's no problem.

2 MS. MOORE: All right. Thank you.

3 The location of the reference point
4 should be clearly indicated on the plans.

5 MR. NICHOLSON: We will do that, yes.

6 MS. MOORE: The locations indicating the
7 signature is required for the City Engineer, should
8 be revised to state Planning Board Engineer. You'll
9 make that change?

10 MR. NICHOLSON: Yes.

11 MS. MOORE: The applicant must obtain the
12 correct tax map plates, proposed block and lot
13 numbers and addresses from the Tax Assessor. Written
14 verification must be received by our office prior to
15 final review and signature of the plans.

16 MR. ROY: That's acknowledged.

17 MS. MOORE: The site plan should note
18 that the applicant will comply with the City's
19 "Ordinance Establishing Standards for the Submission
20 of Maps and Other Documents in a Digital Format."

21 The applicant should be aware that the
22 final signatures of approval and building permits
23 will not be issued until the required information is
24 provided. And that's the two flash drives including
25 the subdivision plan in NAD 1983. Okay? That's in

1 addition to the plans; documents.

2 MR. NICHOLSON: Understood.

3 MR. ROY: Understood.

4 MS. MOORE: Once final approval is
5 received for the Plan of Lots, three (3) mylar and
6 twelve (12) paper copies of the final plan will be
7 requested for signature. Okay?

8 MR. NICHOLSON: Understood. That's a
9 usual comment. Yes, we understand that.

10 MS. MOORE: All right.

11 Testimony should be provided on waste
12 handling and hauling. So how is that going to be
13 taken care of?

14 MR. ROY: Cheran, is this going to be the
15 typical, the homeowner takes out their trash on the
16 day it's picked up and brings the can in after it's
17 picked up?

18 MR. ROLLINS: Yes.

19 MS. MOORE: Okay. So it's the public
20 handling and hauling?

21 MR. ROLLINS: Correct.

22 MS. MOORE: And do you know often the
23 pick up is along that roadway?

24 MR. ROLLINS: Not offhand I do not. I
25 guess once a week, I'm assuming.

1 MS. MOORE: All right. We'll say at
2 least once a week.

3 MS. MOORE: The applicant is to provide
4 testimony regarding any and all environmental
5 concerns, studies and remediation pertaining to the
6 site? Are there any?

7 MR. ROY: Cheran, are you aware of any
8 environmental issues with the site?

9 MR. ROLLINS: No, there are not.

10 MR. ROY: And you've owned it for
11 approximately how long?

12 MR. ROLLINS: Five-plus years.

13 MR. ROY: Thank you.

14 MS. MOORE: A traffic assessment should
15 be submitted for review distinguishing between
16 existing traffic and proposed traffic for the site
17 area with this proposed development.

18 You'll be able to just provide a traffic
19 statement?

20 MR. ROLLINS: I'm sure. We're not
21 anticipating any extreme traffic with this
22 development.

23 MS. MOORE: Just a statement is required
24 with all developments. To what extent that is,
25 depends on the development. But because you're

1 developing more than one single-family home, we do
2 ask for a statement.

3 MR. ROY: We'll list what's anticipated,
4 the off-site parking and off-parking I should say.
5 And get that as part of our compliance package.

6 MS. MOORE: Okay. It just needs to be
7 signed and sealed by your engineer. Okay?

8 MR. ROY: Understood.

9 MS. MOORE: And a statement is fine.
10 Just that, a statement.

11 The approval signature block on the site
12 plan should be revised to add the signature line for
13 the zoning officer/administrative officer. You'll
14 add that?

15 MR. ROY: Yes.

16 MS. MOORE: I have no variances along
17 with this application and I do have the two waivers
18 for sidewalk width and landscape plan. That's
19 correct?

20 MR. ROY: Yes. And any other necessary
21 De Minimis parking exception. But hopefully it won't
22 be necessary.

23 MS. MOORE: Okay. I don't believe they
24 are necessary anymore according to the RSIS rulings.
25 Okay?

1 MR. BURNS: You want to leave that off
2 then, Dena? We won't require that?

3 MS. MOORE: I'll leave it off, yes.
4 There was a change a couple of years ago so I'll
5 leave that off.

6 MR. BURNS: Very good.

7 MS. MOORE: The Approval Process. Are
8 you aware of the approval process noted in the review
9 letter on page 7? If you have any questions you can
10 contact my office.

11 MR. ROY: We are aware of it.

12 MS. MOORE: And I guess the first thing,
13 you are going to finalize the actual subdivision
14 prior to the preparation of the site plan, correct?

15 MR. ROY: Yes.

16 MS. MOORE: Okay. Because nothing has
17 been done with that; is that correct?

18 MR. ROY: It was one of those chicken or
19 the egg. I actually have the County application on
20 my desk and completed to submit. But I just want to
21 make sure nothing changed that would affect that.

22 MS. MOORE: All right. So then I did
23 have comments on those final Plan of Lots.
24 Especially with that not being in NAD 1983, so I
25 would go ahead and get that taken care of too. Okay?

1 MR. ROY: Understood.

2 MS. MOORE: So I would note that as the
3 first thing in the approval process and then the rest
4 would be the site plan information.

5 And Outside Agency Approvals, I have
6 Camden County Planning Board, Camden County Soil
7 Conservation District, Municipal Utilities Authority.
8 Any others that I may be missing?

9 MR. NICHOLSON: That's as far as I know.

10 MS. MOORE: Okay. All right. Well,
11 Mr. Chair, that concludes my review -- my report.
12 I'm sorry. My report.

13 CHAIRMAN DEJESUS: That's okay. Thanks,
14 Dena. Anybody on the Board have any questions or
15 concerns in relationship to this project? Hearing
16 none, then I'll open it up to the public. Doctor, do
17 you have anyone wanting to respond to this project?

18 DR. WILLIAMS: Mr. Chair, I do not see no
19 hands among those listed on this call.

20 CHAIRMAN DEJESUS: With that, I'll then
21 close the public. And if all the Board members are
22 satisfied with the information given, I need a
23 motion.

24 MS. FRACTION: I make a motion that all
25 the Board is satisfied with the information given.

1 MR. BURNS: To approve the application?

2 CHAIRMAN DEJESUS: Yes, that's with Ms.
3 Fraction. Brenda, are you saying you're approving
4 it; you're accepting it?

5 MS. FRACTION: Yes.

6 MR. BURNS: Motion to approve by
7 Ms. Fraction.

8 CHAIRMAN DEJESUS: I need a second.

9 MS. CREAN: Second.

10 CHAIRMAN DEJESUS: That's Ms. Crean.
11 Roll call, Angela.

12 MS. MILLER: Jose DeJesus.

13 CHAIRMAN DEJESUS: Yes.

14 MR. MILLER: Steven Lee.

15 VICE-CHAIRMAN LEE: Yes.

16 MS. MILLER: Councilwoman Ramos.

17 COUNCILWOMAN RAMOS: Yes.

18 MS. MILLER: Erin Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Omari Thomas.

21 MR. THOMAS: Yes.

22 MS. MILLER: Derek Davis.

23 MR. DAVIS: Yes.

24 MS. MILLER: Brenda Fraction.

25 MS. FRACTION: Yes.

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

3 MR. ROY: Thank you for your help with
4 this.

5 MR. NICHOLSON: Thank you.

6 MR. CHERAN: Thank you.

7 MS. MOORE: Good night.

8 CHAIRMAN DEJESUS: Good night everyone.

9 MR. BURNS: We have Resolutions.

10 CHAIRMAN DEJESUS: Do you want to take
11 it, James, since you mentioned it?

12 MS. MILLER: Before you do that,
13 Mr. Burns, can we dismiss 'A' without prejudice?
14 That's the sign variance.

15 MR. BURNS: Absolutely. Mr. Chair, are
16 you okay with dismissing that application?

17 CHAIRMAN DEJESUS: The answer is yes.

18 MR. BURNS: Very good. So we'll get a
19 motion to dismiss Application 'A' sign variance for
20 Villar Multiservice as they have withdrawn their
21 application.

22 COUNCILWOMAN RAMOS: Motion.

23 VICE-CHAIRMAN LEE: Second.

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

25 CHAIRMAN DEJESUS: Yes.

1 MR. MILLER: Mr. Lee.

2 VICE-CHAIRMAN LEE: Yes.

3 MS. MILLER: Councilwoman Ramos.

4 COUNCILWOMAN RAMOS: Yes.

5 MS. MILLER: Ms. Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Mr. Thomas.

8 MR. THOMAS: Yes.

9 MS. MILLER: Mr. Davis.

10 MR. DAVIS: Yes.

11 MS. MILLER: Ms. Fraction.

12 MS. FRACTION: Yes.

13 MS. MILLER: Motion carried to dismiss
14 without prejudice. Thank you.

15 CHAIRMAN DEJESUS: Okay, James, you got
16 the floor for the Adoption of the Following
17 Resolutions.

18 MR. BURNS: We don't have much tonight.
19 We a Certificate of Appropriateness that was approved
20 for Verizon - Global Real Estate, 701 Federal and
21 12 N. 7th Streets. We had the sign variance approval
22 for Betzoley Steegers, 2780 Mt. Ephraim Avenue. And
23 then we had the preliminary and final site plan
24 approved for Allan Mateo, 3631 Westfield Avenue. So
25 there's three Resolutions to approve. I would need a

1 motion and a second then a roll call.

2 MS. CREAN: So moved.

3 COUNCILWOMAN RAMOS: Second.

4 CHAIRMAN DEJESUS: Roll call, Angela.

5 MS. MILLER: Mr. DeJesus.

6 CHAIRMAN DEJESUS: Yes.

7 MR. MILLER: Mr. Lee.

8 VICE-CHAIRMAN LEE: Yes.

9 MS. MILLER: Councilwoman Ramos.

10 COUNCILWOMAN RAMOS: Yes.

11 MS. MILLER: Ms. Crean.

12 MS. CREAN: Yes.

13 MS. MILLER: Mr. Thomas.

14 MR. THOMAS: Yes.

15 MS. MILLER: Mr. Davis.

16 MR. DAVIS: Yes.

17 MS. MILLER: Ms. Fraction.

18 MS. FRACTION: Yes.

19 MS. MILLER: Motion carried to approve.

20 Thank you.

21 CHAIRMAN DEJESUS: All I need now is a
22 motion to adjourn.

23 MR. BURNS: Very good.

24 CHAIRMAN DEJESUS: All right, go ahead.

25 James, what were you saying?

1 MR. BURNS: I'm just saying, do you want
2 to make the motion. I'm ready to go so let's go.

3 CHAIRMAN DEJESUS: I hear you. Somebody
4 say something. Let's go people.

5 MS. CREAN: Motion to close.

6 COUNCILWOMAN RAMOS: Second.

7 MS. MILLER: Mr. DeJesus.

8 CHAIRMAN DEJESUS: Yes, of course.

9 MR. MILLER: Mr. Lee.

10 VICE-CHAIRMAN LEE: Yes.

11 MS. MILLER: Councilwoman Ramos.

12 COUNCILWOMAN RAMOS: Yes.

13 MS. MILLER: Ms. Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Mr. Thomas.

16 MR. THOMAS: Yes.

17 MS. MILLER: Mr. Davis.

18 MR. DAVIS: Yes.

19 MS. MILLER: Ms. Fraction.

20 MS. FRACTION: Yes.

21 MS. MILLER: Motion carried to adjourn.

22 Thank you and have a good evening and good weekend.

23 - -

24 *** (Meeting concluded at 6:54 p.m.) ***

25

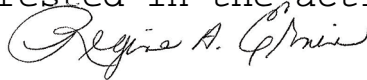
1 CERTIFICATION

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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***Meeting (1) 50:24				
A				
A' (5) 6:20;33:25; 34:1;47:13,19	affiliation (1) 9:1	approximately (1) 42:11	benefit (1) 11:2	49:1,4
ability (1) 15:18	affirmed (1) 27:15	appurtenances (1) 31:17	benefits (2) 14:12,13	Camden (20) 3:2,6, 11,16,21;8:10;14:21; 16:12;17:5,7,7,25; 18:23,24;19:3;29:15; 35:7;39:21;45:6,6
able (4) 12:19;22:20; 39:18;42:18	Again (4) 12:11; 21:24;30:21;38:1	architect (5) 9:13,20; 10:3;35:12,12	best (2) 11:23;14:20	can (35) 3:3,5;7:10; 8:4,5;10:2,22;12:4; 14:10;16:4;18:7,12, 16:21;10:22;25;23:1, 16:30;20,23;32:20; 22,23;34:25;35:2,25; 38:3,15,18;39:9,10, 23,25;41:16;44:9; 47:13
absolutely (2) 25:9; 47:15	Agency (1) 45:5	architectural (3) 30:15;37:23;38:1	big (1) 22:19	Capacity (1) 33:17
accept (1) 10:2	agenda (1) 7:11	architecturals (1) 30:21	Bill (6) 7:5;27:7,14, 17:36;7,18	care (2) 41:13;44:25
accepted (1) 9:19	ago (2) 21:16;44:4	architecture (1) 9:13	bit (3) 12:16;14:11; 19:18	Carl (1) 10:8
accepting (2) 20:11; 46:4	agreement (2) 23:9; 29:19	area (19) 10:17,20; 11:3,9,13,19,24;12:2, 3,15,20,22,23;14:20; 15:25;18:17;19:23; 38:11;42:17	bleachers (2) 12:3,4	carried (5) 5:7;47:1; 48:13;49:19;50:21
access (5) 3:3,5; 12:20;30:17;31:3	ahead (7) 17:2;18:10; 21:5,11;23:20;44:25; 49:24	areas (1) 38:7	Block (6) 6:25;7:19, 20,20;40:12;43:11	Carstarphen (1) 4:3
accessible (1) 13:3	AHP (1) 5:15	around (4) 10:24; 11:12;16:5,6	Board (21) 3:2,11,19; 4:15;6:1,3,3,7,8,10, 16;10:2;13:17;18:5; 20:5;28:15;40:8;45:6, 14,21,25	case (2) 25:4,13
accommodation (1) 19:11	Allan (1) 48:24	arriving (1) 11:8	boards (2) 3:14;9:20	CCMUA (1) 29:19
accordance (1) 3:10	allow (3) 12:17;14:6; 28:18	ASIP (1) 5:14	both (2) 21:6;32:25	CCP (1) 17:8
according (4) 35:23; 37:8;38:5;43:24	Along (4) 12:14; 28:12;41:23;43:16	assessment (1) 42:14	bottom (1) 31:11	CCTV (1) 33:7
acknowledge (4) 26:9;28:7;30:5;33:13	among (1) 45:19	Assessor (2) 39:16; 40:13	brand (1) 12:10	center (3) 10:13;12:2, 6
Acknowledged (5) 28:8;33:5,6;37:15; 40:16	analysis (1) 38:18	Assuming (2) 19:7; 41:25	Brenda (4) 4:13;5:23; 46:3,24	Centerville (2) 17:13, 18
Act (1) 3:11	analyzed (2) 38:11,12	athletic (1) 10:23	Brian (3) 16:11,23; 17:5	certain (1) 23:6
Acting (3) 26:7;33:9, 18	Angela (3) 3:8;46:11; 49:4	attached (1) 7:1	brick (3) 11:7;12:23, 23	certainly (1) 35:25
actual (2) 39:20;44:13	anticipated (1) 43:3	attorney (1) 6:3	bricks (1) 13:4	Certificate (1) 48:19
actually (6) 10:20; 11:8;21:15;23:9; 30:18;44:19	anticipating (1) 42:21	August (1) 4:15	brief (3) 5:23;22:20; 23:3	certified (1) 35:12
ADA (2) 28:2,5	anymore (1) 43:24	Authority (2) 18:25; 45:7	bring (3) 8:12;18:15; 19:19	Chair (7) 6:17;16:10; 20:9;23:17;45:11,18; 47:15
add (14) 27:25;29:2; 31:4,13,15,23;32:3; 33:23;34:1,5,25;35:7; 43:12,14	appear (1) 28:4	Avenue (9) 6:21,24; 21:15;24:20;25:23; 28:3,13;48:22,24	bringing (4) 10:21,22; 13:13;14:4	CHAIRMAN (56) 3:1, 23,25;4:14,19,21;5:9, 20:6;19:7;3,10,17; 9:5,9;10:1,4;13:16; 15:23;16:3,7,14;18:4, 9,19;20:1,4,10,18,21, 23,25;21:10;22:3,5, 15,22;23:18,20,22; 45:13,20;46:2,8,10, 13;47:8,10,17,25; 48:15;49:4,6,21,24; 50:3,8
added (3) 8:1;33:22; 34:23	Appendix (1) 30:1	aware (5) 29:4;40:21; 42:7;44:8,11	brings (1) 41:16	change (4) 26:21; 34:13;40:9;44:4
addition (1) 41:1	applicable (7) 27:4; 29:10,11;33:17; 35:16;37:1,20		brought (2) 11:9; 12:18	changed (3) 25:8; 26:2;44:21
additional (2) 19:10, 15	applicant (18) 6:25; 24:7,11,13;28:6,12; 29:4;30:4,7;31:2; 33:10,18;35:14,17; 40:11,18,21;42:3	B	building (7) 24:8;25:3, 4;30:17;31:3,19; 40:22	chart (1) 36:9
address (3) 9:5; 35:16;37:20	applicants (1) 33:15	B' (1) 6:22	bulk (3) 23:24;24:10, 16	check (2) 6:15;38:18
addresses (1) 40:13	application (13) 16:9; 21:13;26:2,5,8;30:19; 35:14;43:17;44:19; 46:1;47:16,19,21	back (6) 7:12;8:12; 13:13;17:13;20:25; 22:18	bulletin (1) 3:14	checked (1) 32:16
Adequate (5) 3:9; 19:6;28:17;36:1; 38:10	appreciate (1) 35:4	backstop (1) 12:1	BURN (1) 27:10	Cheran (14) 6:23; 21:6,7,23;22:1,9,21; 26:15;30:10,19,20; 41:14;42:7;47:6
adjacent (2) 25:24; 28:4	appropriate (3) 6:8; 23:16;38:19	backstops (1) 14:1	BURNS (40) 5:11,19; 8:14,17,24;9:4,16,19, 23;10:1;14:14,18; 15:3,9,17,21,24; 16:16,19,20;17:2; 20:19;21:8;22:3,6,14, 18;23:11,15;44:1,6; 46:1,6;47:9,13,15,18; 48:18;49:23;50:1	chicken (1) 44:18
adjourn (2) 49:22; 50:21	Approprateness (1) 48:19	base (1) 34:5		Chief (1) 32:25
adjustment (1) 39:10	Approval (15) 4:14; 13:11;21:14,17; 23:25;25:15;33:1; 37:19;40:22;41:4; 43:11;44:7,8;45:3; 48:21	baseball (20) 7:24,25; 10:10;11:20,21,25; 12:5;13:21,23;15:4,5, 10,19;17:16,20,21,22, 24;18:1,12	C	children (1) 16:4
adjustments (1) 10:17	approvals (2) 21:21; 45:5	basements (1) 31:7	C' (1) 7:18	choice (2) 37:10;38:6
adopted (1) 3:12	approve (7) 4:16;5:7; 46:1,6;47:1;48:25; 49:19	basically (1) 29:18	calculation (1) 39:10	
Adoption (1) 48:16	approved (8) 24:1,10, 16;30:23;32:24; 34:13;48:19,24	basketball (2) 10:12; 12:21	calculations (2) 29:7; 30:2	
affect (1) 44:21	approves (1) 28:15	bedrooms (1) 26:11	call (10) 3:23;4:19; 12:3;16:12;21:25; 45:19;46:11;47:24;	
	approving (2) 3:12; 46:3	believer (1) 22:19		
		below (2) 12:6;14:3		
		benches (1) 12:12		

City (27) 3:2,3,6,11,15,16,20,20;8:10;11:23;13:12;17:7;18:23;26:6,6,7;30:2;32:25,25;33:9,16,19;34:16,16;35:7;39:15;40:7 City's (3) 34:9;39:15;40:18 class (1) 6:12 classes (2) 6:8,11 cleaning (1) 12:24 cleanout (1) 34:22 cleanouts (1) 29:1 clear (1) 32:21 clearly (2) 32:12;40:4 Clerk (2) 3:16,20 Cleveland (6) 6:24;21:15;24:20;25:23;28:3,13 clients (2) 7:4;21:3 Close (4) 9:25;20:4;45:21;50:5 CME (1) 5:15 coaches (4) 12:17,17;19:6,18 coincides (1) 39:15 collected (1) 30:1 Collection (1) 28:22 combined (2) 29:18;33:8 coming (4) 12:12;19:8;25:17,18 comment (3) 27:8;36:14;41:9 comments (1) 44:23 Community (4) 16:12;17:5,8,10 company (1) 9:11 complete (1) 14:15 completed (1) 44:20 compliance (2) 30:24;43:5 compliant (2) 24:10,15 comply (2) 38:22;40:18 complying (2) 35:20;36:10 compressive (1) 34:20 Conceptual (2) 7:18;20:9 concern (1) 19:6 concerning (1) 26:8 concerns (2) 42:5;45:15 concession (2) 10:13;12:7 concluded (1) 50:24 concludes (1) 45:11 concrete (3) 12:4,9,10 condition (3) 12:9;24:10,16	confirm (4) 28:24;30:16;32:12,22 Confirming (1) 29:7 conflicting (1) 15:4 conform (2) 21:21;35:6 conformance (1) 26:13 conjunction (1) 11:4 connect (1) 11:11 connection (2) 21:14;33:12 connections (3) 3:7;31:20,22 Conservation (1) 45:7 consolidations (1) 39:17 constituents (1) 12:15 construct (2) 7:1;21:17 constructed (1) 31:8 construction (5) 28:6;33:10;34:3;35:1,6 contact (2) 33:18;44:10 contacted (1) 26:8 containing (1) 24:18 continue (1) 15:21 converted (1) 18:12 cooperation (1) 8:11 coordinate (1) 34:9 copies (1) 41:6 copy (3) 3:14,17,20 corner (2) 24:17;32:19 corners (1) 31:3 corrected (2) 24:2,24 correctly (1) 25:25 costs (1) 33:19 Councilwoman (22) 4:4,6,18,24,25;13:18;14:23,25;18:20;20:14,24;46:16,17;47:22;48:3,4;49:3,9,10;50:6,11,12 County (13) 8:10;11:22;13:12;15:14;16:12;17:7;18:22,23,25;19:3;44:19;45:6,6 couple (5) 5:22;13:5,6;21:19;44:4 Courier (1) 3:17 course (3) 6:15;34:5;50:8 courts (2) 10:13;12:21 coverage (4) 24:8,9,14,15 Crean (17) 4:7,8;5:1,2;20:13;46:9,10,18,19;48:5,6;49:2,11,12;50:5,13,14 CSI (1) 5:14 curb (1) 34:16	current (3) 17:11;28:4,5 Currently (7) 10:9;11:13;17:12,18,22;18:14;19:13 CZO (1) 5:15 D d' (2) 33:25;34:1 dated (1) 23:23 datum (4) 39:2,2,4,10 Davis (14) 4:11,12;5:5,6;6:14;20:15;46:22,23;48:9,10;49:15,16;50:17,18 day (1) 41:16 De (3) 26:18,21;43:21 decided (1) 11:23 deed (1) 30:9 deem (1) 23:16 defer (1) 36:7 definitely (2) 8:16;18:16 definition (1) 24:19 DEJESUS (58) 3:1,23,24,25;4:14,19,20,21;5:9,20;6:19;7:10,17;9:5,9;10:4;13:16;15:23;16:3,7,14;18:4,9,19;20:1,4,10,18,21,23,25;21:10;22:5,15,22;23:18,20;45:13,20;46:2,8,10,12,13;47:8,10,17,24,25;48:15;49:4,5,6,21,24;50:3,7,8 delineated (1) 15:5 DENA (7) 5:15;18:10;22:23;23:12,20;44:2;45:14 Dena's (1) 23:5 DEP (3) 13:10,11;29:19 Department (1) 19:3 depends (1) 42:25 Derek (2) 4:11;46:22 design (2) 28:23;37:9 designated (2) 3:19;13:4 designed (1) 21:20 desk (1) 44:20 detail (5) 34:4,8,10,22;35:10 Details (2) 34:3;35:6 developers (1) 33:15 developing (1) 43:1 development (5) 29:16;33:18;42:17,22,25 developments (1) 42:24 difference (1) 34:14	different (1) 11:17 difficult (1) 14:11 Digital (1) 40:20 dimension (1) 32:22 dimensioned (1) 27:25 dimensions (1) 27:25 Director (2) 4:4;5:20 discuss (1) 21:20 dismiss (3) 47:13,19;48:13 dismissing (1) 47:16 distinguishing (1) 42:15 distribution (1) 31:20 district (2) 9:12;45:7 Doctor (4) 8:2;16:7;20:1;45:16 Documents (2) 40:20;41:1 done (2) 15:23;44:17 down (5) 12:6;13:10,25;14:2,18 DR (12) 5:14,21,22;7:7;8:3,6;16:10,15;20:3,8;35:2;45:18 drain (2) 28:25;34:22 drainage (2) 28:23,25 drawings (1) 30:15 drive (1) 39:19 drives (1) 40:24 driveways (1) 27:24 drops (1) 39:20 due (1) 33:16 dugouts (1) 12:1 duly (5) 5:16;8:21;16:23;22:10;27:15 during (2) 3:13;6:6 E E' (1) 31:16 E-1' (1) 31:17 earlier (1) 19:5 easements (1) 30:8 east (1) 10:12 EDWARD (1) 5:14 egg (1) 44:19 either (2) 12:5;16:6 electric (1) 31:19 elevations (4) 30:15;31:3,11,13 else (1) 20:2 end (2) 25:2;27:9 ends (1) 6:17 engagement (1) 17:9 engineer (13) 6:4;7:5;21:20,25;26:6,7;32:25;33:9,19;35:13;40:7,8;43:7 enter (1) 21:3 entire (2) 10:15;12:6 entity (2) 18:22;19:1	entrance (1) 13:4 entryways (2) 11:5,6 environmental (2) 42:4,8 Ephraim (1) 48:22 equipment (1) 19:19 Erin (2) 4:7;46:18 especially (2) 14:20;44:24 Establishing (1) 40:19 Estate (1) 48:20 even (3) 29:15,15;38:16 evening (3) 3:1;17:4;50:22 event (1) 29:7 Everybody (1) 20:10 everyone (4) 10:7;17:4,24;47:8 examined (5) 5:16;8:21;16:24;22:10;27:15 exceed (3) 29:5,17,21 exceeded (1) 29:23 exception (4) 26:19;27:1;36:22;43:21 Exceptions (2) 26:22;27:20 excited (2) 16:1;17:13 exercise (1) 16:4 Existing (12) 12:2,3,7,9;13:23;19:14;21:17;25:23;32:2,11;33:11;42:16 expansion (1) 19:11 extent (1) 42:24 exterior (1) 31:12 extreme (1) 42:21 F facilities (1) 14:15 fall (1) 15:9 familiar (1) 10:7 far (1) 45:9 faster (1) 23:1 features (2) 13:8,9 Federal (1) 48:20 fee (3) 29:25;30:3;33:17 fees (1) 26:8 feet (11) 7:2;24:4,4,24;25:13;28:11,17;32:13,17;34:13,14 fencing (2) 12:1;15:6 field (42) 7:22,25;8:1,10;10:10,10,23,23,24;11:14,15,20,21,22,25;13:20,21,24;14:1,3,5,5,6,7,10,22;15:10,18,19,19;17:13,14,16,16,17,19,20,21,22;18:2,12;19:22
--	---	--	--	--

fields (8) 10:18,21; 12:6;14:11,13,24; 15:15,25 filing (2) 3:5,20 fill (1) 10:16 Final (11) 6:23;21:1; 30:4;33:1,2;40:15,22; 41:4,6;44:23;48:23 finalize (1) 44:13 fine (8) 23:14,19;24:5; 25;25:9;26:23;30:25; 43:9 fire (4) 32:11,14,17,25 first (8) 3:16;5:15; 8:20;16:23;22:10; 27:14;44:12;45:3 Fisher (10) 16:11,15, 16,18,21,23;17:4,5; 19:2;20:20 five (4) 7:1;19:18; 21:17;23:8 Five-plus (1) 42:12 fixtures (1) 38:6 flagpoles (1) 13:5 flash (2) 39:19;40:24 floor (3) 3:16;10:5; 48:16 following (2) 33:21; 48:16 follows (5) 5:17;8:22; 16:25;22:11;27:15 foot (1) 7:2 football (7) 7:22; 10:10;14:1,20;15:10; 17:17;18:1 forgive (1) 13:19 form (1) 3:4 format (2) 3:5;40:20 forth (2) 15:6;35:3 forward (3) 13:12; 17:10;18:1 foundation (1) 31:8 four (5) 17:9;23:9; 33:22;34:13,14 Fraction (16) 4:13; 5:23;16:2;20:12; 45:24;46:3,5,7,24,25; 48:11,12;49:17,18; 50:19,20 French (1) 9:3 front (5) 8:8;12:22; 24:18,22,23 frontages (1) 28:13 furnishings (1) 12:12	gentleman (3) 10:2; 18:5;21:1 gentlemen (2) 18:10; 22:18 given (2) 45:22,25 gives (2) 10:16;22:25 giving (1) 12:25 Global (1) 48:20 goes (1) 23:12 Good (16) 3:1;9:17; 10:1;15:22;16:20; 17:4;20:19,21;27:19; 44:6;47:7,8,18;49:23; 50:22,22 granted (5) 21:22; 23:25;24:7,13;25:14 grass (2) 11:14,15 great (2) 16:3;20:22 green (1) 28:19 growing (1) 17:25 guess (3) 14:22; 41:25;44:12 guys (2) 8:9;20:22	Improvement (2) 18:24,25 improvements (3) 7:19;26:1;33:11 improving (1) 11:5 inches (1) 34:15 including (2) 35:17; 40:24 indicate (1) 34:4 indicated (3) 28:24; 31:12;40:4 indicates (1) 39:1 indicating (1) 40:6 individually (1) 35:22 information (12) 7:15; 29:2;36:5,16,23; 38:16,17;39:18; 40:23;45:4,22,25 infrastructure (1) 33:12 Inquirer (1) 3:18 inset (1) 38:16 inside (2) 12:16;16:8 inspection (1) 33:7 install (1) 28:12 installed (4) 7:23,24; 31:21,23 instead (1) 16:5 interested (2) 16:8; 19:8 interfere (1) 17:19 Internet (1) 3:5 intersection (1) 28:3 into (9) 8:12;10:20; 11:9;12:20;13:7,13; 18:13,16;19:23 inverts (1) 29:1 involved (1) 26:9 issue (1) 35:20 issued (1) 40:23 issues (1) 42:8 Item (2) 6:20;7:11 items (5) 5:23;13:6; 23:6,8;33:22	jump (1) 23:16 K keep (5) 11:14,15,20; 18:15;23:1 Keith (1) 4:4 kids (4) 14:2,21; 15:10;19:9 kind (3) 14:4,24,25 L labeled (2) 25:25; 29:1 Ladies (1) 18:9 landscape (16) 9:13, 13,20;10:3;35:11,12, 15,15,23;36:3,4,8,13, 15;37:10;43:18 Landscaping (6) 11:10;12:11;36:5,16; 37:9,12 large (1) 11:22 last (1) 24:1 lateral (1) 32:9 laterals (1) 32:7 layouts (1) 30:17 leader (1) 9:12 League (1) 6:5 least (2) 28:11;42:2 leave (3) 44:1,3,5 Lee (22) 4:1,2,17,22, 23;18:6,8,10,19,21; 19:4,24;20:17;46:14, 15;47:23;48:1,2;49:7, 8;50:9,10 Leonard (1) 4:4 letter (3) 23:12,23; 44:9 levels (1) 38:6 license (1) 9:17 licensed (1) 9:24 life (1) 8:12 light (2) 13:9;38:7 lighting (12) 13:7; 37:17,18,18,19,22,23; 38:1,6,10,17,19 lights (4) 7:22;10:23; 11:16;38:13 likely (1) 15:11 line (3) 8:4;25:2; 43:12 lines (6) 15:6;17:18, 19;31:20,21,22 list (1) 43:3 listed (1) 45:19 little (5) 12:16,25; 14:11;19:17;28:18 LLA (1) 8:20 located (4) 10:8; 21:14;31:18;32:13 location (5) 13:7;14:2;	32:6;39:20;40:3 locations (1) 40:6 logged (1) 7:15 long (2) 36:23;42:11 look (1) 13:11 looking (8) 11:1,6; 13:6,8,12,19;17:10; 18:1 looks (1) 7:13 Lot (18) 6:25;7:2,20, 20,20;10:25;11:6; 12:24;19:8,21;21:18; 24:1,13,17,17,22,23; 40:12 Lots (5) 24:2;25:12, 13;41:5;44:23 luck (2) 20:19,21
	H			M
	half-day (1) 6:12 Hall (1) 3:16 hand (4) 5:12;8:18; 22:7;27:12 handling (2) 41:12,20 hands (1) 45:19 Hang (1) 18:10 hanging (1) 16:6 happen (1) 18:24 happy (1) 13:14 hauling (2) 41:12,20 hear (5) 8:4,5;22:16, 23;50:3 heard (1) 6:22 Hearing (1) 45:15 held (2) 3:13;6:6 help (1) 47:3 high (2) 17:21,23 hired (1) 21:20 historic (1) 10:16 history (1) 38:13 home (1) 43:1 homeowner (1) 41:15 homes/townhomes (1) 7:1 hope (2) 14:15;21:5 hopefully (1) 43:21 hoping (2) 7:4;23:17 horizontal (1) 39:2 hydrant (3) 32:11,14, 17			ma'am (1) 29:3 main (5) 11:4,6,10; 12:2;32:2 maintained (1) 37:4 maintenance (3) 37:3, 3,10 major (1) 29:15 Malcolm (5) 6:24; 21:6,23;22:1,9 Management (1) 28:23 manager (2) 16:11; 17:6 many (1) 9:23 map (2) 13:19;40:12 Maps (1) 40:20 Mateo (1) 48:24 material (1) 32:1 materials (2) 32:5; 37:11 maximum (2) 24:7,13 may (4) 17:24;21:25; 33:17;45:8 Mayor (1) 4:3 mean (1) 35:24 means (1) 37:1 measured (3) 24:19; 25:2,5 measures (1) 29:22 meet (4) 28:4,5; 37:11;38:8 meeting (5) 3:4,10,11, 21;4:15 meetings (1) 3:13 meets (1) 28:20 members (5) 6:7,9,13; 20:5;45:21 mentioned (4) 17:15; 18:22;19:5;47:11 merge (2) 14:24,25 met (3) 27:4,5,18 Michael (3) 8:3,20;9:2 Mike (2) 9:3;17:15
G				
game (1) 22:20 gated (1) 13:4 gear (1) 12:18 general (3) 18:11; 31:6;39:1 generally (1) 23:8	I			
	Ian (1) 4:4 identified (1) 32:12 identify (1) 8:25			
		J		
		James (5) 10:4;15:23; 47:11;48:15;49:25 Janette (1) 4:5 Jersey (4) 3:16,21; 9:8,21 Jim (1) 27:7 JOHNSON (6) 5:15; 7:19;8:10;17:6,12; 35:25 joined (2) 5:23;21:9 joins (1) 21:5 Jose (2) 3:24;46:12 Jr (2) 6:24;22:9 Judge (4) 7:19;8:9; 17:6,11 July (1) 23:23		

MILLER (49) 3:9,24; 4:1,3,7,9,11,13,20,22, 24;5:1,3,5,7;10:8; 46:12,14,16,18,20,22, 24;47:1,12,24;48:1,3, 5,7,9,11,13;49:5,7,9, 11,13,15,17,19;50:7, 9,11,13,15,17,19,21 Minimis (3) 26:19,21; 43:21 minor (1) 21:19 minutes (1) 14:9 missing (1) 45:8 month (2) 6:18;21:16 MOORE (86) 5:15; 18:7,11,18;23:2,21; 24:6;25:1,10,17,20; 26:4,11;27:1,22,24; 28:2,10,22;29:4,11, 14,25;30:7,14,22; 31:1,6,11,15;32:1,5, 11,16,20,24;33:6,15, 21;34:2,8,12,19,22, 25;35:5,10;36:2,12, 21;37:1,8,17,25;38:4, 15,21,25;39:7,11,14, 24;40:2,6,11,17;41:4, 10,19,22;42:1,3,14, 23;43:6,9,16,23;44:3, 7,12,16,22;45:2,10; 47:7 more (7) 12:25;13:14; 14:7,11;16:4;28:18; 43:1 Most (1) 8:16 mostly (1) 17:8 motion (17) 4:16;5:7; 20:7,8;45:23,24;46:6; 47:1,19,22;48:13; 49:1,19,22;50:2,5,21 mound (2) 18:15,16 move (1) 6:22 moved (2) 4:17;49:2 moving (1) 23:1 Mt (1) 48:22 much (4) 8:8,24;10:6; 48:18 Multiservice (2) 6:21; 47:20 Municipal (1) 45:7 Municipalities (1) 6:5 must (10) 30:3;31:2; 22;32:24;33:8,35;5,6; 39:2;40:11,14 mute (1) 35:2 mylar (1) 41:5	19:23 nearest (2) 25:3,4 necessarily (1) 36:11 necessary (8) 26:5, 25;27:2;28:14;34:23; 43:20,22,24 need (11) 3:7;4:15; 27:21;29:20,22; 31:15;38:17;45:22; 46:8;48:25;49:21 needs (1) 43:6 neighborhood (1) 19:22 Neither (1) 7:7 New (18) 3:16,21; 6:12;7:21;9:7,21; 10:22;11:8,25,25; 12:1,1,10;13:5,7; 14:1;17:16,16 newspaper (1) 6:2 newspapers (1) 3:18 next (2) 6:1;12:13 NICHOLOSNI (1) 33:14 Nicholson (52) 7:6; 21:4,24;25:17;27:10, 11,14,19;28:1,9,20; 29:3,9,12,24;30:6; 31:5,10,14,25;32:4, 10,15,18,23;33:4,25; 34:7,11,18,21,24; 35:9;36:19;37:7,16, 24;38:3,12,20,24; 39:5,9,13,23,25;40:5, 10;41:2,8;45:9;47:5 night (3) 20:22;47:7,8 none (7) 30:10,12,14; 37:24;38:24,25;45:16 normally (1) 23:12 north (4) 10:9;13:1; 19:16;25:22 note (11) 23:24;31:6, 16,23;33:16;34:25; 35:5,8;39:1;40:17; 45:2 noted (1) 44:8 notes (6) 33:21,23,23, 24;34:1;37:2 notice (1) 3:9 November (2) 6:6,15 Number (3) 6:5,10; 26:11 numbers (1) 40:13	offhand (1) 41:24 Office (6) 3:15;8:25; 30:3;33:2;40:14; 44:10 officer (1) 43:13 officer/administrative (1) 43:13 off-parking (1) 43:4 off-season (1) 17:17 off-site (1) 43:4 often (2) 14:7;41:22 Omari (2) 4:9;46:20 once (4) 38:1;41:4, 25;42:2 one (13) 3:14;5:23, 25;13:7;14:13;16:6; 17:24;26:18;27:21, 21;32:18;43:1;44:18 only (4) 20:9;27:21; 34:14;35:21 open (7) 3:3,10;10:9; 14:3;18:2;19:16; 45:16 Opening (3) 3:7;26:4, 6 opportunities (1) 11:17 opportunity (5) 6:7; 10:17;11:12,20;15:13 order (1) 26:12 Ordinance (6) 24:18; 30:2;33:16;35:21; 36:10;40:19 original (1) 13:20 others (2) 11:1;45:8 Otherwise (1) 19:21 out (6) 6:1;19:8;20:2; 22:1;38:13;41:15 outdoor (1) 37:17 outlined (1) 30:1 outside (2) 37:22;45:5 over (2) 11:5;12:24 overhang (1) 25:6 overhead (3) 31:19, 21,22 overlapping (1) 15:15 overseeing (1) 17:6 overseen (1) 17:8 own (1) 35:23 owned (2) 35:22; 42:10 owners (1) 35:22	15;11:8,12;12:6,16, 25;13:3,13,17;14:16; 17:7,9,12,12 parking (17) 11:6; 12:16,18,24,25;13:2; 19:5,6,10,14,16; 26:13,22;27:17;38:7; 43:4,21 Parks (1) 19:3 Parrello (1) 9:3 part (7) 25:3,4;30:18; 35:20,24;36:10;43:5 particular (1) 12:17 Partnership (2) 16:12; 17:5 past (1) 17:9 Pathways (1) 11:9 pavers (2) 11:7;12:23 paving (1) 34:3 PE (2) 5:15;27:14 peak (2) 29:5,6 people (9) 10:25; 11:7,11;12:4;13:13; 14:4,6;19:21;50:4 per (9) 23:25;24:6,11, 12,18;28:10;35:11; 37:12,13 percent (2) 24:7,13 performed (1) 33:9 Permit (1) 26:6 permits (3) 15:13,14; 40:22 pertaining (1) 42:5 phase (1) 12:13 Philadelphia (1) 3:18 Phillies (1) 22:20 pick (1) 41:23 picked (2) 41:16,17 PIGA (23) 8:5,7,16, 20;9:2,2,7,12,16,18, 22,25;10:6;13:23; 14:17;15:2,8,12,20; 17:15;18:14;19:13; 20:22 place (1) 12:11 placed (1) 12:11 placement (2) 37:10; 38:6 places (1) 16:4 Plan (51) 6:23;17:18; 21:1,13,21;24:8,9,14, 15;25:25;27:25;30:4; 31:7,16;32:7,21;33:3; 34:23;35:1,11,13,15, 15;36:3,4,6,8,9,11,13, 15,17,24;37:2,9,18, 19;38:2,5,17;39:1; 40:17,25;41:5,6; 43:12,18;44:14,23; 45:4;48:23 planner (1) 35:12 Planning (9) 3:2,11; 4:14;5:10;6:10;9:20; 28:15;40:8;45:6 plans (11) 28:24; 31:13,24;32:3,9,12; 33:22;35:5;40:4,15; 41:1 Planting (1) 35:10 plates (1) 40:12 play (4) 14:10;17:14, 23;19:9 playing (4) 15:4,5,10; 18:1 plays (1) 17:11 please (7) 6:15;9:6; 20:7;21:11;22:5; 23:18;27:12 plus (1) 11:5 pm*** (1) 50:24 point (5) 15:16;21:16; 26:7,22;40:3 points (2) 30:17;31:3 poor (1) 12:9 Pop (1) 11:1 portable (1) 18:15 portion (2) 7:23;20:5 position (1) 9:10 positive (1) 15:22 possibly (1) 7:5 Post (1) 3:17 post-development (3) 29:5,17,21 posted (1) 6:2 posting (1) 3:14 potable (1) 32:6 potentially (1) 10:19 power (1) 13:9 PP (1) 5:14 practice (4) 7:25; 17:17,17,19 practicing (1) 14:4 pre-development (3) 29:6,17,21 prejudice (2) 47:13; 48:14 Preliminary (3) 6:23; 21:1;48:23 premium (1) 11:21 preparation (1) 44:14 prepared (1) 35:11 prepping (1) 11:25 Present (7) 3:25;4:6, 8,12;8:8,9,21:6 presentation (2) 21:11;35:3 previously (3) 21:22; 23:25;25:14 prior (7) 23:3;30:4; 33:1,2,10;40:14; 44:14 probably (1) 19:22 problem (3) 23:21; 27:2;40:1 proceed (1) 23:15 Process (3) 44:7,8;
N	O	P	
NAD (6) 39:3,7,11,22; 40:25;44:24 name (1) 9:2 nature (2) 14:12;	observing (1) 19:9 obtain (1) 40:11 obtained (1) 21:16 occurring (1) 12:8 October (1) 24:1 off (5) 12:19;13:5; 44:1,3,5	package (1) 43:5 page (4) 23:24;31:16; 33:23;44:9 paid (1) 30:3 paper (1) 41:6 parents (2) 19:8,21 Park (22) 7:19,21; 8:10,12;10:7,9,11,12,	

45:3 professional (2) 9:14; 10:3 professionals (4) 5:10, 12,24;6:1 project (12) 7:21; 16:11;17:6,10;22:24; 29:10;30:22;32:24; 33:13;39:21;45:15,17 projects (2) 39:16,22 properly (1) 6:16 property (3) 11:21; 21:14;25:2 proposed (31) 10:14; 20:11;24:12,17,19, 23;25:12,13;26:1,12, 15;27:24;28:18,23, 25;30:9,11,13,16; 31:7;32:6,8;33:13,17; 37:18,24;38:22,24; 40:12;42:16,17 proposes (1) 28:12 proposing (2) 6:25; 13:21 provide (17) 24:21; 25:7,11;27:11;30:8; 31:2;36:3,4,5,9,15,16, 23;38:15;39:9;42:3, 18 provided (15) 3:10; 7:15;26:12;27:3,6; 29:7;30:16;32:7; 33:2;35:14,15;37:19; 39:6;40:24;41:11 providing (1) 36:13 psi (1) 34:20 Public (10) 3:11;4:15; 16:8;19:17;20:2,4; 38:7;41:19;45:16,21 publicized (1) 3:22 purpose (1) 3:15 put (4) 13:7;16:14; 23:7;39:20 putting (2) 11:25; 19:15	ready (2) 21:2;50:2 Real (1) 48:20 rear (2) 25:1,2 receive (1) 3:19 received (2) 40:14; 41:5 recognize (1) 16:11 record (2) 9:1;21:8 Redevelopment (2) 37:9;38:5 redone (2) 11:10,10 reducing (2) 24:9,14 refer (1) 37:14 reference (1) 40:3 referring (1) 23:22 refresher (1) 6:9 regarding (2) 30:8; 42:4 registered (1) 6:17 regular (1) 3:13 regulation (2) 17:22, 23 rehab (1) 14:15 related (3) 13:17; 31:17;33:19 relates (1) 22:24 relationship (1) 45:15 relieve (1) 19:20 remain (2) 7:21;12:21 remains (2) 24:9,15 remediation (2) 10:16; 42:5 Remington (1) 23:22 removed (1) 12:10 renovate (1) 10:15 renovated (1) 7:25 rent (3) 15:14,18,18 replace (1) 28:7 replacement (1) 34:4 report (7) 5:21,25; 6:17;23:2,6;45:11,12 REPORTER (2) 9:10, 15 request (1) 20:6 requested (2) 35:18; 41:7 requesting (2) 28:16; 36:2 require (1) 44:2 required (8) 6:14;7:2; 20:9;33:12;39:17; 40:7,23;42:23 requirement (4) 28:14;29:16;34:16; 39:12 requirements (8) 26:14;27:4,5,18; 35:16;37:12,20;38:8 reserved (1) 3:15 residents (1) 17:25 Resolution (6) 3:12; 23:25;24:6,11,12; 30:23	Resolutions (3) 47:9; 48:17,25 respond (2) 22:24; 45:17 responding (1) 16:9 responsibilities (1) 6:10 responsible (1) 33:11 rest (1) 45:3 restrictions (1) 30:9 result (1) 19:11 Review (7) 7:18;29:8; 37:19;40:15;42:15; 44:8;45:11 reviewed (2) 30:3; 33:9 revised (9) 24:8,14, 21;25:7,11;34:4,9; 40:8;43:12 revision (3) 25:16,18; 26:3 RFP (1) 5:25 right (23) 5:12;8:7,17; 10:14,18,22;14:10; 19:13;22:7;25:10; 27:12;29:14;31:9; 32:20;36:2;38:21; 39:20;40:2;41:10; 42:1;44:22;45:10; 49:24 RLA (1) 8:20 roadway (1) 41:23 roadways (2) 25:23; 26:1 Robert (4) 7:19;8:9; 17:6,11 Roll (6) 3:23;4:19; 46:11;47:24;49:1,4 Rollins (15) 6:23; 21:7,7,23;22:6,9,13; 26:17;30:12;41:18, 21,24;42:9,12,20 roof (3) 28:23,25; 34:22 roofs (1) 28:25 room (2) 7:5,8 Route (1) 9:7 ROY (55) 7:3,9,13; 21:2,3,10,12;22:19, 23;23:4,5,13,14,19; 24:5,25;25:9,16,19; 26:3,10,15,18,25; 27:7,17,23;28:8,16; 30:10,18,25;33:5,20; 35:19;36:7,18,25; 37:6,15;40:16;41:3, 14;42:7,10,13;43:3,8, 15,20;44:11,15,18; 45:1;47:3 RSIS (5) 26:13;27:4, 18;28:20;43:24 rulings (1) 43:24 run (1) 13:25	running (1) 16:5 runoff (2) 29:5,6 S same (4) 3:19;6:4; 11:18;33:19 sanitary (4) 32:2,6,8; 33:8 satisfied (2) 45:22,25 satisfy (1) 35:25 save (1) 27:8 saw (1) 21:3 saying (3) 46:3;49:25; 50:1 scares (1) 30:19 schedule (1) 3:12 school (2) 17:21,23 schools (1) 11:2 scoreboard (1) 11:16 screen (2) 8:13;30:20 sealed (1) 43:7 Second (8) 4:18;25:5; 46:8,9;47:23;49:1,3; 50:6 Secretary (1) 6:16 Section (8) 28:10; 35:11,16;37:12,13, 21;38:9,23 Senor (1) 10:5 sense (1) 21:25 separate (1) 36:15 September (2) 3:2,22 service (2) 31:20;32:9 serving (1) 38:7 setback (6) 24:19,22, 23;25:1,5,7 setbacks (1) 25:12 sewer (4) 32:2,6,8; 33:7 shall (9) 30:7;31:18; 35:13,15;37:11,18, 20;38:8,22 share (3) 8:12;13:5; 30:20 Sheet (4) 24:3,21; 25:6,11 shortly (1) 21:5 show (4) 17:18;30:20; 32:15;38:1 showing (1) 39:19 shown (4) 24:9,15; 29:1;32:3 side (10) 7:24;10:9, 11,12,21;13:1,1; 19:14,16;25:12 sides (1) 13:3 sidewalk (3) 28:12; 34:8;43:18 sidewalks (2) 28:11, 15 sign (4) 6:20;47:14, 19;48:21	signage (3) 11:8; 38:22,23 signature (5) 40:7,15; 41:7;43:11,12 signatures (3) 30:4; 33:2;40:22 signed (1) 43:7 significant (1) 14:22 Simbas (1) 11:14 Similarly (1) 24:22 single-family (1) 43:1 sit (2) 10:25;12:4 Site (33) 6:23;7:19, 21,23;21:1,13,21; 25:24;28:4;30:1;31:6, 16,18;32:3,7;35:1,6, 13;36:5,11,17;38:2, 16,19;39:19;40:17; 42:6,8,16;43:11; 44:14;45:4;48:23 six (1) 23:8 size (3) 17:23;32:1,5 slab (1) 31:8 slope (1) 32:8 soccer (1) 18:20 softball (2) 15:17; 18:13 softball-baseball-field-type (1) 18:17 Soil (1) 45:6 solar (1) 13:8 Somebody (1) 50:3 someone (1) 35:2 son (1) 14:19 sorry (4) 18:7;24:12; 39:8;45:12 south (4) 7:24;10:21; 13:1;19:14 southern (1) 7:23 space (2) 19:20;28:19 spaces (1) 26:20 specific (1) 3:4 specifically (2) 31:24; 35:8 sponsored (1) 6:11 sports (5) 11:17;12:5; 15:15;17:25;19:9 spot (2) 31:2,13 spots (2) 19:16,18 square (2) 7:2,2 staff (2) 5:10;19:7 stairways (1) 31:12 stand (2) 10:14;12:7 standard (1) 34:10 standards (6) 23:24; 28:5,6,20;35:7;40:19 standing (1) 9:17 stands (2) 7:22;10:24 starting (1) 13:25 State (2) 9:21;40:8 stated (1) 32:9 Statement (7) 3:8; 23:3;42:19,23;43:2,9,
Q				
quick (1) 13:18				
R				
rains (2) 14:9,9 raise (4) 5:12;8:17; 22:7;27:12 Ramos (21) 4:5,6,18, 24,25;13:18;14:25; 18:20;20:14,24; 46:16,17;47:22;48:3, 4;49:3,9,10;50:6,11, 12 ramps (3) 28:2,5,7 Reading (1) 3:7				

10 states (1) 31:7 Steegers (1) 48:22 Steven (2) 4:1;46:14 still (8) 3:3;6:24; 21:24;22:6,9,14,17; 34:15 storm (2) 29:6;33:8 Stormwater (3) 28:22; 29:22,25 story (1) 25:5 Street (11) 25:22,24; 26:4,6;28:3,13;35:17, 20;36:9;37:13;38:13 streets (4) 16:5,6; 25:22;48:21 strength (1) 34:20 studies (1) 42:5 stuff (1) 19:23 subdivision (7) 21:16; 25:14;30:19;39:12, 19;40:25;44:13 subdivisions (1) 39:17 subject (2) 3:21;26:5 Submission (1) 40:19 submit (3) 29:9;30:23; 44:20 submitted (2) 35:13; 42:15 sufficient (2) 37:11; 38:8 Summary (4) 24:3,20; 25:6,11 supply (1) 31:20 sure (13) 6:16;7:14; 21:4;28:1;29:20,22; 30:25;32:21;35:25; 38:13,18;42:20;44:21 swear (7) 8:15;16:17, 20;22:1,4;27:7,11 Swearing (2) 5:9,24 sworn/affirmed (4) 5:16;8:21;16:24; 22:10 synthetic (7) 7:21; 10:22;14:6,8,13,21; 17:16 System (2) 28:23;33:8 systems (1) 29:18	terms (1) 5:25 testified (5) 5:16;8:21; 16:24;22:11;27:15 testimony (10) 23:7,7, 11;25:21;27:3,5,11; 30:8;41:11;42:4 th (1) 25:25 Thanks (1) 45:13 that'll (1) 26:2 Therefore (1) 6:22 thereof (3) 3:14,17,20 thickness (2) 34:5,15 thinking (1) 36:8 third (2) 14:5,5 Thomas (14) 4:9,10; 5:3,4;20:16;21:9; 46:20,21;48:7,8; 49:13,14;50:15,16 three (3) 10:20;41:5; 48:25 throughout (1) 12:12 Thurman (2) 10:8; 12:19 together (1) 8:11 tonight (6) 5:24;6:22; 16:13;21:18;23:17; 48:18 top (1) 31:11 townhomes (4) 30:16; 31:8;32:13,17 townhouses (1) 21:17 traffic (5) 42:14,16,16, 18,21 transmitting (1) 3:17 trash (1) 41:15 traveled (1) 14:18 tree (1) 35:20 trees (3) 35:17;36:10; 37:13 turf (6) 7:22;10:23; 14:6,8,13;17:16 turning (1) 10:20 twelve (1) 41:6 two (14) 3:17;6:5; 10:12,18;11:17,17; 13:22;14:23;23:9; 24:18;26:20;37:4; 40:24;43:17 two-way (1) 25:23 type (1) 11:19 types (1) 11:17 typical (1) 41:15 typically (1) 14:8	unit (1) 26:12 units (1) 26:16 unmute (1) 22:15 up (8) 12:5,24;14:10; 19:20;41:16,17,23; 45:16 update (1) 8:11 upgraded (1) 17:20 upgrading (2) 12:22; 13:24 use (3) 11:23;14:6; 28:18 used (6) 10:11,19,19; 11:13;14:19;15:11 using (4) 3:4;14:2; 17:12;19:22 usual (1) 41:9 Utilities (3) 31:16,17; 45:7 utilities' (1) 31:22 Utility (1) 33:24	week (3) 6:2;41:25; 42:2 weekend (1) 50:22 Welcome (2) 3:1; 22:18 west (1) 10:11 Westfield (2) 6:21; 48:24 what's (2) 9:5;43:3 Whitman (1) 17:12 whole-day (1) 6:12 wide (1) 28:11 width (3) 24:2;34:12; 43:18 WILLIAMS (13) 5:14, 21,22;7:7;8:3,6;16:7, 10,15;20:3,8;35:2; 45:18 wish (1) 6:9 withdrawn (1) 47:20 within (4) 6:1;14:9; 32:13,17 without (3) 18:15; 47:13;48:14 word (1) 6:3 work (3) 15:13;35:1,6 working (4) 8:11; 18:23,25;19:2 written (2) 33:1;40:13	14th (1) 4:15 15 (1) 14:9 16.67 (1) 24:4 17.60 (1) 24:3 19.67 (1) 24:24 1983 (5) 39:3,11,22; 40:25;44:24
		V		2
		variance (4) 6:20; 47:14,19;48:21 variances (2) 21:19; 43:16 verification (2) 33:1; 40:14 verify (1) 26:13 Verizon (1) 48:20 Vernick's (1) 23:23 VICE-CHAIRMAN (14) 4:2,17,23;18:6,8,21; 19:4,24;20:17;46:15; 47:23;48:2;49:8; 50:10 Victor (1) 4:3 Villar (2) 6:21;47:20		2 (2) 6:25;23:24 2.01 (1) 24:23 2.02 (1) 24:2 2.03 (1) 24:2 2.04 (1) 24:2 2.05 (2) 24:17,22 2.44 (1) 26:20 20 (2) 9:25;19:15 2024 (1) 24:1 2025 (4) 3:3,13,22; 23:23 25 (1) 19:15 25-year (1) 29:6 26 (1) 7:20 2780 (1) 48:22 2907 (2) 6:24;21:14 29th (4) 25:22,24; 28:3,13
		wait (1) 7:11 waiting (2) 7:5,7 waiver (7) 28:14,17; 35:18,24;36:3,13,23 waivers (4) 21:19; 23:9,10;43:17 walk (1) 11:12 Walker (1) 4:4 walking (1) 19:23 walkways (2) 11:11; 38:7 Wall (3) 9:7;25:3,4 wants (1) 15:17 Warrens (1) 11:1 waste (1) 41:11 watch (4) 10:25;12:5, 5:22;20 water (2) 32:2,7 way (2) 15:5;22:2 website (1) 3:6	X	3
			XVIII (1) 30:1	3 (3) 31:6;39:1;41:5 34 (1) 9:7 3631 (1) 48:24 3707 (1) 6:21 3-bedroom (1) 26:16
			Y	4
			yard (4) 24:22,23; 25:1,12 yards (1) 24:18 year (3) 3:13;21:15; 24:1 years (6) 9:23,25; 17:9;37:4;42:12;44:4 Yep (1) 25:9 young (1) 14:21 younger (1) 14:19	4 (2) 28:17;31:17 4,500 (1) 34:20 400 (2) 32:13,17 4-foot (2) 28:12,15
			Z	5
			zero (1) 25:13 zoning (7) 9:20;24:3, 18,20;25:6,10;43:13	5 (3) 28:11;33:23; 34:15 520 (1) 7:20 522 (1) 7:20 523 (1) 7:20
T		W	1	6
Table (4) 24:3,20; 25:6,11 talking (1) 12:14 tastes (1) 35:23 Tax (3) 39:16;40:12, 13 team (2) 15:17;17:11 TEAMS (3) 3:4;17:23; 30:19 Technically (1) 26:19 telephone (1) 31:19	U			6:54 (1) 50:24 68.4 (1) 24:7 6-inch (1) 34:5
	under (3) 25:14; 35:16;39:12 underground (2) 31:18,23 Understood (8) 33:4, 20;36:25;41:2,3,8; 43:8;45:1		1 (4) 24:3,21;25:6,11 10 (1) 24:1 10,000 (1) 7:2 10-foot (2) 24:19,22 11 (1) 3:2 12 (2) 41:6;48:21 1200 (1) 9:7 13 (1) 7:20	7
				7 (2) 23:23;44:9 701 (1) 48:20 7th (1) 48:21

7x8x18 (1) 34:17				
8				
8 (2) 3:22;33:23 8,000 (1) 7:1 84.1 (1) 24:13 870-197 (1) 37:12 870-198 (1) 37:13 870-230 (1) 38:9 870-241C (1) 28:10 870-243 (1) 37:21 870-244 (1) 35:17 870-244B (1) 35:11 870-253 (1) 38:23				
9				
9 (3) 7:20;33:25;34:1 968 (1) 6:25				