

In The Matter Of:
CITY OF CAMDEN
PLANNING BOARD

CITY OF CAMDEN PLANNING BOARD
December 11, 2025

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PLANNING BOARD
CITY OF CAMDEN

- - - -

Thursday, December 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
DIRECTOR WALKER
IAN LEONARD
COUNCILWOMAN JANNETTE RAMOS
ERIN CREAN
DEREK DAVIS

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

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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) READING OF OPENING STATEMENT	5
2) ROLL CALL	6
3) APPROVAL OF PLANNING BOARD HEARING MINUTES - NOVEMBER 17, 2025	6
4) SWEARING IN OF ALL PROFESSIONALS AND PLANNING BOARD STAFF	7
5) PLANNING DIRECTOR'S REPORT	None
6) NEW BUSINESS:	
A. RICHARD CUMMINGS 412 N. 2nd Street	8
B. DIOCESE OF CAMDEN 631 Market Street	8
C. JOSE M. NUNEZ ABREU 1023 Ironside Road	8
D. AMA MAYMOUNA 2872 Tuckahoe Road	9
E. MICHAEL SHEPPARD 2883 Yorkship Road	9
F. RAVEN HOME INVESTMENTS, LLC 2901 N. Congress Road	9
G. ANQI QUI 3420 Westfield Avenue	11

I-N-D-E-X

CASES HEARD:	PAGE
H. AUTOZONE NORTHEAST, LLC 1426 Mt. Ephraim Avenue	16
I. EAST CAMDEN BUILDING COMPANY 126-128 N. 34th Street	25
J. MT. SINAI HOLINESS CHURCH, INC. 621 Kaighn Avenue (Adjourned to the January 2026 Meeting)	34, 145
K. WALNUT PROPERTY ACQUISITION, LLC CORIELL INSTITUTE FOR MEDICAL RESEARCH 1300 Walnut Street	35
L. A RESOLUTION AMENDING & CORRECTING TO CITY COUNCIL OF THE CITY OF CAMDEN TO INCLUDE BLOCK 1104, LOT 95 IN THE AREA OF CITY COUNCIL OF THE CITY OF CAMDEN PREVIOUSLY DIRECTED THE CITY PLANNING BOARD: (1) TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER SUCH AREA IDENTIFIED THEREIN IS AN AREA IN NEED OF REDEVELOPMENT OR REHABILITATION AS DEFINED IN N.J.S.A. 40A: 12-5, WITHOUT THE POWER OF EMINENT DOMAIN, AND (2) TO PREPARE A REDEVELOPMENT PLAN FOR SUCH NON-CONDEMNATION REDEVELOPMENT AREA. INCLUSIVE BLOCK 1104, LOTS 50,51,52,53,55,56,69,60, 91,93 AND 95 (WESTERLY STUDY AREA), BLOCK 1107, LOTS 15,16,17,18,19,20,27,28,29 AND 30 (EASTERLY STUDY AREA). (SAUNDERS & NORTH 30TH STREETS)	78
M. A RESOLUTION AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES IN THE VICINITY OF THE FORMER KNOX GELATIN FACILITY, INCLUDING BLOCK 746, LOTS 7,18,18.01,24,25, 26,29,32,33,46,64,68,73 MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT" & AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.	114

I-N-D-E-X

CASES HEARD:	PAGE
N. A RESOLUTION AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES AS PART OF THE S. YAFFA & SONS SITE INCLUDING BLOCK 331, LOTS 41,46,48,49,50,52,53, 54,55,56,57,58,59,60,61,62,63,64,65,67,75,80,86, 87,88,89,113,114,119 & 120 MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT," AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.40A:12A-1 ET SEQ.	121
O. A RESOLUTION AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER PROPERTIES IN THE FEDERAL STREET CORRIDOR, INCLUDING BLOCK 116, LOT 15; BLOCK 1181, LOT 1; BLOCK 1182, LOTS 5 & 21; BLOCK 1184, LOTS 1,2,5,& 7; BLOCK 1186, LOTS 18, 24 & 25; MEET THE STATUTORY CRITERIA FOR A "CONDEMNATION AREA IN NEED OF REDEVELOPMENT," AND WHETHER BLOCK 1182, LOTS 6-20 AND BLOCK 1196, LOTS 32-34 MEET THE STATUTORY CRITERIA FOR "AREA IN NEED OF REHABILITATION; AND AUTHORIZING AND DIRECTING THE CITY OF CAMDEN PLANNING BOARD TO PREPARE A PROPOSED REDEVELOPMENT PLAN FOR THE PROPOSED REDEVELOPMENT AREA AND AREA IN NEED OF REHABILITATION PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.40A:12A-1 ET SEQ.	123
P. REVIEW AND APPROVAL OF THE DOWNTOWN CAMDEN MASTER PLAN AS AN AMENDMENT TO THE FUTURE CAMDEN MASTER PLAN.	133
Q. REVIEW AND APPROVAL OF THE PLANNING BOARD MEETING DATES FOR 2026	143
7. ADOPTION OF RESOLUTIONS	146

1 CHAIRMAN DEJESUS: Good evening everyone
2 and happy holidays before I start saying anything
3 and, therefore, I will begin the meeting and stating
4 the following that: This is the meeting of Thursday,
5 December 11, 2025, scheduled meeting for the Planning
6 Board. Because of COVID-19 we're on a TEAMS format
7 which is Microsoft software Internet format. And,
8 therefore, if you're seeking to have access to it,
9 you can go to the Camden City Website and you can
10 obtain it from that format. Reading of the Opening
11 Statement, Angela.

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

1 December 8, amended on December 8th and a second
2 amendment on December 11, 2025.

3 CHAIRMAN DeJESUS: Roll call.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DEJESUS: Present.

6 MS. MILLER: Steven Lee.

7 VICE-CHAIRMAN LEE: Here.

8 MS. MILLER: Mayor Victor Carstarphen.

9 Director Keith Walker.

10 DIRECTOR WALKER: Present

11 MS. MILLER: Ian Leonard.

12 MR. LEONARD: Here.

13 MS. MILLER: Councilwoman Jannette Ramos.

14 COUNCILWOMAN RAMOS: Present.

15 MS. MILLER: Ms. Crean.

16 MS. CREAN: Present.

17 MS. MILLER: Omari Thomas. Eric

18 Davis.

19 MR. DAVIS: Present.

20 MS. MILLER: Brenda Fraction. Thank you.

21 CHAIRMAN DEJESUS: Approval of Planning
22 Board meeting held November 17, 2025. I need a
23 motion to approve the minutes that were presented.

24 VICE-CHAIRMAN LEE: So moved.

25 MS. CREAN: Second.

1 CHAIRMAN DEJESUS: Roll call, Angela.

2 MS. MILLER: Mr. DeJesus.

3 CHAIRMAN DEJESUS: Abstain. I wasn't
4 here.

5 MS. MILLER: Mr. Lee.

6 VICE-CHAIRMAN LEE: Yes.

7 MS. MILLER: Director Walker.

8 DIRECTOR WALKER: Yes.

9 MS. MILLER: Mr. Leonard.

10 MR. LEONARD: Yes.

11 MS. MILLER: Councilwoman Ramos.

12 COUNCILWOMAN RAMOS: Yes.

13 MS. MILLER: Ms. Crean.

14 MS. CREAN: Yes.

15 MS. MILLER: Mr. Davis.

16 MR. DAVIS: Abstain. I wasn't here.

17 MS. MILLER: Thank you.

18 CHAIRMAN DEJESUS: Swearing in of all
19 professionals and Planning Board staff.

20 MR. BURNS: For our professionals, if you
21 would raise your right hands.

22 - - -

23 DR. EDWARD C. WILLIAMS, PP, ASIP, CSI,
24 AHP, CPZBS, CZO; DENA MOORE JOHNSON, PE, CME, having
25 first been duly sworn/affirmed, was examined and

1 testified as follows:

2 - - -

3 CHAIRMAN DEJESUS: New Business: The
4 Certificate of Appropriateness for Richard Cummings,
5 412 N. 2nd Street. The applicant is proposing
6 exterior work. Installation of a driveway at said
7 property located within the Cooper Grant Historic
8 District.

9 DR. WILLIAMS: Mr. Chair.

10 CHAIRMAN DEJESUS: Yes.

11 DR. WILLIAMS: If we could handle all
12 C of A items in bulk and ask the public and those
13 applicants if they have any questions and we'll deal
14 with them as a whole.

15 CHAIRMAN DEJESUS: Okay. Agreed. I'll
16 read them all out and then we'll make a decision
17 based on that. Okay? All right.

18 The next is the Diocese of Camden, 631
19 Market Street. The applicant is proposing exterior
20 work, Brick Pointing, at said property located at 631
21 Market Street.

22 The third which is the Certification of
23 Appropriateness for Jose M. Nunez Abreu, 1023
24 Ironside Road. The applicant is proposing exterior
25 work at said property located within the Fairview

1 Historic District.

2 The next one is Ama Maymouna, 2872
3 Tuckahoe Road. The applicant is proposing exterior
4 work at said property located within the Fairview
5 Historic District.

6 The next one is Michael Sheppard, 2883
7 Yorkship Road. The applicant is proposing exterior
8 work, installation of a driveway at said property
9 located within the Fairview Historic District.

10 The next one is the Raven Home
11 Investments, LLC, 2901 N. Congress Road. The
12 applicant is proposing exterior work, installation of
13 solar panels at said property located within the
14 Fairview Historic District.

15 DR. WILLIAMS: If I may, Mr. Chair --

16 CHAIRMAN DEJESUS: Yes.

17 DR. WILLIAMS: -- we did approve these
18 items on the agenda as part of the HPC requirements.
19 In addition, Ms. Crean who is on the call was a part
20 of that meeting as well. And all of the applicants
21 that were approved were cited for the necessary
22 conditions during the HPC meeting and I do recommend
23 approval of all as a whole.

24 CHAIRMAN DEJESUS: Is there anybody on
25 the Board having any questions related to any of

1 these properties? Hearing none and seeing none, I
2 open it up to the public. Does anyone have any
3 response to any of these applications of Certificates
4 of Appropriateness? If you do, please speak up now,
5 please. Doctor, do you have anyone?

6 DR. WILLIAMS: No, sir. I'm scanning the
7 list and I see no one with their hands up.

8 CHAIRMAN DEJESUS: Seeing none and
9 hearing none from the Board, I need a motion,
10 therefore.

11 COUNCILWOMAN RAMOS: Motion. Ramos.

12 VICE-CHAIRMAN LEE: Second.

13 CHAIRMAN DEJESUS: Roll call, Angela.

14 MS. MILLER: Mr. DeJesus.

15 CHAIRMAN DEJESUS: Yes.

16 MS. MILLER: Mr. Lee.

17 VICE-CHAIRMAN LEE: Yes.

18 MS. MILLER: Director Walker.

19 DIRECTOR WALKER: Yes.

20 MS. MILLER: Mr. Leonard.

21 MR. LEONARD: Yes.

22 MS. MILLER: Councilwoman Ramos.

23 COUNCILWOMAN RAMOS: Yes.

24 MS. MILLER: Ms. Crean.

25 MS. CREAN: Yes.

1 MS. MILLER: Mr. Davis.

2 MR. DAVIS: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 CHAIRMAN DEJESUS: Sign variance: Anqi
6 Qiu, 3420 Westfield Avenue, Block 1029, Lot 32. The
7 applicant is requesting an installation of a 160
8 square foot channel letter sign.

9 Board members, have you seen the
10 application and do you have any questions?

11 MR. BURNS: I believe the applicant is
12 here tonight, Mr. Chairman.

13 CHAIRMAN DEJESUS: It's a Chinese
14 restaurant and there was an -- inside your paperwork
15 you'll see the sign as it stands. It's a more or
16 less the standard what they call 'cover sign' that
17 covers the top of the entrance of the location. Does
18 anyone have any questions?

19 DR. WILLIAMS: I think the applicant is
20 here, Mr. Chair.

21 CHAIRMAN DEJESUS: Who?

22 MR. BURNS: The applicant is present,
23 Mr. Chairman. If we can get him sworn in. If he has
24 any comments.

25 CHAIRMAN DEJESUS: All right. Will do.

1 Please do so.

2 MR. BURNS: I'm going to swear you in.
3 Okay? I see your hand is raised. Please unmute
4 yourself.

5 - --

6 ANQI QIU, having first been duly
7 sworn/affirmed, was examined and testified as
8 follows:

9 - - -

10 MR. QUI: Yes, sir.

11 MR. BURNS: Can you identify yourself for
12 the record?

13 MR. QIU: My first name is A-N-Q-I. My
14 last name is Q-I-U and I am the owner of the business
15 at 3420 and I'm requesting the sign variance, sir.

16 MR. BURNS: Very good. And what's the --
17 I'm sorry. The size of the sign you're proposing to
18 install is a 160 square foot channel-letter sign,
19 correct?

20 MR. QIU: So there is a one question that
21 I have regarding that, sir. So the sign's length is
22 15.5 feet. From the top to the bottom is 38 inches.
23 So if we're talking about square foot, it would be
24 approximately 49.1 square foot. But if we're talking
25 about like the -- since it's an awning sign, like it

1 covers the bottom. If we get all three dimensions,
2 it should be around 160 cubic foot. But if we're
3 just talking about just the length and width, it
4 would be only 49.1 square foot, sir.

5 MR. BURNS: We only really care about the
6 square footage. You're proposing then 49.1 square
7 feet where 24 is permitted under ordinance, correct?

8 MR. QIU: Yes, sir. It's 186 inches long
9 and 38 from top to bottom.

10 MR. BURNS: Very good. Doctor Williams,
11 did your office review this sign application?

12 DR. WILLIAMS: Yes. Through the Chair
13 and Board members we did review sign application.
14 Just an FYI to Board members, when we review sign
15 applications in particular sign variances, because
16 they're awning signs, we take into account the whole
17 entire scope of the awning in terms of the square
18 footage. And for this application, I think that the
19 larger number is what the Board should really
20 consider tonight.

21 MR. BURNS: Very good. And that helps
22 the applicant too, Dr. Williams, correct?

23 DR. WILLIAMS: Yes.

24 MR. BURNS: Very good. So for the
25 record, it's 160 square feet where 24 square feet is

1 permitted under ordinance. The Department of
2 Community Development takes no issue with the
3 proposed signage. And unless the applicant has
4 anything more to say, I think we can go back to the
5 Board, Mr. Chairman, and then open it to the public.

6 CHAIRMAN DEJESUS: Mr. Qiu, do you have
7 anything else to say?

8 MR. QIU: Nothing else, Mr. Jose.

9 CHAIRMAN DEJESUS: Anyone from the Board
10 have any questions or any issues with the
11 application? Hearing none then I open it up to the
12 public. Is there anyone having any response to this
13 application?

14 DR. WILLIAMS: MR. Chair, I'm scanning
15 the list now and I do not see any hands raised for
16 public comment, sir.

17 CHAIRMAN DEJESUS: Okay. Hearing none
18 and seeing none, therefore, I've closed the public
19 portion. I'll bring it back to the Board for a
20 motion to make a decision, yes or no. Therefore,
21 I need a motion, please. Hello everybody.

22 DIRECTOR WALKER: Motion.

23 COUNCILWOMAN RAMOS: Second.

24 MR. BURNS: Is that a motion to
25 approve?

1 CHAIRMAN DEJESUS: Yes. Saying a motion
2 to what?

3 DIRECTOR WALKER: Motion to approve.

4 COUNCILWOMAN RAMOS: Second to approve.

5 MR. BURNS: Thank you.

6 CHAIRMAN DEJESUS: Thank you. I
7 appreciate that. Roll call, please.

8 MS. MILLER: Jose DeJesus.

9 CHAIRMAN DEJESUS: Yes.

10 MS. MILLER: Mr. Lee.

11 VICE-CHAIRMAN LEE: Yes.

12 MS. MILLER: Director Walker.

13 DIRECTOR WALKER: Yes.

14 MS. MILLER: Mr. Leonard.

15 MR. LEONARD: Yes.

16 MS. MILLER: Councilwoman Ramos.

17 COUNCILWOMAN RAMOS: Yes.

18 MS. MILLER: Ms. Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Mr. Davis.

21 MR. DAVIS: Yes.

22 MS. MILLER: Motion carried to approve
23 sign variance for 3420 Westfield Avenue. Thank
24 you.

25 CHAIRMAN DEJESUS: Sign variance for

1 AutoZone Northeast, LLC, 1426 Mt. Ephraim Avenue,
2 Block 1325, Lot 44, 47, 49, 50, 59 and 60. The
3 applicant is proposing to reface an existing Pylon
4 sign on the corner of Mt. Ephraim Avenue and Atlantic
5 Avenue. Installation of two 24-foot channel letter
6 signs facing Mt. Ephraim Avenue and Atlantic Avenue.
7 All signs illuminated with internal LED's.

8 Anyone here representing that company?

9 MR. GRABIAK: Yes. Lou Grabiak from the
10 Law Firm of DelDuca, Lewis & Berr on behalf of the
11 applicant.

12 CHAIRMAN DEJESUS: Okay. You have the
13 floor.

14 MR. GRABIAK: Thank you. Good evening,
15 everybody. The chairman just summarized it
16 essentially so I'm not going to get -- I know this
17 Board has a lot of matters on the agenda tonight so
18 I'm not going to get too deeply into it. We
19 represent the applicant, AutoZone Northeast, LLC
20 which is an affiliate of AutoZone.

21 They want to bring an AutoZone store to
22 the subject property located at 1426 Mt. Ephraim
23 Avenue which was formerly a Rite Aid. It has been
24 vacant for some time, I believe, at least a few years
25 now. They're planning to open the store next month.

1 And what they're proposing is two new wall signs.
2 And if the Board doesn't mind, if I could share my
3 screen and just show the Board exactly what we're
4 proposing.

5 CHAIRMAN DEJESUS: We appreciate that.

6 MR. GRABIAK: I'm sorry?

7 CHAIRMAN DEJESUS: I would appreciate
8 that. Go ahead, yes.

9 MR. GRABIAK: Give me one second here.
10 You know what, can everybody see the -- can everybody
11 see my screen?

12 CHAIRMAN DEJESUS: Yes.

13 MR. BURNS: Yes.

14 MR. GRABIAK: Great. So they're
15 proposing two new wall signs on the building, of
16 course, and to reface the existing Pylon sign. So
17 what you see here is the west elevation of the
18 building. You could see the former Rite Aid sign at
19 the bottom right. The proposed AutoZone sign at the
20 top left. You can see the former Rite Aid sign is a
21 lot larger. The key here is that they are reducing
22 the square footage of the wall sign significantly. I
23 believe the former Rite Aid signs were about
24 something like 68 square feet each.

25 What we're proposing here is, each wall

1 sign will be 24 square feet as you can see on the top
2 left here. So this is, if you're looking at the
3 former Rite Aid, the building, if you're standing in
4 the middle of Mt. Ephraim Avenue. And then I'm going
5 to go to the next elevation, the north elevation, you
6 can see here, this is if you're back is to Atlantic
7 Avenue on the parking lot of the subject property
8 facing the building, you can see the former Rite Aid
9 sign here about 68 square feet. That wall sign was
10 about 68 square feet. What we're proposing is, on
11 the top of the screen, you can see the north
12 elevation. What we're proposing is about 24-square
13 feet.

14 And then the third sign that we're
15 proposing if I could just scroll down here. And I've
16 marked this as Exhibit A-1, Counsel, but this sign
17 plan was submitted with our application. The third
18 sign is just refacing the existing Pylon sign. You
19 can see that the Pylon -- the actual structure of the
20 Pylon sign is existing. The applicant is merely
21 proposing to reface it with the AutoZone sign that
22 you can see on your screen now. It's about 49 1/2
23 square feet on each side.

24 MR. BURNS: It's a two-sided sign?

25 MR. GRAKIAK: It's a two-sided Pylon

1 sign, that's correct. So the two variances that
2 we're seeking this evening are for number of signs.
3 We're proposing three signs. I should say we're
4 located in the R-2 Residential Zone. This use has
5 been permitted by use variance. And so, you know,
6 one of the reasons that we're in front of this Board
7 this evening is because we're under a residential
8 zone, the R-2 Residential Zone but we're a commercial
9 use. We are subject to the R-2 Zoning requirements.
10 If this property were located -- excuse me.

11 If this property were located in any of
12 the commercial zones, the signage would comply
13 because this property does have three street
14 frontages. And I believe your Ordinance in the
15 commercial zones permit one wall sign per street
16 frontage and so we're proposing two wall signs; where
17 in the commercial zone, three wall signs are
18 permitted. And the commercial zone also does permit,
19 I believe, a Pylon sign up to 100 square feet. We're
20 proposing one Pylon sign double-faced, double-sided;
21 each side 49 1/2 square feet each so about 99 total
22 square feet for the Pylon sign.

23 And so that's really what we're proposing
24 here this evening. Again, we are reducing the amount
25 of signage at the property significantly, at least

1 the amount of wall signage. And, again refacing the
2 existing Pylon sign. And, again, this property is a
3 commercial use, of course, that's been granted by a
4 use variance located in the R-2 Zone. But if we were
5 in any of the commercial zones in the City, this
6 signage that we're proposing here would be permitted.
7 We think that these variances can be granted under
8 either c(1) or c(2) of Section 70 of the Municipal
9 Land Use Law.

10 Under c(1) we do have a unique property
11 here. I do have an aerial that I'd like to show the
12 Board. I've marked this as Exhibit A-2. I did not
13 submit this aerial in connection with our original
14 submission. But you can see, here is the existing
15 building here. You can see we have frontage on
16 Lansdowne. Here is Mt. Ephraim here if you can
17 follow my cursor. So we have a lot of frontage on
18 Mt. Ephraim as well and Atlantic Avenue. It's a
19 unique property in that it's got three frontages.
20 The existing building is -- it's a lawfully existing
21 building kind of set back towards the corner of
22 Lansdowne and Mt. Ephraim Avenue.

23 And so really the design here will allow
24 motorists driving north to south on Mt. Ephraim
25 Avenue to identify the Pylon sign which is

1 perpendicular to Mt. Ephraim Avenue. But motorists
2 on Atlantic Avenue, because the existing Pylon sign
3 is parallel to Atlantic Avenue, they won't be able to
4 see that sign. And so the proposed wall signs on, I
5 believe this is the western side of the building and
6 the northern side of the building, will allow
7 motorists driving east and west on Atlantic Avenue to
8 identify the business.

9 And so it is a unique property and,
10 therefore, we think that this variance can be granted
11 under c(1). We think it can also be granted under
12 c(2) based on the fact that it will advance at least
13 one purpose of zoning which would be to provide for
14 the safe and free flow of traffic. Without property
15 signage here and a pretty congested area, you know,
16 you risk motorists -- a situation where motorists
17 wouldn't be able to identify the business.

18 They would miss the accesses here to the
19 parking lot kind of. If you're looking at the
20 property above the existing building on your screen
21 here. And so we want to avoid the situation in which
22 a motorist wouldn't be able to adequately identify
23 the business. They might miss it; have to make an
24 unsafe U-turn or a K-turn and return to the
25 property. And we think that, you know --

1 CHAIRMAN DEJESUS: We got your message.
2 We got the message.

3 MR. GRABIAK: Understood.

4 Let me touch on briefly the Negative
5 Criteria. You have, you know, a lot of commercial
6 use along Mt. Ephraim Avenue. There is some
7 residential here along Atlantic Avenue to the western
8 side and some residential along Atlantic Avenue to
9 the eastern side; some residential along Lansdowne.
10 But really, we don't see any negative impact on those
11 residential uses. The proposed signage will largely
12 not be seen by any of the residential uses. And,
13 again, the signage that we're proposing here, it's
14 not inconsistent with the existing signage on this
15 corridor of Lansdowne.

16 You do have the big Virtua Health complex
17 here with a couple of Pylon signs and a couple of
18 facade signs as well. And then a lot of commercial
19 uses along Mr. Ephraim Avenue also with wall signs or
20 facade signs. The only reason that these properties
21 or one of the reasons why these properties -- these
22 commercial uses along Mt. Ephraim Avenue also don't
23 have a Pylon sign, it's simply because our property
24 is much larger. We got a parking lot. We're
25 providing adequate parking for the AutoZone

1 customers.

2 For those reasons we think that the
3 variances that we're seeking tonight can be granted
4 under either c(1) or c(2). We think we need both the
5 Positive and the Negative Criteria. I do have Laura
6 Beth Meyers here from AutoZone.

7 MR. BURNS: I don't think we need to hear
8 from Laura Beth Meyers. I think you've adequately --

9 CHAIRMAN DEJESUS: You've said enough.

10 MR. BURNS: -- done an introduction and
11 explained the application.

12 Dr. Williams, does your office take any
13 issue with the signage?

14 DR. WILLIAMS: We have reviewed the
15 application. We have a very good long history with
16 this building that being the former Rite Aid building
17 from years ago. There was some complications with
18 the, I guess, the extinguishing of the Rite Aid and
19 the ramping-up of the AutoZone. But we're here now
20 and I have no proof, no issues with the approval of
21 this variance for tonight.

22 MR. BURNS: Very good.

23 CHAIRMAN DEJESUS: Thank you, Doctor. I
24 appreciate that. Anybody from the -- anybody on the
25 Board have any questions or concerns that relates to

1 this application? Hearing none and no one
2 responding, therefore, I go to the public. Anyone in
3 the public have any response to this application of
4 the sign for AutoZone Northeast, LLC located at 1426
5 Mt. Ephraim Avenue? Anyone there, Doctor?

6 DR. WILLIAMS: Mr. Chair, reviewing the
7 list now, I currently see no hands raised for the
8 same.

9 CHAIRMAN DEJESUS: Not seeing any or not
10 hearing any, therefore, I close the public and I
11 leave it back to the Board for a motion, please.

12 DIRECTOR WALKER: Motion to approve the
13 variances for the AutoZone signage.

14 COUNCILWOMAN RAMOS: Second to approve
15 the variance signage for AutoZone.

16 CHAIRMAN DEJESUS: Thank you, thank you,
17 thank you. Roll call, please.

18 MS. MILLER: Jose DeJesus.

19 CHAIRMAN DEJESUS: Yes.

20 MS. MILLER: Mr. Lee.

21 VICE-CHAIRMAN LEE: Yes.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Mr. Leonard.

25 MR. LEONARD: Yes.

1 MS. MILLER: Councilwoman Ramos.

2 COUNCILWOMAN RAMOS: Yes.

3 MS. MILLER: Ms. Crean.

4 MS. CREAN: Yes.

5 MS. MILLER: Mr. Davis.

6 MR. DAVIS: Yes.

7 MS. MILLER: Motion carried to approve.

8 Thank you.

9 MR. GRABIAK: Thank you everyone for your
10 time. We appreciate it. Have a nice night.

11 CHAIRMAN DEJESUS: You have a happy
12 holiday.

13 MS. MILLER: Thank you, you too.

14 CHAIRMAN DEJESUS: Minor subdivision,
15 East Camden Building Company, 126-128 N. 34th Street,
16 Block 1027, Lot 5. The applicant is proposing to
17 subdivide an existing 5,400 square foot lot into two
18 lots. Anyone here, Doctor, in reference to this
19 application?

20 DR. WILLIAMS: I believe so. Mr. Gabay,
21 you representing the application or
22 Mr. Bingham?

23 MR. GABAY: Both of us.

24 MR. BINGHAM: Yeah, we're both here.

25 MR. IZZO: Charles Izzo attorney

1 appearing for East Camden.

2 DR. WILLIAMS: Mr. Izzo, you're kind of
3 fuzzy there, the transmission.

4 MR. IZZO: Yes. Appearing for East
5 Camden. Mr Gabay is going to present the
6 application.

7 DR. WILLIAMS: Okay. Mr. Gabay or
8 counsel.

9 CHAIRMAN DEJESUS: Got to swear him in.

10 MR. BURNS: I'm going to swear in the
11 witnesses. If you both could raise your right
12 hand.

13 - - -

14 JONATHAN GABAY; THOMAS BINGHAM, having
15 first been duly sworn/affirmed, was examined and
16 testified as follows:

17 - - -

18 MR. BURNS: It is our common practice to
19 normally go right to the review letter from R&V so
20 that we can work through the review letter with you.
21 I know it's a short five-page review letter. So
22 unless there's something that you need to tell the
23 Board directly that's not related to the review
24 letter, that might help us move the application
25 forward. Is that acceptable?

1 MR. BINGHAM: Yes, that's acceptable.

2 THE REPORTER: May I have the witnesses'
3 names that were sworn in.

4 MR. GABAY: Jonathan Gabay from East
5 Camden Building Company.

6 MR. BINGHAM: Thomas Bingham from East
7 Camden Building Company.

8 CHAIRMAN DEJESUS: Regine, are you okay?

9 THE REPORTER: Yes. Fine. Thank
10 you.

11 CHAIRMAN DEJESUS: Dena, are you ready
12 for this?

13 MS. MOORE: Yes, I'm ready. I'll go
14 right to the report.

15 CHAIRMAN DEJESUS: Would you please.

16 MS. MOORE: Okay. Good evening. I'm
17 referring to Remington & Vernick's letter dated
18 October 2, 2025. Just so you're aware, the proposal
19 is the minor subdivision to subdivide an existing
20 5,400 square foot lot into new two new lots.

21 Starting on page 2, under the Area and
22 Bulk Requirements, the principal building setback,
23 the combined side yard, what's required is 25 feet.
24 What's proposed for Lot 5.01 is 5.10 feet in which
25 you would require a variance. And the proposed

1 Lot 5.02 is five feet. You would require a variance.

2 Did you want to put on testimony;
3 anything regarding that?

4 MR. GABAY: So --

5 MR. BINGHAM: Well --

6 CHAIRMAN DEJESUS: One of yous gets to
7 tell us. Which one?

8 MR. GABAY: I'm sorry.

9 CHAIRMAN DEJESUS: That's okay. One of
10 yous tell us.

11 MR. GABAY: So essentially with this
12 project, we went for a variance to construct it
13 originally. And it was built as a two side-by-side
14 dwelling units with a party wall in the middle that
15 was a fire wall. So all we're looking to do -- and
16 those variances when we built it on the initial lot,
17 were granted and I do have the resolution of that.

18 So what we're looking to do now is
19 essentially subdivide the property down the fire wall
20 and make it two lots. So I believe some of the
21 variances may have been approved when we initially
22 went in front of the Zoning Board and Planning Board
23 when we were building this property. So merely we're
24 trying to break it into -- from a duplex side-by-side
25 into two single-family dwellings that we could sell

1 to homeowners.

2 MS. MOORE: Yes. But you would require a
3 variance with this application for the combined side
4 yard, correct?

5 MR. GABAY: That's fine, yes.

6 MS. MOORE: All right. I'll move on.
7 I'm just going to hit certain comments under the
8 general comments. I'm not going to go through the
9 whole letter. Okay?

10 MR. GABAY: No problem.

11 MS. MOORE: So under general comments,
12 No. 3: Testimony -- but everything is applicable in
13 the letter. I'm just going to have discussion on a
14 few items.

15 So No. 3: Testimony is to be provided
16 that all applicable R.S.I.S. requirements will be
17 met.

18 MR. GABAY: Okay.

19 MS. MOORE: Yes, you agree?

20 MR. GABAY: Yes.

21 MS. MOORE: You acknowledge that?

22 MR. GABAY: Yes.

23 MS. MOORE: The plan notes that the
24 subdivision will be filed by deed. The deed should
25 be provided for review by our office and the Planning

1 Board Solicitor. Is it still going to be by deed --

2 MR. GABAY: Yes.

3 MS. MOORE: -- the subdivision? Okay.

4 And you'll provide the deed to our office
5 and also the Planning Board solicitor, correct?

6 MR. GABAY: Correct.

7 MS. MOORE: No. 12: Per Section
8 870-226.C, concrete monuments and property corner
9 markers are to be placed in accordance with New
10 Jersey Map Filing Law. Are those going to be placed
11 for this?

12 MR. GABAY: Yes, they will. Yes.

13 MS. MOORE: Okay.

14 No. 14: It is currently -- on page 4 --
15 it is currently indicated on the plan that East
16 Camden Building Company is the owner/applicant.
17 However, on the application form, it is indicated
18 that the owner is Jonathan Gabay and the applicant is
19 East Camden Building Company. The plans should be
20 revised to indicate the correct applicant and owner.

21 MR. BURNS: So who is the owner; who is
22 applicant?

23 MR. GABAY: East Camden Building Company
24 is the owner and the applicant. I was just the one
25 handling the paperwork so I will revise that. That's

1 not a problem.

2 MS. MOORE: As long as it's correctly
3 shown on the plans too.

4 MR. GABAY: No problem. I'll tell the
5 engineer.

6 MS. MOORE: The size of the Subdivision
7 Plan should be 24-inches-by-36-inches when
8 resubmitted for review.

9 MR. GABAY: Okay. Yes.

10 MS. MOORE: And No. 16: The plan should
11 note that the applicant will comply with the City's
12 "Ordinance Establishing Standards for the Submission
13 of Maps and Other Documents in a Digital Format."
14 So that includes two flash drives of the Subdivision
15 Plan in NAD 1983.

16 The applicant should be aware that the
17 final signatures of approval and building permits
18 will not be issued until the required information is
19 received. So even though you're filing by deed, a
20 copy of the plan, Subdivision Plan, needs to be
21 submitted in a flash drive. Not a PDF but it has to
22 be an actual file in which it's NAD 1983.

23 MR. GABAY: No problem. Yes.

24 MS. MOORE: So you provide.

25 So the Summary of Variances and Waivers,

1 I have no waivers. The only variance I have noted is
2 Section 870-56. That's the combined side yard
3 setback, correct?

4 MR. GABAY: Correct.

5 MS. MOORE: And you're aware of the
6 approval process as listed on page 4. If you have
7 any questions, you can contact our office.

8 MR. GABAY: No problem.

9 MS. MOORE: That's fine?

10 MR. GABAY: Yes.

11 MS. MOORE: And then Outside Agency
12 Approvals, I have the Camden County Planning Board
13 and no other projects -- I'm sorry -- no other
14 approvals necessary.

15 MR. GABAY: Yes.

16 MS. MOORE: That's fine?

17 MR. GABAY: Yes. Thank you.

18 MS. MOORE: Mr. Chairman, that concludes
19 our review.

20 CHAIRMAN DEJESUS: Thank you, Dena. All
21 right. Anybody on the Board have any questions in
22 relationship to this subdivision? Please speak up.
23 Hearing none and noticing no one is responding,
24 therefore, I open to the public. Anyone out in the
25 public having any issues with this application of

1 subdivision?

2 DR. WILLIAMS: Mr. Chair, I'm scanning
3 the list of attendees now and see no hands up from
4 the public.

5 CHAIRMAN DEJESUS: Not hearing anyone;
6 not seeing anyone, therefore, I close the public
7 portion and I push it back to the Board for a motion
8 to approve.

9 COUNCILWOMAN RAMOS: Motion to approve.
10 Ramos.

11 MS. CREAN: Second.

12 CHAIRMAN DEJESUS: That's Ms. Crean.

13 MS. CREAN: Yes.

14 CHAIRMAN DEJESUS: Roll call.

15 MS. MILLER: Mr. DeJesus.

16 CHAIRMAN DEJESUS: Yes.

17 MS. MILLER: Mr. Lee.

18 VICE-CHAIRMAN LEE: Yes.

19 MS. MILLER: Director Walker.

20 DIRECTOR WALKER: Yes.

21 MS. MILLER: Mr. Leonard.

22 MR. LEONARD: Yes.

23 MS. MILLER: Councilwoman Ramos.

24 COUNCILWOMAN RAMOS: Yes.

25 MS. MILLER: Ms. Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Mr. Davis.

3 MR. DAVIS: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 MR. GABAY: Thank you to the Board.

7 MR. BINGHAM: Thank you everyone

8 CHAIRMAN DEJESUS: Happy holidays.

9 MR. GABAY: Happy holidays. Have a great
10 one. Thank you all.

11 CHAIRMAN DEJESUS: Amendment to the Final
12 Site Plan: Mount Sinai Holiness Church, Inc.,
13 621-623 Kaighn Avenue, Block 332, Lot 110, 111, 153.
14 The applicant is coming back to the Planning Board
15 for the parking lot improvements that were not
16 approved as per prior approval plan.

17 Doctor, is anyone here for that?

18 MS. MILLER: Mr. DeJesus, I didn't get
19 any notification that they did their mailing.

20 CHAIRMAN DEJESUS: James, do you have
21 anything on this?

22 MR. BURNS: Unless somebody is here, we
23 would have needed notice to be provided for this
24 application.

25 CHAIRMAN DEJESUS: I will put this on the

1 back end of the meeting and if one responds then we
2 will request a motion to --

3 MR. BURNS: Carry it without prejudice to
4 the next meeting.

5 CHAIRMAN DEJESUS: To the next meeting.

6 MR. BURNS: Yes. It's an Amended Site
7 Plan. Nobody is here. If they didn't provide notice
8 they can't be heard tonight. We don't have
9 jurisdiction.

10 CHAIRMAN DEJESUS: Okay.

11 Preliminary and Final Site Plan for
12 Walnut Property Acquisition, LLC, Coriell Institute
13 for Medical Research, 1300 Walnut Street, Block 367,
14 Lots 1 & 6. The applicant is proposing to construct
15 a new state-of-the-art research and office facility
16 approximately 94,000 square feet in size and up to
17 65-feet high, a 4-story building, along with the
18 relate site improvements. Anyone here for that
19 specific applications?

20 MR. WRIGHT: Good evening, Chairman
21 DeJesus and members of the Board. My name is William
22 Wright. I'm the attorney for Walnut Street
23 Acquisition, Walnut Property Acquisition, LLC. We are
24 the applicant on this matter.

25 CHAIRMAN DEJESUS: Okay. You have the

1 floor.

2 MR. WRIGHT: Thank you. Mr. Burns, did
3 you want to proceed as you've mentioned? The normal
4 order was, you wanted to go through the review letter
5 or I was prepared to do more of a involved --

6 MR. BURNS: Thank you, Counsel. And your
7 engineer, Joe Raday, is fully familiar with how we
8 address these applications. And I believe Mr. Raday
9 is here with his crew. And, yes, with your
10 permission, we would just turn it over to
11 Ms. Johnson. She hits all the highlights and the
12 high notes.

13 CHAIRMAN DEJESUS: Let's get everybody
14 sworn in before they start talking.

15 MR. BURNS: Yes. Absolutely. Who will
16 be you presenting tonight, Counsel?

17 MR. WRIGHT: We'll be presenting, of
18 course, Mr. Raday, the engineer on the matter. Alex
19 Sheppard, he's director of facilities from Coriell.
20 And I apologize, Ximena Valle, the architect on the
21 building. And that is going to be the witnesses
22 we're going to be producing.

23 MR. BURNS: So we have Alex Sheppard from
24 Coriell. We have Joe Raday your engineer. How do
25 you say the name of your architect?

1 MR. WRIGHT: X-I-M-E-N-A V-A-L-L-E. I'm
2 sure I'm butchering her name. I apologize.

3 MS. VALLE: You're doing well, Bill. No
4 problem.

5 MR. BURNS: I don't believe I see her on
6 the call.

7 MS. VALLE: I'm here.

8 MR. BURNS: Oh, there you are. Sorry.

9 MS. VALLE: Are you able to hear me?

10 MR. BURNS: Yes. Thank you, Ximena.

11 CHAIRMAN DEJESUS: Yeah, we hear you very
12 well, Thank you.

13 MR. BURNS: If you could all raise your
14 right hands, please.

15 - - -

16 JOSEPH RADAY, P.E.; XIMENA VALLE, R.A.;
17 ALEX SHEPPARD, having first been duly sworn/affirmed,
18 was examined and testified as follows:

19 - - -

20 MR. BURNS: Thank you very much.
21 Dena.

22 CHAIRMAN DEJESUS: Dena, you got the
23 floor. Can you hear me, Dena?

24 MS. MOORE: Yes, I do. I'm sorry. I was
25 just going through the letter trying to make sure I

1 hit all the appropriate things.

2 CHAIRMAN DEJESUS: Take your time, girl.
3 Just get it right the first time.

4 MS. MOORE: I have it exactly.
5 I don't want to miss anything and have them come back
6 because I missed something. Okay.

7 Mr. Chairman, I'm referring to Remington
8 & Vernick's letter dated December 9, 2025. And we
9 will start on page 3. So I have under Area & Bulk
10 Requirements, there are quite a few items that are to
11 be determined. So I'll just start on page 3 and we
12 have the accessory uses and building setback. So
13 they're not permitted in the front yard according to
14 the Ordinance Section 870-189.C. They're not
15 permitted, yet, we are proposing. And a variance is
16 required. I believe that also comes back up in the
17 Area & Bulk Comments.

18 So Accessory Structure Uses are not
19 permitted in the front yard, whereas, the applicant
20 proposes such structure uses in the front yard. A
21 variance request is necessary.

22 MR. RADAY: Yes. We would request that
23 variance.

24 MR. BURNS: Joe, what's the reason for
25 the variance request?

1 MS. MOORE: Right.

2 MR. RADAY: Well, the orientation and the
3 geometry of the site, virtually, we have three front
4 yards so it's a hardship just on the geometry of the
5 site.

6 MR. BURNS: Very good. So that's what we
7 need to hear.

8 MS. MOORE: All right. So also on page 4
9 with the area and bulk requirements, there are a
10 couple of items To Be Determined. Right? So have
11 you been able to determine those at this point? And
12 if so, do you need a variance for anything like
13 Maximum Height, the Maximum Accessory Area?

14 MR. RADAY: Yes. So for the accessory
15 structures like the generator, the generators are
16 going to be 15 foot tall. As well as the screening
17 walls, they will be 15 foot tall. And then the
18 accessory tanks and the CO2 tank, they'll be 27 feet
19 and 11 feet respectively.

20 MS. MOORE: Okay. So --

21 CHAIRMAN DEJESUS: Do you have any
22 drawings on this so we can see what you're talking
23 about? Words have ways of making pictures. It's a
24 lot better to see them if we can see them on paper.

25 MR. RADAY: Yes. We will bring the plan

1 up.

2 MS. MOORE: So then you have something
3 that's 27 feet so the maximum height is 10 feet. You
4 would need a variance then --

5 MR. RADAY: Correct.

6 MS. MOORE: -- for the maximum height?

7 MR. RADAY: Correct.

8 MS. MOORE: So you have something that's
9 27 feet and then something that's 15 feet. So what's
10 15 feet again?

11 MR. RADAY: Fifteen feet is going to be
12 the height of the generators. And then also the
13 enclosure for the generators, the noise incinerator,
14 that will be 15 foot tall also.

15 MS. MOORE: Okay. So generator and
16 enclosure height. And then what's 27 feet?

17 MR. RADAY: That is the tank. If you
18 could see on the architectural plans next to the
19 loading area.

20 MS. MOORE: You're not sharing anything.

21 MR. BURNS: It's not up, Joe.

22 CHAIRMAN DEJESUS: You're not sharing
23 anything. We don't see it.

24 MS. MOORE: So I need to add that. So
25 while you're doing that, I'm just going to add that

1 to the back.

2 MR. RADAY: Okay.

3 CHAIRMAN DEJESUS: We see you but we
4 don't see the paper.

5 UNIDENTIFIED SPEAKER: Not able to share.

6 MR. RADAY: Do you have to enable us to
7 share or?

8 MS. MOORE: Yes. Doctor Williams, are
9 you able to enable them to share?

10 DR. WILLIAMS: There's nothing stopping
11 them. The last applicant was able to use the
12 screen.

13 MS. MOORE: Okay.

14 MR. RADAY: Here we go. We got it.

15 MR. WRIGHT: Oh, there you go.

16 MS. VALLE: That's me actually. Is it
17 okay, Joe? It's the elevations.

18 MR. RADAY: Oh, that's perfect. Yes.
19 Thank you, Xiema. I appreciate it.

20 MR. BURNS: Takes and architect to do it.

21 MS. VALLE: Okay. Good. Of course.

22 CHAIRMAN DEJESUS: We're marking this as
23 Exhibit A-1 as it's written on the paper.

24 MR. RADAY: Yes. If you can see on the
25 architectural drawing on the righthand side, there's

1 two cylinder tanks right there. One is 27 feet. On
2 her drawing it's 29 feet. And the second one is 20
3 feet.

4 MS. MOORE: Okay. But the maximum, so is
5 it 27 or 29?

6 MR. RADAY: No -- well, it's according to
7 this, it's 29 feet.

8 MS. MOORE: Okay. I'll change it then.

9 MR. RADAY: Yes. Sorry.

10 MS. MOORE: Okay. No problem.

11 So then I have that noted as a variance
12 for the max height of the accessory items.

13 MR. RADAY: Yes.

14 MS. MOORE: Now, the other one, To Be
15 Determined, the maximum accessory area. It should
16 be -- what's required is 25 percent of the rear yard
17 requirement or a maximum of 750 square feet whichever
18 is smaller.

19 MR. RADAY: Yeah. I think we would have
20 to -- I mean, I'm a little confused about that, Dena.
21 So in the rear yard, we have that it's on the
22 northeast side of the property. So the only thing
23 that we have in that area is the parking lot. So
24 there is no accessory structures on the northeast
25 side where we deducted that that was going to be the

1 rear yard.

2 MS. MOORE: All right. So then that's
3 not applicable?

4 MR. RADAY: I don't believe it is.
5 We don't have any accessory structures. Like I said,
6 it's just a parking lot.

7 MS. MOORE: Okay. And then the
8 Redevelopment Plan, to be -- for the office and the
9 parking requirement. I'm on that section for
10 off-street parking. So the office space from the
11 Redevelopment Plan is one space per 1,000 square
12 feet. So what's required is how many with your
13 calculation of the office space?

14 MR. RADAY: So if we use the formula on
15 the Redevelopment Plan for the office, we would need
16 47 spots. And then if we do -- if we use the Zoning
17 Ordinance for the underlining zoning for the
18 research, we would need 114 spots. So that would be
19 approximately 161. And we're providing 95 physical
20 spots. But because we have EV spaces, that would be
21 another three so we have 98.

22 MS. MOORE: Okay. You get credit for
23 that. So you would need a variance?

24 MR. RADAY: Yes.

25 MS. MOORE: And then your testimony for

1 requiring a variance for parking?

2 MR. RADAY: I will let Alex Sheppard from
3 Coriell speak on that right now.

4 MR. SHEPPARD: Thank you. Yes. Right
5 now in our existing location we are -- I've already
6 continued to be hybrid. We are only in the office
7 three days per week. As we move to the new
8 headquarters, we're planning on having no -- only one
9 department in on one day per week. So no departments
10 will be overlapping on any day.

11 Thirty percent of our employee population
12 takes public transportation. And our shift work in a
13 research requires 24/7 to a certain extent depending
14 on the study work. So we have researchers that are
15 not all in at the same time as a 9-to-5. They come
16 in at shifts, morning, afternoon and late shift. So
17 they won't be all in at the same time as well.

18 MS. MOORE: Okay. So then it's your
19 testimony that the amount of parking spaces provided
20 are adequate for the services and the employee
21 parking necessary or required at this point?

22 MR. RADAY: Yes.

23 MR. SHEPPARD: Correct.

24 MS. MOORE: All right. Then let me skip
25 down to that parking section since I talked about.

1 If a variance is granted due to
2 demonstrated hardship or other good and sufficient
3 reasons, the applicant shall then make a cash
4 contribution to the City for each required space not
5 provided in order to develop a program of
6 constructing public parking lots unless the Zoning
7 Officer has determined that a developer is entitled
8 to a partial or complete waiver of this cash
9 contribution requirement.

10 So you're required to make a cash
11 contribution in which you can discuss with
12 Dr. Williams who is the zoning officer as to exactly
13 what the amount of that cash contribution will be.
14 Do you acknowledgment that requirement with the
15 parking variance?

16 MR. RADAY: Yes.

17 MS. MOORE: Okay. All right. Thank you.
18 Before that since I'm on page 3 under Streets: The
19 applicant should provide testimony to clarify the
20 exact improvements for each roadway as the plans and
21 roadway profiles are not clear and contain the
22 shading. So let's say Memorial Avenue, what are the
23 proposed improvements for Memorial Avenue?

24 MR. RADAY: Oh, it's full-depth repair.

25 MS. MOORE: Full-depth, okay.

1 MR. RADAY: All the shading on our plan
2 is full-depth repair so we'll fix the notes.

3 MS. MOORE: All right. Well, it was on
4 the roadway profiles that showed something
5 differently.

6 MR. RADAY: Right. Yes. I apologize.

7 MS. MOORE: No problem. Princess
8 Avenue?

9 MR. RADAY: Same thing; full-depth.

10 MS. MOORE: Oh, full-depth? Okay.

11 MR. RADAY: Yes.

12 MS. MOORE: And then Walnut Street?

13 MR. RADAY: Full-depth also.

14 MS. MOORE: So it's full-depth on all
15 three because one of them shows --

16 MR. RADAY: Yes.

17 MS. MOORE: -- mill and overlay.

18 MR. RADAY: Now, we -- that was a
19 mistake. So we're going to do it as full-depth.

20 MS. MOORE: Okay. All right. That's the
21 clarification that I needed. Thank you.

22 MR. RADAY: You're welcome.

23 MS. MOORE: Going down I'm skipping
24 through so I'm going to hit basically all the
25 variances and waivers. All right? So I'm on page --

1 did I skip page 3? I'm sorry. If I said three, that
2 was page 5. Going to 6.

3 Per Section 870-231.B(1)(c), handicapped
4 spaces shall have a length of 20 feet. The ADA
5 parking --

6 MR. RADAY: Yes, we're --

7 MS. MOORE: -- spaces are proposed to be
8 18 feet in length. Plans should be revised or a
9 variance requested.

10 MR. RADAY: Yes. We're going to request
11 the variance on that. All our parking spaces are
12 9-by-18. No off-street loading area shall be located
13 between the front building line and the street line
14 Per Section 870-231C(2). The proposed loading area
15 is located between the front building line and the
16 street line, Princess Avenue. A variance request is
17 necessary for the location of the loading area.

18 MR. RADAY: Yes. We would request a
19 variance for that. Only because of the geometry of
20 the site, we have three front yards so we want the
21 loading in the front.

22 MS. MOORE: Additionally, per that same
23 section, no off-street parking or loading area shall
24 be located within 5 feet of the street right-of-way
25 line, where the loading area driveway is located

1 directly off of Princess Avenue. A variance request
2 is necessary.

3 MR. RADAY: Yes. We would request that
4 also.

5 MS. MOORE: And for the same reason?

6 MR. RADAY: Yes.

7 MS. MOORE: The applicant has requested a
8 variance for locating a driveway 1.6 feet from the
9 side yard, whereas 10 feet is required per Section
10 870-235.A(7). It is unclear where this noncompliance
11 condition is located on-site. Is that something that
12 was a mistake?

13 MR. RADAY: Yeah. I think that's an
14 error. Yes, the closest driveway that we have is
15 around 15 feet. So, yeah, that's not required.

16 MS. MOORE: Okay. So that's not
17 applicable there. All right.

18 Per Section 870-235.A(17), bicycle access
19 to a lot shall not be combined with the pedestrian
20 access, nor shall it be via a separate path parallel
21 and adjacent to motor vehicle access. So the bicycle
22 access driveways shall be free from hazards to the
23 cyclists. It appears that there are currently no
24 provisions made for bicycle access on-site. So plans
25 should be revised to comply or a variance requested.

1 MR. RADAY: Well, the -- our intention
2 was to have the bicycle access off of Memorial
3 Avenue. There's a sidewalk on that portion of the
4 street. And then there's a gate in that area. So
5 they would come in there and then the bicycle --

6 CHAIRMAN DEJESUS: So you have any
7 drawings that we can see what you're talking about?
8 You speak as though we can see what you're talking
9 about.

10 MR. RADAY: Xiema, can you bring up the
11 site plan?

12 CHAIRMAN DEJESUS: See, you got to
13 understand. You're painting a picture with words and
14 not everybody can visualize what you're saying based
15 on where it's located.

16 MS. VALLE: Give me a second. I want to
17 make sure I'm bringing up the right one. Can you --
18 let me make sure here.

19 CHAIRMAN DEJESUS: Take your time. As
20 long as you get it, that's all that matters.

21 MS. MOORE: So it's not like there's a
22 separate bicycle path but you do plan on using the
23 sidewalk --

24 MR. RADAY: Yes.

25 MS. MOORE: -- which is how wide?

1 MR. RADAY: The sidewalk is, it's 6 feet
2 wide --

3 MS. MOORE: Okay.

4 MR. RADAY: -- at the front entrance
5 there.

6 MS. MOORE: For the bicycle. Okay.

7 MR. RADAY: Yes.

8 MS. MOORE: And that's why you would be
9 requesting a variance, correct?

10 MR. RADAY: Yes. Because it would be
11 shared with the pedestrians and the bicycles.

12 MS. MOORE: Got it. While we're waiting
13 to bring that up, I'm just going to keep going, okay?

14 MR. RADAY: Yes.

15 CHAIRMAN DEJESUS: Go ahead, Dena.

16 MS. MOORE: So per the Redevelopment
17 Plan, sidewalk width shall measure between 10 and 15
18 feet. The applicant has proposed sidewalks that are
19 less than 10 feet. So the plans should be revised or
20 a variance requested. And you're requesting a
21 variance, correct?

22 MR. RADAY: Correct. Yes.

23 MS. MOORE: And why are you not doing 10
24 to 15 feet?

25 MR. RADAY: Well, the sidewalk in the

1 public right-of-way along the three frontages,
2 they're around roughly 11 to 12 feet wide. And then
3 coming into the site, we're only proposing 6. And
4 then when you get internally into the site where the
5 bike racks are, that sidewalk is 10 feet there. So
6 when you come into the site, the sidewalk will be
7 10. It's just that the entrance it would only be 6.

8 MS. MOORE: Less than. Okay.

9 MR. RADAY: Yes.

10 MS. MOORE: You believe that that's
11 sufficient as proposed, right?

12 MR. RADAY: Yes.

13 MS. MOORE: And here is the site
14 plan; --

15 MR. RADAY: Yes.

16 MS. MOORE: -- rendering of the site
17 plan?

18 MR. RADAY: Yes. Thank you.

19 CHAIRMAN DEJESUS: Would you mark that
20 A-2, please.

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

23 MR. RADAY: Thank you Xiema for bringing
24 that up.

25 MS. MOORE: I mean, I know where the

1 bicycle racks are located, but can you explain on
2 here where the bicycle racks are located where
3 someone would come off of the public right-of-way and
4 just ride their bike in?

5 MR. RADAY: Yes. So if you're coming off
6 of Memorial Avenue which is to the left of the site
7 where the driveway entrance is, there's a sidewalk
8 that goes into the site and then you'll see another
9 patterned sidewalk.

10 MS. MOORE: It's south of the access
11 drive, right?

12 MR. RADAY: Right.

13 MS. MOORE: So the sidewalk that's south
14 of the access drive?

15 MR. RADAY: Correct. Right. And then
16 when you come in heading east, you go down 100 feet
17 and then you make a right. And right in the back of
18 the building, the bicycle racks are right there in
19 between two trees there. And that sidewalk is 10
20 feet wide there.

21 MS. MOORE: Does anyone have a question
22 on that because I'm going to keep going?

23 CHAIRMAN DEJESUS: Keep going.

24 MS. MOORE: All right.

25 So the stormwater collection and

1 management system, do you have any issues with any of
2 the comments that I have here?

3 MR. RADAY: No. Mr. Chairman, I had a
4 chance to talk to Dena about this previously. And
5 we're in agreement that we'll address all those
6 comments.

7 MS. MOORE: And also grading?

8 MR. RADAY: Yes. All those comments, we
9 will address.

10 MS. MOORE: And utilities?

11 MR. RADAY: Yes. We will address all
12 those comments, yes.

13 MS. MOORE: And you realize that the
14 project must be approved by both the Acting City
15 Engineer and the City Fire Chief. I did see that you
16 forwarded a copy to the City Fire Chief. But we do
17 need written approval by both of them for the
18 project. Okay?

19 MR. RADAY: Yes. And we submitted all
20 the applications to Anthony, the Acting City
21 Engineer, probably two or three weeks ago with the
22 checks. So we paid him too. We know he'll get
23 started on it.

24 MS. MOORE: All right. So on page 10 --

25 MR. WRIGHT: Oh, I'm sorry, Ms. Johnson.

1 You had asked on page 9 for testimony regarding the
2 liquid storage tanks. We're prepared to do that if
3 you still want testimony on that.

4 MS. MOORE: Oh, yes, I do. I'm sorry.
5 I missed that one. So the applicant should provide
6 testimony regarding the liquid storage tanks and a
7 detail should be provided. So we know how high. We
8 saw how high the tallest one is going to be, 29 feet.

9 So can you provide testimony regarding
10 those? What exactly is that?

11 MR. WRIGHT: Thank you. Mr. Sheppard
12 will address that issue. Mr. Sheppard is the -- what
13 is your position at Coriell?

14 MR. SHEPPARD: I'm director of
15 facilities.

16 MR. WRIGHT: Could you describe the
17 proposed liquid storage tanks at the new
18 facility?

19 MR. SHEPPARD: Yes. One is for liquid
20 nitrogen and the other one is for carbon dioxide.

21 MR. WRIGHT: And how often are carbon
22 dioxide is filled?

23 MR. SHEPPARD: The carbon dioxide is
24 filled once every two months. And the liquid
25 nitrogen is filled, at most, twice per month which we

1 expect to be decreased due to the fact that we are
2 reducing our liquid nitrogen needs at this new
3 location. So basically a maximum of once per month.

4 MS. MOORE: One per month. Okay.
5 The liquid nitrogen is for what?

6 MR. SHEPPARD: Excuse me. Liquid
7 nitrogen is essential to our Biobanking procedures.
8 Basically our new building will have Biobanking
9 laboratory equipment which needs the liquid nitrogen
10 and the carbon dioxide. Coriell utilizes large
11 volumes of these chemicals in critical day-to-day
12 operations and for back-up preserves for some level
13 of redundancy for best practices and business risk
14 management.

15 Obviously, if you're not familiar, liquid
16 nitrogen is very cold basically approximately minus
17 196 degrees celsius. And certain specimens need to
18 be immersed in it for storage to maintain the sample
19 integrity. The vapor is also needed to create a
20 correct atmosphere environment in our incubators to
21 grow cells. CO2 vapor is also critical for our
22 incubators to grow and maintain those cells that we
23 hold in storage. Both chemicals are used for
24 handling samples in a cold environmental and for
25 shipping Biospecimens.

1 MS. MOORE: Okay. Thank you.

2 MR. SHEPPARD: You're welcome.

3 MS. MOORE: Did anyone else need any
4 additional testimony regarding the liquid storage
5 tanks?

6 CHAIRMAN DEJESUS: I only have one
7 question, if I may ask. And that is the fact that
8 the security of format of making sure nothing happens
9 to these tanks, is there any ways of monitoring it?
10 What is the set up of security you have?

11 MR. SHEPPARD: So absolutely. The tanks
12 are actually inspected and certified by the
13 manufacturer originally. We have a state inspection
14 conducted on these tanks on a couple-year basis. And
15 the vendor that we have that leases those tanks to
16 us, inspects them annually. And there is a
17 monitoring system within the tank that monitors both
18 pressure and level. And that's communicated remotely
19 on a constant basis for monitoring and response.

20 MR. WRIGHT: And Mr. Sheppard, the tanks
21 are going to be enclosed, correct?

22 MR. SHEPPARD: That is correct.

23 MR. WRIGHT: That was the enclosure that
24 we addressed earlier on in the application. And also
25 the size and the plan of the tanks, are the tanks

1 going to be the maximum size indicated on the plan?

2 MR. SHEPPARD: Yes. We actually insured
3 that the pad and the area was fit for what our
4 maximum tank may be. But like I said, we obviously
5 are decreasing our Biobanking footprint at this
6 location. And so mostly likely may decrease that
7 size as we adjust for what our needs are.

8 MR. WRIGHT: Thank you, Mr. Sheppard.

9 MS. MOORE: All right. Thank you.
10 Sounds good.

11 Page 10 under Planting Design: Per the
12 Redevelopment Plan, street trees are required to be
13 greater than 30 feet in height when fully grown. The
14 applicant has requested a variance as street trees
15 are proposed at less than 30 feet.

16 MR. RADAY: Yes. I think we would only
17 need the variance for the trees along Walnut because
18 of the utility poles are in that area. The trees on
19 Princess --

20 MR. WRIGHT: The overhead wire.

21 MR. RADAY: Yes, the overhead wires on
22 Walnut.

23 MS. MOORE: Okay.

24 MR. RADAY: But the remaining frontage we
25 have no problem with.

1 MS. MOORE: So basically that's for
2 Walnut. But to the full extent possible, you're
3 going to meet that, correct, --

4 MR. RADAY: Yes, yes.

5 MS. MOORE: -- in other locations? Okay.

6 MR. RADAY: Yes.

7 MS. MOORE: Existing trees or landscaping
8 located within 20 feet of any street or lot line or
9 zone boundary, shall not be removed except with the
10 written approval of the Planning Board. Nor shall
11 the existing grade within the space be disturbed
12 within such approval. That's per Section
13 870-244A(3)(e). You agree with that?

14 MR. RADAY: Yes. The large trees on
15 Princess Avenue, we're going to -- for the 90 percent
16 of them are going to remain but then there's two that
17 are in the loading area that we would have to remove
18 them. But the other large trees on Princess would
19 remain.

20 MS. MOORE: Okay. So then do you need a
21 waiver from that requirement?

22 MR. RADAY: Yes, we would.

23 MS. MOORE: So that's the waiver.

24 MR. RADAY: Yes.

25 MR. WRIGHT: Ms. Johnson, you had

1 mentioned that you'd also in your letter, that you
2 wanted testimony regarding the HVAC units. Is that
3 still something you're looking for?

4 MS. MOORE: Yes. Are they going to be on
5 the roof?

6 MR. RADAY: Yes, they will be. It will
7 be screened. That's the Penthouse --

8 MS. MOORE: Right.

9 MR. RADAY: -- vocabulary out there. So
10 that'll be screening the HVAC on the roof.

11 MS. MOORE: That's what I figured and I
12 just wanted testimony as such.

13 MR. RADAY: Yes.

14 MS. MOORE: And then so the roof, the
15 roof plan, the architectural roof plan would indicate
16 that there are mechanical units, correct?

17 MR. RADAY: Yes, they would.

18 MS. MOORE: And this waiver that I'm
19 adding, that's for existing tree removal, correct?

20 MR. RADAY: That is correct.

21 MS. MOORE: That's just what I'll call
22 it. Okay. So we'll move on to the Lighting: Per
23 the Redevelopment Plan, lighting levels along paved
24 portions of public walks shall not be less than one
25 foot candle for commercial area. The applicant has

1 proposed lighting with varied lighting levels with a
2 minimum of .5 footcandle. The applicant has
3 requested a variance.

4 MR. RADAY: Yes, we are requesting a
5 variance for that.

6 MS. MOORE: Okay. And the reasoning?

7 MR. RADAY: The reasoning is, the
8 Redevelopment Plan requires spacing for the existing
9 lighting and we're kind of stuck with the
10 PSE&G lighting that they provide. So that's why we
11 need it.

12 MS. MOORE: And is that your same
13 reasoning for the other variances that you need for
14 lighting?

15 MR. RADAY: Pretty much, yes. Yes.

16 MS. MOORE: Jim, is that acceptable that
17 basically that's what their reasoning is for the
18 other lighting variances? I can go through each one
19 then. Go through each one?

20 MR. BURNS: I think you can cover all of
21 them. I mean, based on the testimony that Joe just
22 provided, if it's a similar rational or reasoning --

23 MS. MOORE: Okay.

24 MR. BURNS: -- I think we're okay.

25 MS. MOORE: So that would be for the

1 Redevelopment Plan I just mentioned, Section
2 870-243.A(10) requirement, the Section
3 870-243.A(15)(a) requirement; and the Section
4 870-243.D(2) requirement. Both. Is that correct?

5 MR. RADAY: Yes.

6 MS. MOORE: So you would be requesting a
7 variance for each of those. And basically PSE&G,
8 that's what you have for your lighting and the
9 configuration of the site, correct?

10 MR. RADAY: Yes.

11 MS. MOORE: Okay. I don't think I have
12 anything else for lighting. But you're going to
13 follow everything that I have in the report,
14 correct?

15 MR. RADAY: Absolutely.

16 MS. MOORE: Same with the traffic report
17 review, you're going to provide all of that
18 information?

19 MR. RADAY: Yes.

20 MS. MOORE: I guess No. 4: The
21 applicant's traffic engineer should provide testimony
22 as to the trip generation information provided in
23 support of the calculated numbers and verify if
24 weekend peak hour traffic, it is not anticipated to
25 be a substantial contributor as projections for that

1 time period were not provided or analyzed. So your
2 peaks are during the week, correct?

3 MR. RADAY: Yes. Yes, they are. So
4 there won't be any weekend disturbances.

5 MS. MOORE: Got it.

6 All movements of the study intersections
7 will continue to operate at near No-Build Levels or
8 Level of Service?

9 MR. RADAY: Correct.

10 MS. MOORE: But all movements operating
11 at Levels of Service of 'C' or better, correct?

12 MR. RADAY: That's a correct statement.

13 MS. MOORE: The surrounding road work
14 network will not experience any significant
15 degradation in operating conditions due to the
16 proposed development of the site.

17 MR. RADAY: That's a correct statement.

18 MS. MOORE: Improvements within the
19 County right-of-way should meet all County standards
20 and requirements. There are no County rights-of-way.
21 That's not applicable.

22 The traffic engineer should provide
23 testimony that the on-site accesses and internal
24 circulation layouts are expected to safely and
25 efficiently accommodate the anticipated traffic

1 volumes.

2 MR. RADAY: Yes. It's in my opinion that
3 the traffic circulation within the site will be done
4 in a safe manner.

5 MS. MOORE: And you'll confirm that the
6 adequate site distance in accordance with AASHTO
7 policies exist at all existing and proposed
8 intersections. And you will add all site triangles
9 too?

10 MR. RADAY: Yes, we will.

11 MS. MOORE: You'll add those to the plans
12 because I don't think I noted that in my portion of
13 the review, so you'll add those?

14 MR. RADAY: Yes, we'll definitely add
15 that in there.

16 MS. MOORE: Now, the Environmental Review
17 was performed for the Phase I, the Phase II and your
18 Environmental Impact Report?

19 MR. RADAY: Correct. And we're currently
20 performing additional testing at the site according
21 to the Phase II reports. And those reports will be
22 forwarded to your office.

23 MS. MOORE: I just want to make sure of
24 that because this site is currently being monitored
25 and you'll provide any additional information to our

1 office as this site continues into construction
2 should this project be approved tonight.

3 MR. RADAY: Absolutely.

4 MS. MOORE: So I'll just go to page 25
5 where we state: R&V encourages the applicant to
6 continue its process of working closely with the DEP,
7 the DEP State Historic Preservation Office, Camden
8 County Soil Conservation District, Camden County
9 Planning Board, and the City of Camden to avoid
10 impacts to any environmental features adjacent to
11 and/or on the site and to comply with any outstanding
12 issues and obtain all necessary licenses, permits and
13 approvals prior to site development. You acknowledge
14 that statement?

15 MR. RADAY: Yes, we agree. Yes.

16 MS. MOORE: And prior to any site
17 development activities, the applicant should provide
18 testimony regarding the outcome and results of any
19 additional Environmental Investigations and/or
20 Remedial Actions including, but not limited to soil
21 and groundwater investigations, geophysical
22 investigations, the Order of Magnitude Evaluations,
23 and any subsequent LSRP findings or NJDEP review
24 comments and/or recommendations in connection with
25 the Subject Property.

1 That basically means, just provide us all
2 the information as you get them and as they're
3 determined.

4 MR. RADAY: Yes, we'll provide that info.

5 MS. MOORE: Okay. And you acknowledge
6 that?

7 MR. RADAY: Yes.

8 MS. MOORE: The Community Impact
9 Statement. I just had one comment. If you can
10 provide the letters, the demand letters to address to
11 Dr. Williams and then provide copies to our office.

12 MR. RADAY: Yes, we'll that. We will do
13 that.

14 MS. MOORE: Signage. I'm on page 26.

15 Detail of the proposed monument sign
16 should be provided for review and approval. All
17 signs are subject to the approval of the Design
18 Review Committee and Camden Planning Board. So at
19 this point, are you providing signage under a
20 separate application?

21 MR. RADAY: Yes, I believe. I don't want
22 to speak for the client but, I believe, we don't have
23 a detail of the sign on our drawing so we would have
24 to come back --

25 MS. MOORE: Right.

1 MR. RADAY: -- for that sign application.

2 MS. MOORE: Okay. So then I'll just note
3 that signage will be under a separate application
4 since nothing was provided?

5 MR. RADAY: Correct. Well, we do show
6 the location on our plan. We just don't have the
7 details right now.

8 MS. MOORE: Right.

9 CHAIRMAN DEJESUS: You mean that there's
10 no sign?

11 MS. MOORE: Right.

12 MR. RADAY: You got it.

13 CHAIRMAN DEJESUS: Keep moving. Come on.

14 MR. RADAY: Okay.

15 MS. MOORE: Okay. What the Chairman
16 said. All right.

17 BLOCK AND LOTS: Our office recommends
18 consolidating the lot. The applicant must -- are you
19 considering consolidating the lot?

20 MR. RADAY: We will if that's your
21 recommendation, yes.

22 MS. MOORE: Yes, it is. It's our
23 recommendation to consolidate it. I didn't know if
24 there's a reason why you wouldn't.

25 MR. RADAY: No.

1 MS. MOORE: So there's not a reason why
2 you wouldn't consolidate it, correct? Are they owned
3 by two different --

4 MR. RADAY: No. They're owned by the
5 same entity.

6 MR. WRIGHT: They were acquired
7 separately. We'll consolidate them.

8 MS. MOORE: Thank you. Okay. So with
9 the lot consolidation, the applicant must obtain the
10 correct tax map plates and block and lot numbers from
11 the Tax Assessor. And written verification must be
12 received by our office prior to final review and
13 signature of the deeds and/or plat.

14 MR. RADAY: We acknowledge. Understood.

15 MS. MOORE: Okay. And you already have
16 the note. I'm skipping to the next page but I'm
17 going to go back to the other comments. You already
18 have a note on the plans stating that you'll comply
19 with the City's "Ordinance Establishing Standards for
20 the Submission of Maps and Other Documents in a
21 Digital Format." But you also know --

22 MR. RADAY: Yes.

23 MS. MOORE: -- when you have
24 consolidation or a subdivision, that the applicant
25 should be aware that the final signatures of approval

1 and building permits will not be issued until the
2 required information is received. And that's two
3 flash drives of the lot consolidation plan. And that
4 plan should be in NAD 1983.

5 MR. RADAY: We agree.

6 MS. MOORE: Okay. Going back to Page
7 26, Architectural. We made comments. You'll provide
8 the information that we're requesting on here?

9 MR. RADAY: Yes, we'll provide all that
10 info. And I'll jump down to Fencing:

11 Per Section 870-197.F, a fence not more
12 than 6 feet in height is permitted along the rear lot
13 line and along the side lot line to the front
14 building line. The applicant has proposed a 7-foot
15 ornamental fence. So the applicant has requested a
16 variance. Correct?

17 MR. RADAY: That is correct, yes.

18 MS. MOORE: And then your reasoning for
19 the variance?

20 MR. RADAY: Well, we wanted to keep the
21 fencing uniformed around the front yard and the rear
22 yard. So we want everything to be uniformed.

23 MS. MOORE: Signature Block on the plan
24 should be revised to remove the signatures for the
25 owner and applicant. Is that fine? It's not

1 required in Camden. It's fine that you'll remove
2 those?

3 MR. RADAY: Yes.

4 MS. MOORE: And I noted some General
5 Notes that just need to be removed from the General
6 Notes 1 Plan.

7 MR. RADAY: Yes, we'll take care of that.

8 MS. MOORE: So the Summary of Variances
9 and Waivers. We have from the Redevelopment Plan:
10 Sidewalk width; street trees; street tree height; and
11 lighting levels along path walks.

12 From the Ordinance I added Section
13 870-189.G for maximum height for accessory, accessory
14 maximum height.

15 MR. RADAY: Yes.

16 MS. MOORE: I noted the generator and
17 enclosure as 15 feet; the tank, 29 feet.

18 Moving on from what I already had listed,
19 the fence height; number of parking spaces; the
20 parking/loading between front building line and
21 street line; ADA parking space length; off-street
22 loading area between front building line and street
23 line; off-street parking/loading located within 5
24 feet of the street right-of-way; bicycle access;
25 footcandle at property line; maximum footcandle level

1 on walkways; lighting levels in parking lot.

2 Is there anything that you think that
3 I've have missed?

4 MR. RADAY: Not on my end. Bill? I
5 don't know if --

6 MR. WRIGHT: I --

7 MS. MOORE: And I think that's
8 everything from the review letter. Okay? All
9 right. And Waiver, I added Section 870-244.A.(3)(e)
10 which is existing tree removal.

11 MR. RADAY: Yes. That's correct.

12 MS. MOORE: All right.

13 The Approval Process. Do you acknowledge
14 the approval process as listed Page 28? If you have
15 any questions, you can contact my office.

16 MR. RADAY: Yes. I'm very familiar with
17 that.

18 MS. MOORE: All right.

19 Outside Agency Approvals I have noted as
20 Camden County Planning Board; Camden County Soil
21 Conservation District; Camden County Health
22 Department; Camden County Municipal Utilities
23 Authority. I have New Jersey Department of
24 Environmental Protection. So do you think you need a
25 DEP permit on this?

1 MR. RADAY: The only thing we need is for
2 treatment works, treatment works for sewer. That's
3 all.

4 MS. MOORE: Okay. So then I will keep
5 the New Jersey Department of Environmental Protection
6 on here.

7 MR. RADAY: Yes. There's no
8 environmental. We don't need a waterfront
9 development or flood hazard or anything like that.
10 It's just for the treatment works.

11 MS. MOORE: Well then, I will just add
12 treatment works on here so everyone is aware. It's
13 just treatment works.

14 Now, I added Camden County Health
15 Department because typically they handle tanks
16 outside of the building. But I don't know if those
17 type tanks have to be approved by the health
18 department. Do you know?

19 MR. RADAY: I guess we'll find out when
20 we go to Jim Rizzo's office.

21 MS. MOORE: Okay. All right. I'll keep
22 that there. If you find that it's not applicable
23 should this project receive approval during
24 Resolution Compliance, just let me know about the
25 applicability.

1 MR. RADAY: Thank you, I will.

2 MS. MOORE: Okay. No problem. And
3 Mr. Chairman, that concludes my review in record
4 time.

5 CHAIRMAN DEJESUS: Okay. Finally.
6 Does anybody from the Board have any questions about
7 this project? Is everybody awake, I hope?

8 MS. MOORE: Oh, thanks.

9 CHAIRMAN DEJESUS: You don't hear anybody
10 talking so that's the reason why.

11 MS. MOORE: You hear me.

12 CHAIRMAN DEJESUS: Doctor, is there
13 anyone outside waiting to talk about this subject?

14 DR. WILLIAMS: No, sir.

15 CHAIRMAN DEJESUS: Because I was going to
16 open to the public if there was one.

17 DR. WILLIAMS: I'm scanning the public or
18 the attendee list now, and I don't see anyone with
19 their hands raised to speak, sir.

20 MS. MOORE: Can you stop sharing?

21 CHAIRMAN DEJESUS: I'm sorry?

22 MS. MOORE: If they can stop sharing.

23 MR. RADAY: Will do.

24 MS. MOORE: Okay. Thank you.

25 MR. RADAY: You're welcome.

1 DR. WILLIAMS: Mr. Chair, I do see one
2 hand up by Ms. Bridget Phifer.

3 CHAIRMAN DEJESUS: You want to address
4 her, Doctor -- I mean, James. Do you want to see
5 when she's going to speak up?

6 MR. BURNS: Absolutely, Mr. Chairman.
7 There you are, Ms. Pheifer. How are you?

8 MS. PHIFER: I'm good, thanks. How are
9 you doing?

10 MR. BURNS: Good; good. I'm going to
11 swear you in.

12 MS. PHIFER: Okay?

13 - - -

14 BRIDGET PHIFER, having first been duly
15 sworn/affirmed, was examined and testified as
16 follows:

17 - - -

18 MR. BURNS: Thank you, Ms. Pheifer. Go
19 ahead.

20 MS. PHIFER: So I'm just here on behalf
21 of Parkside Business & Community In Partnership. I'm
22 here to support the project that's been presented by
23 Coriell Research Institute. And I think this project
24 marks a significant milestone for the neighborhoods
25 that border the proposed site. And as a development

1 corporation, our work has always been centered on
2 equity, on strengthening opportunity and also in
3 creating conditions for long-term empowerment.

4 And so we truly understand that a
5 thriving city requires new housing. It requires
6 small businesses, corporations. But it also requires
7 a place where learning, innovation, and economic
8 mobility can really take root. And so I believe, we
9 believe, the community and PBCIP believes that this
10 new research and innovation hub really reflects that
11 vision. It's the bringing together of science of
12 creativity and community benefit in a way that will
13 elevate the entire area. And that includes Parkside
14 and the Gateway neighborhood as well.

15 So we're encouraged by the project and
16 what it represents; what the opportunities are. I
17 would also like to mention that Coriell began
18 engaging with PBCIP and the Parkside community more
19 than three years ago. And so throughout that time,
20 they really kept us informed. They've attended
21 community meetings. One as recently as a couple of
22 months ago. Maybe it was a month ago.

23 But they've invited dialogue and have
24 really demonstrated an understanding of the need to
25 connect with the community. And so I believe that

1 our vision is the vision of Coriell. And I believe
2 that their vision of centering, the cutting-edge
3 research here in the City of Camden, certainly will
4 help to canalize economic vitality. Also, future
5 housing development and continued progress for the
6 communities that I mentioned, Parkside and Gateway.

7 So I mean, we look forward to the work
8 that lies ahead; to the many opportunities; and we
9 certainly believe that this building certainly has
10 the opportunity to benefit Camden residents. So I'm
11 just here to stand and support. Thank you for the
12 opportunity to speak.

13 MR. BURNS: Thank you.

14 CHAIRMAN DEJESUS: Thank you for
15 sharing. And we appreciate your thoughts and so
16 forth. And I appreciate you stepping out and helping
17 the decision on this matter. Is there anything else
18 that you would like to say? Are you done?

19 MS. PHIFER: That's it. I think I was
20 given three minutes. I might have used up two of
21 those. So I'm good.

22 CHAIRMAN DEJESUS: That's okay. Doctor,
23 is there anyone else other than Ms. Pheifer?

24 DR. WILLIAMS: No, sir.

25 CHAIRMAN DEJESUS: Closing the public

1 portion. Coming back to the Board. Is there anybody
2 on the Board before we make the motion having
3 anything to say? Therefore, I need a motion to
4 approve or disapprove this matter?

5 DIRECTOR WALKER: Motion to approve
6 pending that all the variances and waivers is met as
7 read by Dena.

8 CHAIRMAN DEJESUS: Okay.

9 MS. CREAN: Second.

10 CHAIRMAN DEJESUS: Ms. Crean, your
11 second?

12 MR. BURNS: Yes.

13 MS. CREAN: Yes.

14 CHAIRMAN DEJESUS: Roll call, please.

15 MS. MILLER: Mr. DeJesus.

16 CHAIRMAN DEJESUS: Yes.

17 MS. MILLER: Mr. Lee. You have to unmute
18 yourself.

19 CHAIRMAN DEJESUS: It's all right. Keep
20 going.

21 MS. MILLER: Okay. Director Walker.

22 DIRECTOR WALKER: Yes.

23 MS. MILLER: Mr. Leonard.

24 MR. LEONARD: Yes.

25 MS. MILLER: Councilwoman Ramos.

1 DR. WILLIAMS: She left the meeting.

2 VICE-CHAIRMAN LEE: I said yes.

3 MR. BURNS: Thank you, Steve.

4 DR. WILLIAMS: Thank you, Mr. Lee.

5 MS. MILLER: Okay. Thank you.

6 DR. WILLIAMS: Technically --

7 MS. MILLER: Ms. Crean.

8 MS. CREAN: Yes.

9 MS. MILLER: Mr. Davis.

10 MR. DAVIS: Yes.

11 MS. MILLER: Motion carried to approve.

12 Thank you.

13 CHAIRMAN DEJESUS: Thank you, gentlemen.

14 I appreciate it. Have a happy holiday. Great work.

15 Hope everything works out for the future.

16 MR. RADAY: Thank you very much.

17 MR. SHEPPARD: Thank you.

18 MR. WRIGHT: Thank you.

19 MS. VALLE: Thank you.

20 CHAIRMAN DEJESUS: Happy holidays

21 everybody. Dena, are you done now, girl?

22 MS. MOORE: I'm going to stay on because

23 I think -- for some reason I think I may have taken

24 over a portion of this so I'm just going to help

25 bring in people who need to be brought into the

1 meeting. But just pretend I'm not here but I'm
2 here.

3 CHAIRMAN DEJESUS: Pretend, no way in the
4 world to do that.

5 MS. MOORE: No problem.

6 CHAIRMAN DEJESUS: All right. Moving on.
7 we have: A Resolution Amending and Correcting to
8 City Council of the City of Camden to include
9 Block 1104, Lot 95 in the area of City Council of the
10 of the City of Camden previously directed the City
11 Planning Board. Doctor, what is this, may I
12 ask?

13 DR. WILLIAMS: This could be the Saunders
14 Street Project and those reps that are here, could
15 you please recognize yourselves so we can move this?
16 I think this is in part to a letter action to amend a
17 previous Resolution for the Saunders Street Project.
18 Is that correct?

19 MS. QUIGLEY: Yes, good afternoon -- good
20 evening, Chair DeJesus, members of the Board. My
21 name is Eileen Quigley, here on behalf of the Bethel
22 Hosanna AME Church. I'm from Ballard Spahr, LLP here
23 in Mt. Laurel, 700 East Gate Drive, Suite 300. We
24 have two witnesses here with us tonight, the planner
25 Chris Cosenza and the design professional, Nando

1 Micale.

2 As you noted, there was -- that lot
3 needed to be added, the Block 1104, Lot 95 but we're
4 also here tonight to ask that the Study Area pursuant
5 to the preliminary investigation, be designated as an
6 Area In Need of Development without the Power of
7 Eminent Domain. And the second part of our request
8 and presentation would be for the recommendation of
9 the adoption of the Redevelopment Plan for the Study
10 Area.

11 CHAIRMAN DEJESUS: James, do you want to
12 swear them in?

13 MR. BURNS: Yes, I will. Thank you,
14 Counsel, for the introduction. For those that will
15 testify, if you could please raise your right hands.

16 - - -

17 CHRISTOPHER COSENZA, P.P., having first
18 been duly sworn/affirmed, was examined and testified
19 as follows:

20 - - -

21 MR. BURNS: Very good. And when counsel
22 calls you to testify, if you could just state your
23 full name and affiliation for the record. And just a
24 brief description of your experience in your chosen
25 profession, please.

1 MS. QUIGLEY: Mr. Burns. Can I just
2 conduct voir dire and have him qualified as an
3 expert?

4 MR. BURNS: Absolutely, Counsel. Thank
5 you.

6 MS. QUIGLEY: Thank you very much.
7 Mr. Cosenza.

8 MR. COZENZA: Yes.

9 THE REPORTER: May I have the spelling of
10 his last name?

11 MS. QUIGLEY: Could you please state and
12 spell your name for the record.

13 MR. COSENZA: Yes. My name is Chris
14 Cosenza, C-O-S-E-N-Z-A.

15 MS. QUIGLEY: Could you state your
16 occupation and your place of business?

17 MR. COSENZA: Yes. I'm a planner and
18 associate project manager for the firm of LRK located
19 at 1218 Chestnut Street, 5th Floor in Philadelphia.

20 MS. QUIGLEY: And could you tell us some
21 of your -- just briefly your responsibilities and
22 duties in this -- as a planner? Sorry.

23 MR. COSENZA: My permanent work primarily
24 involves to serve as a municipal planner for the
25 Borough of Metuchen, Borough of Essex County. This

1 includes application reviews, conducting preliminary
2 investigations and preparing Redevelopment Plans,
3 Master Plans, Ordinance Amendments and what have you,
4 as well as general day-to-day advice for the
5 governing body and staff on planning and zoning
6 matters.

7 MS. QUIGLEY: Thank you.

8 MR. BURNS: Mr. Chairman, we can accept
9 the gentleman based on that experience.

10 MR. COSENZA: Thank you.

11 MR. BURNS: Jose, we can accept the
12 gentleman as an expert in planning.

13 CHAIRMAN DEJESUS: Yes, of course.
14 Please continue.

15 MS. QUIGLEY: Okay. Great. Thank you.

16 Chris, just before you -- I just want to
17 confirm for the Board that we're here tonight to
18 present the preliminary investigation of a
19 Non-Condensation Area In Need of Redevelopment dated
20 October 22nd, 2025, correct?

21 MR. COSENZA: Correct. And you'll share
22 your screen and present this to the Board at this
23 point?

24 MR. COSENZA: Yes.

25 MS. QUIGLEY: Thank you.

1 MR. COSENZA: Before I begin, I want to
2 make sure everyone can see my screen.

3 MR. BURNS: We can, Chris, thank you.

4 MR. COSENZA: Thank you.

5 CHAIRMAN DEJESUS: As soon as you set up
6 the first one, it will be A-1.

7 MR. COSENZA: Thank you, Mr. Chairman and
8 members of the Board. I appreciate you having me
9 available tonight to make the presentation. I'm just
10 trying -- this is a long report obviously that you
11 have on file. I will try to keep it brief since it
12 has already been a long evening with a very busy
13 agenda. I'm generally going to go through the report
14 by summary.

15 Generally speaking, as an overview
16 statement, your Master Plan based on the Master Plan,
17 the redevelopment efforts in Camden are guided by a
18 commitment to neighborhood reinvestment with a
19 particular focus in East Camden, particularly the
20 Rosedale-Dudley neighborhood. As outlined in your
21 Master Plan as well as neighborhood plans, this
22 neighborhood is poised for revitalization through
23 really targeted site assembly to really achieve a
24 cohesive project area. We have a really large block
25 scale of redevelopment; really through the

1 Redevelopment Law.

2 In this particular neighborhood, we're
3 focusing on the area that's around Saunders and North
4 30th Streets which once featured two prominent
5 community buildings. On the left side and upper
6 right image on the left side is the Hosanna AME
7 Church and the Catto Elementary School. Within the
8 past two years they both suffered damage including
9 fire damage and has since been demolished effectively
10 rendering the entire Study Area which I'll describe
11 on the next page as vacant.

12 As counsel has indicated, on September
13 9th, 2025 and on October 14, 2025, the original
14 resolution as well as the amendment to the resolution
15 at Lot 95, considers the -- really City Council
16 authorizing this body of the Planning Board to
17 conduct a study. Really for the benefit of the
18 record, this includes Block 1104, Lots 50 to 53, 55,
19 56, 59, 60, 91, 93 and 95. This is the block space
20 that's that's bounded by Saunders, Morrison, North
21 30th and North 2nd. That's the triangular-shaped
22 block.

23 On the other side of North 30th Street is
24 Block 1107, Lots 15 through 20 and 27 through 30.
25 And, again, as required by state law since 2013, the

1 Resolution needs to indicate whether or not it's for
2 the purposes of Non-Condensation versus Condensation.
3 Consistent with the state law, your Resolution
4 received from City Council, indicated
5 Non-Condensation.

6 So the scope of the study is pretty
7 lengthy. I did an OPRA request of all available
8 records. And really fortunate for me, it was
9 actually pretty easy. Because given that the lots
10 were all vacant, very little records existed. I did
11 get some cooperation from the Office of the Fire
12 Marshall so I want to give them appreciation for
13 helping me with that information. I also reviewed
14 available information online including environmental
15 reports, GSI mapping, tax maps, your Zoning Ordinance
16 Map, Master Plans and Neighborhood Plans.

17 And, of course, I went out to the site
18 and physically inspected a site. After all, this
19 can't be a simple windshield study. You should not
20 be accepting a net opinion from a planner. So this
21 needs to be detailed. It's my license on the line.
22 And I just want to make sure that when we do the
23 analysis of the Statutory Criteria, we indicate that
24 in writing through the report which you have on file.

25 As you are aware, the Statutory Criteria

1 for determining whether the property is -- whether or
2 not it's to be determined as an Area In Need in
3 development, includes eight specific criteria. They
4 range from things like substandard living conditions
5 within buildings; obsolete design of buildings and
6 improvements on the lot to vacant buildings, vacant
7 land and others.

8 There's also certain criteria that it's
9 just really sort of a check mark that includes
10 Criterion "G" which applies to municipalities that
11 are designated as an Urban Enterprise Zone which
12 Camden is. That the caveat on that is that this only
13 permits long-term tax exemptions as well as
14 short-term tax abatement programs. It does not
15 necessarily authorize a Redevelopment Plan unless, of
16 course, it meets some other criteria.

17 Criterion "H" is a little bit unique as
18 well. This is really more of a forward-thinking
19 analysis because it thinks about future redevelopment
20 as opposed to the others which deal with the existing
21 conditions. This generally requires that there
22 should be a review of your local and state documents
23 to make a finding whether or not it's consistent to
24 Smart Growth Planning Principles pursuant through
25 law. A little bit tricky language there.

1 Generally speaking, the core principles
2 as you know with Smart Growth that include compact
3 building design; creating a range of housing
4 opportunities and choices; creating walkable
5 neighborhoods. Things that are actually consistent
6 with your local Master Plan. And Smart Growth
7 actually is also identified in the State Plan. The
8 New Jersey Office of Planning Advocacy developed a
9 definition of Smart Growth Area which is, among other
10 things, areas that are in the Metropolitan Planning
11 Area 1, as well as a designated center which Camden
12 meets both of them.

13 So moving on to Section 3 Criteria. The
14 reason it's called Section 3 because it's the third
15 section of the Redevelopment Statute. It's the
16 definition section. Simply put, even in the
17 definition of a Redevelopment Area, it can include
18 areas that do not meet the criteria as stated on the
19 prior slide, but the inclusion which is necessary for
20 the effective Redevelopment Area. Again, you kind of
21 have to think ahead about a future project with a
22 little bit of nuance. But nevertheless, it is an
23 often-used criteria to -- really pursuant to the
24 handbook. Right now the Third Edition really does
25 support including properties that are essential to

1 redevelop certain areas.

2 Tonight there's a very specific
3 procedural process for following the area outlined in
4 orange. It's sort of a we-are-here-now. So the
5 report serves as a map and the statement that
6 prescribed in the Redevelopment Law. And the
7 Planning Board's role tonight, as you're aware, is
8 really hold a public hearing which we're all doing
9 tonight and make a recommendation to the City Council
10 via Resolution.

11 So moving on to the Study Area. As I
12 indicated, this is the Rosedale-Dudley neighborhood
13 in East Camden that is located on the southside of
14 Saunders Street, north side of Morrison Street
15 between North 30th and North 29th, as well as the
16 other side and some properties on North 30th Street.
17 As indicated on other slides and prior, again, this
18 entire Study Area is vacant. It does include 21
19 distinct properties, each with their own tax record
20 card. They are owned by four different property
21 owners. Eight of them through the City of Camden.
22 One which is in the orange is the Camden Board of
23 Education. Eleven properties owned by the Hosanna
24 AME Church. Only one of which is Lot 55 within
25 Block 1104, that was where the former church was.

1 All other 10 properties have been vacant for decades.
2 And then there's one other private lot by a different
3 property owner. And Lot No. 29 in Block 1107.

4 The Study Area surrounded by a mix of
5 uses which includes religious institutions including
6 St. John's Church, some utility facilities like a
7 water tower, parking areas that support some
8 religious uses, as well as a mixture of low and
9 medium density residential uses.

10 So this is sort of a glimpse of all the
11 photos. I took about over 100 photos of the Study
12 Area and many of which are included in the report.
13 Starting from the top left to the bottom right, this
14 is the vantage point of standing on Saunders Street
15 looking towards the east. This is looking at the
16 vacant lands on Block 1107 crossing over North 30th
17 Street. Now looking at the vacant church property
18 where the building used to be, the school property
19 which is fenced off what used to be a parking area
20 for the school, as well as other vacant land.

21 On the middle road on the right side,
22 this is the vantage point looking at North 29th
23 looking north. This is where you can see Saunders
24 Street on the left, as well as Morrison Street on the
25 right. And on the bottom row are vantage points from

1 Morrison Street. As you can see on the top left,
2 Saunders Street, rather, is partly still unimproved.
3 And Morrison Street is basically a dirt roadway. And
4 there's some trash and debris that was found on the
5 project area during my inspection. In terms of the
6 present zoning, it's zoned R-2 which permits a range
7 of uses that's mainly residential and residential
8 supportive uses ranging from single-family, duplex,
9 townhomes and others.

10 So moving on to the actual evaluation, as
11 you -- first of all, bless you for reading the report
12 if you were able to do so. It's over 90 pages.
13 But for the sake of brevity, instead of going by a
14 lot-by-lot analysis, I'm going to group them by
15 criteria. And generally speaking, I'll repeat this
16 at the end for the benefit for the record, all 21
17 properties meet Criteria "G" and "H." And other than
18 the church building lot as well as the school
19 property, 19 others meet the "C" Criterion. And the
20 church building lot and the school property meet the
21 Section 3 Criteria. And I'll explain why.

22 So starting with Criterion "A," this
23 deals with substandard, unsafe buildings which really
24 relate to unwholesome living or working conditions.
25 Given that there's no buildings, there's no evidence

1 to support this criterion.

2 Criterion "B," this is where it's a
3 continuance of a, I would say, more of a -- I'll
4 characterize it as a non-residential use for two
5 years. Again, since there's no buildings, do not
6 meet the criteria. If the two buildings did still
7 exist, it would not neatly fit into this criteria
8 because the church and the school does not meet the
9 criteria of whether it's commercial, retail, shopping
10 centers, malls, office parks, etc. It does not feed
11 neatly into the criteria.

12 Criterion "C," so this is land owned by
13 the municipality, county, housing department,
14 redevelopment agency or land -- or just simply
15 unimproved land for at least ten years; ten years
16 prior to the resolution date. And this is a key.
17 You have to use the plain meaning of the statute.
18 It meets the first part. The second part is, and by
19 reason of location, remoteness, lack of means of
20 access or other condition that is not likely to be
21 privately developed.

22 As you see on the right, we include in
23 the report a recent aerial image showing the vacant
24 lots but going ten years prior, at least ten years
25 prior, at least in 2012, those 19 lots other than the

1 church lot and the school lot, have been vacant for
2 at least ten years. Anecdotally, it appears that
3 these lots were vacant since at least 1992 and the
4 majority of them, other than Lot 52 and Lot 91 in
5 Block 1104, appear to never have been developed. I
6 looked at aerials in 1940's and they are still
7 vacant.

8 So, again, 19 properties are vacant since
9 at least 1912. So the reason is, that's the first
10 part. The second part is, the why. So generally
11 speaking, with regards to lack of access and reason
12 for private development. So each of these vacant
13 properties are adjacent to other vacant properties
14 within the Study Area, as well as vacant properties
15 and boarded up buildings around the Study Area.

16 And this condition being related to a
17 distressed neighborhood, really discourages private
18 development. Additionally, and really for that
19 reason, it could be reasonably inferred that or
20 concluded that by reason of their location and its
21 neighborhood and the prevailing conditions of
22 buildings' improvements of those vacant lost, they
23 are not likely to be developed unless they were
24 combined or assembled. Additionally, certain
25 properties have frontage on Morrison Street which is

1 effectively a dirt road and has no means of access
2 safely, at least between North 29th and North 30th.

3 As in many lots actually undersized,
4 meaning, that even if you wanted to do something
5 conforming under the R-2 Zone, you have to get a
6 variance. So the best way to do that is, you have to
7 consolidate properties which is really the spirit of
8 the redevelopment as prescribed in your Master Plan,
9 site assembly, targeted areas for cohesive areas of
10 redevelopment. All these conditions contribute to
11 long-term vacancy as it has been for the last 30-plus
12 years. And it's for this reason in my opinion that
13 these 19 properties meet the 'C' Criterion.

14 Moving on to 'D,' so this is for a reason
15 of obsolescence, faulty range of design or those
16 conditions are detrimental to the community. Again,
17 no buildings, no improvements. There's no support --
18 no evidence to support meeting that criteria so we
19 have to move on.

20 Criterion 'E,' this is a tricky one.
21 There's some case law on this. But generally
22 speaking, there's an evidence of lack of proper
23 utilization caused by title, ownership or similar
24 conditions. Similar meaning related to title and
25 ownership, not necessarily to improvements. There's

1 some case law on that, Gallenthin.

2 But those conditions that are impeding
3 assemblage and improvements that are, again,
4 detrimental to the community. There's at least one
5 property with a lien. Perhaps you can make the
6 inference that for that reason, it meets the
7 criteria. However, we did not do a title search and
8 I'm not comfortable and I'm really stretching here to
9 say that it meets the criterias. So we're not going
10 to say that meets Criterion 'E.'

11 Criterion 'F' deals with areas damaged by
12 fire. The church and the school were damaged by fire
13 at different times. However, collectively these
14 properties do not meet five acres so you cannot use
15 Criterion 'F.'

16 Criterion 'G' is pretty straight forward.
17 The Study Area is situated within the Enterprise
18 Zone, the Urban Enterprise Zone, UEZ of Camden 1983.
19 That's the area shown in pink on the right side. For
20 that reason, simple put, all 21 properties meet
21 Criterion 'G.'

22 Criterion 'H,' this, again, relates back
23 to the analysis whether it's consistent with your
24 Master Plan, so I did look at your future Camden
25 Master Plan. I believe it was prepared in 2000 with

1 the re-examination report of 2008 and 2018,
2 Neighborhood Plans for My East Camden 2013 and 2021,
3 as well as the Dudley-Rosedale Neighborhood and
4 1994 -- prepared in 1994 and adopted in 2000.

5 Generally speaking, all these documents
6 for redevelopment including and this is verbatim,
7 site assembly for rehab and new housing. And among
8 the strategies, I suggest identifying City-owned
9 properties of which there are many in this Study
10 Area, to identify and assemble them and preparing
11 Redevelopment Plans for these target areas, promote
12 housing particularly for the senior and disabled
13 citizens as noted in your strategic plan for the
14 Dudley neighborhood.

15 Moving on to the higher level, the New
16 Jersey State Plan, again, the definition of a Smart
17 Growth Area is in the state plan. Among them is
18 whether not it's in an urban center which Camden is
19 which promotes compact mixed use development. And
20 the Study Area is also within a PA-1 as is most of
21 the City. The goals for Metropolitan Area 1 is to
22 revitalize cities and towns, to promote growth, and
23 compact forms. And one of the principles is to
24 promote redevelopment. That's what we're doing
25 tonight. And promote a range of housing and in-fill

1 development which is what you'll also see through the
2 Redevelopment Plan that we're presenting later this
3 evening. And for these reasons, it's my opinion that
4 all 21 properties meet the 'H' Criterion.

5 So the Section 3 Criterion, simply put,
6 the church building on Lot 55 in Block 1104 and the
7 school property, Lot 53 also in Block 1104, they
8 cannot meet the certain criteria for a few reasons.
9 One, the buildings have already been demolished. So
10 we can't meet certain criteria because the buildings
11 don't exist. And the land has not been vacant long
12 enough. You got to wait two more years before you
13 can use this Criteria 'C.' But, as noted on the
14 image on the right, these two properties constitute
15 the proverbial hole in the donut which obviously gets
16 in the way in any productive Redevelopment Plan. So
17 for that reason, it's my opinion that these
18 properties meet the Section 3 Criteria. Without it,
19 you would have undersized lots for development which
20 cannot be permitted as of right. It would need
21 variances.

22 So in conclusion, again, it's my opinion
23 that 19 properties meet the 'C' Criteria and all
24 properties meet the 'G' and 'H' and the school
25 building lot and the church building lot, at least

1 where the buildings used to be, meet the Section 3
2 Criteria because it cannot utilize Section 3. It has
3 not been vacant long enough.

4 So the redevelopment in your Master Plan
5 has been envisioned to really allow for the Study
6 Area to contribute to the overall neighborhood. It
7 is my recommendation that the Planning Board make the
8 finding that the entire Study Area meets the
9 criterion and qualifies as a Non-Condensation Area in
10 Need of Redevelopment. And that concludes my
11 presentation. Thank you.

12 CHAIRMAN DEJESUS: Thank you.

13 MS. QUIGLEY: Thanks.

14 CHAIRMAN DEJESUS: It's very thorough and
15 we appreciate everything you have shared.

16 MR. COSENZA: Thank you.

17 CHAIRMAN DEJESUS: I hope the public gets
18 to understand how important it is that we, as
19 leaders, try to help citizens to understand. Our
20 purpose is to help it grow. Is there anything
21 Ms. Quigley?

22 MS. QUIGLEY: Well, Mr. Chair, I would
23 defer to Mr. Burns but I'm under the -- it's my
24 understanding that you would have to vote on the or
25 consider the Resolution for designating the Area In

1 Need of Redevelopment without the Power of Eminent
2 Domain before we move to the Redevelopment Plan
3 because we have two separate Resolutions.

4 CHAIRMAN DEJESUS: As far as I know.

5 MR. BURNS: That's correct, Counsel. So
6 we can open this matter to the public for public
7 comment or any comments from the Board. And after
8 the public comment, if the Board's inclined, I would
9 need a motion recommending the Study Area that was
10 the subject of the presentation tonight, be
11 designated a Non-Condemnation Area in Need of
12 Redevelopment. And counsel's office was good enough
13 to provide a drafted Resolution which we will adopt
14 tonight.

15 And then we can move right to the next
16 phase as counsel indicated, recommending the adoption
17 of the Plan. And then you've heard testimony from
18 Chris, which I agree was very thorough as it relates
19 to the -- how they met the criteria. And then I'm
20 sure he'll get into the Plan. Counsel also did
21 prepare a Resolution for that piece of it if the
22 Board's inclined to approve it. The only thing I
23 note, Counsel, is that on page 2 it references Nando
24 Micale who was probably going to present testimony
25 tonight in lieu of Chris.

1 MS. QUIGLEY: Yes.

2 MR. BURNS: We have Chris so we'll
3 just -- if you can just amend that to reflect
4 Christopher. And also on page three, second
5 paragraph, there seems to be the word 'November'
6 inserted between planning and board. So those are
7 the only two changes I have. So we can get those
8 Resolutions, if the applications are approved
9 tonight, approved, and with those changes you can
10 send them to me tomorrow.

11 MS. QUIGLEY: Tomorrow, okay. Perfect.

12 MR. BURNS: So at this time,
13 Mr. Chairman, we can open it to the public for any
14 public comment.

15 CHAIRMAN DEJESUS: So let's first find
16 out if there's anybody on the Board having any
17 comment in reference to this presentation that has
18 just been done by Chris. Anyone on the Board have
19 anything to say? I have a silent Board today. Okay.
20 Doctor Williams, do you have anyone out in the
21 public?

22 DR. WILLIAMS: I'll scan the list of
23 attendees. I don't see any hands, Mr. Chair, but to
24 Chris and to your team, a yoeman's job on this
25 report. I did read the report and I thought you were

1 very careful in how you applied the criteria. So
2 once, again, well done to your team.

3 MS. QUIGLEY: Thank you.

4 MR. BURNS: And I see Nando here.

5 CHAIRMAN DEJESUS: I'm sorry?

6 MR. BURNS: I see Nando now in the lower
7 corner. So I guess he may be presenting the plan.

8 MS. QUIGLEY: Yes. He's here, yes.

9 MR. BURNS: I may have misspoken and I
10 apologize if I did. With that being said,
11 Mr. Chairman, we can bring it to a motion if the
12 Board is so inclined, recommending the Study Area
13 that was the subject of this hearing be designated a
14 Non-Condensation Area in Need of Redevelopment. That
15 would be the motion.

16 CHAIRMAN DEJESUS: Well said. Therefore,
17 I need an approval saying yes or no. Board members?

18 MS. CREAN: I move to approve.

19 DIRECTOR WALKER: Motion.

20 CHAIRMAN DEJESUS: Yeah, motion to what?

21 MR. BURNS: Motion, I think he's
22 referring to what I just read into the record,
23 Mr. Chairman.

24 DIRECTOR WALKER: Yes, sir.

25 MR. BURNS: So we would need a second.

1 DR. WILLIAMS: Mr. Walker did motion,
2 I believe. Ms. Crean seconded it, correct?

3 MR. BURNS: Correct.

4 MS. CREAN: Yes.

5 CHAIRMAN DEJESUS: Roll call, Angela.

6 MS. MILLER: Jose DeJesus.

7 CHAIRMAN DEJESUS: Yes.

8 MS. MILLER: Mr. Lee.

9 VICE-CHAIRMAN LEE: Yes.

10 MS. MILLER: Director Walker.

11 DIRECTOR WALKER: Yes.

12 MS. MILLER: Mr. Leonard.

13 MR. LEONARD: Yes.

14 MS. MILLER: Ms. Crean.

15 MS. CREAN: Yes.

16 MS. MILLER: Mr. Davis.

17 MR. DAVIS: Yes.

18 MS. MILLER: Motion carried to approve.

19 Thank you.

20 CHAIRMAN DEJESUS: Chris, do you want to
21 do the second one?

22 MS. QUIGLEY: If I may, Chairman DeJesus,
23 we have Mr. Nando Micale, and I hope I said that
24 right, he's going to go through the Redevelopment
25 Plan. And I just need to qualify him as an expert.

1 CHAIRMAN DEJESUS: We'll get him sworn
2 in.

3 MR. BURNS: Nando, if you could raise
4 your right hand, please, sir.

5 - - -

6 FERDINANDO MICALÉ, R.A., P.P., having
7 first been duly sworn/affirmed, was examined and
8 testified as follows:

9 - - -

10 MR. BURNS: And counsel will just go over
11 your credentials for the Board so they can accept you
12 as a professional. Counsel?

13 MS. QUIGLEY: Yes. Thank you very much,
14 Mr. Burns. First, could you state and spell your
15 name again for the court reporter please, Nando?

16 MR. MICALÉ: Sure. I'll state my full
17 name. Nando is my nickname. It's Ferdinando,
18 F-E-R-D-I-N-A-N-D-O. And the last name is Micalé,
19 M-I-C-A-L-E. I'm stating the whole thing because
20 that's how my licenses are filed.

21 MS. QUIGLEY: Thank you. I appreciate
22 that. Can you tell the Board your occupation, your
23 title and the company for whom you work?

24 MR. MICALÉ: Sure. I'm an architect,
25 urban designer and a planner. I work for LRK and we

1 are planners and architects and that is my
2 profession. And I'm a licensed architect and
3 professional planner in the State of New Jersey
4 having testified before multiple boards across the
5 state and multiple times in Camden.

6 MS. QUIGLEY: What's your address,
7 please?

8 MR. MICALÉ: My home address is --

9 MS. QUIGLEY: The business address is
10 fine, Chair?

11 CHAIRMAN DEJESUS: Yes.

12 MS. QUIGLEY: Business address is fine.

13 MR. MICALÉ: Sure. 1218 Chestnut Street,
14 5th Floor, Philadelphia 19107.

15 CHAIRMAN DEJESUS: Thank you. You have
16 the floor, sir.

17 MR. MICALÉ: Okay. Let me share my
18 presentation. Bear with me a second. Can you see my
19 screen?

20 CHAIRMAN DEJESUS: Yes. Not 100 percent.
21 But we don't see what you're trying to present.

22 MR. MICALÉ: Okay. Let me do it right.
23 Someone said architects are good at this but not me.

24 MR. BURNS: There it is.

25 MR. MICALÉ: Great. Awesome. Thank you.

1 Thank you everyone.

2 Tonight I'm going to present the
3 Redevelopment Plan and I explained that you already
4 have the plan on file. So I'm going to provide an
5 overview and the following overview purpose, some of
6 the statutory requirements, existing conditions and
7 ultimately the Redevelopment Plan, it'll be the
8 agenda, this presentation.

9 Let me just go forward. Just to
10 reiterate, you know, that the overview, that this is
11 a project area that is in the City covered by the
12 future Camden Redevelopment Plan; that it's committed
13 to neighborhood reinvestment and similarly the
14 Rosedale-Dudley neighborhood which has its own series
15 of plans that support this as well.

16 So to reiterate, the properties that
17 we're talking about, the area is the former church
18 and school sites surrounded by vacant lands, the
19 blocks and lots as shown here on the screen and the
20 pending redevelopment designation that you just heard
21 a presentation for. And that designation authorizes
22 the development and preparation of this Redevelopment
23 Plan.

24 The purpose is a vision and site specific
25 redevelopment, community-based affordable senior

1 housing is the project, including public amenities
2 and public space, outdoor space, streetscapes
3 improvements, which include the formalization of
4 Morrison Street which by its location actually serves
5 as an alley street that provides access to the rear
6 of properties to the south and for this site, to the
7 north.

8 So the statutory requirements as was
9 stated earlier in the Area In Need, the relationships
10 to the local objectives, proposed land use building
11 requirements, provision of relocation of any housing
12 units, identification of properties being required
13 which has already been done, relationship to
14 contiguous municipalities, and I'll talk about that
15 in a few minutes. Inventory of all affordable
16 housing units in the area was done as part of the AIR
17 Plan for affordable replacement housing units and
18 plan for zero emission charging infrastructure.
19 Those are the statutory requirements for the
20 Redevelopment Plan. And we are at that stage, the
21 preparation of that Redevelopment Plan as highlighted
22 in the procedural chart on the right.

23 Existing conditions as stated earlier,
24 it's presently vacant; 21 distinct properties owned
25 by four different parties. As was illustrated in the

1 Redevelopment Plan, the uses in this area are a mix
2 of uses beyond what is currently permitted in the
3 current zoning so there is a precedent for a variety
4 of uses in this area. So those mix of uses are
5 religious institutions, utilities, parking facilities
6 and low and medium density residential which includes
7 some multi-family units.

8 Of particular interest is that there is
9 a stub-end of Saunders which is not improved at the
10 north side of Parcel 'B.' And as I stated earlier to
11 the south side of the area of Morrison Street is an
12 unimproved dirt road that accesses the homes to the
13 south. And also stated earlier, the residential are
14 two-zoned-permit single and semi-attached dwellings,
15 duplexes and townhomes but does not permit
16 multi-family.

17 The Redevelopment Plan as I'm presenting
18 today, will supersede, not overlay the zoning so it
19 will essentially create by statute, a new zoning
20 district for this redevelopment area with Parcel 'A'
21 permitting multi-family apartments, townhomes,
22 small-scale neighborhood retail and service office
23 space, etc. And Parcel 'B' specifically provides the
24 same plus off-street parking for Parcel 'A' and/or
25 single two-family dwellings. So this is an inclusive

1 and connected redevelopment plan zoning approach.
2 And you'll see this in the plan that I'll present
3 next.

4 So the Redevelopment Plan on the right,
5 you see the concept plan with the building, the
6 senior multi-family building which would sit on the
7 area in the big triangle. And then across 30th
8 Street would be the parking that helps support a
9 one-for-one parking ratio for the site. So there's
10 zero setbacks for flexibility; 60 percent building
11 and 80 percent impervious surface coverage for the
12 site; a maximum of three stories and/or 40 feet.

13 And as I stated earlier, a one-for-one
14 parking requirement which was part of our discussions
15 in the community about what would really be required
16 so there would not be a burden on the parking within
17 the neighborhood. And then by inclusion of bikes of
18 parking and EV parking, we allow for different modes
19 of transportation other than the traditional
20 combustion car. This is the concept plan although
21 larger. So as you can see, this is turned around.
22 Saunders Street is at the bottom; 30th Street bisects
23 the two properties.

24 And on the lefthand side you'll see a
25 parking lot that's accessed off of 30th Street and

1 landscaping around it to provide some buffer to the
2 adjacent properties. And then the area to the right
3 of 30th Street, at 30th & Saunders is a multi-family
4 building senior population that includes three
5 stories of development.

6 And at the rear of that site there is off
7 that Morrison Street alley -- we call it an alley
8 because that's how it's serving the properties -- is
9 more parking that gets you to the one-for-one parking
10 ratio that we talked about. And then at the far
11 right of the site there is an allotment for some
12 space that would include community serving uses that
13 aren't residential. So as part of the Redevelopment
14 Plan, we're assuming that there might be some
15 community space or community serving retail or some
16 other function which is yet to be defined.

17 And then immediately next to it in
18 alignment with 29th Street, a reconfiguration of
19 Morrison Street. So there's a more -- there's not
20 usually an angle that accesses it. It creates a
21 safer entrance to the Morrison Street service. And
22 at that corner in the current public right-of-way, an
23 improvement for a public park or plaza in that area.

24 So in addition to providing senior
25 housing much needed in the community and identified

1 in all the optimal plans, it also is providing some
2 community focus and community service in the form of
3 those uses and park space at that corner.

4 So, again, here's that view although
5 larger. Looking at it you see the park space in the
6 foreground. At the corner of 29th & Saunders there's
7 that right-angle reconfiguration of Morrison Street
8 so that it provides a safer access to the rear yards
9 of the adjacent residential property and the property
10 in question to provide that access to that parking.
11 As you can see in this massing, that it is no more
12 than three stories with the community space at that
13 one corner in the foreground. That's essentially one
14 story but it's a taller story. So trying to create
15 some element there at that corner.

16 As I stated along the way, this achieves
17 the local objectives through land use housing and
18 then specifically in the Rosedale-Dudley Plan, the
19 targeted assembly for rehab and new production of
20 housing. And similarly within My East Camden
21 cultivating community and I think senior housing is
22 definitely a cultivating community, improved
23 neighborhoods, recommends in-fill development to
24 complete the residential fabric and create small
25 public spaces.

1 And East Camden, similarly has a focus on
2 actual steps and strategies which this Redevelopment
3 Plan is moving towards, increasing accessibility
4 and greatly improvement of the streets in that
5 location and the physical conditions of
6 improvements there and sustainable and resiliency in
7 the redevelopment of undeveloped property.

8 And with the Dudley-Rosedale
9 neighborhood, creating neighborhoods which offer
10 housing opportunities for low-income, moderate and
11 middle income household, we're completing the low and
12 moderate income for the seniors. And then the
13 revitalization topics include taking down the
14 obstacles to development with the zoning that exists.
15 The use of vacant land promotes housing for seniors
16 and disabled residents. And once, again, the
17 creation of a park and garden which is being created
18 at 29th & Morrison Street.

19 Other plans in consideration of the
20 Redevelopment Plan are contiguous municipalities.
21 There are no contiguous municipalities to this
22 particular redevelopment plan so there's no conflict
23 with the adjacent municipalities. And it does align
24 with Camden County's goals promoting neighborhood
25 vibrancy, combat development, efficient land use or

1 redevelopment of vacant land. Similarly, no conflict
2 with the County Comp Plan. The New Jersey State Plan
3 as it was stated in the Area In Need of Redevelopment
4 is consistent with the Urban Center designation and
5 the PA-1.

6 So the summary of the statutory
7 requirements compliance is that it will advance the
8 goals of the Master Plan and Neighborhood Plans'
9 permitted uses, bulk regulations. And specific design
10 standards will promote the development of such. And
11 the project area is vacant and not applicable. So
12 the provision for relocation of housing does not
13 apply here. And then the identification of property
14 being acquired, Non-Condemnation does not authorize
15 acquisition by eminent domain. So property
16 acquisition must be through private negotiation. So
17 all of this is compliant.

18 And then moving on, the relationship to
19 the contiguous municipalities as stated previously,
20 no conflicts; inventory of all affordable housing
21 units. The property is vacant so it's not
22 applicable. And the plan for affordable replacement
23 housing units is not applicable for the same reason.

24 The plan for zero emission and charging
25 infrastructure, if on-site parking is shared with the

1 public, we encourage public EV's via the
2 Redevelopment Agreement. And that is the conclusion
3 of my presentation.

4 CHAIRMAN DEJESUS: Well done.

5 MS. QUIGLEY: Thank you very much.

6 CHAIRMAN DEJESUS: Anybody on the Board
7 have any questions to the gentleman in reference to
8 this matter? Hearing none, I open it up to the
9 public. Doctor, do you have anyone out there wanting
10 to respond to this development project?

11 DR. WILLIAMS: I don't see any current
12 hands. But if Nando can just briefly indicate during
13 the process, the engagement with the targeted area
14 meetings or any discussions held with stakeholders?

15 MR. MICALE: Yeah. We met with a
16 councilman; with the governing body. We met with
17 local organizations in the area such as St. Joseph's
18 Carpenter Society and through the church, the
19 specific population that exists in this area.

20 DR. WILLIAMS: Okay. Thank you, sir.

21 To the Chair and members of the Planning
22 Board, I did in fact meet with this group throughout
23 this process and liked the actual study report, the
24 plan. I appreciate the work of Nando and his team.
25 A yoeman's job and excellent work and I appreciate

1 the efforts you guys put forth.

2 MR. MICALE: Thank you.

3 MS. QUIGLEY: Thank you.

4 CHAIRMAN DEJESUS: I appreciate that,
5 Doctor. Since there's no response from the public I,
6 therefore, close it. And if there's no more
7 motion -- I mean, comments from the Board and a
8 motion is in order.

9 MR. BURNS: Mr. Chairman, the motion
10 would be a motion recommending adoption of the
11 Redevelopment Plan without the power -- I'm sorry --
12 with the Power of Eminent Domain, and as well as a
13 finding of consistency with the City Master Plan.
14 That would be the motion. Does somebody want to make
15 that motion?

16 MS. QUIGLEY: I just want to make sure it
17 says without eminent domain?

18 MR. BURNS: It's without --

19 DR. WILLIAMS: It's without eminent
20 domain.

21 MS. QUIGLEY: Without eminent domain.

22 CHAIRMAN DEJESUS: Without --

23 MR. BURNS: Yes. It's without eminent
24 domain, yes. If I misspoke, I apologize.

25 MS. QUIGLEY: I just want it to be --

1 MR. BURNS: Without eminent domain.
2 MS. CREAN: So moved.
3 CHAIRMAN DEJESUS: I need a second.
4 VICE-CHAIRMAN LEE: Second.
5 CHAIRMAN DEJESUS: Mr. Lee.
6 VICE-CHAIRMAN LEE: Yes.
7 CHAIRMAN DEJESUS: Roll call, Angela.
8 MS. MILLER: Mr. DeJesus.
9 CHAIRMAN DEJESUS: Yes.
10 MS. MILLER: Mr. Lee.
11 VICE-CHAIRMAN LEE: Yes.
12 MS. MILLER: Director Walker.
13 DIRECTOR WALKER: Yes.
14 MS. MILLER: Mr. Leonard. Mr. Leonard.
15 MR. BURNS: I thought I heard him say yes
16 but...
17 MS. MILLER: Ms. Crean.
18 MS. CREAN: Yes.
19 MS. MILLER: Mr. Davis.
20 MR. DAVIS: Yes.
21 MS. MILLER: Is Mr. Leonard still on?
22 DR. WILLIAMS: I don't see him on.
23 MR. BURNS: We have enough votes.
24 MS. MILLER: Thank you. Motion --
25 MR. BURNS: Counsel, if you could just

1 correct that second paragraph on the third page.
2 Just remove the word 'November' between Planning
3 Board and we're good to go.

4 MS. QUIGLEY: Yes. I'll send you two
5 updated ones tomorrow and complete it as possible for
6 you, Mr. Burns.

7 MR. BURNS: Thank you and well-done.

8 MS. QUIGLEY: Thank you.

9 CHAIRMAN DEJESUS: Have happy holidays
10 everyone.

11 MS. QUIGLEY: Thank you very much. Since
12 I'm finished, may I please be excused?

13 MR. BURNS: Yes.

14 CHAIRMAN DEJESUS: Of course.

15 MS. QUIGLEY: Thank you. Have a
16 wonderful night and happy holidays.

17 CHAIRMAN DEJESUS: You too. Thank you
18 lovely lady.

19 MS. QUIGLEY: Thank you everybody.

20 CHAIRMAN DEJESUS: So we went through
21 both of those.

22 A Resolution for Authorizing and
23 Directing the City of Camden Planning Board to
24 undertake a Preliminary Investigation to determine
25 whether the properties in the -- is this the same

1 one, Doctor, the last one?

2 MR. BURNS: It's a different property,
3 Mr. Chairman.

4 DR. WILLIAMS: Different property all
5 together.

6 CHAIRMAN DEJESUS: Okay. But it's the
7 same group?

8 DR. WILLIAMS: No, no. You're going to
9 see three separate redevelopment products from -- by
10 virtue of the Redevelopment Agency.

11 MR. BURNS: So this Subsection 'M,'
12 Mr. Chairman, is for the former Knox Gelatin Facility
13 to determine the criteria to meet the Condemnation
14 Area In Need of Redevelopment and prepare a
15 Redevelopment Plan.

16 CHAIRMAN DEJESUS: So you're talking
17 about Block 331, Lot 41, right?

18 MR. BURNS: This is Block 746, Lots 17,
19 18, 18.01, 24, 25, 26, 29, 32, 33, 46, 64, 68 & 73
20 and it's Subsection 'M' on our agenda.

21 CHAIRMAN DEJESUS: Anyone here to discuss
22 that or is --

23 MR. BURNS: Yes, we have counsel here.
24 Counsel?

25 DR. WILLIAMS: Mike, are you muted?

1 MR. KOLBER: I'm not sure if the CRA's
2 attorney is presenting this or if it's just me.

3 DR. WILLIAMS: Okay. I think it's just
4 you. Are you okay to proceed?

5 MR. KOLBER: Yeah, absolutely.

6 CHAIRMAN DEJESUS: You have to be sworn
7 in, Michael, before you start.

8 MR. KOLBER: Yes.

9 MR. BURNS: Michael, do you swear/affirm
10 that the testimony that you're about to give on three
11 matters tonight, 'M,' 'N' and 'O,' will be the truth,
12 the whole truth and nothing but the truth?

13 MR. KOLBER: Yes, I do.

14 MR. BURNS: And if you could, just state
15 your full name and affiliation for the record.

16 MR. KOLBER: My name is Michael Kolber,
17 K-O-L-B-E-R. I'm a planner with -- I'm the Director
18 of Planning with BRS.

19 MR. BURNS: Very good. And you prepared
20 the plans associated with these applications,
21 correct?

22 MR. KOLBER: I did.

23 MR. BURNS: Very good, sir. And your
24 license is in good standing?

25 MR. KOLBER: Yes, it is.

1 MR. BURNS: And you've appeared before
2 boards, planning boards and zoning boards in the
3 State of New Jersey?

4 MR. KOLBER: In Trenton and in
5 Willingboro.

6 MR. BURNS: And you've been accepted as a
7 professional planner, correct?

8 MR. KOLBER: Yes, I have.

9 MR. BURNS: Very good. Mr. Chairman, I
10 recommend that we accept Michael as a professional
11 planner.

12 CHAIRMAN DEJESUS: Done. Michael, you
13 want to start?

14 MR. KOLBER: Yes. Let's see. Let's do
15 it this way. I'm getting my Power Point on screen.
16 Let's do it this way. The way that TEAMS projects
17 this slideshow bothers me. I apologize. Give me one
18 second.

19 CHAIRMAN DEJESUS: Okay. When we have
20 multi-screens, it's not always easy.

21 MR. BURNS: We have it, Michael.

22 CHAIRMAN DEJESUS: We see it.

23 MR. KOLBER: I'm just going to do it this
24 way and you'll see the sites on the side. It's much
25 easier for you to see it this way.

1 MR. BURNS: Very good. And, Michael,
2 are you going to be presenting all three, Knox, Yaffa
3 and Federal Street at one time?

4 MR. KOLBER: I am.

5 MR. BURNS: That would save a lot of time
6 and I think that would make the Chair very happy. So
7 we'll be addressing --

8 MR. KOLBER: I will be very brief on all
9 of them.

10 MR. BURNS: -- 'M,' 'N,' and 'O,'
11 Mr. Chairman.

12 CHAIRMAN DEJESUS: Yes.

13 MR. BURNS: Very good.

14 CHAIRMAN DEJESUS: Go ahead, Michael.
15 Knock yourself out.

16 MR. KOLBER: Okay. So, I'm just going to
17 note that -- I'm just going to talk very briefly
18 about process timeline and my statutory criteria for
19 all of these. You've already heard some of it
20 already in this presentation so we don't have to
21 spend a lot of time on it. I'm going to go through
22 the redevelopment investigations for all three sites.
23 I'm going to talk briefly about rehabilitation
24 investigation that we also did for the Federal Street
25 site. And then a few additional information for all

1 of these things.

2 In terms of the redevelopment process, we
3 are in the process of doing the planning board
4 hearing for Area In Need of Redevelopment. This is
5 with condemnation for this one, for all three of
6 these sites. We will -- we are only dealing with the
7 Area In Need of Redevelopment Reports today. We are
8 anticipating returning to the Planning Board in
9 January with draft redevelopment area plans. That's
10 going to be a presentation so that the public has an
11 opportunity to review the plans and have a little bit
12 of public comment period. We'll be returning in
13 February for the final Planning Board hearing on Area
14 In -- on the redevelopment area plans. And with the
15 intention of going to City Council in March and
16 April.

17 In terms of the Criteria, we went through
18 this already. For all of our sites today, we're
19 going to be relying on four criteria. Criteria 'C,'
20 Public & Vacant Land which is for most of the
21 property. Criterion 'D' obsolescence design for all
22 of them. I'm going to note for Criterion 'D' that
23 there's a focus on this one and not just buildings
24 that are on site but for the entire functionality of
25 the sites. And specifically, we're going to provide

1 significantly on environmental contamination that is
2 present on all these sites for meeting Criteria 'D.'

3 In addition, all these sites are to going
4 to meet Criteria 'G' and Criteria 'H' for Area In
5 Need of Redevelopment. I'm going to start with the
6 former Knox site which is in North Camden appeared
7 next to Pyne Poynt Park. You can see the overhead
8 over here, this is the site of the former Knox
9 Gelatin Factory. Before that it was actually -- it's
10 been a shipyard. It's had other industrial uses on
11 this site going back to the 19th Century. But the
12 former Knox Gelatin site, it's the majority of the
13 former Knox Gelatin site.

14 There's additional property that was also
15 part of the Knox Gelatin site but this was the
16 largest, at one point, the largest gelatin
17 manufacturer in the world was at this site. It has
18 been closed and vacant since the 1970's. For that
19 reason, it meets Criterion 'G' for public vacant
20 land. We've reviewed photos of the site going back
21 at least to 2009. And there's been no improvements
22 on the site since that time. The sudden closure of
23 the plant was in the 1970's. So there's been no
24 activity on the site so it meets Criterion 'C' for
25 that reason.

1 In terms of obsolete layout and design,
2 the site has building foundations that are still in
3 place. There's also significant historic fill
4 through the site for environmental contamination.
5 And for those reasons, it meets Criterion 'D' of the
6 statutes. All of these sites are in the Urban
7 Enterprise Zone. And they all meet Smart Growth
8 consistency because the City of Camden is a Planning
9 Area #1 in the State Redevelopment Plan,
10 Development-Redevelopment Plan. That's a municipal
11 planning so it encourages in-fill and concentrated
12 development in areas that already have infrastructure
13 which the City of Camden does.

14 I'm happy to wrap it up with Knox just
15 with that if the Board is happy with that. I don't
16 know if you guys need anymore explanation than that.

17 CHAIRMAN DEJESUS: No, you're good. Go
18 ahead.

19 MR. KOLBER: Okay. The former Yaffa
20 site. We have -- this is the fourth site formerly
21 owned by Yaffa & Sons. We call it the Yaffa site.
22 It's often known just as the dirt pile. We also
23 receive -- for public meetings we advertise it as the
24 600 block of Chestnut Street so everybody knows what
25 it is. But this is a site in the Bergen Square

1 neighborhood containing these properties. Most of
2 switch was the site of a large former dump site.
3 This is ordinally -- formerly a junk yard. And then
4 over the course of three years, there were over
5 70,000 tons of contaminated debris that was deposited
6 on the site illegally.

7 Over the past three years my firm has
8 been engaged in removing that debris from the site.
9 There were former residents in this site and it has
10 all been demolished. So we have a vacant site now.
11 However, the site is still contaminated. We've
12 completed a preliminary assessment and site
13 assessment of the site for contamination. We're
14 still engaged in remedial assessments and a
15 groundwater study is still pending.

16 Most of the site meets Criterion 'C' for
17 public land because it is publically-owned and has
18 environmental conditions on the site. So that covers
19 Lots 41, 46, 48, 49, 50, 52, 53, 54, 55 to 65, 67,
20 75, 80, 86, 87, 89, 113, 114. There's three parcels
21 on the site that don't meet that criterion because
22 they're not publically-owned and they haven't been
23 vacant for ten years yet. But some of them were
24 involved with former residences that were on site so
25 they don't meet that criteria. Sorry. This one

1 should be not a lot so I'm taking that one away right
2 now. You didn't see that.

3 Criterion 'D' is still applies to all
4 these sites. By reason of the contamination of the
5 site, the site is -- part of the site are
6 contaminated with arsenic, lead, PBC's. There is
7 still a significant contamination effecting all these
8 properties. As I mentioned, we're still doing
9 remedial investigations for all this site. There
10 were 70,000 tons of material that was removed from
11 this site that includes ten tons of tires; that
12 includes 15 different drums on-site. We've
13 investigated for areas of concerns. There's still
14 nine areas of concern on-site on the environmental
15 reports. So it meets the -- the statutory criteria
16 based on Criterion 'D.'

17 Is there anything else that you need for
18 the Yaffa site?

19 CHAIRMAN DEJESUS: Not to my knowledge.
20 Go ahead.

21 MR. KOLBER: Okay.

22 The last Area In Need of Redevelopment
23 we're doing is for Federal Street. This is in East
24 Camden. It crosses over the Cooper River. So
25 slightly to the west of Cooper River on Federal

1 Street and then going east towards 17th Street and
2 then down a couple of blocks. This is the site of
3 several former industrial sites, including
4 incinerator, including some former industrial sites.
5 All of these sites have contamination on them.
6 I want to cover a couple of things about this
7 investigation in particular.

8 Number 1 is that in the initial City
9 Council determination to do the investigation, this
10 lot right over here, Lot 18 on Block 1186, was
11 included in the investigation. While doing the
12 investigation, we spoke to the property owner. The
13 site is not vacant as we initially thought it was.
14 And based on discussions with the CRA, we decided to
15 remove it from the study.

16 We have not made a determination either
17 way about whether it meets the criteria for Area In
18 Need of Redevelopment. We're not providing testimony
19 whether or not it meets the criteria for Area In Need
20 of Redevelopment. We're just removing it from the
21 study for now. Based on our investigation and we do
22 reserve -- and the CRA does reserve the right to come
23 back to that later if they choose too.

24 The other thing is that these properties
25 in green over here which is Lot 1182 -- Block 1182,

1 Lots 6 to 20 and Block 1196, Lot 33, those are
2 included in the study as for Area in Need of
3 Rehabilitation; not Area in Need of Redevelopment.
4 We decided that we wanted to do planning for those
5 areas as a part of the overall neighborhood, but we
6 did not want those areas included in the
7 redevelopment study for condemnation. So those
8 residential properties are not subject to
9 condemnation. They would be able to benefit from the
10 designation of Area in Need of Rehabilitation; not
11 Area in Need of Redevelopment and I'll talk about
12 that a little bit later.

13 In this case all of the area meets the
14 criteria for public and vacant land. All of these --
15 in all cases the land has been vacant for over ten
16 years with environmental conditions that are
17 challenging. They all are also Urban Enterprise Zone
18 and Smart Growth Consistency; consistent with those
19 criterion. For the rehabilitation area, I just want
20 to go over those criteria real quick. It's a little
21 bit different. So in this case, you are looking
22 at -- you're not looking -- doing an investigation
23 for the entire area you're seeing. You're looking at
24 the -- you don't have to meet the criteria for every
25 single property in the Area in Need of

1 Rehabilitation. You're looking at the area as a
2 whole to see if the area, as a whole, meets those
3 criterion.

4 And in this case, the rehabilitation area
5 includes residential homes and a social club. Some
6 homes are boarded up. There's several vacant lots
7 mixed in with both areas. So this area meets
8 Criterion 2 which is more than half of the housing
9 stock is in the delineated areas of 50 years old.
10 Criteria 3 which is that there's a pattern of
11 vacancy, abandonment or under-utilization of the
12 properties in the area. And Criteria 5 for
13 environmental contamination as discouraging
14 improvements and investments of properties in the
15 area.

16 Anything else you guys need for Federal
17 Street.

18 CHAIRMAN DEJESUS: I only have one
19 question on Federal Street because I'm trying to
20 understand or visualize it in my head where this
21 thing is at. Is that where the factory used to be?
22 Is it near the railroad tracks?

23 MR. KOLBER: So this is Resin Tech right
24 over here on the east. If you see my screen, you
25 have Resin Tech on the east. It's right above

1 Cathedral Kitchen. Cathedral Kitchen is not part of
2 the redevelopment area.

3 CHAIRMAN DEJESUS: Yeah, you're talking
4 about where the refrigeration and warehouse where
5 they used to warehouse paper and all that stuff?

6 MR. KOLBER: I believe that's correct.

7 CHAIRMAN DEJESUS: And there used to be a
8 diner there on the corner --

9 MR. KOLBER: Yes.

10 CHAIRMAN DEJESUS: -- where Hargrove has
11 taken the part of equipment?

12 MR. KOLBER: Yeah. There's actually --
13 the property that was removed from the Study Area was
14 a Hargrove property.

15 CHAIRMAN DEJESUS: Okay. I'm just trying
16 to visualize where you're at so that I can -- I know
17 there's some homes there that are on that same strip?

18 MR. KOLBER: Yes. So these homes that
19 are on the strip, are not included in the Area in
20 Need of Redevelopment. Those homes are part of the
21 Area in Need of Rehabilitation Designation.

22 CHAIRMAN DEJESUS: Those are the ones
23 that are in green, correct?

24 MR. KOLBER: Correct. So those are not
25 subject to condemnation. They're not part of Area in

1 Need of Redevelopment so we did not want residents to
2 feel like we were trying to take their property.
3 We're not trying to do that. Those are part of the
4 Rehabilitation Study. And we did include them in
5 this because we wanted to be able to plan for
6 neighborhood as a whole.

7 CHAIRMAN DEJESUS: Very good. Okay.

8 MR. KOLBER: So I just wanted to
9 highlight that there's already been significant
10 community engagement for all of these proper -- for
11 all these areas. I've been down in the Bergen Square
12 Neighborhood twice in the past week for community
13 engagement. We do have a meeting coming up if
14 anybody is interested on Wednesday, December 17th
15 focusing on Federal Street, 6:00 p.m. at the
16 Community Resource Center for Volunteers of American.
17 If anybody wants to attend that meeting, I will be
18 focusing on the potential Redevelopment Plan and
19 talking about options for that site. This will
20 actually be our third community engagement for
21 Federal Street.

22 We also anticipate additional community
23 engagement for Yaffa as that plan progresses. We
24 don't have dates and times for that yet. All of this
25 is going to be posted on the CRA website, along with

1 all of these materials and all of the information
2 that we have about these sites. If I haven't
3 mentioned it before, our firm is engaged not only in
4 the redevelopment planning of the site, but we are
5 involved in the oversight of environmental clean up
6 for all these areas.

7 MR. BURNS: Very good.

8 CHAIRMAN DEJESUS: Excellent. Well done.

9 MR. KOLBER: This is our information.
10 I do want to send apologies on behalf of Olivette
11 Simpson from the CRA. She very much wanted to get
12 this meeting to help with the help with the
13 presentation, however, she's away with a family
14 emergency. But we would not be doing this without
15 the leardership of the CRA and we appreciate that.

16 CHAIRMAN DEJESUS: Is there anything else
17 you're going to be saying, Mike?

18 MR. KOLBER: I'm happy to answer
19 questions.

20 CHAIRMAN DEJESUS: Anybody on the Board
21 having any questions that relates to this specific
22 area? Hearing none, Doctor, let me ask you. Do you
23 have anybody outside?

24 DR. WILLIAMS: Mr. Chair, I'm scanning
25 now and currently, I do not see any hands for this

1 matter.

2 CHAIRMAN DEJESUS: I'll close the public
3 portion of it and open it back to the Board. And if
4 there's no more thoughts about it, then I'll need a
5 motion, please.

6 MR. BURNS: So Mr. Chairman, if there are
7 no more comments from the Board or no comments from
8 the Board, you heard presentation tonight that
9 references three Study Areas, the Knox Study Area,
10 the Yaffa Study Area and the Federal Street Corridor
11 Study Area. Those are identified on the agenda as
12 Items 'M,' 'N' & 'O.' You've heard very credible
13 testimony tonight from Mr. Kolber. He did a very
14 good job and we appreciate not only the efficiency
15 but also the expediency at which he presented these
16 applications tonight.

17 So if the Board is so inclined, I would
18 need a motion to recommend the Knox, Yaffa and
19 Federal Street Corridor Study Areas be designated as
20 Condemnation -- Areas of Condemnation -- I'm
21 sorry -- designated as Condemnation Areas in Need of
22 Redevelopment. That's what the motion would be.

23 MR. KOLBER: Don't forget about the
24 Rehabilitation Area, please.

25 MR. BURNS: Yes. Which area is that,

1 Michael for the --

2 MR. KOLBER: That's on Federal Street.

3 MR. BURNS: Oh, I'm sorry. So it would
4 be Knox and Yaffa for Condemnation Areas in Need of
5 Redevelopment and Federal Street will be the
6 Rehabilitation Area.

7 MR. KOLBER: Federal Street is for both.
8 Federal Street is Condemnation --

9 MR. BURNS: Both?

10 MR. KOLBER: -- Area of Redevelopment
11 Area and a Rehabilitation Area.

12 MR. BURNS: All right. That would be the
13 motion.

14 CHAIRMAN DEJESUS: Michael, the Federal
15 Street from what point to what point?

16 MR. KOLBER: Okay. Let me get my map on.
17 So Federal Street, the Area in Need of Redevelopment
18 includes Block 116, Lot 15; Block 1181, Lot 1; Block
19 1182, Lot 21 and Lot 5; Block 1184 --

20 CHAIRMAN DEJESUS: So you're running
21 along side of Federal Street going up towards --

22 MR. KOLBER: Yep.

23 CHAIRMAN DEJESUS: -- 19th and 29th
24 Street?

25 MR. KOLBER: Yes. So it's Federal

1 Street. The western border is Admiral Wilson Blvd.
2 It follows underneath the River Line on the northern
3 boundary. The eastern boundary is 17th Street. On
4 the southern side it follows Federal Street; goes
5 around the residences on Block 1182, and then cuts
6 down to Carmen Street but not including Block 1186,
7 Lot 18 which is pulled out of the area.

8 MR. BURNS: So Mr, Chairman, with that
9 clarification, the motion would to recommend the
10 Knox, Yaffa and Federal Street to be designated as
11 Condemnation Areas in Need of Redevelopment and
12 Federal Street also be designated as an Area in Need
13 of Rehabilitation. That would be the motion.

14 MR. KOLBER: Yes.

15 CHAIRMAN DEJESUS: I need a motion from
16 the Board, please.

17 MS. CREAN: So moved.

18 CHAIRMAN DEJESUS: That's Ms. Crean.
19 Anybody second? Hello out there.

20 DIRECTOR WALKER: Second.

21 DR. WILLIAMS: Second by Director Walker.

22 MR. BURNS: That was Director Walker.

23 CHAIRMAN DEJESUS: Angela, roll call.

24 MS. MILLER: Mr. DeJesus.

25 CHAIRMAN DEJESUS: Yes.

1 MS. MILLER: Mr. Lee.

2 VICE-CHAIRMAN LEE: Yes.

3 MS. MILLER: Director Walker.

4 DIRECTOR WALKER: Yes.

5 MS. MILLER: Ms. Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Mr. Davis.

8 MR. DAVIS: Yes.

9 MS. MILLER: Motion carried to approve.

10 Thank you.

11 CHAIRMAN DEJESUS: Thank you Michael.

12 Appreciate everything you've done. It was an
13 excellent presentation.

14 MR. KOLBER: Thank you so much. I'm
15 looking forward to seeing you guys next month.

16 CHAIRMAN DEJESUS: Have a happy holidays
17 and be safe.

18 MR. KOLBER: Thank you.

19 CHAIRMAN DEJESUS: The last on the list,
20 adoption of the following Resolutions.

21 MR. BURNS: Actually, Mr. Chairman, we
22 another matter on tonight.

23 MS. MILLER: Yes.

24 CHAIRMAN DEJESUS: Which is what?

25 MR. BURNS: The Review and approval of

1 the Downtown Camden Master Plan as an Amendment to
2 the Future Camden Master Plan. It's Item 'P.'

3 MS. MILLER: That was the last amended
4 agenda given out today.

5 CHAIRMAN DEJESUS: And who is presenting
6 that?

7 MR. BURNS: We have --

8 MR. MANZONI: That would be me, John
9 Manzoni.

10 CHAIRMAN DEJESUS: Okay, John, do you
11 want to swear yourself in?

12 MR. MANZONI: Sure.

13 MR. BURNS: John, do you swear/affirm the
14 testimony that you're about to give in this matter
15 will be the truth, the whole truth and nothing but
16 the truth?

17 MR. MANZONI: Yes, I do.

18 MR. BURNS: Very good. And if you could
19 state your full name and affiliation for the
20 record.

21 MR. MANZONI: Sure. John Manzoni,
22 M-A-N-Z-O-N-I. I'm with STV, Incorporated. I was
23 the project manager on the Downtown Camden Master
24 Plan. We're located at 1818 Market Street, Suite
25 2300, Philadelphia, PA 19103.

1 MR. BURNS: Do you have a professional
2 designation? Are you a planner; an engineer; what
3 are you?

4 MR. MANZONI: I'm a planner. I'm a
5 licensed planner AICP. Not professional.

6 MR. BURNS: Very good, sir. And have you
7 testified before this Board in the past?

8 MR. MANZONI: No, I have not.

9 MR. BURNS: Very good. Have you been
10 accepted as a planner before other Boards in the
11 State of New Jersey?

12 MR. MANZONI: Yes.

13 MR. BURNS: Very good. And is your
14 license in good standing?

15 MR. MANZONI: Yes.

16 MR. BURNS: Very good. So Mr. Chairman,
17 we can accept Mr. Manzoni as a planner.

18 CHAIRMAN DEJESUS: All right,
19 Mr. Manzoni, you have the floor?

20 MR. MANZONI: Thank you. I will be
21 brief. I'll go over the highlights of the Master
22 Plan. So this was the Downtown Camden Master Plan
23 that I'll be presenting tonight. The presentation
24 purpose, as stated earlier, is for adoption of the
25 Downtown City Master Plan as an Amendment to the

1 overall City Camden Master Plan.

2 Just to give you an overview of the
3 difference between a Master Plan, a Redevelopment
4 Plan and a Neighborhood Plan, a Master Plan is a
5 long-range comprehensive plan document that looks at
6 the vision for land use circulation, housing,
7 recreation, utilities, and conservation.

8 A Redevelopment Plan is specific to an
9 Area in Need of Rehabilitation. And a Neighborhood
10 Plan is focused-in on a small defined area, smaller
11 than a Master Plan, often used when an area does not
12 meet Redevelopment Criteria. So that's -- the Master
13 Plan is just an overall 20,000 foot view of the
14 Downtown. This is the Study Area. To the east we
15 have 676. To the north we have the Ben Franklin
16 Bridge. To the west we have Delaware Avenue. And to
17 the south we have a combination of Clinton and
18 Washington Street that make up the Downtown Camden
19 area.

20 Project timeline, we started back in
21 August of 2022. We took some extra time to host
22 public meetings. We started out with a visioning
23 workshop. We did some data collection. We had three
24 open houses. And then we also did some one-on-one
25 meetings with various stakeholders, business owners,

1 neighborhood groups and the like. And then we
2 published the draft Master Plan of August of 2024;
3 opened it up for public comment over a course of 30
4 days; took those comments and incorporated what we
5 could into the Master Plan. And there's a project
6 website that shows a matrix of all the comments that
7 we received and how they were addressed.

8 Here is just pictures of some of the
9 outreach we did. Like I said, we did a vision and
10 workshop right off the beginning. And then public
11 meetings one, two and three and then various
12 stakeholder outreach. The vision statement was
13 developed out of that visioning workshop. It's to
14 promote Downtown Camden as a regional leader where
15 people want to live, work and play by leveraging
16 opportunities to create growth and economic
17 development that is vibrant, safe and equitable for
18 everyone. So that was made up. We had groups of
19 tables. Each table came up with a vision statement.
20 And then we ended up combining it into this at the
21 end from that workshop.

22 Goals and objectives were developed.
23 They are to provide a structure by breaking the
24 vision down into major themes; providing specific
25 targets that are measurable. They also help guide

1 the decision-making and act as criteria for advancing
2 certain projects. The vision is the destination.
3 The goals are the routes to get there. And the
4 objectives are the milestones along the routes. And
5 the Master Plan is the tool that ties them
6 altogether. So that's how the Master Plan, the
7 Vision Statement that I just showed and these project
8 goals and objectives all tied together.

9 A market analysis was conducted. It
10 identifies what types of development, retail,
11 housing, office hospitality can actually be supported
12 in Downtown. This prevents over-building or planning
13 for uses the market cannot sustain. It also aligns
14 land uses with demand which will help attract
15 developers. Opportunities for development, this
16 outlines opportunities for redevelopment that helps
17 shape how the area can evolve, grow and respond to
18 change across the communities, the neighborhood
19 communities across the area. Redevelopment is often
20 the engine that transforms the Downtown from
21 underused or aging conditions into a vibrant economic
22 strong and attractive district.

23 And this is our visual plan. You'll see
24 the various colors. I don't expect you to see this
25 on the screen here. It's a little bit tiny. But the

1 various covers denote -- like the light tan is
2 existing buildings. The light brown is proposed
3 parking. The medium brown is proposed buildings and
4 the darker brown is proposed cultural development.
5 There's also Influential Redevelopment Sites and
6 Neighborhood Redevelopment Plan Districts that were
7 included in this map.

8 But basically this plan translates the
9 ideas as in a clear visual narrative. It helps
10 people see the future of Downtown and what it could
11 like; how it could function; and how the different
12 pieces fit together. A lot of these parcels are
13 either parking lots or vacant land that you see here.
14 The old arts and cultural corridor shown in this
15 greenish-blue with the arrows that traverse through
16 Downtown. It offers opportunities for restaurants,
17 bars, coffee shops and retail spaces which have all
18 been identified by residents through our meetings
19 that we held throughout the course of this project.

20 And then finally an implementation
21 schedule. This is critical for a Master Plan because
22 it turns the plan into a visionary document that is a
23 practical road map for action. It helps prioritize
24 actions and projects to help maintain the momentum
25 for advancing the Master Plan. So everything you see

1 here is in priority order and how you would carry out
2 the recommendations for the Master Plan which
3 basically steer development to the parcel and the map
4 that you saw on the prior side.

5 And then finally, there is a website.
6 It's called Downtown Camden Master Plan dot com. All
7 are open house meeting materials are up on this
8 website. The draft Master Plan was up on this
9 website for the public to comment and now the final
10 Master Plan is up on that website for anyone to view
11 at their leisure. Thank you. Questions?

12 CHAIRMAN DEJESUS: From my end, the only
13 thing is, sitting on the Planning Board and looking
14 at all this stuff, it's very impressive of how
15 complex issues such as these are being addressed and
16 being able to be implemented at a pace that I can
17 still see them because I was here when the City had
18 13 movie theaters and major department stores and now
19 it's beginning to change itself all the way around.
20 Very interesting.

21 Anybody on the Board have any questions
22 for the gentleman at all in reference to this Master
23 Plan?

24 DR. WILLIAMS: Mr. Chair.

25 CHAIRMAN DEJESUS: Doctor?

1 DR. WILLIAMS: Yes, thank you.

2 To the Chair and to Commissioners,
3 I just want to thank Mr. Manzoni and Joe Meyers and
4 the joint board and all the other stakeholders that
5 had a part to play in shaping, not just the process
6 but the product. And major kudos to John because he
7 took the time along with other folks to make sure
8 that people's thoughts were listened to and
9 incorporated into the actual product.

10 I, myself, have been a part of a number
11 of meetings, both in person and virtually. And they
12 have come to me at times for some level of advice
13 which I appreciated the opportunity to share. And by
14 all-and-all, I think this product is a worthy
15 amendment to the City's Master Plan. And to Joe and
16 to John, great work. Thank you so much for your time
17 and patience on this process.

18 MR. MANZONI: Thank you, Doctor. I
19 appreciate the comments.

20 CHAIRMAN DEJESUS: I as Chairman, am also
21 stating the same fact ditto, ditto because it's one
22 desperately needed for this beautiful city. Yes,
23 indeed.

24 DR. WILLIAMS: Mr. Chair, I do see
25 another hand up. I think it's Mr. Meyers.

1 CHAIRMAN DEJESUS: Go ahead. Let him in.

2 MR. MEYERS: Thank you, Mr. Chair,
3 Dr. Williams. I just wanted to thank you for those
4 kind words, Dr. Williams, but also just say that the
5 prior presentation focused on leadership. So I think
6 John would agree with me that kind of Commissioner
7 Nash and the joint board and all of their staff get
8 100 percent of the credit because they were truly
9 insuring that the community voices were heard and
10 there was authentic inclusive engagement and credit
11 should go to Commissioner Nash. And thank you, sir.

12 CHAIRMAN DEJESUS: Change of thought,
13 thank you. Doctor, do you have anybody from the
14 outside interested in responding?

15 DR. WILLIAMS: I don't see anyone, sir.

16 CHAIRMAN DEJESUS: So, therefore, I close
17 the public. And do we need a motion, Jim?

18 MR. BURNS: We do, Mr. Chairman. It
19 would be based on the presentation, it would be a
20 motion to adopt the Downtown Camden Master Plan as an
21 amendment to the Camden Master Plan.

22 MS. CREAN: So moved.

23 MR. BURNS: That was Erin. Do we have a
24 second?

25 DIRECTOR WALKER: Second.

1 MR. BURNS: That was Director Walker.

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

3 CHAIRMAN DEJESUS: Yes.

4 MS. MILLER: Mr. Lee.

5 VICE-CHAIRMAN LEE: Yes.

6 MS. MILLER: Director Walker.

7 DIRECTOR WALKER: Yes.

8 MS. MILLER: Erin Crean.

9 MS. CREAN: Yes.

10 MS. MILLER: Mr. Davis.

11 MR. DAVIS: Yes.

12 MS. MILLER: Motion carried to approve.

13 Thank you.

14 MR. BURNS: Thank you, sir.

15 CHAIRMAN DEJESUS: Thank you Mr. Manzoni.

16 That was an excellent presentation. Thank you.

17 MR. MANZONI: Thank you. Thank you for
18 having me. I appreciate the time.

19 CHAIRMAN DEJESUS: Happy holidays and
20 have a safe New Year.

21 MR. MANZONI: Same. Happy holidays.
22 Happy New Year. Take care.

23 MR. BURNS: Mr. Chairman, the next item
24 is a Review and Approval of the Planning Board
25 meeting dates for the upcoming year of 2026. I

1 believe you all have that in your packet.

2 CHAIRMAN DEJESUS: Yes. Does anyone have
3 any issues or want to make a comment or just make a
4 motion to approve?

5 MR. BURNS: To be on target so if any --

6 MS. CREAN: So moved.

7 MR. BURNS: That was Erin. Erin made the
8 motion.

9 CHAIRMAN DEJESUS: Who seconded it? Who?

10 MR. BURNS: No one seconded it yet.

11 MS. MILLER: Okay.

12 CHAIRMAN DEJESUS: Mr. Davis, do you want
13 to say second.

14 MR. DAVIS: Second.

15 MR. BURNS: Thank you, Mr. Davis. We
16 have a second.

17 CHAIRMAN DEJESUS: Roll call, Angela.

18 MS. MILLER: Jose DeJesus.

19 CHAIRMAN DEJESUS: Yes, please.

20 MS. MILLER: Mr. Lee.

21 VICE-CHAIRMAN LEE: Yes.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Ms. Crean.

25 MS. CREAN: Yes.

1 MS. MILLER: Mr. Davis.

2 MR. DAVIS: Yes.

3 MS. MILLER: Motion carried to approve.

4 Thank you.

5 MR. BURNS: And Mr. Chairman, before we
6 go to Resolutions which I'm happy to read into the
7 record, we do have the issue of Mount Sinai Holiness
8 Church. If you look at your agenda tonight, they
9 were on November's agenda. They were continued to
10 tonight's agenda. If the Board is inclined to do a
11 continuance -- and it should be really for one more
12 time -- to the January meeting at which time, if
13 they're not present, it can be denied without
14 prejudice.

15 CHAIRMAN DEJESUS: I would prefer that we
16 do that since it's a church --

17 MR. BURNS: I agree. Amen.

18 CHAIRMAN DEJESUS: -- giving the lost
19 opportunity. Can I have a motion to do so?

20 MR. BURNS: Motion to carry to the
21 January meeting. That would be application of Mount
22 Sinai Holiness Church.

23 VICE-CHAIRMAN LEE: So moved.

24 MS. CREAN: Second.

25 CHAIRMAN DEJESUS: Roll call.

1 MS. MILLER: Mr. DeJesus.

2 CHAIRMAN DEJESUS: Yes.

3 MS. MILLER: Mr. Lee.

4 VICE-CHAIRMAN LEE: Yes.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Yes.

7 MS. MILLER: Ms. Crean.

8 MS. CREAN: Yes.

9 MS. MILLER: Mr. Davis.

10 MR. DAVIS: Yes.

11 MS. MILLER: Motion to continue did you
12 say, Jim, until next month.

13 CHAIRMAN DEJESUS: Yes, to continue until
14 January.

15 MS. MILLER: Thank you.

16 CHAIRMAN DEJESUS: Adoption of the
17 following Resolutions. Jim, you want to take care of
18 that?

19 MR. BURNS: Thank you, Mr. Chairman. The
20 Resolutions you have tonight are: Certificate of
21 Appropriateness for Yvette Lincoln.

22 You have a Preliminary and Final Site
23 Plan that was approved for Cooper Health System.

24 And then you have the Ordinance Amending
25 the Gateway Redevelopment Plan which was also

1 approved.

2 The other Resolutions are the matters
3 that you heard tonight. That will be the
4 Resolution -- two Resolutions related to the Saunders
5 Street Redevelopment Application.

6 And then Resolution of approval for the
7 Yaffa & Sons site; the Knox Gelatin site. Those are
8 for redevelopment.

9 Federal Street Corridor will be for
10 redevelopment and rehabilitation. And then I believe
11 those are all the Resolutions that we have tonight.

12 CHAIRMAN DEJESUS: Motion to approve,
13 please?

14 MS. CREAN: So moved.

15 CHAIRMAN DEJESUS: Thank you.

16 Mr. Davis?

17 MR. DAVIS: Second.

18 CHAIRMAN DEJESUS: Roll call.

19 MS. MILLER: Mr. DeJesus.

20 CHAIRMAN DEJESUS: Yes.

21 MS. MILLER: Mr. Lee.

22 VICE-CHAIRMAN LEE: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Ms. Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Mr. Davis.

3 MR. DAVIS: Yes.

4 MS. MILLER: Motion carried to approve
5 the Adoption of Resolutions. Thank you.

6 CHAIRMAN DEJESUS: Now all I need is a
7 motion to adjourn.

8 MS. CREAN: So moved.

9 MS. MILLER: Can I get a second, please?

10 MR. DAVIS: Second.

11 CHAIRMAN DEJESUS: Roll call.

12 MS. MILLER: Mr. DeJesus.

13 CHAIRMAN DEJESUS: Yes.

14 MS. MILLER: Mr. Lee.

15 VICE-CHAIRMAN LEE: Yes.

16 MS. MILLER: Director Walker.

17 DIRECTOR WALKER: Yes.

18 MS. MILLER: Ms. Crean.

19 MS. CREAN: Yes.

20 MS. MILLER: Mr. Davis.

21 MR. DAVIS: Yes.

22 MS. MILLER: Motion carried to adjourn.
23 Everyone have a happy holiday and be safe.

24 - - -

25 *** (Meeting concluded at 9:00 p.m.) ***

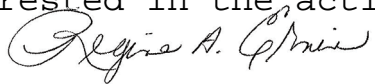
1 CERTIFICATION

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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	67:14;70:13	97:16;112:10;133:20; 135:24;146:16;148:5	19,22;35:17;51:1; 57:17;59:23;68:12, 13;69:11;108:16; 128:25;131:21;138:4; 141:7	applicable (9) 29:12, 16:43;3;48:17;62:21; 71:22;110:11,22,23
#	acknowledgment (1) 45:14	advance (2) 21:12; 110:7	although (2) 106:20; 108:4	applicant (44) 8:5,19, 24;9:3,7,12;11:7,11, 19,22;13:22;14:3; 16:3,11,19;18:20; 25:16;30:18,20,22, 24;31:11,16;34:14; 35:14,24;38:19; 41:11;45:3,19;48:7; 50:18;54:5;57:14; 59:25;60:2;64:5,17; 66:18;67:9,24;68:14, 15,25
#1 (1) 121:9	acquired (2) 67:6; 110:14	advancing (2) 138:1; 139:25	altogether (1) 138:6	applicants (2) 8:13; 9:20
*	Acquisition (3) 35:12, 23;110:15	advice (2) 81:4; 141:12	always (2) 74:1; 117:20	applicant's (1) 61:21
***Meeting (1) 148:25	Acquisition (2) 35:23; 110:16	Advocacy (1) 86:8	AME (3) 78:22;83:6; 87:24	application (26) 11:10;13:11,13,18; 14:11,13;18:17; 23:11,15;24:1,3; 25:19,21;26:6,24; 29:3;30:17;32:25; 34:24;56:24;65:20; 66:1,3;81:1;145:21; 147:5
A	acres (1) 93:14	aerial (3) 20:11,13; 90:23	Ama (1) 9:2	applications (8) 10:3; 13:15;35:19;36:8; 53:20;98:8;116:20; 130:16
A' (2) 105:20,24	across (4) 102:4; 106:7;138:18,19	aerials (1) 91:6	Amendments (1) 81:3	applied (1) 99:1
A-1 (3) 18:16;41:23; 82:6	Act (2) 5:14;138:1	affiliate (1) 16:20	amenities (1) 104:1	applies (2) 85:10; 123:3
A-2 (3) 20:12;51:20, 21	Acting (2) 53:14,20	affiliation (3) 79:23; 116:15;134:19	amend (2) 78:16;98:3	apply (1) 110:13
AASHTO (1) 63:6	action (2) 78:16; 139:23	affordable (5) 103:25; 104:15,17;110:20,22	amended (3) 6:1; 35:6;134:3	appreciate (20) 15:7; 17:5,7;23:24;25:10; 41:19;75:15,16; 77:14;82:8;96:15; 101:21;111:24,25; 112:4;129:15;130:14; 133:12;141:19; 143:18
abandonment (1) 126:11	Actions (2) 64:20; 139:24	afternoon (2) 44:16; 78:19	Amending (2) 78:7; 146:24	appreciated (1) 141:13
abatement (1) 85:14	activities (1) 64:17	Again (19) 19:24; 20:1,2;22:13;40:10; 83:25;86:20;87:17; 90:5;91:8;92:16;93:3, 22;94:16;95:22;99:2; 101:15;108:4;109:16	amendment (7) 6:2; 34:11;83:14;134:1; 135:25;141:15; 142:21	appreciation (1) 84:12
able (12) 21:3,17,22; 37:9;39:11;41:5,9,11; 89:12;125:9;128:5; 140:16	activity (1) 120:24	Agency (4) 32:11; 70:19;90:14;115:10	analysis (5) 84:23; 85:19;89:14;93:23; 138:9	approach (1) 106:1
above (2) 21:20; 126:25	actual (6) 18:19; 31:22;89:10;109:2; 111:23;141:9	agenda (10) 9:18; 16:17;82:13;103:8; 115:20;130:11;134:4; 145:8,9,10	amount (4) 19:24; 20:1;44:19;45:13	appropriate (1) 38:1
Abreu (1) 8:23	actually (13) 41:16; 56:12;57:2;84:9;86:5, 7;92:3;104:4;120:9; 127:12;128:20; 133:21;138:11	aging (1) 138:21	and/or (6) 64:11,19, 24;67:13;105:24; 106:12	Appropriateness (4) 8:4,23;10:4;146:21
Absolutely (7) 36:15; 56:11;61:15;64:3; 73:6;80:4;116:5	ADA (2) 47:4;69:21	ago (5) 23:17;53:21; 74:19,22,22	Anecdotal (1) 91:2	Approval (19) 6:21; 9:23;23:20;31:17; 32:6;34:16;53:17; 58:10,12;65:16,17; 67:25;70:13,14; 71:23;99:17;133:25; 143:24;147:6
Abstain (2) 7:3,16	add (7) 40:24,25; 63:8,11,13,14;71:11	agree (7) 29:19; 58:13;64:15;68:5; 97:18;142:6;145:17	Angela (7) 5:11;7:1; 10:13;100:5;113:7; 132:23;144:17	Approvals (4) 32:12, 14;64:13;70:19
accept (5) 81:8,11; 101:11;117:10; 135:17	added (4) 69:12;70:9; 71:14;79:3	agreed (1) 8:15	angle (1) 107:20	approve (25) 6:23; 9:17;11:3;14:25;15:3, 4,22;24:12,14;25:7; 33:8,9;34:4;76:4,5;
acceptable (3) 26:25; 27:1;60:16	adding (1) 59:19	agreement (2) 53:5; 111:2	annually (1) 56:16	
accepted (2) 117:6; 135:10	addition (3) 9:19; 107:24;120:3	ahead (9) 17:8;50:15; 73:19;75:8;86:21; 118:14;121:18; 123:20;142:1	Anqi (2) 11:5;12:6	
accepting (1) 84:20	additional (7) 56:4; 63:20,25;64:19; 118:25;120:14; 128:22	AHP (1) 7:24	A-N-Q-I (1) 12:13	
access (16) 5:8; 48:18,20,21,22,24; 49:2;52:10,14;69:24; 90:20;91:11;92:1; 104:5;108:8,10	Additionally (3) 47:22; 91:18,24	AICP (1) 135:5	Anthony (1) 53:20	
accessed (1) 106:25	address (11) 36:8; 53:5,9,11;54:12; 65:10;73:3;102:6,8,9, 12	Aid (8) 16:23;17:18, 20,23;18:3,8;23:16, 18	anticipate (1) 128:22	
accesses (4) 21:18; 62:23;105:12;107:20	addressed (3) 56:24; 137:7;140:15	align (1) 109:23	anticipated (2) 61:24; 62:25	
accessibility (1) 109:3	addressing (1) 118:7	alignment (1) 107:18	anticipating (1) 119:8	
accessory (11) 38:12, 18;39:13,14,18; 42:12,15,24;43:5; 69:13,13	Adequate (4) 5:12; 22:25;44:20;63:6	all-and-all (1) 141:14	anymore (1) 121:16	
accommodate (1) 62:25	adequately (2) 21:22; 23:8	alley (3) 104:5;107:7, 7	apartments (1) 105:21	
accordance (3) 5:14; 30:9;63:6	adjacent (6) 48:21; 64:10;91:13;107:2; 108:9;109:23	allotment (1) 107:11	apologies (1) 129:10	
according (3) 38:13; 42:6;63:20	adjourn (2) 148:7,22	allows (1) 138:13	apologize (6) 36:20; 37:2;46:6;99:10; 112:24;117:17	
account (1) 13:16	adjust (1) 57:7	allow (4) 20:23;21:6; 96:5;106:18	appear (1) 91:5	
achieve (1) 82:23	Admiral (1) 132:1	along (18) 22:6,7,8,9,	appeared (2) 117:1; 120:6	
achieves (1) 108:16	adopt (2) 97:13; 142:20		appearing (2) 26:1,4	
acknowledge (5) 29:21;64:13;65:5;	adopted (2) 5:15;94:4		appears (2) 48:23; 91:2	
	adoption (7) 79:9;		applicability (1) 71:25	

77:11;97:22;99:18; 100:18;133:9;143:12; 144:4;145:3;147:12; 148:4 approved (10) 9:21; 28:21;34:16;53:14; 64:2;71:17;98:8,9; 146:23;147:1 approving (1) 5:16 approximately (4) 12:24;35:16;43:19; 55:16 April (1) 119:16 architect (5) 36:20,25; 41:20;101:24;102:2 architects (2) 102:1,23 architectural (4) 40:18;41:25;59:15; 68:7 area (123) 21:15; 27:21;38:9,17;39:9; 13:40;19;42:15,23; 47:12,14,17,23,25; 49:4;57:3,18;58:17; 59:25;69:22;74:13; 78:9;79:4,6,10;81:19; 82:24;83:3,10;85:2; 86:9,11,17,20;87:3; 11,18;88:4,12,19; 89:5;91:14,15;93:17; 19;94:10,17,20,21; 96:6,8,9,25;97:9,11; 99:12,14;103:11,17; 104:9,16;105:1,4,11, 20;106:7;107:2,23; 110:3,11;111:13,17, 19;115:14;119:4,7,9, 13,14;120:4;121:9; 123:22;124:17,19; 125:2,3,10,11,13,19, 23,25;126:1,2,4,7,12, 15;127:2,13,19,21,25; 129:22;130:9,10,11, 24,25;131:6,10,11,11, 17;132:7,12;136:9, 10,11,14,19;138:17, 19 areas (23) 86:10,18; 87:1;88:7;92:9,9; 93:11;94:11;121:12; 123:13,14;125:5,6; 126:7,9;128:11; 129:6;130:9,19,20, 21;131:4;132:11 around (10) 13:2; 48:15;51:2;68:21; 83:3;91:15;106:21; 107:1;132:5;140:19 arrows (1) 139:15 arsenic (1) 123:6 arts (1) 139:14 ASIP (1) 7:23 assemblage (1) 93:3	assemble (1) 94:10 assembled (1) 91:24 assembly (4) 82:23; 92:9;94:7;108:19 assessment (2) 122:12,13 assessments (1) 122:14 Assessor (1) 67:11 associate (1) 80:18 associated (1) 116:20 assuming (1) 107:14 Atlantic (9) 16:4,6; 18:6;20:18;21:2,3,7; 22:7,8 atmosphere (1) 55:20 attend (1) 128:17 attended (1) 74:20 attendee (1) 72:18 attendees (2) 33:3; 98:23 attorney (3) 25:25; 35:22;116:2 attract (1) 138:14 attractive (1) 138:22 August (2) 136:21; 137:2 authentic (1) 142:10 Authority (1) 70:23 authorize (2) 85:15; 110:14 authorizes (1) 103:21 authorizing (2) 83:16; 114:22 AutoZone (12) 16:1, 19,20,21;17:19; 18:21;22:25;23:6,19; 24:4,13,15 available (3) 82:9; 84:7,14 Avenue (33) 11:6; 15:23;16:1,4,5,6,6,23; 18:4,7;20:18,22,25; 21:1,2,3,7;22:6,7,8, 19,22;24:5;34:13; 45:22,23;46:8;47:16; 48:1;49:3;52:6; 58:15;136:16 avoid (2) 21:21;64:9 awake (1) 72:7 aware (7) 27:18; 31:16;32:5;67:25; 71:12;84:25;87:7 away (2) 123:1; 129:13 Awesome (1) 102:25 awning (3) 12:25; 13:16,17	18:6;20:21;24:11; 33:7;34:14;35:1;38:5; 16;41:1;52:17;65:24; 67:17;68:6;76:1; 93:22;120:11,20; 124:23;130:3;136:20 back-up (1) 55:12 Ballard (1) 78:22 bars (1) 139:17 based (10) 8:17; 21:12;49:14;60:21; 81:9;82:16;123:16; 124:14,21;142:19 basically (11) 46:24; 55:3,8,16;58:1;60:17; 61:7;65:1;89:3; 139:8;140:3 basis (2) 56:14,19 Bear (1) 102:18 beautiful (1) 141:22 began (1) 74:17 begin (2) 5:3;82:1 beginning (2) 137:10; 140:19 behalf (4) 16:10; 73:20;78:21;129:10 believes (1) 74:9 Ben (1) 136:15 benefit (5) 74:12; 75:10;83:17;89:16; 125:9 Bergen (2) 121:25; 128:11 Berr (1) 16:10 best (2) 55:13;92:6 Beth (2) 23:6,8 Bethel (1) 78:21 better (2) 39:24;62:11 beyond (1) 105:2 bicycle (11) 48:18,21, 24;49:2,5,22;50:6; 52:1,2,18;69:24 bicycles (1) 50:11 big (2) 22:16;106:7 bike (2) 51:5;52:4 bikes (1) 106:17 Bill (2) 37:3;70:4 Bingham (8) 25:22, 24;26:14;27:1,6,6; 28:5;34:7 Biobanking (3) 55:7,8; 57:5 Biospecimens (1) 55:25 bisects (1) 106:22 bit (7) 85:17,25; 86:22;119:11;125:12, 21;138:25 bless (1) 89:11 Block (33) 11:6;16:2; 25:16;34:13;35:13; 66:17;67:10;68:23; 78:9;79:3;82:24;	83:18,19,22,24; 87:25;88:3,16;91:5; 95:6,7;115:17,18; 121:24;124:10,25; 125:1;131:18,18,18, 19;132:5,6 blocks (2) 103:19; 124:2 Blvd (1) 132:1 Board (78) 5:6,15,23; 6:22;7:19;9:25;10:9; 11:9;13:13,14,19; 14:5,9,19;16:17;17:2, 3;19:6;20:12;23:25; 24:11;26:23;28:22; 22;30:1,5;32:12,21; 33:7;34:6,14;35:21; 58:10;64:9;65:18; 70:20;72:6;76:1,2; 78:11,20;81:17,22; 82:8;83:16;87:22; 96:7;97:7;98:6,16,18, 19;99:12,17;101:11, 22;111:6,22;112:7; 114:3,23;119:3,8,13; 121:15;129:20;130:3, 7,8,17;132:16;135:7; 140:13,21;141:4; 142:7;143:24;145:10 boarded (2) 91:15; 126:6 boards (6) 5:18; 102:4;117:2,2,2; 135:10 Board's (3) 87:7;97:8, 22 body (3) 81:5;83:16; 111:16 border (2) 73:25; 132:1 Borough (2) 80:25,25 both (16) 23:4;25:23, 24;26:11;53:14,17; 55:23;56:17;61:4; 83:8;86:12;114:21; 126:7;131:7,9;141:11 bothers (1) 117:17 bottom (7) 12:22;13:1, 9;17:19;88:13,25; 106:22 boundary (3) 58:9; 132:3,3 bounded (1) 83:20 break (1) 28:24 breaking (1) 137:23 Brenda (1) 6:20 brevery (1) 89:13 Brick (1) 8:20 Bridge (1) 136:16 Bridget (2) 73:2,14 brief (4) 79:24;82:11; 118:8;135:21 briefly (5) 22:4;80:21;	111:12;118:17,23 bring (7) 14:19;16:21; 39:25;49:10;50:13; 77:25;99:11 bringing (3) 49:17; 51:23;74:11 brought (1) 77:25 brown (3) 139:2,3,4 BRS (1) 116:18 buffer (1) 107:1 building (47) 17:15, 18;18:3,8;20:15,20, 21;21:5,6,20;23:16, 16;25:15;27:5,7,22; 28:23;30:16,19,23; 31:17;35:17;36:21; 38:12;47:13,15; 52:18;55:8;68:1,14; 69:20,22;71:16;75:9; 86:3;88:18;89:18,20; 95:6,25,25;104:10; 106:5,6,10;107:4; 121:2 buildings (16) 83:5; 85:5,5,6;89:23,25; 90:5,6;91:15;92:17; 95:9,10;96:1;119:23; 139:2,3 buildings' (1) 91:22 built (2) 28:13,16 bulk (6) 8:12;27:22; 38:9,17;39:9;110:9 bulletin (1) 5:18 burden (1) 106:16 BURNS (122) 7:20; 11:11,22;12:2,11,16; 13:5,10,21,24;14:24; 15:5;17:13;18:24; 23:7,10,22;26:10,18; 30:21;34:22;35:3,6; 36:2,6,15,23;37:5,8, 10,13,20;38:24;39:6; 40:21;41:20;60:20, 24;73:6,10,18;75:13; 76:12;77:3;79:13,21; 80:1,4;81:8,11;82:3; 96:23;97:5;98:2,12; 99:4,6,9,21,25;100:3; 101:3,10,14;102:24; 112:9,18,23;113:1,15, 23,25;114:6,7,13; 115:2,11,18,23;116:9, 14,19,23;117:1,6,9, 21;118:1,5,10,13; 129:7;130:6,25; 131:3,9,12;132:8,22; 133:21,25;134:7,13, 18;135:1,6,9,13,16; 142:18,23;143:1,14, 23;144:5,7,10,15; 145:5,17,20;146:19 Business (11) 8:3; 12:14;21:8,17,23;
---	--	---	---	--

55:13;73:21;80:16; 102:9,12;136:25 businesses (1) 74:6 busy (1) 82:12 butchering (1) 37:2	148:9 canalize (1) 75:4 candle (1) 59:25 car (1) 106:20 carbon (4) 54:20,21, 23;55:10 card (1) 87:20 care (4) 13:5;69:7; 143:22;146:17 careful (1) 99:1 Carmen (1) 132:6 Carpenter (1) 111:18 carried (11) 11:3; 15:22;25:7;34:4; 77:11;100:18;133:9; 143:12;145:3;148:4, 22 Carry (3) 35:3;140:1; 145:20 Carstarphen (1) 6:8 case (5) 92:21;93:1; 125:13,21;126:4 cases (1) 125:15 cash (4) 45:3,8,10,13 Cathedral (2) 127:1,1 Catto (1) 83:7 caused (1) 92:23 caveat (1) 85:12 cells (2) 55:21,22 celsius (1) 55:17 center (4) 86:11; 94:18;110:4;128:16 centered (1) 74:1 centering (1) 75:2 centers (1) 90:10 Century (1) 120:11 certain (9) 29:7; 44:13;55:17;85:8; 87:1;91:24;95:8,10; 138:2 certainly (3) 75:3,9,9 Certificate (2) 8:4; 146:20 Certificates (1) 10:3 Certification (1) 8:22 certified (1) 56:12 Chair (19) 8:9;9:15; 11:20;13:12;14:14; 24:6;33:2;73:1; 78:20;96:22;98:23; 102:10;111:21;118:6; 129:24;140:24;141:2, 24;142:2 CHAIRMAN (215) 5:1; 6:3,5,21;7:1,3,18;8:3, 10,15;9:16,24;10:8, 13,15;11:5,12,13,21, 23,25;14:5,6,9,17; 15:1,6,9,25;16:12,15; 17:5,7,12;22:1;23:9, 23;24:9,16,19;25:11, 14;26:9;27:8,11,15; 28:6,9;32:18,20;33:5,	12,14,16;34:8,11,20, 25;35:5,10,20,25; 36:13;37:11,22;38:2, 7;39:21;40:22;41:3, 22;49:6,12,19;50:15; 51:19;52:23;53:3; 56:6;66:9,13,15;72:3, 5,9,12,15,21;73:3,6; 75:14,22,25;76:8,10, 14,16,19;77:13,20; 78:3,6;79:11;81:8,13; 82:5,7;96:12,14,17; 97:4;98:13,15;99:5, 11,16,20,23;100:5,7, 20,22;101:1;102:11, 15,20;111:4,6;112:4, 9,22;113:3,5,7,9; 114:9,14,17,20;115:3, 6,12,16,21;116:6; 117:9,12,19,22; 118:11,12,14;121:17; 123:19;126:18;127:3, 7,10,15,22;128:7; 129:8,16,20;130:2,6; 131:14,20,23;132:8, 15,18,23,25;133:11, 16,19,21,24;134:5,10; 135:16,18;140:12,25; 141:20,20;142:1,12, 16,18;143:3,15,19,23; 144:2,9,12,17,19; 145:5,15,18,25;146:2, 13,16,19;147:12,15, 18,20;148:6,11,13 challenging (1) 125:17 chance (1) 53:4 change (4) 42:8; 138:18;140:19; 142:12 changes (2) 98:7,9 channel (2) 11:8;16:5 channel-letter (1) 12:18 characterize (1) 90:4 charging (2) 104:18; 110:24 Charles (1) 25:25 chart (1) 104:22 check (1) 85:9 checks (1) 53:22 chemicals (2) 55:11, 23 Chestnut (3) 80:19; 102:13;121:24 Chief (2) 53:15,16 Chinese (1) 11:13 choices (1) 86:4 choose (1) 124:23 chosen (1) 79:24 Chris (10) 78:25; 80:13;81:16;82:3; 97:18,25;98:2,18,24;	100:20 CHRISTOPHER (2) 79:17;98:4 Church (19) 34:12; 78:22;83:7;87:24,25; 88:6,17;89:18,20; 90:8;91:1;93:12;95:6, 25;103:17;111:18; 145:8,16,22 circulation (3) 62:24; 63:3;136:6 cited (1) 9:21 cities (1) 94:22 citizens (2) 94:13; 96:19 City (36) 5:9,15,19,19, 24,24;20:5;45:4; 53:14,15,16,20;64:9; 74:5;75:3;78:8,8,9, 10,10;83:15;84:4; 87:9,21;94:21; 103:11;112:13; 114:23;119:15;121:8, 13;124:8;135:25; 136:1;140:17;141:22 City-owned (1) 94:8 City's (3) 31:11;67:19; 141:15 clarification (2) 46:21; 132:9 clarify (1) 45:19 clean (1) 129:5 clear (2) 45:21;139:9 Clerk (2) 5:19,24 client (1) 65:22 Clinton (1) 136:17 close (5) 24:10;33:6; 112:6;130:2;142:16 closed (2) 14:18; 120:18 closely (1) 64:6 closest (1) 48:14 Closing (1) 75:25 closure (1) 120:22 club (1) 126:5 CME (1) 7:24 CO2 (2) 39:18;55:21 coffee (1) 139:17 cohesive (2) 82:24; 92:9 cold (2) 55:16,24 collection (2) 52:25; 136:23 collectively (1) 93:13 colors (1) 138:24 com (1) 140:6 combat (1) 109:25 combination (1) 136:17 combined (5) 27:23; 29:3;32:2;48:19; 91:24 combining (1) 137:20	combustion (1) 106:20 comfortable (1) 93:8 coming (5) 34:14; 51:3;52:5;76:1; 128:13 comment (10) 14:16; 65:9;97:7,8;98:14,17; 119:12;137:3;140:9; 144:3 comments (19) 11:24; 29:7,8,11;38:17;53:2, 6,8,12;64:24;67:17; 68:7;97:7;112:7; 130:7,7;137:4,6; 141:19 commercial (12) 19:8, 12,15,17,18;20:3,5; 22:5,18,22;59:25; 90:9 Commissioner (2) 142:6,11 Commissioners (1) 141:2 commitment (1) 82:18 committed (1) 103:12 Committee (1) 65:18 common (1) 26:18 communicated (1) 56:18 communities (3) 75:6; 138:18,19 Community (27) 14:2; 65:8;73:21;74:9,12, 18,21,25;83:5;92:16; 93:4;106:15;107:12, 15,15,25;108:2,2,12, 21,22;128:10,12,16, 20,22;142:9 community-based (1) 103:25 Comp (1) 110:2 compact (3) 86:2; 94:19,23 company (8) 16:8; 25:15;27:5,7;30:16, 19,23;101:23 complete (3) 45:8; 108:24;114:5 completed (1) 122:12 completing (1) 109:11 complex (2) 22:16; 140:15 Compliance (2) 71:24;110:7 compliant (1) 110:17 complications (1) 23:17 comply (5) 19:12; 31:11;48:25;64:11; 67:18 comprehensive (1) 136:5
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concentrated (1) 121:11 concept (2) 106:5,20 concern (1) 123:14 concerns (2) 23:25; 123:13 concluded (2) 91:20; 148:25 concludes (3) 32:18; 72:3;96:10 conclusion (2) 95:22; 111:2 concrete (1) 30:8 Condemnation (12) 84:2;115:13;119:5; 125:7,9;127:25; 130:20,20,21;131:4, 8;132:11 condition (3) 48:11; 90:20;91:16 conditions (17) 9:22; 62:15;74:3;85:4,21; 89:24;91:21;92:10, 16,24;93:2;103:6; 104:23;109:5;122:18; 125:16;138:21 conduct (2) 80:2; 83:17 conducted (2) 56:14; 138:9 conducting (1) 81:1 configuration (1) 61:9 confirm (2) 63:5;81:17 conflict (2) 109:22; 110:1 conflicts (1) 110:20 conforming (1) 92:5 confused (1) 42:20 congested (1) 21:15 Congress (1) 9:11 connect (1) 74:25 connected (1) 106:1 connection (2) 20:13; 64:24 Conservation (3) 64:8;70:21;136:7 consider (2) 13:20; 96:25 consideration (1) 109:19 considering (1) 66:19 considers (1) 83:15 consistency (3) 112:13;121:8;125:18 Consistent (6) 84:3; 85:23;86:5;93:23; 110:4;125:18 consolidate (4) 66:23; 67:2,7;92:7 consolidating (2) 66:18,19 consolidation (3) 67:9, 24;68:3	constant (1) 56:19 constitute (1) 95:14 construct (2) 28:12; 35:14 constructing (1) 45:6 construction (1) 64:1 contact (2) 32:7;70:15 contain (1) 45:21 containing (1) 122:1 contaminated (3) 122:5,11;123:6 contamination (7) 120:1;121:4;122:13; 123:4,7;124:5;126:13 contiguous (4) 104:14;109:20,21; 110:19 continuance (2) 90:3; 145:11 continue (5) 62:7; 64:6;81:14;146:11,13 continued (3) 44:6; 75:5;145:9 continues (1) 64:1 contribute (2) 92:10; 96:6 contribution (4) 45:4, 9,11,13 contributor (1) 61:25 Cooper (4) 8:7; 123:24,25;146:23 cooperation (1) 84:11 copies (1) 65:11 copy (5) 5:17,20,23; 31:20;53:16 core (1) 86:1 Coriell (9) 35:12; 36:19,24;44:3;54:13; 55:10;73:23;74:17; 75:1 corner (10) 16:4; 20:21;30:8;99:7; 107:22;108:3,6,13, 15;127:8 corporation (1) 74:1 corporations (1) 74:6 Correcting (1) 78:7 correctly (1) 31:2 corridor (5) 22:15; 130:10,19;139:14; 147:9 Cosenza (14) 78:25; 79:17;80:7,13,14,17, 23;81:10,21,24;82:1, 4,7;96:16 C-O-S-E-N-Z-A (1) 80:14 Council (7) 78:8,9; 83:15;84:4;87:9; 119:15;124:9 councilman (1) 111:16 Councilwoman (18)	6:13,14;7:11,12; 10:11,22,23;14:23; 15:4,16,17;24:14; 25:1,2;33:9,23,24; 76:25 Counsel (17) 18:16; 26:8;36:6,16;79:14, 21;80:4;83:12;97:5, 16,20,23;101:10,12; 113:25;115:23,24 counsel's (1) 97:12 County (14) 32:12; 62:19,19,20;64:8,8; 70:20,20,21,22; 71:14;80:25;90:13; 110:2 County's (1) 109:24 couple (6) 22:17,17; 39:10;74:21;124:2,6 couple-year (1) 56:14 Courier (1) 5:21 course (11) 17:16; 20:3;36:18;41:21; 81:13;84:17;85:16; 114:14;122:4;137:3; 139:19 court (1) 101:15 cover (3) 11:16; 60:20;124:6 coverage (1) 106:11 covered (1) 103:11 covers (4) 11:17;13:1; 122:18;139:1 COVID-19 (1) 5:6 COZENZA (1) 80:8 CPZBS (1) 7:24 CRA (5) 124:14,22; 128:25;129:11,15 CRA's (1) 116:1 Crean (49) 6:15,16, 25;7:13,14;9:19; 10:24,25;15:18,19; 25:3,4;33:11,12,13, 25;34:1;76:9,10,13; 77:7,8;99:18;100:2,4, 14,15;113:2,17,18; 132:17,18;133:5,6; 142:22;143:8,9; 144:6,24,25;145:24; 146:7,8;147:14,25; 148:1,8,18,19 create (5) 55:19; 105:19;108:14,24; 137:16 created (1) 109:17 creates (1) 107:20 creating (4) 74:3;86:3, 4;109:9 creation (1) 109:17 creativity (1) 74:12 credentials (1) 101:11 credible (1) 130:12 credit (3) 43:22;142:8,	10 crew (1) 36:9 Criteria (46) 22:5; 23:5;84:23,25;85:3,8, 16;86:13,18,23; 89:15,17,21;90:6,7,9, 11;92:18;93:7;95:8, 10,13,18,23;96:2; 97:19;99:1;115:13; 118:18;119:17,19,19; 120:2,4,4;122:25; 123:15;124:17,19; 125:14,20,24;126:10, 12;136:12;138:1 criteria (1) 93:9 Criterion (30) 85:10, 17;89:19,22;90:1,2, 12;92:13,20;93:10, 11,15,16,21,22;95:4, 5;96:9;119:21,22; 120:19,24;121:5; 122:16,21;123:3,16; 125:19;126:3,8 critical (3) 55:11,21; 139:21 crosses (1) 123:24 crossing (1) 88:16 CSI (1) 7:23 cubic (1) 13:2 cultivating (2) 108:21, 22 cultural (2) 139:4,14 Cummings (1) 8:4 current (3) 105:3; 107:22;111:11 currently (8) 24:7; 30:14,15;48:23; 63:19,24;105:2; 129:25 cursor (1) 20:17 customers (1) 23:1 cuts (1) 132:5 cutting-edge (1) 75:2 cyclists (1) 48:23 cylinder (1) 42:1 CZO (1) 7:24	21;25:5,6;34:2,3; 77:9,10;100:16,17; 113:19,20;133:7,8; 143:10,11;144:12,14, 15;145:1,2;146:9,10; 147:16,17;148:2,3,10, 20,21 day (2) 44:9,10 days (2) 44:7;137:4 day-to-day (2) 55:11; 81:4 deal (2) 8:13;85:20 dealing (1) 119:6 deals (2) 89:23;93:11 debris (3) 89:4;122:5, 8 decades (1) 88:1 December (6) 5:5;6:1, 1,2;38:8;128:14 decided (2) 124:14; 125:4 decision (3) 8:16; 14:20;75:17 decision-making (1) 138:1 decrease (1) 57:6 decreased (1) 55:1 decreasing (1) 57:5 deducted (1) 42:25 deed (5) 29:24,24; 30:1,4;31:19 deeds (1) 67:13 deeply (1) 16:18 defer (1) 96:23 defined (2) 107:16; 136:10 definitely (2) 63:14; 108:22 definition (4) 86:9,16, 17;94:16 degradation (1) 62:15 degrees (1) 55:17 DEJESUS (203) 5:1; 6:3,4,5,21;7:1,2,3,18; 8:3,10,15;9:16,24; 10:8,13,14,15;11:5, 13,21,25;14:6,9,17; 15:1,6,8,9,25;16:12; 17:5,7,12;22:1;23:9, 23;24:9,16,18,19; 25:11,14;26:9;27:8, 11,15;28:6,9;32:20; 33:5,12,14,15,16; 34:8,11,18,20,25; 35:5,10,21,25;36:13; 37:11,22;38:2;39:21; 40:22;41:3,22;49:6, 12,19;50:15;51:19; 52:23;56:6;66:9,13; 72:5,9,12,15,21;73:3; 75:14,22,25;76:8,10, 14,15,16,19;77:13,20; 78:3,6,20;79:11;
---	---	--	--	--

81:13;82:5;96:12,14, 17;97:4;98:15;99:5, 16,20;100:5,6,7,20, 22;101:1;102:11,15, 20;111:4,6;112:4,22; 113:3,5,7,8,9;114:9, 14,17,20;115:6,16,21; 116:6;117:12,19,22; 118:12,14;121:17; 123:19;126:18;127:3, 7,10,15,22;128:7; 129:8,16,20;130:2; 131:14,20,23;132:15, 18,23,24,25;133:11, 16,19,24;134:5,10; 135:18;140:12,25; 141:20;142:1,12,16; 143:2,3,15,19;144:2, 9,12,17,18,19;145:15, 18,25;146:1,2,13,16; 147:12,15,18,19,20; 148:6,11,12,13 Delaware (1) 136:16 DeDuca (1) 16:10 delineated (1) 126:9 demand (2) 65:10; 138:14 demolished (3) 83:9; 95:9;122:10 demonstrated (2) 45:2;74:24 DENA (11) 7:24; 27:11;32:20;37:21, 22,23;42:20;50:15; 53:4;76:7;77:21 denied (1) 145:13 denote (1) 139:1 density (2) 88:9;105:6 DEP (3) 64:6,7;70:25 Department (9) 14:1; 44:9;70:22,23;71:5, 15,18;90:13;140:18 departments (1) 44:9 depending (1) 44:13 deposited (1) 122:5 describe (2) 54:16; 83:10 description (1) 79:24 design (10) 20:23; 57:11;65:17;78:25; 85:5;86:3;92:15; 110:9;119:21;121:1 designated (10) 5:22; 79:5;85:11;86:11; 97:11;99:13;130:19, 21;132:10,12 designating (1) 96:25 designation (6) 103:20,21;110:4; 125:10;127:21;135:2 designer (1) 101:25 desperately (1) 141:22	destination (1) 138:2 detail (3) 54:7;65:15, 23 detailed (1) 84:21 details (1) 66:7 determination (2) 124:9,16 determine (3) 39:11; 114:24;115:13 determined (6) 38:11; 39:10;42:15;45:7; 65:3;85:2 determining (1) 85:1 detrimental (2) 92:16; 93:4 develop (1) 45:5 developed (6) 86:8; 90:21;91:5,23; 137:13,22 developer (1) 45:7 developers (1) 138:15 Development (27) 14:2;62:16;64:13,17; 71:9;73:25;75:5; 79:6;85:3;91:12,18; 94:19;95:1,19; 103:22;107:5;108:23; 109:14,25;110:10; 111:10;121:12; 137:17;138:10,15; 139:4;140:3 Development-Redevelopment (1) 121:10 dialogue (1) 74:23 difference (1) 136:3 different (11) 67:3; 87:20;88:2;93:13; 104:25;106:18;115:2, 4;123:12;125:21; 139:11 differently (1) 46:5 Digital (2) 31:13; 67:21 dimensions (1) 13:1 diner (1) 127:8 Diocese (1) 8:18 dioxide (4) 54:20,22, 23;55:10 dire (1) 80:2 directed (1) 78:10 Directing (1) 114:23 directly (2) 26:23;48:1 Director (44) 6:9,10; 7:7,8;10:18,19;14:22; 15:3,12,13;24:12,22, 23;33:19,20;36:19; 54:14;76:5,21,22; 99:19,24;100:10,11; 113:12,13;116:17; 132:20,21,22;133:3, 4;142:25;143:1,6,7; 144:22,23;146:5,6; 147:23,24;148:16,17	dirt (4) 89:3;92:1; 105:12;121:22 disabled (2) 94:12; 109:16 disapprove (1) 76:4 discourages (1) 91:17 discouraging (1) 126:13 discuss (2) 45:11; 115:21 discussion (1) 29:13 discussions (3) 106:14;111:14; 124:14 distance (1) 63:6 distinct (2) 87:19; 104:24 distressed (1) 91:17 District (9) 8:8;9:1,5,9, 14;64:8;70:21; 105:20;138:22 Districts (1) 139:6 disturbances (1) 62:4 disturbed (1) 58:11 ditto (2) 141:21,21 Doctor (19) 10:5; 13:10;23:23;24:5; 25:18;34:17;41:8; 72:12;73:4;75:22; 78:11;98:20;111:9; 112:5;115:1;129:22; 140:25;141:18; 142:13 document (2) 136:5; 139:22 Documents (4) 31:13; 67:20;85:22;94:5 Domain (9) 79:7;97:2; 110:15;112:12,17,20, 21,24;113:1 done (12) 23:10;63:3; 75:18;77:21;98:18; 99:2;104:13,16; 111:4;117:12;129:8; 133:12 donut (1) 95:15 dot (1) 140:6 double-faced (1) 19:20 double-sided (1) 19:20 down (11) 18:15; 28:19;44:25;46:23; 52:16;68:10;109:13; 124:2;128:11;132:6; 137:24 Downtown (13) 134:1, 23;135:22,25;136:14, 18;137:14;138:12,20; 139:10,16;140:6; 142:20 DR (47) 7:23;8:9,11; 9:15,17;10:6;11:19;	13:12,22,23;14:14; 23:12,14;24:6;25:20; 26:2,7;33:2;41:10; 45:12;65:11;72:14, 17;73:1;75:24;77:1,4, 6;78:13;98:22;100:1; 111:11,20;112:19; 113:22;115:4,8,25; 116:3;129:24;132:21; 140:24;141:1,24; 142:3,4,15 draft (3) 119:9;137:2; 140:8 drafted (1) 97:13 drawing (3) 41:25; 42:2;65:23 drawings (2) 39:22; 49:7 drive (4) 31:21;52:11, 14;78:23 drives (2) 31:14;68:3 driveway (6) 8:6;9:8; 47:25;48:8,14;52:7 driveways (1) 48:22 driving (2) 20:24;21:7 drums (1) 123:12 Dudley (1) 94:14 Dudley-Rosedale (2) 94:3;109:8 due (3) 45:1;55:1; 62:15 duly (7) 7:25;12:6; 26:15;37:17;73:14; 79:18;101:7 dump (1) 122:2 duplex (2) 28:24;89:8 duplexes (1) 105:15 during (6) 5:17;9:22; 62:2;71:23;89:5; 111:12 duties (1) 80:22 dwelling (1) 28:14 dwelling (3) 28:25; 105:14,25	75:4;137:16;138:21 Edition (1) 86:24 Education (1) 87:23 EDWARD (1) 7:23 effecting (1) 123:7 effective (1) 86:20 effectively (2) 83:9; 92:1 efficiency (1) 130:14 efficient (1) 109:25 efficiently (1) 62:25 efforts (2) 82:17;112:1 eight (2) 85:3;87:21 Eileen (1) 78:21 either (4) 20:8;23:4; 124:16;139:13 element (1) 108:15 Elementary (1) 83:7 elevate (1) 74:13 elevation (4) 17:17; 18:5,5,12 elevations (1) 41:17 Eleven (1) 87:23 else (9) 14:7,8;56:3; 61:12;75:17,23; 123:17;126:16; 129:16 emergency (1) 129:14 Eminent (9) 79:7; 97:1;110:15;112:12, 17,19,21,23;113:1 emission (2) 104:18;110:24 employee (2) 44:11, 20 empowerment (1) 74:3 enable (2) 41:6,9 enclosed (1) 56:21 enclosure (4) 40:13, 16;56:23;69:17 encourage (1) 111:1 encouraged (1) 74:15 encourages (2) 64:5; 121:11 end (5) 35:1;70:4; 89:16;137:21;140:12 ended (1) 137:20 engaged (3) 122:8, 14;129:3 engagement (6) 111:13;128:10,13,20, 23;142:10 engaging (1) 74:18 engine (1) 138:20 engineer (9) 31:5; 36:7,18,24;53:15,21; 61:21;62:22;135:2 enough (5) 23:9; 95:12;96:3;97:12; 113:23 Enterprise (5) 85:11; 93:17,18;121:7;
---	--	--	--	---

125:17 entire (7) 13:17; 74:13;83:10;87:18; 96:8;119:24;125:23 entitled (1) 45:7 entity (1) 67:5 entrance (5) 11:17; 50:4;51:7;52:7; 107:21 environment (1) 55:20 environmental (16) 55:24;63:16,18; 64:10,19;70:24;71:5, 8;84:14;120:1;121:4; 122:18;123:14; 125:16;126:13;129:5 envisioned (1) 96:5 Ephraim (14) 16:1,4,6, 22;18:4;20:16,18,22, 24;21:1,22:6,19,22; 24:5 equipment (2) 55:9; 127:11 equitable (1) 137:17 equity (1) 74:2 Eric (1) 6:17 Erin (4) 142:23;143:8; 144:7,7 error (1) 48:14 essential (2) 55:7; 86:25 essentially (5) 16:16; 28:11,19;105:19; 108:13 Essex (1) 80:25 Establishing (2) 31:12;67:19 etc (2) 90:10;105:23 EV (2) 43:20;106:18 evaluation (1) 89:10 Evaluations (1) 64:22 even (3) 31:19;86:16; 92:4 evening (11) 5:1,12; 16:14;19:2,7,24; 27:16;35:20;78:20; 82:12;95:3 everybody (10) 14:21; 16:15;17:10,10; 36:13;49:14;72:7; 77:21;114:19;121:24 everyone (9) 5:1; 25:9;34:7;71:12; 82:2;103:1;114:10; 137:18;148:23 evidence (3) 89:25; 92:18,22 evolve (1) 138:17 EV's (1) 111:1 exact (1) 45:20 exactly (4) 17:3;38:4; 45:12;54:10 examined (7) 7:25;	12:7;26:15;37:18; 73:15;79:18;101:7 excellent (4) 111:25; 129:8;133:13;143:16 except (1) 58:9 excuse (2) 19:10;55:6 excused (1) 114:12 exemptions (1) 85:13 Exhibit (4) 18:16; 20:12;41:23;51:21 exist (3) 63:7;90:7; 95:11 existed (1) 84:10 existing (24) 16:3; 17:16;18:18,20;20:2, 14,20,20;21:2,20; 22:14;25:17;27:19; 44:5;58:7,11;59:19; 60:8;63:7;70:10; 85:20;103:6;104:23; 139:2 exists (2) 109:14; 111:19 expect (2) 55:1; 138:24 expected (1) 62:24 expediency (1) 130:15 experience (3) 62:14; 79:24;81:9 expert (3) 80:3;81:12; 100:25 explain (2) 52:1;89:21 explained (2) 23:11; 103:3 explanation (1) 121:16 extent (2) 44:13;58:2 exterior (6) 8:6,19,24; 9:3,7,12 extinguishing (1) 23:18 extra (1) 136:21	far (2) 97:4;107:10 faulty (1) 92:15 featured (1) 83:4 features (1) 64:10 February (1) 119:13 Federal (22) 118:3, 24;123:23,25;126:16, 19;128:15,21;130:10, 19;131:2,5,7,8,14,17, 21,25;132:4,10,12; 147:9 feed (1) 90:10 feel (1) 128:2 feet (55) 12:22;13:7, 25,25;17:24;18:1,9, 10,13,23;19:19,21,22; 27:23,24;28:1;35:16; 39:18,19;40:3,3,9,9, 10,11,16;42:1,2,3,7, 17;43:12;47:4,8,24; 48:8,9,15;50:1,18,19, 24;51:2,5;52:16,20; 54:8;57:13,15;58:8; 68:12;69:17,17,24; 106:12 fence (3) 68:11,15; 69:19 fenced (1) 88:19 Fencing (2) 68:10,21 FERDINANDO (2) 101:6,17 F-E-R-D-I-N-A-N-D-O (1) 101:18 few (6) 16:24;29:14; 38:10;95:8;104:15; 118:25 Fifteen (1) 40:11 figured (1) 59:11 file (4) 31:22;82:11; 84:24;103:4 filed (2) 29:24;101:20 filing (3) 5:23;30:10; 31:19 fill (1) 121:3 filled (3) 54:22,24,25 final (8) 31:17;34:11; 35:11;67:12,25; 119:13;140:9;146:22 Finally (3) 72:5; 139:20;140:5 find (3) 71:19,22; 98:15 finding (3) 85:23; 96:8;112:13 findings (1) 64:23 Fine (8) 27:9;29:5; 32:9,16;68:25;69:1; 102:10,12 finished (1) 114:12 fire (8) 28:15,19; 53:15,16;83:9;84:11; 93:12,12 Firm (4) 16:10;80:18;	122:7;129:3 first (16) 5:19;7:25; 12:6,13;26:15;37:17; 38:3;73:14;79:17; 82:6;89:11;90:18; 91:9;98:15;101:7,14 fit (3) 57:3;90:7; 139:12 five (2) 28:1;93:14 five-page (1) 26:21 fix (1) 46:2 flash (3) 31:14,21; 68:3 flexibility (1) 106:10 flood (1) 71:9 floor (8) 5:20;16:13; 36:1;37:23;80:19; 102:14,16;135:19 flow (1) 21:14 focus (4) 82:19;108:2; 109:1;119:23 focused (1) 142:5 focused-in (1) 136:10 focusing (3) 83:3; 128:15,18 folks (1) 141:7 follow (2) 20:17;61:13 following (5) 5:4;87:3; 103:5;133:20;146:17 follows (9) 8:1;12:8; 26:16;37:18;73:16; 79:19;101:8;132:2,4 foot (13) 11:8;12:18, 23,24;13:2,4;25:17; 27:20;39:16,17; 40:14;59:25;136:13 footage (3) 13:6,18; 17:22 footcandle (3) 60:2; 69:25,25 footprint (1) 57:5 foreground (2) 108:6, 13 forget (1) 130:23 form (2) 30:17;108:2 formalization (1) 104:3 format (6) 5:6,7,10; 31:13;56:8;67:21 former (19) 17:18,20, 23;18:3,8;23:16; 87:25;103:17;115:12; 120:6,8,12,13; 121:19;122:2,9,24; 124:3,4 formerly (3) 16:23; 121:20;122:3 forms (1) 94:23 formula (1) 43:14 forth (2) 75:16;112:1 fortunate (1) 84:8 forward (5) 26:25; 75:7;93:16;103:9;	133:15 forwarded (2) 53:16; 63:22 forward-thinking (1) 85:18 found (1) 89:4 foundations (1) 121:2 four (3) 87:20;104:25; 119:19 fourth (1) 121:20 Fraction (1) 6:20 Franklin (1) 136:15 free (2) 21:14;48:22 front (15) 19:6;28:22; 38:13,19,20;39:3; 47:13,15,20,21;50:4; 68:13,21;69:20,22 frontage (5) 19:16; 20:15,17;57:24;91:25 frontages (3) 19:14; 20:19;51:1 full (5) 58:2;79:23; 101:16;116:15; 134:19 full-depth (8) 45:24, 25;46:2,9,10,13,14,19 fully (2) 36:7;57:13 function (2) 107:16; 139:11 functionality (1) 119:24 future (8) 75:4;77:15; 85:19;86:21;93:24; 103:12;134:2;139:10 fuzzy (1) 26:3 FYI (1) 13:14
G				
G' (5) 93:16,21;95:24; 120:4,19 Gabay (30) 25:20,23; 26:5,7,14;27:4,4; 28:4,8,11;29:5,10,18, 20,22;30:2,6,12,18, 23;31:4,9,23;32:4,8, 10,15,17;34:6,9 Gallenthin (1) 93:1 garden (1) 109:17 gate (2) 49:4;78:23 Gateway (3) 74:14; 75:6;146:25 Gelatin (7) 115:12; 120:9,12,13,15,16; 147:7 general (5) 29:8,11; 69:4,5;81:4 generally (8) 82:13, 15;85:21;86:1;89:15; 91:10;92:21;94:5 generation (1) 61:22 generator (3) 39:15; 40:15;69:16				

generators (3) 39:15; 40:12,13	121:7;125:18;137:16	Hello (2) 14:21; 132:19	ideas (1) 139:9	106:17
gentleman (4) 81:9, 12;111:7;140:22	GSI (1) 84:15	help (10) 26:24;75:4; 77:24;96:19,20; 129:12,12;137:25; 138:14;139:24	identification (3) 51:22;104:12;110:13	inclusive (2) 105:25; 142:10
gentlemen (1) 77:13	guess (4) 23:18; 61:20;71:19;99:7	helping (2) 75:16; 84:13	identified (4) 86:7; 107:25;130:11; 139:18	income (2) 109:11,12
geometry (3) 39:3,4; 47:19	guide (1) 137:25	helps (5) 13:21; 106:8;138:16;139:9, 23	identifies (1) 138:10	inconsistent (1) 22:14
geophysical (1) 64:21	guided (1) 82:17	here's (1) 108:4	identify (6) 12:11; 20:25;21:8,17,22; 94:10	Incorporated (3) 134:22;137:4;141:9
gets (4) 28:6;95:15; 96:17;107:9	guys (4) 112:1; 121:16;126:16; 133:15	high (4) 35:17;36:12; 54:7,8	identifying (1) 94:8	increasing (1) 109:3
girl (2) 38:2;77:21	H	highlight (1) 128:9	II (2) 63:17,21	incubators (2) 55:20, 22
given (4) 75:20;84:9; 89:25;134:4	H' (4) 93:22;95:4,24; 120:4	highlighted (1) 104:21	illegally (1) 122:6	indeed (1) 141:23
giving (1) 145:18	half (1) 126:8	highlights (2) 36:11; 135:21	illuminated (1) 16:7	indicate (5) 30:20; 59:15;84:1,23;111:12
glimpse (1) 88:10	Hall (1) 5:19	Historic (7) 8:7;9:1,5, 9,14;64:7;121:3	illustrated (1) 104:25	indicated (8) 30:15, 17;57:1;83:12;84:4; 87:12,17;97:16
goals (6) 94:21; 109:24;110:8;137:22; 138:3,8	hand (5) 12:3;26:12; 73:2;101:4;141:25	history (1) 23:15	image (3) 83:6;90:23; 95:14	industrial (3) 120:10; 124:3,4
goes (2) 52:8;132:4	handbook (1) 86:24	hit (3) 29:7;38:1; 46:24	immediately (1) 107:17	inference (1) 93:6
Good (41) 5:1,12; 12:16;13:10,21,24; 16:14;23:15,22; 27:16;35:20;39:6; 41:21;45:2;57:10; 73:8,10,10;75:21; 78:19,19;79:21; 97:12;102:23;114:3; 116:19,23,24;117:9; 118:1,13;121:17; 128:7;129:7;130:14; 134:18;135:6,9,13,14, 16	handling (2) 30:25; 55:24	hits (1) 36:11	immersed (1) 55:18	inferred (1) 91:19
governing (2) 81:5; 111:16	hands (11) 7:21;10:7; 14:15;24:7;33:3; 37:14;72:19;79:15; 98:23;111:12;129:25	hold (2) 55:23;87:8	impact (3) 22:10; 63:18;65:8	in-fill (3) 94:25; 108:23;121:11
GRABIAK (8) 16:9,9, 14;17:6,9,14;22:3; 25:9	happens (1) 56:8	hole (1) 95:15	impacts (1) 64:10	Influential (1) 139:5
grade (1) 58:11	happy (18) 5:2;25:11; 34:8,9;77:14,20; 114:9,16;118:6; 121:14,15;129:18; 133:16;143:19,21,22; 145:6;148:23	holiday (3) 25:12; 77:14;148:23	impeding (1) 93:2	info (2) 65:4;68:10
grading (1) 53:7	hardship (2) 39:4; 45:2	holidays (9) 5:2;34:8, 9;77:20;114:9,16; 133:16;143:19,21	impervious (1) 106:11	information (12) 31:18;61:18,22; 63:25;65:2;68:2,8; 84:13,14;118:25; 129:1,9
GRAKIAK (1) 18:25	Hargrove (2) 127:10, 14	Holiness (3) 34:12; 145:7,22	implementation (1) 139:20	informed (1) 74:20
Grant (1) 8:7	hazard (1) 71:9	Home (2) 9:10;102:8	implemented (1) 140:16	infrastructure (3) 104:18;110:25; 121:12
granted (7) 20:3,7; 21:10,11;23:3;28:17; 45:1	hazards (1) 48:22	homeowners (1) 29:1	important (1) 96:18	initial (2) 28:16;124:8
Great (6) 17:14;34:9; 77:14;81:15;102:25; 141:16	head (1) 126:20	homes (6) 105:12; 126:5,6;127:17,18,20	impressive (1) 140:14	initially (2) 28:21; 124:13
greater (1) 57:13	heading (1) 52:16	hope (4) 72:7;77:15; 96:17;100:23	improved (2) 105:9; 108:22	innovation (2) 74:7,10
greatly (1) 109:4	headquarters (1) 44:8	Hosanna (3) 78:22; 83:6;87:23	improvement (2) 107:23;109:4	Inquirer (1) 5:22
green (2) 124:25; 127:23	Health (5) 22:16; 70:21;71:14,17; 146:23	hospitality (1) 138:11	improvements (14) 34:15;35:18;45:20, 23;62:18;85:6;91:22; 92:17,25;93:3;104:3; 109:6;120:21;126:14	inserted (1) 98:6
greenish-blue (1) 139:15	hear (7) 23:7;37:9,11, 23;39:7;72:9,11	host (1) 136:21	Inc (1) 34:12	inside (1) 11:14
groundwater (2) 64:21;122:15	heard (9) 35:8;97:17; 103:20;113:15; 118:19;130:8,12; 142:9;147:3	hour (1) 61:24	inches (2) 12:22;13:8	inspected (2) 56:12; 84:18
group (3) 89:14; 111:22;115:7	Hearing (14) 10:1,9; 14:11,17;24:1,10; 32:23;33:5;87:8; 99:13;111:8;119:4, 13;129:22	house (1) 140:7	incinerator (2) 40:13; 124:4	inspection (2) 56:13; 89:5
groups (2) 137:1,18	Height (12) 39:13; 40:3,6,12,16;42:12; 57:13;68:12;69:10, 13,14,19	household (1) 109:11	inclined (5) 97:8,22; 99:12;130:17;145:10	inspects (1) 56:16
grow (4) 55:21,22; 96:20;138:17	held (4) 5:16;6:22; 111:14;139:19	houses (1) 136:24	include (9) 78:8;86:2, 17;87:18;90:22; 104:3;107:12;109:13; 128:4	install (1) 12:18
grown (1) 57:13		housing (23) 74:5; 75:5;86:3;90:13;94:7, 12,25;104:1,11,16,17; 107:25;108:17,20,21; 109:10,15;110:12,20, 23;126:8;136:6; 138:11	included (6) 88:12; 124:11;125:2,6; 127:19;139:7	Installation (5) 8:6; 9:8,12;11:7;16:5
Growth (9) 85:24; 86:2,6,9;94:17,22;		HPC (2) 9:18,22	includes (13) 31:14; 74:13;81:1;83:18; 85:3,9;88:5;105:6; 107:4;123:11,12; 126:5;131:18	instead (1) 89:13
		hub (1) 74:10	including (10) 64:20; 83:8;84:14;86:25; 88:5;94:6;104:1; 124:3,4;132:6	Institute (2) 35:12; 73:23
		HVAC (2) 59:2,10	inclusion (2) 86:19;	institutions (2) 88:5; 105:5
		hybrid (1) 44:6		insured (1) 57:2
		I		insuring (1) 142:9
		lan (1) 6:11		integrity (1) 55:19
				intention (2) 49:1; 119:15
				interest (1) 105:8
				interested (2) 128:14; 142:14
				interesting (1) 140:20
				internal (2) 16:7;

62:23 internally (1) 51:4 Internet (1) 5:7 intersections (2) 62:6; 63:8 into (23) 13:16;16:18; 25:17;27:20;28:24; 25:51;3:4,6;52:8; 64:1;77:25;90:7,11; 97:20;99:22;137:5; 20,24;138:21;139:22; 141:9;145:6 introduction (2) 23:10; 79:14 Inventory (2) 104:15; 110:20 investigated (1) 123:13 investigation (10) 79:5;81:18;114:24; 118:24;124:7,9,11,12, 21;125:22 Investigations (6) 64:19,21,22;81:2; 118:22;123:9 Investments (2) 9:11; 126:14 invited (1) 74:23 involved (3) 36:5; 122:24;129:5 involves (1) 80:24 Ironside (1) 8:24 issue (4) 14:2;23:13; 54:12;145:7 issued (2) 31:18;68:1 issues (7) 14:10; 23:20;32:25;53:1; 64:12;140:15;144:3 Item (2) 134:2;143:23 items (7) 8:12;9:18; 29:14;38:10;39:10; 42:12;130:12 IZZO (4) 25:25,25; 26:2,4	John (7) 134:8,10,13, 21;141:6,16;142:6 John's (1) 88:6 JOHNSON (4) 7:24; 36:11;53:25;58:25 joint (2) 141:4;142:7 JONATHAN (3) 26:14;27:4;30:18 Jose (8) 6:4;8:23; 14:8;15:8;24:18; 81:11;100:6;144:18 JOSEPH (1) 37:16 Joseph's (1) 111:17 jump (1) 68:10 junk (1) 122:3 jurisdiction (1) 35:9	122:17;125:14,15; 136:6;138:14;139:13 lands (2) 88:16; 103:18 landscaping (2) 58:7; 107:1 language (1) 85:25 Lansdowne (4) 20:16, 22;22:9,15 large (5) 55:10;58:14, 18;82:24;122:2 largely (1) 22:11 larger (5) 13:19; 17:21;22:24;106:21; 108:5 largest (2) 120:16,16 last (9) 12:14;41:11; 80:10;92:11;101:18; 115:1;123:22;133:19; 134:3 late (1) 44:16 later (3) 95:2;124:23; 125:12 Laura (2) 23:5,8 Laurel (1) 78:23 Law (10) 16:10;20:9; 30:10;83:1,25;84:3; 85:25;87:6;92:21; 93:1 lawfully (1) 20:20 layout (1) 121:1 layouts (1) 62:24 lead (1) 123:6 leader (1) 137:14 leaders (1) 96:19 leadership (1) 142:5 leardership (1) 129:15 learning (1) 74:7 leases (1) 56:15 least (13) 16:24; 19:25;21:12;90:15, 24,25;91:2,3,9;92:2; 93:4;95:25;120:21 leave (1) 24:11 LED's (1) 16:7 Lee (37) 6:6,7,24;7:5, 6;10:12,16,17;15:10, 11;24:20,21;33:17, 18;76:17;77:2,4; 100:8,9;113:4,5,6,10, 11;133:1,2;143:4,5; 144:20,21;145:23; 146:3,4;147:21,22; 148:14,15 left (9) 17:20;18:2; 52:6;77:1;83:5,6; 88:13,24;89:1 lefthand (1) 106:24 leisure (1) 140:11 length (5) 12:21;13:3; 47:4,8;69:21 lengthy (1) 84:7 Leonard (19) 6:11,12;	7:9,10;10:20,21; 15:14,15;24:24,25; 33:21,22;76:23,24; 100:12,13;113:14,14, 21 less (5) 11:16;50:19; 51:8;57:15;59:24 letter (15) 11:8;16:5; 26:19,20,21,24; 27:17;29:9,13;36:4; 37:25;38:8;59:1; 70:8;78:16 letters (2) 65:10,10 level (6) 55:12;56:18; 62:8;69:25;94:15; 141:12 levels (6) 59:23;60:1; 62:7,11;69:11;70:1 leveraging (1) 137:15 Lewis (1) 16:10 license (3) 84:21; 116:24;135:14 licensed (2) 102:2; 135:5 licenses (2) 64:12; 101:20 lien (1) 93:5 lies (1) 75:8 lieu (1) 97:25 light (2) 139:1,2 Lighting (12) 59:22, 23;60:1,1,9,10,14,18; 61:8,12;69:11;70:1 liked (1) 111:23 likely (3) 57:6;90:20; 91:23 limited (1) 64:20 Lincoln (1) 146:21 line (16) 47:13,13,15, 16,25;58:8;68:13,13, 14;69:20,21,22,23,25; 84:21;132:2 liquid (11) 54:2,6,17, 19,24;55:2,5,6,9,15; 56:4 list (7) 10:7;14:15; 24:7;33:3;72:18; 98:22;133:19 listed (3) 32:6;69:18; 70:14 listened (1) 141:8 little (9) 42:20;84:10; 85:17,25;86:22; 119:11;125:12,20; 138:25 live (1) 137:15 living (2) 85:4;89:24 LLC (6) 9:11;16:1,19; 24:4;35:12,23 LLP (1) 78:22 loading (9) 40:19; 47:12,14,17,21,23,25; 58:17;69:22	local (5) 85:22;86:6; 104:10;108:17; 111:17 located (25) 8:7,20, 25;9:4,9,13;16:22; 19:4,10,11;20:4;24:4; 47:12,15,24,25; 48:11;49:15;52:1,2; 58:8;69:23;80:18; 87:13;134:24 location (1) 48:8 location (10) 11:17; 44:5;47:17;55:3; 57:6;66:6;90:19; 91:20;104:4;109:5 locations (1) 58:5 long (8) 13:8;23:15; 31:2;49:20;82:10,12; 95:11;96:3 long-range (1) 136:5 long-term (3) 74:3; 85:13;92:11 look (3) 75:7;93:24; 145:8 looked (1) 91:6 looking (17) 18:2; 21:19;28:15,18;59:3; 88:15,15,17,22,23; 108:5;125:21,22,23; 126:1;133:15;140:13 looks (1) 136:5 lost (2) 91:22;145:18 Lot (64) 11:6;16:2,17; 17:21;18:7;20:17; 21:19;22:5,18,24; 25:16,17;27:20,24; 28:1,16;34:13,15; 39:24;42:23;43:6; 48:19;58:8;66:18,19; 67:9,10;68:3,12,13; 70:1;78:9;79:2,3; 83:15;85:6;87:24; 88:2,3;89:18,20;91:1, 1,4,4;95:6,7,25,25; 106:25;115:17;118:5, 21;123:1;124:10,10, 25;125:1;131:18,18, 19,19;132:7;139:12 lot-by-lot (1) 89:14 lots (20) 25:18;27:20; 28:20;35:14;45:6; 66:17;83:18,24;84:9; 90:24,25;91:3;92:3; 95:19;103:19;115:18; 122:19;125:1;126:6; 139:13 Lou (1) 16:9 lovely (1) 114:18 low (3) 88:8;105:6; 109:11 lower (1) 99:6 low-income (1) 109:10
J	K			
James (3) 34:20;73:4; 79:11 Jannette (1) 6:13 January (4) 119:9; 145:12,21;146:14 Jersey (11) 5:20,25; 30:10;70:23;71:5; 86:8;94:16;102:3; 110:2;117:3;135:11 Jim (5) 60:16;71:20; 142:17;146:12,17 job (3) 98:24;111:25; 130:14 Joe (8) 36:7,24; 38:24;40:21;41:17; 60:21;141:3,15	Kaighn (1) 34:13 keep (9) 50:13;52:22, 23;66:13;68:20;71:4, 21;76:19;82:11 Keith (1) 6:9 kept (1) 74:20 key (2) 17:21;90:16 kind (7) 20:21;21:19; 26:2;60:9;86:20; 142:4,6 Kitchen (2) 127:1,1 Knock (1) 118:15 knowledge (1) 123:19 known (1) 121:22 knows (1) 121:24 Knox (13) 115:12; 118:2;120:6,8,12,13, 15;121:14;130:9,18; 131:4;132:10;147:7 KOLBER (37) 116:1, 5,8,13,16,16,22,25; 117:4,8,14,23;118:4, 8,16;121:19;123:21; 126:23;127:6,9,12,18, 24;128:8;129:9,18; 130:13,23;131:2,7,10, 16,22,25;132:14; 133:14,18 K-O-L-B-E-R (1) 116:17 K-turn (1) 21:24 kudos (1) 141:6			
	L			
	laboratory (1) 55:9 lack (3) 90:19;91:11; 92:22 lady (1) 114:18 Land (20) 20:9;85:7; 88:20;90:12,14,15; 95:11;104:10;108:17; 109:15,25;110:1; 119:20;120:20;			

LRK (2) 80:18;101:25 LSRP (1) 64:23	materials (2) 129:1; 140:7	78:20;82:8;99:17; 111:21	75:20;104:15	87:14;88:24;89:1,3; 91:25;104:4;105:11; 107:7,19,21;108:7; 109:18
M	matrix (1) 137:6 matter (9) 35:24; 36:18;75:17;76:4; 97:6;111:8;130:1; 133:22;134:14	Memorial (4) 45:22, 23;49:2;52:6 mention (1) 74:17 mentioned (6) 36:3; 59:1;61:1;75:6; 123:8;129:3	miss (3) 21:18,23; 38:5 missed (3) 38:6;54:5; 70:3 misspoke (1) 112:24 misspoken (1) 99:9 mistake (2) 46:19; 48:12 mix (3) 88:4;105:1,4 mixed (2) 94:19;126:7 mixture (1) 88:8 mobility (1) 74:8 moderate (2) 109:10, 12 modes (1) 106:18 momentum (1) 139:24 monitored (1) 63:24 monitoring (3) 56:9, 17,19 monitors (1) 56:17 month (7) 16:25; 54:25;55:3,4;74:22; 133:15;146:12 months (2) 54:24; 74:22 monument (1) 65:15 monuments (1) 30:8 MOORE (149) 7:24; 27:13,16;29:2,6,11, 19,21,23;30:3,7,13; 31:2,6,10,24;32:5,9, 11,16,18;37:24;38:4; 39:1,8,20;40:2,6,8,15, 20,24;41:8,13;42:4,8, 10,14;43:2,7,22,25; 44:18,24;45:17,25; 46:3,7,10,12,14,17, 20,23;47:7,22;48:5,7, 16;49:21,25;50:3,6,8, 12,16,23;51:8,10,13, 16,25;52:10,13,21,24; 53:7,10,13,24;54:4; 55:4;56:1,3;57:9,23; 58:1,5,7,20,23;59:4,8, 11,14,18,21;60:6,12, 16,23,25;61:6,11,16, 20;62:5,10,13,18; 63:5,11,16,23;64:4, 16;65:5,8,14,25;66:2, 8,11,15,22;67:1,8,15, 23;68:6,18,23;69:4,8, 16;70:7,12,18,71:4, 11,21;72:2,8,11,20, 22,24;77:22;78:5 more (16) 11:15;14:4; 36:5;68:11;74:18; 85:18;90:3;95:12; 107:9,19;108:11; 112:6;126:8;130:4,7; 145:11 morning (1) 44:16 Morrison (13) 83:20;	most (5) 54:25;94:20; 119:20;122:1,16 mostly (1) 57:6 motion (58) 6:23;10:9, 11;11:3;14:20,21,22, 24;15:1,3,22;24:11, 12;25:7,33;7,9;34:4; 35:2;76:2,3,5;77:11; 97:9;99:11,15,19,20, 21;100:1,18;112:7,8, 9,10,14,15;113:24; 130:5,18,22;131:13; 132:9,13,15;133:9; 142:17,20;143:12; 144:4,8;145:3,19,20; 146:11;147:12;148:4, 7,22 motor (1) 48:21 motorist (1) 21:22 motorists (5) 20:24; 21:1,7,16,16 Mount (3) 34:12; 145:7,21 move (9) 26:24;29:6; 44:7;59:22;78:15; 92:19;97:2,15;99:18 moved (8) 6:24; 113:2;132:17;142:22; 144:6;145:23;147:14; 148:8 movements (2) 62:6, 10 movie (1) 140:18 moving (10) 66:13; 69:18;78:6;86:13; 87:11;89:10;92:14; 94:15;109:3;110:18 Mt (14) 16:1,4,6,22; 18:4;20:16,18,22,24; 21:1;22:6,22;24:5; 78:23 much (13) 22:24; 37:20;60:15;77:16; 80:6;101:13;107:25; 111:5;114:11;117:24; 129:11;133:14; 141:16 multi-family (5) 105:7, 16,21;106:6;107:3 multiple (2) 102:4,5 multi-screens (1) 117:20 Municipal (4) 20:8; 70:22;80:24;121:10 municipalities (6) 85:10;104:14; 109:20,21,23;110:19 municipality (1) 90:13 must (5) 53:14;66:18;
M' (5) 115:11,20; 116:11;118:10; 130:12 Magnitude (1) 64:22 mailing (1) 34:19 mainly (1) 89:7 maintain (3) 55:18,22; 139:24 major (3) 137:24; 140:18;141:6 majority (2) 91:4; 120:12 making (2) 39:23;56:8 malls (1) 90:10 management (2) 53:1; 55:14 manager (2) 80:18; 134:23 manner (1) 63:4 manufacturer (2) 56:13;120:17 many (5) 43:12;75:8; 88:12;92:3;94:9 MANZONI (18) 134:8, 9,12,17,21,21;135:4, 8,12,15,17,19,20; 141:3,18;143:15,17, 21 M-A-N-Z-O-N-I (1) 134:22 Map (8) 30:10;67:10; 84:16;87:5;131:16; 139:7,23;140:3 mapping (1) 84:15 Maps (3) 31:13; 67:20;84:15 March (1) 119:15 mark (2) 51:19;85:9 marked (3) 18:16; 20:12;51:22 markers (1) 30:9 Market (5) 8:19,21; 134:24;138:9,13 marking (1) 41:22 marks (1) 73:24 Marshall (1) 84:12 massing (1) 108:11 Master (37) 81:3; 82:16,16,21;84:16; 86:6;92:8;93:24,25; 96:4;110:8;112:13; 134:1,2,23;135:21,22, 25;136:1,3,4,11,12; 137:2,5;138:5,6; 139:21,25;140:2,6,8, 10,22;141:15;142:20, 21 material (1) 123:10	may (13) 9:15;27:2; 28:21;56:7;57:4,6; 77:23;78:11;80:9; 99:7,9;100:22;114:12 Maybe (1) 74:22 Maymouna (1) 9:2 Mayor (1) 6:8 mean (7) 42:20; 51:25;60:21;66:9; 73:4;75:7;112:7 meaning (3) 90:17; 92:4,24 means (3) 65:1; 90:19;92:1 measurable (1) 137:25 measure (1) 50:17 mechanical (1) 59:16 Medical (1) 35:13 medium (3) 88:9; 105:6;139:3 meet (26) 58:3;62:19; 86:18;89:17,19,20; 90:6,8;92:13;93:14, 20;95:4,8,10,18,23, 24;96:1;111:22; 115:13;120:4;121:7; 122:21,25;125:24; 136:12 meeting (23) 5:3,4,5, 13,14,25;6:22;9:20, 22;35:1,4,5;77:1; 78:1;92:18;120:2; 128:13,17;129:12; 140:7;143:25;145:12, 21 meetings (9) 5:16; 74:21;111:14;121:23; 136:22,25;137:11; 139:18;141:11 meets (17) 85:16; 86:12;90:18;93:6,9, 10;96:8;120:19,24; 121:5;122:16;123:15; 124:17,19;125:13; 126:2,7 members (8) 11:9; 13:13,14;35:21;	met (5) 29:17;76:6; 97:19;111:15,16 Metropolitan (2) 86:10;94:21 Metuchen (1) 80:25 Meyers (5) 23:6,8; 141:3,25;142:2 Micale (14) 79:1; 97:24;100:23;101:6, 16,18,24;102:8,13,17, 22,25;111:15;112:2 M-I-C-A-L-E (1) 101:19 Michael (12) 9:6; 116:7,9,16;117:10,12, 21;118:1,14;131:1, 14;133:11 Microsoft (1) 5:7 middle (4) 18:4; 28:14;88:21;109:11 might (4) 21:23; 26:24;75:20;107:14 Mike (2) 115:25; 129:17 milestone (1) 73:24 milestones (1) 138:4 mill (1) 46:17 MILLER (116) 5:12; 6:4,6,8,11,13,15,17, 20;7:2,5,7,9,11,13,15, 17;10:14,16,18,20,22, 24;11:1,3;15:8,10,12, 14,16,18,20,22;24:18, 20,22,24;25:1,3,5,7, 13;33:15,17,19,21,23, 25;34:2,4,18;76:15, 17,21,23,25;77:5,7,9, 11;100:6,8,10,12,14, 16,18;113:8,10,12,14, 17,19,21,24;132:24; 133:1,3,5,7,9,23; 134:3;143:2,4,6,8,10, 12;144:11,18,20,22, 24;145:1,3;146:1,3,5, 7,9,11,15;147:19,21, 23,25;148:2,4,9,12, 14,16,18,20,22 mind (1) 17:2 minimum (1) 60:2 Minor (2) 25:14;27:19 minus (1) 55:16 minutes (3) 6:23;	miss (3) 21:18,23; 38:5 missed (3) 38:6;54:5; 70:3 misspoke (1) 112:24 misspoken (1) 99:9 mistake (2) 46:19; 48:12 mix (3) 88:4;105:1,4 mixed (2) 94:19;126:7 mixture (1) 88:8 mobility (1) 74:8 moderate (2) 109:10, 12 modes (1) 106:18 momentum (1) 139:24 monitored (1) 63:24 monitoring (3) 56:9, 17,19 monitors (1) 56:17 month (7) 16:25; 54:25;55:3,4;74:22; 133:15;146:12 months (2) 54:24; 74:22 monument (1) 65:15 monuments (1) 30:8 MOORE (149) 7:24; 27:13,16;29:2,6,11, 19,21,23;30:3,7,13; 31:2,6,10,24;32:5,9, 11,16,18;37:24;38:4; 39:1,8,20;40:2,6,8,15, 20,24;41:8,13;42:4,8, 10,14;43:2,7,22,25; 44:18,24;45:17,25; 46:3,7,10,12,14,17, 20,23;47:7,22;48:5,7, 16;49:21,25;50:3,6,8, 12,16,23;51:8,10,13, 16,25;52:10,13,21,24; 53:7,10,13,24;54:4; 55:4;56:1,3;57:9,23; 58:1,5,7,20,23;59:4,8, 11,14,18,21;60:6,12, 16,23,25;61:6,11,16, 20;62:5,10,13,18; 63:5,11,16,23;64:4, 16;65:5,8,14,25;66:2, 8,11,15,22;67:1,8,15, 23;68:6,18,23;69:4,8, 16;70:7,12,18,71:4, 11,21;72:2,8,11,20, 22,24;77:22;78:5 more (16) 11:15;14:4; 36:5;68:11;74:18; 85:18;90:3;95:12; 107:9,19;108:11; 112:6;126:8;130:4,7; 145:11 morning (1) 44:16 Morrison (13) 83:20;	most (5) 54:25;94:20; 119:20;122:1,16 mostly (1) 57:6 motion (58) 6:23;10:9, 11;11:3;14:20,21,22, 24;15:1,3,22;24:11, 12;25:7,33;7,9;34:4; 35:2;76:2,3,5;77:11; 97:9;99:11,15,19,20, 21;100:1,18;112:7,8, 9,10,14,15;113:24; 130:5,18,22;131:13; 132:9,13,15;133:9; 142:17,20;143:12; 144:4,8;145:3,19,20; 146:11;147:12;148:4, 7,22 motor (1) 48:21 motorist (1) 21:22 motorists (5) 20:24; 21:1,7,16,16 Mount (3) 34:12; 145:7,21 move (9) 26:24;29:6; 44:7;59:22;78:15; 92:19;97:2,15;99:18 moved (8) 6:24; 113:2;132:17;142:22; 144:6;145:23;147:14; 148:8 movements (2) 62:6, 10 movie (1) 140:18 moving (10) 66:13; 69:18;78:6;86:13; 87:11;89:10;92:14; 94:15;109:3;110:18 Mt (14) 16:1,4,6,22; 18:4;20:16,18,22,24; 21:1;22:6,22;24:5; 78:23 much (13) 22:24; 37:20;60:15;77:16; 80:6;101:13;107:25; 111:5;114:11;117:24; 129:11;133:14; 141:16 multi-family (5) 105:7, 16,21;106:6;107:3 multiple (2) 102:4,5 multi-screens (1) 117:20 Municipal (4) 20:8; 70:22;80:24;121:10 municipalities (6) 85:10;104:14; 109:20,21,23;110:19 municipality (1) 90:13 must (5) 53:14;66:18;

67:9,11;110:16 muted (1) 115:25 myself (1) 141:10	105:22;106:17;109:9; 24;110:8;122:1; 125:5;128:6,12; 136:4,9;137:1; 138:18;139:6	118:17;119:22 noted (9) 32:1;42:11; 63:12;69:4,16;70:19; 79:2;94:13;95:13 notes (5) 29:23; 36:12;46:2;69:5,6 notice (3) 5:13;34:23; 35:7 noticing (1) 32:23 notification (1) 34:19 November (1) 6:22 November' (2) 98:5; 114:2 November's (1) 145:9 nuance (1) 86:22 number (5) 13:19; 19:2;69:19;124:8; 141:10 numbers (2) 61:23; 67:10 Nunez (1) 8:23	old (2) 126:9;139:14 Olivette (1) 129:10 Omari (1) 6:17 once (5) 54:24;55:3; 83:4;99:2;109:16 one (66) 5:17;9:2,6, 10;10:7;12:20;17:9; 19:6,15,20;21:13; 22:21;24:1;28:6,7,9; 30:24;32:23;34:10; 35:1;42:1,2,14;43:11; 44:8,9;46:15;49:17; 54:5,8,19,20;55:4; 56:6;59:24;60:18,19; 65:9;72:16;73:1; 74:21;82:6;87:22,24; 88:2;92:20;93:4; 94:23;95:9;100:21; 108:13,13;115:1,1; 117:17;118:3;119:5, 23;120:16;122:25; 123:1;126:18;137:11; 141:21;144:10; 145:11 one-for-one (3) 106:9, 13;107:9 one-on-one (1) 136:24 ones (2) 114:5; 127:22 online (1) 84:14 only (22) 13:4,5; 22:20;32:1;42:22; 44:6,8;47:19;51:3,7; 56:6;57:16;71:1; 85:12;87:24;97:22; 98:7;119:6;126:18; 129:3;130:14;140:12 on-site (6) 48:11,24; 62:23;110:25;123:12, 14 Open (13) 5:14;10:2; 14:5,11;16:25;32:24; 72:16;97:6;98:13; 111:8;130:3;136:24; 140:7 opened (1) 137:3 Opening (1) 5:10 operate (1) 62:7 operating (2) 62:10,15 operations (1) 55:12 opinion (6) 63:2; 84:20;92:12;95:3,17, 22 opportunities (8) 74:16;75:8;86:4; 109:10;137:16; 138:15,16;139:16 opportunity (6) 74:2; 75:10,12;119:11; 141:13;145:19 opposed (1) 85:20 OPRA (1) 84:7	optimal (1) 108:1 options (1) 128:19 orange (2) 87:4,22 order (5) 36:4;45:5; 64:22;112:8;140:1 ordinally (1) 122:3 ordinance (11) 13:7; 14:1;19:14;31:12; 38:14;43:17;67:19; 69:12;81:3;84:15; 146:24 organizations (1) 111:17 orientation (1) 39:2 original (2) 20:13; 83:13 originally (2) 28:13; 56:13 ornamental (1) 68:15 others (4) 85:7,20; 89:9,19 out (17) 8:16;32:24; 59:9;71:19;75:16; 77:15;84:17;98:16, 20;111:9;118:15; 132:7,19;134:4; 136:22;137:13;140:1 outcome (1) 64:18 outdoor (1) 104:2 outlined (2) 82:20; 87:3 outlines (1) 138:16 outreach (2) 137:9,12 Outside (6) 32:11; 70:19;71:16;72:13; 129:23;142:14 outstanding (1) 64:11 over (18) 36:10; 77:24;88:11,16; 89:12;101:10;120:8; 122:4,4,7;123:24; 124:10,25;125:15,20; 126:24;135:21;137:3 overall (4) 96:6; 125:5;136:1,13 over-building (1) 138:12 overhead (3) 57:20, 21;120:7 overlapping (1) 44:10 overlay (2) 46:17; 105:18 oversight (1) 129:5 overview (5) 82:15; 103:5,5,10;136:2 own (2) 87:19;103:14 owned (7) 67:2,4; 87:20,23;90:12; 104:24;121:21 owner (8) 12:14; 30:18,20,21,24; 68:25;88:3;124:12 owner/applicant (1)
N	neighborhoods (4) 73:24;86:5;108:23; 109:9 net (1) 84:20 network (1) 62:14 nevertheless (1) 86:22 New (28) 5:20,24;8:3; 17:1,15;27:20,20; 30:9;35:15;44:7; 54:17;55:2,8;70:23; 71:5;74:5,10;86:8; 94:7,15;102:3; 105:19;108:19;110:2; 117:3;135:11;143:20, 22 newspapers (1) 5:22 next (18) 8:18;9:2,6, 10;16:25;18:5;35:4,5; 40:18;67:16;83:11; 97:15;106:3;107:17; 120:7;133:15;143:23; 146:12 nice (1) 25:10 nickname (1) 101:17 night (2) 25:10; 114:16 nine (1) 123:14 nitrogen (7) 54:20,25; 55:2,5,7,9,16 NJDEP (1) 64:23 Nobody (1) 35:7 No-Build (1) 62:7 noise (1) 40:13 noncompliance (1) 48:10 Non-Condemnation (7) 81:19;84:2,5;96:9; 97:11;99:14;110:14 none (11) 10:1,1,8,9; 14:11,17,18;24:1; 32:23;111:8;129:22 non-residential (1) 90:4 nor (2) 48:20;58:10 normal (1) 36:3 normally (1) 26:19 north (20) 18:5,11; 20:24;83:3,20,21,23; 87:14,15,15,16;88:16, 22,23;92:2,2;104:7; 105:10;120:6;136:15 Northeast (5) 16:1,19; 24:4;42:22,24 northern (2) 21:6; 132:2 note (7) 31:11;66:2; 67:16,18;97:23;	O O' (3) 116:11;118:10; 130:12 objectives (5) 104:10; 108:17;137:22;138:4, 8 obsolescence (2) 92:15;119:21 obsolete (2) 85:5; 121:1 obstacles (1) 109:14 obtain (3) 5:10;64:12; 67:9 Obviously (4) 55:15; 57:4;82:10;95:15 occupation (2) 80:16; 101:22 October (3) 27:18; 81:20;83:13 off (8) 48:1;49:2;52:3, 5;88:19;106:25; 107:6;137:10 offer (1) 109:9 offers (1) 139:16 Office (26) 5:19; 13:11;23:12;29:25; 30:4;32:7;35:15;43:8, 10,13,15;44:6;63:22; 64:1,7;65:11;66:17; 67:12;70:15;71:20; 84:11;86:8;90:10; 97:12;105:22;138:11 Officer (2) 45:7,12 off-street (6) 43:10; 47:12,23;69:21,23; 105:24 often (4) 54:21; 121:22;136:11; 138:19 often-used (1) 86:23	old (2) 126:9;139:14 Olivette (1) 129:10 Omari (1) 6:17 once (5) 54:24;55:3; 83:4;99:2;109:16 one (66) 5:17;9:2,6, 10;10:7;12:20;17:9; 19:6,15,20;21:13; 22:21;24:1;28:6,7,9; 30:24;32:23;34:10; 35:1;42:1,2,14;43:11; 44:8,9;46:15;49:17; 54:5,8,19,20;55:4; 56:6;59:24;60:18,19; 65:9;72:16;73:1; 74:21;82:6;87:22,24; 88:2;92:20;93:4; 94:23;95:9;100:21; 108:13,13;115:1,1; 117:17;118:3;119:5, 23;120:16;122:25; 123:1;126:18;137:11; 141:21;144:10; 145:11 one-for-one (3) 106:9, 13;107:9 one-on-one (1) 136:24 ones (2) 114:5; 127:22 online (1) 84:14 only (22) 13:4,5; 22:20;32:1;42:22; 44:6,8;47:19;51:3,7; 56:6;57:16;71:1; 85:12;87:24;97:22; 98:7;119:6;126:18; 129:3;130:14;140:12 on-site (6) 48:11,24; 62:23;110:25;123:12, 14 Open (13) 5:14;10:2; 14:5,11;16:25;32:24; 72:16;97:6;98:13; 111:8;130:3;136:24; 140:7 opened (1) 137:3 Opening (1) 5:10 operate (1) 62:7 operating (2) 62:10,15 operations (1) 55:12 opinion (6) 63:2; 84:20;92:12;95:3,17, 22 opportunities (8) 74:16;75:8;86:4; 109:10;137:16; 138:15,16;139:16 opportunity (6) 74:2; 75:10,12;119:11; 141:13;145:19 opposed (1) 85:20 OPRA (1) 84:7	optimal (1) 108:1 options (1) 128:19 orange (2) 87:4,22 order (5) 36:4;45:5; 64:22;112:8;140:1 ordinally (1) 122:3 ordinance (11) 13:7; 14:1;19:14;31:12; 38:14;43:17;67:19; 69:12;81:3;84:15; 146:24 organizations (1) 111:17 orientation (1) 39:2 original (2) 20:13; 83:13 originally (2) 28:13; 56:13 ornamental (1) 68:15 others (4) 85:7,20; 89:9,19 out (17) 8:16;32:24; 59:9;71:19;75:16; 77:15;84:17;98:16, 20;111:9;118:15; 132:7,19;134:4; 136:22;137:13;140:1 outcome (1) 64:18 outdoor (1) 104:2 outlined (2) 82:20; 87:3 outlines (1) 138:16 outreach (2) 137:9,12 Outside (6) 32:11; 70:19;71:16;72:13; 129:23;142:14 outstanding (1) 64:11 over (18) 36:10; 77:24;88:11,16; 89:12;101:10;120:8; 122:4,4,7;123:24; 124:10,25;125:15,20; 126:24;135:21;137:3 overall (4) 96:6; 125:5;136:1,13 over-building (1) 138:12 overhead (3) 57:20, 21;120:7 overlapping (1) 44:10 overlay (2) 46:17; 105:18 oversight (1) 129:5 overview (5) 82:15; 103:5,5,10;136:2 own (2) 87:19;103:14 owned (7) 67:2,4; 87:20,23;90:12; 104:24;121:21 owner (8) 12:14; 30:18,20,21,24; 68:25;88:3;124:12 owner/applicant (1)

30:16 owners (2) 87:21; 136:25 ownership (2) 92:23, 25	particular (6) 13:15; 82:19;83:2;105:8; 109:22;124:7 particularly (2) 82:19; 94:12 parties (1) 104:25 partly (1) 89:2 Partnership (1) 73:21 party (1) 28:14 past (4) 83:8;122:7; 128:12;135:7 path (3) 48:20;49:22; 69:11 patience (1) 141:17 pattern (1) 126:10 patterned (1) 52:9 paved (1) 59:23 PBCIP (2) 74:9,18 PBC's (1) 123:6 PDF (1) 31:21 PE (2) 7:24;37:16 peak (1) 61:24 peaks (1) 62:2 pedestrian (1) 48:19 pedestrians (1) 50:11 pending (3) 76:6; 103:20;122:15 Penthouse (1) 59:7 people (3) 77:25; 137:15;139:10 people's (1) 141:8 per (19) 19:15;30:7; 34:16;43:11;44:7,9; 47:3,14,22;48:9,18; 50:16;54:25;55:3,4; 57:11;58:12;59:22; 68:11 percent (7) 42:16; 44:11;58:15;102:20; 106:10,11;142:8 perfect (2) 41:18; 98:11 performed (1) 63:17 performing (1) 63:20 Perhaps (1) 93:5 period (2) 62:1; 119:12 permanent (1) 80:23 permission (1) 36:10 permit (4) 19:15,18; 70:25;105:15 permits (5) 31:17; 64:12;68:1;85:13; 89:6 permitted (12) 13:7; 14:1;19:5,18;20:6; 38:13,15,19;68:12; 95:20;105:2;110:9 permitting (1) 105:21 perpendicular (1) 21:1 person (1) 141:11 Phase (4) 63:17,17, 21;97:16	Pheifer (3) 73:7,18; 75:23 Phifer (6) 73:2,8,12, 14,20;75:19 Philadelphia (4) 5:21; 80:19;102:14;134:25 photos (3) 88:11,11; 120:20 physical (2) 43:19; 109:5 physically (1) 84:18 picture (1) 49:13 pictures (2) 39:23; 137:8 piece (1) 97:21 pieces (1) 139:12 pile (1) 121:22 pink (1) 93:19 place (3) 74:7;80:16; 121:3 placed (2) 30:9,10 plain (1) 90:17 plan (129) 18:17; 29:23;30:15;31:7,10, 15,20,20;34:12,16; 35:7,11;39:25;43:8, 11,15;46:1;49:11,22; 50:17;51:14,17,21; 56:25;57:1,12;59:15, 15,23;60:8;61:1;66:6; 68:3,4,23;69:6,9; 79:9;82:16,16,21; 85:15;86:6,7;92:8; 93:24,25;94:13,16, 17;95:2,16;96:4;97:2, 17,20;99:7;100:25; 103:3,4,7,12,23; 104:17,18,20,21; 105:1,17;106:1,2,4,5, 20;107:14;108:18; 109:3,20,22;110:2,2, 8,22,24;111:24; 112:11,13;115:15; 121:9,10;128:5,18, 23;134:1,2,24; 135:22,22,25;136:1,3, 4,4,4,5,8,10,11,13; 137:2,5;138:5,6,23; 139:6,8,21,22,25; 140:2,6,8,10,23; 141:15;142:20,21; 146:23,25 planner (15) 78:24; 80:17,22,24;84:20; 101:25;102:3;116:17; 117:7,11;135:2,4,5, 10,17 planners (1) 102:1 Planning (40) 5:5,15; 6:21;7:19;16:25; 28:22;29:25;30:5; 32:12;34:14;44:8; 58:10;64:9;65:18;	70:20;78:11;81:5,12; 83:16;85:24;86:8,10; 87:7;96:7;98:6; 111:21;114:2,23; 116:18;117:2;119:3, 8,13;121:8,11;125:4; 129:4;138:12;140:13; 143:24 plans (23) 30:19; 31:3;40:18;45:20; 47:8;48:24;50:19; 63:11;67:18;81:2,3; 82:21;84:16,16;94:2, 11;103:15;108:1; 109:19;116:20;119:9, 11,14 Plans' (1) 110:8 plant (1) 120:23 Planting (1) 57:11 plat (1) 67:13 plates (1) 67:10 play (2) 137:15;141:5 plaza (1) 107:23 please (28) 10:4,5; 12:1,3;14:21;15:7; 24:11,17;27:15; 32:22;37:14;51:20; 76:14;78:15;79:15, 25;80:11;81:14; 101:4,15;102:7; 114:12;130:5,24; 132:16;144:19; 147:13;148:9 plus (1) 105:24 pm (1) 128:15 pm*** (1) 148:25 point (10) 39:11; 44:21;65:19;81:23; 88:14,22;117:15; 120:16;131:15,15 Pointing (1) 8:20 points (1) 88:25 poised (1) 82:22 poles (1) 57:18 policies (1) 63:7 population (3) 44:11; 107:4;111:19 portion (7) 14:19; 33:7;49:3;63:12; 76:1;77:24;130:3 portions (1) 59:24 position (1) 54:13 Positive (1) 23:5 possible (2) 58:2; 114:5 Post (1) 5:21 posted (1) 128:25 posting (1) 5:17 potential (1) 128:18 Power (5) 79:6;97:1; 112:11,12;117:15 Poynt (1) 120:7 PP (3) 7:23;79:17;	101:6 practical (1) 139:23 practice (1) 26:18 practices (1) 55:13 precedent (1) 105:3 prefer (1) 145:15 prejudice (2) 35:3; 145:14 Preliminary (7) 35:11; 79:5;81:1,18;114:24; 122:12;146:22 preparation (2) 103:22;104:21 prepare (2) 97:21; 115:14 prepared (5) 36:5; 54:2;93:25;94:4; 116:19 preparing (2) 81:2; 94:10 prescribed (2) 87:6; 92:8 Present (16) 6:5,10, 14,16,19;11:22;26:5; 81:18,22;89:6;97:24; 102:21;103:2;106:2; 120:2;145:13 presentation (18) 79:8;82:9;96:11; 97:10;98:17;102:18; 103:8,21;111:3; 118:20;119:10; 129:13;130:8;133:13; 135:23;142:5,19; 143:16 presented (3) 6:23; 73:22;130:15 presenting (9) 36:16, 17;95:2;99:7;105:17; 116:2;118:2;134:5; 135:23 presently (1) 104:24 Preservation (1) 64:7 preserves (1) 55:12 pressure (1) 56:18 pretend (2) 78:1,3 pretty (5) 21:15; 60:15;84:6,9;93:16 prevailing (1) 91:21 prevents (1) 138:12 previous (1) 78:17 previously (3) 53:4; 78:10;110:19 primarily (1) 80:23 Princess (6) 46:7; 47:16;48:1;57:19; 58:15,18 principal (1) 27:22 Principles (3) 85:24; 86:1;94:23 prior (11) 34:16; 64:13,16;67:12; 86:19;87:17;90:16,
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<p>24,25;140:4;142:5 prioritize (1) 139:23 priority (1) 140:1 private (4) 88:2;91:12, 17;110:16 privately (1) 90:21 probably (2) 53:21; 97:24 problem (11) 29:10; 31:1,4,23;32:8;37:4; 42:10;46:7;57:25; 72:2;78:5 procedural (2) 87:3; 104:22 procedures (1) 55:7 proceed (2) 36:3; 116:4 process (12) 32:6; 64:6;70:13,14;87:3; 111:13,23;118:18; 119:2,3;141:5,17 producing (1) 36:22 product (3) 141:6,9,14 production (1) 108:19 productive (1) 95:16 products (1) 115:9 profession (2) 79:25; 102:2 professional (7) 78:25;101:12;102:3; 117:7,10;135:1,5 professionals (2) 7:19, 20 profiles (2) 45:21;46:4 program (1) 45:5 programs (1) 85:14 progress (1) 75:5 progresses (1) 128:23 project (24) 28:12; 53:14,18;64:2;71:23; 72:7;73:22,23;74:15; 78:14,17;80:18; 82:24;86:21;89:5; 103:11;104:1;110:11; 111:10;134:23; 136:20;137:5;138:7; 139:19 projections (1) 61:25 projects (4) 32:13; 117:16;138:2;139:24 prominent (1) 83:4 promote (6) 94:11,22, 24,25;110:10;137:14 promotes (2) 94:19; 109:15 promoting (1) 109:24 proof (1) 23:20 proper (2) 92:22; 128:10 properties (37) 10:1; 22:20,21;86:25; 87:16,19,23;88:1; 89:17;91:8,13,13,14,</p>	<p>25;92:7,13;93:14,20; 94:9;95:4,14,18,23; 103:16;104:6,12,24; 106:23;107:2,8; 114:25;122:1;123:8; 124:24;125:8;126:12, 14 property (52) 8:7,20, 25;9:4,8,13;16:22; 18:7;19:10,11,13,25; 20:2,10,19,21:9,14, 20,25;22:23;28:19, 23;30:8;35:12,23; 42:22;64:25;69:25; 85:1;87:20;88:3,17, 18;89:19,20;93:5; 95:7;108:9,9;109:7; 110:13,15,21;115:2, 4;119:21;120:14; 124:12;125:25; 127:13,14;128:2 proposal (1) 27:18 proposed (23) 14:3; 17:19;21:4;22:11; 27:24,25;45:23;47:7, 14;50:18;51:11; 54:17;57:15;60:1; 62:16;63:7;65:15; 68:14;73:25;104:10; 139:2,3,4 proposes (1) 38:20 proposing (27) 8:5,19, 24;9:3,7,12;12:17; 13:6;16:3;17:1,4,15, 25;18:10,12,15,21; 19:3,16,20,23;20:6; 22:13;25:16;35:14; 38:15;51:3 proprieties (1) 95:24 Protection (2) 70:24; 71:5 proverbial (1) 95:15 provide (25) 21:13; 30:4;31:24;35:7; 45:19;54:5,9;60:10; 61:17,21;62:22; 63:25;64:17;65:1,4, 10,11;68:7,9;97:13; 103:4;107:1;108:10; 119:25;137:23 provided (12) 5:13; 29:15,25;34:23; 44:19;45:5;54:7; 60:22;61:22;62:1; 65:16;66:4 provides (3) 104:5; 105:23;108:8 providing (7) 22:25; 43:19;65:19;107:24; 108:1;124:18;137:24 provision (2) 104:11; 110:12 provisions (1) 48:24</p>	<p>PSE&G (2) 60:10; 61:7 Public (52) 5:14;8:12; 10:2;14:5,12,16,18; 24:2,3,10;32:24,25; 33:4,6;44:12;45:6; 51:1;52:3;59:24; 72:16,17;75:25;87:8; 96:17;97:6,6,8;98:13, 14,21;104:1,2; 107:22,23;108:25; 111:1,1,9;112:5; 119:10,12,20;120:19; 121:23;122:17; 125:14;130:2;136:22; 137:3,10;140:9; 142:17 publically-owned (2) 122:17,22 publicized (1) 5:25 published (1) 137:2 pulled (1) 132:7 purpose (6) 5:19; 21:13;96:20;103:5, 24;135:24 purposes (1) 84:2 pursuant (3) 79:4; 85:24;86:23 push (1) 33:7 put (6) 28:2;34:25; 86:16;93:20;95:5; 112:1 Pylon (14) 16:3; 17:16;18:18,19,20, 25;19:19,20,22;20:2, 25;21:2;22:17,23 Pyne (1) 120:7</p>	<p>RA (2) 37:16;101:6 racks (4) 51:5;52:1,2, 18 Raday (125) 36:7,8, 18,24;37:16;38:22; 39:2,14,25;40:5,7,11, 17;41:2,6,14,18,24; 42:6,9,13,19;43:4,14, 24;44:2,22;45:16,24; 46:1,6,9,11,13,16,18, 22;47:6,10,18;48:3,6, 13;49:1,10,24;50:1,4, 7,10,14,22,25;51:9, 12,15,18,23;52:5,12, 15;53:3,8,11,19; 57:16,21,24;58:4,6, 14,22,24;59:6,9,13, 17,20;60:4,7,15;61:5, 10,15,19;62:3,9,12, 17;63:2,10,14,19; 64:3,15;65:4,7,12,21; 66:1,5,12,14,20,25; 67:4,14,22;68:5,9,17, 20;69:3,7,15;70:4,11, 16;71:1,7,19;72:1,23, 25;77:16 railroad (1) 126:22 raise (5) 7:21;26:11; 37:13;79:15;101:3 raised (4) 12:3;14:15; 24:7;72:19 Ramos (20) 6:13,14; 7:11,12;10:11,11,22, 23;14:23;15:4,16,17; 24:14;25:1,2;33:9,10, 23,24;76:25 ramping-up (1) 23:19 range (5) 85:4;86:3; 89:6;92:15;94:25 ranging (1) 89:8 rather (1) 89:2 ratio (2) 106:9;107:10 rational (1) 60:22 Raven (1) 9:10 read (5) 8:16;76:7; 98:25;99:22;145:6 Reading (2) 5:10; 89:11 ready (2) 27:11,13 real (1) 125:20 realize (1) 53:13 really (29) 13:5,19; 19:23;20:23;22:10; 74:8,10,20,24;82:23, 23,24,25;83:15,17; 84:8;85:9,18;86:23, 24;87:8;89:23;91:17, 18;92:7;93:8;96:5; 106:15;145:11 rear (8) 42:16,21; 43:1;68:12,21;104:5; 107:6;108:8 reason (22) 22:20;</p>	<p>38:24;48:5;66:24; 67:1;72:10;77:23; 86:14;90:19;91:9,11, 19,20;92:12,14;93:6, 20;95:17;110:23; 120:19,25;123:4 reasonably (1) 91:19 reasoning (6) 60:6,7, 13,17,22;68:18 reasons (7) 19:6; 22:21;23:2;45:3;95:3, 8;121:5 receive (3) 5:23; 71:23;121:23 received (5) 31:19; 67:12;68:2;84:4; 137:7 recent (1) 90:23 recently (1) 74:21 recognize (1) 78:15 recommend (4) 9:22; 117:10;130:18;132:9 recommendation (5) 66:21,23;79:8;87:9; 96:7 recommendations (2) 64:24;140:2 recommending (4) 97:9,16;99:12; 112:10 recommends (2) 66:17;108:23 reconfiguration (2) 107:18;108:7 record (12) 12:12; 13:25;72:3;79:23; 80:12;83:18;87:19; 89:16;99:22;116:15; 134:20;145:7 records (2) 84:8,10 recreation (1) 136:7 redevelop (1) 87:1 Redevelopment (97) 43:8,11,15;50:16; 57:12;59:23;60:8; 61:1;69:9;79:9;81:2, 19;82:17,25;83:1; 85:15,19;86:15,17, 20;87:6;90:14;92:8, 10;94:6,11,24;95:2, 16;96:4,10;97:1,2,12; 99:14;100:24;103:3, 7,12,20,22,25;104:20, 21;105:1,17,20; 106:1,4;107:13; 109:2,7,20,22;110:1, 3;111:2;112:11; 115:9,10,14,15; 118:22;119:2,4,7,9, 14;120:5;121:9; 123:22;124:18,20; 125:3,7,11;127:2,20; 128:1,18;129:4;</p>
--	---	--	--	---

130:22;131:5,10,17; 132:11;136:3,8,12; 138:16,19;139:5,6; 146:25;147:5,8,10 reducing (3) 17:21; 19:24;55:2 redundancy (1) 55:13 re-examination (1) 94:1 reface (3) 16:3;17:16; 18:21 refacing (2) 18:18; 20:1 reference (4) 25:18; 98:17;111:7;140:22 references (2) 97:23; 130:9 referring (3) 27:17; 38:7;99:22 reflect (1) 98:3 reflects (1) 74:10 refrigeration (1) 127:4 regarding (8) 12:21; 28:3;54:1,6,9;56:4; 59:2;64:18 regards (1) 91:11 Regime (1) 27:8 regional (1) 137:14 regular (1) 5:16 regulations (1) 110:9 rehab (2) 94:7;108:19 rehabilitation (14) 118:23;125:3,10,19; 126:1,4;127:21; 128:4;130:24;131:6, 11;132:13;136:9; 147:10 reinvestment (2) 82:18;103:13 reiterate (2) 103:10,16 relate (2) 35:18;89:24 related (5) 9:25; 26:23;91:16;92:24; 147:4 relates (4) 23:25; 93:22;97:18;129:21 relationship (3) 32:22; 104:13;110:18 relationships (1) 104:9 religious (3) 88:5,8; 105:5 relocation (2) 104:11; 110:12 relying (1) 119:19 remain (2) 58:16,19 remaining (1) 57:24 Remedial (3) 64:20; 122:14;123:9 Remington (2) 27:17; 38:7 remotely (1) 56:18 remoteness (1) 90:19	removal (2) 59:19; 70:10 remove (5) 58:17; 68:24;69:1;114:2; 124:15 removed (4) 58:9; 69:5;123:10;127:13 removing (2) 122:8; 124:20 rendering (3) 51:16, 22;83:10 repair (2) 45:24;46:2 repeat (1) 89:15 replacement (2) 104:17;110:22 report (15) 27:14; 61:13,16;63:18; 82:10,13;84:24;87:5; 88:12;89:11;90:23; 94:1;98:25,25;111:23 REPORTER (4) 27:2, 9;80:9;101:15 reports (5) 63:21,21; 84:15;119:7;123:15 represent (1) 16:19 representing (2) 16:8; 25:21 represents (1) 74:16 reps (1) 78:14 request (11) 35:2; 38:21,22,25;47:10,16, 18;48:1,3;79:7;84:7 requested (7) 47:9; 48:7,25;50:20;57:14; 60:3;68:15 requesting (7) 11:7; 12:15;50:9,20;60:4; 61:6;68:8 require (3) 27:25; 28:1;29:2 required (16) 27:23; 31:18;38:16;42:16; 43:12;44:21;45:4,10; 48:9,15;57:12;68:2; 69:1;83:25;104:12; 106:15 requirement (9) 42:17;43:9;45:9,14; 58:21;61:2,3,4; 106:14 requirements (12) 9:18;19:9;27:22; 29:16;38:10;39:9; 62:20;103:6;104:8, 11,19;110:7 requires (6) 44:13; 60:8;74:5,5,6;85:21 requiring (1) 44:1 Research (7) 35:13, 15;43:18;44:13; 73:23;74:10;75:3 researchers (1) 44:14 reserve (2) 124:22,22	reserved (1) 5:18 residences (2) 122:24;132:5 Residential (18) 19:4, 7,8;22:7,8,9,11,12; 88:9;89:7,7;105:6,13; 107:13;108:9,24; 125:8;126:5 residents (5) 75:10; 109:16;122:9;128:1; 139:18 resiliency (1) 109:6 Resin (2) 126:23,25 Resolution (17) 5:15; 28:17;71:24;78:7,17; 83:14,14;84:1,3; 87:10;90:16;96:25; 97:13,21;114:22; 147:4,6 Resolutions (10) 97:3; 98:8;133:20;145:6; 146:17,20;147:2,4, 11;148:5 Resource (1) 128:16 respectively (1) 39:19 respond (2) 111:10; 138:17 responding (3) 24:2; 32:23;142:14 responds (1) 35:1 response (5) 10:3; 14:12;24:3;56:19; 112:5 responsibilities (1) 80:21 restaurant (1) 11:14 restaurants (1) 139:16 resubmitted (1) 31:8 results (1) 64:18 retail (5) 90:9;105:22; 107:15;138:10; 139:17 return (1) 21:24 returning (2) 119:8,12 review (24) 13:11,13, 14;26:19,20,21,23; 29:25;31:8;32:19; 36:4;61:17;63:13,16; 64:23;65:16,18; 67:12;70:8;72:3; 85:22;119:11;133:25; 143:24 reviewed (3) 23:14; 84:13;120:20 reviewing (1) 24:6 reviews (1) 81:1 revise (1) 30:25 revised (5) 30:20; 47:8;48:25;50:19; 68:24 revitalization (2) 82:22;109:13 revitalize (1) 94:22	Richard (1) 8:4 ride (1) 52:4 right (75) 7:21;8:17; 11:25;17:19;26:11, 19;27:14;29:6;32:21; 37:14;38:3;39:1,8,10; 42:1;43:2;44:3,4,24; 45:17;46:3,6,20,25; 48:17;49:17;51:11; 52:11,12,15,17,17,18, 24;53:24;57:9;59:8; 65:25;66:7,8,11,16; 70:9,12,18;71:21; 76:19;78:6;79:15; 83:6;86:24;88:13,21, 25;90:22;93:19; 95:14,20;97:15; 100:24;101:4;102:22; 104:22;106:4;107:2, 11;115:17;123:1; 124:10,22;126:23,25; 131:12;135:18; 137:10 right-angle (1) 108:7 righthand (1) 41:25 right-of-way (6) 47:24; 51:1;52:3;62:19; 69:24;107:22 rights-of-way (1) 62:20 risk (2) 21:16;55:13 Rite (8) 16:23;17:18, 20,23;18:3,8;23:16, 18 River (3) 123:24,25; 132:2 Rizzo's (1) 71:20 Road (9) 8:24;9:3,7, 11;62:13;88:21;92:1; 105:12;139:23 roadway (4) 45:20,21; 46:4;89:3 role (1) 87:7 Roll (15) 6:3;7:1; 10:13;15:7;24:17; 33:14;76:14;100:5; 113:7;132:23;143:2; 144:17;145:25; 147:18;148:11 roof (5) 59:5,10,14,15, 15 root (1) 74:8 Rosedale-Dudley (4) 82:20;87:12;103:14; 108:18 roughly (1) 51:2 routes (2) 138:3,4 row (1) 88:25 RSIS (1) 29:16 running (1) 131:20	safe (6) 21:14;63:4; 133:17;137:17; 143:20;148:23 safely (2) 62:24;92:2 safer (2) 107:21; 108:8 sake (1) 89:13 same (17) 5:23;24:8; 44:15,17;46:9;47:22; 48:5;60:12;61:16; 67:5;105:24;110:23; 114:25;115:7;127:17; 141:21;143:21 sample (1) 55:18 samples (1) 55:24 Saunders (13) 78:13, 17;83:3,20;87:14; 88:14,23;89:2;105:9; 106:22;107:3;108:6; 147:4 save (1) 118:5 saw (2) 54:8;140:4 saying (5) 5:2;15:1; 49:14;99:17;129:17 scale (1) 82:25 scan (1) 98:22 scanning (5) 10:6; 14:14;33:2;72:17; 129:24 schedule (2) 5:16; 139:21 scheduled (1) 5:5 School (11) 83:7; 88:18,20;89:18,20; 90:8;91:1;93:12;95:7, 24;103:18 science (1) 74:11 scope (2) 13:17;84:6 screen (13) 17:3,11; 18:11,22;21:20; 41:12;81:22;82:2; 102:19;103:19; 117:15;126:24; 138:25 screened (1) 59:7 screening (2) 39:16; 59:10 scroll (1) 18:15 search (1) 93:7 second (35) 6:1,25; 10:12;14:23;15:4; 17:9;24:14;33:11; 42:2;49:16;76:9,11; 79:7;90:18;91:10; 98:4;99:25;100:21; 102:18;113:3,4; 114:1;117:18;132:19, 20,21;142:24,25; 144:13,14,16;145:24; 147:17;148:9,10 seconded (3) 100:2; 144:9,10 Section (27) 20:8;
				S

30:7;32:2;38:14; 43:9;44:25;47:3,14, 23;48:9,18;58:12; 61:1,2,3;68:11;69:12; 70:9;86:13,14,15,16; 89:21;95:5,18;96:1,2 security (2) 56:8,10 seeing (7) 10:1,8; 14:18;24:9;33:6; 125:23;133:15 seeking (3) 5:8;19:2; 23:3 seems (1) 98:5 sell (1) 28:25 semi-attached (1) 105:14 send (3) 98:10;114:4; 129:10 senior (6) 94:12; 103:25;106:6;107:4, 24;108:21 seniors (2) 109:12,15 separate (6) 48:20; 49:22;65:20;66:3; 97:3;115:9 separately (1) 67:7 September (1) 83:12 series (1) 103:14 serve (1) 80:24 serves (2) 87:5;104:4 Service (5) 62:8,11; 105:22;107:21;108:2 services (1) 44:20 serving (3) 107:8,12, 15 set (3) 20:21;56:10; 82:5 setback (3) 27:22; 32:3;38:12 setbacks (1) 106:10 several (2) 124:3; 126:6 sewer (1) 71:2 shading (2) 45:22; 46:1 shall (11) 45:3;47:4, 12,23;48:19,20,22; 50:17;58:9,10;59:24 shape (1) 138:17 shaping (1) 141:5 share (7) 17:2;41:5,7, 9;81:21;102:17; 141:13 shared (3) 50:11; 96:15;110:25 sharing (5) 40:20,22; 72:20,22;75:15 Sheppard (20) 9:6; 36:19,23;37:17;44:2, 4,23;54:11,12,14,19, 23;55:6;56:2,11,20, 22;57:2,8;77:17 shift (2) 44:12,16	shifts (1) 44:16 shipping (1) 55:25 shipyard (1) 120:10 shopping (1) 90:9 shops (1) 139:17 short (1) 26:21 short-term (1) 85:14 show (3) 17:3;20:11; 66:5 showed (2) 46:4; 138:7 showing (1) 90:23 shown (4) 31:3;93:19; 103:19;139:14 shows (2) 46:15; 137:6 side (28) 18:23; 19:21;21:5,6;22:8,9; 27:23;29:3;32:2; 41:25;42:22,25;48:9; 68:13;83:5,6,23; 87:14,16;88:21; 93:19;105:10,11; 106:24;117:24; 131:21;132:4;140:4 side-by-side (2) 28:13,24 sidewalk (12) 49:3,23; 50:1,17,25;51:5,6; 52:7,9,13,19;69:10 sidewalks (1) 50:18 Sign (44) 11:5,8,15; 12:15,17,18,25;13:11, 13,14,15;15:23,25; 16:4;17:16,18,19,20, 22;18:1,9,9,14,16,18, 18,20,21,24;19:1,15, 19,20,22;20:2,25; 21:2,4;22:23;24:4; 65:15,23;66:1,10 sign' (1) 11:16 signage (15) 14:3; 19:12,25;20:1,6; 21:15;22:11,13,14; 23:13;24:13,15; 65:14,19;66:3 signature (2) 67:13; 68:23 signatures (3) 31:17; 67:25;68:24 significant (5) 62:14; 73:24;121:3;123:7; 128:9 significantly (3) 17:22; 19:25;120:1 signs (16) 13:16;16:6, 7;17:1,15,23;19:2,3, 16,17;21:4;22:17,18, 19,20;65:17 sign's (1) 12:21 silent (1) 98:19 similar (3) 60:22; 92:23,24	similarly (4) 103:13; 108:20;109:1;110:1 simple (2) 84:19; 93:20 simply (4) 22:23; 86:16;90:14;95:5 Simpson (1) 129:11 Sinai (3) 34:12;145:7, 22 single (3) 105:14,25; 125:25 single-family (2) 28:25;89:8 sit (1) 106:6 Site (83) 34:12;35:6, 11,18;39:3,5;47:20; 49:11;51:3,4,6,13,16, 21;52:6,8;61:9;62:16; 63:3,6,8,20,24;64:1, 11,13,16;73:25; 82:23;84:17,18;92:9; 94:7;103:24;104:6; 106:9,12;107:6,11; 118:25;119:24;120:6, 8,11,12,13,15,17,20, 22,24;121:2,4,20,20, 21,25;122:2,2,6,8,9, 10,11,12,13,16,18,21, 24;123:5,5,9,11,18; 124:2,13;128:19; 129:4;146:22;147:7,7 sites (15) 103:18; 117:24;118:22;119:6, 18,25;120:2,3;121:6; 123:4;124:3,4,5; 129:2;139:5 sitting (1) 140:13 situated (1) 93:17 situation (2) 21:16,21 size (6) 12:17;31:6; 35:16;56:25;57:1,7 skip (2) 44:24;47:1 skipping (2) 46:23; 67:16 slide (1) 86:19 slides (1) 87:17 slideshow (1) 117:17 slightly (1) 123:25 small (3) 74:6;108:24; 136:10 smaller (2) 42:18; 136:10 small-scale (1) 105:22 Smart (7) 85:24;86:2, 6,9;94:16;121:7; 125:18 social (1) 126:5 Society (1) 111:18 software (1) 5:7 Soil (3) 64:8,20;70:20 solar (1) 9:13 Solicitor (2) 30:1,5 somebody (2) 34:22;	112:14 someone (2) 52:3; 102:23 Sons (2) 121:21; 147:7 soon (1) 82:5 sorry (17) 12:17;17:6; 28:8;32:13;37:8,24; 42:9;47:1;53:25; 54:4;72:21;80:22; 99:5;112:11;122:25; 130:21;131:3 sort (3) 85:9;87:4; 88:10 Sounds (1) 57:10 south (7) 20:24;52:10, 13;104:6;105:11,13; 136:17 southern (1) 132:4 southside (1) 87:13 space (15) 43:10,11, 13;45:4;58:11;69:21; 83:19;104:2,2; 105:23;107:12,15; 108:3,5,12 spaces (8) 43:20; 44:19;47:4,7,11; 69:19;108:25;139:17 spacing (1) 60:8 Spahr (1) 78:22 speak (8) 10:4;32:22; 44:3;49:8;65:22; 72:19;73:5;75:12 SPEAKER (1) 41:5 speaking (6) 82:15; 86:1;89:15;91:11; 92:22;94:5 specific (9) 35:19; 85:3;87:2;103:24; 110:9;111:19;129:21; 136:8;137:24 specifically (3) 105:23;108:18; 119:25 specimens (1) 55:17 spell (2) 80:12;101:14 spelling (1) 80:9 spend (1) 118:21 spirit (1) 92:7 spoke (1) 124:12 spots (3) 43:16,18,20 square (26) 11:8; 12:18,23,24;13:4,6,6, 17,25,25;17:22,24; 18:1,9,10,23;19:19, 21,22;25:17;27:20; 35:16;42:17;43:11; 121:25;128:11 St (2) 88:6;111:17 staff (3) 7:19;81:5; 142:7 stage (1) 104:20 stakeholder (1)	137:12 stakeholders (3) 111:14;136:25;141:4 stand (1) 75:11 standard (1) 11:16 Standards (4) 31:12; 62:19;67:19;110:10 standing (4) 18:3; 88:14;116:24;135:14 stands (1) 11:15 start (7) 5:2;36:14; 38:9,11;116:7; 117:13;120:5 started (3) 53:23; 136:20,22 Starting (3) 27:21; 88:13;89:22 state (22) 56:13;64:5, 7;79:22;80:11,15; 83:25;84:3;85:22; 86:7;94:16,17; 101:14,16;102:3,5; 110:2;116:14;117:3; 121:9;134:19;135:11 stated (10) 86:18; 104:9,23;105:10,13; 106:13;108:16;110:3, 19;135:24 Statement (10) 5:11; 62:12,17;64:14;65:9; 82:16;87:5;137:12, 19;138:7 state-of-the-art (1) 35:15 stating (4) 5:3;67:18; 101:19;141:21 Statute (3) 86:15; 90:17;105:19 statutes (1) 121:6 Statutory (8) 84:23,25; 103:6;104:8,19; 110:6;118:18;123:15 stay (1) 77:22 steer (1) 140:3 stepping (1) 75:16 steps (1) 109:2 Steve (1) 77:3 Steven (1) 6:6 still (16) 30:1;54:3; 59:3;89:2;90:6;91:6; 113:21;121:2;122:11, 14,15;123:3,7,8,13; 140:17 stock (1) 126:9 stop (2) 72:20,22 stopping (1) 41:10 storage (6) 54:2,6,17; 55:18,23;56:4 store (2) 16:21,25 stores (1) 140:18 stories (3) 106:12; 107:5;108:12 stormwater (1) 52:25
--	---	---	---	--

story (2) 108:14,14 straight (1) 93:16 strategic (1) 94:13 strategies (2) 94:8; 109:2 Street (81) 8:5,19,21; 19:13,15;25:15; 35:13,22;46:12; 47:13,16,24;49:4; 57:12,14;58:8;69:10, 10,21,22,24;78:14,17; 80:19;83:23;87:14, 14,16;88:14,17,24,24; 89:1,2,3;91:25; 102:13;104:4,5; 105:11;106:8,22,22, 25;107:3,7,18,19,21; 108:7;109:18;118:3, 24;121:24;123:23; 124:1,1;126:17,19; 128:15,21;130:10,19; 131:2,5,7,8,15,17,21, 24;132:1,3,4,6,10,12; 134:24;136:18;147:5, 9 Streets (3) 45:18; 83:4;109:4 streetscapes (1) 104:2 strengthening (1) 74:2 stretching (1) 93:8 strip (2) 127:17,19 strong (1) 138:22 structure (4) 18:19; 38:18,20;137:23 structures (3) 39:15; 42:24;43:5 stub-end (1) 105:9 stuck (1) 60:9 study (35) 44:14;62:6; 79:4,9;83:10,17;84:6, 19;87:11,18;88:4,11; 91:14,15;93:17;94:9, 20;96:5,8;97:9;99:12; 111:23;122:15; 124:15,21;125:2,7; 127:13;128:4;130:9, 9,10,11,19;136:14 stuff (2) 127:5;140:14 STV (1) 134:22 subdivide (3) 25:17; 27:19;28:19 subdivision (10) 25:14;27:19;29:24; 30:3;31:6,14,20; 32:22;33:1;67:24 subject (11) 5:25; 16:22;18:7;19:9; 64:25;65:17;72:13; 97:10;99:13;125:8; 127:25 submission (3) 20:14; 31:12;67:20 submit (1) 20:13	submitted (3) 18:17; 31:21;53:19 Subsection (2) 115:11,20 subsequent (1) 64:23 substandard (2) 85:4; 89:23 substantial (1) 61:25 sudden (1) 120:22 suffered (1) 83:8 sufficient (2) 45:2; 51:11 suggest (1) 94:8 Suite (2) 78:23; 134:24 summarized (1) 16:15 Summary (4) 31:25; 69:8;82:14;110:6 supersede (1) 105:18 support (10) 61:23; 73:22;75:11;86:25; 88:7;90:1;92:17,18; 103:15;106:8 supported (1) 138:11 supportive (1) 89:8 sure (17) 37:2,25; 49:17,18;56:8;63:23; 82:2;84:22;97:20; 101:16,24;102:13; 112:16;116:1;134:12, 21;141:7 surface (1) 106:11 surrounded (2) 88:4; 103:18 surrounding (1) 62:13 sustain (1) 138:13 sustainable (1) 109:6 swear (6) 12:2;26:9, 10;73:11;79:12; 134:11 swear/affirm (2) 116:9;134:13 Swearing (1) 7:18 switch (1) 122:2 sworn (5) 11:23;27:3; 36:14;101:1;116:6 sworn/affirmed (7) 7:25;12:7;26:15; 37:17;73:15;79:18; 101:7 system (3) 53:1; 56:17;146:23	13:3;36:14;39:22; 49:7,8;72:10;103:17; 115:16;127:3;128:19 tall (3) 39:16,17;40:14 taller (1) 108:14 tallest (1) 54:8 tan (1) 139:1 tank (5) 39:18;40:17; 56:17;57:4;69:17 tanks (15) 39:18;42:1; 54:2,6,17;56:5,9,11, 14,15,20,25,25;71:15, 17 target (2) 94:11;144:5 targeted (4) 82:23; 92:9;108:19;111:13 targets (1) 137:25 tax (6) 67:10,11; 84:15;85:13,14;87:19 team (3) 98:24;99:2; 111:24 TEAMS (2) 5:6; 117:16 Tech (2) 126:23,25 Technically (1) 77:6 ten (8) 90:15,15,24, 24;91:2;122:23; 123:11;125:15 terms (5) 13:17;89:5; 119:2,17;121:1 testified (9) 8:1;12:7; 26:16;37:18;73:15; 79:18;101:8;102:4; 135:7 testify (2) 79:15,22 testimony (23) 28:2; 29:12,15;43:25; 44:19;45:19;54:1,3,6, 9;56:4;59:2,12;60:21; 61:21;62:23;64:18; 97:17,24;116:10; 124:18;130:13; 134:14 testing (1) 63:20 thanks (3) 72:8;73:8; 96:13 that'll (1) 59:10 theaters (1) 140:18 themes (1) 137:24 therefore (14) 5:3,8; 10:10;14:18,20; 21:10;24:2,10;32:24; 33:6;76:3;99:16; 112:6;142:16 thereof (3) 5:18,21,24 third (7) 8:22;18:14, 17;86:14,24;114:1; 128:20 Thirty (1) 44:11 Thomas (3) 6:17; 26:14;27:6 thorough (2) 96:14; 97:18	though (2) 31:19;49:8 thought (4) 98:25; 113:15;124:13; 142:12 thoughts (3) 75:15; 130:4;141:8 three (31) 5:23;13:1; 19:3,13,17;20:19; 39:3;43:21;44:7; 46:15;47:1,20;51:1; 53:21;74:19;75:20; 98:4;106:12;107:4; 108:12;115:9;116:10; 118:2,22;119:5; 122:4,7,20;130:9; 136:23;137:11 thriving (1) 74:5 throughout (3) 74:19; 111:22;139:19 Thursday (1) 5:4 tied (1) 138:8 ties (1) 138:5 timeline (2) 118:18; 136:20 times (4) 93:13;102:5; 128:24;141:12 tiny (1) 138:25 tires (1) 123:11 title (4) 92:23,24;93:7; 101:23 today (5) 98:19; 105:18;119:7,18; 134:4 together (4) 74:11; 115:5;138:8;139:12 tomorrow (3) 98:10, 11;114:5 tonight (31) 11:12; 13:20;16:17;23:3,21; 35:8;36:16;64:2; 78:24;79:4;81:17; 82:9;87:2,7,9;94:25; 97:10,14,25;98:9; 103:2;116:11;130:8, 13,16;133:22;135:23; 145:8;146:20;147:3, 11 tonight's (1) 145:10 tons (3) 122:5;123:10, 11 took (4) 88:11; 136:21;137:4;141:7 tool (1) 138:5 top (8) 11:17;12:22; 13:9;17:20;18:1,11; 88:13;89:1 topics (1) 109:13 total (1) 19:21 touch (1) 22:4 towards (5) 20:21; 88:15;109:3;124:1; 131:21 tower (1) 88:7	townhomes (3) 89:9; 105:15,21 towns (1) 94:22 tracks (1) 126:22 traditional (1) 106:19 traffic (7) 21:14;61:16, 21,24;62:22,25;63:3 transforms (1) 138:20 translates (1) 139:8 transmission (1) 26:3 transmitting (1) 5:20 transportation (2) 44:12;106:19 trash (1) 89:4 traverse (1) 139:15 treatment (5) 71:2,2, 10,12,13 tree (3) 59:19;69:10; 70:10 trees (9) 52:19;57:12, 14,17,18;58:7,14,18; 69:10 Trenton (1) 117:4 triangle (1) 106:7 triangles (1) 63:8 triangular-shaped (1) 83:21 tricky (2) 85:25;92:20 trip (1) 61:22 truly (2) 74:4;142:8 truth (6) 116:11,12,12; 134:15,15,16 try (2) 82:11;96:19 trying (9) 28:24; 37:25;82:10;102:21; 108:14;126:19; 127:15;128:2,3 Tuckahoe (1) 9:3 turn (1) 36:10 turned (1) 106:21 turns (1) 139:22 twice (2) 54:25; 128:12 two (33) 5:20;16:5; 17:1,15;19:1,16; 25:17;27:20;28:13, 20,25;31:14;42:1; 52:19;53:21;54:24; 58:16;67:3;68:2; 75:20;78:24;83:4,8; 90:4,6;95:12,14;97:3; 98:7;106:23;114:4; 137:11;147:4 two-family (1) 105:25 two-sided (2) 18:24, 25 two-zoned-permit (1) 105:14 type (1) 71:17 types (1) 138:10 typically (1) 71:15
---	---	--	--	--

U	43:14,16;90:4,17; 93:14;94:19;95:13; 104:10;108:17; 109:15,25;136:6 used (9) 55:23;75:20; 88:18,19;96:1; 126:21;127:5,7; 136:11 uses (22) 22:11,12, 19,22;38:12,18,20; 88:5,8,9;89:7,8; 105:1,2,4,4;107:12; 108:3;110:9;120:10; 138:13,14 using (1) 49:22 usually (1) 107:20 utilities (4) 53:10; 70:22;105:5;136:7 utility (2) 57:18;88:6 utilization (1) 92:23 utilize (1) 96:2 utilizes (1) 55:10 U-turn (1) 21:24	variety (1) 105:3 various (4) 136:25; 137:11;138:24;139:1 vehicle (1) 48:21 vendor (1) 56:15 verbatim (1) 94:6 verification (1) 67:11 verify (1) 61:23 Vernick's (2) 27:17; 38:8 versus (1) 84:2 via (3) 48:20;87:10; 111:1 vibrancy (1) 109:25 vibrant (2) 137:17; 138:21 VICE-CHAIRMAN (20) 6:7,24;7:6;10:12,17; 15:11;24:21;33:18; 77:2;100:9;113:4,6, 11;133:2;143:5; 144:21;145:23;146:4; 147:22;148:15 Victor (1) 6:8 view (3) 108:4; 136:13;140:10 Virtua (1) 22:16 virtually (2) 39:3; 141:11 virtue (1) 115:10 vision (12) 74:11; 75:1,1,2;103:24; 136:6;137:9,12,19, 24;138:2,7 visionary (1) 139:22 visioning (2) 136:22; 137:13 visual (2) 138:23; 139:9 visualize (3) 49:14; 126:20;127:16 vitality (1) 75:4 vocabulary (1) 59:9 voices (1) 142:9 voir (1) 80:2 volumes (2) 55:11; 63:1 Volunteers (1) 128:16 vote (1) 96:24 votes (1) 113:23	15:3,12,13;24:12,22, 23;33:19,20;76:5,21, 22;99:19,24;100:1, 10,11;113:12,13; 132:20,21,22;133:3, 4;142:25;143:1,6,7; 144:22,23;146:5,6; 147:23,24;148:16,17 walks (2) 59:24;69:11 walkways (1) 70:1 wall (14) 17:1,15,22, 25;18:9;19:15,16,17; 20:1;21:4;22:19; 28:14,15,19 walls (1) 39:17 Walnut (8) 35:12,13, 22,23;46:12;57:17, 22;58:2 wants (1) 128:17 warehouse (2) 127:4, 5 Washington (1) 136:18 water (1) 88:7 waterfront (1) 71:8 way (12) 74:12;78:3; 92:6;95:16;108:16; 117:15,16,16,24,25; 124:17;140:19 ways (2) 39:23;56:9 we-are-here-now (1) 87:4 Website (7) 5:9; 128:25;137:6;140:5, 8,9,10 Wednesday (1) 128:14 week (4) 44:7,9;62:2; 128:12 weekend (2) 61:24; 62:4 weeks (1) 53:21 welcome (3) 46:22; 56:2;72:25 well-done (1) 114:7 west (4) 17:17;21:7; 123:25;136:16 western (3) 21:5;22:7; 132:1 Westfield (2) 11:6; 15:23 what's (9) 12:16; 27:23,24;38:24;40:9, 16;42:16;43:12;102:6 whereas (2) 38:19; 48:9 Whereupon (1) 51:21 whichever (1) 42:17 whole (10) 8:14;9:23; 13:16;29:9;101:19; 116:12;126:2,2; 128:6;134:15 wide (4) 49:25;50:2;	51:2;52:20 width (3) 13:3;50:17; 69:10 William (1) 35:21 WILLIAMS (50) 7:23; 8:9,11;9:15,17;10:6; 11:19;13:10,12,22, 23;14:14;23:12,14; 24:6;25:20;26:2,7; 33:2;41:8,10;45:12; 65:11;72:14,17;73:1; 75:24;77:1,4,6;78:13; 98:20,22;100:1; 111:11,20;112:19; 113:22;115:4,8,25; 116:3;129:24;132:21; 140:24;141:1,24; 142:3,4,15 Willingboro (1) 117:5 Wilson (1) 132:1 windshield (1) 84:19 wire (1) 57:20 wires (1) 57:21 within (21) 8:7,25;9:4, 9,13;47:24;56:17; 58:8,11,12;62:18; 63:3;69:23;83:7; 85:5;87:24;91:14; 93:17;94:20;106:16; 108:20 Without (15) 21:14; 35:3;79:6;95:18; 97:1;112:11,17,18,19, 21,22,23;113:1; 129:14;145:13 witnesses (3) 26:11; 36:21;78:24 witnesses' (1) 27:2 wonderful (1) 114:16 word (2) 98:5;114:2 Words (3) 39:23; 49:13;142:4 work (20) 8:6,20,25; 9:4,8,12;26:20;44:12, 14;62:13;74:1;75:7; 77:14;80:23;101:23, 25;111:24,25;137:15; 141:16 working (2) 64:6; 89:24 works (6) 71:2,2,10, 12,13;77:15 workshop (4) 136:23; 137:10,13,21 world (2) 78:4;120:17 worthy (1) 141:14 wrap (1) 121:14 WRIGHT (18) 35:20, 22;36:2,17;37:1; 41:15;53:25;54:11, 16,21;56:20,23;57:8, 20;58:25;67:6;70:6; 77:18
	V vacancy (2) 92:11; 126:11 vacant (37) 16:24; 83:11;84:10;85:6,6; 87:18;88:1,16,17,20; 90:23;91:1,3,7,8,12, 13,14,22;95:11;96:3; 103:18;104:24; 109:15;110:1,11,21; 119:20;120:18,19; 122:10,23;124:13; 125:14,15;126:6; 139:13 Valle (9) 36:20;37:3, 7,9,16;41:16,21; 49:16;77:19 V-A-L-L-E (1) 37:1 vantage (3) 88:14,22, 25 vapor (2) 55:19,21 variance (43) 11:5; 12:15;15:23,25;19:5; 20:4;21:10;23:21; 24:15;27:25;28:1,12; 29:3;32:1;38:15,21, 23,25;39:12;40:4; 42:11;43:23;44:1; 45:1,15;47:9,11,16, 19;48:1,8,25;50:9,20, 21;57:14,17;60:3,5; 61:7;68:16,19;92:6 variances (14) 13:15; 19:1;20:7;23:3; 24:13;28:16,21; 31:25;46:25;60:13, 18;69:8;76:6;95:21 varied (1) 60:1	W wait (1) 95:12 waiting (2) 50:12; 72:13 waiver (5) 45:8;58:21, 23;59:18;70:9 Waivers (5) 31:25; 32:1;46:25;69:9;76:6 walkable (1) 86:4 Walker (42) 6:9,10; 7:7,8;10:18,19;14:22;		

**CITY OF CAMDEN
PLANNING BOARD**

**CITY OF CAMDEN PLANNING BOARD
December 11, 2025**

writing (1) 84:24 written (4) 41:23; 53:17;58:10;67:11 <hr/> X <hr/> Xiema (3) 41:19; 49:10;51:23 Ximena (3) 36:20; 37:10,16 X-I-M-E-N-A (1) 37:1 <hr/> Y <hr/> Yaffa (11) 118:2; 121:19,21,21;123:18; 128:23;130:10,18; 131:4;132:10;147:7 yard (13) 27:23;29:4; 32:2;38:13,19,20; 42:16,21;43:1;48:9; 68:21,22;122:3 yards (3) 39:4;47:20; 108:8 year (4) 5:17;143:20, 22,25 years (17) 16:24; 23:17;74:19;83:8; 90:5,15,15,24,24; 91:2;92:12;95:12; 122:4,7,23;125:16; 126:9 Yep (1) 131:22 yoeman's (2) 98:24; 111:25 Yorkship (1) 9:7 yous (2) 28:6,10 Yvette (1) 146:21 <hr/> Z <hr/> zero (3) 104:18; 106:10;110:24 Zone (13) 19:4,8,8,17, 18;20:4;58:9;85:11; 92:5;93:18,18;121:7; 125:17 zoned (1) 89:6 zones (3) 19:12,15; 20:5 Zoning (16) 19:9; 21:13;28:22;43:16, 17;45:6,12;81:5; 84:15;89:6;105:3,18, 19;106:1;109:14; 117:2 <hr/> 1 <hr/> 1 (6) 35:14;69:6; 86:11;94:21;124:8; 131:18 1,000 (1) 43:11	1.6 (1) 48:8 1/2 (2) 18:22;19:21 10 (11) 40:3;48:9; 50:17,19,23;51:5,7; 52:19;53:24;57:11; 88:1 100 (5) 19:19;52:16; 88:11;102:20;142:8 1023 (1) 8:23 1027 (1) 25:16 1029 (1) 11:6 11 (4) 5:5;6:2;39:19; 51:2 110 (1) 34:13 1104 (7) 78:9;79:3; 83:18;87:25;91:5; 95:6,7 1107 (3) 83:24;88:3, 16 111 (1) 34:13 113 (1) 122:20 114 (2) 43:18;122:20 116 (1) 131:18 1181 (1) 131:18 1182 (4) 124:25,25; 131:19;132:5 1184 (1) 131:19 1186 (2) 124:10; 132:6 1196 (1) 125:1 12 (2) 30:7;51:2 1218 (2) 80:19; 102:13 126-128 (1) 25:15 13 (1) 140:18 1300 (1) 35:13 1325 (1) 16:2 14 (2) 30:14;83:13 1426 (3) 16:1,22;24:4 15 (12) 39:16,17; 40:9,10,14;48:15; 50:17,24;69:17; 83:24;123:12;131:18 15.5 (1) 12:22 153 (1) 34:13 16 (1) 31:10 160 (4) 11:7;12:18; 13:2,25 161 (1) 43:19 17 (2) 6:22;115:18 17th (3) 124:1; 128:14;132:3 18 (4) 47:8;115:19; 124:10;132:7 18.01 (1) 115:19 1818 (1) 134:24 186 (1) 13:8 19 (5) 89:19;90:25; 91:8;92:13;95:23 19103 (1) 134:25 19107 (1) 102:14 1912 (1) 91:9 1940's (1) 91:6	196 (1) 55:17 1970's (2) 120:18,23 1983 (4) 31:15,22; 68:4;93:18 1992 (1) 91:3 1994 (2) 94:4,4 19th (2) 120:11; 131:23 <hr/> 2 <hr/> 2 (4) 27:18,21;97:23; 126:8 20 (5) 42:2;47:4;58:8; 83:24;125:1 20,000 (1) 136:13 2000 (2) 93:25;94:4 2008 (1) 94:1 2009 (1) 120:21 2012 (1) 90:25 2013 (2) 83:25;94:2 2018 (1) 94:1 2021 (1) 94:2 2022 (1) 136:21 2024 (1) 137:2 2025 (9) 5:5,17;6:2, 22;27:18;38:8;81:20; 83:13,13 2026 (1) 143:25 21 (6) 87:18;89:16; 93:20;95:4;104:24; 131:19 22nd (1) 81:20 2300 (1) 134:25 24 (4) 13:7,25;18:1; 115:19 24/7 (1) 44:13 24-foot (1) 16:5 24-inches-by-36-inches (1) 31:7 24-square (1) 18:12 25 (4) 27:23;42:16; 64:4;115:19 26 (3) 65:14;68:7; 115:19 27 (7) 39:18;40:3,9, 16;42:1,5;83:24 28 (1) 70:14 2872 (1) 9:2 2883 (1) 9:6 29 (7) 42:2,5,7;54:8; 69:17;88:3;115:19 2901 (1) 9:11 29th (7) 87:15;88:22; 92:2;107:18;108:6; 109:18;131:23 2nd (2) 8:5;83:21 <hr/> 3 <hr/> 3 (14) 29:12,15;38:9, 11;45:18;47:1;86:13, 14;89:21;95:5,18;	96:1,2;126:10 30 (4) 57:13,15; 83:24;137:3 300 (1) 78:23 30-plus (1) 92:11 30th (12) 83:4,21,23; 87:15,16;88:16;92:2; 106:7,22,25;107:3,3 32 (2) 11:6;115:19 33 (2) 115:19;125:1 331 (1) 115:17 332 (1) 34:13 3420 (3) 11:6;12:15; 15:23 34th (1) 25:15 367 (1) 35:13 38 (2) 12:22;13:9 <hr/> 4 <hr/> 4 (4) 30:14;32:6;39:8; 61:20 40 (1) 106:12 41 (2) 115:17;122:19 412 (1) 8:5 44 (1) 16:2 46 (2) 115:19;122:19 47 (2) 16:2;43:16 48 (1) 122:19 49 (4) 16:2;18:22; 19:21;122:19 49.1 (3) 12:24;13:4,6 4-story (1) 35:17 <hr/> 5 <hr/> 5 (7) 25:16;47:2,24; 60:2;69:23;126:12; 131:19 5,400 (2) 25:17;27:20 5.01 (1) 27:24 5.02 (1) 28:1 5.10 (1) 27:24 50 (4) 16:2;83:18; 122:19;126:9 52 (2) 91:4;122:19 53 (3) 83:18;95:7; 122:19 54 (1) 122:19 55 (4) 83:18;87:24; 95:6;122:19 56 (1) 83:19 59 (2) 16:2;83:19 5th (2) 80:19;102:14 <hr/> 6 <hr/> 6 (7) 35:14;47:2;50:1; 51:3,7;68:12;125:1 6:00 (1) 128:15 60 (3) 16:2;83:19; 106:10 600 (1) 121:24	621-623 (1) 34:13 631 (2) 8:18,20 64 (1) 115:19 65 (1) 122:19 65-feet (1) 35:17 67 (1) 122:19 676 (1) 136:15 68 (4) 17:24;18:9,10; 115:19 <hr/> 7 <hr/> 70 (1) 20:8 70,000 (2) 122:5; 123:10 700 (1) 78:23 73 (1) 115:19 746 (1) 115:18 75 (1) 122:20 750 (1) 42:17 7-foot (1) 68:14 <hr/> 8 <hr/> 8 (1) 6:1 80 (2) 106:11;122:20 86 (1) 122:20 87 (1) 122:20 870-189C (1) 38:14 870-189G (1) 69:13 870-197F (1) 68:11 870-226C (1) 30:8 870-231B1c (1) 47:3 870-231C2 (1) 47:14 870-235A17 (1) 48:18 870-235A7 (1) 48:10 870-243A10 (1) 61:2 870-243A15a (1) 61:3 870-243D2 (1) 61:4 870-244A3e (2) 58:13;70:9 870-56 (1) 32:2 89 (1) 122:20 8th (1) 6:1 <hr/> 9 <hr/> 9 (2) 38:8;54:1 9:00 (1) 148:25 90 (2) 58:15;89:12 91 (2) 83:19;91:4 93 (1) 83:19 94,000 (1) 35:16 95 (5) 43:19;78:9; 79:3;83:15,19 98 (1) 43:21 99 (1) 19:21 9-by-18 (1) 47:12 9th (1) 83:13 9-to-5 (1) 44:15
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