

In The Matter Of:
CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT

CITY OF CAMDEN ZONING BOARD OF ADJUSTMENT
December 15, 2025

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ZONING BOARD OF ADJUSTMENT
CITY OF CAMDEN

- - - -

Monday, December 15, 2025

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Transcript of proceedings of the Zoning
Board of Adjustment taken in City Council Chambers,
2nd floor City Hall, 520 Market Street, Camden, New
Jersey 08101, commencing at 5:40 p.m.

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

DARNELL HANCE, CHAIRMAN
GUY STILL, VICE-CHAIRMAN
YSABEL NUNEZ
ALICIA RIVERA
TAMEEKA MASON

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

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I N D E X

CASES HEARD:	PAGE
1) APPROVAL OF MINUTES - NOVEMBER 2025	4
OLD BUSINESS	
2) TELCO GROUP, LLC 2730 Mitchell Street	13
3) TELCO GROUP, LLC 2733 Saunders Street	21
NEW BUSINESS	
4) TRIPLEX AUTO GROUP 901-909 S. 3rd Street	28
5) ALIPAZ, LLC 336 Marlton Avenue	8
6) MOLD SERVICES, LLC 309 Mt. Vernon Street	43
7) BONAO PROPERTIES, LLC 418 Marlton Avenue	54
8) PEDRO RODRIQUEZ 120 N. 33rd Street	58
9) ADOPTION OF RESOLUTIONS	67
10) APPROVAL OF ZONING BOARD OF ADJUSTMENT MEETING DATES FOR 2026	69
11) CLOSED SESSION	69

(Continued on Page 3)

1	I-N-D-E-X	PAGE
2	12) 453 Mechanic Street	5
3	(Notice Deficient - Not Heard)	
4	13) 822 S. 5th Street	5
5	(Notice Deficient - Not Heard)	
6	14) 2851 Tuckahoe Road	5
7	(Notice Deficient - Not Heard)	
8	15) 804 Haddon Avenue	5
9	(Adjourned to the January 5, 2026 Meeting)	
10	16) 860 Haddon Avenue	5
11	(Adjourned to the January 5, 2026 Meeting)	
12		
13	17) 2624 to 2626 Federal Street	5
14	(Adjourned to the January 5, 2026 Meeting)	
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 VICE-CHAIRMAN STILL: Good evening ladies
2 and gentlemen. Welcome to the City of Camden Zoning
3 Board of Adjustment meeting December 15, 2025.

4 Reading of the Sunshine Law: In
5 accordance with the Sunshine Law of New Jersey,
6 notice of the meeting was posted in the Municipal
7 Clerk's office on Thursday December 11, 2025.
8 Roll call.

9 MR. EINGORN: Chairman Hance.

10 CHAIRMAN HANCE: Here.

11 MR. EINGORN: Vice-Chairman Still.

12 VICE-CHAIRMAN STILL: Here.

13 MR. EINGORN: Ms. Merricks is absent.

14 Ms. Alston is also absent. Ms. Nunez.

15 MS. NUNEZ: Here.

16 MR. EINGORN: Ms. Rivera.

17 MS. RIVERA: Here.

18 MR. EINGORN: Ms. Moss is absent. And
19 Ms. Mason is absent but we expect her shortly.

20 Approval of the Minutes for November of
21 2025. Do we have a motion to approve the minutes?

22 CHAIRMAN HANCE: Motion to approve.

23 VICE-CHAIRMAN STILL: Second.

24 MR. EINGORN: Very good. I'll take a
25 roll-call vote. Chairman Hance.

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Vice-Chairman Still.

3 VICE-CHAIRMAN STILL: Yes.

4 MR. EINGORN: Ms. Nunez.

5 MS. NUNEZ: Yes.

6 MR. EINGORN: And Ms. Rivera.

7 MS. RIVERA: Yes.

8 MR. EINGORN: So moved.

9 All right, I'll read the -- oh, before --
10 I'm going to read the list. But before I read the
11 list, the following matters are deficient and won't
12 be heard tonight. So if you're here for these
13 three -- these three matters, it's not being heard
14 because notice was not correct: 453 Mechanic Street;
15 822 S. 5th Street; and 2851 Tuckahoe Road. Notice
16 was not proper for those and they cannot be heard by
17 the Board tonight.

18 The following matters will be adjourned
19 to January. This is the notice of the adjournment.
20 They will not be heard tonight and you will get no
21 further notice for the January adjournment. No
22 further notice will be required. That's 804 Haddon
23 Avenue; 806 Haddon Avenue; and 2624 to 2626 Federal
24 Street. Again, those three matters are being
25 adjourned to January. No further notice whether

1 publication or through certified mail or personal
2 service will be required.

3 If you hear your matter, please let me
4 know you're here. Old Business: We have two matters
5 for Telco Group, LLC. I see Mr. Izzo. You're here
6 tonight for that, correct?

7 MR. IZZO: Yes, we're here.

8 New Business: Triplex Auto Group,
9 901-909 N. 3rd Street.

10 MR. IZZO: We're ready.

11 MR. EINGORN: Very good.

12 Alipaz, LLC, 361 Marlton Avenue.

13 MR. SANDO: Here.

14 MR. EINGORN: Very good.

15 Mold Services, LLC, 309 Mt. Vernon
16 Street.

17 MR. HERNANDEZ: Here.

18 MR. EINGORN: Bonao Properties, LLC, 418
19 Marlton Avenue.

20 MR. PENA: Here.

21 MR. EINGORN: Pedro Rodriguez, 120 N.
22 33rd Street.

23 MR. RODRIGUEZ: Here.

24 MR. EINGORN: Good evening.

25 So for the record, anything that requires

1 a use variance requires five affirmative votes,
2 meaning, you have to get five yes's. Right now we
3 only four board members. So if you have a use
4 variance, we can't hear you until Ms. Mason arrives.

5 So with that in mind, the first matter
6 that can be heard -- what does Triplex Auto Group
7 need? The first matter we can hear is Alipaz, LLC,
8 361 Marlton Avenue. That's requesting legal
9 nonconforming use. We'll hear that one first.

10 UNIDENTIFIED SPEAKER: Is Tuckahoe Road
11 not going to be heard?

12 MR. EINGORN: Tuckahoe Road is not going
13 to be heard, sir. Thank you for coming. Sorry for
14 the inconvenience.

15 UNIDENTIFIED SPEAKER: Will it be
16 rescheduled?

17 MR. EINGORN: They haven't noticed
18 properly yet so it's not on the agenda. Have a good
19 night.

20 So for the Board, we're doing Alipaz, LLC
21 regarding 361 Marlton Avenue.

22 UNIDENTIFIED SPEAKER: Did you say 453
23 will be not be heard?

24 MR. EINGORN: 453 Mechanic will not be
25 heard. You don't have to stay but you can if you

1 want.

2 UNIDENTIFIED SPEAKER: Okay.

3 MR. EINGORN: That's usually the answer I
4 get which is, see you later. Nobody wants to hang
5 out. All right.

6 Good evening, Counselor, how are you?

7 MR. SANDO: Good evening. I'm doing
8 well. My name is Eric Sando. Here with me is
9 Mr. Alipaz, authorized representative of Alipaz, LLC.

10 MR. EINGORN: Would you like your witness
11 to be sworn?

12 MR. SANDO: That's fine.

13 MR. EINGORN: Would you raise your right
14 hand, please.

15 - - -

16 ELADIO PAZ, having first been duly
17 sworn/affirmed, was examined and testified as
18 follows:

19 - - -

20 MR. EINGORN: Please state your name and
21 address for the record.

22 MR. PAZ: My name is Eladio Paz. Address
23 is 18 Whispering Pine Lane, Voorhees, New Jersey
24 08043.

25 MR. EINGORN: We're ready when you are.

1 MR. SANDO: Thank you. We'll be very
2 short. Alipaz purchased the property, 361 Marlton
3 Avenue. The property was built as a duplex. It
4 remains today as a duplex. It's the C-1 District
5 which permits a duplex. We're here for a legal
6 non-conforming use relief. I believe the side lots
7 are a little bit smaller than they should be under
8 the current zoning code.

9 But other than that, I believe the
10 property is conforming in all other respects.
11 There's some rehabilitation to be done with the
12 property. But primarily, the request for a duplex
13 use was denied. And we're here just here to get the
14 legal non-conforming use. The property was built
15 prior to the zoning code and it's in the same
16 condition as it was essentially when it was built
17 compared to now.

18 VICE-CHAIRMAN STILL: Is it currently
19 being rented?

20 MR. EINGORN: I think if you look at the
21 photographs, it's probably not in the condition to be
22 used yet.

23 (At which time, Tameeka Mason arrives to
24 the meeting.)

25 MR. EINGORN: Let the record reflect that

1 Ms. Mason has made her appearance and we will mark
2 her on the agenda. My apologies for the
3 interruption.

4 We've seen a few of these duplexes on
5 Marlton Avenue. I don't think this one is an
6 exception to the ones we've already seen. Does the
7 Board have -- I don't mean to cut you off, Counsel.
8 Does the Board have any questions regarding this
9 other than the current state? We do have one
10 question. This first exterior photograph, so
11 everybody can see what I'm referencing, looks like it
12 has a handicap ramp or something of that nature. You
13 need to figure out if that was approved. Because if
14 not, you may need to get an additional permit for the
15 handicap entrance.

16 MR. SANDO: If I can approach.

17 MR. EINGORN: Yes.

18 MR. SANDO: Here's some current pictures.
19 They removed the handicap ramp.

20 MR. EINGORN: Oh, it was removed. Okay.
21 So let the record reflect that counsel has handed me
22 a packet of one, two, three black and white
23 photographs showing the existing building, some
24 sidewalk and some other concrete areas. I'll pass
25 this to Ms. Nunez and she'll circulate it back that

1 way. We'll mark that A-1 for the record.

2 (Whereupon Exhibit A-1, 3 Photographs,
3 was marked for identification.)

4 VICE-CHAIRMAN STILL: Quick question. If
5 that's current photos, then are these current as well
6 or are these old or?

7 MR. PAZ: Those were from when we first
8 submitted the application. It was a while ago.

9 VICE-CHAIRMAN STILL: And then those are
10 current?

11 MR. PAZ: These are the new ones.

12 VICE-CHAIRMAN STILL: And those are
13 current exterior?

14 MR. SANDO: Correct.

15 VICE-CHAIRMAN STILL: Okay. Thank you.

16 MR. EINGORN: I'll write A-1 on here.
17 Any questions from anybody that you see in the
18 photographs, any comments?

19 CHAIRMAN HANCE: Yes. One comment. You
20 cleaned it up real good. I liked that you moved the
21 handicap ramp and also cleaned the area. It looks
22 great.

23 MR. PAZ: Thank you.

24 MR. EINGORN: No questions?

25 CHAIRMAN HANCE: No.

1 MR. EINGORN: We'll open this application
2 to the public. Is anybody in the public here tonight
3 that would like to be heard on the request of
4 Alipaz, LLC for a dash 68 Relief, legal nonconforming
5 use for 361 Marlton Avenue? Anybody? Hearing none
6 and seeing none, we'll close the portion.

7 The applicant is here tonight seeking a
8 legal nonconforming use for a duplex in the C-1 Zone
9 for a house that appears to have been built and was
10 testified to to have been built as a duplex. It
11 appears me to be an applicable standard. The Board
12 should do a quick discussion and make a motion.

13 CHAIRMAN HANCE: Yes, we have quite a few
14 of these come before us. I've been there. It has
15 been a duplex for decades.

16 VICE-CHAIRMAN STILL: What's your rent
17 like? What are you planning for rent to be?

18 MR. PAZ: Usually around \$1,800 to
19 \$2,200; somewhere around there. We're pretty
20 flexible especially with our tenants we have in other
21 properties as well. Especially with the times, with
22 money especially right sometimes there's not a lot of
23 work. We're understanding.

24 CHAIRMAN HANCE: I make a motion that we
25 pass.

1 VICE-CHAIRMAN STILL: Second.

2 MR. EINGORN: I'll take a roll-call vote.
3 Chairman Hance.

4 CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Vice-Chairman Still.

6 VICE-CHAIRMAN STILL: Yes.

7 MR. EINGORN: Ms. Nunez.

8 MS. NUNEZ: Yes.

9 MR. EINGORN: Ms. Rivera.

10 MS. RIVERA: Yes.

11 MR. EINGORN: And Ms. Mason.

12 MS. MASON: Yes.

13 MR. EINGORN: Congratulations. Five in
14 favor and none opposed. The motion passes.

15 Now we have five and let's take Old
16 Business, Telco Group, LLC. Mr. Izzo, good evening,
17 how are you?

18 MR. IZZO: Good. Charles Izzo appearing
19 for Telco. We got the Mitchell Street application
20 first.

21 MS. NUNEZ: For the batting cage?

22 MR. IZZO: Mitchell, batting cage.

23 MR. EINGORN: Were all the Board members
24 here for this application? I believe everybody was
25 here for this. Counsel and his client did a good job

1 of putting everything on the record. I believe it
2 was October. October, right? And I think the only
3 remaining issue was whether or not the properties
4 were two separate properties or were they one
5 property, right? That was the real issue?

6 MR. IZZO: There's been a lot of
7 correspondence on that. It is two separate
8 properties.

9 MR. EINGORN: And I think we've confirmed
10 that. Is that correct, Evita?

11 MS. MUHAMMAD: Yes.

12 MR. EINGORN: We've confirmed that it's
13 two separate properties. And so --

14 MR. IZZO: We also didn't have
15 Ms. Henriquez. She's the principal of the LLC. She
16 wasn't at the first hearing.

17 MR. EINGORN: Okay. Great. Let's swear
18 you in real fast. Would you raise your right hand,
19 please.

20 - - -

21 ANEDIA HENRIQUEZ having first been duly
22 sworn/affirmed, was examined and testified as
23 follows:

24 - - -

25 MR. EINGORN: Please state your name and

1 address for the record.

2 MS. HENRIQUEZ: Anedia Henriquez, 33 S.
3 38th Street.

4 MR. EINGORN: Could you just tell the
5 Board what your relationship is to the applicant?

6 MS. HENRIQUEZ: I am the owner of the
7 LLC.

8 MR. EINGORN: I don't think the
9 microphone is working.

10 MR. IZZO: Say what you just said again.

11 MS. HENRIQUEZ: So I'm the owner of the
12 LLC.

13 MR. EINGORN: So you're the owner of the
14 LLC. Great. So at 2730 Mitchell Street, you're
15 proposing -- the applicant was proposing taking an
16 abandoned building and turning it into an indoor
17 batting facility with 11 parking spaces and one
18 handicap space. Is that correct?

19 MS. HENRIQUEZ: Correct.

20 MR. EINGORN: And that's the gist of the
21 application. The Board recalls that, correct?

22 CHAIRMAN HANCE: Yes.

23 MS. NUNEZ: Yes.

24 MR. EINGORN: Okay. I don't recall if we
25 opened to the public at the time. Is there anything

1 that the applicant would like to add regarding 2730
2 Mitchell?

3 MR. IZZO: So we got a big long factory
4 that's divided down the middle. On the left side of
5 Mitchell Street is the batting cage postal. The
6 attorney described we got a site plan with parking
7 spaces and lighting and a recreational facility.

8 We had some testimony on that. We don't
9 have to repeat that. But it's going to be a
10 recreational facility for young people basically to
11 learn baseball skills. And we got a big square
12 industrial building suited to the purpose. And the
13 corporation, LLC is prepared to invest these funds to
14 bring something beneficial and positive and fun to
15 the City. That's why they're here tonight.

16 MR. EINGORN: That's great. Does the
17 Board have questions regarding the batting cage?

18 MS. RIVERA: Yes. Didn't you say that
19 you were going to have a space for like a gym or
20 something like that for like -- how do you call those
21 things that you walk?

22 VICE-CHAIRMAN STILL: Treadmills?

23 MS. RIVERA: Treadmills and stuff like
24 that?

25 MS. HENRIQUEZ: So that's something we're

1 thinking. Probably yes. We might have like just in
2 case if some of the young kids want to come in and
3 train and run. But right now, it's not something
4 that we're planning.

5 MS. RIVERA: So you're not planning it
6 now?

7 MS. HENRIQUEZ: No.

8 MR. EINGORN: But it's something that
9 you're thinking about potentially adding inside the
10 facility?

11 MS. HENRIQUEZ: Correct. Since we're
12 trying to bring youth to basic training so some of
13 these youth, like they like to work out at the same
14 time that they're hitting, they want to warm up, they
15 can go and run.

16 MR. EINGORN: That's great.

17 MR. IZZO: So the plan shows I guess two
18 levels, right?

19 MS. HENRIQUEZ: Yes.

20 MR. IZZO: The batting cage on one level
21 and the turf training area and gym equipment on the
22 upper level.

23 MS. HENRIQUEZ: Yes.

24 MR. EINGORN: Any other questions?

25 VICE-CHAIRMAN STILL: Do you have a

1 potential cost; what's going to be cost to residents?

2 MS. HENRIQUEZ: So that's something we
3 have to see roughly how much other batting places
4 cost just to have a estimate. It's not something
5 we're going to go higher but it's like an affordable
6 price for our youth to come into Camden and practice;
7 any team or school that wants to come in and
8 practice.

9 MS. RIVERA: It says for the youth, not
10 for grownup persons?

11 MS. HENRIQUEZ: Well, it's for --

12 MS. RIVERA: For everybody?

13 MS. HENRIQUEZ: Yeah, anybody. Whoever
14 wants to come in and practice.

15 MS. MASON: The last time they had
16 discussed the hours between like youth-specific
17 versus open to all ages. We had that testimony last
18 time.

19 MR. IZZO: So the building in its present
20 state, it's just walls basically, concrete walls, a
21 square box. This is part of a two-part application.
22 You take this part and do this facility on this
23 Mitchell Street side. And, of course, the remainder
24 of the building is going to have that other
25 development. But graffiti, weeds, the whole pan of

1 problems right now. And the applicant is going to
2 cure of all that and bring something special.

3 MS. HENRIQUEZ: We currently don't have a
4 batting cage in Camden.

5 MR. IZZO: No. I don't think anywhere
6 really.

7 MS. MASON: Coach, you would know that.

8 VICE-CHAIRMAN STILL: Yes.

9 MR. EINGORN: Let's open to the public.
10 Anybody in the public tonight that would like to be
11 heard on the application of Telco Group, LLC for
12 2730 Mitchell Street? Hearing none and seeing none,
13 we'll close the public portion.

14 The applicant is here tonight requesting
15 use variance and site plan approval for a batting
16 cage at the property located at 2730 Mitchell Street.
17 There has been substantial testimony and we've heard
18 the brief synopsis tonight. The Board should do a
19 discussion of the Positive and Negative Criteria and
20 make a motion. I'm sorry, site plan waiver. Right?
21 Site plan waiver, Mr. Izzo?

22 MR. IZZO: Yes.

23 MR. EINGORN: Site Plan waiver. I said
24 approval. It's waiver. My apologies.

25 CHAIRMAN HANCE: I think it's very

1 positive. I grew up in that neighborhood at 2805
2 Mitchell Street, Apt. B which is still standing
3 there. That building has been closed for probably
4 over 40 years. It's way past due. It's a sore eye.
5 It's trouble waiting to happen. The only issue I
6 see, it's not with you. You have either a car lot on
7 the corner right there or car sales.

8 Anyway, they take up both sides of the
9 street with cars. And they are blocking you
10 actually. So that's my only issue. But I think it's
11 a great idea. We do not have a batting cage in
12 Camden. It's needed especially for our youth to keep
13 them busy. And also, hopefully, to make a star out
14 of there. I think it's a great idea.

15 VICE-CHAIRMAN STILL: Closet one is in
16 the Pennsauken, Route 130. There is none in Camden.
17 I do think it's positive for the youth. Same echoing
18 the president that it would be good for the community
19 just for enhancing the area and beautifying the area.
20 Like she said, if it's cost-efficient for youth and
21 families, then that would be my only concern.
22 Motion to pass.

23 MR. EINGORN: A motion to pass. Do we
24 have a second?

25 CHAIRMAN HANCE: Second.

1 MR. EINGORN: I'll take a roll-call vote.
2 Chairman Hance.

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Vice-Chairman Still.

5 VICE-CHAIRMAN STILL: Yes.

6 MR. EINGORN: Ms. Nunez.

7 MS. NUNEZ: Yes.

8 MR. EINGORN: Ms. Rivera.

9 MS. RIVERA: Yes.

10 MR. EINGORN: And Ms. Mason.

11 MS. MASON: Yes.

12 MR. EINGORN: Five in favor and none
13 opposed, the motion passes. We'll move on to
14 the next matter is, 2733 Saunders Street. This is,
15 again, the same applicant for Telco Group. We heard
16 this matter back in October. The applicant is
17 proposing, as I recall, three offices, a conference
18 room, break room, bathrooms with nine parking spaces.
19 Is that accurate?

20 MS. HENRIQUEZ: Yes.

21 MR. EINGORN: The Board remembers this
22 one as well, I believe. The applicant provided
23 photographs of the property, as well as a survey and
24 related site plan documents and elevations. Anything
25 the applicant would like to add to their testimony.

1 MR. IZZO: This is the mirror twin to the
2 batting cage building. And a party wall separates it
3 from the batting cage. But it's the same old
4 factory. Only on the other block which is Saunders
5 street. And they want to propose here a smaller or
6 mid-sized office building which tend to be very
7 successful in Camden.

8 There's a lot of people looking for
9 improved Grade A office space. And this would
10 definitely be that. And modern buildings are hard to
11 find in Camden. What the LLC wants to do is develop
12 one from the ground up with parking, with conference
13 area, with modern doors and windows, furnishings.
14 And it would be positive for the City as a whole and
15 for the neighborhood in particular. And what's the
16 company's idea in making this development?

17 MS. HENRIQUEZ: So basically it's more of
18 like rented for a nonprofit organization or for any
19 small business if needed for the space.

20 MR. EINGORN: For the batting cage next
21 door, are you going to do something to isolate the
22 noise? Because for somebody who works in an office
23 building that has got a lot busier, it's been a
24 little distracting. And if you're whacking baseballs
25 back there, it might be a little noisy.

1 MR. IZZO: These buildings are so solid,
2 so thick.

3 MR. EINGORN: I'm sure.

4 MR. IZZO: Yeah. They're built like a
5 fort.

6 MR. EINGORN: Just something to consider
7 with bussing kids and baseballs getting hit and that
8 kind of thing. Any questions from the Board?

9 VICE-CHAIRMAN STILL: No, that was a good
10 one. Having people that are paying costs for office
11 space, they're going to have concern for next door
12 being quieter for them, I'm sure.

13 CHAIRMAN HANCE: My only concern is
14 parking. I see two, four, six, eight -- nine. Once
15 you get your batting cage up and running, you may get
16 busses in there. You may get stuff like that.

17 MR. EINGORN: Is the lot joined or are
18 they on separate sides?

19 MS. HENRIQUEZ: It's like a --

20 MR. IZZO: It's a driveway that cuts
21 through the property.

22 CHAIRMAN HANCE: I think you mentioned it
23 last time, that there's a big vacant lot right next
24 to you?

25 MS. HENRIQUEZ: Yes.

1 CHAIRMAN HANCE: I believe we did talk
2 about that the last time. Any news on that that you
3 did try to get or?

4 MS. HENRIQUEZ: I'm working on that. But
5 I know the parking spaces is like a U-shaped.

6 CHAIRMAN HANCE: I mean, you do have
7 public parking. There's a park across the street.
8 But, again, I'm concerned with the, I'll say,
9 mechanic shop or paint shop on that corner --

10 MS. HENRIQUEZ: Yes, I know what you're
11 saying.

12 CHAIRMAN HANCE: -- that takes up both
13 sides. There's at least 25 cars out there on the
14 sidewalk and in the street. That's an issue.

15 VICE-CHAIRMAN STILL: Everyday.

16 CHAIRMAN HANCE: Not on your half, but
17 his half. This is a little bit concern for the
18 parking.

19 MR. EINGORN: Any other concerns
20 questions, comment? Let's hope to the public.
21 Anybody here in the public tonight that like to be
22 heard on the application of Telco Group for the
23 property located at 2733 Saunders Street proposing
24 three office spaces? No. Hearing none and seeing
25 none, we'll close the portion.

1 The applicant is here tonight seeking use
2 variance approval, site plan waiver or an
3 interpretation in lieu of both. But it sounds like
4 they're requesting a use variance and a site plan
5 waiver to turn an preexisting industrial building
6 into three office spaces. The Board should do a
7 discussion of the Positive and Negative Criteria and
8 propose a motion.

9 VICE-CHAIRMAN STILL: I think the two
10 that we already talked about were a big deal
11 obviously parking. We got testimony saying that she
12 is going to still work on getting the parking lot
13 next door. That would worry me. And then we already
14 talked about it, the noise.

15 I know what baseball, you know, practices
16 and workouts consist of. And next door just being an
17 office space, it doesn't seem like it matches. It's
18 good for the community because you're fixing up the
19 building. But, you know, that type of issue that may
20 come with that is another concern.

21 CHAIRMAN HANCE: Also, I think it's a
22 great idea still because that building has been empty
23 while. It's definitely needed in that area to build
24 it back up again. It has been going downward for
25 years. So maybe that will bring some more light to

1 that area and other people will also come in to try
2 to improve their neighborhood.

3 MS. MASON: I think it goes along with
4 what the City is looking for in terms of mixed use.
5 Right? And so a lot of times we look at issues as
6 residential and commercial. I think this mixed use
7 is kind of like what we're starting to see. We're
8 seeing these facilities as far as like pickleball.
9 And not only do they have pickleball but then they
10 also have, you know, maybe like area where they're
11 exercising, and there's another area.

12 So like this type of facility as far as
13 like sports and then a lifestyle included in the
14 sports, also have an office space as well, because
15 they have to run the business. I think it exists. I
16 think it's happening in other towns. So I think it
17 goes along with what we're seeing in the future of
18 Camden as far as development and entertainment and
19 matching to what the needs of the community is.

20 We do have a huge community as it
21 pertains to baseball. And I think that, you know,
22 you have your baseball season. We've fixed up the
23 parks. But then after that season is done, what
24 happens with the kids? Right? So I think being able
25 to have this facility and looking at the future of

1 these facilities as it pertains to a lifestyle, is
2 where you guys are headed. So I would say that it's
3 a good idea.

4 MS. NUNEZ: Motion to approve.

5 MR. EINGORN: We got a motion to approve.
6 Do we have a second?

7 CHAIRMAN HANCE: Second.

8 MR. EINGORN: We'll take a roll-call
9 vote. Chairman Hance.

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: Vice-Chairman Still.

12 VICE-CHAIRMAN STILL: Yes.

13 MR. EINGORN: Ms. Nunez.

14 MS. NUNEZ: Yes.

15 MR. EINGORN: Ms. Rivera.

16 MS. RIVERA: Yes.

17 MR. EINGORN: Ms. Mason.

18 MS. MASON: Yes.

19 MR. EINGORN: Five in favor and none
20 opposed, the motion carries. Thank you very much.
21 Have a nice night.

22 MS. HENRIQUEZ: Thank you.

23 MR. EINGORN: The next matter on the
24 agenda is Triplex Auto Group, 901 to 909 North 3rd
25 Street.

1 MR. IZZO: Charles Izzo appearing for the
2 applicant.

3 MS. MASON: Is it north or south?

4 MR. EINGORN: The agenda says North.

5 MR. IZZO: It's South.

6 MR. EINGORN: Thank you. Well, I'll
7 amend the agenda to reflect south.

8 MR. IZZO: I'm here for Triplex Auto
9 Group and we'll have testimony of a professional
10 planner in this matter.

11 MR. EINGORN: Great. Mr. Izzo, do you
12 want to put your appearance on the record?

13 MR. IZZO: I have my client from Triplex
14 Auto.

15 MR. EINGORN: Would you raise your right
16 hand, please.

17 - - -

18 GREGORY WEBB, having first been duly
19 sworn/affirmed, was examined and testified as
20 follows:

21 - - -

22 MR. EINGORN: Please state your name and
23 address for the record.

24 MR. WEBB: Greg Webb on behalf of Triplex
25 Auto Group. My address is 988 Trent Road, Camden,

1 New Jersey 08104.

2 MR. IZZO: So Mr. Webb, you own Triplex?

3 MR. WEBB: Yes. I'm one of the members.

4 MR. IZZO: And you're developing this
5 property?

6 MR. WEBB: Yes.

7 MR. IZZO: And you've been before the
8 Board before about this particular property; is that
9 correct?

10 MR. WEBB: Yes.

11 MR. IZZO: And we're back. Have you done
12 any work since the first time you were here at the
13 Board on this property?

14 MR. WEBB: Yes.

15 MR. IZZO: And what's going on at 909 S.
16 3rd Street?

17 MR. WEBB: The sidewalk was in
18 disrepair. We repaired the sidewalk. We made some
19 improvements to the front area.

20 MR. IZZO: What's the overall project all
21 about?

22 MR. WEBB: Can you elaborate?

23 MR. WEBB: What are you doing there?
24 What kind of building do you have there?

25 MR. WEBB: Auto repair.

1 MR. IZZO: And what's the size and layout
2 of the building relative to 3rd Street?

3 MR. WEBB: The size of the building is
4 probably like roughly around like 1,500 square feet.

5 MR. IZZO: You represented before it's a
6 former gasoline filling station and has been defunct
7 for many, many years.

8 MR. WEBB: Yes.

9 MR. IZZO: You have rehabilitated and
10 repaired it to a certain degree for a certain
11 purpose, right?

12 MR. WEBB: Yes.

13 MR. IZZO: And what did the Board
14 consider the last time or the first time you came
15 forward about this property?

16 MR. WEBB: They considered the building
17 to be a nonconforming use as an auto service station.

18 MR. IZZO: Because there was a prior
19 business there that was doing auto service?

20 MR. WEBB: Yes.

21 MR. IZZO: And they reinstated that. And
22 why are we back here tonight?

23 MR. WEBB: For accessory uses on auto
24 sales, limited auto body and auto lease.

25 MR. IZZO: Do you want to expand the sue

1 beyond what the Board already approved which was to
2 do auto repair work at that place?

3 MR. WEBB: Yes.

4 MR. IZZO: And we brought the
5 professional planner tonight; is that correct?

6 MR. WEBB: Yes.

7 MR. IZZO: Mr. Seidel, can you come up,
8 please.

9 MR. EINGORN: Good evening. Would you
10 raise your right hand.

11 - - -

12 BRIAN SEIDEL, P.P., having first been
13 duly sworn/affirmed, was examined and testified as
14 follows:

15 - - -

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

18 MR. SEIDEL: Sure. Name is Brian Seidel.
19 Business address is 2103 E. High Street, Pottstown,
20 Pennsylvania.

21 MR. IZZO: Mr. Seidel, you are familiar
22 with the project at 901-909 S. 3rd Street in the
23 City?

24 MR. SEIDEL: I am.

25 MR. IZZO: How do you characterize this

1 project?

2 MR. SEIDEL: I would you say it was -- I
3 was here before the Board, I believe, in early 2024
4 that we did receive the approval as the existing
5 nonconforming use as the auto service station for the
6 property.

7 MR. IZZO: And what's the agenda here
8 tonight?

9 MR. SEIDEL: Basically an expansion and
10 minor alteration to the previous approval. What was
11 approved under the definition of an auto service
12 station is automotive repairs, the selling the fuels,
13 lubricants and things of that nature. But it does
14 specifically exclude autobody and -- I'm sorry --
15 autobody repair and auto sales.

16 So what the applicant is looking for here
17 tonight is really a minor deviation to expand the use
18 of that property to allow, as he characterized, minor
19 autobody repair. And with the addition of some auto
20 sales. So maybe some automotive -- autos that have
21 been repaired or serviced on the property that could
22 also be sold at the property.

23 MR. IZZO: How is this property suitable
24 for all those uses? How is it suitable?

25 MR. SEIDEL: I would you say it's

1 actually very suitable. This isn't the R-2 Zoning
2 District. And you wouldn't necessarily think of gas
3 stations or service stations as being appropriate.
4 But the testimony I provided at the beginning of 2024
5 is that this is actually the industrial area of the
6 neighborhood surrounded by the PSE&G lay-down area.
7 I think that the plans for that are still on the
8 City's website right now. It's basically a very
9 industrial area. Lot of industrial-type of uses and
10 I would say the areas to the west are basically all
11 PSE&G. Not inhabited; not residential areas.

12 MR. IZZO: So this property backs up to
13 PSE&G?

14 MR. SEIDEL: That's correct.

15 MR. IZZO: And what do they do there?
16 What does PSE&G do?

17 MR. SEIDEL: That is basically the
18 electric, the utility company. I think what was
19 recently approved around there is what they refer to
20 as a lay-down area where they were storing some
21 materials and some equipment.

22 MR. IZZO: So they're investing a lot of
23 money in that parcel they have, PSE&G, right?

24 MR. SEIDEL: That's correct.

25 MR. IZZO: It's going to be a long time

1 apparently?

2 MR. SEIDEL: Yes.

3 MR. IZZO: And Mr. Webb's property is
4 going to be in front of theirs. And what about
5 these incidental uses? Is that going to change his
6 site plan or anything like that?

7 MR. SEIDEL: I don't think. It's
8 basically, again, just an expansion of the uses that
9 out there. The building, as it exists, is basically
10 a three-bay automotive garage. And then to the right
11 is more of what I characterize as the maybe
12 administrative areas where there's no garage bays or
13 garage doors leading into the building that provides
14 a very opportune area for the location of vehicles in
15 front of that building.

16 MR. IZZO: So the application specifies
17 the word minor autobody. How does that differentiate
18 from autobody work generally?

19 MR. SEIDEL: I would say a big component
20 of that is that there's no -- I believe there's a
21 proposal that there would be no painting. There's no
22 paint booth that's provided so no overspray or fumes
23 or anything that you might experience from a paint
24 booth.

25 MR. IZZO: How do we know there's not

1 going to be a bunch of junk cars all half-assembled
2 parked on those streets and all that?

3 MR. SEIDEL: Well, I think that would
4 be -- you have testimony of the applicant here that
5 the vehicles that were being serviced would be stored
6 on-site or what would be available for sale would be
7 for sale and located on-site.

8 MR. IZZO: It's got indoor bays and
9 buildings that rehabilitate it to a working status,
10 right?

11 MR. SEIDEL: Correct. And if anybody is
12 familiar with the former appearance of the building,
13 the renovations were very substantial. There's
14 basically a deteriorated roof; no garage doors. It
15 wide open. So the repair of the sidewalk and the
16 driveway leading up to the building, there were
17 modifications to the building itself and the roof on
18 the building is a big investment for the property.

19 MR. IZZO: I guess unless you want to add
20 something, we'll submit to the questions.

21 MR. SEIDEL: Just briefly, I do believe
22 the site is particularly suited for the use as it
23 contains an existing auto service building. As I
24 mentioned, it is located in the industrial area of
25 the neighborhood. It will advance the purpose of

1 zoning and enhance the general welfare specifically
2 Purposes 'A' by guiding the appropriate use of land.

3 And 'G' providing space and appropriate
4 locations for a variety of uses. Minimal traffic
5 impacts, especially impacts to residential neighbors
6 considering there's a very limited residential
7 population with the utility use that's around here.
8 I believe it supports the Master Plan recommendation
9 to accommodate adaptive reuses and economic
10 development with low-impact commercial uses in the
11 industrial area.

12 MR. EINGORN: Mr. Seidel, you've been
13 accepted as a professional planner before this Board
14 on many occasions in the past. Can you just please
15 briefly give your credentials so that we can accept
16 you tonight as a professional for purposes of this
17 application?

18 MR. SEIDEL: Sure. My apologies. I
19 think we dove into this. Yes. For the record, I am
20 a New Jersey professional planner also certified by
21 the American Institute of Certified Planners. My
22 license is in good standing in the state. And I have
23 testified before and been qualified by this Board
24 previously.

25 CHAIRMAN HANCE: Yes.

1 MR. EINGORN: Great.

2 MR. SEIDEL: Thank you.

3 MR. EINGORN: I do have a couple of
4 questions. I don't know if the Board wants to go in
5 first. Just taking a look at the lot itself, there
6 appears to be very limited parking. And so my
7 question is more for the applicant. But where is the
8 applicant proposing to park the cars for sale?

9 MR. WEBB: If you look at the engineer's
10 plan, there's two parking spot that's designated for
11 the used cars.

12 MR. EINGORN: I'll hand you this and you
13 have to give it back to me cause my notes are on it.
14 If you could just show the Board.

15 MR. WEBB: These two spots are designated
16 for used cars.

17 MR. EINGORN: Okay. And so then there's
18 two remaining spots; is that correct? Is this the
19 four spots, one, two, three -- four spots?

20 MR. WEBB: Yes.

21 MR. EINGORN: And this area here, this is
22 probably where the door is for the office?

23 MR. WEBB: Correct.

24 MR. EINGORN: Do you anticipate needing
25 more than two spots on-site for customers to come in

1 and out? I mean, this is probably for auto sales and
2 everything you're doing here and I get what you're
3 doing it. That's my concern. There's not much
4 space.

5 MR. WEBB: Basically our primary services
6 brakes, we really don't do any major repairs at all.
7 So we're not housing or storing any cars overnight.
8 The cars come and go. That's basically it. We're
9 not changing engines or transmissions.

10 MR. EINGORN: So you would have no more
11 than two cars for sale at any one time?

12 MR. WEBB: Correct.

13 MR. EINGORN: Good.

14 CHAIRMAN HANCE: So my question to you
15 is, on the left of that building, there's like a
16 wooded area that they had cars and stuff parked in
17 there?

18 MR. WEBB: Yes.

19 CHAIRMAN HANCE: That's not your
20 property?

21 MR. WEBB: No.

22 CHAIRMAN HANCE: Okay. Are you thinking
23 about purchasing that property?

24 MR. WEBB: I think it's Hargrove's.

25 CHAIRMAN HANCE: Oh, Hargrove?

1 MR. WEBB: Yeah.

2 CHAIRMAN HANCE: But you are in the --
3 the area back there is perfect?

4 MR. WEBB: Yes.

5 CHAIRMAN HANCE: I've been there a few
6 times. No traffic at all. And they're way in the
7 back. Out of sight; out of mind.

8 MS. RIVERA: Are you going to put up any
9 signage?

10 MR. SEIDEL: Later on, yes.

11 CHAIRMAN HANCE: I think the question was
12 about signage.

13 VICE-CHAIRMAN STILL: Yeah. Was he
14 planning on putting up any signage?

15 MR. EINGORN: When you say minor body
16 work, you mean bumping dents?

17 MR. WEBB: It's structural work, fenders
18 and stuff like that. No painting at all.

19 MR. EINGORN: You're not going to make it
20 like any dust or anything?

21 MR. WEBB: No.

22 CHAIRMAN HANCE: So basically, you'll be
23 doing parts? You're just going to be changing parts,
24 a fender or a bumper, hood, trunk --

25 MR. WEBB: Yes.

1 CHAIRMAN HANCE: -- stuff like that?

2 MR. WEBB: Yes.

3 CHAIRMAN HANCE: Are you going to do any
4 type of shocks or anything like that?

5 MR. WEBB: No. I'm trying to maximize
6 the space. When you start getting into engines and
7 trans then you actually encounter with the front lot
8 and then overload it with cars.

9 CHAIRMAN HANCE: And you do have lifts in
10 there also in your shop or no?

11 MR. WEBB: No. I have the oil; the
12 underground oil.

13 CHAIRMAN HANCE: Okay.

14 MR. EINGORN: Any other questions from
15 the Board? So the applicant already has an auto
16 service station. And he's asking to add body repair
17 and sale/leasing for cars. The testimony was, no
18 more than two cars for sale at any one time. And if
19 I said that wrong, please correct me.

20 MR. WEBB: That's correct.

21 MR. EINGORN: Any other questions? Open
22 to the public

23 CHAIRMAN HANCE: Yes.

24 MR. EINGORN: Anybody here tonight from
25 the public that like to be heard on the application

1 of Triplex Auto Group regarding 901-909 S. 3rd
2 Street? Hearing and seeing none, we'll close the
3 public portion. The applicant is here for a use
4 variance for the additional uses. You've heard the
5 testimony; seen the photographs; heard from the
6 professional planner. So the Board should do a
7 discussion and make a motion.

8 VICE-CHAIRMAN STILL: I think this being
9 the second time hearing from this gentleman, he's
10 made a substantial investment in the property. It
11 looks great from when we first saw it. Like the
12 planner said, a serious financial investment in it
13 and improving the area.

14 So he takes what he's going to do serious
15 so I think it's a great idea for growth in business.
16 And, again, as long as he sticks with the testimony
17 of which would be my one concern. As long as he
18 sticks with the testimony of two cars for sale at a
19 time, he should be good.

20 MR. EINGORN: You could make that a
21 condition of approval which would be no more than two
22 cars for sale at any one time.

23 VICE-CHAIRMAN STILL: That would be good
24 to make it a condition of approval.

25 CHAIRMAN HANCE: I have one more

1 question. Your trash. You have a trash dumpster to
2 be picked up every day, every week?

3 MR. WEBB: Yes. I'm going to go under
4 contract with Waste Management and have them come and
5 pick up a dumpster every two weeks.

6 VICE-CHAIRMAN STILL: Is there already
7 one there?

8 MR. WEBB: No.

9 VICE-CHAIRMAN STILL: So they got to
10 bring one. Okay.

11 CHAIRMAN HANCE: I think it's a great
12 idea. That spot has been vacant for a long time
13 also. And it's good to see Camden coming back with
14 businesses and also residential areas being built
15 back up again. So I think it's a big plus for
16 Camden. I think it's a great idea.

17 VICE-CHAIRMAN STILL: So motion to pass
18 with condition of approval.

19 MR. EINGORN: The condition being, no
20 more than two cars for sale at any one time.

21 VICE-CHAIRMAN STILL: Yes.

22 MR. EINGORN: Do we have a second on that
23 motion?

24 MS. NUNEZ: Second.

25 MR. EINGORN: Second from Ms. Nunez.

1 We'll take a roll-call vote. Chairman Hance.

2 CHAIRMAN HANCE: Yes.

3 MR. EINGORN: Vice-Chairman Still.

4 VICE-CHAIRMAN STILL: Yes.

5 MR. EINGORN: Ms. Nunez.

6 MS. NUNEZ: Yes.

7 MR. EINGORN: Ms. Rivera.

8 MS. RIVERA: Yes.

9 MR. EINGORN: Ms. Mason.

10 MS. MASON: Yes.

11 MR. EINGORN: Five in favor and none
12 opposed, the motion passes. Have a good night.

13 MR. IZZO: Thank you.

14 MR. WEBB: Thank you.

15 MR. EINGORN: We'll take a five-minute
16 break.

17 - - -

18 (The proceedings are off the record at
19 6:25 p.m.)

20 (The proceedings are back on the record
21 at 6:29 p.m.)

22 - - -

23 MR. EINGORN: The next matter is Mold
24 Service, LLC, 309 Mt. Vernon Street. Good evening
25 Mr. Hernandez, how are you?

1 MR. HERNANDEZ: Good.

2 MR. EINGORN: Would you raise your right
3 hand, please.

4 - - -

5 JOSHUA HERNANDEZ, having first been duly
6 sworn/affirmed, was examined and testified as
7 follows:

8 - - -

9 MR. EINGORN: Please state your name and
10 address for the record.

11 MR. HERNANDEZ: Joshua Hernandez, 4414
12 Baker Avenue in Pennsauken, New Jersey.

13 MR. EINGORN: Mr. Hernandez, you've been
14 here on multiple occasions for Mold Service, LLC.
15 But can you confirm for the Board that you're the
16 sole member of that limited liability company?

17 MR. HERNANDEZ: Yes, I'm the sole
18 member.

19 MR. EINGORN: Great. Thank you so much.
20 So you're here tonight proposing four
21 apartments at the property at 309 Mt. Vernon Street;
22 is that correct?

23 MR. HERNANDEZ: Yes.

24 MR. EINGORN: And you need a use variance
25 and bulk variances?

1 MR. HERNANDEZ: Yes.

2 MR. EINGORN: And are you prepared to
3 tell us about your application?

4 MR. HERNANDEZ: Yes.

5 MR. EINGORN: Great. Let's hear it.

6 MR. HERNANDEZ: So the property currently
7 is vacant. The property does have parking. It's a
8 huge property. You got the survey we've provided in
9 the application. This property is going to be two
10 apartments on the first floor and two apartments on
11 the second floor with the second floor having its
12 means of egress and entrance. And then the first
13 floor also has its entrance and egress as well. And
14 that's about it.

15 CHAIRMAN HANCE: So is the parking public
16 parking or do you have your own parking?

17 MR. HERNANDEZ: It's my own parking.
18 It's two separate addresses but they're deeded
19 together. I did purchase both of them together from
20 the prior owner.

21 CHAIRMAN HANCE: So there's also public
22 parking in front of the house?

23 MR. HERNANDEZ: And there is, yes. Sorry
24 about that. Yes, there is. I submitted photos of
25 the street. So there's pretty much like four vacant

1 lots, so there's no homes to the right of where I am.
2 And then towards the left they also knocked those
3 down. So there's really no one on the street other
4 than the people across the street and then a few
5 houses down.

6 MR. EINGORN: So I'm looking at the
7 survey prepared by Donovan Surveyors on September 4,
8 2025 that was provided with the application. Is this
9 the building here on what would be on my right side?

10 MR. HERNANDEZ: Yes.

11 MR. EINGORN: And then this area here,
12 there's a garage and then is this whole piece here
13 concrete?

14 MR. HERNANDEZ: That is, yes. And there
15 is an addition towards that side as well which is,
16 it's part of the property so towards your --

17 MR. EINGORN: Over here?

18 MR. HERNANDEZ: Right there, yeah -- no.
19 Right where the black and white is up top there.

20 MR. EINGORN: This?

21 MR. HERNANDEZ: Yeah, that right there.

22 MR. EINGORN: The hatch area?

23 MR. HERNANDEZ: Above it is attached to
24 the property, yes. Underneath of it, it's a garage
25 which cars can fit into the garage as well.

1 MR. EINGORN: So the garage is
2 underground?

3 MR. HERNANDEZ: Yes. It's on the first
4 floor on a slab.

5 MR. EINGORN: Oh, okay.

6 MR. HERNANDEZ: The home -- the addition
7 of the home is above the garage.

8 MR. EINGORN: Understood. So as the
9 survey has it, there's three cars parked on the east
10 side of the property here.

11 MR. HERNANDEZ: Yes.

12 MR. EINGORN: But realistically you could
13 fit more cars here or is it not wide enough for
14 that?

15 MR. HERNANDEZ: That's so they can pull
16 out and leave so that no one is obstructing them.

17 MR. EINGORN: That's not the question,
18 though, right? I get the utility of it.

19 MR. HERNANDEZ: Yeah.

20 MR. EINGORN: But realistically, could
21 you park six cars in this driveway?

22 MR. HERNANDEZ: Yeah, you slant them.
23 Yes. And then you could fit two in the garage.

24 MR. EINGORN: So you have more than ample
25 parking to complete this project?

1 MR. HERNANDEZ: Yes, I do.

2 MR. EINGORN: Because the denial letter
3 says you need five spaces. But it appears from the
4 survey you have more than the four indicated in the
5 denial letter. So I was just trying to confirm how
6 many cars you could realistically park.

7 MR. HERNANDEZ: Realistically about six.

8 MR. EINGORN: Could you tell us a little
9 more about the existing building?

10 MR. HERNANDEZ: Yeah, the existing
11 building, it's currently -- it's not remodeled or
12 anything like that. But it has five separate
13 entrances currently. There's two entrances from the
14 second floor. There's like a deck up top that you
15 can walk up. It's in the picture there.

16 And then you also have three doors
17 downstairs, front door, side door, back door. Each
18 of the entrances serve a purpose for the quad-plex
19 now. So there's the two entrances upstairs would be
20 for the upstairs apartments and then the other
21 entrances downstairs, would serve for the downstairs
22 apartments.

23 MR. EINGORN: Looking at this photograph
24 here, there appears to be two buildings on the
25 photograph. Is it both buildings or just the single

1 here?

2 MR. HERNANDEZ: No. Just that one on the
3 right, yes.

4 MR. EINGORN: And then the gated area
5 here as well?

6 MR. HERNANDEZ: Yes.

7 MR. EINGORN: I'm looking at this
8 photograph so the Board can see what I'm talking
9 about.

10 MR. HERNANDEZ: You can see in that
11 photo -- or the other photo that I submitted the
12 addition on the other side.

13 MR. EINGORN: Right. You're talking
14 about this area here?

15 MR. HERNANDEZ: Up top, that's also part
16 of the property which does lead into the property
17 that goes back as well.

18 VICE-CHAIRMAN STILL: So this and this is
19 all one lot. Structure and this side is all one lot?

20 MR. HERNANDEZ: Yes. It's all deeded
21 together now, yeah.

22 MS. RIVERA: How many apartments you have
23 all together?

24 MR. HERNANDEZ: I'm proposing four total
25 apartments. There will be -- the architect gave me

1 the layout when he came out so it'll be two on the
2 first floor; two on the second floor. Yeah.
3 There's no real -- for the construction portion of
4 it, there's no real -- I mean, I don't have to do --
5 all the doors' egresses are all there so there's
6 no -- I don't have to do anything else.

7 CHAIRMAN HANCE: Basically you're going
8 in and you want to redo the apartments as they are
9 already?

10 MR. HERNANDEZ: Yes.

11 Technically, we're going to take the --
12 we just have to do a firewall separating each
13 apartment. But the means of egress it's all there.
14 The parking is there. I don't have to really do
15 anything other than get it approved for zoning and
16 then just build the firewalls to separate the
17 entrances. And then obviously, a nice little remodel
18 and we're done.

19 VICE-CHAIRMAN STILL: Are you going to
20 rehab the outside as well as far the painting?

21 MR. HERNANDEZ: Yeah. The outside, we
22 are. I couldn't do much now, but I am. I did come
23 before you guys for Bradley Avenue. I am finishing
24 this week so that's a real big project. It has been
25 vacant for a long time.

1 MR. EINGORN: Any other questions for the
2 applicant?

3 MS. RIVERA: So you say you're going to
4 fix this one over here too, the sidewalk?

5 MR. HERNANDEZ: Yeah, the entire property
6 is going to get a remodel. A complete rehab.

7 MR. EINGORN: Any other questions?
8 Hearing none, I'll open to the public.

9 CHAIRMAN HANCE: Yes.

10 MR. EINGORN: Anybody in the public
11 tonight that like to be heard on the application of
12 Mold Service, LLC regarding 309 Mt. Vernon Street?
13 Hearing none and seeing none, we'll close the public
14 portion.

15 The applicant is here tonight for a use
16 variance, as well as bulk variances for lot size, lot
17 width and lot depth. Let's ask the applicant about
18 that quickly. The lot size, lot width and lot depth,
19 they're all preexisting, correct?

20 MR. HERNANDEZ: Yes.

21 MR. EINGORN: And you don't really have
22 the ability to expand them in any way, correct?

23 MR. HERNANDEZ: No.

24 MR. EINGORN: In fact, the building
25 shares a party wall on one side, right?

1 MR. HERNANDEZ: Yes.

2 MR. EINGORN: And those are preexisting
3 nonconforming conditions?

4 MR. HERNANDEZ: Yes.

5 MR. EINGORN: Great. So the applicant is
6 here tonight requesting use and bulk variance
7 approvals, size, width and depth. The denial letter
8 reflects a need for an off-street parking variance.
9 However, it appears that the applicant has parking
10 that exceeds the five spaces that are necessary. So
11 it doesn't appear that a parking variance is
12 required.

13 The Board should do a discussion of the
14 Positive and Negative Criteria and propose a motion.

15 VICE-CHAIRMAN STILL: I love facelifts.
16 I think that with parking always being something we
17 talk about and there being sufficient amount of
18 parking that kind of like eliminates that concern.
19 with the work that the gentleman has done before, it
20 doesn't look like this rehab will be a problem. But
21 beautification is key. You know, exterior
22 beautification along with the interior that you're
23 going to do, it's definitely important. I think in
24 that area it needs that.

25 CHAIRMAN HANCE: I think it's a great

1 idea. This is not his first time in front of us. I
2 have been following his work. Very nice. Clean.
3 This is also a very big building. And if it's empty,
4 you know my rules. People get in there and start a
5 fire. That's what Camden don't need since it's
6 growing so fast right now. What they do need is
7 apartments for people that are coming into Camden.
8 As long as they're done right, well. And safety is a
9 major issue. I think it's a great idea. Are you
10 thinking about getting the one next to it or no?

11 MR. HERNANDEZ: Yeah, I did offer
12 to purchase the one next door. The guy has been
13 sitting on there for like six years now. I don't
14 know if this -- yeah, he's been sitting on it for a
15 while and he says he's going to do something with it.
16 I made an offer and I haven't heard from him since.

17 VICE-CHAIRMAN STILL: Another thing, I
18 also think the egress contributes to the safety
19 portion that you're talking about. Motion to pass.

20 CHAIRMAN HANCE: With?

21 MR. EINGORN: I'm sorry?

22 CHAIRMAN HANCE: Motion to pass?

23 VICE-CHAIRMAN STILL: Yes.

24 MR. EINGORN: Do we have a second?

25 MS. NUNEZ: Second.

1 MR. EINGORN: We'll take a roll-call
2 vote. Chairman Hance.

3 CHAIRMAN HANCE: Yes.

4 MR. EINGORN: Vice-Chairman Still.

5 VICE-CHAIRMAN STILL: Yes.

6 MR. EINGORN: Ms. Nunez.

7 MS. NUNEZ: Yes.

8 MR. EINGORN: Ms. Rivera.

9 MS. RIVERA: Yes.

10 MR. EINGORN: And Ms. Mason.

11 MS. MASON: Yes.

12 MR. EINGORN: Having five in favor, the
13 motion passes.

14 MR. HERNANDEZ: Thank you.

15 CHAIRMAN HANCE: I will be coming by to
16 check it out.

17 MR. HERNANDEZ: Take care, guys.

18 MR. EINGORN: The next matter is Bonao
19 Properties LLC, 418 Marlton Avenue.

20 MR. PENA: They spelled it wrong. It's
21 B-O-N-A-O.

22 MR. EINGORN: Okay. You gentlemen, are
23 you both going to speak on the application?

24 MR. PENA: We're both partners.

25 MR. EINGORN: Would you raise your right

1 hand, please.

2 - - -

3 EDGAR PENA; CARLOS CRABA, having first
4 been duly sworn/affirmed, was examined and testified
5 as follows:

6 - - -

7 MR. EINGORN: Names and addresses for the
8 record one at a time.

9 MR. PENA: My name is Edgar Pena. I live
10 in Pennsauken, 1857 47th Street, Pennsauken, New
11 Jersey 08110.

12 MR. CRABA: Carlos Craba, 5646 Birch
13 Avenue, Pennsauken, New Jersey 08109.

14 MR. EINGORN: So you guys are partners
15 and you're seeking a legal non-conforming use for a
16 duplex? Is that correct?

17 MR. PENA: Yes.

18 MR. CRABA: Yes.

19 MR. EINGORN: And you bought this as a
20 duplex, this property?

21 MR. PENA: Yes.

22 MR. CRABA: Yes.

23 MR. EINGORN: Great. And I'm looking at
24 your photographs here. You have two meters for
25 electric and gas?

1 MR. PENA: Yes.

2 MR. CRABA: Yes.

3 MR. EINGORN: And multiple water heaters,
4 correct?

5 MR. PENA: Yes.

6 MR. EINGORN: And all the properties on
7 the street they're duplexes, right?

8 MR. PENA: Yes. We just got one today.
9 We got a guy here and he was talking about this.

10 MR. EINGORN: Right. We've seen a lot of
11 these on the street. Does the Board have questions
12 about this property?

13 CHAIRMAN HANCE: Yes. Is someone living
14 there right now? Are you renting it out right now?

15 MR. PENA: Yes.

16 MR. CRABA: Yes.

17 MR. EINGORN: Are they totally occupied,
18 both units?

19 MR. PENA: Yes, both units.

20 MR. EINGORN: Open to the public.
21 Anybody here tonight in the public tonight like to be
22 heard on the application of Bonao Properties, LLC,
23 418 Marlton Avenue? Hearing none and seeing none,
24 we'll close the public portion. The applicant is
25 here tonight seeking a Dash 68 Relief for a legal

1 non-conforming use for a duplex. A quick discussion
2 and a motion.

3 CHAIRMAN HANCE: We seem to be getting a
4 lot of these coming up lately. These places
5 have been duplexes forever. There was no change.
6 They were built that way. Just looking at the
7 outside, it looks like it's nice and clean. But,
8 again, separate water heaters; separate electric;
9 separate gas.

10 VICE-CHAIRMAN STILL: Can you do me a
11 favor, Kyle, and just give me a little more clarity
12 on relief legal?

13 MR. EINGORN: Yes. So essentially what
14 they're asking is, grandfathering. Right? So they
15 have a duplex that was built before there was a
16 change in the zoning. And they would like to
17 continue to use this use even though it no longer
18 conforms in the zone where it's located.

19 VICE-CHAIRMAN STILL: Got it. So it's
20 what we would colloquially refer to it as the
21 grandfather clause.

22 VICE-CHAIRMAN STILL: Got you. I
23 understand.

24 CHAIRMAN HANCE: I make a motion that we
25 pass.

1 VICE-CHAIRMAN STILL: Yeah. I mean we've
2 seen these many times before. Nothing has changed.
3 And we're not trying to do anything extra to the
4 property.

5 MR. EINGORN: Not only have we seen them
6 before, we saw one tonight on the same street.

7 VICE-CHAIRMAN STILL: Yes.

8 MR. EINGORN: So do we have a second?

9 VICE-CHAIRMAN STILL: Second.

10 MR. EINGORN: We'll take a roll-call
11 vote. Chairman Hance.

12 CHAIRMAN HANCE: Yes.

13 MR. EINGORN: Vice-Chairman Still.

14 VICE-CHAIRMAN STILL: Yes.

15 MR. EINGORN: Ms. Nunez.

16 MS. NUNEZ: Yes.

17 MR. EINGORN: Ms. Rivera.

18 MS. RIVERA: Yes.

19 MR. EINGORN: And Ms. Mason.

20 MS. MASON: Yes.

21 MR. EINGORN: Five in favor and none
22 opposed, congratulations gentlemen. Have a nice
23 night.

24 The next matter is Pedro Rodriguez, 120
25 N. 33rd Street.

1 Would you raise your right hand, please.

2 | — — —

3 PEDRO RODRIQUEZ, having first been duly
4 sworn/affirmed, was examined and testified as
5 follows:

6	—	—	—
---	---	---	---

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

9 MR. RODRIQUEZ: Pedro Rodriguez, 120 N.
10 33rd Street, Camden, New Jersey 08105.

11 MR. EINGORN: Mr. Rodriguez, you got a
12 house and you want to put a garage for auto repair
13 use on the same lot; is that correct?

14 MR. RODRIQUEZ: Yes.

15 MR. EINGORN: The applicant has submitted
16 a sketch here. You already have a preexisting garage
17 on the lot?

18 MR. RODRIQUEZ: Yes. It's a preexisting
19 garage, yes.

20 MR. EINGORN: And the garage that you
21 want to build is about what 40-by-60?

22 MR. RODRIQUEZ: 40-by-60 and 14 high.
23 I don't know if I submitted a picture before but
24 here's a picture but here's a picture of the lot.

25 MR. EINGORN: This is the picture that we

1 have.

2 MR. RODRIQUEZ: That one and there's two
3 for the empty lots next to the garage.

4 MR. EINGORN: Do you own these two lots?

5 MR. RODRIQUEZ: No. They are from the
6 City.

7 MR. EINGORN: We'll mark these colored
8 photographs at A-1 and A-2 to the record. They are
9 photographs of the empty lots next to the property?

10 MR. RODRIQUEZ: Empty lots next to where
11 I put the garage.

12 (Whereupon Exhibit No. A-1, Photograph,
13 was marked for identification.)

14 (Whereupon Exhibit No. A-2, Photograph
15 was marked for identification.)

16 MR. EINGORN: Right. Just to reflect the
17 neighborhood, I guess. What kind of auto repair do
18 you intend to do in this garage?

19 MR. RODRIQUEZ: Auto body repair,
20 collision.

21 MR. EINGORN: Collision repair. Do you
22 anticipate making a lot of noise?

23 MR. RODRIQUEZ: No. Everything will be
24 conducted inside the shop; not outside. Working
25 hours, 9 to 5 Monday through Friday. Saturdays I

1 usually just write estimates on the half a day.

2 MR. EINGORN: Saturday office work.

3 CHAIRMAN HANCE: So you have Monday
4 through Saturday?

5 MR. RODRIQUEZ: Monday through Saturday,
6 yes.

7 CHAIRMAN HANCE: Closed on Sunday?

8 MR. RODRIQUEZ: Yes.

9 CHAIRMAN HANCE: Half a day on Saturday?

10 MR. RODRIQUEZ: Just to go in and write
11 estimates.

12 CHAIRMAN HANCE: Now, are you going to be
13 doing any type of insurance claims or this is just
14 part of the --

15 MR. RODRIQUEZ: Yes, I would like to do
16 insurance claims so, yes.

17 CHAIRMAN HANCE: You're not doing any
18 painting or anything like that?

19 MR. RODRIQUEZ: Yeah, it would be
20 painting. There's going to be -- the reason why it's
21 that size is, it's going to be a painting booth, a
22 frame machine and a lift. Everything to do
23 everything professional.

24 CHAIRMAN HANCE: So this picture here, is
25 that your house?

1 MR. RODRIQUEZ: Yes. Correct.

2 CHAIRMAN HANCE: And the building down
3 here, is that a garage here or this?

4 MR. RODRIQUEZ: That is where garage is a
5 going to be, yeah. So it's going to be like 30 feet
6 inside so it'll have parking in the front. And then
7 it'll have a side driveway and it will like
8 probably --

9 CHAIRMAN HANCE: How much parking are
10 you having?

11 MR. RODRIQUEZ: Probably like 15 cars in
12 the back -- at least 20 cars in the back. The whole
13 property is 100 by almost 200 wide.

14 CHAIRMAN HANCE: So these two pictures
15 that you presented, that's the left side and the
16 right side of the --

17 MR. RODRIQUEZ: Those two pictures that I
18 presented, that's the empty lots on the right side,
19 Rosedale and 33rd. They have been empty for the
20 past -- a very long time.

21 CHAIRMAN HANCE: Okay.

22 MR. RODRIQUEZ: Which in the future I
23 would like to purchase that instead of being like
24 throwing trash all the time and fence it in, grade
25 it.

1 CHAIRMAN HANCE: That was my next
2 question. You beat me to it.

3 MR. EINGORN: Do you have already have a
4 fence around the property?

5 MR. RODRIQUEZ: I do.

6 CHAIRMAN HANCE: Now, is this your
7 profession or?

8 MR. RODRIQUEZ: Yeah, that's my
9 profession, yes. I've been doing this since I was
10 about 14 years old.

11 CHAIRMAN HANCE: Young man.

12 MR. RODRIQUEZ: Very long time, yeah.

13 MR. EINGORN: Are you planning on paving
14 any of this?

15 MR. RODRIQUEZ: Yes. Everything that has
16 to be done.

17 MR. EINGORN: We don't have a lot to go
18 on here as far as the site plan itself. So I would
19 recommend to the Board, to the extent that it
20 considers the use variance, to require the applicant
21 to obtain suit plan approval. There are issues with
22 drainage and other items that may affect other
23 landowners or other ground. And so the applicant
24 should look into that and submit a formal site plan.
25 Any questions? No. Anything you want to add,

1 Mr. Rodriquez?

2 MR. RODRIQUEZ: No.

3 MR. EINGORN: Open to the public.

4 Anybody here tonight that like to be heard on the
5 application of Mr. Rodriquez for 120 N. 33rd Street?
6 Hearing none and seeing none, we'll close the public
7 portion.

8 The applicant is here tonight seeking a
9 use variance for construction of a garage for
10 autobody purposes at the property at 120 N. 33rd
11 Street. The Board has heard the testimony and should
12 make a discussion and a motion.

13 VICE-CHAIRMAN STILL: I think
14 entrepreneur is good. I think when you've done it
15 for so long, you have a spot that is already gated.
16 Looks like, you know, it can be been beneficial to
17 the community around them obviously, fixing people's
18 cars which he said he's been doing for a while now.
19 That could be a good thing.

20 MS. MASON: I'm looking over the
21 application. And the things that stick out to me is
22 the community need. The job creation as well. And
23 it sounds also like there's a connection even with
24 like the youth and just being able to teach and
25 connect with the community and be able to provide

1 those services where they don't have to go out and
2 try to seek for their cars to be serviced in whatever
3 capacity. And also taking insurance claims would be
4 helpful as well. I think just some of the main
5 points that you indicated here in the application
6 really stuck out and I think it's a good thing as
7 well.

8 MR. RODRIQUEZ: Thank you.

9 CHAIRMAN HANCE: I think it's a great
10 idea. Kind of jealous cause this is right next to
11 his home. I think it's a great idea. But I think
12 we're going to need to see a better site plan.

13 MS. MASON: Absolutely.

14 CHAIRMAN HANCE: Because there's a lot
15 involved building and making sure the runoffs and
16 everything is correct.

17 MS. MASON: Agreed.

18 CHAIRMAN HANCE: It's something also that
19 he enjoys doing. He's been doing this since the age
20 of 14 and he's still doing it as a young man right
21 now. I think it's a great idea. Is it just going to
22 be you by yourself or?

23 MR. RODRIQUEZ: No. I'm going to be
24 hiring two people. So that's going to be job
25 creation for --

1 VICE-CHAIRMAN STILL: Are they going to
2 be from the City?

3 MR. RODRIQUEZ: Yes. That's why I stay
4 in the City of Camden. I love it here.

5 CHAIRMAN HANCE: I think we should bring
6 it back for the site plan.

7 MR. EINGORN: Okay. You should vote on
8 the use variance and then you can make the site plan
9 a condition.

10 CHAIRMAN HANCE: Yes.

11 MR. EINGORN: So you need a motion.

12 CHAIRMAN HANCE: I make a motion
13 that we pass but we have to bring him back for a site
14 plan.

15 VICE-CHAIRMAN STILL: Second. Site plan
16 approval.

17 MR. EINGORN: Right. It's a motion to
18 pass a use variance with the condition that the
19 applicant come back for site plan approval. We have
20 a second, correct?

21 VICE-CHAIRMAN STILL: Second.

22 MR. EINGORN: We'll take a roll-call
23 vote. Chairman Hance.

24 CHAIRMAN HANCE: Yes.

25 MR. EINGORN: Vice-Chairman Still.

1 VICE-CHAIRMAN STILL: Yes.

2 MR. EINGORN: Ms. Nunez.

3 MS. NUNEZ: Yes.

4 MR. EINGORN: Ms. Rivera.

5 MS. RIVERA: Yes.

6 MR. EINGORN: And Ms. Mason.

7 MS. MASON: Yes.

8 MR. EINGORN: Five in favor and none
9 opposed, congratulations.

10 MR. RODRIQUEZ: Thank you.

11 CHAIRMAN HANCE: So you understand that
12 you have to come back.

13 MS. MUHAMMAD: Contact my office
14 tomorrow. You need to get an application for the
15 site plan portion of it?

16 MR. RODRIQUEZ: Okay. Thank you.

17 MR. EINGORN: We have Resolutions. So
18 for the first Resolution: Amended Granting Use
19 Variance, Bulk Variance Approval of Subdivision.
20 This is the scattered site plan that was for PBCIP.
21 Everybody can vote on that one. So do we have a
22 motion to adopt the Amended Resolution for that?

23 CHAIRMAN HANCE: I make a motion that we
24 adopt.

25 MR. EINGORN: Do we have a second?

1 MS. MASON: Second.

2 MR. EINGORN: We'll take a roll-call
3 vote. Chairman Hance.

4 CHAIRMAN HANCE: Yes.

5 MR. EINGORN: Vice-Chairman Still.

6 VICE-CHAIRMAN STILL: Yes.

7 MR. EINGORN: Ms. Nunez.

8 MS. NUNEZ: Yes.

9 MR. EINGORN: Ms. Rivera.

10 MS. RIVERA: Yes.

11 MR. EINGORN: And Ms. Mason.

12 MS. MASON: Yes.

13 MR. EINGORN: Great.

14 And then we have Chairman Hance,
15 Vice-Chairman Still and Ms. Nunez can vote on the
16 following two Resolutions: Granting Bulk Variance
17 Approval for Al-Duha Enterprises for a duplex. And
18 Granting Non-Conforming Use Approval for MGR Home
19 Improvement, LLC for a single-family dwelling. Do we
20 have a motion to adopt those Resolutions?

21 VICE-CHAIRMAN STILL: Motion.

22 MR. EINGORN: Do we have a second?

23 CHAIRMAN HANCE: Second.

24 MR. EINGORN: We'll take a roll-call
25 vote. Chairman Hance.

1 CHAIRMAN HANCE: Yes.

2 MR. EINGORN: Vice-Chairman Still.

3 VICE-CHAIRMAN STILL: Yes.

4 MR. EINGORN: And Ms. Nunez.

5 MS. NUNEZ: Yes.

6 MR. EINGORN: So moved. And then we need

7 a motion to approve the meeting dates for 2026. Do

8 we have a motion to approve the meeting dates?

9 CHAIRMAN HANCE: Motion to approve.

10 VICE-CHAIRMAN STILL: Second.

11 MR. EINGORN: All in favor?

12 THE BOARD: Yays.

13 MR. EINGORN: Great. And a motion to

14 adopt the Resolution for the meeting dates?

15 CHAIRMAN HANCE: I make a motion to

16 adopt.

17 MR. EINGORN: Do we have a second?

18 VICE-CHAIRMAN STILL: Second.

19 MR. EINGORN: All in favor?

20 THE BOARD: Yays.

21 MR. EINGORN: Great. And now I need a

22 motion to go into Closed Session. Do we have a

23 motion?

24 CHAIRMAN HANCE: Motion to go into Closed

25 Session.

1 MR. EINGORN: Do we have a second?

2 MS. RIVERA: Second.

3 MR. EINGORN: All in favor?

4 THE BOARD: Yays.

5 - --

6 (The proceedings are off the record at
7 6:55 p.m.)

8 (The proceedings are back on the record
9 at 7:00 p.m.)

10 - - -

11 MR. EINGORN: I need a motion to adjourn.

12 CHAIRMAN HANCE: So moved.

13 VICE-CHAIRMAN STILL: Second.

14 MR. EINGORN: All in favor?

15 THE BOARD: Yays.

16 - - -

17 **(Meeting concluded at 7:00 p.m.)**

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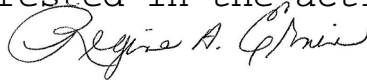
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2
3
4 I HEREBY CERTIFY that I am a Certified Court
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6 I FURTHER CERTIFY that the witness was sworn
7 to testify to the truth.

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.

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**CITY OF CAMDEN
ZONING BOARD OF ADJUSTMENT**

**CITY OF CAMDEN ZONING BOARD OF ADJUSTMENT
December 15, 2025**

	57:8	63:21;66:16,19; 67:19;68:17,18	33:8,10,17;34:8,9; 35:14;38:5,8;39:22; 50:7	24;20:3;22:2,6,23; 25:5,19,22;29:24; 30:2,3,16;34:9,13,15; 35:12,16,17,18,23; 38:15;46:9;48:9,11; 51:24;53:3;62:2; 65:15
\$	age (1) 65:19	approvals (1) 52:7	bathrooms (1) 21:18	buildings (5) 22:10; 23:1;35:9;48:24,25
\$1,800 (1) 12:18	agenda (6) 7:18;10:2; 27:24;28:4,7;32:7	approve (7) 4:21,22; 27:4,5;69:7,8,9	batting (14) 13:21,22; 15:17;16:5,17;17:20; 18:3;19:4,15;20:11; 22:2,3,20;23:15	built (9) 9:3,14,16; 12:9,10;23:4;42:14; 57:6,15
\$2,200 (1) 12:19	ages (1) 18:17	approved (5) 10:13; 31:1;32:11;33:19; 50:15	bays (2) 34:12;35:8	bulk (5) 44:25;51:16; 52:6;67:19;68:16
*	ago (1) 11:8	Apt (1) 20:2	beat (1) 63:2	bumper (1) 39:24
**Meeting (1) 70:17	Agreed (1) 65:17	architect (1) 49:25	beautification (2) 52:21,22	bumping (1) 39:16
A	Al-Duha (1) 68:17	area (26) 11:21; 17:21;20:19,19; 22:13;25:23;26:1,10, 11;29:19;33:5,6,9,20; 34:14;35:24;36:11; 37:21;38:16;39:3; 41:13;46:11,22;49:4, 14;52:24	beginning (1) 33:4	bunch (1) 35:1
A' (1) 36:2	Alipaz (7) 6:12;7:7, 20;8:9,9;9:2;12:4	areas (5) 10:24; 33:10,11;34:12;42:14	behalf (1) 28:24	busier (1) 22:23
A-1 (5) 11:1,2,16; 60:8,12	allow (1) 32:18	around (7) 12:18,19; 30:4;33:19;36:7; 63:4;64:17	beneficial (2) 16:14; 64:16	Business (9) 6:4,8; 13:16;22:19;26:15; 30:19;31:17,19;41:15
A-2 (2) 60:8,14	almost (1) 62:13	arrives (2) 7:4;9:23	better (1) 65:12	businesses (1) 42:14
abandoned (1) 15:16	along (3) 26:3,17; 52:22	attached (1) 46:23	beyond (1) 31:1	busses (1) 23:16
ability (1) 51:22	Alston (1) 4:14	attorney (1) 16:6	big (9) 16:3,11;23:23; 25:10;34:19;35:18; 42:15;50:24;53:3	bussing (1) 23:7
able (3) 26:24;64:24, 25	alteration (1) 32:10	authorized (1) 8:9	Birch (1) 55:12	busy (1) 20:13
Above (2) 46:23;47:7	always (1) 52:16	Auto (24) 6:8;7:6; 27:24;28:8,14,25; 29:25;30:17,19,23,24, 24;31:2;32:5,11,15, 19;35:23;38:1;40:15; 41:1;59:12;60:17,19	bit (2) 9:7;24:17	
absent (4) 4:13,14,18, 19	amend (1) 28:7	autobody (6) 32:14, 15,19;34:17,18;64:10	black (2) 10:22;46:19	C
Absolutely (1) 65:13	Amended (2) 67:18, 22	automotive (3) 32:12, 20;34:10	block (1) 22:4	C-1 (2) 9:4;12:8
accept (1) 36:15	American (1) 36:21	autos (1) 32:20	blocking (1) 20:9	call (2) 4:8;16:20
accepted (1) 36:13	amount (1) 52:17	available (1) 35:6	Board (36) 4:3;5:17; 7:3,20;10:7,8;12:11; 13:23;15:5,21;16:17; 19:18;21:21;23:8; 25:6;29:8,13;30:13; 31:1;32:3;36:13,23; 37:4,14;40:15;41:6; 44:15;49:8;52:13; 56:11;63:19;64:11; 69:12,20;70:4,15	Camden (15) 4:2; 18:6;19:4;20:12,16; 22:7,11;26:18;28:25; 42:13,16;53:5,7; 59:10;66:4
accessory (1) 30:23	ample (1) 47:24	Avenue (14) 5:23,23; 6:12,19;7:8,21;9:3; 10:5,12;5:44;12; 50:23;54:19;55:13; 56:23	body (4) 30:24;39:15; 40:16;60:19	came (2) 30:14;50:1
accommodate (1) 36:9	ANEDIA (2) 14:21; 15:2	B	Bonao (3) 6:18;54:18; 56:22	can (21) 7:6,7,25; 10:11,16;17:15; 29:22;31:7;36:14,15; 44:15;46:25;47:15; 48:15;49:8,10;57:10; 64:16;66:8;67:21; 68:15
accordance (1) 4:5	anticipate (2) 37:24; 60:22	back (21) 10:25; 21:16;22:25;25:24; 29:11;30:22;37:13; 39:3,7;42:13,15; 43:20;48:17;49:17; 62:12,12;66:6,13,19; 67:12;70:8	B-O-N-A-O (1) 54:21	capacity (1) 65:3
accurate (1) 21:19	apartment (1) 50:13	Baker (1) 44:12	booth (3) 34:22,24; 61:21	car (2) 20:6,7
across (2) 24:7;46:4	apartments (9) 44:21; 45:10,10;48:20,22; 49:22,25;50:8;53:7	baseball (4) 16:11; 25:15;26:21,22	both (9) 20:8;24:12; 25:3;45:19;48:25; 54:23,24;56:18,19	care (1) 54:17
actually (4) 20:10; 33:1,5;40:7	apologies (3) 10:2; 19:24;36:18	baseballs (2) 22:24; 23:7	body (4) 30:24;39:15; 40:16;60:19	CARLOS (2) 55:3,12
adaptive (1) 36:9	apparently (1) 34:1	basic (1) 17:12	Bonao (3) 6:18;54:18; 56:22	carries (1) 27:20
add (5) 16:1;21:25; 35:19;40:16;63:25	appear (1) 52:11	basically (14) 16:10; 18:20;22:17;32:9;	B-O-N-A-O (1) 54:21	cars (25) 20:9;24:13; 35:1;37:8,11,16;38:7, 8,11,16;40:8,17,18; 41:18,22;42:20; 46:25;47:9,13,21; 48:6;62:11,12;64:18; 65:2
adding (1) 17:9	appearance (3) 10:1; 28:12;35:12		booth (3) 34:22,24; 61:21	case (1) 17:2
addition (4) 32:19; 46:15;47:6;49:12	appearing (2) 13:18; 28:1		both (9) 20:8;24:12; 25:3;45:19;48:25; 54:23,24;56:18,19	cause (2) 37:13;65:10
additional (2) 10:14; 41:4	appears (6) 12:9,11; 37:6;48:3,24;52:9		body (4) 30:24;39:15; 40:16;60:19	certain (2) 30:10,10
address (9) 8:21,22; 15:1;28:23,25;31:17, 19;44:10;59:8	applicable (1) 12:11		Bonao (3) 6:18;54:18; 56:22	certified (3) 6:1;36:20,
addresses (2) 45:18; 55:7	applicant (29) 12:7; 15:5,15;16:1;19:1,14; 21:15,16,22,25;25:1; 28:2;32:16;35:4;37:7, 8;40:15;41:3;51:2,15, 17;52:5,9;56:24; 59:15;63:20,23;64:8; 66:19		B-O-N-A-O (1) 54:21	
adjourn (1) 70:11	application (21) 11:8; 12:1;13:19,24;15:21; 18:21;19:11;24:22; 34:16;36:17;40:25; 45:3,9;46:8;51:11; 54:23;56:22;64:5,21; 65:5;67:14		booth (3) 34:22,24; 61:21	
adjourned (2) 5:18,25	approach (1) 10:16		both (9) 20:8;24:12; 25:3;45:19;48:25; 54:23,24;56:18,19	
adjournment (2) 5:19, 21	appropriate (3) 33:3; 36:2,3		body (4) 30:24;39:15; 40:16;60:19	
Adjustment (1) 4:3	Approval (15) 4:20; 19:15,24;25:2;32:4, 10;41:21,24;42:18;		Bonao (3) 6:18;54:18; 56:22	
administrative (1) 34:12			B-O-N-A-O (1) 54:21	
adopt (5) 67:22,24; 68:20;69:14,16			booth (3) 34:22,24; 61:21	
advance (1) 35:25			both (9) 20:8;24:12; 25:3;45:19;48:25; 54:23,24;56:18,19	
affect (1) 63:22			body (4) 30:24;39:15; 40:16;60:19	
affirmative (1) 7:1			Bonao (3) 6:18;54:18; 56:22	
affordable (1) 18:5			B-O-N-A-O (1) 54:21	
Again (9) 5:24;15:10; 21:15;24:8;25:24; 34:8;41:16;42:15;			booth (3) 34:22,24; 61:21	

21 Chairman (92) 4:9,10,22,25;5:1;11:19,25;12:13,24;13:3,4;15:22;19:25;20:25;21:2,3;23:13,22;24:1,6,12,16;25:21;27:7,9,10;36:25;38:14,19,22,25;39:2,5,11,22;40:1,3,9,13,23;41:25;42:11;43:1,2;45:15,21;50:7;51:9;52:25;53:20,22;54:2,3,15;56:13;57:3,24;58:11,12;61:3,7,9,12,17,24;62:2,9,14,21;63:1,6,11;65:9,14,18;66:5,10,12,23,24;67:11,23;68:3,4,14,23,25;69:1,9,15,24;70:12 change (3) 34:5;57:5,16 changed (1) 58:2 changing (2) 38:9;39:23 characterize (2) 31:25;34:11 characterized (1) 32:18 Charles (2) 13:18;28:1 check (1) 54:16 circulate (1) 10:25 City (8) 4:2;16:15;22:14;26:4;31:23;60:6;66:2,4 City's (1) 33:8 claims (3) 61:13,16;65:3 clarity (1) 57:11 clause (1) 57:21 Clean (2) 53:2;57:7 cleaned (2) 11:20,21 Clerk's (1) 4:7 client (2) 13:25;28:13 close (7) 12:6;19:13;24:25;41:2;51:13;56:24;64:6 closed (4) 20:3;61:7;69:22,24 Closet (1) 20:15 Coach (1) 19:7 code (2) 9:8,15 collision (2) 60:20,21 colloquially (1) 57:20 colored (1) 60:7 coming (5) 7:13;42:13;53:7;54:15;57:4 comment (2) 11:19;24:20 comments (1) 11:18 commercial (2) 26:6;	36:10 community (7) 20:18;25:18;26:19,20;64:17,22,25 company (2) 33:18;44:16 company's (1) 22:16 compared (1) 9:17 complete (2) 47:25;51:6 component (1) 34:19 concern (8) 20:21;23:11,13;24:17;25:20;38:3;41:17;52:18 concerned (1) 24:8 concerns (1) 24:19 concluded (1) 70:17 concrete (3) 10:24;18:20;46:13 condition (8) 9:16,21;41:21,24;42:18,19;66:9,18 conditions (1) 52:3 conducted (1) 60:24 conference (2) 21:17;22:12 confirm (2) 44:15;48:5 confirmed (2) 14:9,12 conforming (1) 9:10 conforms (1) 57:18 Congratulations (3) 13:13;58:22;67:9 connect (1) 64:25 connection (1) 64:23 consider (2) 23:6;30:14 considered (1) 30:16 considering (1) 36:6 considers (1) 63:20 consist (1) 25:16 construction (2) 50:3;64:9 Contact (1) 67:13 contains (1) 35:23 continue (1) 57:17 contract (1) 42:4 contributes (1) 53:18 corner (2) 20:7;24:9 corporation (1) 16:13 correspondence (1) 14:7 cost (3) 18:1,1,4 cost-efficient (1) 20:20 costs (1) 23:10 Counsel (3) 10:7,21;13:25 Counselor (1) 8:6 couple (1) 37:3 course (1) 18:23 CRABA (7) 55:3,12,12,18,22;56:2,16 creation (2) 64:22;	65:25 credentials (1) 36:15 Criteria (3) 19:19;25:7;52:14 cure (1) 19:2 current (7) 9:8;10:9,18;11:5,5,10,13 currently (5) 9:18;19:3;45:6;48:11,13 customers (1) 37:25 cut (1) 10:7 cuts (1) 23:20 D dash (2) 12:4;56:25 dates (3) 69:7,8,14 day (3) 42:2;61:1,9 deal (1) 25:10 decades (1) 12:15 December (2) 4:3,7 deck (1) 48:14 deeded (2) 45:18;49:20 deficient (1) 5:11 definitely (3) 22:10;25:23;52:23 definition (1) 32:11 defunct (1) 30:6 degree (1) 30:10 denial (3) 48:2,5;52:7 denied (1) 9:13 dents (1) 39:16 depth (3) 51:17,18;52:7 described (1) 16:6 designated (2) 37:10,15 deteriorated (1) 35:14 develop (1) 22:11 developing (1) 29:4 development (4) 18:25;22:16;26:18;36:10 deviation (1) 32:17 differentiate (1) 34:17 discussed (1) 18:16 discussion (7) 12:12;19:19;25:7;41:7;52:13;57:1;64:12 disrepair (1) 29:18 distracting (1) 22:24 District (2) 9:4;33:2 divided (1) 16:4 documents (1) 21:24 done (8) 9:11;26:23;29:11;50:18;52:19;53:8;63:16;64:14 Donovan (1) 46:7 door (9) 22:21;23:11;25:13,16;37:22;48:17,17,17;53:12 doors (4) 22:13;	34:13;35:14;48:16 doors' (1) 50:5 dove (1) 36:19 down (4) 16:4;46:3,5;62:2 downstairs (3) 48:17,21,21 downward (1) 25:24 drainage (1) 63:22 driveway (4) 23:20;35:16;47:21;62:7 due (1) 20:4 duly (7) 8:16;14:21;28:18;31:13;44:5;55:4;59:3 dumpster (2) 42:1,5 duplex (12) 9:3,4,5,12;12:8,10,15;55:16,20;57:1,15;68:17 duplexes (3) 10:4;56:7;57:5 dust (1) 39:20 dwelling (1) 68:19 E early (1) 32:3 east (1) 47:9 echoing (1) 20:17 economic (1) 36:9 EDGAR (2) 55:3,9 egress (4) 45:12,13;50:13;53:18 egresses (1) 50:5 eight (1) 23:14 EINGORN (211) 4:9,11,13,16,18,24;5:2,4,6,8;6:11,14,18,21,24;7:12,17,24;8:3,10,13,20,25;9:20,25;10:17,20;11:16,24;12:1;13:2,5,7,9,11,13,23;14:9,12,17,25;15:4,8,13,20,24;16:16;17:8,16,24;19:9,23;20:23;21:1,4,6,8,10,12,21;22:20;23:3,6,17;24:19;27:5,8,11,13,15,17,19,23;28:4,6,11,15,22;31:9,16;36:12;37:1,3,12,17,21,24;38:10,13;39:15,19;40:14,21,24;41:20;42:19,22,25;43:3,5,7,9,11,15,23;44:2,9,13,19,24;45:2,5;46:6,11,17,20,22;47:1,5,8,12,17,20,24;48:2,8,23;49:4,7,13;51:1,7,10,21,24;52:2,5;53:21,24;54:1,4,6,8,10,12,18,22,25;55:7,14,19,23;56:3,6,	10,17,20;57:13;58:5,8,10,13,15,17,19,21;59:7,11,15,20,25;60:4,7,16,21;61:2;63:3,13,17;64:3;66:7,11,17,22,25;67:2,4,6,8,17,25;68:2,5,7,9,11,13,22,24;69:2,4,6,11,13,17,19,21;70:1,3,11,14 either (1) 20:6 elaborate (1) 29:22 ELADIO (2) 8:16,22 electric (3) 33:18;55:25;57:8 elevations (1) 21:24 eliminates (1) 52:18 else (1) 50:6 empty (7) 25:22;53:3;60:3,9,10;62:18,19 encounter (1) 40:7 engineer's (1) 37:9 engines (2) 38:9;40:6 enhance (1) 36:1 enhancing (1) 20:19 enjoys (1) 65:19 enough (1) 47:13 Enterprises (1) 68:17 entertainment (1) 26:18 entire (1) 51:5 entrance (3) 10:15;45:12,13 entrances (6) 48:13,13,18,19,21;50:17 entrepreneur (1) 64:14 equipment (2) 17:21;33:21 Eric (1) 8:8 especially (5) 12:20,21,22;20:12;36:5 essentially (2) 9:16;57:13 estimate (1) 18:4 estimates (2) 61:1,11 even (2) 57:17;64:23 evening (7) 4:1;6:24;8:6,7;13:16;31:9;43:24 everybody (4) 10:11;13:24;18:12;67:21 Everyday (1) 24:15 Evita (1) 14:10 examined (7) 8:17;14:22;28:19;31:13;44:6;55:4;59:4 exceeds (1) 52:10 exception (1) 10:6 exclude (1) 32:14 exercising (1) 26:11 Exhibit (3) 11:2;60:12,14
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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<p>existing (5) 10:23; 32:4;35:23;48:9,10 exists (2) 26:15;34:9 expand (3) 30:25; 32:17;51:22 expansion (2) 32:9; 34:8 expect (1) 4:19 experience (1) 34:23 extent (1) 63:19 exterior (3) 10:10; 11:13;52:21 extra (1) 58:3 eye (1) 20:4</p>	<p>five-minute (1) 43:15 fix (1) 51:4 fixed (1) 26:22 fixing (2) 25:18;64:17 flexible (1) 12:20 floor (8) 45:10,11,11, 13;47:4;48:14;50:2,2 following (4) 5:11,18; 53:2;68:16 follows (7) 8:18; 14:23;28:20;31:14; 44:7;55:5;59:5 forever (1) 57:5 formal (1) 63:24 former (2) 30:6;35:12 fort (1) 23:5 forward (1) 30:15 four (8) 7:3;23:14; 37:19,19;44:20; 45:25;48:4;49:24 frame (1) 61:22 Friday (1) 60:25 front (8) 29:19;34:4, 15;40:7;45:22;48:17; 53:1;62:6 fuels (1) 32:12 fumes (1) 34:22 fun (1) 16:14 funds (1) 16:13 furnishings (1) 22:13 further (3) 5:21,22,25 future (3) 26:17,25; 62:22</p>	<p>64:14,19;65:6 Grade (2) 22:9;62:24 graffiti (1) 18:25 grandfather (1) 57:21 grandfathering (1) 57:14 Granting (3) 67:18; 68:16,18 great (26) 11:22; 14:17;15:14;16:16; 17:16;20:11,14; 25:22;28:11;37:1; 41:11,15;42:11,16; 44:19;45:5;52:5,25; 53:9;55:23;65:9,11, 21;68:13;69:13,21 Greg (1) 28:24 GREGORY (1) 28:18 grew (1) 20:1 ground (2) 22:12; 63:23 Group (11) 6:5,8;7:6; 13:16;19:11;21:15; 24:22;27:24;28:9,25; 41:1 growing (1) 53:6 grownup (1) 18:10 growth (1) 41:15 guess (3) 17:17; 35:19;60:17 guiding (1) 36:2 guy (2) 53:12;56:9 guys (4) 27:2;50:23; 54:17;55:14 gym (2) 16:19;17:21</p>	<p>28:16;31:10;37:12; 44:3;55:1;59:1 handed (1) 10:21 handicap (5) 10:12, 15,19;11:21;15:18 hang (1) 8:4 happen (1) 20:5 happening (1) 26:16 happens (1) 26:24 hard (1) 22:10 Hargrove (1) 38:25 Hargrove's (1) 38:24 hatch (1) 46:22 headed (1) 27:2 hear (5) 6:3;7:4,7,9; 45:5 heard (22) 5:12,13,16, 20;7:6,11,13,23,25; 12:3;19:11,17;21:15; 24:22;40:25;41:4,5; 51:11;53:16;56:22; 64:4,11 Hearing (10) 12:5; 14:16;19:12;24:24; 41:2,9;51:8,13;56:23; 64:6 heaters (2) 56:3;57:8 helpful (1) 65:4 Henriquez (23) 14:15, 21;15:2,2,6,11,19; 16:25;17:7,11,19,23; 18:2,11,13;19:3; 21:20;22:17;23:19, 25;24:4,10;27:22 Here's (3) 10:18; 59:24,24 HERNANDEZ (44) 6:17;43:25;44:1,5, 11,11,13,17,23;45:1, 4,6,17,23;46:10,14, 18,21,23;47:3,6,11, 15,19,22;48:1,7,10; 49:2,6,10,15,20,24; 50:10,21;51:5,20,23; 52:1,4;53:11;54:14, 17 High (2) 31:19;59:22 higher (1) 18:5 hiring (1) 65:24 hit (1) 23:7 hitting (1) 17:14 home (4) 47:6,7; 65:11;68:18 homes (1) 46:1 hood (1) 39:24 hope (1) 24:20 hopefully (1) 20:13 hours (2) 18:16;60:25 house (4) 12:9;45:22; 59:12;61:25 houses (1) 46:5 housing (1) 38:7 huge (2) 26:20;45:8</p>	<p>I</p> <p>idea (13) 20:11,14; 22:16;25:22;27:3; 41:15;42:12,16;53:1, 9;65:10,11,21 identification (3) 11:3; 60:13,15 impacts (2) 36:5,5 important (1) 52:23 improve (1) 26:2 improved (1) 22:9 Improvement (1) 68:19 improvements (1) 29:19 improving (1) 41:13 incidental (1) 34:5 included (1) 26:13 inconvenience (1) 7:14 indicated (2) 48:4; 65:5 indoor (2) 15:16;35:8 industrial (6) 16:12; 25:5;33:5,9;35:24; 36:11 industrial-type (1) 33:9 inhabited (1) 33:11 inside (3) 17:9;60:24; 62:6 instead (1) 62:23 Institute (1) 36:21 insurance (3) 61:13, 16;65:3 intend (1) 60:18 interior (1) 52:22 interpretation (1) 25:3 interruption (1) 10:3 into (12) 15:16;18:6; 25:6;34:13;36:19; 40:6;46:25;49:16; 53:7;63:24;69:22,24 invest (1) 16:13 investing (1) 33:22 investment (3) 35:18; 41:10,12 involved (1) 65:15 isolate (1) 22:21 issue (7) 14:3,5;20:5, 10;24:14;25:19;53:9 issues (2) 26:5;63:21 items (1) 63:22 Izzo (56) 6:5,7,10; 13:16,18,18,22;14:6, 14;15:10;16:3;17:17, 20;18:19;19:5,21,22; 22:1;23:1,4,20;28:1, 1,5,8,11,13;29:2,4,7, 11,15,20;30:1,5,9,13, 18,21,25;31:4,7,21,</p>
<p>F</p> <p>facelifts (1) 52:15 facilities (2) 26:8;27:1 facility (7) 15:17;16:7, 10;17:10;18:22; 26:12,25 fact (1) 51:24 factory (2) 16:3;22:4 familiar (2) 31:21; 35:12 families (1) 20:21 far (5) 26:8,12,18; 50:20;63:18 fast (2) 14:18;53:6 favor (12) 13:14; 21:12;27:19;43:11; 54:12;57:11;58:21; 67:8;69:11,19;70:3, 14 Federal (1) 5:23 feet (2) 30:4;62:5 fence (2) 62:24;63:4 fender (1) 39:24 fenders (1) 39:17 few (4) 10:4;12:13; 39:5;46:4 figure (1) 10:13 filling (1) 30:6 financial (1) 41:12 find (1) 22:11 fine (1) 8:12 finishing (1) 50:23 fire (1) 53:5 firewall (1) 50:12 firewalls (1) 50:16 first (24) 7:5,7,9;8:16; 10:10;11:7;13:20; 14:16,21;28:18; 29:12;30:14;31:12; 37:5;41:11;44:5; 45:10,12;47:3;50:2; 53:1;55:3;59:3;67:18 fit (3) 46:25;47:13,23 five (13) 7:1,2;13:13, 15;21:12;27:19; 43:11;48:3,12;52:10; 54:12;58:21;67:8</p>	<p>G</p> <p>G' (1) 36:3 garage (20) 34:10,12, 13;35:14;46:12,24, 25;47:1,7,23;59:12, 16,19,20;60:3,11,18; 62:3,4;64:9 gas (3) 33:2;55:25; 57:9 gasoline (1) 30:6 gated (2) 49:4;64:15 gave (1) 49:25 general (1) 36:1 generally (1) 34:18 gentleman (2) 41:9; 52:19 gentlemen (3) 4:2; 54:22;58:22 gist (1) 15:20 goes (3) 26:3,17; 49:17 Good (28) 4:1,24; 6:11,14,24;7:18;8:6, 7;11:20;13:16,18,25; 20:18;23:9;25:18; 27:3;31:9;36:22; 38:13;41:19,23; 42:13;43:12,24;44:1;</p>	<p>H</p> <p>Haddon (2) 5:22,23 half (4) 24:16,17;61:1, 9 half-assembled (1) 35:1 Hance (92) 4:9,10,22, 25;5:1;11:19,25; 12:13,24;13:3,4; 15:22;19:25;20:25; 21:2,3;23:13,22;24:1, 6,12,16;25:21;27:7,9, 10;36:25;38:14,19, 22,25;39:2,5,11,22; 40:1,3,9,13,23;41:25; 42:11;43:1,2;45:15, 21;50:7;51:9;52:25; 53:20,22;54:2,3,15; 56:13;57:3,24;58:11, 12;61:3,7,9,12,17,24; 62:2,9,14,21;63:1,6, 11;65:9,14,18;66:5, 10,12,23,24;67:11,23; 68:3,4,14,23,25;69:1, 9,15,24;70:12 hand (8) 8:14;14:18;</p>		

25;32:7,23;33:12,15, 22,25;34:3,16,25; 35:8,19;43:13	lift (1) 61:22 lifts (1) 40:9 light (1) 25:25 lighting (1) 16:7 liked (1) 11:20 limited (4) 30:24;36:6; 37:6;44:16 list (2) 5:10,11 little (7) 9:7;22:24,25; 24:17;48:8;50:17; 57:11 live (1) 55:9 living (1) 56:13 LLC (22) 6:5,12,15, 18;7:7,20;8:9;12:4; 13:16;14:15;15:7,12, 14;16:13;19:11; 22:11;43:24;44:14; 51:12;54:19;56:22; 68:19 located (5) 19:16; 24:23;35:7,24;57:18 location (1) 34:14 locations (1) 36:4 long (10) 16:3;33:25; 41:16,17;42:12; 50:25;53:8;62:20; 63:12;64:15 longer (1) 57:17 look (6) 9:20;26:5; 37:5,9;52:20;63:24 looking (10) 22:8; 26:4,25;32:16;46:6; 48:23;49:7;55:23; 57:6;64:20 looks (5) 10:11;11:21; 41:11;57:7;64:16 lot (29) 12:22;14:6; 20:6;22:8,23;23:17, 23;25:12;26:5;33:9, 22;37:5;40:7;49:19, 19;51:16,16,17,18,18, 18;56:10;57:4;59:13, 17,24;60:22;63:17; 65:14 lots (7) 9:6;46:1;60:3, 4,9,10;62:18 love (2) 52:15;66:4 low-impact (1) 36:10 lubricants (1) 32:13	58:2 mark (3) 10:1;11:1; 60:7 marked (3) 11:3; 60:13,15 Marlton (9) 6:12,19; 7:8,21;9:2;10:5;12:5; 54:19;56:23 Mason (28) 4:19;7:4; 9:23;10:1;13:11,12; 18:15;19:7;21:10,11; 26:3;27:17,18;28:3; 43:9,10;54:10,11; 58:19,20;64:20; 65:13,17;67:6,7;68:1, 11,12 Master (1) 36:8 matches (1) 25:17 matching (1) 26:19 materials (1) 33:21 matter (10) 6:3;7:5,7; 21:14,16;27:23; 28:10;43:23;54:18; 58:24 matters (5) 5:11,13, 18,24;6:4 maximize (1) 40:5 may (5) 10:14;23:15, 16;25:19;63:22 maybe (4) 25:25; 26:10;32:20;34:11 mean (6) 10:7;24:6; 38:1;39:16;50:4;58:1 meaning (1) 7:2 means (2) 45:12; 50:13 Mechanic (3) 5:14; 7:24;24:9 meeting (6) 4:3,6; 9:24;69:7,8,14 member (2) 44:16,18 members (3) 7:3; 13:23;29:3 mentioned (2) 23:22; 35:24 Merricks (1) 4:13 meters (1) 55:24 MGR (1) 68:18 microphone (1) 15:9 middle (1) 16:4 mid-sized (1) 22:6 might (3) 17:1;22:25; 34:23 mind (2) 7:5;39:7 Minimal (1) 36:4 minor (5) 32:10,17,18; 34:17;39:15 Minutes (2) 4:20,21 mirror (1) 22:1 Mitchell (9) 13:19,22; 15:14;16:2,5;18:23; 19:12,16;20:2 mixed (2) 26:4,6	modern (2) 22:10,13 modifications (1) 35:17 Mold (4) 6:15;43:23; 44:14;51:12 Monday (3) 60:25; 61:3,5 money (2) 12:22; 33:23 more (15) 22:17; 25:25;34:11;37:7,25; 38:10;40:18;41:21, 25;42:20;47:13,24; 48:4,9;57:11 Moss (1) 4:18 motion (40) 4:21,22; 12:12,24;13:14; 19:20;20:22,23; 21:13;25:8;27:4,5,20; 41:7;42:17,23;43:12; 52:14;53:19,22; 54:13;57:2,24;64:12; 66:11,12,17;67:22, 23;68:20,21;69:7,8,9, 13,15,22,23,24;70:11 move (1) 21:13 moved (4) 5:8;11:20; 69:6;70:12 Mt (4) 6:15;43:24; 44:21;51:12 much (7) 18:3;27:20; 38:3;44:19;45:25; 50:22;62:9 MUHAMMAD (2) 14:11;67:13 multiple (2) 44:14; 56:3 Municipal (1) 4:6	33:6;35:25;60:17 neighbors (1) 36:5 New (10) 4:5;6:8; 8:23;11:11;29:1; 36:20;44:12;55:10, 13;59:10 news (1) 24:2 next (17) 21:14; 22:20;23:11,23; 25:13,16;27:23; 43:23;53:10,12; 54:18;58:24;60:3,9, 10;63:1;65:10 nice (5) 27:21;50:17; 53:2;57:7;58:22 night (4) 7:19;27:21; 43:12;58:23 nine (2) 21:18;23:14 Nobody (1) 8:4 noise (3) 22:22; 25:14;60:22 noisy (1) 22:25 nonconforming (6) 7:9;12:4,8;30:17; 32:5;52:3 non-conforming (5) 9:6,14;55:15;57:1; 68:18 none (21) 12:5,6; 13:14;19:12,12; 20:16;21:12;24:24, 25;27:19;41:2;43:11; 51:8,13,13;56:23,23; 58:21;64:6,6;67:8 nonprofit (1) 22:18 North (3) 27:24;28:3,4 notes (1) 37:13 notice (7) 4:6;5:14,15, 19,21,22,25 noticed (1) 7:17 November (1) 4:20 Nunez (30) 4:14,15; 5:4,5;10:25;13:7,8, 21;15:23;21:6,7;27:4, 13,14;42:24,25;43:5, 6;53:25;54:6,7;58:15, 16;67:2,3;68:7,8,15; 69:4,5
J	K	L	N	O
January (3) 5:19,21, 25 jealous (1) 65:10 Jersey (8) 4:5;8:23; 29:1;36:20;44:12; 55:11,13;59:10 job (3) 13:25;64:22; 65:24 joined (1) 23:17 JOSHUA (2) 44:5,11 junk (1) 35:1	keep (1) 20:12 key (1) 52:21 kids (3) 17:2;23:7; 26:24 kind (6) 23:8;26:7; 29:24;52:18;60:17; 65:10 knocked (1) 46:2 Kyle (1) 57:11	ladies (1) 4:1 land (1) 36:2 landowners (1) 63:23 Lane (1) 8:23 last (5) 18:15,17; 23:23;24:2;30:14 lately (1) 57:4 later (2) 8:4;39:10 Law (2) 4:4,5 lay-down (2) 33:6,20 layout (2) 30:1;50:1 lead (1) 49:16 leading (2) 34:13; 35:16 learn (1) 16:11 lease (1) 30:24 least (2) 24:13;62:12 leave (1) 47:16 left (4) 16:4;38:15; 46:2;62:15 legal (8) 7:8;9:5,14; 12:4,8;55:15;56:25; 57:12 letter (3) 48:2,5;52:7 level (2) 17:20,22 levels (1) 17:18 liability (1) 44:16 license (1) 36:22 lieu (1) 25:3 lifestyle (2) 26:13; 27:1	name (10) 8:8,20,22; 14:25;28:22;31:16, 18;44:9;55:9;59:7 Names (1) 55:7 nature (2) 10:12; 32:13 necessarily (1) 33:2 necessary (1) 52:10 need (15) 7:7;10:13, 14;44:24;48:3;52:8; 53:5,6;64:22;65:12; 66:11;67:14;69:6,21; 70:11 needed (3) 20:12; 22:19;25:23 needing (1) 37:24 needs (2) 26:19; 52:24 Negative (3) 19:19; 25:7;52:14 neighborhood (6) 20:1;22:15;26:2;	obstructing (1) 47:16 obtain (1) 63:21 obviously (3) 25:11; 50:17;64:17 occasions (2) 36:14; 44:14 occupied (1) 56:17 October (3) 14:2,2; 21:16 off (3) 10:7;43:18; 70:6 offer (2) 53:11,16
M	M			
machine (1) 61:22 mail (1) 6:1 main (1) 65:4 major (2) 38:6;53:9 making (3) 22:16; 60:22;65:15 man (2) 63:11;65:20 Management (1) 42:4 many (6) 30:7,7; 36:14;48:6;49:22;				

<p>office (12) 4:7;22:6,9, 22:23;10:24;24:25;6, 17;26:14;37:22;61:2; 67:13</p> <p>offices (1) 21:17</p> <p>off-street (1) 52:8</p> <p>oil (2) 40:11,12</p> <p>Old (5) 6:4;11:6; 13:15;22:3;63:10</p> <p>Once (1) 23:14</p> <p>one (36) 7:9;10:5,9, 22:11;19:14;4;15:17; 17:20;20:15;21:22; 22:12;23:10;29:3; 37:19;38:11;40:18; 41:17,22,25;42:7,10, 20:46;3:47;16:49;2, 19,19;51:4;25;53:10, 12;55:8;56:8;58:6; 60:2;67:21</p> <p>ones (2) 10:6;11:11</p> <p>only (9) 7:3;14:2; 20:5,10,21;22:4; 23:13;26:9;58:5</p> <p>on-site (3) 35:6,7; 37:25</p> <p>open (8) 12:1;18:17; 19:9;35:15;40:21; 51:8;56:20;64:3</p> <p>opened (1) 15:25</p> <p>opportune (1) 34:14</p> <p>opposed (6) 13:14; 21:13;27:20;43:12; 58:22;67:9</p> <p>organization (1) 22:18</p> <p>out (16) 8:5;10:13; 17:13;20:13;24:13; 34:9;38:1;39:7,7; 47:16;50:1;54:16; 56:14;64:21;65:1,6</p> <p>outside (4) 50:20,21; 57:7;60:24</p> <p>over (4) 20:4;46:17; 51:4;64:20</p> <p>overall (1) 29:20</p> <p>overload (1) 40:8</p> <p>overnight (1) 38:7</p> <p>overspray (1) 34:22</p> <p>own (4) 29:2;45:16, 17;60:4</p> <p>owner (4) 15:6,11,13; 45:20</p>	<p>park (4) 24:7;37:8; 47:21;48:6</p> <p>parked (3) 35:2; 38:16;47:9</p> <p>parking (27) 15:17; 16:6;21:18;22:12; 23:14;24:5,7,18; 25:11,12;37:6,10; 45:7,15,16,16,17,22; 47:25;50:14;52:8,9, 11,16,18;62:6,9</p> <p>parks (1) 26:23</p> <p>part (5) 18:21,22; 46:16;49:15;61:14</p> <p>particular (2) 22:15; 29:8</p> <p>particularly (1) 35:22</p> <p>partners (2) 54:24; 55:14</p> <p>parts (2) 39:23,23</p> <p>party (2) 22:2;51:25</p> <p>pass (10) 10:24; 12:25;20:22,23; 42:17;53:19,22; 57:25;66:13,18</p> <p>passes (4) 13:14; 21:13;43:12;54:13</p> <p>past (3) 20:4;36:14; 62:20</p> <p>paving (1) 63:13</p> <p>paying (1) 23:10</p> <p>PAZ (7) 8:16,22,22; 11:7,11,23;12:18</p> <p>PBCIP (1) 67:20</p> <p>Pedro (4) 6:21;58:24; 59:3,9</p> <p>PENA (13) 6:20; 54:20,24;55:3,9,9,17, 21;56:1,5,8,15,19</p> <p>Pennsauken (5) 20:16;44:12;55:10, 10,13</p> <p>Pennsylvania (1) 31:20</p> <p>people (8) 16:10; 22:8;23:10;26:1; 46:4;53:4,7;65:24</p> <p>people's (1) 64:17</p> <p>perfect (1) 39:3</p> <p>permit (1) 10:14</p> <p>permits (1) 9:5</p> <p>personal (1) 6:1</p> <p>persons (1) 18:10</p> <p>pertains (2) 26:21; 27:1</p> <p>photo (2) 49:11,11</p> <p>photograph (6) 10:10; 48:23,25;49:8;60:12, 14</p> <p>photographs (9) 9:21; 10:23;11:2,18;21:23; 41:5;55:24;60:8,9</p> <p>photos (2) 11:5;45:24</p>	<p>pick (1) 42:5</p> <p>picked (1) 42:2</p> <p>pickleball (2) 26:8,9</p> <p>picture (6) 48:15; 59:23,24,24,25;61:24</p> <p>pictures (3) 10:18; 62:14,17</p> <p>piece (1) 46:12</p> <p>Pine (1) 8:23</p> <p>place (1) 31:2</p> <p>places (2) 18:3;57:4</p> <p>plan (23) 16:6;17:17; 19:15,20,21,23; 21:24;25:2,4;34:6; 36:8;37:10;63:18,21, 24;65:12;66:6,8,14, 15,19;67:15,20</p> <p>planner (6) 28:10; 31:5;36:13,20;41:6, 12</p> <p>Planners (1) 36:21</p> <p>planning (5) 12:17; 17:4,5;39:14;63:13</p> <p>plans (1) 33:7</p> <p>please (16) 6:3;8:14; 20:14;19,25;28:16, 22;31:8,16;36:14; 40:19;44:3,9;55:1; 59:1,7</p> <p>plus (1) 42:15</p> <p>pm (4) 43:19,21;70:7, 9</p> <p>pm** (1) 70:17</p> <p>points (1) 65:5</p> <p>population (1) 36:7</p> <p>portion (10) 12:6; 19:13;24:25;41:3; 50:3;51:14;53:19; 56:24;64:7;67:15</p> <p>positive (7) 16:14; 19:19;20:1,17;22:14; 25:7;52:14</p> <p>postal (1) 16:5</p> <p>posted (1) 4:6</p> <p>potential (1) 18:1</p> <p>potentially (1) 17:9</p> <p>Pottstown (1) 31:19</p> <p>PP (1) 31:12</p> <p>practice (3) 18:6,8,14</p> <p>practices (1) 25:15</p> <p>preexisting (5) 25:5; 51:19;52:2;59:16,18</p> <p>prepared (3) 16:13; 45:2;46:7</p> <p>present (1) 18:19</p> <p>presented (2) 62:15, 18</p> <p>president (1) 20:18</p> <p>pretty (2) 12:19;45:25</p> <p>previous (1) 32:10</p> <p>previously (1) 36:24</p> <p>price (1) 18:6</p> <p>primarily (1) 9:12</p>	<p>primary (1) 38:5</p> <p>principal (1) 14:15</p> <p>prior (3) 9:15;30:18; 45:20</p> <p>probably (8) 9:21; 17:1;20:3;30:4; 37:22;38:1;62:8,11</p> <p>problem (1) 52:20</p> <p>problems (1) 19:1</p> <p>proceedings (4) 43:18,20;70:6,8</p> <p>profession (2) 63:7,9</p> <p>professional (7) 28:9; 31:5;36:13,16,20; 41:6;61:23</p> <p>project (5) 29:20; 31:22;32:1;47:25; 50:24</p> <p>proper (1) 5:16</p> <p>properly (1) 7:18</p> <p>Properties (9) 6:18; 12:21;14:3,4,8,13; 54:19;56:6,22</p> <p>property (43) 9:2,3,10, 12,14;14:5;19:16; 21:23;23:21;24:23; 29:5,8,13;30:15;32:6, 18,21,22,23;33:12; 34:3;35:18;38:20,23; 41:10;44:21;45:6,7,8, 9;46:16,24;47:10; 49:16,16,51:5;55:20; 56:12;58:4;60:9; 62:13;63:4;64:10</p> <p>proposal (1) 34:21</p> <p>propose (3) 22:5; 25:8;52:14</p> <p>proposing (7) 15:15, 15;21:17;24:23;37:8; 44:20;49:24</p> <p>provide (1) 64:25</p> <p>provided (5) 21:22; 33:4;34:22;45:8;46:8</p> <p>provides (1) 34:13</p> <p>providing (1) 36:3</p> <p>PSE&G (5) 33:6,11, 13,16,23</p> <p>public (22) 12:2,2; 15:25;19:9,10,13; 24:7,20,21;40:22,25; 41:3;45:15,21;51:8, 10,13;56:20,21,24; 64:3,6</p> <p>publication (1) 6:1</p> <p>pull (1) 47:15</p> <p>purchase (3) 45:19; 53:12;62:23</p> <p>purchased (1) 9:2</p> <p>purchasing (1) 38:23</p> <p>purpose (4) 16:12; 30:11;35:25;48:18</p> <p>Purposes (3) 36:2,16; 64:10</p>	<p>put (4) 28:12;39:8; 59:12;60:11</p> <p>putting (2) 14:1;39:14</p>
Q				
<p>quad-plex (1) 48:18</p> <p>qualified (1) 36:23</p> <p>Quick (3) 11:4;12:12; 57:1</p> <p>quickly (1) 51:18</p> <p>quieter (1) 23:12</p> <p>quite (1) 12:13</p>				
R				
<p>R-2 (1) 33:1</p> <p>raise (7) 8:13;14:18; 28:15;31:10;44:2; 54:25;59:1</p> <p>ramp (3) 10:12,19; 11:21</p> <p>read (3) 5:9,10,10</p> <p>Reading (1) 4:4</p> <p>ready (2) 6:10;8:25</p> <p>real (6) 11:20;14:5, 18;50:3,4,24</p> <p>realistically (4) 47:12, 20;48:6,7</p> <p>really (7) 19:6;32:17; 38:6;46:3;50:14; 51:21;65:6</p> <p>reason (1) 61:20</p> <p>recall (2) 15:24;21:17</p> <p>recalls (1) 15:21</p> <p>receive (1) 32:4</p> <p>recently (1) 33:19</p> <p>recommend (1) 63:19</p> <p>recommendation (1) 36:8</p> <p>record (19) 6:25;8:21; 9:25;10:21;11:1; 14:1;15:1;28:12,23; 31:17;36:19;43:18, 20;44:10;55:8;59:8; 60:8;70:6,8</p> <p>recreational (2) 16:7, 10</p> <p>redo (1) 50:8</p> <p>refer (2) 33:19;57:20</p> <p>referencing (1) 10:11</p> <p>reflect (4) 9:25;10:21; 28:7;60:16</p> <p>reflects (1) 52:8</p> <p>regarding (6) 7:21; 10:8;16:1,17;41:1; 51:12</p> <p>rehab (3) 50:20;51:6; 52:20</p> <p>rehabilitate (1) 35:9</p> <p>rehabilitated (1) 30:9</p> <p>rehabilitation (1) 9:11</p> <p>reinstated (1) 30:21</p>				

CITY OF CAMDEN ZONING BOARD OF ADJUSTMENT
December 15, 2025

(77) related - talking

53:19;56:9 Tameeka (1) 9:23 teach (1) 64:24 team (1) 18:7 Technically (1) 50:11 Telco (6) 6:5;13:16, 19;19:11;21:15;24:22 tenants (1) 12:20 tend (1) 22:6 terms (1) 26:4 testified (9) 8:17; 12:10;14:22;28:19; 31:13;36:23;44:6; 55:4;59:4 testimony (13) 16:8; 18:17;19:17;21:25; 25:11;28:9;33:4; 35:4;40:17;41:5,16, 18;64:11 theirs (1) 34:4 thick (1) 23:2 thinking (4) 17:1,9; 38:22;53:10 though (2) 47:18; 57:17 three (10) 5:13,13,24; 10:22;21:17;24:24; 25:6;37:19;47:9; 48:16 three-bay (1) 34:10 throwing (1) 62:24 Thursday (1) 4:7 times (4) 12:21;26:5; 39:6;58:2 today (2) 9:4;56:8 together (4) 45:19,19; 49:21,23 tomorrow (1) 67:14 tonight (28) 5:12,17, 20;6:6;12:2,7;16:15; 19:10,14,18;24:21; 25:1;30:22;31:5;32:8, 17;36:16;40:24; 44:20;51:11,15;52:6; 56:21,21,25;58:6; 64:4,8 top (3) 46:19;48:14; 49:15 total (1) 49:24 totally (1) 56:17 towards (3) 46:2,15, 16 towns (1) 26:16 traffic (2) 36:4;39:6 train (1) 17:3 training (2) 17:12,21 trans (1) 40:7 transmissions (1) 38:9 trash (3) 42:1,1;62:24 Treadmills (2) 16:22, 23 Trent (1) 28:25 Triplex (8) 6:8;7:6;	27:24;28:8,13,24; 29:2;41:1 trouble (1) 20:5 trunk (1) 39:24 try (3) 24:3;26:1;65:2 trying (4) 17:12;40:5; 48:5;58:3 Tuckahoe (3) 5:15; 7:10,12 turf (1) 17:21 turn (1) 25:5 turning (1) 15:16 twin (1) 22:1 two (35) 6:4;10:22; 14:4,7,13;17:17; 23:14;25:9;37:10,15, 18,19,25;38:11; 40:18;41:18,21;42:5, 20;45:9,10,18;47:23; 48:13,19,24;50:1,2; 55:24;60:2,4;62:14, 17;65:24;68:16 two-part (1) 18:21 type (4) 25:19;26:12; 40:4;61:13	utility (3) 33:18;36:7; 47:18 V vacant (5) 23:23; 42:12;45:7,25;50:25 variance (18) 7:1,4; 19:15;25:2,4;41:4; 44:24;51:16;52:6,8, 11;63:20;64:9;66:8, 18;67:19,19;68:16 variances (2) 44:25; 51:16 variety (1) 36:4 vehicles (2) 34:14; 35:5 Vernon (4) 6:15; 43:24;44:21;51:12 versus (1) 18:17 VICE-CHAIRMAN (65) 4:1,11,12,23;5:2,3; 9:18;11:4,9,12,15; 12:16;13:1,5,6;16:22; 17:25;19:8;20:15; 21:4,5;23:9;24:15; 25:9;27:11,12;39:13; 41:8,23;42:6,9,17,21; 43:3,4;49:18;50:19; 52:15;53:17,23;54:4, 5;57:10,19,22;58:1,7, 9,13,14;64:13;66:1, 15,21,25;67:1;68:5,6, 15,21;69:2,3,10,18; 70:13 Voorhees (1) 8:23 vote (13) 4:25;13:2; 21:1;27:9;43:1;54:2; 58:11;66:7,23;67:21; 68:3,15,25 votes (1) 7:1	25;40:2,5,11,20;42:3, 8;43:14 Webb's (1) 34:3 website (1) 33:8 weeds (1) 18:25 week (2) 42:2;50:24 weeks (1) 42:5 Welcome (1) 4:2 welfare (1) 36:1 west (1) 33:10 whacking (1) 22:24 What's (7) 12:16; 18:1;22:15;29:15,20; 30:1;32:7 Whereupon (3) 11:2; 60:12,14 Whispering (1) 8:23 white (2) 10:22;46:19 whole (4) 18:25; 22:14;46:12;62:12 wide (3) 35:15;47:13; 62:13 width (3) 51:17,18; 52:7 windows (1) 22:13 witness (1) 8:10 wooded (1) 38:16 word (1) 34:17 work (11) 12:23; 17:13;25:12;29:12; 31:2;34:18;39:16,17; 52:19;53:2;61:2 working (4) 15:9;24:4; 35:9;60:24 workouts (1) 25:16 works (1) 22:22 worry (1) 25:13 write (3) 11:16;61:1, 10 wrong (2) 40:19; 54:20	0 08043 (1) 8:24 08104 (1) 29:1 08105 (1) 59:10 08109 (1) 55:13 08110 (1) 55:11 1 1,500 (1) 30:4 100 (1) 62:13 11 (2) 4:7;15:17 120 (5) 6:21;58:24; 59:9;64:5,10 130 (1) 20:16 14 (3) 59:22;63:10; 65:20 15 (2) 4:3;62:11 18 (1) 8:23 1857 (1) 55:10 2 20 (1) 62:12 200 (1) 62:13 2024 (2) 32:3;33:4 2025 (4) 4:3,7,21; 46:8 2026 (1) 69:7 2103 (1) 31:19 25 (1) 24:13 2624 (1) 5:23 2626 (1) 5:23 2730 (4) 15:14;16:1; 19:12,16 2733 (2) 21:14;24:23 2805 (1) 20:1 2851 (1) 5:15 3 3 (1) 11:2 30 (1) 62:5 309 (4) 6:15;43:24; 44:21;51:12 33 (1) 15:2 33rd (6) 6:22;58:25; 59:10;62:19;64:5,10 361 (5) 6:12;7:8,21; 9:2;12:5 38th (1) 15:3 3rd (6) 6:9;27:24; 29:16;30:2;31:22; 41:1 4 4 (1) 46:7 40 (1) 20:4 40-by-60 (2) 59:21,22 418 (3) 6:18;54:19;
	U under (3) 9:7;32:11; 42:3 underground (2) 40:12;47:2 Underneath (1) 46:24 Understood (1) 47:8 UNIDENTIFIED (4) 7:10,15,22;8:2 units (2) 56:18,19 unless (1) 35:19 up (23) 11:20;17:14; 20:1,8;22:12;23:15; 24:12;25:18,24; 26:22;31:7;33:12; 35:16;39:8,14;42:2,5, 15;46:19;48:14,15; 49:15;57:4 upper (1) 17:22 upstairs (2) 48:19,20 use (34) 7:1,3,9;9:6, 13,14;12:5,8;19:15; 25:1,4;26:4,6;30:17; 32:5,17;35:22;36:2,7; 41:3;44:24;51:15; 52:6;55:15;57:1,17, 17;59:13;63:20;64:9; 66:8,18;67:18;68:18 used (3) 9:22;37:11, 16 uses (8) 30:23;32:24; 33:9;34:5,8;36:4,10; 41:4 U-shaped (1) 24:5 usually (3) 8:3;12:18; 61:1	W waiting (1) 20:5 waiver (6) 19:20,21, 23,24;25:2,5 walk (2) 16:21;48:15 wall (2) 22:2;51:25 walls (2) 18:20,20 wants (5) 8:4;18:7,14; 22:11;37:4 warm (1) 17:14 Waste (1) 42:4 water (2) 56:3;57:8 way (5) 11:1;20:4; 39:6;51:22;57:6 WEBB (41) 28:18,24, 24;29:2,3,6,10,14,17, 22,23,25;30:3,8,12, 16,20,23;31:3,6;37:9, 15,20,23;38:5,12,18, 21,24;39:1,4,17,21,	Y Yays (4) 69:12,20; 70:4,15 years (5) 20:4;25:25; 30:7;53:13;63:10 yes's (1) 7:2 young (4) 16:10;17:2; 63:11;65:20 youth (8) 17:12,13; 18:6,9;20:12,17,20; 64:24 youth-specific (1) 18:16 Z Zone (2) 12:8;57:18 Zoning (7) 4:2;9:8,15; 33:1;36:1;50:15; 57:16	3 4

<p>56:23 4414 (1) 44:11 453 (3) 5:14;7:22,24 47th (1) 55:10</p>				
5				
<p>5 (1) 60:25 5646 (1) 55:12 5th (1) 5:15</p>				
6				
<p>6:25 (1) 43:19 6:29 (1) 43:21 6:55 (1) 70:7 68 (2) 12:4;56:25</p>				
7				
7:00 (2) 70:9,17				
8				
<p>804 (1) 5:22 806 (1) 5:23 822 (1) 5:15</p>				
9				
<p>9 (1) 60:25 901 (1) 27:24 901-909 (3) 6:9; 31:22;41:1 909 (2) 27:24;29:15 988 (1) 28:25</p>				